

Deborah Lynn

From: Deborah Lynn
Sent: 15 September 2026 15:22
To: [REDACTED]
Subject: Planning application DM/26/1633 - Land NE of Park Parade, Haywards Heath
Attachments: 2026.08.05 - DM/26/1633 - Land NE Of Park Parade South Road Haywards Heath West Sussex RH16 4LX; Response_DM-1633-26-1.pdf; Notice_2.pdf; notice1.pdf

Dear Mr King

I write with regards to the above planning application which is pending consideration with the local planning authority.

Apologies for my delay in contacting you which is due to pressures of other work.

Firstly, please be advised that the following information is required to be submitted before the application can be determined:

- I attach comments from the Council's Flood Risk and Drainage Team who have requested that further details are provided to demonstrate that surface water runoff can be managed safely on site without increasing flood risk on or off site and that foul water drainage can be adequately achieved and accommodated. Please see their comments for more guidance in this respect. A local Councillor has also raised concerns regarding the drainage pipes located in the NE retaining wall which channel surface water runoff from the adjoining garden at Park Court, which is situated at a higher level – consideration should be given to how the development would impact / be impacted by this existing arrangement.
- As the site lies within the setting of St Wilfreds Church which is grade II* listed, a Heritage Statement is required to be submitted in line with local validation requirements: <https://www.midsussex.gov.uk/media/3zpdrohh/validation-criteria-local-list.pdf> . For further guidance, please refer to Historic England's guidance on The Setting of Heritage Assets: <https://www.midsussex.gov.uk/media/3zpdrohh/validation-criteria-local-list.pdf> . The Council's Conservation Officer has also requested that further clarification is provided in respect of the boundary wall to the western side of the footpath and whether it is curtilage listed and whether the PROW is running through the church yard or adjacent to it. Further information will be required on the current and historic land ownership, and on the date of the wall in question.
- I also attach detailed comments received from the County Public Rights of Way Officer. They have requested that further information and clarification is provided in respect of impact upon the PROW (HAH-37CU) located to the east of the site, taking into consideration the points raised.
- Established trees adjoin the site and are likely to be impacted by the proposal, yet no Tree Report has been submitted with the application. Please can this be provided in line with local validation requirements: <https://www.midsussex.gov.uk/media/3zpdrohh/validation-criteria-local-list.pdf> .
- The Town Council has requested that further details are provided in respect of refuse arrangements – where will bins be located? They have also queried how the proposal would affect existing vehicle access, parking and servicing arrangements.
- The red line of the application site as shown on the location plan includes access via the public footpath on South Road. The Council's accompanying guidance notes for applications

advise that *"the application site should be clearly marked in red and include all land necessary to carry out the development, including access from the public highway, car parking, etc."* As any builders / contractors involved in the construction of the development would be likely to access the site via the vehicular access on Church Road, I consider that the red line of the application site as shown on the location plan should be amended to include the vehicular access from the public highway. Relevant land ownership certificates should be provided with written notice served on all landowners that have an interest in the land. As the proposed development is likely to affect the adjoining garage, I would recommend that written notice is served on the owner of the adjoining garage and also the land immediately adjoining the retaining wall to the side and rear. In cases where the landowner is unknown, certificate C of the planning application form should be completed, with an advertisement placed in the local newspaper, The Mid Sussex Times; written notices 1 and 2 (attached) should be completed and submitted.

Notwithstanding the above, I have concerns that the proposed development would not be in keeping with the character of the area and would be likely to cause unacceptable harm to neighbouring residential amenities in terms of reducing outlook and privacy. As such, I do not consider that I can support the proposal and would recommend that it is withdrawn, which can be done in writing via return of this e-mail.

Alternatively, if you would prefer that the application is determined, I would be grateful if the additional documentation and details could be provided, to allow for further consideration to be given to certain aspects of the proposal.

I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

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