

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 May 2026 11:28:40 UTC+01:00
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 04/05/2026 11:28 AM.

Application Summary

Address:	Land At Borde Hill Lane Haywards Heath West Sussex
Proposal:	Outline planning application for the erection of up to 117 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access. (Amended plans and supporting statements received 15th April reducing the number of proposed dwellings to up 117 and reducing the size of the proposed roundabout).
Case Officer:	Steven King

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Customer Details

Address: 110 Penland Road Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Whilst the roundabout has been redesigned it is still enormous. Visibility splay lines cut deep into the surrounding fields on every arm - some extending 70 metres out. Two of the arms are even marked "indicative only" on the developers' own drawings, meaning they have not fully resolved where those arms will go or

whose land they will affect. This is still a massive piece of new road infrastructure pushing out into open countryside. All of that in exchange for cutting just 7 houses.

I fail to see how an enormous roundabout feeding single lane country roads is effective planning. These roads are almost impossible to cross now as a pedestrian to reach the station where you have to cross the balcombe road at least twice.

The "indicative only" arms are a red flag. Two of the four arms on the developers' own drawings are marked indicative only beyond a certain point. This means the land take, the impact on verges and hedgerows, and the effect on visibility from the AONB have not been fully assessed. Permission should not be granted for infrastructure whose extent and impact is still unknown.

Construction impact. Building a roundabout of this scale on a live rural road would require significant closures or traffic management - replicating or exceeding the disruption of the previous roundabout works, which caused months of misery.

The four-arm question. The current junction serves Borde Hill Lane, Balcombe Road and Hanlye Lane. The fourth arm serves only this development. Enlarging and rebuilding the entire junction to serve one housing site - at what cost, and to whose benefit? The public benefit does not justify the harm.

Haywards Heath Town Council, Cuckfield Parish Council and Ansty and Staplefield Parish Council all object to this application. Hundreds of local residents object. The strong objection submitted against 125 houses is fully maintained for 117 dwellings. Here is why the amendments change nothing of substance:

Kind regards