

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 February 2026 10:01:56 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 10:01 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

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Customer Details

Address:	7 penland Rd Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir/Madam, I write to formally object to the outline planning application for the erection of up to 125 dwellings, together with landscaping, open space, and associated works, with access from Balcombe Road. While I recognise the need for housing, I strongly believe this proposal raises significant concerns that have not been

adequately addressed.

****1. Highway Safety and Traffic Impact****

Balcombe Road already experiences congestion at peak times, and the addition of up to 125 dwellings would significantly increase vehicle movements. The proposed access point risks creating further congestion and presents potential safety hazards for pedestrians, cyclists, and motorists. The cumulative impact on local junctions and surrounding road networks has not been satisfactorily mitigated.

****2. Strain on Local Infrastructure and Services****

Local schools, GP surgeries, and other essential services are already operating at or near capacity. The application does not clearly demonstrate how infrastructure will be expanded or funded to accommodate the additional population. Without firm commitments and deliverable plans, this development would place unsustainable pressure on community resources.

****3. Impact on Character and Landscape****

The proposed scale of up to 125 dwellings represents a substantial urbanising effect that would alter the character of the area. The development risks eroding the existing landscape setting and diminishing the semi-rural nature of the locality. Insufficient detail has been provided at this outline stage to properly assess the visual and environmental impact.

****4. Environmental Concerns****

There is inadequate clarity regarding the impact on biodiversity, drainage, and flood risk. Large-scale development of this nature can increase surface water runoff and harm existing habitats. Robust ecological surveys and drainage strategies should be secured before any approval is considered.

****5. Prematurity of the Application****

As an outline application with all matters reserved except access, insufficient detail has been provided to allow residents to fully assess the true impact of the proposal. Granting approval in principle at this stage would limit meaningful scrutiny of design, density, layout, and environmental mitigation.

For the reasons outlined above, I respectfully request that this application be refused.

Kind regards