

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 August 2026 13:24:56 UTC+01:00
To: "Deborah Lynn" <deborah.lynn@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1633

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/08/2026 1:24 PM.

Application Summary

Address: Land NE Of Park Parade South Road Haywards Heath West
Sussex RH16 4LX

Proposal: The construction of a new 1 bed detached dwelling house.

Case Officer: Deborah Lynn

[Click for further information](#)

Customer Details

Address: 11 Park Court Church Road Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to Planning Application DM/26/1633

The proposed two-storey dwelling would be out of character with the surrounding area.

The retaining wall and garages are already affected by structural movement, evidenced by cracking and displacement. The proposed development would involve construction in close proximity to these structures, creating a risk of further deterioration or damage to an already vulnerable area.

The land behind the retaining wall appears to be of uncertain ownership. Despite investigations by the managing agents, the owner has not been identified, meaning the existing issues affecting the wall have been unable to be properly addressed. It is therefore difficult to understand how the risks associated with further development can be adequately assessed or managed.

The application does not appear to provide sufficient reassurance regarding liability should the construction works cause damage to the garages, retaining structures, access ways or surrounding properties. Clear safeguards and guarantees should be in place before any approval is considered.

The service yard behind the shops is already heavily constrained and congested. Access for residents, tradespeople, deliveries and garage users is often difficult, and the available space is limited for manoeuvring vehicles safely.

During the construction period, there is likely to be significant disruption from construction traffic, deliveries, contractors' vehicles, noise and groundworks. This will adversely affect residents, businesses and garage owners who rely on regular access.

The installation of utilities such as water, drainage, electricity and telecommunications may require excavation of the access area, creating further disruption and potentially restricting access to garages, businesses and residential properties.

Emergency vehicle access could be compromised during the construction phase if the already limited access arrangements are obstructed by construction activities or parked vehicles.

The proposal would introduce an additional residential unit into an area that already lacks adequate parking and vehicle circulation space. Even if no dedicated parking is proposed, future occupants will inevitably require vehicle access for deliveries, moving, maintenance and day-to-day use, placing further pressure on an already overcrowded service yard.

Existing garage owners already experience difficulty accessing and using their garages because of congestion within the yard. The development is likely to exacerbate this problem and further reduce the practicality of the garages.

The proposed building extends development into an area currently forming part of the functional service yard. This raises concerns about the gradual erosion of shared access space that benefits all residents, businesses and garage owners.

Granting permission for this development could establish an

undesirable precedent for similar construction elsewhere within the service yard, potentially leading to further loss of access space and increased pressure on communal areas.

Questions remain regarding land ownership, boundary definitions and rights of access in the immediate vicinity of the proposal. Where ownership and legal boundaries are unclear, development should proceed with caution to ensure the interests of all affected parties are protected.

Local businesses operating from the shops rely on the yard and garages for deliveries, storage and day-to-day operations. Any reduction in accessibility or manoeuvring space is likely to have a negative impact on their activities.

The cumulative effect of construction disruption, additional residential occupation, reduced operational space and the risks to existing structures means that the proposal would have a detrimental impact on both residents and businesses who currently depend on the yard and garage area.

I therefore respectfully request that the Council refuse Planning Application DM/26/1633, or at the very least require comprehensive structural assessments, access management arrangements and legally enforceable protections for existing residents, businesses and garage owners before any decision is made.

Kind regards