

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 08 May 2026 12:33:48 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 12:33 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: 27 Lucastes Road Haywards Heath

### Comments Details

|                      |                                                                                                                                                                                                                                                  |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                      |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                     |
| Reasons for comment: |                                                                                                                                                                                                                                                  |
| Comments:            | On 10th February 2026, I made representations that centred on the design of the originally proposed roundabout.<br><br>While the new roundabout design is an improvement on the original, with Fairfax now having consulted with County Highways |

and discovering that appropriate design standard is DMRB (rather than MfS), nothing in the new roundabout design or further information submitted proposed by Fairfax changes the two main points in my original representations, namely that:

1. The proposed roundabout design does not meet the same design safety parameters as the existing roundabout. Specifically, it relies on a stopping sight distance of 70m which is below the recommended 90m distance in DMRB for the traffic speeds put forward by Fairfax; and

2. The automated traffic count and speed surveys used by Fairfax in its submission are out of date and were likely recorded at an inappropriate distance from the roundabout to be credible in a robust safety assessment - and certainly inadequate to support any relaxation of forward visibility distances from those recommended in DMRB. Also, simple research shows that traffic levels, especially light goods vehicles has increased significantly since November 2021 when the measurements were taken.

Of course the technical issues surrounding the roundabout will be rightly assessed by County Highways as required by statute. In the meantime, the community of Haywards Heath and visitors to the town should know that Fairfax appears happy to trade our road safety in pursuit of its profit.

---

Kind regards