

Peter Davies

From: [REDACTED]
Sent: 27 February 2026 15:31
To: planninginfo
Cc: Howard Peters
Subject: (DM/25/3129) Sugworth farm

[REDACTED]

This objection is submitted by Jo Peters. I am directly affected by this proposal because I live on College road and use the roads as well as pavements on Balcombe Road and College Road. (DM/25/3129) Sugworth farm

1. FLOODING CONCERNS & WATER SHORTAGES

Haywards Heath has had water shortages and with climate change the summers are to become longer hotter drier, how are all these extra houses meant to share the limited resources at the reservoir?

- The site has **clay soil that doesn't drain well**
- Parts of the site are **already in a flood zone**
- The stream running through the area (Scrase Stream/West Common Stream) has **already caused flooding** on Penland Road, Borde Hill Lane, Turners Mill, Burrell Road, and Mill Green Road

Adding 125 houses means more hard surfaces (roads, driveways, roofs) which means more rainwater running off into areas that already flood.

I drive and walk past Portsmouth rd/Sunte Ave/Summerhill Rd roundabout which has run off rain water pooling near to the mini roundabout. I got soaked by cars walking my dog and one car skidded to a halt as the markings on the roundabout were obstructed, this is not a rare occasion, the huge flood puddle is there whenever there is rain for days on end.

2. PROTECTED WILDLIFE

I can't believe at a time of such a reduction in British wildlife and birdlife that some areas cannot be saved from development on beautiful green spaces like these.

Surveys found **protected species living on the site:**

[REDACTED]

Plus on numerous occasions I've watched beautiful red kites on the site flying between Wickham fields and Sugworth across railway lines.

The development will destroy their habitat and it is well known that species are best left in mature growth and may never return or recover. Removing grassland, cutting through hedgerows, and removing [REDACTED] will definitely kill and destroy nests/dens etc. The developers say they'll "mitigate" this later, but at this stage they need to prove the site can be developed without harming protected wildlife.

3. IMPACT ON THE COUNTRYSIDE AND HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

The site sits next to the **High Weald AONB** - a nationally protected landscape.

An independent landscape report from 2022 said even **60 houses would cause major harm** to the AONB and local countryside character. **125 houses would be significantly worse.**

- Creates a harsh boundary between town and protected landscape
- Increases noise, light, and activity near a protected area meant to be tranquil and we all know now that nature is so important to our mental wellbeing.

Driving to Balcombe and walking my dog up Balcombe road is already super busy, trying to cross the roads on foot, I love it when I reach the top of the hill and see the beautiful open countryside. We moved here to escape city life and now it's coming to us.

4. HISTORIC BUILDINGS AND ARCHAEOLOGY

- The development will cause harm to **historic buildings** like Sugworth Farmhouse and South Lodge
- There's evidence of a **Roman road** on the site that hasn't been properly investigated

the local heritage sites will be impacted, Haywards Heath was ruined by planners in the 70's 80s are we just going to let it continue?

5. ROAD DISRUPTION

The plan includes **completely remodeling the roundabout** at Balcombe Road, Hanlye Lane, and Borde Hill Lane **again**. I take this route to work in the villages of Horsham, it adds more traffic through Haywards Heath and the station area where they are starting to build an Aldi soon. Traffic will be chaos and the crossings for pedestrians are awful enough already, drivers will be annoyed, less patient and more accidents will happen. The construction lorries will be going down College Road, this is narrow and dangerous enough on busy days with no crossings. The houses are very close the road and the noise will be unbearable.

- Major disruption to residents, shops, businesses
- Routes to Crawley, Gatwick, and the A23/M23 cut off
- Copyhold Lane (narrow, with a weight-restricted bridge and flooding problems) used as a diversion - unsuitable for heavy traffic

6. SCHOOLS, DOCTORS, AND SERVICES

125 houses means:

- Around **350 new residents**
- Approximately **30-40 primary school age children**

The application doesn't show that local schools, GP surgeries, or other services have capacity for this many extra people. Last time I went into Newtons which will be one of the closest GPs I couldn't get an appointment, had to try calling on a Monday for 2 weeks until I got an appointment.

7. LOSS OF TREES

The plan includes cutting down a **mature English oak** and removing parts of woodland to build the access road.

The problem: The developers say this is unavoidable, but they haven't properly looked at alternative access routes. Losing mature trees makes the landscape and wildlife impacts even worse.

*Mature trees take decades to grow and are valuable for wildlife and character. Losing them shows the site is being over-developed. **Look what happened across the road at Penland. Trees were "accidentally removed or damaged " at the front side and now there are no mature trees left again.***

8. TOO MANY HOUSES

The council's own draft plan suggested **up to 60 houses** for this site. This application is for **125 houses** - more than double. The developer hasn't justified why so many more houses are needed or shown that the site can handle this many without causing problems.

The doubling of houses from the council's suggested 60 to 125 will dramatically increase the impact on our community., particularly with the traffic chaos it will no doubt ensue. Aren't new housing developments meant to be walkable or near to public transport? Noone is going to walk with shopping up the long hill back from Sainsburys so lets be real here.

I object to this application and ask the council to refuse it. If the council is minded to approve development on this site, it should be for far fewer houses (closer to the 60 originally suggested), with proper evidence that flooding, wildlife, heritage, and infrastructure concerns have been properly addressed."

Yours sincerely,