

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 November 2025 09:54:40 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 17/11/2025 9:54 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:	1 Greenlands Drive Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This is a proposal for inappropriate development in the countryside. The application is effectively "all matters reserved " with only the vehicular access submitted.

The illustrative layout shows a typical non-descript layout with no relationship to the context and character of surrounding land and house types.

The DAS offers only what is required to satisfy statutory requirements and standards. It lacks ambition or aspiration. The west side of Keymer Road has only a diffuse scatter of detached dwellings, well spaced and typifying this semi rural area. The site is not served by foul mains drainage - although surface water has been considered (via SUDS) the foul water is assumed to be accessible.

The difficulty with Outline Applications is well illustrated by this proposal. The devil as ever is in the detail.

The application suggests enhanced pedestrian links to within the settlement boundary but it is not clear exactly how this would be achieved/secured.

I would urge West Sussex County Highways to pay a site visit to establish the visibility splays (particularly to the south) are achievable in relation to existing road topography.

Finally, this proposal creates an unwelcome precedent by introducing a new relatively dense housing scheme within the countryside and adjacent to the Green Crescent- thereby eroding open green space and adversely impacting the landscape setting. This may be seen as the thin end of the wedge.

I note that the council decided not to notify residents of Greenlands Drive although the houses to the south side (Nos 1-11) view directly across to Batchelors Farm site with no properties between.

Kind regards