

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 February 2026 08:49:19 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 06/02/2026 8:49 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

[Click for further information](#)

Customer Details

Address:	109 Penland Road 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:	<p>I wish to formally object to the planning application for residential development of up to 125 dwellings on land at Borde Hill Lane, Haywards Heath, with access from Balcombe Road.</p> <p>While I recognise the need for new housing, the proposal would result in unacceptable long-term impacts on the countryside setting, local infrastructure, highways, and residential amenity once the development is built and occupied.</p>

1. Harm to Countryside Character and AONB Setting

The development would cause a permanent intrusion into the countryside and harm the setting of the High Weald Area of Outstanding Natural Beauty (AONB). Although outside the designated boundary, the site contributes to the rural edge and openness of the area. Development of this scale would irreversibly erode this character, contrary to Mid Sussex planning objectives.

2. Uncertainty of Final Design

The submitted design is illustrative only, providing no certainty that the final development will reflect what is shown. This creates unacceptable uncertainty regarding the eventual scale, density, layout, and visual impact of a permanent residential development.

3. Long-Term Impact on Wildlife

The site supports wildlife including deer and red kites, particularly around the north-eastern stream and wooded areas. The permanent loss of open land, increased traffic, lighting, and human activity would fragment habitats and disrupt wildlife corridors, with insufficient evidence of effective long-term mitigation.

4. Drainage, Water Table, and Downstream Effects

Parts of the site are marshy, raising serious concerns about long-term surface water management. While attenuation ponds are indicated, it is unclear whether they can adequately manage the permanent increase in runoff caused by replacing grassland with hard surfaces. The downstream impact has not been satisfactorily addressed.

5. Pressure on Schools and Local Amenities

The occupation of up to 125 dwellings will place sustained pressure on local schools, healthcare, and community services, which are already operating at or near capacity. There is insufficient evidence that existing provision can accommodate this long-term increase in demand.

6. Long-Term Traffic, Road Condition, and Air Quality Impacts

Once occupied, the development will generate a permanent increase in traffic using Balcombe Road and the surrounding network, including the busy roundabout serving Balcombe, Cuckfield, and Haywards Heath. This will worsen congestion, air quality, and noise.

Local roads already suffer from poor surface conditions and persistent potholes, which are not addressed in a timely manner by the council. Increased traffic volumes will accelerate road deterioration, with no clear evidence that adequate mitigation or funding is in place.

7. Ongoing Noise and Disturbance

Beyond construction, the completed development will result in a permanent increase in noise, activity, and vehicle movements, leading to a lasting loss of residential amenity for nearby properties.

Conclusion

The cumulative post-build impacts of this proposal have not been adequately addressed. The development would cause lasting harm to the countryside setting, wildlife, drainage, local infrastructure, highways, and residential amenity. I therefore respectfully request that planning permission be refused.

Kind regards