

From: Tom Lewis <TomLewis@boyerplanning.co.uk>
Sent: 07 April 2026 16:35:06 UTC+01:00
To: "Deborah Lynn" <deborah.lynn@midsussex.gov.uk>
Cc: "Christopher Roberts" <ChristopherRoberts@boyerplanning.co.uk>
Subject: DM/26/0135 75 Folders Lane, Burgess Hill

Hi Debbie,

Thank your comments and correspondence. We have reviewed the points raised and wish to provide an overarching response.

It is our view, that the proposal aligns with the objectives of the National Planning Policy Framework (NPPF, 2024), particularly Section 11 which seeks to make effective use of land. Paragraph 124 is clear that decisions should promote the efficient use of land in meeting the need for homes, while paragraph 125(c) confirms that substantial weight should be given to the value of using suitable brownfield land within settlements. The application site, being sustainably located within an established settlement, is therefore well suited to a form of development that optimises land use.

Furthermore, the emerging Draft NPPF (2025) strengthens this position by reinforcing a presumption in favour of sustainable development and placing even greater emphasis on delivering homes in accessible locations at appropriate densities. The direction of national policy is clear, schemes that make efficient use of land in sustainable locations should be supported. In this context, the density proposed should be viewed as entirely consistent with national policy expectations.

As you will be aware, Mid Sussex cannot demonstrate a 5YHLS at this point in time. The (NPPF 2024) paragraph 11d presumption in favour is engaged, and therefore (for you to refuse the application) any adverse impacts would need to 'significantly and demonstrably outweigh the benefits'. Whilst you identify a level of harm associated with a conflict with Neighbourhood Plan policies, you don't appear to have considered whether those policies are consistent with the current NPPF, and whether they should attract reduced weight as a consequence. On the matter of local character, it is evident from the attached plan and the submitted Design and Access Statement (see page 8) that comparable densities and plot arrangements already exist in the immediate vicinity. Development along Folders Lane includes examples where rear gardens face the highway, demonstrating that the proposed arrangement would not be anomalous or harmful to the established pattern of development.

The design approach has been carefully considered. By setting the plots back from the road and maintaining rear garden frontages along Folders Lane, the scheme preserves the existing green and open character of the street. An alternative arrangement, with dwellings facing the road, would result in a more visually prominent and urbanising form of development. The scale and layout reflect the prevailing character of the area and respond sensitively to the site's constraints. Equally, we consider it unreasonable to

conclude that the design is inappropriate or inconsistent with the surrounding built form, given the clear precedents along Folders Lane.

For these reasons, we do not agree that the proposal constitutes a 'significant intensification' of the site. However, we would add that densification is, in fact, a desirable outcome sought in national planning policies. Indeed, the Council's emerging Local Plan reiterates this approach.

We trust that this clarifies our position and demonstrates that the proposal is consistent with both current and emerging national policy, as well as the established character of the area. We would welcome the opportunity to discuss this further.

Kind regards,

Tom

Tom Lewis

Graduate Planner

T 01344 753 054

M 07704 687 541

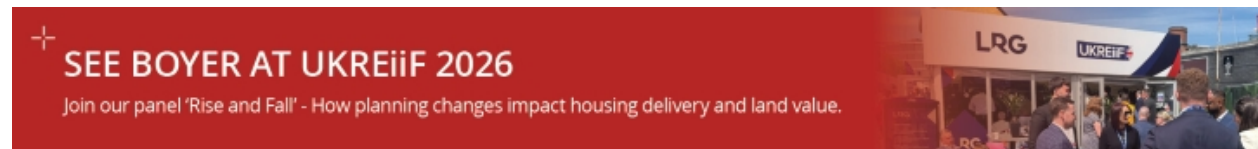
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A Building 1, Meadows Business Park, Blackwater, Camberley GU17 9AB



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