

Gary Railton  
Downsview  
Fox Hill  
HAYWARDS HEATH  
RH16 4QY

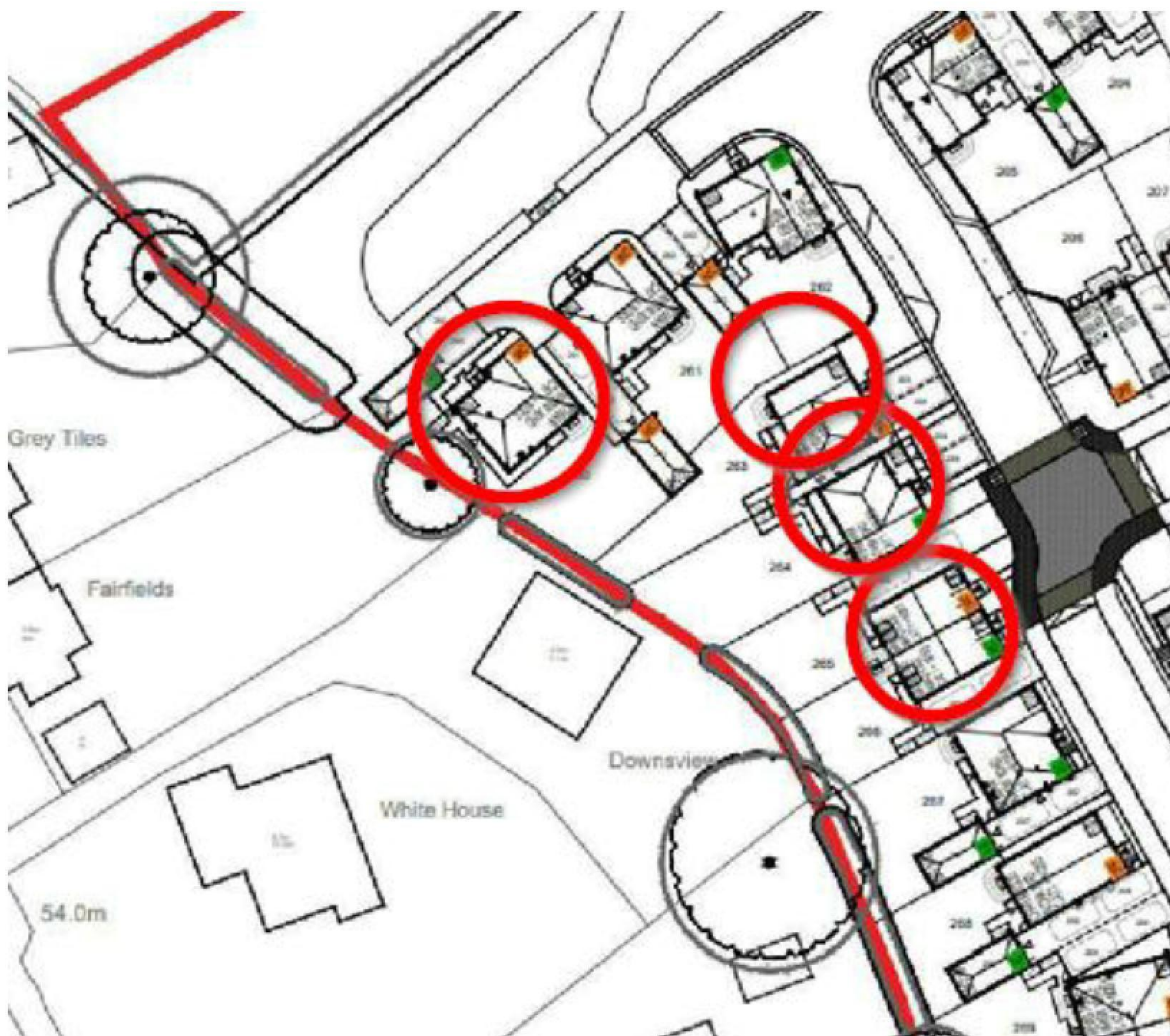
12<sup>th</sup> April 2026

Dear Mr King,

**Re: Land at Hurst Farm, Hurstwood Lane, Haywards Heath – DM/26/0682**

Thank you for requiring the applicant to add my property, Downsview, to the plans.

Now that it is shown, the relationship is clear. Five proposed dwellings sit directly around my home: one facing the front elevation, two facing the side, and two positioned to overlook the rear of the house and my garden. The closest built form is approximately 9 metres from Downsview, with facing windows under 12 metres apart.



The applicant's response is that "no change has been made to the proposed site layout as distances from existing elevations remain satisfactory."

That is an assertion, not an assessment. My property was absent from the drawings entirely; once added, nothing in the layout was reconsidered. I would ask the Council to establish what analysis, if any, was carried out before that conclusion was reached.

I have seen no street scene drawing or cross-section through this boundary. This is material, because the ground rises from Downsview towards the site. Plan-view separation distances therefore understate the actual impact: the proposed first-floor windows could sit above the level of my house

and garden, increasing both overlooking and the overbearing effect of the built form. I would ask what levels have been assumed at this boundary, and whether any re-grading or retaining structure is proposed here.

This also matters because the Council has applied a clear standard to me. Under DM/15/0112 Mid Sussex required obscure-glazed, non-opening first-floor windows at Downsview because a window sat approximately 9 metres from a neighbour's garden. I am now told that five new dwellings at comparable and closer distances, with clear-glazed opening windows facing my home and garden, require no equivalent mitigation. I would like that difference explained or is it one rule for a self builder and another for a corporation?

Before this application is determined, I ask that the officer's report specifically:

- Sets out the measured window-to-window distance between Downsview and each of the five plots, identifies which are habitable rooms, and states the finished floor and ground levels assumed.
- Provides a section or street scene through the Downsview boundary showing the proposed dwellings against my property in elevation.
- Demonstrates — rather than asserts — how that relationship complies with Policy DP26 and Design Guide principle DG45, given the Council's commitment at outline stage that Downsview would require consideration at reserved matters.
- States why obscure or high-cill glazing and revised window orientation have not been required, when they were required of me at the same distance.
- Confirms that landscaping alone is not being relied upon to resolve a layout issue, given no buffer is proposed beyond the new gardens themselves.

Separately, and as a distinct matter: Downsview currently receives surface water run-off from the field forming part of the application site. I would ask that this is referred to West Sussex County Council as Lead Local Flood Authority, and that the applicant is required to demonstrate that the proposed levels, hard surfacing and drainage strategy will not increase run-off onto my property.

I would welcome a site visit. The relationship, and the levels in particular, are considerably clearer from the property than on a 1:1250 drawing. I am available at your convenience.

Please record this as a formal objection to DM/26/0682.

Yours sincerely

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