

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 20 March 2026 17:26:33 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 20/03/2026 5:26 PM.

### 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                                                                                                                                                                                                                             |

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### Customer Details

|          |                                 |
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| Address: | 24 Fairfield Way Haywards Heath |
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### Comments Details

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|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Reasons for comment: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments:            | <p>The increase in the number of houses proposed, which is double the number originally agreed by the Council, on this site (yet another greenfield site) is totally inappropriate for many reasons :</p> <p>-</p> <p>1. Financial benefit to the town / area</p> <p>The majority of the houses in the site will be priced in line with local market prices which are high in comparison to surrounding areas which will mean that even "affordable housing" will be</p> |

relatively expensive which in turn will limit the opportunity for local youngsters to get on the housing market. This development will not increase job opportunities for the area.

There is no mention of long-term job creation in this proposal just "local jobs" during the construction phase. Perrymount Road used to be full of offices providing jobs, but many have now disappeared being replaced with blocks of flats. Where is the creation of local long-term jobs? I suspect even these local jobs during the construction phase jobs will not happen as construction companies will bring contract workers in from all over the South East creating yet more congestion.

## 2. Flooding / Water Supply

The risk of flooding at the bottom of the site adjacent to one of the busiest railway lines in the country where the embankments have previously had to be reinforced (on the eastern side) and regular "pruning / removal" of trees to reduce "leaves on the line" will not have helped the stability of this structure.

The use of tanks to retain water on Penland Farm didn't stop houses being flooded in Penland Road and other people experiencing "issues" with Scrase stream in Barnmead even though there was considerably more woodland below the Penland Farm development to absorb excess rainwater than at this site. The subsequent remedial work eventually undertaken to correct these failures at Penland Farm must have cost a considerable amount of money. ). Added to this is a proposal from Crest Nicholson to build 50 new homes (which will presumably increase to 100+) on the other side of this development which will also feed into West Common Stream further increasing the risk to Lindfield.

In addition to the risk of winter flooding here and downstream in Lindfield Global warming is causing hotter summers with the risk of water shortages compounded by the lack of solid plans by Water Companies. Southern Water have already stated they do not have the capacity to support the number of houses planned for their area and we are still waiting for an informative comment from South East Water.

## 3. 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 haven't been improved for decades. 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 is becoming increasingly dangerous. This development would just increase the volume of traffic congestion and risk on the roads.

## 4. Local Infrastructure

The suggestion that this development will create new public

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spaces for all to enjoy is pure fiction. 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 struggling services.

The train services are already overcrowding expensive and very 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.

#### 5. Environmental concerns

This much bigger development will have a proportionally bigger and Long-Term impact on the Environment with the removal of habit which are used by deer with Red Kites and Sparrow hawks in the skies above the site. 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 "try on" 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.

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Kind regards