

From: planning <planning@haywardsheath.gov.uk>
Sent: 18 August 2026 09:59:31 UTC+01:00
To: "Deborah Lynn" <deborah.lynn@midsussex.gov.uk>
Subject: DM/26/1633 - Land north east of Park Parade, RH16 4LX

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Hi Deborah,

Re: DM/26/1633 - Land north east of Park Parade, South Road

I believe you are the case officer for the above named application. I can see that the closing date for representations for this application was 17/08/2026. I have been trying to submit the comments of the Haywards Heath Town Council Planning Committee since yesterday afternoon, but am getting a repeated error message. Therefore, I would be grateful if you could please submit the following comments for me:

DM/26/1633 – Land north east of Park Parade, South Road

Haywards Heath Town Council supports the principle of redeveloping brownfield land and recognises the need for smaller and more affordable homes within the town. The Council therefore supports, in principle, the residential use of this site.

However, based upon the information submitted, the Town Council considers that some important matters remain unresolved and that insufficient information has been provided to demonstrate compliance with relevant planning policies, particularly in relation to access, parking, residential amenity, privacy and drainage.

The Town Council therefore respectfully requests that the Local Planning Authority requests further information before determining the application. The Council's comments are set out below.

Vehicular access, parking and pedestrian access

The Town Council is concerned that the application does not provide sufficient information to demonstrate how vehicle access, parking and servicing arrangements will operate in practice.

The location and layout of the proposed parking spaces are not clearly identified within the submitted plans and it is therefore difficult to assess whether vehicles will be able to enter, manoeuvre and exit the site safely without adversely affecting neighbouring businesses and residents.

The Council is also concerned that the application does not adequately address refuse storage and collection arrangements. Details should be provided demonstrating that waste and

recycling facilities can be accommodated without obstructing access routes or the operation of neighbouring properties.

Pedestrian Access

The Town Council seeks clarification regarding pedestrian access to the site and whether an appropriate means of access has been secured for future occupiers.

Residential Amenity and Living Conditions

The Town Council is concerned by the absence of any meaningful private outdoor amenity space for future occupiers. Given the constrained nature of the site, it has not been demonstrated that the development would provide a high-quality living environment for residents.

The Council also requests confirmation that all habitable accommodation complies with policy requirements and provides acceptable levels of natural light, outlook and overall residential amenity.

Privacy, Overlooking and Impact on Neighbouring Occupiers

The Town Council has significant concerns regarding the relationship between the proposed dwelling and neighbouring residential properties within Park Parade.

The proximity of windows, entrances and balcony/porch areas appears likely to result in overlooking and a reduction in privacy for existing residents. The Council is particularly concerned that the submitted plans do not adequately demonstrate how the amenity of existing occupiers will be protected.

Furthermore, the relationship between the proposed dwelling and the adjacent pedestrian route raises concerns regarding privacy for both future occupiers and users of the footpath.

The Town Council considers that further assessment is required to demonstrate that the proposal would not result in unacceptable overlooking, loss of privacy or adverse impacts upon residential amenity.

Drainage and Flood Risk

The Town Council is concerned that insufficient information has been provided regarding surface water drainage and the potential effect of the development upon neighbouring land and properties.

Given the constrained characteristics of the site, the proposed retaining structures and local concerns regarding drainage, the applicant should provide additional information demonstrating that the development will not increase surface water run-off, flood risk or drainage problems elsewhere.

Construction Impacts

Should planning permission be granted, the Town Council requests that a Construction Management Plan be secured by condition.

Such a plan should include details of:

Construction vehicle access and routing;

- Contractor parking arrangements;
- Delivery and loading arrangements;
- Hours of construction;
- Storage of materials;
- Waste management procedures;
- Measures to protect pedestrian safety; and
- Measures to ensure uninterrupted access to neighbouring businesses and residents throughout the construction period.

Given the constrained nature of the site and its close relationship with existing commercial and residential properties, the Council considers that a Construction Management Plan would be necessary to minimise disruption and protect local amenity during the construction phase.

Conclusion

Whilst Haywards Heath Town Council supports the principle of developing this brownfield site to provide additional housing, it considers that the current submission does not provide sufficient information to demonstrate compliance with District Plan Policies.

The Town Council therefore requests that the Local Planning Authority seek further clarification and supporting information in relation to access, parking, residential amenity, privacy and drainage before determining the application.

Kind regards,
Victoria

Victoria Morris-Birrell

Committee Clerk/ Mayor's PA

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***Please note I work Mondays, Tuesdays and Wednesday mornings**

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