

Notification of Planning Application

Sent to:
Neighbours listed below:

CONTACT: Steven King
PHONE: 01444 477556
EMAIL: steven.king@midsussex.gov.uk
DATE: 27th January 2026

Dear Sir/Madam

Application No: DM/25/3129

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.

Location: Land At Borde Hill Lane, Haywards Heath, West Sussex,

The above planning application has been received and an electronic copy can be viewed on our website **www.midsussex.gov.uk/planningregister**. You can also view the application on a computer at the Council office during normal office hours between 8.45 am and 5 pm Monday – Thursday and 8.45 am – 4 pm Fridays.

If you want to comment formally on this application, you can do this in writing via the Online Planning Register or you can also submit your comments by letter or by email to the case officer ensuring that you quote application reference number and full postal address. Your comments must be received before **17th February 2026**. Relevant planning matters which can be considered are shown on the reverse of this letter.

All letters will generally be available to view on the Council's website within 5 working days of receipt. Letters will not be formally acknowledged due to the volume of correspondence received. Once made the decision on the application can be obtained by visiting the Online Planning Register.

Please be aware that any written submission you make to us will be available to the general public and may be referred to in reports concerning the proposal. For this reason, letters marked 'Confidential' cannot be considered.

Yours faithfully



Assistant Director Planning and Sustainable Economy

ADVICE ON COMMENTING ON PROPOSALS

Finding out about the Application

Try and view the submitted plans and forms before you contact the Council. Either view the plans online by visiting www.midsussex.gov.uk/planningregister, or at our offices in the Planning Reception. Your local town or parish council will also consider the application. Most have regular planning committee meetings and, if so, you may be entitled to go along to hear what is being said. It may also be possible for you to speak at the meeting and the clerk, I am sure, will be happy to advise. After the meeting, the planning committee will submit its recommendations to us for consideration alongside other submissions from interested parties.

If you don't understand any part of the proposal, please telephone the Case Officer (name and telephone number overleaf) to make an appointment.

What to Comment on

All comments we receive about a planning application will be considered, but only planning issues can be taken into account.

These might include:

- The effect of the proposed development on the appearance of the area;
- The quality of the design;
- Significant overbearing impact and loss of outlook;
- The economic benefits of the proposal
- Highway safety issues
- Loss of important trees
- Intrusion into the countryside
- Significantly increased noise and disturbance.

These do not include:

- Loss of view
- Loss of property value
- Loss of trade to a competitor
- Boundary and other disputes between neighbours
- Moral, religious issues

How to Comment on the Application

- Online Planning Register www.midsussex.gov.uk/planningregister. Your email address will automatically be removed from the information that is published on the website.
- By email to: planninginfo@midsussex.gov.uk
- By letter to the address overleaf

Please ensure that your comments include the application reference number and your name and address.

Decision

About 95% of all applications are decided upon by the Council's planning officers. However, if the proposal is particularly large or very controversial it will usually be referred to a planning committee formed of elected District Council members for a decision. The case officer, whose details are set out at the top of the letter will be able to explain the Council's decision making process to you.

If the application is to be determined by the planning committee and you have made representations you will receive written notification prior to the meeting of the date, time and venue for the meeting. Objectors and other interested parties can address the planning committee. The number of speakers is limited to a maximum of two supporters and two objectors. Each speaker is strictly limited to two minutes.

Mid Sussex District Council

List of consultations made

Neighbours notified for application DM/25/3129

Initial neighbour check date:

Signed:

Date received by Officer:

Address	Ltr Sent
33 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
25 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
23 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
27 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
31 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
29 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
21 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
17 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
19 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
15 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
1 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
5 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF,	27.01.2026
9 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF,	27.01.2026
11 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF,	27.01.2026
119 Penland Road, Haywards Heath, West Sussex, RH16 1PJ,	27.01.2026
117 Penland Road, Haywards Heath, West Sussex, RH16 1PJ,	27.01.2026
35 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
Danesbury, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
Woodsdale, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
Hazelwick, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
Hill Cottage, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
10 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
12 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
Willow Tree Cottage, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
Buntinghill, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
The Brambles, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
5 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
7 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
9 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
11 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
13 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026

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1 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF,	27.01.2026
3 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
8 Aster Way, Haywards Heath, West Sussex, RH17 5NL,	27.01.2026
3 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF,	27.01.2026
7 Coniston Avenue, Haywards Heath, West Sussex, RH17 5LF,	27.01.2026
Saxonmead, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP,	27.01.2026
South Lodge, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XN,	27.01.2026
Wisteria House, 19 Fairfield Way, Haywards Heath, West Sussex, RH16 1UT,	27.01.2026
40 Balcombe Road, Haywards Heath, West Sussex, RH16 1PF,	27.01.2026
Hampden, 36 Balcombe Road, Haywards Heath, West Sussex, RH16 1PF,	27.01.2026
10 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
9 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
8 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
7 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
6 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
5 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
4 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
3 Orchard Way, Haywards Heath, West Sussex, RH16 1UX,	27.01.2026
22 Fairfield Way, Haywards Heath, West Sussex, RH16 1UT,	27.01.2026
21 Fairfield Way, Haywards Heath, West Sussex, RH16 1UT,	27.01.2026
20 Fairfield Way, Haywards Heath, West Sussex, RH16 1UT,	27.01.2026
32 Balcombe Road, Haywards Heath, West Sussex, RH16 1PF,	27.01.2026
Ferndown, 30 Balcombe Road, Haywards Heath, West Sussex, RH16 1PF,	27.01.2026
34 Balcombe Road, Haywards Heath, West Sussex, RH16 1PF,	27.01.2026

Consultees	Ltr Sent
Parish Consultation	27.01.2026
Conservation Officer - Emily Wade	27.01.2026
Contaminated Land	27.01.2026
Environmental Protection	27.01.2026
MSDC - Housing Enabling Team	27.01.2026
Leisure - Planning And Development	27.01.2026
Planning Policy	27.01.2026
Trees And Landscape	27.01.2026
Architect / Urban Designer - Anna Kramarczyk	27.01.2026
WSCC County Planning Officer	27.01.2026

Mid Sussex District Council

List of consultations made

WSCC Drainage Strategy Team (Surface Water Drainage)	27.01.2026
WSCC Highways	27.01.2026
WSCC - Minerals And Waste	27.01.2026
Ecology - Essex County Council	27.01.2026
Heritage Environment - Essex County Council	27.01.2026
Landscape - Essex County Council	27.01.2026
High Weald AONB Unit	27.01.2026
Nature Space Partnership	27.01.2026
South East Water	27.01.2026
Southern Water Services (Sussex)	27.01.2026
Sussex Police - Joint Commercial Planning Manager	27.01.2026
NHS Sussex - Simon Clavell-Bate	27.01.2026
The Gardens Trust	27.01.2026
Historic England	27.01.2026

Site Notices	Printed
Site Notice - CA, LB	27.01.2026
Site Notice - Majors, Departure, ROW, ES	27.01.2026