

Steven King

From: [REDACTED]
Sent: 29 June 2026 19:47
To: Steven King
Cc: Alison BENNETT
Subject: Formal Outline Planning Application Objection DM/25/3129

[REDACTED]

**FORMAL PLANNING REPRESENTATION IN CONTINUED OBJECTION
TO OUTLINE PLANNING APPLICATION DM/25/3129**

Land East of Borde Hill Lane, Haywards Heath

Dear Mr King,

I write to submit this formal planning representation in continued objection to outline planning application DM/25/3129 for the proposed residential development of land east of Borde Hill Lane, Haywards Heath.

This representation should be read alongside my original objection and responds to the amended plans and additional technical information submitted since the application was first publicised.

Whilst I acknowledge the reduction in the number of dwellings from 125 to 117, together with the submission of additional technical reports, these changes do not materially alter my original concerns. Having reviewed the amended plans and the subsequent consultation responses, I consider that they reinforce rather than diminish the fundamental planning constraints affecting this site.

I have lived at 25 Orchard Close, immediately adjoining the application site, since 2002. My comments are informed not only by the application documents but also by over twenty years of first-hand experience of the site's drainage characteristics, wildlife, landscape, traffic conditions and the cumulative effects of development in this area including water supply issues and electrical outages.

1. Water Supply and Infrastructure

The consultation response from Southern Water raises fundamental concerns regarding the deliverability of the proposal. The site lies outside Southern Water's statutory water supply area, no confirmed alternative water provider has been secured, and there remains uncertainty regarding the provision of a potable water supply.

Southern Water also advises that foul flows generated by the development are likely to exceed the capacity of the existing sewer network, requiring future reinforcement works and phased occupation linked to infrastructure that is not yet committed or programmed.

These are not minor technical matters. They go directly to the question of whether the development is deliverable and conflict with Policy DP23, which requires development to be supported by adequate infrastructure.

This concern is reinforced by the Government's recent statements recognising that housing growth should be supported by timely water infrastructure and that development should not outpace the essential services required to sustain new communities. In this case, Southern Water has identified unresolved concerns regarding both potable water supply and wastewater capacity. Until those matters have been demonstrably resolved, it has not been shown that the essential infrastructure exists to support development on this site.

2. Flood Risk and Drainage

The site is underlain by clay soils with poor infiltration and lies within the catchment of the Scrase Stream, which has a documented history of flooding affecting Penland Road, Borde Hill Lane, Turners Mill, Burrell Road, Mill Green Road and Orchard Close, including my own property.

The site currently functions as undeveloped grassland capable of accommodating surface water during periods of heavy rainfall. Replacing this permeable land with housing, roads and other hard surfaces would inevitably increase reliance upon engineered drainage systems.

Experience from nearby developments has shown that engineered drainage systems cannot always perform as intended. These proposals therefore represent a significant alteration to the site's existing drainage function and have not demonstrated compliance with Policy DP41.

3. Environmental and Public Health

The absence of secured sewer upgrades gives rise to legitimate concerns regarding sewer surcharge, pollution incidents and impacts upon local watercourses.

These risks engage wider environmental and public health considerations and further demonstrate that the infrastructure required to support the development has not yet been secured.

4. Land Contamination and Site Suitability

The Council's Contaminated Land consultee identifies historic brick fields, a former brickworks and areas of made ground within the site, together with the potential for backfilled pits, unknown deposits and ground gases.

Residential development would introduce significantly more sensitive receptors, including homes and private gardens.

Until comprehensive site investigation and any necessary remediation have been completed, it has not been demonstrated that the site is suitable for residential development.

5. Protected Wildlife and Biodiversity

Protected species, including Hazel Dormouse and bats, have been identified on the site. The ecological evidence identifies the need for a European Protected Species Mitigation Licence, biodiversity enhancement measures and long-term habitat management.

The ecological consultation history demonstrates that further information and mitigation were required before ecological matters could be considered fully addressed.

6. Landscape, Trees and the High Weald National Landscape

The site forms part of the attractive rural setting on the eastern approach to Haywards Heath and contributes to the setting of the High Weald National Landscape.

The applicant's own Arboricultural Impact Assessment acknowledges that multiple trees will be removed, including a mature English oak described as "regrettable but unavoidable". The assessment also confirms that woodland will be reduced in extent and identifies Ancient Semi-Natural Woodland approximately 50 metres from the site.

Taken together with encroachment into root protection areas and uncertainty regarding local soil conditions, these matters raise legitimate concerns as to whether the scale of development reflects the environmental capacity of the site or whether the layout has been driven primarily by development constraints.

The proposal would also permanently urbanise one of the principal scenic approaches into Haywards Heath, replacing open countryside with suburban development and eroding the landscape character that local and national planning policies seek to protect.

7. Heritage

The proposal would affect the setting of heritage assets, including Sugworth Farmhouse, South Lodge and the nearby Ouse Valley Viaduct. Evidence of a Roman road crossing the site has not been fully investigated, and the application has not demonstrated that the public benefits outweigh the identified heritage impacts.

8. Highway Safety

The Highway Authority identified a number of matters requiring further clarification, including the detailed design of the proposed roundabout, accommodation of larger vehicles, pedestrian and cycle provision, drainage, visibility and road safety.

Construction traffic would place additional pressure on an already constrained local road network.

9. Pressure on Local Services

Schools, GP surgeries and healthcare services within Haywards Heath are already under considerable pressure.

The application has not demonstrated that sufficient infrastructure exists to accommodate the additional demand arising from the proposed development.

Conclusion

Having considered the amended plans together with the additional technical information submitted since my original objection, I remain firmly of the view that planning permission should be refused.

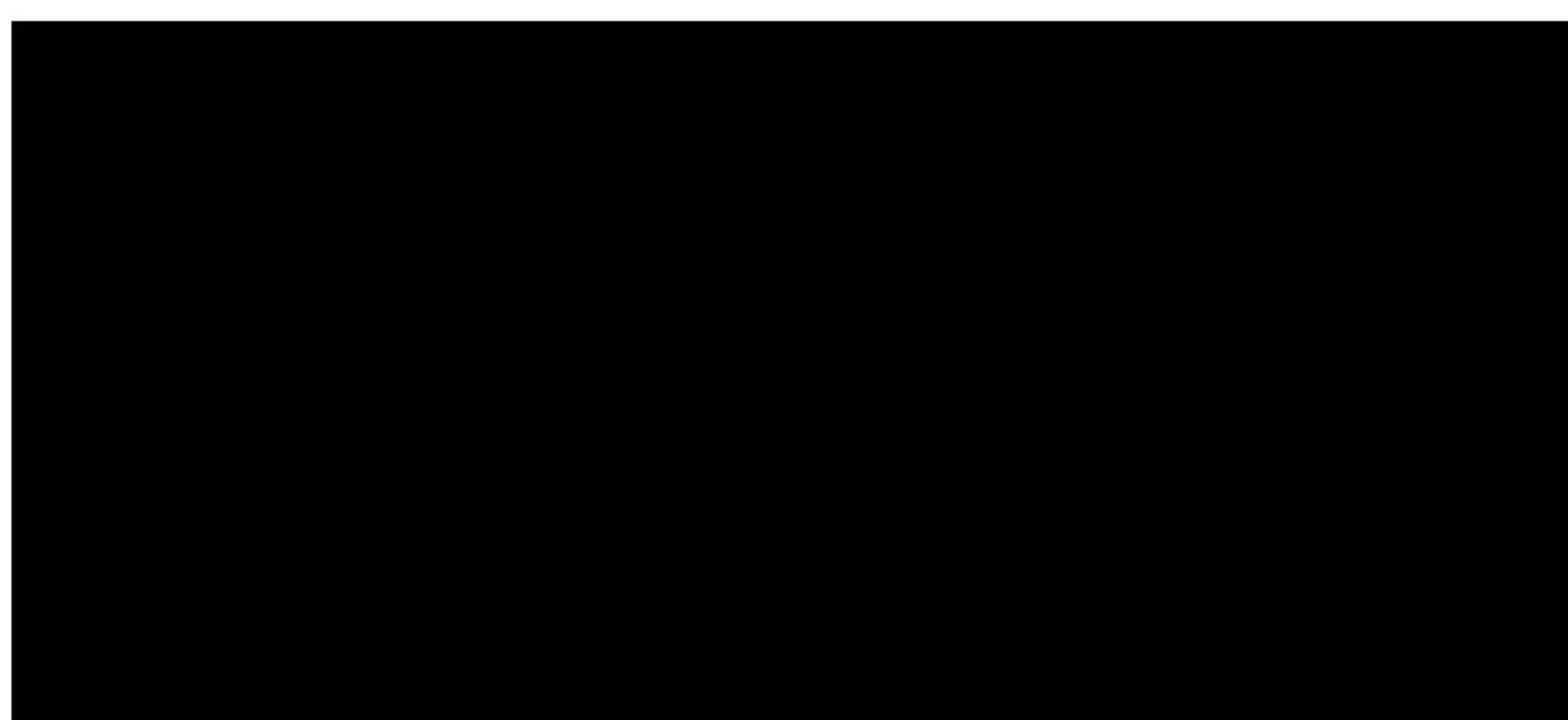
Whilst the reduction from 125 to 117 dwellings is acknowledged, it does not materially alter the principal planning concerns. Indeed, the consultation responses and technical evidence reinforce rather than diminish the fundamental constraints affecting the site.

I respectfully request that the Local Planning Authority considers the cumulative effect of these issues rather than assessing each matter in isolation. Individually, each raises legitimate planning concerns. Collectively, they demonstrate that the application has not shown the site to be suitable or deliverable for residential development at the scale proposed.

This is not simply a proposal affected by one technical matter capable of being resolved through planning conditions. Rather, it is a proposal affected by multiple independent constraints relating to infrastructure, water supply, flood risk, contamination, ecology, highway safety, landscape impact, heritage and the loss of important trees.

For all of the reasons set out above, I respectfully request that Mid Sussex District Council gives substantial weight to the cumulative effect of these unresolved planning issues and refuses outline planning permission for application DM/25/3129.

Yours faithfully,

A large black rectangular box redacting the signature and name of the objector.

