

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 September 2026 16:01:26 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/2214

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/09/2026 4:01 PM.

Application Summary

Address:	Land East Of Keymer Road And South Of Folders Lane Broadlands Burgess Hill West Sussex
Proposal:	Variation of Condition No: 33 relating to planning application DM/22/3049 - to allow for design changes. The proposed new drawings reflect changes made on only the Thakeham parcels (Build Phase 1: Access Road and Northern Land phase only).
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address:	1 Nettle Drive Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to Planning Application DM/26/2214 and the proposed amendments to the previously approved development under DM/22/3049. My main concern is the proposed change in the housing mix, particularly the move towards larger properties with a greater number of bedrooms.

While the total number of dwellings may remain unchanged, increasing the number of larger three, four and five-bedroom homes is likely to increase the potential number of residents living within the development. This could in turn lead to higher levels of car ownership, greater parking demand and an increase in vehicle movements.

This is particularly concerning because the development currently has only one access route in and out. A potential alternative access route through Broadlands did not materialise, meaning that traffic generated by the development is concentrated through the existing access.

Any increase in the number of residents or vehicles therefore has the potential to place additional pressure on that single route, as well as on the surrounding road network including Folders Lane and Keymer Road.

I am concerned that the proposed increase in bedrooms should not be treated purely as a design alteration. Larger homes create the capacity for larger households, and the cumulative impact of these changes should be properly considered in terms of traffic, parking and local infrastructure.

The proposed amendments could create additional pressure on:

- the single access route serving the development;
- traffic levels through the residential area;
- parking and visitor parking;
- local roads and junctions;
- schools, healthcare and other local services; and
- the wider residential environment.

I am also concerned about the reduction in the proportion of smaller two-bedroom properties. A development of this size should provide a balanced mix of housing suitable for different household sizes and needs. Increasing the proportion of larger homes risks reducing that balance.

The original development was approved based on a particular housing mix and associated impact. In my view, a subsequent increase in larger properties and overall bedroom numbers represents an intensification that should be fully assessed rather than regarded simply as a minor change to individual house types.

I therefore ask Mid Sussex District Council to carefully consider the cumulative impact of these amendments, particularly the likely effect on traffic and parking given that the development is currently served by only one access route.

I would ask that the proposed variation is refused unless it can be

clearly demonstrated that the changes will not result in an unacceptable increase in traffic movements, parking pressure or demand on local infrastructure.

Kind regards