

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 17 November 2025 21:35:04 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 17/11/2025 9:35 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

[Click for further information](#)

### Customer Details

Address: 5 Greenlands Drive Burgess Hill

### Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir/Madam I wish to strongly object to this planning application for the following reasons: 1 The proposed development is within a countryside location

outside of the built-up area of Burgess Hill which is not allocated for housing nor contiguous with a built-up area boundary and thus would be contrary to policies DP12 and DP15 of the District Plan. The Council can demonstrate a five-year housing land supply and there is no identified need for these dwellings in this location as the proposal is not necessary for the purposes of agriculture and are not supported by other policies in the Plan. Whilst the dwellings would make a contribution to additional housing in the district, the proposed development would not protect the intrinsic character and beauty of the countryside and would have an intrusive and harmful urbanising impact on the landscape. The proposal is therefore contrary to policies DP12 and DP15 of the Mid Sussex District Plan and the aims of the NPPF.

2 The proposed scale of the development identified in the indicative site layout plan of a high density cul-de-sac development would not reflect the existing low density ribbon development character of Keymer Road. Due to the development of this site the proposal would result in an adverse impact on views from the adjacent public footpath and public open space where the proposed houses would be seen above the hedge and result in an unacceptable urbanisation of the site which would harm the semi-rural character of the site and the area in general detracting from local views from the adjacent public open space, and nearby houses. The proposal would therefore be contrary to Policy DP12 of the District Plan and para 170 of the NPPF.

3 The proposed removal of a section of historic hedging to the front boundary to accommodate the accesses and visibility splays would result in significant harm to biodiversity through the loss of an irreplaceable habitat of a historic hedgerow that represents a living landscape history as well as a complex ecosystem. The proposed mitigation of the translocation of the hedge is not considered appropriate in this instance. The proposal would therefore be contrary to Policy DP38 of the Mid Sussex District Plan and policy 175 of the NPPF.

4 The proposed development does not satisfy the requirement of Policies DP20 and DP31 of the Mid Sussex District Plan in respect of infrastructure requirements, including affordable housing provision, to service the development as supplemented by the Council's Development Infrastructure and Contributions Supplementary Planning Document.

5 Planning permission has been granted for two detached houses to be built one either side of the existing Batchelors Farmhouse. These would be in keeping with the low density ribbon development character of Keymer Road.

Please refuse this application.

Kind Regards, Peter Henry

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Kind regards