

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 November 2025 20:55:42 UTC+00:00
To: "Martin Dale" <martin.dale@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2634

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/11/2025 8:55 PM.

Application Summary

Address:	Land Adjacent To Batchelors Farmhouse Keymer Road Burgess Hill West Sussex RH15 0BQ
Proposal:	Outline Planning Application with all matters reserved (except the means of access from the public highway) for residential development and the construction of up to 26 dwellings, with vehicular accesses, and new footpath links to Keymer Road, the provision of new landscape amenity space, areas of ecological enhancements, together with associated Highways, Drainage and Utilities works associated with the proposed development.
Case Officer:	Martin Dale

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Customer Details

Address: Edenia House 4 Greenlands Place Burgess Hill

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1. Lack of Proper Notification I wish to object to the above planning application.

Neither I nor my neighbours received any official planning notice from Mid Sussex District Council (MSDC), nor did we receive any of the 500 developer leaflets which were purportedly distributed to outline the proposal. This raises serious concerns about the adequacy of the consultation process and whether the local community has been properly informed and given the opportunity to comment, as required under planning law and the principles of transparency and public engagement.

2. Previous Refusal - DM/19/3334

It is important to note that a similar application for this site (Ref. DM/19/3334) was refused in 2019. The reasons for refusal remain entirely relevant and unresolved in the current proposal:

Character and Density:

The development would not reflect the established low-density, ribbon-style character of Keymer Road. The area is defined by spacious plots, green boundaries, and a semi-rural feel which this proposal would fundamentally undermine.

Visual Impact and Urbanisation:

The previous refusal highlighted the adverse visual impact on views from the adjacent public open space and footpath, where the development would be visible above the hedgerow. The proposal would again introduce an unacceptable degree of urbanisation, eroding the rural edge and open setting of Burgess Hill.

Loss of Historic Hedgerow and Biodiversity:

The previous scheme was refused in part due to the proposed removal of a 39-metre section of historic hedgerow to accommodate access and visibility splays. This hedgerow contributes significantly to local biodiversity, character, and historical landscape value. Any further removal or fragmentation would constitute a serious and irreversible loss.

These reasons for refusal still apply, as the fundamental nature of the site and its setting have not changed.

3. Cumulative Impact and Overdevelopment

The Keymer Road and Folders Lane area has already been saturated with large-scale housing estates and smaller infill developments over recent years. The cumulative impact of this unchecked development has been severe:

Traffic Congestion:

Local roads are now operating well beyond capacity. Keymer Road and Folders Lane are congested throughout the day, and journeys through Burgess Hill during peak hours have become extremely difficult. The recent installation of multiple traffic lights

has worsened the flow of traffic rather than improved it.

Infrastructure Strain:

The area's roads, schools, healthcare facilities, and local services are already under significant pressure. Further housing development would exacerbate these issues, contrary to sustainable development principles.

4. Conclusion

This proposal represents further overdevelopment in an area that has already absorbed more than its fair share of housing growth. It fails to respect the established character of Keymer Road, harms important local biodiversity and heritage features, and worsens already unacceptable traffic conditions.

For these reasons, and given the unresolved grounds for refusal previously identified under DM/19/3334, I strongly urge Mid Sussex District Council to refuse this planning application once again.

Kind regards