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Planning Officer
Mid-Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

DM/25/3129: Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access.

Location: Land At Borde Hill Lane, Haywards Heath, West Sussex (Sugworth Farm)

24 February 2026

Dear Mr King

I am writing to place on record my **objections** to the above referenced Outline Planning Application.

INTRODUCTION

My wife and I have lived in this part of Haywards Heath for nearly 50 years and have witnessed the creeping urbanisation of this area (Harlands Farm, Penlands Farm and now Sugworth Farm). It is to be noted that on completion of the Penland Farm Development site the developer had placed a drop kerb on the roadside located at the gate leading into Sugworth Farm. According to the indicative drawing of the new roundabout, this is planned to be an emergency exit to/from the Sugworth Farm Development, so clearly this site was being earmarked for development years ago.

This land, similar to that of Penland Farm is owned by Borde Hill Estates, who are in receipt of a grant to assist with the development of Borde Hill gardens so it is curious that there is a need to sell this land to Fairfax for development? unless this is yet another 'land-grab' for profit.

My reasons for strongly objecting to this development are essentially the same as those that I made for objecting the Penland Farm Development, namely:

HOUSING AND URBANISATION

- **The Assumed need for housing on a Greenfield Site**

Once again the application is being made for developing a Greenfield site, I would urge the Council to exhaust all brownfield sites within the area, before any weight be given to this kind of proposal, we, who live in this rural community, wish it to remain so, there is already more than enough urbanisation in Mid-Sussex and it is vital to ensure that the greenfield gaps remain.

- **The Proposed Housing Numbers (125) ...**

I understand that the original allocation for this site was 60 houses and this only given under pressure from government, so I can only assume that the developer is 'trying his luck'.

The development of Penland Farm has already "urbanised" our part of the town and this new development, albeit smaller, will only add to this change. The whole perspective of the entry into Haywards Heath coming down Borde Hill Lane and Hanlye Lane has changed due to the height of the housing on the land at Penland Farm, add to this the size of the roundabout and its' elevation and it can be seen how the nature of our area has and will change.

ENVIRONMENT AND TOPOGRAPHY

This Greenfield site, part of the Haywards Heath / Cuckfield “Strategic Gap”, contains Ancient Woodland and is listed as part of the High Weald Area of Outstanding Beauty (HWAONB) in addition the site contains numerous examples of Flora and Fauna, many of which are protected species, as confirmed in the various correspondence associated with this application. This development would clearly do great damage to local Flora and Fauna but it is strange to note that the Fairfax “Glossy Brochure” suggests that the area would be made rich in bio-diversity, but it already is!!

- **Topography, Surface Water Drainage / Storm Water and Sewerage**

The general topography of the site, slopes steeply to a stream which borders the lowest point of the site; this in turn will force water to collect at the bottom of the field and unless there is adequate control of surface water drainage the area, already subject to flooding will exacerbate the problem. Witness reported flooding to properties in the Penland Farm Development despite the use of SuDS and Attenuation Ponds. The soil composition, mostly clay under-soil does not lend itself to easy drainage.

Historically we local residents have suffered from flooding on a number of occasions and local knowledge tells us that there are many streams in this area, both surface and underground. With extra surface water passing into the lower stream, which eventually will flow into Lindfield the increased risk to local flooding is all too apparent.

According to documents submitted to the planning process, WSCC Flood Risk Team have already expressed their concern, as have Southern Water over supply. Recent weather has shown how Ardingly Reservoir struggles to supply sufficient water!

The risk to properties in Fairfield Way and Orchard Close cannot be exaggerated, the properties are low lying and already suffer from seasonal flooding, witness recent temporary pumps in the roads.

If this development were to be permitted I would urge planning to **robustly enforce effective measures for the handling of surface and storm water to be put into place.**

Problems with Storm Water and Sewerage have already led to the construction of a Holding Tank and Pumping Station at the bottom of the Balcombe Road to ease flooding problems in College Road / Mill Green Road, again if this development were to be permitted one hopes that proven adequate measures would be put in place to handle this?

HIGHWAYS AND TRAFFIC

Borde Hill Lane, Hanlye Lane and the Balcombe Road are still the narrow country roads that they were decades ago, the increase in traffic over the years has now made these roads very dangerous to cross; the recent addition of the Penland Farm Development has of course only exacerbated the situation. The drawings for this new development indicate that the already large roundabout recently constructed would be replaced by a very much larger one.

Since this proposed new roundabout provides the only access to both Penland Farm **AND** the proposed development of Sugworth Farm the whole nature of our rural area will be irrevocably changed. Our rural area will become a noisy major urban traffic hub.

The three roads at this junction are already “rat-runs” and the extra traffic generated (by say, an extra 200 cars a day, based on occupancy of 125 houses) would only add to this problem.

It is evident that the ‘new’ roundabout will be at an elevation grater than the development so this will be most unsightly and all to the increase flow of surface water.

Nigel Dale

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PARKING

Parking in Haywards Heath has for many years been a problem, with many roads used as car parks by commuters, not the least Penland Road, Barnmead and Turners Mill Road, again this development would only add to this problem.

RAIL

The developers promote the easy access to the Rail Station, again, both Southern and Thameslink services to London are over-subscribed with passengers already standing, the extra commuters would only add to this problem.

SERVICES AND UTILITIES

- **Schools**

Both Harlands and Cuckfield Primary Schools are full, where is it proposed that the increase in young children would be educated, what proposals for a School have been made? Similarly the local Secondary Schools are full, where would any pupils for this level of education be sent?, what proposals are in place?

- **Doctors**

As referenced above, local Surgeries are already over-subscribed with Patients, what proposals for the needs of the increased population are in place?

- **Hospitals**

As referenced above, the local hospital struggles to cope with the number of Patients, what proposals for the needs of the increased population are in place?

ECCONOMY

Finally it is asserted that this development would provide jobs and the extra households would add to the local economy.

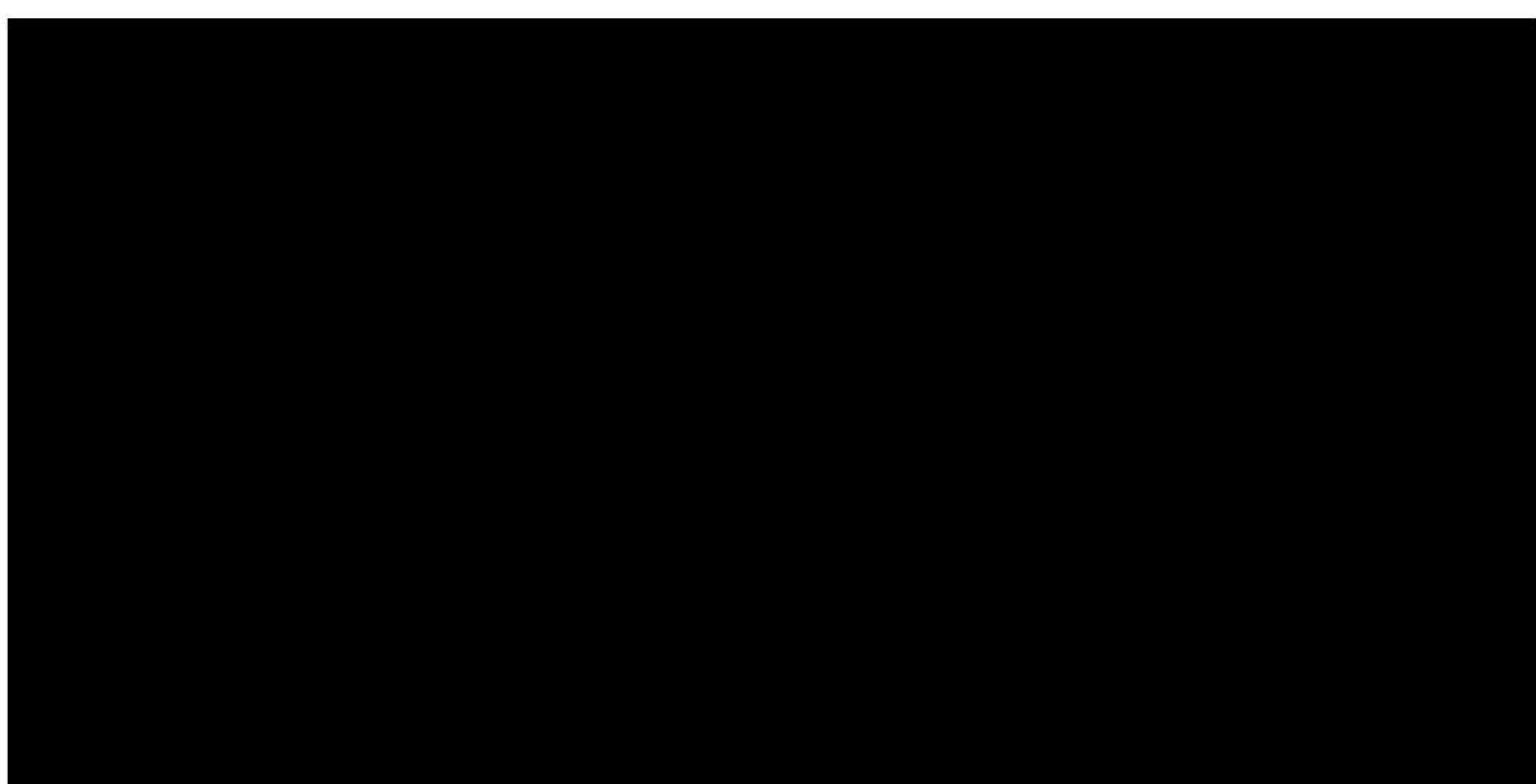
This is misleading since it is unlikely that this development would be built by a local workforce, as has been seen in the past, outside contractors supply the workforce and there is little work for the local community.

An increase in population is not required to fill local jobs since there are very few, the majority of working people in this area commute.

SUMMARY

To summarise I can see no gain for the community in this development, only more problems, the only gain that is evident is land grab and profit.

Yours sincerely



Cc Alison Bennett MP
Councillors Heath, Lucastes & Bolnore Ward MSDC

by email
by email