



The Queen's Hall  
High Street  
Cuckfield  
West Sussex  
RH17 5EL

01444 454276

Mid Sussex District Council (LPA)  
Planning Department  
Oaklands Road  
Haywards Heath  
RH16 1SS

15<sup>th</sup> May 2026

Dear Sir or Madam,

**Re: DM/25/3129 – Land at Borde Hill Lane, Haywards Heath**

**Amended Plans Submission – Continued Objection**

Cuckfield Parish Council (CPC) previously submitted a formal objection to the above outline planning application in March 2026. The Parish Council notes the submission of amended plans.

Whilst CPC acknowledges these amendments, the Parish Council wishes to make it clear that **its objection to the application remains unchanged in principle.**

The amended proposals, including the small reduction in dwelling numbers from 125 to 117 and associated layout adjustments, do not address the fundamental concerns previously raised. In particular:

**1. Landscape and Heritage Impact**

The site lies in sensitive countryside, in close proximity to the High Weald National Landscape and adjacent to the Borde Hill Registered Park and Garden.

Whilst the revised layout may marginally reduce immediate adjacency impacts, it does not overcome the wider harm arising from large-scale suburban encroachment into this landscape setting.

**2. Infrastructure and Accessibility**

The proposal continues to raise significant concerns regarding traffic generation, highway capacity, and pedestrian safety. The development is reliant on access arrangements that would place additional pressure on already constrained local road networks, without sufficient evidence of mitigation. The proposed roundabout will cause significant additional disruption again.

**3. Cumulative Development Pressure**

The Parish Council remains concerned about the cumulative effect of multiple developments in and around Haywards Heath and the 'northern arc', which collectively risk transforming the character of the area and overburdening infrastructure.

#### 4. Ecological and Environmental Considerations

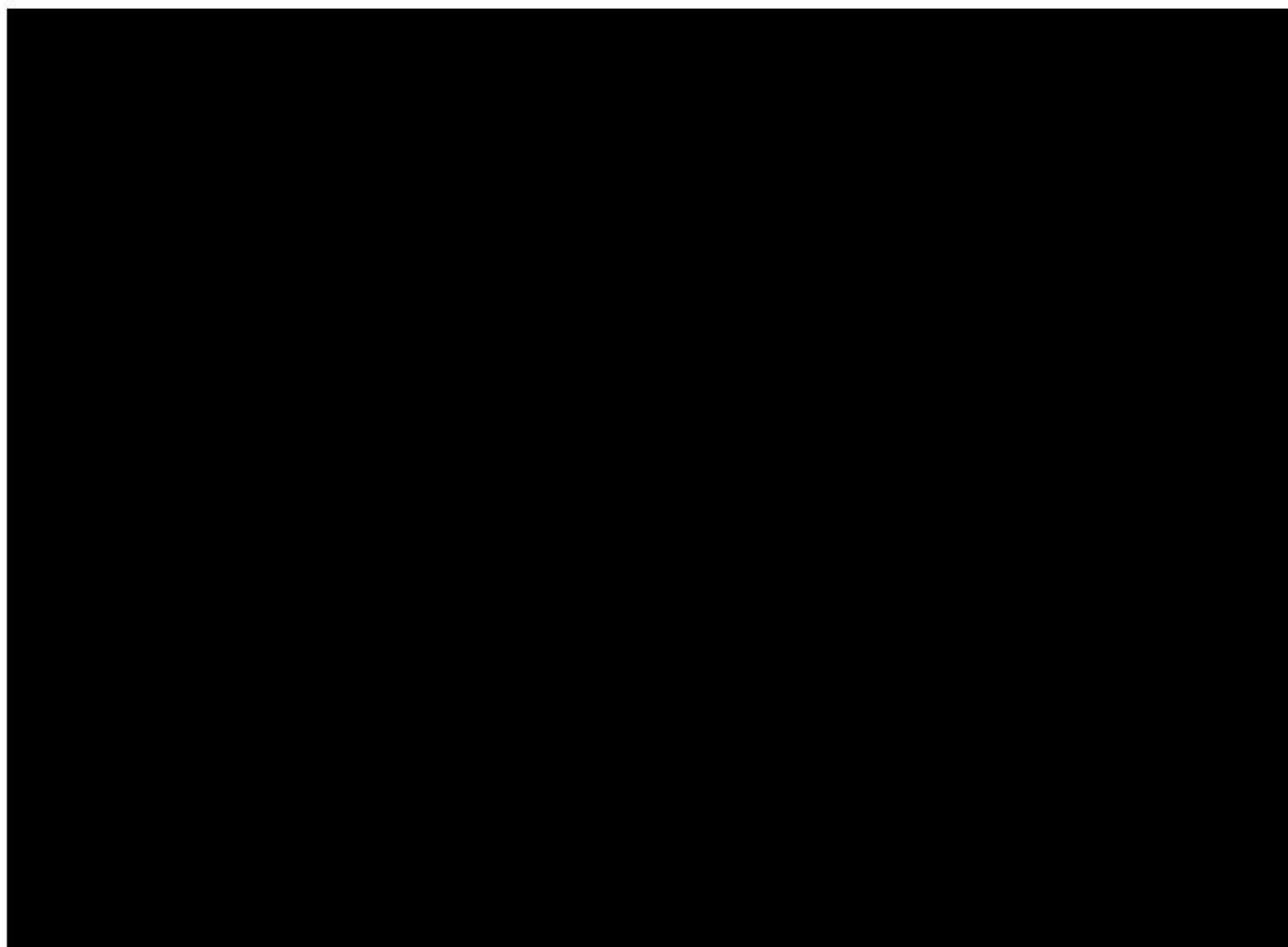
The amendments do not materially change the Parish Council's concerns regarding biodiversity loss and the impact on greenfield land. These issues remain insufficiently addressed.

#### Conclusion

Whilst CPC recognises that amendments have been made to the scheme, these changes are **incremental rather than substantive** and do not resolve the fundamental policy conflicts or local impacts identified in the Parish Council's original objection.

For these reasons, **Cuckfield Parish Council maintains a strong objection to planning application DM/25/3129** and respectfully urges the Local Planning Authority to refuse the application.

Yours faithfully,



Email:  
[clerk@cuckfield.gov.uk](mailto:clerk@cuckfield.gov.uk)  
[www.cuckfield.gov.uk](http://www.cuckfield.gov.uk)