



# LAND AT BORDE HILL LANE, HAYWARDS HEATH, WEST SUSSEX

Application reference: DM/25/3129

*Fairfax*



District Planning Committee date: 16<sup>th</sup> July 2026

Recommendation: Approval



Fairfax Acquisitions Limited is pleased that the proposals for a sustainable new residential development at Land at Borde Hill Lane, Haywards Heath have been **recommended for approval** by your professional planning officer.

This follows extensive consultation and dialogue with stakeholders.

The application presents an opportunity to deliver a well-conceived scheme for a high-quality sustainable development on a site identified by the Council as a housing allocation in the emerging Local Plan.

The proposal would provide **up to 117 energy-efficient homes** (including 35 affordable homes (30%)), helping to meet the chronic under-provision of homes in the District.

The proposal results in a net gain in biodiversity, whilst also providing publicly accessible open spaces, the creation of tree-lined streets and amenity areas.

The scheme also secures improvements to the local highway network, enhanced bus infrastructure provision, which includes new bus stops.

## OUR PROPOSALS AT A GLANCE



Up to **117 new homes**, of various sizes and tenures. Helping Mid Sussex District Council to meet its housing target on a site already identified for development.



**30% affordable homes**, providing up to 35 households with a high quality home, including rented and shared ownership properties.



Provision of **4.5 hectares** of public open space



Development in a sustainable location, which **promotes greener travel** (Walking and Cycling) and improved connectivity.



**Significant biodiversity enhancements**, ensuring a biodiversity net gain of at least 10%. **Protecting existing habitats** and **creating new ones**.



**Creation of jobs** during the construction phase and increased spend during the operational phase



Storey heights at a **maximum of 2.5 storeys**



**Sustainable drainage** strategies will be used and **electric vehicle charging points provided**

## Evolution of the Application Scheme

The Application Scheme has evolved through an extensive and collaborative process with your officers and statutory consultees.

This includes a reduction in the number of dwellings originally proposed (from 125 dwellings to 117 dwellings), with development no longer proposed in the north-western part of the site fronting Borde Hill Lane.

The proposals have been sensitively designed to respect the context within which the site is located. This includes in relation to designated heritage assets and the wider landscape setting.

You can see the evolution from pre-application to the finalised design.



Masterplan included in the pre-application submission



Masterplan forming part of the application submission package



Masterplan amended following consultation responses and discussions with the Council

## Technical Considerations

We have worked with the statutory consultees to ensure an appropriate scheme design.

This has resulted in your officer recommending approval of the application, clearly on the basis that there are no technical objections to the scheme from any of the statutory consultees.

We have worked with the Lead Local Flood Authority (LLFA) in relation to the drainage strategy and West Sussex County Council highways in relation to the design of the access roundabout.

The images below show a photograph of the existing roundabout (first image) and a CGI of the proposed roundabout design (second image).



The roundabout access design was revised during the planning application process, with the outer radius of the proposed roundabout reducing from 20m to 16.6m. This enables a reduction in land take, with the provision of a single-lane access rather than the two-lane arrangement initially proposed.

The existing roundabout at the end of Borde Hill Lane would be enlarged from its current diameter of some 29m to a new diameter of some 33m. It would be realigned so that it would be some 14m to the northeast. There would be a new arm on the northeastern side of the roundabout into the proposed development.

The plans show a pedestrian and cycle access into the site off Balcombe Road. The plans show tactile paving and a central refuge for pedestrians opposite this cycle and pedestrian access to allow pedestrians to cross Balcombe Road. On each arm of the roundabout there would be tactile paving and a central refuge to allow pedestrians to cross. The plans show a 'jug-handle' arrangement on the northbound approach to the site access to take cyclists off the carriageway prior to crossing Balcombe Road.

Two bus stops on the carriageway on Hanlye Lane would be created. These would be marked out on the road, with the bus stop on the westbound carriageway located closer to the roundabout than the bus stop on the eastbound carriageway.

# District Plan Review - Examination

As paragraph 9.6 of your Officers’ Report advises, the Council has informed the Local Plan Inspector that it is satisfied that 117 dwellings can be accommodated on the Site (an increase of 57 dwellings from the initial number suggested by the Council in the draft Local Plan).

Following the recent examination hearings, the Inspector has provided the Council with his interim conclusions and action points in a Post Hearings Letter on 26 March 2026.

## “DPA7: Land east of Borde Hill Lane, Haywards Heath

*The principle of the allocation is sound and in line with the plan’s spatial strategy. The Council are going to undertake further work to see whether it is appropriate to raise the site capacity from the 60 dwellings shown in the plan. This exercise is being undertaken in view of the need to increase the plan’s housing requirement. However, it is recognised that the site is on the edge of attractive countryside, is close to heritage assets and a registered park and garden, and forms part of the entrance to Haywards Heath. The final capacity for DPA7 will be informed by a site masterplanning approach which fully recognises the qualities of the surrounding landscape and its heritage assets.”* **Inspector Bore 26 March 2026**

As instructed by Inspector Bore, the Council considered whether any additional or new information provided for existing sites within the Submission District Plan would support a higher yield. This was set out in MS-TP4 Paper (15 May 2026) as stated below:

*“Since the Submission District Plan was submitted for Examination in July 2024, an outline planning application has been submitted for up to 117 dwellings (amended plans) – DM/25/3129 at the Site. This is an increase of 57 compared to the yield proposed in the Submission District Plan.*

*The documents submitted as part of the planning application show how 117 dwellings could be accommodated on this Site. The western land parcel adjacent to Borde Hill Lane has been excluded from the developable area and the Council’s landscape consultants consider the revised illustrative outline scheme reduces the landscape and visual impacts on Borde Hill Registered Park and Garden and the High Weald National Landscape which were concerns raised when initially assessing the site and discussed at the hearings.*

***In accordance with the revised Site Selection methodology, the Council is satisfied that this additional yield can be supported and the allocation yield increased by 57 dwellings.”***

## Quotes

“This is a well-thought-through scheme that had addressed most of the concerns raised at the previous consultation.”

“As submitted, the overall perimeter block typology, with dwellings overlooking key landscape features, has the potential to create a well-connected development with a strong sense of place.”

“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.”



## YOUR OFFICER HAS CONCLUDED THAT:

“It is your Planning Officer’s view that the benefits of this development, as highlighted within the report, significantly outweigh the adverse impacts, which will in any event be mitigated for as far as possible. It is therefore considered that whilst the proposal is not in accordance with the Development Plan when read as a whole, there are material planning considerations of sufficient weight that would justify the approval of this.”

“DPA7: Land east of Borde Hill Lane, Haywards Heath is one of the most suitable and sustainable sites which is capable of helping to meet the Council’s housing need.”