

Deborah Lynn

From: planninginfo@midsussex.gov.uk
Sent: 09 February 2026 19:55
To: Deborah Lynn
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/0135

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/02/2026 7:54 PM.

Application Summary

Address:	Finches 75 Folders Lane Burgess Hill West Sussex RH15 0DY
Proposal:	Demolition of existing building and development of 4 dwellings, with associated access and landscaping.
Case Officer:	Deborah Lynn

[Click for further information](#)

Customer Details

Address:	48 Wheelwright Lane Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Subject: Representation regarding Planning Application DM/26/0135 - Site at Finches, 75 Folders Lane, Burgess Hill Dear Ms Lynn, We are writing as owners of 48 Wheelwright Lane, which shares a rear boundary with the proposed development at 75 Folders Lane. We wish to formally raise the following points for consideration: 1. Boundary Treatment and Screening (Privacy) The existing timber fence on the rear boundary is in a state of disrepair. We request that a comprehensive Boundary Treatment Plan be submitted and approved as a condition of any grant of permission to ensure a secure and aesthetic border is maintained. Furthermore, the two rows of mature conifers on this boundary provide essential visual screening and privacy for my property. We request that these trees be retained and protected during construction in accordance with BS 5837:2012. We would, however, welcome a planning condition that ensures these are managed or reduced to a sustainable height to prevent future overshadowing while maintaining our privacy. If the mature conifers are not to be retained, we would request the developers erect substantial fencing of at least 2.4 metres height. 2. Land Stability and Ground Conditions

The subsoil in this area consists of highly shrinkable Weald clay. Under National Planning Policy Framework (NPPF) Paragraph 189, the responsibility for safe development and land stability rests with the developer.

Given the proximity of the proposed structures to my own outbuildings and garden walls, we request that the developer submits a Geotechnical Report and detailed Foundation Design to ensure that excavations do not lead to ground movement or subsidence on my land. We also expect the developer to confirm their intent to comply with the Party Wall etc. Act 1996 regarding any excavations within the statutory 3-metre or 6-metre zones.

3. Secured by Design (SBD)

We request that the development be required to achieve Secured by Design certification. Specifically, we are concerned about the security of the boundary; the final treatment must be designed to deter scaling and unauthorised access to protect both the new residents and existing neighbours.

4. Surface Water Drainage

Given the impermeable nature of Weald clay, we request confirmation that a positive connection to the surface water sewer system is proposed. Soakaways are often ineffective in this soil type and may lead to waterlogging on adjacent land. In accordance with the West Sussex LLFA Policy, the applicant should demonstrate that the hierarchy of drainage has been followed.

5. Ecology and Protected Species

While a bat study has been completed, we wish to add that there is a high degree of bat activity over my garden during summer evenings. In addition to bats, we regularly encounter badgers and other protected wildlife using this boundary as a corridor. We request that the ecology report be scrutinised to ensure these flight paths and habitats are not severed by the new layout or external lighting.

We trust these comments will be taken into account when determining the application.

Yours sincerely



48 Wheelwright Lane
Burgess Hill
RH15 0QL

Kind regards