

Sarah Valentine

From: [REDACTED]
Sent: 07 May 2026 10:12
To: planninginfo
Subject: Objection to planning application DM/25/3129

[REDACTED]
I refer to your Planning Application letter reference DM/25/3129 and my objections are as follows;

I live at Hill Cottage Borde Hill Lane and have lived here for 34 years. I am directly affected by this proposal because my little 1860's cottage is in very close proximity to the proposed housing development. I welcome the fact that the previous application has been reduced from 125 houses to 117 but this does not go far enough. A housing development on the Sugworth land will be an eyesore and a blight to the beautiful views of countryside that we all enjoy at the moment. We will lose the beautiful will lose the beautiful downland meadows forever which I personally find overbearing and an intrusion.

The site is NOT in the District Plan! And is adjacent to AONB designated land & mentioned in Grade II listing for Borde Hill Country Park, designated an Area of Great Landscape Value.

It has been added to the Draft District Plan despite a previous recommendation that it should be excluded. The land being Topographically not viable. Surely this means the land /terrain cannot support a new building development due to its physical characteristics. Nothing Has Changed

On the site there are numerous waterways, ditches and natural springs. The site is on an incline and these drain down towards the northern edge and flow into the natural wet meadow and on into the Scrase Stream. The fields are frequently waterlogged . Since The Penland farm site has been built we (myself and my neighbours) have seen a significant rise in run off rainwater leading to flooding of roads and gardens along the edge of Borde Hill Lane. The increased water flows down hill from the roundabout at South Lodge , bypasses continually unmanaged blocked drains and flows steadily past my house. My front garden has started to flood due to the volume of water - a new event since Penland development was finished. The land is clay based and with 117 houses along with all the concrete surfaces this certainly exacerbate the flooding problem further.

I am mostly concerned about the impact on the Wildlife, the flora and fauna.

There are many ancient hedges which support Dormice. Ancient woodland copses, and a beautiful wet meadow. There are marsh grasses, mosses, several types of Orchids, purple toothwort, celandine bluebells and Solomon's seal. The agricultural land was carefully tended throughout many generations of farmers and at one point was sown with Weald and Downland wild flowers and grasses thus encouraging a host of butterflies and moths. The land was grazed over winter by Sussex and Romney marsh sheep thus encouraging a great deal of wildlife. Roe deer, field mice and voles , grass snakes lizards and newts, Herons Barn Owls Kites and Buzzards woodpeckers and Bats .

All these creatures plants trees and wildlife will lose their habitat.

ONCE THE LAND IS GONE - ITS GONE ,

Trees will felled for the access road from the monstrous proposed roundabout .

The increased traffic cannot be sustained. The roads are in such a poor state as it is, with crumbling verges, potholes, blocked drains and not maintained properly. I have witnessed an increase over the years of road traffic collisions - some damaging my property. This will only get worse. Hanlye Lane and Borde Hill Lane are LANES , not A roads so how can such a large remodelled unnecessary roundabout be taken seriously.

Schools, doctors, dentists, and services are over subscribed and over stretched. There is no public transport. No room for paths and safe passage for pedestrians and cyclists.

Incidentally a Roman road runs through the proposed site, with an Agger near Sugworth farm. If this goes ahead an archeological survey should be completed to avoid us losing valuable interesting historical information of the past.

Borde Hill Park and gardens is a national treasure, a stunning garden & park visited by many throughout the year, and located directly opposite the proposed site. It is currently undergoing a great transformation and reinvention which will service the local community and beyond and be a great asset to our area. Their brand vision is Joy In Nature. They advocate to safeguard their botanical collection and the natural world, they are serious about improving our connection with nature. The proposed building plan will be a blot on the landscape on approach to Borde Hill instead of an uninterrupted rolling Sussex landscape of great beauty. Something to be saved and cherished.

Large housing developments and being erected all over this area which is overcrowded already. It cannot be sustained. Our infrastructure is not suitable and is already at breaking point. We are losing our identity and are in danger of becoming an ugly sprawling metropolis.

These are my objections and ask the council to refuse it in it's entirety.

[REDACTED]

Hill Cottage, Borde Hill Lane Haywards Heath.