

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 February 2026 17:45:17 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 08/02/2026 5:45 PM.

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:	24 Fairfield Way 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:	Firstly, I would like to point out that I did not receive a copy of the developer's flyer which was supposedly delivered on 29th October 2025, and in any event I suspect that the feedback forms will have been structured to provide a favourable (or less negative) response. The increase in the number of houses proposed, which is double the number suggested by the Council, on this site (yet another greenfield site) is totally inappropriate for many reasons : -

The majority of the houses in the site will be priced in line with local market prices which are high in comparison (to maximise profit for the developer) to surrounding areas which will mean that even "affordable housing" will be relatively expensive which in turn will limit the opportunity for local youngsters to get on the housing market. Most houses will be bought by others from even more expensive areas moving into this area.

The risk of flooding at the bottom of the site adjacent to one of the busiest railway lines in the country where the embankments have previously had to be reinforced (on the eastern side) and regular "pruning / removal" of trees to reduce "leaves on the line" by Network Rail may have negatively impacted the stability of this structure.

The use of tanks to retain water on Penland Farm didn't stop houses being flooded in Penland Road and other people experiencing "issues" with Scrase stream in Barnmead even though there was considerably more woodland below the Penland Farm development to absorb excess rainwater than at this site. The subsequent remedial work eventually undertaken to correct these failures at Penland Farm must have cost the Council, and indirectly Council Tax payers, a considerable amount of money. Other residents have previously mentioned flash floods on this site and I also know of one resident who lost a purchaser of his property because of concerns about the flood risk from the stream behind the houses at the bottom of Fairfield Way. I thought that was a ridiculous thing for a surveyor to say but it is indicative of the concerns people have about investing in a "potential" flood risk area and the potential inability to secure insurance for flood damage.

In addition to the risk of flooding here and downstream in Lindfield Global warming is causing hotter summers with the risk of water shortages compounded by the lack of solid plans by Water Companies (which don't involve massive water tankers moving water around causing noise congestion and further damage to local roads) to increase water supply / disposable infrastructure which if ever agreed could not be delivered for many years, perhaps decades.

The massive roundabout at the junction of Borde Hill Lane, Hanlye Lane and Balcombe Road will only increase the volume and speed of traffic entering Balcombe Road. Despite 30mph signs already on the approach to the current roundabout much of the traffic does not adhere to the 30mph speed limit in Balcombe Road which makes crossing this road between Penland Road & Fairfield Way difficult as cars and vans travelling in excess speeds can come around the blind corner quickly. And there is no enforcement.

Recent housing developments in the town together with the opening up of access to the M23 have greatly increased the volume and speed of traffic on Balcombe Road which like Borde Hill Lane and Hanlye Lane haven't been improved for decades. They are still basically country lanes which is why the number of accidents is increasing. To access this site on foot via Balcombe

Road would require individuals to cross the road three times which because of volumes and speed is becoming increasingly dangerous. This development would just increase the volume of traffic and congestion on the roads.

The suggestion that this development will create new public spaces for all to enjoy is pure fiction. Given where this development is who is going to walk or drive all the way up to this site to "enjoy green spaces" created by concreting over a natural habit. Just look at the barely used "green spaces" at Penland Farm

In terms of providing footpaths for people to exercise and socialise very few people will do this. Just take a look around Penland Farm where you will very rarely see anyone walking / socialising. It is like a ghost village. Almost everyone drives, which cuts across another of the council's objectives to reduce the volume of traffic. People feel they have to drive as it is too far to walk and the public transport is infrequent (just look at the number of people not on a 31 or 31A bus going along Penland Road).

The local junior School (Harlands) is already full with some local residents (Penland Road) already having to drive to other schools (e.g. Cuckfield, Northlands Wood, Balcombe etc) and this development will only exacerbate this problem with non-local residents driving in the opposite direction to drop their children off at Harlands School.

Other facilities in Haywards Heath (doctors, dentists, parking & policing) have not kept pace with the population growth and further housing development will only create further strain on these struggling underperforming services.

There is no mention of long-term job creation in this proposal just "local jobs" during the construction phase. Perrymount Road used to be full of offices providing jobs, but many have now disappeared being replaced with blocks of flats. Where is the creation of local long-term jobs? I suspect even these local jobs during the construction phase jobs will not happen as construction companies will bring contract workers in from all over the South East creating yet more congestion.

The train services are already overcrowding expensive and very unreliable and adding further strain on these will not enhance the reputation of Haywards Heath as somewhere to settle down and bring up a family.

And from an Environmental perspective this much bigger development will have a proportionally bigger and Long-Term impact on the Environment with the removal of habitat which I have seen frequently used by deer with Red Kites and Sparrow hawks hunting in and around the field. Surveys have found protected species living on this site (Dormice and bats) and destroying the natural habitat and trees with all sorts of diggers & loaders to build roads, houses and banks and tanks to control flood water will destroy these species. You cannot mitigate this loss after the event. These species will not return to a housing estate.

Just looking at this development rather than taking a holistic view of the cumulative impact of all the developments that have taken

place recently, and are planned, on the Environment and all aspects of life in the town is a mistake and will create potentially irreversible problems for future generations. The size of this "try on" development is totally inappropriate for this site and this area. And I see little in this plan that will be of benefit to the community. It should be rejected.

Kind regards