



Oak Trees
Roundwood Lane
Lindfield
Haywards Heath RH16 1SJ

4th September 2025

Ann Biggs
Assistant Director Planning and Sustainable Economy
Oaklands
Oaklands Road
Haywards Heath RH16 1SS

Dear Ms Biggs

Application reference DM/25/2012

We live in the neighbouring house to the west of Lincoln Lodge.

We are not against the principle of the proposal for a new building and parking area, and the use of materials for the garage / store fits well with other properties. We would like our comments below to be taken into account in deciding the location of the new building, and in particular that the distance from the boundary be increased in order to maintain a natural feel to this area.

We can see from the proposal that the new building will be 2.1m at the eaves and 3.6m at the apex, which we thought would be fine as this should be just above the height of fence panels which we would replace at the same time as the new build. However this doesn't take into account the height difference between the driveway level and the level of the boundary fence, which varies along this boundary but could be around 0.5m, and isn't mentioned in the design and access statement. We know that a retaining wall will be required and we are in favour of this and we will replant the hedging and trees on our side, but it could mean a combined wall and fence of more than 2.5m (seen from our side) to make it level with the eaves of the new building.

To avoid this appearing intrusive, we recognise the need for additional planting to provide screening. The precise location and distance from the boundary of the new building isn't shown in the design and access statement but we understand that the agent has allowed a distance of 0.5m from the boundary for maintenance. We think this is too close and would only allow climbing plants which on their own won't be sufficient. We are happy to plant more screening on our side such as beech, hornbeam and dogwoods and we think the overall outlook and natural feel of the area would be improved if something like this were done on both sides of the boundary.

The design and access statement says on page 15 'there are no primary windows on the east side of the neighbouring property'. This is incorrect, as there is one room with only one window. We are unsure if the catslide roof would have an impact on this room, but we think that consideration should be given to this when deciding the location of the new building.

The amount of planned vs current impermeable surface isn't included in the documentation but we imagine this will increase. The use of suds and surface water drainage is mentioned in the design and access statement though there is no detail yet to support how a soakaway will enable excess water to be managed within the site. We understand this will be part of the building regulations.

Yours sincerely

