

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 08 February 2026 08:48:53 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 8:48 AM.

### 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:	Crowlink, Borde Hill Lane 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:	I strongly object to this proposal because it would cause serious and lasting harm to my home, my privacy and my quality of life. The development would urbanise what is currently a quiet rural edge and replace it with a dense housing estate and engineered road layout, fundamentally changing the character of the area and the setting of the High Weald National Landscape that I currently live beside and value.

The proposal removes important mature trees, including a large oak at the entrance, which currently provide screening, privacy and a sense of separation from the village edge. Their loss would permanently expose my home to traffic, lighting and development activity, destroying the rural outlook that is a defining part of living here.

The submitted plans show the development platform sitting higher than my existing garden, with two-storey houses and an estate road positioned directly behind my boundary. This would result in direct overlooking into my garden and windows, a constant increase in noise from vehicles and residents, and intrusive headlight glare and lighting immediately behind my property. I would lose my privacy and the peaceful enjoyment of my home and garden, replaced by continuous disturbance and an overbearing sense of enclosure.

The new access and enlarged roundabout would bring increased traffic, congestion, noise and pollution to what is currently a quiet approach. This would be felt daily and would further erode the calm, rural character of the area. The applicant's own evidence confirms that tree loss and construction pressures are unavoidable, reinforcing how harmful and urbanising this proposal would be at the village gateway.

Dark skies are one of the defining features of this area, yet the development would introduce street lighting, estate lighting and constant vehicle headlights close to my home. Without extremely strict controls, light spill and skyglow would intrude into my property, affecting sleep, wellbeing and the character of the landscape, while also harming wildlife that relies on dark, connected corridors along the boundary.

I am also concerned that raising ground levels, introducing roads and drainage features immediately behind existing homes could increase the risk of surface water runoff and flooding affecting my garden and property. There is no clear, tested assurance that this risk has been properly addressed.

Overall, this proposal would cause a permanent and unacceptable loss of amenity. It would result in reduced privacy, increased noise and light pollution, traffic impacts, visual harm and the destruction of the rural setting that defines my home. These impacts would be experienced every day and cannot be mitigated by conditions. For these reasons, I believe the development is wholly inappropriate for this location and should be refused.

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Kind regards