

Steven King

From: [REDACTED]
Sent: 20 March 2026 19:01
To: [REDACTED]
Subject: Objection to Planning Application DM 25 3129 - Land at Borde Hill Lane
Haywards Heath

[REDACTED]
I am submitting this formal objection on behalf of [REDACTED]
[REDACTED]
[REDACTED]

Unfortunately, due to a server error and subsequent issues with the portal password reset today, I was unable to submit these objections directly online.

We acknowledge the complexities involved in planning such developments and appreciate your attention to these points. Our aim is to ensure sustainable development that benefits all residents. The reasons for objection are outlined below:

Financial Impact

The proposed increase in the number of houses on this site, which is double the number suggested by the Council, raises significant concerns. Most properties will be priced in line with local market rates, which are high compared to surrounding areas. Consequently, even “affordable housing” may remain out of reach for many local young people, limiting their opportunities to enter the housing market. Additionally, the proposal does not address the creation of long-term jobs for the area; it references only temporary local employment during the construction phase. Given previous trends, it is likely that contract workers from outside the region will be brought in, further increasing congestion without benefiting the local workforce.

Flooding and Water Supply

The risk of flooding at the bottom of the site, adjacent to one of the busiest railway lines in the country, is a concern, especially considering past instances where embankments have required reinforcement and tree removal may have affected stability. Previous attempts to manage flood risk, such as the installation of water retention tanks at Penland Farm, did not prevent flooding on Penland Road and issues with Scrase Stream in Barnmead, despite having more woodland to absorb rainwater than is available at the current site. Remedial work undertaken at Penland Farm to address these failures was costly. Furthermore, Crest Nicholson’s proposal to build 50 new homes near to the Borde Hill site, with potential for expansion, would feed into West Common Stream, increasing flood risk downstream in Lindfield. Added to the risk of winter flooding and potential summer water shortages due to global warming is lack of robust plans from the Water Companies to guarantee supply.

Highway Impact & Safety

Recent housing developments in the town together with the opening up of access to the M23 have greatly increased the volume and speed of traffic on Balcombe Road which like Borde Hill Lane and Hanlye Lane have not seen significant improvements to deal with this increased volume and speed of traffic. They are still basically country lanes which is one of the reasons why the number of accidents is increasing. To access this site on foot via Balcombe Road would require individuals to cross the road three times which because of volumes and speed of traffic are bends in the road is becoming increasingly hazardous. This development would just increase the volume of traffic congestion and risk on the roads.

Local Infrastructure

The suggestion that this development will create new public spaces for all to enjoy is unlikely to happen. Given where this development is planned no one is going to walk or drive all the way up to this site to “enjoy green spaces” created by concreting over a natural habit. Just look at the barely used “green spaces” at Penland Farm

Almost everyone drives, which cuts across another of the council’s objectives to reduce the volume of traffic. People feel they have to drive as it is too far to walk and the public transport is infrequent and therefore poorly used.

The local junior School (Harlands) is already full with some local residents (Penland Road) already having to drive to other schools (e.g. Cuckfield, Northlands Wood, Balcombe etc) and this development will only exacerbate this problem with local & non-local residents driving in opposite directions to drop their children off at School.

Other facilities in Haywards Heath (doctors, dentists, parking & policing) have not kept pace with the population growth and further housing development will only create further strain on these important but struggling services.

The train services are already overcrowded, expensive and at times unreliable and adding further strain on these will not enhance the reputation of Haywards Heath as somewhere to settle down and bring up a family or grow a business.

Environmental concerns

This much bigger development will have a proportionally bigger and Long-Term impact on the Environment with the removal of habit which is used by deer with Red Kites and Sparrow hawks in the skies above. Surveys have found protected species living on this site (Dormice and bats) and destroying the natural habit and trees with all sorts of diggers & loaders to build roads, houses, banks and tanks to control flood water will destroy these species. You cannot mitigate this loss after the event. These species will not return to a housing estate.

Just looking at this development rather than taking a holistic view of the cumulative impact of all the developments that have taken place recently, and are planned, on the Environment and all aspects of life in the town is a mistake and will create potentially irreversible problems for future generations.

The size of this increased development is totally inappropriate for this site and this area. And I see little in this plan that will be of benefit to the community. It should be rejected.

Thank you for considering these concerns regarding Planning Application DM 25 3129 – Land at Borde Hill Lane, Haywards Heath.

Kind regards,