

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 06 May 2026 14:35
To: Steven King
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 06/05/2026 2:35 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:	55 Penland Road Haywards Heath Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Planning Officer, I wish to formally object to the updated planning application for the proposed development of over 100 dwellings on the edge of Haywards Heath. While I have previously objected to earlier versions of this proposal, the recent amendments do not address the ongoing and significant concerns about the scheme's environmental, visual, and community impacts. 1. Impact on the Environment and Natural Beauty The proposed development lies within an area of high landscape value at the gateway to Haywards Heath. This site forms part of the natural rural setting that defines the town's approach and character. The scale of the proposed housing will result in a permanent loss of greenfield land, fragmentation of wildlife habitats, and adverse effects on biodiversity that cannot be adequately mitigated. The cumulative ecological impact will be substantial and contrary to local and national planning policies aimed at protecting the natural environment and

promoting biodiversity net gain.

2. Harm to the Physical Landscape and Character of the Area

The development's density and massing are incompatible with the existing built form and countryside edge. The loss of mature trees, open views, and landscape features will erode the distinctive rural character that welcomes residents and visitors into the town. This intrusion into the landscape would transform the visual identity of the area and diminish its sense of place, failing to respect the area's established character as required by the Mid Sussex District Plan.

3. Traffic and Highway Safety Concerns

The addition of 100+ new dwellings will inevitably generate a significant increase in vehicular traffic onto local roads that already experience congestion, particularly at peak travel times. The junctions near the site and along the main approach routes to Haywards Heath are not equipped to accommodate this additional demand safely. Increased traffic volumes will heighten risks for pedestrians, cyclists, and other road users while exacerbating air and noise pollution levels.

4. Pressure on Local Amenities and Infrastructure

Local schools, medical facilities, and community amenities are under notable strain. The development will place unsustainable pressure on these services without demonstrable evidence that sufficient capacity or funding will be provided to meet the growing demand. The proposed contributions in the updated application appear inadequate to offset this cumulative impact, thus failing the test of sustainable development.

5. Lack of Genuine Need and Alternative Options

The proposal appears to exceed the identified local housing need and undermines brownfield-first principles by prioritising greenfield expansion over regeneration or infill opportunities. The site's peripheral location and poor connectivity to public transport conflict with sustainable development principles and the goal of reducing private car dependency.

In summary, this proposal remains inconsistent with core planning policies relating to environmental protection, sustainable development, and landscape character. The updated application does not sufficiently mitigate the serious environmental, social, and infrastructural impacts that have been repeatedly raised by local residents

For these reasons, I urge the Council to refuse planning consent for this development. Please consider the objections I have made above together with those previously provided.

[Redacted Signature]

Kind regards