

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 February 2026 10:18:46 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 19/02/2026 10:18 AM.

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

[Click for further information](#)

Customer Details

Address:	Ashbourne Brook Street Cuckfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Mr King DM/25/3129 Land East of Borde Hill Lane, Haywards Heath. The proposal consists of major development within the countryside, it is out of keeping with the rural character, which fails to protect the distinctiveness of the area by extending the settlement boundary, resulting in the coalescence with Haywards

Heath and Rural Borde Hill. The proposal would erode the rural nature of the site which is further harmed by the proposed loss of trees.

It is contrary to following policies of the Mid Sussex District Plan 2014-2031,

DP12: Protect and enhance the countryside

DP13 prevent coalescence,

DP16 High Weald National Landscape,

DP37 Trees

DP38 Biodiversity

DP41 Flood Risk and drainage and

DP37

It is contrary to the following Neighbourhood Plan Policies

AS1 Protect Countryside

AS4 HWNL

AS5 prevent coalescence

AS13-15 Land Drainage

The major roundabout is an unnecessary repeat of a previous application which was refused and reduced in size to the current new addition which caused major disruption. The addition of 100 houses should not merit such a major urban roundabout only found in major town areas or on dual carriageways.

The speed limits on approaching lanes are too high for safe pedestrian movement, particularly of children attempting to walk to schools. The pedestrian provision on Balcombe road is inadequate to provide safe passage for pedestrians.

Due to the location and scale of the development, the proposal should be rejected.

CPRE Sussex in their pre-examination submission re policy DPA7 (Land east of Borde Hill Lane, Haywards Heath) (Matter 7) have themselves commented:

"We invite the Inspector to consider whether the risk of this site proving undeliverable in practice is sufficiently significant to justify recommending its removal as an allocated site. We are particularly concerned that the potential harm to the High Weald National Landscape from the proposed development within its setting and to the nationally significant Borde Hill Gardens and the Grade II listed buildings nearby may prove on full examination to be sufficiently serious to require the outstanding planning application for the site to be rejected as incompatible with the District Plan and national planning policy; thereby frustrating the purpose of the site's proposed allocation.

We are conscious particularly that the Council has not to date consulted the Planning officer at the High Weald NL Unit, who is the Council's own expert on the impact of development proposals on the High Weald NL and its Management Plan.

If, notwithstanding, the Inspector is minded to endorse this site's allocation, we urge him to support the Council's proposal to limit the level of development on site to no more than 60 dwellings.

The significant sensitivities of the site's location do not support higher density development. "

These are the views of experts that should be listened to by the Council. The Council has a duty to protect the setting of the HWNL and its heritage sites within it.

I urge you to reject this application.

Yours sincerely

Kind regards