

Steven King

From: planninginfo@midsussex.gov.uk
Sent: 07 February 2026 18:33
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 07/02/2026 6:33 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: 25 Norris Lane Haywards heath

Comments Details

Commenter Type: Applicant

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

"This objection is submitted by Rowana smith. I am directly affected by this proposal because I live on the Penlands estate and use this road daily.

I object for a list of reasons

1. Flooding Concerns

- The site has clay soil that doesn't drain well, we know this due to the houses on our estate having problems

- Parts of the site are already in a flood zone

- The stream running through the area (Scrase Stream/West Common Stream) has already caused flooding on Penland Road, Borde Hill Lane, Turners Mill, Burrell Road, and Mill Green

Road

The problem: Adding 125 houses means more hard surfaces (roads, driveways, roofs) which means more rainwater running off into areas that already flood.

"I have witnessed flooding on the bored hill road which also ices when cold. Adding more hard surfaces will make this worse. The proposed drainage system is too complex and risky..."

2. Protected Wildlife

Surveys found protected species living on the site:

- Dormice (legally protected)
- Several bat species (some are vulnerable)

There are many animals species such as deer, badgers, birds of prey, rabbits, pheasants to name a few.

The problem: The development will destroy their habitat - removing grassland, cutting through hedgerows, and removing bat feeding areas.

"As someone who values local wildlife, I'm concerned that legally protected dormice and bats and other animals will lose their habitat..."

3. Impact on the Countryside and High Weald Area of Outstanding Natural Beauty (AONB)

The site sits next to the High Weald AONB - a nationally protected landscape.

An independent landscape report from 2022 said even 60 houses would cause major harm to the AONB and local countryside character. 125 houses would be significantly worse.

The problem:

- It pushes urban development into the countryside
- Creates a harsh boundary between town and protected landscape
- Increases noise, light, and activity near a protected area meant to be tranquil

"I walk/drive along Borde Hill Lane regularly and value the rural character. This development would urbanize the countryside and harm the setting of the High Weald..."

4. Historic Buildings and Archaeology

- The development will cause harm to historic buildings like Sugworth Farmhouse and South Lodge
- There's evidence of a Roman road on the site that hasn't been properly investigated

The problem: Even "less than substantial harm" to historic buildings needs to be justified by clear public benefits.

"Our local heritage, should be protected. The harm to these historic assets hasn't been justified..."

5. Road Disruption

The plan includes completely remodeling the roundabout at Balcombe Road, Hanlye Lane, and Borde Hill Lane again.

What happened last time:

- Road closures lasting over 3 months
- Major disruption to residents, shops, businesses
- Routes to Crawley, Gatwick, and the A23/M23 cut off
- Copyhold Lane (narrow, with a weight-restricted bridge and flooding problems) used as a diversion - unsuitable for heavy traffic

Then: Years of construction traffic bringing heavy materials to the site on narrow local roads.

"During the last roundabout works, I experienced significant disruption. Due to the traffic on the balcombe road there are often huge pot holes needing repair which also cause further delays. If you build houses this will only get worse. Going through this again, plus years of construction traffic, is unacceptable..."

6. Schools, Doctors, and Services

125 houses means:

- Around 350 new residents
- Approximately 30-40 primary school age children. The Harlands school is already at full capacity with a wait list.

The problem: The application doesn't show that local schools, GP surgeries, or other services have capacity for this many extra people.

"Local services are already stretched. My GP surgery/child's school is over subscribed. We've even been asked to move drs surgery. There's no evidence these can cope with hundreds more residents..."

7. Loss of Trees

The plan includes cutting down a mature English oak and removing parts of woodland to build the access road.

Losing mature trees makes the landscape and wildlife impacts even worse.

"Mature trees take decades to grow and are valuable for wildlife and character. Losing them shows the site is being over-developed..."

8. Too Many Houses

The council's own draft plan suggested up to 60 houses for this site. This application is for 125 houses - more than double. The developer hasn't justified why so many more houses are needed or shown that the site can handle this many without causing problems.

"The doubling of houses from the council's suggested 60 to 125 will dramatically increase the impact on our community..."

"For all these reasons, I object to this application and ask the council to refuse it. If the council is minded to approve development on this site, it should be for far fewer houses (closer to the 60 originally suggested), with proper evidence that flooding, wildlife, heritage, and infrastructure concerns have been properly addressed."

"Yours sincerely,


25 Norris lane
Haywards heath
West Sussex
Rh17 5nd

Kind regards