

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 May 2026 10:29:37 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 10:29 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

[Click for further information](#)

Customer Details

Address:	4 Burrell Cottages Cuckfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	- The scale is still wrong. 117 houses is still nearly double the 60 that the council's own draft plan suggested. The developer has not justified why so many more are needed.

- Landscape harm remains. The independent landscape report found that even 60 houses would cause major harm to the High Weald National Landscape. 117 is nearly double that.

- Heritage harm is unresolved. The MSDC Conservation Officer has confirmed the site makes a strong contribution to the setting of Grade II listed Sugworth Farmhouse. The developer has not convincingly avoided or minimised this harm. Under national planning policy, this must be given great weight.

- Flooding is still deferred, not solved. The application relies on drainage systems yet to be designed. Critical flood risk issues have been pushed to later stages rather than resolved now. The development of Penland Green has already made flooding worse in Orchard Way and surrounding roads - this will make it worse still.

- Water supply cannot cope. There is no plan to increase water supply capacity to serve this development, and even if there were, it would take years to deliver.

- Schools are full. West Sussex County Council has confirmed local schools do not have capacity. S106 contributions do not guarantee school places will be delivered in time.

- Roads cannot cope. Local roads are narrow and already at or near capacity. The roundabout, despite being slightly smaller, remains urbanising and out of character with the surrounding rural road network.

- The site is still not in the current District Plan. Applying for Outline Planning Permission before the site is even confirmed in the District Plan is an attempt to get a foot in the door

Kind regards