

Rachel Richardson

From: Daniel White [REDACTED]
Sent: 22 May 2025 12:16
To: Rachel Richardson
Subject: Planning application consultation - DM/25/0214 - Land To The Rear Of 43 Wivelsfield Road Haywards Heath West Sussex RH16 4EN

Hi Rachel

As discussed we accept the EOT and please see some comments to the objections:

I have put the objections in and my response in red for ease

53 Wivelsfield objection

I have concerns with how congested the access road is and the amount of parking are currently. Adding another dwelling to the immediate area will make parking harder on the street. It's currently quite risky pulling out on the road as it is, adding more cars will block viability and access

I want to clarify that we are not using the current access track, making that particular concern irrelevant for our plans. The area with the existing hard standing is privately owned by the client and functions primarily as her rear garden. It is important to note that there is a designated pedestrian right of way for the cottages, which allows safe access to their front doors.

To further mitigate any potential parking issues, we are committed to creating designated parking spaces at the rear of 41 Wivelsfield. This approach is intended to reduce on-street parking congestion, thereby enhancing safety for both residents and pedestrians in the area.

It is not considered that the creation of a single additional unit is likely to worsen the existing road-side parking situation to a degree that significantly disturbs or harms the amenity of neighbours. The site is sustainably located close to the town centre of Haywards Heath, within the Built Up Area and therefore enjoys good access to services and amenities, with the opportunity to take some trips by other means than the private car.

However, we are creating two additional spaces as show in the block plan to the North of the site which as enough room for turning so the cars can go down the proposed access road

51 Wivelsfield Road [REDACTED] – objection

I will just address the main points in this objection so as not to overcomplicate things, as most of the points are redundant

The Client is building this property for themselves and plans to live in it for the foreseeable future hence the design layout

DP 26 The proposed development aligns with DP26, as its character and design are carefully crafted to match the existing surrounding buildings, ensuring visual harmony within the local area. By proceeding with this development, we are not only enhancing the aesthetic appeal of the area but also making productive use of the site.

Currently, the lot contains a derelict and unsafe structure that poses risks such as fly-tipping and attracting vermin. The new construction would replace this problematic site with a safe and well-maintained property, which would ultimately contribute to the overall well-being of the community. The site falls within the Built Up Area of Haywards Heath as defined in the MSLP and therefore the principle of infill residential development accords with Policy H3 of the Local Plan, as well as Policy H8 of the Submission Neighbourhood Plan

Easement for St Anne Cottages – they already have a legal right to use the land to access their properties, despite not owning any land in front of their properties.

BNG – the report shows an increase of biodiversity (I assume the full report was not published at the time of this objection as you requested it again not too long ago) The garden has no fruit trees as shown in all the photos contained in the BNG and I assume the local authorities site survey report. Bat and Bird boxes will be incorporated in the design and well as wild flowering for wildlife on the landlocked site

Safe Access. Access has been checked and is adequate for the development. Additionally the boundary wall between 43 and the shop has been built in the wrong location, encroaching on the development site . This will be rebuilt, creating more space for the access road. The current access has been used for decades and has been fine.

The carparking spaces will be formed before any further building work is undertaken and happy for this to be a condition.

As the objection letter states, the client owns both the properties below the development. As such, if boundaries need to move slightly, we will get the updated boundaries drawn up by a surveyor and get new title plans.

47 Wivelsfield objection

This individual has built in the rear garden just like the scheme we are proposing

We also feel that the windows on the side of the proposed build would invade our privacy; exacerbated by the elevated position that the new house would be in compared to our house. the proposed dwelling will not be elevated; it has been designed to integrate seamlessly with the existing buildings in the area. Our intention is for this new structure to appear as if it were built alongside St. Anne Cottages, matching their style and height for a cohesive aesthetic.

To further address any potential privacy concerns, we will ensure that the windows on both the North and South elevations are obscured. We would be agreeable to making this a condition of approval to enhance the comfort and privacy of the neighbouring properties.

Overcrowding of houses in the area

The space set out for the proposed house would make our house feel very cramped within the little space that separates it from the boundary line. While we understand the need for new housing in general, squeezing a house into this small garden space does not seem to be the appropriate way to achieve this. The proposed house is designed to match the size of the neighbouring properties within the same plot dimensions.

Its architectural style reflects that of the St. Anne Cottages, creating the appearance that it was built during the same period. On this basis it is considered that the minimal visual impact of the development is acceptable, and that the application therefore complied with Policies B1 and H3(d) and (g) of the MSLP, together with reflective design and character policy guidance in the emerging District and Neighbourhood Plan and the NPPF.

Right of enjoyment of our property

We also wish to highlight the detrimental impact we believe that the proposed build would have on our enjoyment of our house and driveway. There will be substantial noise and disturbance from having a house built so close to ours and this will greatly impact on our enjoyment of our time spent in our house. There are always members of our household at home during the day, every day of the week, so we would be severely affected by the noise if the proposed build were to go ahead. One member of our household works from home on a daily basis, so not only would the noise from construction affect their enjoyment of our house but it would also impact on the peace and quiet that they currently benefit from while working from home we would like to highlight that the construction is expected to be relatively minimal, as the house is small and designed to fit within the residential area.

While we understand that construction noise can be disruptive, we anticipate that the work will be completed in a timely manner with reasonable working hours to minimize any impact. Additionally, the workforce will be small, with only 2-3 people on-site at any given time.

We appreciate the need for a peaceful home environment, especially for those working from home, and we will strive to keep disturbances to a minimum throughout the construction process. However, developments should not be halted simply because some individuals choose to work from home. The proposed house is a modest addition, rather than a large-scale development, and any noise generated will be minimal.

Risk of damage to our property

Our driveway is used by two households and runs parallel with the proposed demolition and house build. The fence currently in place will not provide adequate protection from the dirt and dust which will inevitably come onto our cars, and risk causing damage to them. We wish to continue exercising our right to park our cars on our driveway without fear that they would be at risk of damage and getting excessively dirty from the waste and debris that the proposed building site would generate. One small house not a development. Dust would be managed as would any debris. Demolition of a small carport is not considered mass demolition.

This stretch of Wivelsfield Road has many cars parked along it at all times of the day, which will severely restrict visibility of vehicles trying to pull out of the driveway of no 43 during the proposed period of construction. There would be insufficient space for large heavy goods vehicles to turn around at no 43, so they would have to reverse out of the driveway. This would be very dangerous due to the lack of visibility caused by parked cars as well as vehicles regularly exceeding the 30mph speed limit on this stretch of road. We fear that this would greatly increase the risk of a collision. Banks men would be utilised as per the construction method statement and deliveries at set times to avoid peak periods, i.e. rush hour.

As such, the presence of these vehicles on Wivelsfield Road during the period of proposed construction would cause a dangerous obstruction to traffic. We are also concerned that were these heavy goods vehicles to be parked on St John's Road then this would cause incredible inconvenience to those members of the community who need to come and go from this cul-de-sac road while going about their daily lives to and from their homes there. No heavy vehicles would be on St John's road –

This individual's comments are very hypocritical when they have built a dwelling in the rear of the garden and would have had the same issues during construction.

Haywards Heath Town Council on behalf of Parish Consultation comments

In principle, the Town Council welcomes the development of this type of underutilised space in the town in order to provide a unit of accommodation.

However, the Town Council is disappointed with the lack of clarity regarding the creation of the parking spaces mentioned in the application. The Council feels the plan is confusing and does not adequately or accurately show where the 4 parking spaces will be and to which properties they will be allocated. The Council has concerns regarding the narrow access roads to the site and how construction traffic will impact Wivelsfield Road and residents living nearby. Should the application be approved, the Council requests that the following conditions should apply:

- A Construction Management Plan must be provided.- Any damage caused to the access roads during the course of construction shall be repaired upon completion of the development. Happy for the condition to be applied and additional drawings if necessary.

1 St Annes Cottages objections

We OBJECT to this, as we strongly feel this would have an affect on our view, construction noise, overcrowding, blocking out sunlight, and our privacy by being overlooked and the environment we live in

Not entirely sure where the access would be for cars at this point, but the possibility of using the 'shared' driveway, would have an impact on us with more people using the current drive, which is already deteriorating. As previously stated, we need to build quality houses on unused land especially ones that blend into the street scene

Additional notes.

Refuse would be dealt with as per the same as St Anne cottages so no change for the arrangements currently in place

If you need anything else, please ask

Kind Regards

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Director



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