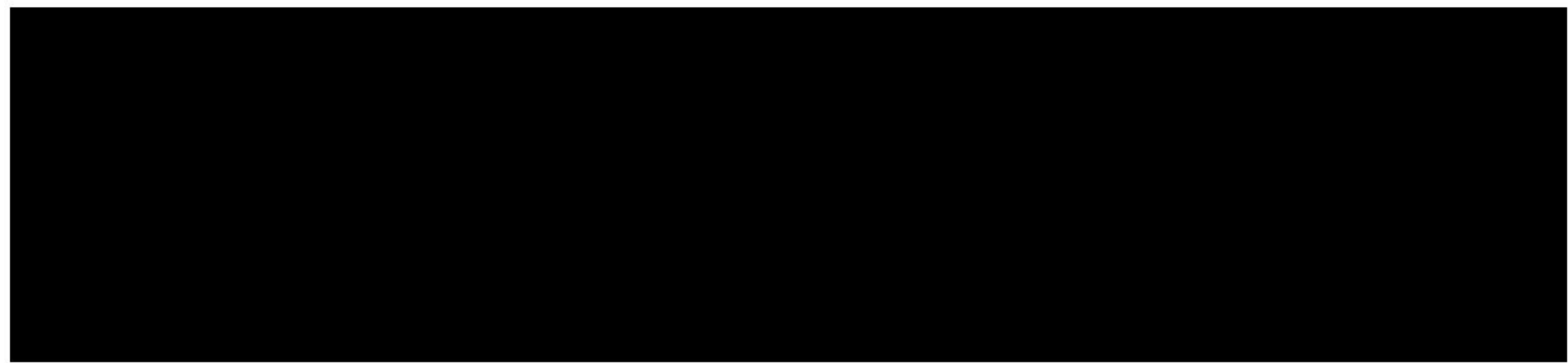


**Steven King**

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**From:**  
**Sent:**  
**To:**



**Subject:** Planning Objection DM/26/0682



Planning Objection DM/26/0682

To Mid Sussex District Council Planning (Steven King)

Cc Alison Bennett MP  
Woodland Trust

Good afternoon,

Please include the following objections to planning application DM/26/0682. Land at Hurst Farm, Hurstwood Lane, Haywards Heath.

1. **The proposed buffer zone between the development and Ancient Woodland is insufficient and ignores advice from the Woodland Trust.**

Design and Access Statement Rev B Part 2 (page 18) includes 'Within the site there are two re-located ancient forests to the north west of the southern part of the site and the tree belt on the east side of the northern portion of Hurstwood lane, both of which require 15m offsets to preserve their ecology'

**This is incorrect**

Correspondence contained in the online planning record (DM/22/2272) includes a letter from the Woodland Trust in which they strongly object to the proposed 15 metres buffer. They state this is insufficient to protect the ancient woodland going on to set out a buffer zone of at least 30 metres is required. In concluding their letter, the Woodland Trust set out:

***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. 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.***

2. **None of the phase 4 plans show the proposed distance from the new development to the boundary of the established houses in Birch Way & Greenhill Park.**

No consideration has been given to the significant detrimental effect the development of parcel 4 will have on existing residents of Birch Way and Greenhill Park.

The plans indicate a roadway and parking bays will run parallel to the boundary of existing homes, however, no distance is provided. The proposal will cause significantly increased noise and disturbance to homes in Birch Way and Greenhill Park.

**3. Document ‘Parcel 04 Streetscenes’ does not provide a representative image of what existing homes in Birch Way and Greenhill Park will look out on to.**

This information has been provided for existing residents effected by parcel 3.

I can only imagine this has been deliberately withheld, as if an image were included, it would be clear that the proposed development of parcel 4 is overbearing and will result in a significant loss of outlook for existing residents of Birch Way and Greenhill Park.

**4. Design and Access Statement Rev B Part 3 (page 30) includes for proposed new houses ‘Dwellings overlooking POS (public open space) to benefit from countryside views and provide surveillance’.**

The proposed houses that will benefit from the ‘countryside views’ will themselves create a permanent barrier directly blocking the same outlook from existing homes in Birch Way and Greenhill Park. This shows existing residents have not been considered in relation to the overbearing nature of the proposed development of parcel 4 and associated loss of outlook this will cause.

Similarly, Design and Access Statement Rev B Part 4 (page 36), details for proposed houses in parcel 4 ‘Views to be maximised to the south and over country park’.

This benefit to new houses is again in direct detriment to existing homes in Birch Way and Greenhill Park who will lose the same outlook so new homes can benefit from it.

**5. The Committee Report provided by Steven King details the development of parcel 4 is against HHNP policy and not in accordance with the development plan.**

This report (DM/22/2272) sets out on at least 13 occasions the proposed develop to the East of Hurstwood Lane (referred to as parcel 4) is against HHNP policy and not in accordance with the development plan.

The report clearly sets out that the District Plan, and HHNP, classify parcel 4 as countryside and not being allocated for any residential development.

This plan will therefore directly cause and intrusion into, and loss of, countryside.

**6. Mid Sussex District Council were paid £30,250,000 by Homes England for the land subject of this planning permission.**

Based on the significant benefit MSDC received from the applicant they cannot impartially or effectively consider this planning application.

**7. Government planning Guidance Amenity Impact & Design Quality.**

This sets out that new housing developments must: avoid unacceptably affecting existing neighbours in terms of loss of light, privacy, or creating an overbearing impact and that new developments should reflect the local character.

The development of parcel 4 fails both points.

The development of parcel 4 is overbearing and will unacceptably impact on the privacy of existing homes in Birch Way and Greenhill Park. As detailed at points 2, 3 & 4 above the plan has completely failed to consider the significant detrimental effect the proposed development of parcel 4 will have on existing residents of Birch Way and Greenhill Park. Every benefit noted for the new houses comes at direct expense to, and significant detriment of, existing homes.

The houses proposed bear no similarity to the exist homes, partially in respect of roof pitch height.

Submitted for inclusion.

