



Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: 14246
Date: 28 April 2026

For the attention of: Steven King

Application ref: DM/25/3129
Location: Land At Borde Hill Lane Haywards Heath West Sussex
Proposal/Description: Outline planning application for the erection of up to 117 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access. (Amended plans and supporting statements received 15th April reducing the number of proposed dwellings to up to 117 and reducing the size of the proposed roundabout).

Thank you for re-consulting with Place Services on the above Outline planning application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

We previously provided comments on this application dated 10th February 2026, followed by an applicant meeting on 5th March 2026.

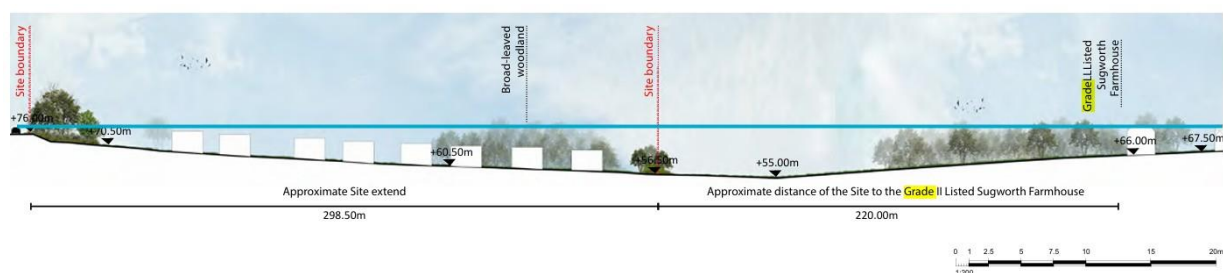
1.0. Review of the proposal/submitted information:

- 1.1. The application has been accompanied by an Updated Landscape and Visual Impact Assessment (LVIA) by fabrik in April 2026, following a layout change.
- 1.2. We note and welcome the applicant's constructive response to our previous comments on the submitted Landscape and Visual Impact Assessment (LVIA), as has been outlined within the Summary of Response to Place Services' LVIA Comments (Table 1). We consider the revised judgements to be more representative of the effects associated with the proposed development.
- 1.3. Following a meeting with the applicant, the most western land parcel has since been excluded from the developable area, as shown in the Land Use Parameters Plan (Dwg no. 2508/PL.03 Rev.B). We consider that this significantly reduces the landscape and visual impacts on Borde Hill and the National Landscape, providing a much wider landscape



buffer which can be utilised for public open space. The revised Parameters are a positive enhancement to the proposed scheme.

- 1.4. We do however note that some of the commentary (fabrik response) within Table 1 appears outdated and seeks to justify the inclusion of the western parcel, although this has since been removed from the submitted Parameter Plans.
- 1.5. Section 4.5 addresses concerns regarding views of the Grade II listed Sugworth Farmhouse across the valleyside. We acknowledge the justification that 'likely visible' refers to the Outline nature of the application.
- 1.6. Cross Sections have been provided within Figure 1.3-1.5 of the Landscape Design Statement. Based on the below drawn line over the cross section, we remain unconvinced that the Sugworth Farmhouse will be wholly visible above the rooflines of proposed dwellings. The upper parts of Sugworth Farmhouse may be visible from the roundabout, however based on available information, we judge that most of the building and its setting will likely be screened from view.



- 1.7. Table 1 states that Type 4 Visualisations were not requested at Pre-Application, and are a disproportionate request given the transient road user receptor. However, pavements which run alongside the road to the south of the site offer notable views across the valley towards the Grade II Sugworth Farmhouse in its historic agricultural setting. The proposed development will also introduce new roadside footways adjacent to the access, and into the POS at the south of the site, which will provide additional pedestrian views across the valley. We therefore consider this an important view and proportionate for Visualisations.
- 1.8. Type 3 Wirelines could be acceptable to demonstrate how views are maintained, since it is important to ensure that the views of the Grade II building are retained. We welcome the submission of evidence that proves the retention of views of this building.
- 1.9. We welcome the inclusion of the Landscape Design Statement which provides good context and information on proposed landscaping to follow within the Reserved Matters stage.

2.0. Recommended Submission Document(s):

2.1. If minded for approval, we advise the following documents are submitted:

- Landscape Strategy
- SuDS Strategy
- Hard Landscape Plan
- Soft Landscape Plan
- Landscape Management Plan

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of Mid Sussex District Council

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.