

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 November 2025 09:01:25 UTC+00:00
To: "Martin Dale" <martin.dale@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2634

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/11/2025 9:01 AM.

Application Summary

Address:	Land Adjacent To Batchelors Farmhouse Keymer Road Burgess Hill West Sussex RH15 0BQ
Proposal:	Outline Planning Application with all matters reserved (except the means of access from the public highway) for residential development and the construction of up to 26 dwellings, with vehicular accesses, and new footpath links to Keymer Road, the provision of new landscape amenity space, areas of ecological enhancements, together with associated Highways, Drainage and Utilities works associated with the proposed development.
Case Officer:	Martin Dale

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Customer Details

Address: Orchard House Wellhouse Lane Burgess Hill Burgess Hill West Sussex

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to strongly object to planning application DM/25/2634 to construct up to 26 dwellings on land adjacent to Batchelors Farmhouse.

This application should be refused for a number of reasons. Not least because this application is similar to application 19/3334 for 33 houses which was previously refused by MSDC on very sound planning grounds.

The proposed development is located within a countryside location outside of the built-up area of Burgess Hill which is not contiguous with a built-up area boundary. This is compounded or accentuated by the site boundary adjoining what seems to be the only sacred green space in the locality, Batchelors Farm public green space, which is an important amenity for local residents and part of the Burgess Hill Green Circle. Such an urbanising, intensive development will harm the setting of the green space, causing noise and light pollution to this much valued area.

Since the 19/334 refusal, the locality (North and South of Folders Lane) has been bombarded with an endless number of planning approvals, which have stressed an already inadequate local road infrastructure. These developments would include the many new homes off of Kings Way as much of the inbound and outbound traffic from these developments flow onto Folders Lane and Keymer Road/Ockley Lane. There have also been some significant local developments in close proximity to the application site e.g. Ockley Park to the South of Keymer Road (500 houses when complete) and Templegate (240 houses when complete and located only circa 150 metres to the north). During peak times, access into Burgess Hill is completely congested, the area cannot take any more traffic, the council should be factoring this into their policies and decisions, finding sites in locations that have not already been overburdened with an unacceptable development intensity. It's ironic, that earlier planning professionals recognised the need for a better road infrastructure in this locality, and recommended a relief road in this very location (joining Keymer Road with London Road), needless to say, but the infrastructure was never improved resulting in the situation we find today with local roads being unable to cope with the volume of traffic - This daily rush hour congestion existed before Templegate was approved; the council cannot undo the damage that has been done (by permitting too much development to the North and South of Folders Lane) but please don't allow any more developments that will add further to the local infrastructure problems.

The proposed removal of a 39 metre section of a historic hedge to the front boundary to accommodate the access and visibility splays would result in significant harm to the visual appearance and character of the location. It would also impose significant harm to biodiversity through the loss of an irreplaceable habitat of a historic hedgerow that represents a living landscape history as well as a complex ecosystem.

As a local resident I know that there is no mains drainage in this location, requiring soakaways over an impermeable Weald Clay

subsoil, due to the proximity, and land levels, this will lead to inevitable run-off into the local open green space public open space, an area that is frequently flooded and wet more or less year-round.

I respectfully request that, for all the above reasons, this application must be refused.

Kind regards