

Joanne Fisher

From: [REDACTED]
Sent: 27 April 2026 09:21
To: Joanne Fisher
Subject: Re: Objection to Planning Application DM/26/0946 – Land to the rear (existing parking lot) of Central House, 25 Perrymount Road, Haywards Heath, West Sussex

[REDACTED]
Dear Joanne

I object to the above application for a 7-storey building with 30 flats. As a resident of Central House, I will experience direct harm.

Key concerns:

1. **Loss of Sunlight/Daylight:** My flat receives only afternoon sunlight or natural light; this tower will block it entirely, failing Policy DP21 and BRE standards. It will significantly reduce light and sunlight as this is the only direction where my apartment receives natural light and sunlight. It will cause significant overshadowing, breaching MSDP Policy DP21 (amenity) and BRE sunlight guidelines.
2. **Privacy Overlooking:** New flats will overlook my home/residence, breaching Design Guide SPD privacy rules. Overlooking into existing homes from another residential block - I already have this existing problem from the adjacent block -which violates privacy standards in the Mid Sussex Design Guide SPD.
3. **Noise & Disturbance:** Added residents/traffic contradict Policy DP22 amenity protection. 30 new flats mean increased activity, traffic, and construction noise, harming residential amenity contrary to Policy DP22. The proposed construction on this constrained site will generate prolonged heavy vehicle movements, piling, and site works directly adjacent to Central House for 12–18 months, causing unacceptable daytime disruption and vibration to residents' sleep and daily life, with no detailed mitigation schedule provided in addition to the noise from the trains at the Haywards Heath train station exacerbated by new residents' open windows which will not be tolerable. 30 new flats will introduce significantly elevated everyday noise from residents, deliveries, bins, and gatherings—audible through thin party walls and open windows in quiet Central House—harming the peaceful amenity I've enjoyed for a couple of years and breaching Policy DP22 residential standards
4. **Excessive Density:** this proposed building is too tall and too close to existing buildings; overdevelopment vs. prior approvals like DM/22/2880. **Overdevelopment/Density:** Site too small for 7 storeys (prior 6-storey at DM/22/2880); cumulative with nearby 9-storey (DM/22/2303) creates urban canyon effect. This high-density scheme will erode privacy and create constant low-level disturbance, contrary to the Design Guide SPD and NPPF emphasis on neighbour protection
5. **Parking Deficiency:** No spaces for demand, against Policy T3. **Parking Shortfall:** Insufficient spaces for 30 units in busy Haywards Heath, worsening congestion per Policy T3. This will result in increased costs for parking for residents of Central House and their visitors.
6. **Health Effects:** Light loss impacts wellbeing. I do not consent to dense high-rise overshadowing my home/residence. **Health Impacts:** Reduced natural light/sun could affect mental/physical wellbeing (e.g., SAD risks), especially for residents reliant on

7. Construction Disruption: Phased build on tight site means months/years of heavy vehicles, noise, and dust directly impacting Central House residents' daily life, with no mitigation plan shown.
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9. Environmental Impact: Increased hard surfacing raises flood risk; loss of green space harms biodiversity, against Policy NE18.
10. This follows prior approvals like DM/22/2880 (6-storey) and nearby DM/22/2303 (9-storey)—together creating unacceptable density in a constrained town centre site, against Policy DP24A (min 50dph)
11. Cumulative Density: Site cannot absorb another tower amid recent high-rises, creating an overbearing urban canyon.
12. Service Strain: Pushes GP/school limits without infrastructure upgrades.
13. Construction Harm: Prolonged disruption from build traffic/noise intolerable for neighbours.
14. This does NOT protect residents from high-density creep. These amplify "material considerations" for likely committee scrutiny in controversial Haywards Heath cases. I do not consent to this noise-intensive overdevelopment to the rear of Central House and my front of home and residence with particular references to DP21 (amenity/light), DP22 (residential standards), BRE guidelines, Design Guide SPD, T3 (parking), NE18 (environment). Kindly refuse permission. I request consideration at committee if approved.

Yours sincerely,

