



HAYWARDS HEATH TOWN COUNCIL

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

9th June 2026

Dear Sir/Madam,

DM/25/3129 – Land at Borde Hill Lane

Amended plans submission – Formal continued objection

On 03/03/2026 the Town Council formally submitted comments opposing the above named proposed development. Haywards Heath Town Council wishes to state its continued strong opposition to the proposal. The reduction from the initially proposed 125 dwellings does not change the Town Council's opinion on the proposal.

The site is wholly unsuitable for residential development for a multitude of reasons:

Flood risk: The site's history as a functional flood plain for the Scrase Stream makes it unsuitable for residential development. NPPF Paragraph 170 is clear that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk". By introducing significant hardstanding, this proposal risks increasing flood risk elsewhere, contrary to NPPF Paragraph 181. The Town Council believes the proposal fails to demonstrate that any "residual risk can be safely managed".

Wildlife and tree protection: The proposal would result in the loss of vital wildlife corridors and mature trees, which serve as "natural capital". As the site sits adjacent to the High Weald National Landscape (AONB), it must be assessed against NPPF Paragraph 187, which states that planning decisions "protect and enhance valued landscapes" and recognise the "intrinsic character and beauty of the countryside". The scale of this development would significantly diminish the landscape buffer between the town and the protected National Landscape.

Traffic concerns and sustainability: The proposal represents an unsustainable location and a car-dependent development. There is no pavement along Borde Hill Lane and only limited pavement along Balcombe Road, as such, no safe route for pedestrians from the site. There are no public transport links to the development, including no bus service. Semi-rural roads around the development are narrow, with no opportunity for widening and the resulting increased vehicle movement caused by the proposal will cause unacceptable damage to these areas.

Unsuitable infrastructure: The Town Council notes the amended design and size of the roundabout. However this does not mitigate the Town Council's concerns. The proposed enlarged roundabout is

inappropriate in a semi-rural setting. NPPF Paragraph 135 requires that developments are "visually attractive" and "sympathetic to local character and history, including the surrounding built environment and landscape setting". A multi-lane roundabout is fundamentally at odds with the character of the narrow single-lane roads it serves. Furthermore, NPPF Paragraph 198 requires that development be appropriate for its location, taking into account the "likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment," which directly supports our concerns regarding noise and dust from the elevated roundabout.

For these reasons, and for the reasons set out in our previous submission, Haywards Heath Town Council strongly objects to planning application DM/25/3129 and respectfully urges the Local Planning Authority to refuse the application.

Yours faithfully

Barry Gilham

Town Clerk and Responsible Finance Officer – Haywards Heath Town Council