

Steven King

From: [REDACTED]
Sent: 20 April 2026 19:09
To: Steven King
Cc: alison.bennett.mp@parliament.uk
Subject: Comments for Planning Application DM/26/0682

[REDACTED]

Ref Application No: **DM/26/0682**

Dear Steven,

I would like it noted that I **strongly OBJECT** to the above application which would have a severe and unacceptable impact on both the character of the area and the current life of existing residents.

My reasons for objection are set out below.

1. 1. Conflict with the adopted Haywards Heath Neighbourhood Plan

The Haywards Heath Neighbourhood Plan – voted on and approved by the local residents – did **NOT** allocate the field in parcel 4 for housing.

Policy L3 within the HHNP shows that the land is ‘allocated as open space to provide a landscape setting to the proposed allotments and cemetery to safeguard the rural setting of the Town’

Policy H1 within the plan shows that the only land allocated for housing was **Parcels 1,2 and 3**.

Parcel 4 was ‘land of developmental constraint’

This planning application directly conflicts with the democratically approved plan and undermines the local community’s clearly expressed wishes.

2. 2. Significant Overbearing Impact and Loss of Outlook

The proposed houses in parcel 4 fail to adequately protect the residential amenity of my home, particularly in respect of privacy, outlook and overbearing impact.

Firstly, the exact buffer distance has NOT been included in the plans but regardless, the proposed layout results in a direct and unacceptable loss of privacy.

The plans clearly show five dwellings with principal habitable room windows facing directly towards my property. This is not incidental overlooking – the applicants own Design and Access Statement (number 4 04.03) explicitly illustrates that the primary outlook of these houses is directed towards my home and neighbouring existing properties.



As a result, there would be clear, uninterrupted views into multiple habitable rooms within my home, including the kitchen, lounge, bedrooms and even the bathroom.

This represents a severe and unjustified level of overlooking that conflicts with fundamental planning principles and local policy requirements to safeguard neighbouring amenity.

Secondly, the scale and height of the proposed dwellings – approaching 8m – would create a dominant and overbearing presence and a complete loss of outlook from our home.

Instead of an open aspect, my home, and existing neighbours would face a row of large, intrusive buildings at close proximity, fundamentally altering the character of the setting and creating a sense of oppression.

The applicant has not included the 'street scene' C-D for parcel 4, which is the street scene that the existing residents would have looking directly onto them. This omission does not do anything to reassure existing residents that there has been any thought or consideration to them in this planning application.

Taken together, these confirm the intrusive nature of the proposal and highlights the unacceptable level of overlooking and loss of privacy that would result.

3. 3. The proposed development also conflicts with Mid Sussex District Council Local Plan Policy DP26 which states:

All applicants will be required to provide evidence that development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution

4. 4. The proposed buffer zone between the development of Parcel 4 and Ancient Woodland ignores the advice from the Woodland Trust

The outline application (DM/22/2272) includes correspondence from The Woodland Trust in which they strongly object to the proposed 15m buffer zone.

Their conclusion states:

The Trust objects to this planning application on the basis of adverse indirect impacts and resulting deterioration of ancient woodland. The applicant should seek to provide a 30m buffer to areas of ancient woodland, namely the east edge of Hurstwood Lane Wood. Where appropriate mitigation is not achievable then the application should not be taken forward. This application contravenes national planning policy designed to protect ancient woodland and should be considered for refusal, unless the applicant is able to demonstrate that deterioration will be avoided.

5.5 5. Intrusion into the Countryside and Harm to Local Character

Parcel 4 currently forms part of the countryside setting that surrounds the southern edge of Haywards Heath and is enjoyed by many residents and walkers. Building houses on this land would extend the urban boundary into open countryside, eroding the rural character and harming the landscape

This is contrary to:

- NPPF para.174, which requires planning decisions to protect and enhance valued landscapes
- Haywards Heath Neighbourhood Plan Policy L3 which allocates parcel 4 as **open space to provide a landscape setting to the proposed Allotments and Cemetery to safeguard the rural setting of the Town.**

6 6 . Pressure on Local Services and Infrastructure

Local services are already overstretched. GP services, dentists, hospital, leisure centres, and other community facilities are operating at or near capacity. Adding further housing without corresponding infrastructure improvements will worsen access for everybody to essential services.

Of particular concern is the water supply. This area already experiences hosepipe bans, leaks and low water pressure due to demand so another 375 houses will only exacerbate this issue. I can't see any comment from South East Water as it appears that Southern Water have been asked to comment even though they are not the water supplier for the area.

This application does not demonstrate that the existing water network can cope with the increased load, nor can I see, does it propose any mitigation.

This conflicts with:

- NPPF para 20. Which requires strategic policies to ensure sufficient provision of community facilities and infrastructure
- NPPF para122. Which requires developments to be supported by adequate infrastructure

7. 77. Significantly Increased Noise and Disturbance

The proposed development of parcel 4 would result in a significant and permanent increase in noise and disturbance. This site is currently an open field that provides a quiet back drop to neighbouring homes as well as a walking route for the wider community of Haywards Heath. Replacing this with 74 dwellings will introduce continuous noise from vehicle movements, domestic activity and general occupation which will harm the peaceful enjoyment of existing residents in Greenhill Park and Birch Way

8. 8. Highway safety Issues

At present, all existing residents enter Greenhill/Ridgeway estates via Hurstwood Lane, which is in parts a notably narrow lane with a width restriction in places.

This lane would also serve the proposed development.

It is further constrained by ancient woodland on both sides, leaving no realistic opportunity for widening, and in the case of wider vehicles, safe passing.

This raises serious concerns regarding the suitability of the route for construction traffic, which will inevitably include large and heavy vehicles that are unlikely to safely navigate the lane without obstruction or damage to the surrounding environment.

For all the above reasons I ask that this application does not get approval in its current form.

Regards



