

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 27 February 2026 12:38
To: Steven King
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 27/02/2026 12:38 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

[Click for further information](#)

Customer Details

Address:	
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: FORMAL OBJECTION TO PLANNING APPLICATION DM/25/3129

Land east of Borde Hill Lane, Haywards Heath

Dear Sir/Madam,

I write to formally object to planning application DM/25/3129 for the proposed development of 125 dwellings on land east of Borde Hill Lane, Haywards Heath.

This objection is submitted by Kim Wadman. I am directly affected by the proposal, as my property at 25 Orchard Close backs directly onto the application site. I have lived at this address since 2002 and therefore have long-standing, first-hand knowledge of the site, surrounding land, drainage behaviour, wildlife use, traffic conditions, and the cumulative impacts of recent development in this area.

1. Fundamental Water Supply and Infrastructure Constraints

(Southern Water)

The consultation response from Southern Water raises serious and unresolved concerns regarding the deliverability of this development. The site lies outside Southern Water's statutory supply area, there is no confirmed alternative water provider, and there is no secured mechanism for delivering potable water at the scale required.

Southern Water further advises that foul flows from the development are likely to exceed the capacity of the existing sewer network, requiring future network reinforcement and phased occupation linked to upgrades that are not yet committed, funded, or programmed.

Policy DP23 (Infrastructure) of the Mid Sussex District Plan requires development to be supported by infrastructure that is available, or can be made available, in a timely manner. Reliance on future, uncommitted infrastructure demonstrates that the site is not deliverable as proposed and represents a fundamental constraint rather than a matter of detail.

3M

2. Flood Risk and Drainage

The site is underlain by clay soils with poor infiltration, and the surrounding area has a documented history of flooding. The Scrase Stream (West Common Stream) has flooded Penland Road, Borde Hill Lane, Turners Mill, Burrell Road, Mill Green Road, and Orchard Close, including my own property. The proposed development will exacerbate flooding risk and lead to safety hazards directly impacting my land, and garden which backs onto these fields.

The site currently functions as undeveloped grassland capable of accommodating surface water during periods of heavy rainfall. The loss of this permeable landform and its replacement with built development and extensive hard surfacing would significantly increase surface water runoff and reliance on engineered drainage systems.

The proposed drainage strategy depends on complex measures including attenuation basins, bunds, and roads acting as exceedance routes. Evidence from nearby developments, particularly Penland Green, demonstrates that such systems can fail, resulting in flooding of roads and properties.

Developing this land therefore represents a fundamental change in floodplain function within an already sensitive catchment. This approach conflicts with the precautionary principle embedded in Policy DP41 (Flood Risk and Drainage), which seeks to prioritise the avoidance of flood risk rather than reliance on mitigation.

3M

3. Environmental and Public Health Risk

Increased foul flows without secured sewer upgrades raise a real risk of sewer surcharge, pollution incidents, and harm to watercourses. These risks engage national environmental protection objectives and conflict with Policy DP41, which seeks to prevent increased flood risk and environmental harm both on and off site.

3M

4. Land Contamination and Site Suitability

The Council's Contaminated Land consultee response, submitted on 27 January 2026, identifies historic brick fields, a former brickworks, and areas of infilled ground within the site. Such former land uses are commonly associated with made ground, backfilled pits of unknown composition, localised waste deposits, and the potential presence of hazardous ground gases.

The proposed residential development would introduce more sensitive receptors, including future occupants and private gardens. In the absence of comprehensive intrusive investigation, the suitability of the land for residential use has not been demonstrated. The potential requirement for phased investigation and remediation introduces material uncertainty regarding both site suitability and deliverability.

These matters cannot reasonably be deferred to planning conditions, as they go to the principle of whether the land is capable of safe and sustainable development. The proposal therefore conflicts with Policy DP42 (Pollution and Land Stability) of the Mid Sussex District Plan.

3M

5. Impact on Protected Wildlife and Biodiversity

The site supports protected species including dormice and several bat species. Bats are regularly observed foraging across the site, including activity associated with my own property. The development would result in habitat loss, fragmentation, and disturbance through the removal of grassland, hedgerows, and feeding corridors.

The land also supports a long-established deer population that relies on this site for shelter, feeding, and movement. The application fails to demonstrate that ecological impacts can be adequately avoided or mitigated, contrary to Policy DP38 (Biodiversity).

3M

6. Harm to the High Weald Area of Outstanding Natural Beauty and the Scenic Approach to the Town

The site lies immediately adjacent to the High Weald Area of Outstanding Natural Beauty, a nationally protected landscape. Independent landscape assessment has previously concluded that even significantly smaller development would cause major harm to landscape character.

The application site forms part of the scenic rural approach to Haywards Heath, experienced by residents and visitors along Borde Hill Lane and surrounding routes. This approach provides a clear and valued transition from countryside to settlement edge, reinforcing local distinctiveness and sense of place.

The proposed development would fundamentally erode this rural gateway, replacing open countryside and vegetation with suburban built form. The loss of this landscape buffer would permanently alter the character of the approach to the town and intensify harm to the setting of the High Weald AONB. The proposal therefore conflicts with Policies DP15 (Character and Design) and DP16 (High Weald AONB).

3M

7. Heritage and Archaeology

The proposal would cause harm to heritage assets including Sugworth Farmhouse and South Lodge. There is also evidence of a Roman road crossing the site that has not been adequately investigated. The setting of the Ouse Valley Viaduct, a nationally significant Victorian structure whose significance is closely linked to its rural surroundings, would be adversely affected.

The application fails to demonstrate that the public benefits of the proposal would outweigh this harm, contrary to Policy DP36 (Heritage Assets).

3M

8. Highway Impacts and Construction Disruption

The proposal includes major alterations to the Balcombe Road / Hanlye Lane / Borde Hill Lane roundabout. Previous works at this junction resulted in prolonged road closures, severe

congestion, unsuitable diversion routes, and significant disruption to residents, businesses, and emergency services.

Extended construction traffic over several years would place unacceptable pressure on an already constrained network and undermine highway safety and residential amenity, contrary to Policy DP21 (Transport).



9. Pressure on Local Services

Local schools, GP surgeries, and hospital services in Haywards Heath are already operating at or beyond capacity. The application fails to demonstrate that adequate healthcare, education, or community infrastructure exists to support the scale of development proposed, conflicting with Policy DP23 (Infrastructure).



10. Loss of Trees and Landscape Features

The Arboricultural Impact Assessment submitted on behalf of the applicant confirms the loss of multiple trees, including a mature English oak described as "regrettable but unavoidable," alongside the reduction of woodland extent and encroachment into root protection areas.

The site lies approximately 50 metres from Ancient Semi-Natural Woodland, an irreplaceable habitat afforded strong protection under planning policy. The cumulative loss of mature trees, woodland pressure, and erosion of landscape structure conflicts with Policies DP37 (Trees, Woodland and Hedgerows) and DP15 (Character and Design), resulting in significant and irreversible harm.

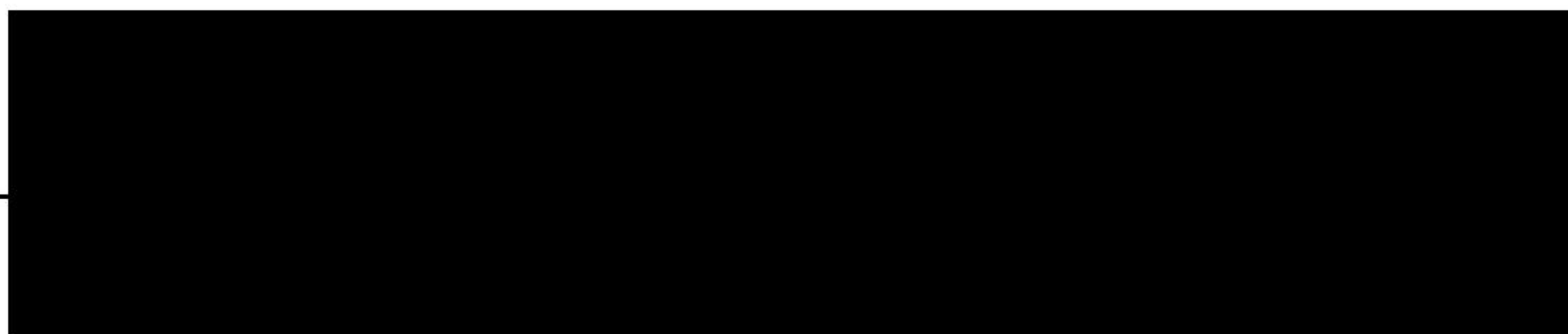


Conclusion

For the reasons set out above, this proposal is fundamentally flawed. It is constrained by unresolved water supply, contamination, and drainage issues; presents unacceptable flood and environmental risks; would erode the scenic rural approach to Haywards Heath; and would result in unjustified harm to protected landscapes, biodiversity, and heritage assets.

The application conflicts with multiple policies of the Mid Sussex District Plan and fails to demonstrate that the site is suitable or deliverable for development at the scale proposed. Planning permission should therefore be refused.

Yours faithfully,



Kind regards