



Dear Mr King,

Re: Land at Hurst Farm, Hurstwood Lane, Haywards Heath – DM/26/0682

I am writing to formally object to the reserved matters application DM/26/0682 for the Hurst Farm development, submitted by Barratt Redrow Southern Counties.

My property, known as Downsview, is located immediately adjacent to the application site and is directly affected by the proposed layout. I have serious concerns regarding the following material planning issues:

1. Loss of Privacy and Overlooking

Five two-storey or 2 and half dwellings are proposed less than 18 metres from my home, with rear elevations and upper-floor windows facing directly towards habitable rooms on the side of my property. This proximity falls significantly short of the 25-metre minimum separation distance recommended in national design guidance for facing habitable-room windows. The proposed layout would result in unacceptable overlooking and a severe loss of privacy.

2. Inconsistency with Previous Planning Decisions

When I secured planning permission for my own property under application DM/15/0112, Mid Sussex District Council required the installation of obscure-glazed, non-opening first-floor windows to prevent overlooking of a neighbouring garden with properties over 40 metres apart. It is wholly inconsistent that the current application proposes clear-glazed, openable windows facing my home at a closer distance without equivalent mitigation. I respectfully request that the Council apply its standards consistently.

3. Omission of My Property from Submitted Plans

My home is not accurately shown on the submitted layout drawings. This omission raises serious concerns about whether the impact on my property has been properly assessed. Inaccurate or incomplete plans depicting neighbouring buildings have been found by the courts to undermine the validity of planning decisions.

4. Failure to Comply with Policy DP26

Policy DP26 of the Mid Sussex District Plan requires that new development does not cause significant harm to the amenities of existing nearby residents, including impacts on privacy, outlook, daylight and sunlight. The Council's own committee report for the outline application (DM/22/2272) specifically identified my property as requiring careful treatment at the reserved matters stage to avoid such harm. The current layout fails to meet this requirement.

In light of the above, I urge the Council to refuse the reserved matters application in its current form. At a minimum, I request that the layout be revised to increase the separation distance between the proposed dwellings and my property, and that any upper-floor windows facing my home be conditioned to be obscure-glazed and non-opening.

Yours sincerely

