

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 13 February 2026 10:21:35 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 13/02/2026 10:21 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:	Buntinghill Borde Hill Lane 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:	Reference: Planning Application DM/25/3129 Proposal: 'Outline Planning Application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and other associated development works, with access from Balcombe Road. All matters reserved except for access'.  Buntinghill, Borde Hill Lane, Haywards Heath, RH16 1XP

Dear Sir/Madam,

I wish to register my strong opposition to the reference Planning Application, for reasons explained below.

Firstly, I question whether this planning application submission (DM/25/2139) is consistent with the established procedure of approving the MidSussex 15-Year Plan prior to accepting planning applications.

Secondly, as pointed out in the many specialist reports accompanying the Planning Application, little attention has been paid to maintaining the wildlife and fully grown trees in the area in accordance with regulations. Many trees around the roundabout area have already been cut down during the Redrow development over the past 15 years obviously without due regard for preservation. Mature English Oak trees in particular should never be cut down. They are too important for the environment.

Shallow Water Table, Subsistence and Flood Control

There may be good reasons why the Sugworth Farm area and the included copse have not been developed in the past. From our experience living in Buntinghill since 1975, a significant part of the 25 acre Sugworth Farm land area proposed for development is always wet and muddy year-round. This is approximately 3 acres directly behind our property and just south of the copse - 15% of the total land. We have had to ring the farmer to bring his tractor to rescue a lorry stuck in the mud more than a few times. The water table here is close to the surface. Surely one wonders how a developer would avoid subsidence in new homes built here.

Single Access Road

The subject Planning Application describes a development that is completely enclosed by the main London-Brighton rail lines, the creek and Sugworth Farm to the north and east, by existing residences to the south and by more residences and Borde Hill Lane to the west. The proposal includes only one access road into the development from the Balcombe Road-Hanlye Lane-Borde Hill Lane roundabout. Surely it is not prudent for a development like this to have only one access road. Any problem that blocks the one road can prevent emergency service access. With over 100 families using the single long roadway, even simple roadworks there can cause significant problems including backups on any of the three roads coming into the roundabout. There should be a second access road on Borde Hill Lane, and the project stopped if that is not possible.

Pedestrian Access Down Balcombe Road

One would expect that this development of 125 dwellings could increase the level of pedestrian travel along Balcombe Road by at least 10x. This would include parents and/or school children walking to and from Penland School, hence crossing Balcombe Road on foot. Pedestrians walking from the proposed

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development along Balcombe Road must first cross Balcombe Road at the roundabout which because of its very large size is hazardous. Vehicles approach it at speed, putting pedestrians at risk. Pedestrians going south must cross Balcombe Road at the roundabout and then cross the road twice further without any cross-walks or traffic control in order to access a narrow pavement on the way to Burrell Road,. Such a large increase in the number of pedestrians on Balcombe Road would be difficult to handle without a wider pavement along one side of the entire road. This appears very difficult to achieve. My conclusion is that other than those going to Penland School (which is a problem in itself as there isn't sufficient parking for cars near the school for parents to drive) pedestrians would not often risk walking on Balcombe Road and so the increase in motor traffic from the development would be much worse than the developer projects.

#### Pedestrian Walkways

Currently Borde Hill Lane is a dangerous place for pedestrians although people do risk walking it every day. There is no significant safe walkway anywhere on Borde Hill Lane except in front of 2-3 of the houses. Borde Hill Gardens put on a number of family events each year however there are as yet no provisions for safe walkways along Borde Hill Lane to access these events. The addition of new residential properties in this area needs to include provisions for safe walkways.

#### Motor Traffic

The current traffic level along Balcombe Road and Borde Hill Lane is very high as motorists increasingly use this route to travel to Gatwick Airport and destinations to the north. Significant recent and planned development in Haywards Heath and at Gatwick Airport would inevitably make it even higher. Borde Hill Lane is the only road coming into Haywards Heath, Cuckfield or Lindfield from the north without an intermediate speed zone of 40mph prior to the 30mph (or 20mph? ) zone. This is not even a 'B' road. We (a group of 12 residences of Borde Hill Lane) applied to WS Highways for a 40mph zone from the roundabout to north of Copyhold Lane in October 2020, and our comprehensive application was turned down without any explanation despite full support from the community including Borde Hill Estate and the Anstye and Staplefield Council. This was unfortunate as a 40mph zone between the roundabout and the Borde Hill Gardens entrance had already been approved five years earlier as part of a larger Balcombe Road Calming Project but the changes to Borde Hill Lane in that plan were deleted (!) due to the on-going Penlands Green Project (Redrow). The traffic along Borde Hill Lane past the houses often travels at well above 60mph. In the past few years, leaving our property is proving very dangerous due to the speed of traffic. On-coming black or grey cars without headlights are often impossible to see in daylight even using road mirrors. Frequently we must wait for 20+ cars to pass before being able to set off from our home. The present development would

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surely make this problem worse.

Mains sewage and flood control provisions are inadequate. Apparently the plan is to collect the sewage from the new development and pump it up to connect to mains sewage on Balcombe Road. Even before the Redrow development began 15 years ago, SE Water said that the sewage system capacity was inadequate for this.

It is clear from widespread reports of increased flooding and water pollution all over the country that in view of global warming, rain runoff and flood control need to be more strictly separated from mains sewage and existing solutions reconsidered.

**Sewage Collection from the Existing Properties not on Mains**  
Currently there are 4 houses and 4 semi-detached houses on Borde Hill Lane that are currently not connected to mains sewage (N-S: Willow Tree Cottage, Crowlink, Saxonmead, Buntinghill, Hill Cottage, Hazelwick, Woodsdale and Danesbury). Sewage effluent from the first four of these houses nearest to the roundabout flows from the individual sewage treatment plants into an open surface drainage ditch on the east side of these properties approximately 2m outside the property lines. For the past many years this drainage ditch has developed weeds that were cut down every year by the farmer. In the planning application this ditch appears sandwiched between the existing properties and the rear boundaries of new houses in the development. This is potentially an unsafe area for new resident children. This ditch needs provision for maintenance including weed control, enclosing in a culvert or removal. It is common land.

#### Conclusion

This planning application should be turned down because the significant level of urbanisation it would cause in an area that is undeniably countryside at present would cause further problems as follows:

1. It does not protect the existing trees and hedgerows nor from what I've seen, include any specific plan for encouraging wildlife and the environment.
  2. The land includes significant areas that are wet year-round which could lead to widespread subsidence problems in some new homes.
  3. There is only one access road and this is insufficient and unsafe for a large development that is completely surrounded.
  4. The existing provisions for pedestrian walkways along Balcombe Road and Borde Hill Lane are completely inadequate and unsafe and this development would not change that. Pedestrians going to Penland School would have to cross Balcombe Road which is not safe.
  5. This development would lead to significantly increased motor traffic levels along Balcombe Road and Borde Hill Lane that are already at extremes. The lack of speed limits on Borde Hill Lane and the WS Highways' refusal to implement them makes this
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development untenable.

6. Sewage and Flood Control Plans are not adequate. Surely the country's recent floods suggest that conventional approaches to flood control need review.

Finally, our home is bordered on two sides by this development, my wife and I are now in our 80's and we do not look forward to 5-10 years of the incessant construction noise and dust that would accompany this development.

End

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Kind regards