

[REDACTED]

Flat 25, Central House

25 Perrymount Road

Haywards Heath

West Sussex

RH16 3XL

7th May 2025

Planning Department

Mid Sussex District Council

Dear Sir/Madam,

Re: Formal Objection to Planning Application DM/26/0946

**Site Address: Land to the Rear of Central House, 25 Perrymount Road,
Haywards Heath, West Sussex**

We are writing to formally object to planning application DM/26/0946, relating to the proposed development of a seven-storey building comprising 30 flats on land to the rear of Central House, 25 Perrymount Road.

While we recognise the need for additional housing in the area, we have serious concerns regarding the impact this development will have on Central House, due to its immediate proximity and scale.

1. Overbearing Impact and Loss of Outlook

The proposed height and massing of a seven-storey building directly behind our property would create an overwhelming and oppressive presence. As our flat is entirely rear-facing onto the site, this would result in a severe loss of outlook and a significant deterioration in living conditions. In addition, the height and proximity of the proposed seven-storey building raises concerns about loss of natural light.

2. Loss of Privacy

Given the proximity and scale of the proposed development, it is highly likely that windows from the new building will directly overlook our flat. As all of our

windows face the site, this would result in a substantial and unacceptable loss of privacy.

3. Noise and Disturbance (Construction and Long-Term)

The construction phase would cause prolonged disruption, including noise, vibration and dust. Due to the layout of our flat, there is no area within the property that would be shielded from this impact.

This is particularly concerning as:

- Jordan works night shifts in a hospital and requires uninterrupted daytime rest.
- Sara occasionally needs to work from home due to her physical disability and loss of movement.
- We believe our property is fitted with single-glazed windows, which provide minimal sound insulation.

In addition, once occupied, the development will significantly increase ongoing noise levels from residents, vehicle movements and general activity directly behind our home.

4. Air Quality and Health Concerns

Sara suffer's from asthma, and the close proximity of this development raises serious concerns about dust and air quality. As all windows in our flat directly face the proposed site, exposure to construction dust and pollution would be unavoidable.

The construction works would also severely affect our ability to properly ventilate the flat. Opening windows for fresh air and ventilation would expose us directly to dust, noise and pollution for a prolonged period, particularly given our property has no alternative aspect away from the site. This raises concerns in relation to Building Regulations Part F, which requires habitable rooms to have adequate ventilation.

While developers are required under the Control of Pollution Act 1974 and the Environmental Protection Act 1990 to use best practicable means to control dust

and pollution during construction, the unusually close relationship between the proposed development and our flat means the impact on our ability to safely ventilate our property and access clean air would still be significant, even with mitigation measures in place.

5. Highway Safety and Access Issues

Access to the proposed building site is via a very narrow road wrapping around our building, which includes a tight and blind bend. Vehicles accessing the proposed development would need to turn into this road, manoeuvre around the corner of the building and continue down the side to reach the rear site. The introduction of construction traffic, particularly large vehicles, presents a clear safety risk to residents and pedestrians due to these constrained and awkward access arrangements.

In addition, the bins and bicycle storage for Central House is located at the front of the building, on the opposite side of this access road. This means residents must regularly cross the road used by vehicles entering and exiting the site in order to access these facilities and the pedestrian route out of the property, there is no official pavement which means residence must walk on that road, plus open the door to the facilities whilst standing on the road. The significant increase in vehicle movements, both during construction and once the development is occupied, will materially increase the risk of conflict between vehicles and pedestrians. This creates a daily and ongoing safety concern for residents accessing essential amenities and entering or leaving the property.

Any proposal to widen this access could also result in the removal of established trees, which currently support birdlife or removal of parking spots for residence.

6. Increased Traffic and Congestion

Perrymount Road is already a busy main road. The addition of 30 flats will inevitably increase vehicle movements, further contributing to congestion noise and general disturbance in the area.

7. Conflict with Planning Policy

The proposed development appears to conflict with key policies of the Mid Sussex District Plan 2014–2031. In particular:

- **Policy DP29 (Noise, Air and Light Pollution)** requires that development does not cause unacceptable harm to the amenity of existing occupiers through noise, disturbance, or air quality impacts. In this case, the lack of any alternative aspect within our flat, combined with single-glazed windows and my existing asthma condition, means that construction dust noise, and general disturbance would have a direct and unavoidable impact on both health and quality of life. In the longer term, the close proximity of 30 additional flats will materially increase noise and activity levels immediately outside our windows.
- **Policy DP21 (Transport)** requires that development provides safe and suitable access for all users. The existing access road is narrow, includes a blind bend and is already constrained. Residents must cross this shared route to access bins, bicycle storage and the exit to the property. The introduction of construction traffic and increased vehicle movements from 30 additional dwellings will significantly increase the risk of harm between vehicles and pedestrians, creating a clear and ongoing safety hazard.

Furthermore, the proposal is contrary to the principles of the National Planning Policy Framework (NPPF), which seeks to ensure that developments provide a high standard of amenity for *existing* and future occupants and create safe, inclusive environments. The cumulative impacts described above demonstrate a clear failure to meet these requirements.

I respectfully request that these concerns are given full and careful consideration when determining this application.

Yours sincerely,

