

## Steven King

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**From:** [REDACTED]  
**Sent:** 24 April 2026 09:27  
**To:** planninginfo; Steven King  
**Cc:** Damo Davis  
**Subject:** Application DM/25/3129 - Outline planning for 117 dwellings

[REDACTED]  
Dear Sir/Madam,

I am writing in response to the recent notification regarding the outline planning application for the erection of up to 117 dwellings, together with landscaping, open space and access, on land at Borde Hill Lane.

We live at [REDACTED] and anticipate that the development will back directly onto our garden boundary.

Having reviewed the information currently available on the Mid Sussex District Council website, I note that there is very limited detail provided to enable residents to fully understand the nature and impact of the proposed development. While I am broadly supportive of appropriate and well-planned development in the area, I would appreciate further clarification on several important matters.

Firstly, in relation to the effect on the appearance of the area and the quality of design, there is currently no indication of what the development will look like. It would be helpful to understand the proposed architectural style, scale, and materials of the dwellings. In particular, clarification is requested as to whether the scheme includes any apartment blocks, and if so, their height and positioning.

Secondly, regarding the impact on outlook, it is difficult to assess how neighbouring properties may be affected without visual plans, elevations, or indicative layouts. Additional information or illustrative material would be valuable in understanding the extent of any visual or spatial impact.

I also have concerns about highway safety. Our property is located near a tight bend immediately following the roundabout from Borde Hill Lane to Balcombe Road. Visibility is already constrained there, and cars frequently travel well in excess of the 30 mph speed limit, making pulling out of our drive safely challenging already. A development of this size will likely generate a significant increase in traffic, and I am concerned about the safety implications. Further information on traffic assessments, access design, and proposed mitigation measures would be essential.

Please note that we do not have a pavement on our side of 34 Balcombe Road. This safety concern affects us as pedestrians on every journey because it is currently impossible to move to a safer, more visible part of Balcombe Road before crossing. This impacts every excursion with our very young family, including travel to Harlands Primary School.

Regarding tree loss and countryside intrusion, we would like to understand how many trees are proposed to be removed, which specific areas will be affected, and what landscaping or replacement planting is planned. This is particularly important given the role that existing vegetation plays in maintaining the character of the area.

Damien and I support development in principle, provided that it is designed sensitively, maintains the

character of the area, preserves as many existing trees as possible, and ensures that traffic and access arrangements are safe and appropriate for the location.

I would be grateful if the above concerns could be addressed, and if further detailed information could be made available to residents to enable informed feedback.

