

16 Kleinwort Close
Haywards Heath
West Sussex RH16 4XG
6 November 2025

Mr S King
Case Officer, Planning Services Division
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex RH16 1UQ (By email to: steven.king@midsussex.gov.uk 6-11-25)

Dear Mr King,

Downlands Park, Bolnore Farm Lane, Haywards Heath: Application DM/25/2452

I am writing to request a reduction in parking provision because of this Application, and to request imposition of requirements to reduce the negative impact of construction.

Parking. DM/25/2452 seeks to replace 8 x studio apartments (permitted under DM/20/4159) with 4 x 2-bedroom apartments.

The Developer originally intended to install 85 residential units. Parking provision was settled on that basis plus facilities that would be open to visiting members of the public. Some parking and publicly accessible facilities were to be underground. The Developer described the parking as a "significant over provision" and anticipated a decline in future needs because of a car club and residents' 'bus, the proximity of the town and research showing that retirees' car ownership drops significantly over time.

In 2021, the Developer reduced the number of residential units to 81.

In 2023/24, the Developer successfully applied (DM/23/3159) to re-site underground parking on the boundary with Kleinwort Close retirement houses in place of trees that had been required by the original Planning Permission (DM/20/4159) to screen those residents from the development. Facilities that were to have been publicly accessible e.g. a swimming pool were also deleted.

Application DM/25/2452 seeks to reduce the number of residential units to 77.

Parking provision should be reduced to reflect that there will be 8 fewer residential units (with the loss also of associated visitors) and fewer publicly accessible facilities than permitted under DM/20/4159 when the Developer described the parking as a significant over-provision.

A reduction will enable reinstatement of some or all of the originally required tree planting along the northern boundary. This will benefit existing residents and help compensate for trees and wildlife corridor removed by the Developer.

Wall. The Developer intends to build a 6-foot wall adjacent to the northern boundary to replace the demolished Victorian wall. I request its installation before construction begins.

When clearing the site during Spring/Summer 2025 the Developer lit fires almost daily, sometimes as early as 8.00 A.M. Smoke, fumes and floating white flakes often persisted all day - an unhealthy atmosphere for residents of the nearby retirement houses and end of life care home. In addition, the Developer often started work with noisy vehicles before 8.00 A.M., until challenged by MSDC. Therefore, the Developer has shown no consideration so far for Kleinwort Close residents. A wall would give those residents more protection from the dust, noise and sight of construction than a temporary screen.

Signage. Given the Developer's lack of consideration towards existing residents, I request signage along Butlers Green Road to direct construction and associated delivery traffic to Bolnore Farm Lane. I would also request a 'No Site Traffic' sign at the entrance to Kleinwort Close to deter such vehicles entering that narrow road.

Verge Protection. To maintain the rural character of Bolnore Farm Lane, I request that the verges on each side of the road, which host wild flowers, be protected to prevent construction and delivery vehicles mounting, parking on or otherwise damaging them.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.