

Steven King

From: [REDACTED]
Sent: 16 February 2026 11:59
To: Steven King
Cc: Dave Orchard
Subject: Land at Borde Hill Lane HH DM/25/3129

[REDACTED]

Dear Mr King

Re: Land at Borde Hill Lane, HH
DM/25/3129

[REDACTED]

I refer to the above proposed development and I strongly object to the proposal for the following reasons:

Environment:

The proposed area is registered as an AONB and any development and the subsequent loss of the current natural environment will have a negative impact on endangered species such as Dormice, Bats and local wild deer. Any retrospective solutions proposed by the developers will never be adhered to, as we well know from previous experiences.

The views across this area of Sussex countryside across to Sugworth Farm, which is registered as National Heritage, will be severely affected and lost forever to future generations living in and near Haywards Heath. There is also the possibility of a Roman road running through the site and its archaeological value, which needs to be assessed.

The proposal to remove trees, especially the mature Oak, along with hedgerows should be forbidden as this is the natural habitat of an abundance of wildlife which we should protect and not destroy. This proposed over development is in the area designated as an AONB and is the first and last view of our beautiful Sussex countryside, when entering or leaving Haywards Heath and is an attraction for local visitors to Borde Hill Gardens and the surrounding area, which if lost, will be to the detriment of Haywards Heath, Cuckfield and Lindfield.

This is pure countryside which the developers are seeking to destroy, not greenbelt or brownbelt land and should be protected by the local council and MSCC.

Traffic:

The proposed development will have a significant negative impact in the immediate area as there will be increased traffic and subsequent congestion, causing unnecessary disruption for many years, especially during the building phase. The roads, Borde Hill Lane, Hanlye Lane and Balcombe Road are all narrow roads and not suitable for the huge number of HGV's delivering goods to site and will be a danger to local traffic using these roads and to the pedestrians who either walk or hike around it. The quality of these roads will not sustain the weight of these vehicles

when we already have broken tarmac and large potholes which will only get worse in a very short space time. All good vehicles should be banned from using Copyhold Lane which will inevitably be used by these vehicles, as a cut through, endangering local road users.

Both Hanlye Lane and Borde Hill Lane already suffer from frequent road closures and any increase in local traffic will have a negative impact on the safety of road users and increased congestion in the area.

Water:

Haywards Heath has a significant water shortage throughout the area and residents have only just recovered from a 7 month hosepipe ban due to low water levels and the proposed 125 new dwellings, which equates to approximately 350 people, will cause a significant impact on the services provided by our water supplier.

The area also suffers from a significant amount of flooding and the proposed development area is a natural drain for the water excess with part of the land a recognised flood plain. Concreting over such a large area of this land will only exacerbate the flooding problem and no amount of proposed drainage ditches, French drains or water capture ponds, will solve the problem as it will simply push the excess water elsewhere, mainly local housing and roads.

The proposed roundabout is too large for the area and will cause unnecessary disruption to the local residents and general road users, being the only direct access to Haywards Heath from the M23, along with the increased noise and pollution levels. Three small roads feed into the current roundabout and any increase to this is totally unnecessary, unsightly and should not be allowed. Concreting over a large area to accommodate this will only exacerbate the flooding problem.

General:

The proposed development is not close to any local amenities and falls outside the council's own recommendations. The local school is Harlands School which is currently full, therefore, children will have to be driven to alternative schools creating further congestion and pollution on these narrow roads. There is no local doctors surgery and I doubt the existing surgeries in Haywards Heath will be able to accommodate the increase of 350 people.

Given the scale of the development and the unresolved environmental and infrastructure impacts, along with the lack of benefits to the local community, I strongly object to this development being granted ANY building permissions on this AONB.

Thank you for your consideration.

