

Mr & Mrs J Jayal  
Highdown House  
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West Sussex  
BN6 9LX

3 June 2021

Mr A Watt  
Planning Department  
Oaklands Road  
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RH16 1SS

By email: [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

**Subject: Byanda, Brighton Road, Hassocks. Planning Ref DM/21/1653 – Objection**

Dear Mr Watt,

I trust you are well.

I write in objection to planning reference DM/21/1653.

We reside at Highdown House, located on the eastern boundary of Byanda and share use of the driveway which is the sole access to the site. I break down the grounds for our objection into a series of headings below:

**Overbearing scale and appearance**

- The proposed 66 bed care home is of a similar size to Danny House in Hurstpierpoint, despite being on a much smaller plot of land with neighbouring properties, including ours in the immediate proximity. This is illustrated on the attached Google map image which I have overlaid with the footprint of the care home development proposal to the same scale.
- The structure is monolithic in nature and would result in a 3 story largely featureless wall on the eastern elevation which is double the height of our hedgerow. We feel this will significantly degrade the outlook from our property and create an urbanised feel to what is currently a semi-rural area.
- The access driveway is currently tree-lined with plenty of natural height. To the northern boundary the proposed structure, which is higher and larger than the existing planning permission on the site, will create a "tunnel" on the approach to our property due to overhanging trees.
- It is unclear why the developer sees the need to build such a large care home which is disproportionate to the surrounding buildings and remaining open space on the site.

### Unsuitable access roadway

- The shared private driveway used to access the site has a steep gradient as you approach the public highway. In a vehicle, exiting the driveway onto the Brighton Road is a treacherous exercise because you continue to face upwards until the front has crossed the footpath and already entered the public highway. As I am sure you are aware, Stone Pound is an extremely busy crossroads and an AQMA. While you wait for a gap in the traffic, it is often necessary to reverse the vehicle back down the drive to clear the pavement and roadway and perform a hill start once clear.
- Buses frequently park at the southbound bus stop on the A273 causing traffic to overtake on the other carriageway. These vehicles often appear at the last minute, at speed, on the approach to the driveway.
- The recent tragic fatality 25m from the driveway at the mouth of Pound Gate underpins the dangers of this section of road.
- The driveway has no provision for a separate footpath. While this is not of significance at present due to its use for 4 private houses which have 8 cars in total, increased traffic on the driveway will endanger
- The single track nature of the majority of the driveway increases the risk of large access vehicles blocking access to our property by either vehicle or foot. We have experienced this previously with deliveries – see photo below. Can the developer guarantee we will not face similar issues with supplier deliveries to the care home?



### Eastern Boundary Hedgerow

- We own a section of conifer hedgerow on the eastern boundary of the site which is a critical privacy factor and cannot be guaranteed to be maintained.
- A root protection area report conducted by Landscape Vision Ltd recommends that existing ground levels should not be disturbed within 3m of the conifer hedge stems, or within the area above the low retaining wall leading to the existing underground

car park on Byanda. It would appear from the application that the structure would infringe on this area undermining our hedgerow.

#### **Flood concerns**

- I do not believe the Curtins Flood Risk Assessment and Outline Drainage Strategy to be correct. Section 3.1 refers a drainage channel to the north. In reality this is a static body of water, owned by Faerie Glen, with no route to drain. Every winter and during prolonged heavy rainfall we and Faerie Glen have to pump this body of water through a pipe to the water course running south of the site. Without intervention, this ditch has flooded our garden and that of Faerie Glen as recently as last winter. The water body has no additional capacity for surface run off.

#### **Unnecessary C2/C3 provision**

- It is unclear that there is any requirement for additional C2/C3 provision as noted in Mid Sussex District Council's Site Allocations Development Plan Document dated December 2020 which, on the basis of pre-application discussions, concludes "*given the planning history of the site, it is not considered that this site should be allocated for C2 or C3 uses. Sufficient C3 are allocated within the Site Allocations DPD to ensure the housing requirement is met in full. The District Plan provides a policy framework for addressing any C3 need arising.*"

#### **Conclusion**

While we are not averse to the existing planning permission on the site being built and recognise the need for adequate dwellings to be provided, in summary I believe the proposals under DM/21/1653 are wholly unsympathetic to the neighbouring area, fail to address multiple traffic, access and pedestrian safety concerns and also address an unnecessary housing requirement.

Thank you for consideration of our comments.

Yours sincerely,

Jon Jayal



Byanda Care Home

Danny House