

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 March 2026 20:00:49 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 10/03/2026 8:00 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

Address:	8 Orchard Way 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:	I am writing to formally object to planning application DM/25/3129, which seeks permission for 125 dwellings. The site is not included in the current District Plan 2014-2031 (and is in contravention of the Ansty and Staplefield Neighbourhood Plan (2015-2031), and the Haywards Heath Neighbourhood Plan (2014-2031). In the Draft Mid Sussex District Plan it recommends up to 65 dwellings, therefore the proposed scale of development is significantly beyond what has been assessed, consulted upon,

and deemed appropriate for this location. The recent consultation from Fairfax Properties was based upon 65 dwellings.

Approving such an uplift would undermine the integrity of the plan making process and set a concerning precedent for speculative overdevelopment. The only reason for this proposal for 125 house is for the developer to achieve a far greater return on their investment and not to provide any benefit for the local community. This development also risks long term damage to the local environment and ecology, including

- greater loss of habitat. The application acknowledges significant loss of grassland habitat, fragmentation of hedgerows,
- increased pressure on local wildlife. Protected species are at risk. An Ecological Impact Assessment confirms the presence of legally protected species, including common dormouse and multiple bat species, including vulnerable species.
- This site is adjacent to AONB land and the continuous natural landscape will be broken by the proposed development.
- Higher risk of flooding with engineered solutions being proposed to mitigate these, which will require long term maintenance to keep these effective. The soil in this area is predominantly clay which is difficult to drain, the area is often waterlogged and has been subject to flooding, more noticeable since the Penland Green Development.

The local road network, particularly Balcombe Road and Borde Hill Lane, traffic level is already very high at peak times due to recent developments in the area. This development will no doubt increase traffic, on roads which are particularly narrow for this level of traffic. This will also place pedestrians at greater risk when crossing the road with the lack of pavements

It appears no consideration or evidence has been provided if local services and infrastructure can meet the additional demand. Local primary and secondary schools are already at capacity. GP practices in the area are experiencing long waiting times and very limited, if any capacity. The uplift in housing numbers would exacerbate these.

The planning proposal by Fairfax relies heavily on proposed boundary planting as screening of the development and in many places including properties on Orchard Way, this appears to be mainly the existing hedgerows. Any such planting would take many years to mature and does not address medium-term harm particularly where land rises dramatically above existing houses. For the reasons outlined above, the proposal is wholly inappropriate and contrary to the draft Development Plan, local policy objectives, and sustainable development principles. I therefore request that Mid Sussex District Council refuse planning application DM/25/3129.

Kind regards