

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 08 February 2026 17:11
To: Steven King
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 5:10 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

[Click for further information](#)

Customer Details

Address: 5 Orchard Way Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This objection is submitted by [REDACTED], and my family, are directly affected by this proposal as residents of Orchard Way, backing on to the field land that is the proposed development site.

I am objecting to the proposal on the following points:

1. District Plan. The site is not in the current District Plan and the parish in which it sits (Staplefield) does not provide the facilities that this development will use, nor will be impacted.

2. Noise. The noise impact assessment contradicts the experiences of current residents, who live further from the rail line than many of the houses in question

2a. Train noise was claimed to be reasonably infrequent, which is inconsistent with Haywards Heath serving ~1400 services a week (<https://www.railwaydata.co.uk/stations/overview/?TLC=HHE>).

2b. Noise levels are somewhat dependent on tree cover between the development and the railway, which is outside the control of developers and future residents. Tree cover has seen significant reduction in recent years due to work by Network Rail, and noise from trains increased

to the extent that Network Rail have performed testing noise testing at the request of residents. 2c. Currently, fast trains that don't stop at Haywards Heath render it not possible to hold conversations in the gardens close to measurement point UP2. This will be significantly worse for residents in a new development given their proximity to the railway.

3. Traffic. The implementation of a roundabout at the junction of Borde Hill Lane and Hanlye Lane to support the Penland Farm development has caused significant and permanent changes to traffic patterns going into Haywards Heath. The roundabout has caused traffic to be more evenly distributed coming into the town and, during busy periods, making it significantly harder to exit Penland Road, Fairfield Way, Oakhurst Lane, Old Wickham Lane, Barnmead, and Mill Hill Close. Additional traffic caused by this development will exacerbate the problem and will lead to increased risk of accidents as residents attempt to leave side roads.

When the current roundabout was being built it caused significant inconvenience to many residents, causing hours of additional driving a week and additional costs of fuel for those of us who are reliant on using Borde Hill Lane and Hanlye Lane to support work and community activities such as coaching kids sports at local clubs.

4. Services. Residents in the area are already suffering from poor water supply including low water pressure and, most recently a hosepipe ban that lasted 7 months. It is clear that the infrastructure is not in place to support an additional 120+ households. I note that South East water has not, at the time of this objection, made a representation that is available on the planning portal. The area is prone to flooding (including Copyhold Lane, and downstream in Lindfield) Southern Water make it clear that significant attention would be required to support drainage, and that tree planting to replace those that would be needlessly culled to support the development, would take second place to the need to provide adequate mitigation for the loss of land that currently acts as an important buffer.

5. Biodiversity. The proposed development would destroy a habitat for Bats, endangered Dormice, Owls, Red Kites, Woodpeckers, among many others. The development is reliant upon S106 to increase biodiversity in external locations as an alternative to preserving what is already a flourishing natural ecosystem that operates on the fringes of a flourishing town. The development will leave this part of Haywards Heath significantly poorer for a theoretical net benefit in an undefined future location. As per previous point, Southern Water have already cast doubt on the viability of the proposed tree plan.

6. Train capacity. Haywards Heath has a significant population of workers who use the trains to commute to towns and cities (most notably, London) to the North. Already it is commonplace to have to stand all the way to London on a train departing Haywards Heath after 7am and before 8.30am. Adding 120+ houses will exacerbate this and adding to the significant infrastructure and services challenges we currently face, is not desirable.

For all these reasons, I object to this application and ask the council to refuse it until there is proper evidence that concerns around noise, essential services, traffic and biodiversity have been addressed.

 5 Orchard Way, RH16 1UX.

Kind regards