

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 February 2026 10:28:38 UTC+00:00
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 23/02/2026 10:28 AM.

Application Summary

Address:	Land At Borde Hill Lane Haywards Heath West Sussex
Proposal:	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.
Case Officer:	Steven King

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Customer Details

Address: 11 Mallard Gardens Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	As a local resident, I have strong concerns about this application and wish to formally object. This proposal represents a substantial increase in scale compared with a previous scheme for approximately 60 dwellings which was refused. The fact that a significantly smaller development was considered unacceptable is a highly relevant material consideration. It is difficult to understand how more than double the number of dwellings could now be considered appropriate

unless there has been a fundamental and evidenced change in circumstances.

Impact on the Setting of the High Weald AONB

The site lies adjacent to the High Weald Area of Outstanding Natural Beauty. The Council has a statutory duty to conserve and enhance the natural beauty of the AONB and its setting. The existing open land forms part of the rural transition into this nationally protected landscape.

Development of up to 125 dwellings would introduce substantial urbanisation, lighting, and built form that would erode the rural character and harm the setting of the AONB. The scale proposed is excessive and would permanently alter the character of this approach to Haywards Heath.

Loss of Trees and Environmental Impact

The site contains established trees and hedgerows that contribute significantly to landscape character, biodiversity and natural screening. The removal or damage of mature trees would cause irreversible harm. Replacement planting cannot replicate the ecological or visual value of mature trees for decades.

Given the site's proximity to the AONB, the retention of tree cover should carry significant weight in decision-making.

Flooding and Drainage Concerns

Flooding and surface water management are serious concerns in this area. During periods of heavy rainfall, local roads and low points already experience surface water accumulation. The development of currently permeable land with housing, roads and hardstanding will inevitably increase surface water runoff.

It is not clear that the local drainage infrastructure has capacity to cope with additional flows. Without robust, fully evidenced and deliverable drainage solutions, there is a real risk of worsening flooding both on-site and downstream. Climate change projections indicate more intense rainfall events, making this concern even more pressing.

Highways and Road Safety

Access from Balcombe Road raises significant safety concerns.

This route already experiences congestion, particularly at peak times. Additional vehicle movements from up to 125 dwellings would materially worsen traffic conditions and increase risk for pedestrians, cyclists and other road users.

If a smaller scheme previously raised highways concerns, the impact of this enlarged proposal would be correspondingly greater.

Conclusion

For the reasons set out above - including the previous refusal of a smaller scheme, the harm to the setting of the High Weald AONB, the loss of mature trees, flooding risks, and highway safety concerns - I respectfully request that planning permission be refused.

Kind regards

