

Sarah Valentine

From: [REDACTED]
Sent: 23 March 2026 11:08
To: planninginfo
Subject: Objection to Planning Application DM 25 3129 - Land at Borde Hill Lane
Haywards Heath

Good morning,

I wish to submit a formal objection to planning application DM25/3129. I regularly use Borde Hill Lane when travelling to Penland Road and Fairfield Way, and I am directly affected by the impact this development would have on the area.

My objections are outlined below:

Financial Impact

The scale of the proposed development—approximately double the number of homes previously indicated by the Council—is a major concern. The majority of properties are likely to be priced at prevailing local market rates, which are already high relative to surrounding areas. As a result, even “affordable housing” may remain inaccessible to many local residents, particularly younger people trying to enter the housing market.

The proposal also fails to demonstrate any meaningful long-term employment benefits. It refers only to temporary construction roles, which are often filled by contractors from outside the area, increasing congestion without delivering lasting economic value locally.

Flooding and Water Supply

There are significant concerns regarding flood risk, particularly at the lower part of the site near a major railway line. Previous issues in the area have required embankment reinforcement, and the removal of trees may have already impacted ground stability.

Flood mitigation measures implemented at nearby developments, such as Penland Farm, have not prevented flooding on Penland Road or issues linked to Scrase Stream in Barnmead—despite those areas having more natural woodland to absorb rainfall. Remedial works there were also costly.

In addition, nearby developments, including Crest Nicholson's proposal for 50 homes, will increase pressure on local watercourses such as West Common Stream, raising the risk of downstream flooding in Lindfield. Combined with the broader impacts of climate change and uncertainty around long-term water supply, there is insufficient confidence in the proposed mitigation measures.

Highway Impact and Safety

Traffic volumes and speeds on Balcombe Road have already increased significantly due to recent development and improved access to the M23. Roads such as Balcombe Road, Borde Hill Lane and Hanlye Lane remain narrow and largely unchanged, contributing to increased accident risk.

Pedestrian access to the site would require multiple crossings of busy roads, including at bends with limited visibility, making this unsafe. The proposed development would further increase congestion and exacerbate existing safety concerns.

Local Infrastructure

The suggestion that this development will provide meaningful public green space is unconvincing. Given the location, it is unlikely that these areas will be widely used, particularly as they replace existing natural habitat. Comparable spaces at nearby developments are already underutilised.

Local infrastructure is already under strain. Harlands Primary School is at capacity, with some families already needing to travel further afield. Additional housing will worsen this issue and increase traffic through school runs.

Other essential services—including GP surgeries, dentists, parking and policing—have not kept pace with population growth and are already stretched. Rail services are also frequently overcrowded and unreliable. Further development will intensify these pressures rather than support sustainable growth.

Environmental Impact

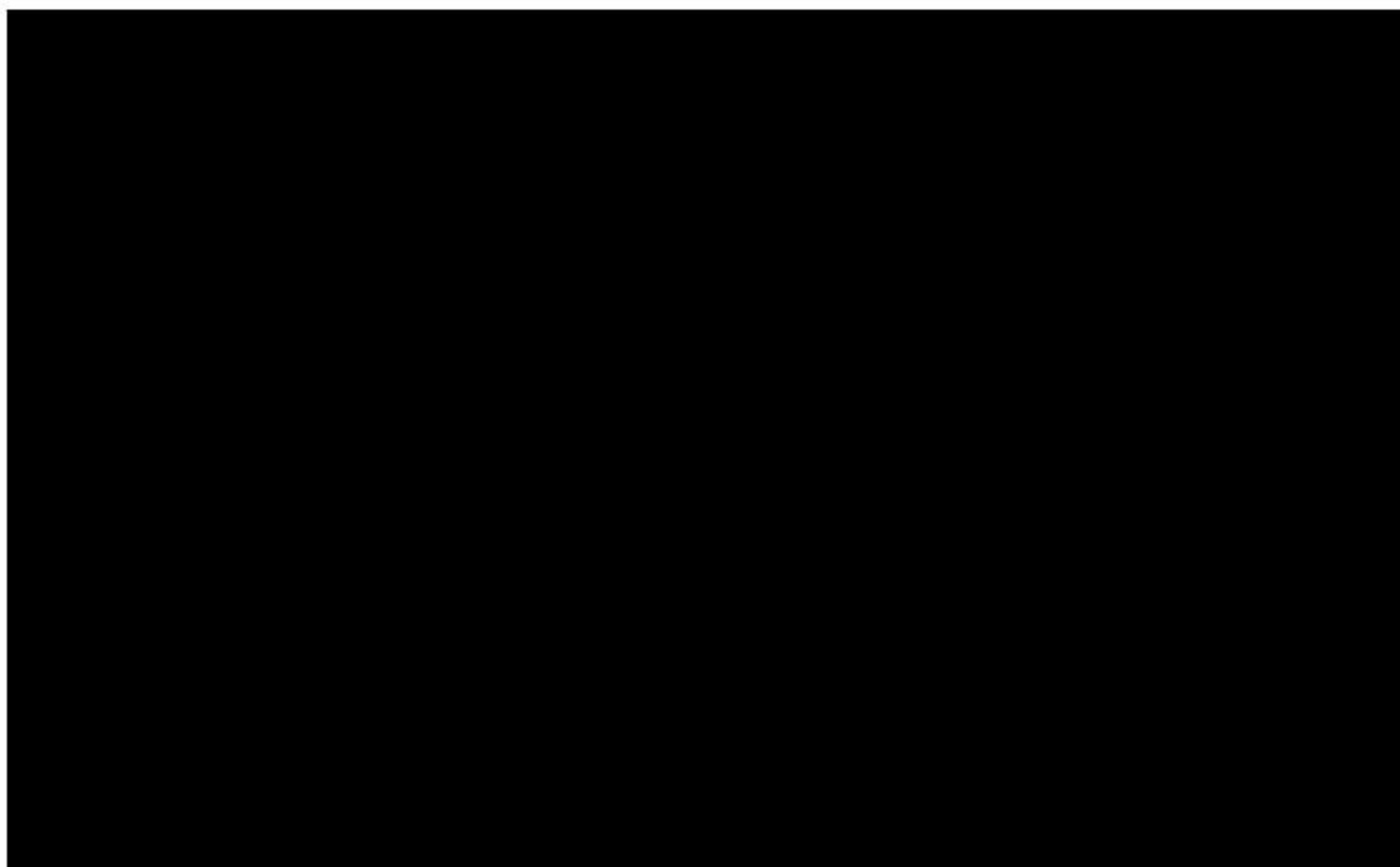
The scale of this development would have a significant and lasting impact on the local environment. The site supports wildlife including deer, red kites and sparrowhawks, and surveys have identified protected species such as dormice and bats. The loss of habitat and extensive construction activity would be highly disruptive, and such impacts cannot be effectively mitigated after the fact. These species are unlikely to return once the land is developed.

Furthermore, the proposal should not be considered in isolation. The cumulative impact of recent and planned developments in the area has not been adequately addressed and risks creating long-term, irreversible damage to the environment and local quality of life.

In summary, the scale and impact of this proposal are not appropriate for this site or the surrounding area. It offers limited benefit to the local community while placing significant additional strain on infrastructure, safety and the environment. For these reasons, it should be rejected.

Thank you for considering these concerns regarding Planning Application DM25/3129 – Land at Borde Hill Lane, Haywards Heath.

Kind regards,



Sent from [Outlook for iOS](#)