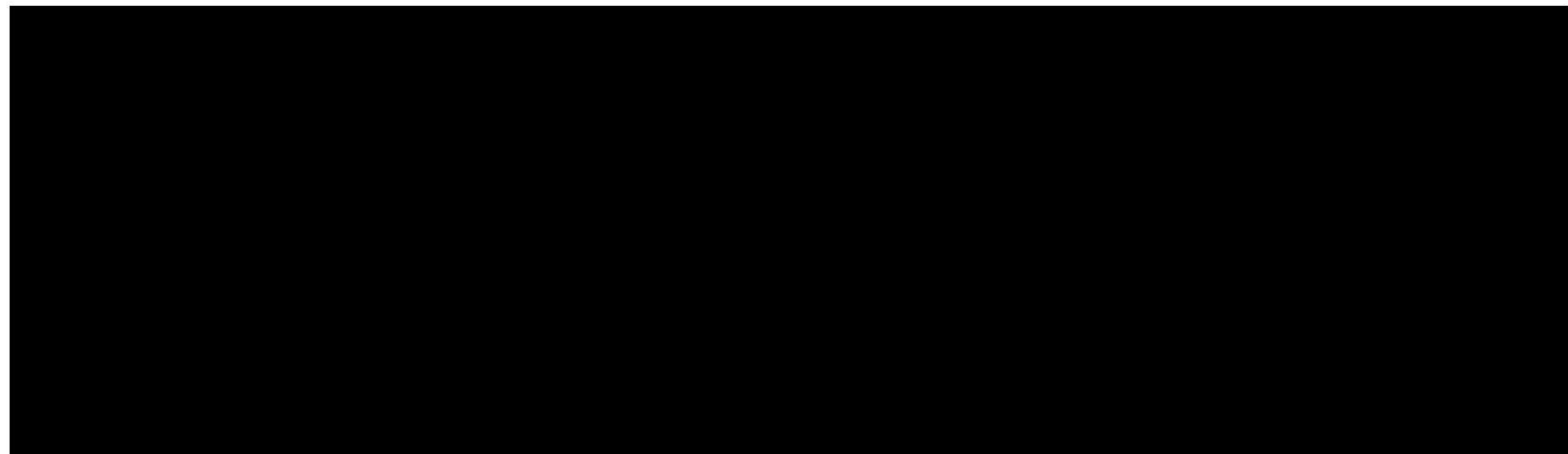


Sarah Valentine

From:
Sent:
To:
Cc:



Subject: Re: Formal Objection to Planning Application DM/25/3129 – Land at Borde Hill Lane, Haywards Heath



Dear Sir/Madam,

I am writing to submit a formal objection to planning application **DM/25/3129**, which seeks outline permission for up to **117 dwellings** on greenfield land at **Borde Hill Lane**, with access from Balcombe Road. I have lived in this area since **1982**, and I have witnessed the cumulative and increasingly harmful impact of large-scale development on the landscape, infrastructure, and biodiversity of Haywards Heath and its surrounding villages.

Cumulative Impact of DM/25/3129 and DM/26/1315

This application must also be assessed in combination with planning application **DM/26/1315**, which proposes a further **49 dwellings** on adjacent or nearby land. Together, these schemes would introduce **166 new homes** into a sensitive greenfield landscape, resulting in a level of cumulative environmental, ecological, traffic, drainage, and infrastructure impact far greater than either application considered in isolation. The combined effect would significantly intensify urbanisation, increase pressure on already overstretched local services, and cause substantial fragmentation of wildlife habitats. The NPPF, the Mid Sussex District Plan, and the Emerging Mid Sussex Local Plan all require cumulative impacts to be fully considered, and in this case the combined scale of development is clearly unsustainable and unacceptable.

1. Ecological Harm and Loss of Biodiversity-Rich Habitat

1.1 Conflict with NPPF (2023) – Chapter 15

The NPPF requires planning decisions to:

- Avoid significant harm to biodiversity (para. 180)
- Protect irreplaceable habitats (para. 181)
- Deliver measurable **Biodiversity Net Gain** (para. 186)

The site includes **heathland**, mature trees, and woodland-edge habitat — all of which are high-value ecological assets.

1.2 Emerging Mid Sussex Local Plan (2021–2039) – Policies S5 & S6

These policies require:

- No net loss of biodiversity
- 10% Biodiversity Net Gain
- Protection of priority habitats
- Maintenance of ecological networks

The removal of **three fields of heathland** and fragmentation of wildlife corridors makes compliance unlikely.

1.3 Evidence of High Ecological Value

Bird species regularly observed in the immediate area include:

- **Heathland/woodland specialists:** Redstarts, Marsh Tits, Spotted Flycatchers, Stonechats, Meadow Pipits, Tree Pipits, Skylarks
- **Raptors:** Tawny Owls, Sparrowhawks, Kestrels, Buzzards, Red Kites, Peregrine Falcon
- **Scarcer finches:** Hawfinch, Bullfinch, Redpoll, Crossbill
- **Red-listed species:** Nightingale, Song Thrush, Mistle Thrush, Skylark, Spotted Flycatcher

These species rely on the habitat mosaic that would be destroyed.

2. Landscape and Countryside Protection

Mid Sussex District Plan – DP12

Requires protection of rural character and countryside outside built-up boundaries.

Emerging Local Plan – S4

Requires protection of settlement identity and avoidance of suburbanisation.

This development accelerates the merging of Haywards Heath with Lindfield, Cuckfield, Wivelsfield, Burgess Hill, and Ansty.

3. Drainage, Flooding, and Water Supply

The land is frequently **boggy and waterlogged**. Relevant policies:

- **DP41** – Flood Risk and Drainage
- **S12** – Water Stress and Supply

Mid Sussex is a **seriously water-stressed area**, and local supply issues are already common.

4. Transport and Road Safety

Balcombe Road and surrounding routes are:

- Narrow
- Congested
- Unsafe for increased traffic

Relevant policies:

- **DP21** – Transport
- **S9** – Sustainable Transport

The cumulative impact of 166 homes would be severe.

5. Infrastructure Capacity

Local services are already overstretched:

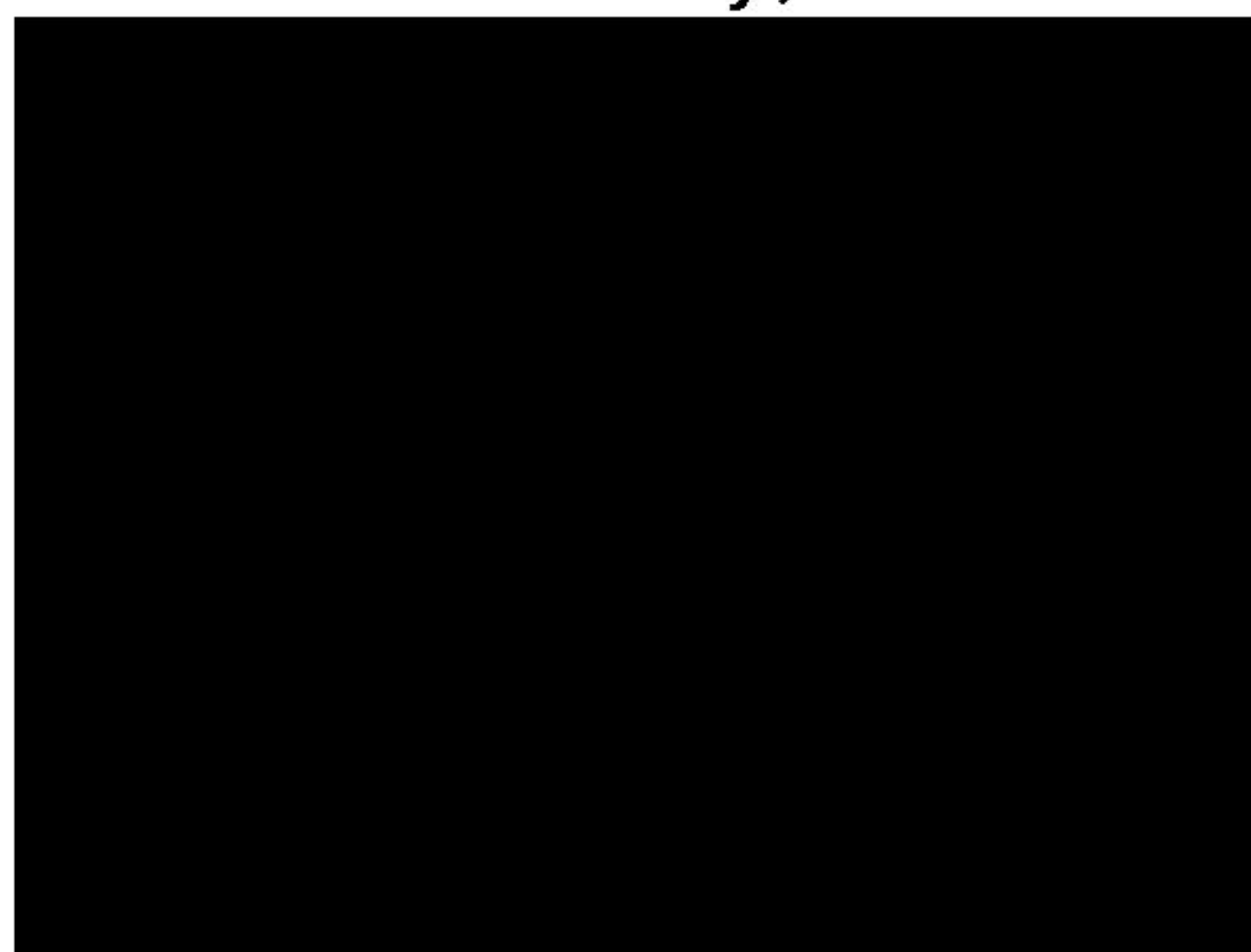
- GP surgeries and dentists
- Schools
- Water supply
- Local shops and services

NPPF para. 34 requires adequate infrastructure — which is not present.

Conclusion

For the reasons outlined — including conflict with the NPPF, the Mid Sussex District Plan, and the Emerging Mid Sussex Local Plan (2021–2039), as well as ecological harm, drainage concerns, traffic impacts, infrastructure strain, and cumulative overdevelopment — I strongly urge the Council to **refuse planning application DM/25/3129**.

Yours faithfully,



Mott MacDonald Restricted