

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 May 2026 20:01:31 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 08/05/2026 8:01 PM.

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: 8 Orchard Way Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The revised submission is not materially different from the previous one. Half a dozen less houses and a few cosmetic twiddles. This land is not in the district plan. Significant traffic increases in the Balcombe road make taking my SEND child to school challenging

and dangerous as there is no break in traffic with the additional Penland estate and already large roundabout at the top of the road, where the proposed excessively large roundabout is proposed. This will make this small road impassable by pedestrians. It is already unsuitable for the additional traffic, which will only get significantly worse if this proposed building goes ahead.

Our garden backs onto the proposed site. It already regularly floods and is waterlogged for large parts of the year.

The habitat loss is the Most concerning- we should be working with nature not destroying it. Several types of deer, bats, field mice, hedgehogs, a snowy owl and other birds of prey are all regularly seen in the land area, reducing heir habitat would have significant impact on the bio diversity highlighted in the landscape report.

- 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.

- Water supply cannot cope. Orchard way and Fairfield estate has regulate water outages already. 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. My daughter is in a bulge year of 90 at Harlands. They struggle to cope with this number of children and do not have capacity for additional bulge years which would be inevitable with additional housing. The only alternative would be to force kids to other schools across town, destroying any sense of community in the proposed development.

- The site is still not in the current District Plan. Applying for

Outline Planning Permission is a bra en attempt to get a foot in the door by developers driven only by profit.

Kind regards