

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 May 2026 14:06:09 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 2:06 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 to 117 and reducing the size of the proposed roundabout).
Case Officer:	Steven King

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Customer Details

Address: 7 Coniston Avenue Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am directly affected by the Sugworth Farm housing development proposal because I live in Coniston Avenue and use Hanlye Lane and Balcombe Road on a daily basis. In this document, I aim to outline my reasons for OBJECTING to

the Sugworth Farm Development, for reasons of water supply, school places, local roads, flooding, lack of support in local development plans, and landscape.

Our water supply cannot cope

Southern England has experienced record dry periods and demand for water has increased significantly with all the development that has already taken place. Last Spring/Summer Ardingly Reservoir was at a critically low level, and homes were under a hosepipe ban for months on end with concerns that we may run out of water. Without substantial upgrades, existing residents will experience further pressure on already stretched water supplies and there is no strategic plan to increase water supply capacity to serve the proposed development - and even if one existed, it would take years to deliver. The application contains no evidence that water supply infrastructure can support 117 additional homes in this area.

Schools are full and cannot absorb more children

West Sussex County Council has confirmed that local schools do not have capacity to accommodate the additional demand this development would generate. Haywards Heath primary schools are already operating above 95% capacity. Reliance on S106 contributions does not guarantee that school places will be delivered in time. The local Harlands School is full - there are families living 200 metres away who cannot get their child a place and have to drive to Lindfield as a result. I've known a local family having primary aged children in separate schools in separate towns because their local school didn't have places.

Doctor and dental practices are at full capacity

Far too many families in the local area are not registered with a doctor and/or dentist practice due to them being at full capacity and turning people away. Those that are registered with a doctors surgery know all too well the 'golden ticket' moment when you can actually get through for an appointment. Our surgeries are in a critical condition and introducing 117 more houses, averaging 276 more people, is only putting more pressure on an already broken system and leaving our residents without basic healthcare. This is simply unacceptable for a first world country.

Local roads cannot cope with more traffic

Local roads are narrow, constrained and already at or near capacity. Additional traffic is likely to result in severe cumulative impacts under the NPPF. The proposed roundabout, despite being slightly smaller than originally proposed, remains urbanising in nature and out of character with the surrounding rural road network. The proposed roundabout truly is a monstrosity for the area. Balcombe Road and Borde Hill Lane have seen a significant increase in heavy traffic in recent years with no upgrades. Penland Road is already being used as a rat run during school drop-off and pick-up. Years of construction traffic to a 117-home

site on these roads would make things significantly worse. The directly local roads surrounding the proposed development are repeatedly full of potholes every winter and cannot cope with more traffic from 117 more houses; averaging 168 more cars. Repeated traffic, especially from heavy vehicles, can accelerate the deterioration of road surfaces. The constant weight and impact of vehicles can weaken the road, causing cracks to form. Over time, these cracks can develop into potholes. This past winter potholes appeared - some very large and deep - causing drivers to stop suddenly, swerve to avoid them, and/or risk a burst tyre. After weeks of dangerous road surfaces, the potholes were filled and within 3 days had reopened again. This cycle repeated for months. With years of additional heavy construction vehicles this problem would be exacerbated.

Flooding risk has been deferred, not resolved

Parts of the development site sit within existing surface water flow paths, which means the sequential approach to site layout has not been properly followed - development in such areas should be avoided in the first instance, not built on and mitigated afterwards. Although the Lead Local Flood Authority has removed its formal objection subject to conditions, this does not resolve the underlying concerns:

- The scheme relies heavily on future detailed design and unproven mitigation measures that do not yet exist.
- Proposed interception of flow paths via highway gullies is inherently uncertain and may not perform effectively during significant rainfall events.
- There is a real risk that exceedance flows could continue along natural routes, increasing flood risk to properties within the site or elsewhere.
- Long-term maintenance and management of drainage infrastructure remains uncertain and unresolved.

In effect, the application defers resolution of critical flood risk issues to later stages rather than demonstrating at outline stage that the development is safe, appropriate and robust over its lifetime.

This matters enormously in the local context. The development of Penland Green has already made flooding significantly worse for gardens in Orchard Way and surrounding roads. The stream running through the Sugworth Farm site rises to at least 1.2 metres under heavy rainfall, causing bank flooding. During heavy rain, water running off Borde Hill parkland via the South Lodge entrance already floods onto Borde Hill Lane because the drain installed with the current roundabout cannot cope. Building 117 houses with all their roads, driveways and roofs will send far more water into a system that is already failing.

This is a critical point and should not be brushed off.

This development has no support in local plans

The land at Sugworth Farm is not designated for residential development in the Haywards Heath Neighbourhood Plan or the

Ansty and Staplefield Parish Plan. The Planning Inspectorate concluded in May 2022 that no further housing allocation was required in Haywards Heath. This development does not have the support of the communities it would most affect.

Landscape harm

The land at Sugworth Farm is part of the High Weald National Landscape and an independent landscape report found that even 60 houses would cause major harm to such a beautiful place. 117 proposed houses is almost double that devastation.

I appreciate that personal panoramic views are not reason enough to object to planning proposals, however, on a very individual level, when my husband and I separated and my son and I moved house, the view had a very large bearing on choosing our new property. There is something very refreshing and freeing about waking up to nature and openness. My son and I would be so incredibly upset if that were to be taken away.

Generally speaking, I am not 'anti-development' - people need homes and all of our houses were new builds at some point (mine far more recently). I am, however, strongly against mass housing being built where the infrastructure just isn't there to support it and over my lifetime there have been a huge number of developments in our local towns and villages where schools and healthcare providers are promised and never delivered, and highways and water supplies can't cope with the demand.

For all the above reasons, I OBJECT to this application and I urge the council to protect the long-term character, sustainability, and wellbeing of the local community. I respectfully ask that the council refuse the proposed Sugworth Farm planning application until there is proper evidence that water supplies, local services, flooding, highways and landscape concerns have been properly addressed.

Yours sincerely.

Kind regards