

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 February 2026 10:33:35 UTC+00:00
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 05/02/2026 10:33 AM.

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

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Customer Details

Address:	Coniston Avenue 2 Haywards Heath
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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 formally object to the above planning application. This proposal represents an overdevelopment of a sensitive rural site and would result in significant and unacceptable harm to the character of the area, highway safety, local infrastructure, and the wider community. My objections are set out below.

1. Loss of Rural Character and Landscape Harm

The application would result in the permanent loss of open countryside that currently forms an important green buffer on the edge of Haywards Heath. The scale, density and layout of the proposed development would fundamentally alter the rural character of this area and urbanise land that plays a key role in maintaining the transition between town and countryside. This is contrary to the objective of protecting the intrinsic character and beauty of the countryside.

2. Scale and Impact of Proposed Highway and Roundabout Works

The proposed significant enlargement of the existing roundabout is wholly disproportionate to its current setting and would dramatically change the rural approach to Haywards Heath. This infrastructure would:

- Visually dominate the landscape
- Increase noise, light and air pollution
- Encourage higher traffic speeds and volumes
- Negatively affect residents well beyond the immediate site

The roundabout expansion is not a minor mitigation measure but a major piece of urban highway infrastructure, entirely out of keeping with its surroundings.

3. Highway Safety and Traffic Impact

Balcombe Road and surrounding routes already experience congestion at peak times. The application fails to convincingly demonstrate that the local road network can safely accommodate the additional traffic generated by the development. Increased traffic movements raise serious concerns regarding:

- Pedestrian and cyclist safety
- Increased rat-running through surrounding residential roads
- Cumulative congestion impacts

Any harm to highway safety is a clear and legitimate reason for refusal.

4. Unsustainable Development Location

This proposal represents car-dependent development, placing additional strain on an already stretched transport network. The site is not sustainably located for the level of housing proposed, conflicting with the principle of directing growth to locations with adequate infrastructure and services.

5. Pressure on Local Infrastructure and Services

Local schools, healthcare services, drainage systems and utilities are already under pressure. The application does not provide sufficient evidence that the necessary infrastructure improvements would be delivered in a timely or effective manner to support the development, resulting in harm to existing residents. I understand that the application from 65 houses originally has doubled which is wildly disproportionate.

6. Cumulative Impact

This application must be considered in the context of existing and proposed development in and around Haywards Heath. The cumulative effect on traffic, infrastructure, landscape and community character has not been adequately addressed and would be severe.

Conclusion

The proposed development would cause significant and irreversible harm to the character of the area, highway safety, and local infrastructure, with impacts extending well beyond the site itself. These harms are not outweighed by the benefits claimed by the applicant.

For the reasons outlined above, I respectfully urge the Local Planning Authority to refuse this application.

Kind regards