

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 March 2026 18:03:32 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3129

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/03/2026 6:03 PM.

Application Summary

Address:	Land At Borde Hill Lane Haywards Heath West Sussex
Proposal:	Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access.
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address:	27 Gatesmead Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally object to planning application DM/25/3129, which seeks permission for the construction of 125 dwellings. The application site is not allocated for development within the adopted Mid Sussex District Plan 2014-2031 and the proposal is therefore contrary to the spatial strategy set out in the statutory Development Plan. It is also in conflict with the policies of both the Ansty and Staplefield Neighbourhood Plan (2015-2031) and the

Haywards Heath Neighbourhood Plan (2014-2031).

In addition, the emerging Draft Mid Sussex District Plan identifies the site as suitable for development of up to 65 dwellings. The proposed scheme therefore represents a substantial and unjustified increase in scale beyond that which has been assessed through evidence-based plan making, public consultation and sustainability appraisal. The recent developer consultation undertaken by Fairfax Properties was also based on a scheme of approximately 65 dwellings.

Approving development at almost double the emerging allocation would undermine the integrity of the plan-led system and set a concerning precedent for speculative overdevelopment driven by commercial return rather than community need.

□

Environmental and Ecological Harm

The proposal risks long-term damage to the local environment and ecology, including:

- Loss and fragmentation of habitat, including acknowledged loss of grassland and impacts on established hedgerow networks.
- Increased pressure on local wildlife, with the Ecological Impact Assessment confirming the presence of legally protected species including common dormouse and multiple bat species, some of which are vulnerable.
- Landscape impacts, with development adjacent to land associated with the Area of Outstanding Natural Beauty, resulting in the breaking up of an otherwise continuous natural landscape.
- Flood risk concerns, with development proposed on predominantly clay soils that are known to drain poorly and which have experienced waterlogging and localised flooding, particularly following recent nearby development. The scheme relies on engineered mitigation measures requiring ongoing maintenance, creating uncertainty as to long-term effectiveness.

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Highways and Infrastructure Impacts

The local road network - particularly Balcombe Road and Borde Hill Lane - is already subject to significant peak-time congestion due to recent housing growth. These routes are constrained rural roads and in places lack adequate pedestrian infrastructure. Development at the proposed scale would inevitably increase traffic volumes, with associated implications for highway safety and pedestrian risk.

There is also limited evidence that local infrastructure and services could accommodate the additional demand generated by

this development. Schools in the area are already operating at or near capacity, and local GP practices are experiencing long waiting times and constrained appointment availability. A development of this magnitude would place further strain on already stretched community services.

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Visual and Residential Amenity

The application relies heavily on proposed boundary planting and retention of existing hedgerows to screen the development. In practice, such planting would take many years to become effective and would not adequately mitigate medium-term visual harm. This is particularly concerning where the site rises significantly above neighbouring residential areas, including properties along Orchard Way.

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Conclusion

For the reasons outlined above, the proposal represents unsustainable development of an inappropriate scale in an unallocated location, contrary to the Development Plan, emerging policy direction and wider sustainable development principles.

I therefore respectfully request that Mid Sussex District Council refuse planning permission for application DM/25/3129.

Kind regards