

Our ref: SB/GR/8160

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15 April 2026

FAO Steven King,
Major Development Team (Planning)
Mid Sussex District Council
Oaklands, Oaklands Road
Haywards Heath
RH16 1SS

Dear Mr King,

Planning Application DM/25/3129 – Land at Borde Hill Lane, Haywards Heath
Outline Planning Application Amendments

Planning Application Amendments

The Council has undertaken extensive public consultation on the Application Scheme, which has resulted in the submission of a diverse range of comments and observations.

The comments and observations submitted upon the Application have been reviewed by the Applicant and their consultant team.

Following the constructive dialogue undertaken with the LPA, a number of changes are now proposed to the Application.

The key changes to the scheme are:

- a) A **reduction to the size and scale of the proposed roundabout** design.
- b) The **removal of the residential development area which had been proposed in the north-western part of the Site.**
- c) A **reduction in the number of dwellings** from 125 dwellings to 117 dwellings.

The roundabout access design has been revised, 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 single lane accesses rather than the two lane arrangement initially proposed.

The Revised Illustrative Masterplan for the Site (Drawing ref 2508-PL08 Rev W) shows how a scheme providing 117 dwellings can be satisfactorily achieved.

Amended Application Plans and Particulars

The Scheme changes are shown on the following amended and revised Application particulars:

Report/Plan	As Submitted	Revised/ Updated
Arboricultural Impact Assessment & Method Statement (Tree Survey, TCP, TPP) (Arbortrack)	January 2026	April 2026
Ecological Impact Assessment (The Ecology Co-op)	December 2025	April 2026
Flood Risk Assessment and Outline SuDS Strategy (Aqua Terra)	December 2025	April 2026
Foul Sewerage and Surface Water (Outline Drainage) Assessment (Aqua Terra)	December 2025	April 2026
Landscape and Visual Impact Appraisal (LVIA) (Fabrik)	December 2025	April 2026
Landscape Design Statement (Fabrik)	January 2026	April 2026
Framework Travel Plan (SDP)	December 2025	April 2026
Illustrative Masterplan	2508-PL08 Rev T	2508-PL08 Rev W
Illustrative Constraints and Opportunities Plan	2508-PL02 Rev B	2508-PL02 Rev D
Land Use Parameter Plan	2508-PL03	2508-PL03 Rev B
Access and Movement Parameter Plan	2508-PL04	2508-PL04 Rev B
Green Infrastructure Parameter Plan	2508-PL06	2508-PL06 Rev B
Building Heights Parameter plan -	2508-PL05	2508-PL05 Rev B
Overall Parameters Plan	2508-PL07	2508-PL07 Rev B
Garden Dimensions	N/A	2508-PL10
Landscape Illustrative Masterplan	D2935-FAB-00-XX-DR-L-1000	D2935-FAB-00-XX-DR-L-1000 Rev P02
Access Plan - Proposed Balcombe Road Access	SDP-XX-XX-DR-D-305 Rev P4	SDP-XX-XX-DR-D-305 Rev P7
Access Road Profile – proposed access	SDP-XX-XX-DR-D-310 Rev P2	SDP-XX-XX-DR-D-310 Rev P5
Cross Sections along access road	SDP-XX-XX-DR-D-311 Rev P1	SDP-XX-XX-DR-D-311 Rev P3
Roundabout Geometry	SDP-XX-XX-DR-D-352 Rev P1	SDP-XX-XX-DR-D-352 Rev P5
Swept Path Analysis 1	SDP-XX-XX-DR-D-353 Rev P1	SDP-XX-XX-DR-D-353 Rev P4
Swept Path Analysis 2	SDP-XX-XX-DR-D-354 Rev P2	SDP-XX-XX-DR-D-354 Rev P5
Swept Path Analysis 3	SDP-XX-XX-DR-D-355 Rev P2	SDP-XX-XX-DR-D-355 Rev P5
Swept Path Analysis 4	N/A	SDP-XX-XX-DR-D-356 Rev P3

Schematics

The images below explain the changes that are proposed to the Illustrate Masterplan, addressing the comments and observations made (including from the landscape, heritage and urban design officers).

Figure 1 is an extract of the submitted Illustrative Masterplan.

Figure 1: Extract from the Submitted Illustrative Masterplan No. 2508-PL08 Rev T



Figure 2 is an image showing where the amendments to the Illustrative Masterplan have been made, with the changes shown in 'white' on the Plan.

Figure 2: Scheme Amendments



Figure 3 is an extract of the Revised Illustrative Masterplan as now proposed, showing the expanse of additional green space proposed in the north-western corner of the Site, where development was previously shown.

Figure 3: Extract from Revised Illustrative Masterplan No. 2508-PL08 Rev W



This letter should be read alongside the originally submitted Planning Statement and the Design & Access Statement.

This submission is also supported by a Heritage Technical Note prepared by Archaeology South East (April 2026) and a Transport Assessment Addendum (April 2026) which detail how the changes to the site access and overall masterplan address the matters raised on these topics as part of the overall package of information.

Alongside the changes to the site access and overall masterplan, a response with respect to the observations regarding the timings of ecological surveys is also included, to address the comments raised by the Council's relevant advisors.

Benefits of the Proposed Amendments

There are two key changes advanced in this application:

- The revised access/roundabout design; and
- Removal of the residential development which had been proposed in the North West part of the Site.

This results in a reduction in the number of dwellings proposed on the Site from 'up to' 125 dwellings to 'up to' 117 dwellings.

Reducing the diameter of the roundabout allows for a 'softer' gateway to the Site and this part of Hayward's Heath.

The collective benefit of the changes is that the impact on the character of the area, especially along Borde Hill Lane, is reduced.

The removal of built form from the north western corner of the Site increases the separation of the built part of the illustrative development from the Registered Park and Garden (Borde Hill) together with the High Weald National Landscape.

As the updated LVIA and the Heritage Technical Note indicate, the removal of the dwellings in the North Western part of the site also enables the retention of the views from Borde Hill Lane towards the Grade II Listed Sugworth Farmhouse. thereby preserving more of the rural character of this vista.

The reduction in the diameter of the roundabout and the changes to the widths of the arms ensures that the extent the character and visual perception of the gateway feature on the Balcombe Road access into Haywards Heath has minimal change from that currently. This also contributes to minimising the wider impact of the scheme on the landscape, including with respect to vistas to and from heritage assets.

The revisions to the roundabout also include the provision of pedestrian crossings on each arm, together with appropriate footway connections to facilitate movement, addressing a comment of the highway authority.

Other Matters

The observations on the scheme from the Police and County Council have detailed a formula for the determination of the contributions towards improvements/enhancements to local infrastructure.

Whilst the principle of contributions is accepted (as detailed in the original Planning Statement and the Heads of Terms, the illustrative layout supplied (Drawing 2508-PL008 Rev W) includes provision of 117 dwellings rather than 125 dwellings as originally proposed.

Whilst this is an outline application and the layout is not being fixed at this time, the applicant is keen that any derivation of contributions should be set though the inclusion of a formula within the S106 so that the amounts to be paid directly reflect the mix and scale of the development, including the number of dwellings.

Other matters are addressed in the submitted particulars as follows:

- a) the concerns over reliance of the submitted ecological surveys is addressed in the accompanying technical report. This explains the reasons why the surveys remain robust and up to date, especially as a further visit was undertaken on 12th March 2026 which confirmed that there had been no notable changes on site since the previous visit; and
- b) the updated drainage information provides the required analysis to address the concerns expressed by the LLFA and the relationship of potential building levels and the topography of the site with respect to surface water flows.

Summary and Conclusion

We trust that the above information and the accompanying plan and particulars address the comments and observations received upon the Application.

We hope this cooperative approach to placemaking, in responding to the issues raised during the Application process demonstrates the Applicant's commitment to fostering a high quality Scheme design on a Site proposed as a housing allocation in the emerging Local Plan.

We are keen to continue the collaborative working with the Council and welcome the opportunity for further discussions with you.

If there are any further queries, please do not hesitate to contact us.

Yours sincerely,

Mr Steven Brown and Mr Graham Ritchie

For Woolf Bond Planning Ltd obo Fairfax Acquisitions Ltd

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