

Mr. S. King,
Planning Officer,
The Planning Department,
Mid Sussex District Council

RE: DM/25/3129 – Sugworth Farm off Borde Hill Lane

I am writing to object to the application to build 125 houses on the land off Borde Hill Lane, known as Sugworth Farm.

See my objections below.

1. This is an unnecessary development on a piece of open rolling landscape bordering the High Weald AONB (HWNL) and Ancient Woodland (Flat Wood) which if allowed would cause **significant and irreversible harm to the character of the surrounding area**. The proposed development site should have been included within the High Weald AONB (HWNL) when the boundaries were originally drawn up in 1983.
- 2.
3. This application fails as it is contrary to Mid Sussex District Plan Policy DP12 ("Protection and Enhancement of Countryside") to protect the countryside's intrinsic character and beauty by restricting development outside of defined built-up area boundaries. It permits development only if it maintains or enhances landscape quality and is for agriculture, or supported by other specific planning policies.
4. The UK is consistently ranked as one of the most nature-depleted countries in Europe with over 50% of our biodiversity now lost. One of the significant factors in this is the level of house building on green field sites. Once a house is built it can't be unbuilt and that piece of landscape once lost is lost forever.
5. At night these fields next to the HWNL would be lit up with house and street lighting. This would cause significant and unacceptable harm to the setting and character of the area.
6. The site is further than a 15 minute walk of the town centre or the railway station and would be prominent in the countryside beyond the main built-up area of the town.
7. There would be an increase in traffic to Hanlye Lane and Penland Road with people using cars **regularly** for short trips (schools, railway station, supermarket, petrol etc.).
8. **Flooding**. Considerable flood work on this site would need to be undertaken as the fields are saturated. Housing will exacerbate the problem and divert water to other areas.
9. **Traffic congestion**. Traffic from the site entering the junction would cause congestion up and down the Balcombe road, Borde Hill lane and Hanlye Lane.

CONCLUSION

This development is not required in the provision of housing in the Mid Sussex plan and contrary to the stated aim of Mid Sussex council "Protection and Enhancement of Countryside" (DP12)

The disadvantages of the effects of the extra housing outweigh the advantages on providing extra homes in this area and I would strongly urge the refusal of permission for the development.

