

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 May 2026 16:09:58 UTC+01:00
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 07/05/2026 4:09 PM.

Application Summary

Address:	Land At Borde Hill Lane Haywards Heath West Sussex
Proposal:	Outline planning application for the erection of up to 117 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access. (Amended plans and supporting statements received 15th April reducing the number of proposed dwellings to up 117 and reducing the size of the proposed roundabout).
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address: Saxonmead Borde Hill Lane Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I have already submitted a formal objection to the development and I wish to add further objections following the very small amendment to the plans. All my original objections still stand. The development should be refused completely but my concern is that the council leaning towards granting permission and if that is the

case, I strongly urge them to ensure the plans are dramatically scaled back. The number of houses is still far too many, the effects on the countryside still far too great, the roundabout is too big and the roads will be overloaded with traffic. Traffic is already extremely heavy and noisy. If the council is minded to grant permission, I hope that they insist the number of houses is reduced and the impact on the immediately adjoining boundary properties is fully understood and to respectfully request that these impacts are given careful and specific consideration. On a personal level, my husband and I have already raised these points directly with Fairfax and Steven King but will now set them out here as well.

The illustrative layout and parameter plans show residential development proposed very close to the rear boundaries of the existing dwellings on Borde Hill Lane and on rising land. This would result in a very high degree of overlooking, loss of privacy, increased noise and light spill, and a fundamental change in outlook and character. The orientation of the proposed houses places rear facing elevations directly towards our homes and gardens, resulting in an extensive number of windows in close proximity to our boundaries. This is amplified by the rising land levels, meaning that dwellings across the slope would have direct views into our gardens.

These impacts would not be limited to the construction phase, but would represent a permanent and significant loss of residential amenity, fundamentally altering how our homes and gardens can be used and enjoyed on a daily basis. As currently arranged, the layout appears to give little consideration to the amenity of the four existing homes most directly affected.

Despite being on the edge of Haywards Heath, these properties presently enjoy a strong sense of privacy, openness and tranquillity associated with the adjoining fields. Under the current proposals, this would be replaced by a dense development of up to 117 dwellings, many of which would directly overlook our homes due to their proximity and the rising topography of the site. I appreciate that this is an outline application; however, it is precisely for that reason that I respectfully ask the council to ensure that appropriate safeguards are secured now, rather than deferring fundamental boundary relationships entirely to Reserved Matters. In the absence of clear parameters, there is a real risk that unacceptable amenity impacts on immediate neighbours could become difficult to remedy at a later stage.

In particular, I ask the council to carefully consider the need for a clear landscaped buffer zone between the rear boundaries of the four existing properties on Borde Hill Lane and any new residential development. I would like to see the application outright refused but if they are going to grant permission for development, we would like to see the ten houses currently proposed immediately behind our rear boundaries removed from that location and either omitted or relocated elsewhere within the site, with this area instead forming a landscaped buffer. Given the proximity of the site and the difference in land levels, such a buffer

would need to incorporate substantial and effective screening, including tall, dense, evergreen planting, in order to meaningfully protect privacy and residential amenity.

I note from the applicant's updated Landscape and Visual Impact Assessment that Moderate Adverse visual effects are identified for residents immediately adjoining the site, including properties along Borde Hill Lane, particularly in the early years following development, with reliance placed on landscape planting over time to reduce these effects. However, the proposed mitigation is largely focused internally within the site and along road frontages, with no meaningful landscape buffer or structural planting proposed between the rear boundaries of the existing Borde Hill Lane dwellings and the proposed housing immediately behind them. In that context, the mitigation described in the LVIA does not materially address overlooking, loss of privacy or visual impact for the most directly affected residential receptors.

I firmly object to the development plan in its entirety but if the council are thinking about granting permission, I do hope they consider the impacts of the those directly affected by the plans and also all the residents of Haywards Heath and ensure the plans are scaled back and redesigned to minimise the impacts for everyone.

Kind regards