

Steven King

From: [REDACTED]
Sent: 24 April 2026 12:24
To: Steven King
Cc: Jenny Edwards (Cllr); Gary Marsh (Cllr)
Subject: Safeguarding residential amenity for boundary properties at Borde Hill Lane (Re Planning Ref: DM/25/3129)
Attachments: 20250111_102342.jpg; 20260419_120716.jpg; Saxonmead View .jpg; 20260419_121023.jpg; 20260419_120401.jpg

[REDACTED]

Dear Mr King

Re: Outline application Ref: DM/25/3129 – safeguarding residential amenity for boundary properties at Borde Hill Lane

I am writing with regard to the above outline planning application in my capacity as the owner of [REDACTED] one of four residential properties on Borde Hill Lane whose rear boundaries directly abut the application site.

I have already submitted a formal objection during the consultation period. I am writing separately to ensure that the scale of impact on the immediately adjoining boundary properties is fully understood and to respectfully request that these impacts are given careful and specific consideration as the application proceeds.

The illustrative layout and parameter plans show residential development proposed very close to the rear boundaries of the existing dwellings on Borde Hill Lane and on rising land. For the four properties concerned, this would result in a very high degree of overlooking, loss of privacy, increased noise and light spill, and a fundamental change in outlook and character. The orientation of the proposed houses places rear-facing elevations directly towards our homes and gardens, resulting in an extensive number of windows in close proximity to our boundaries. This is amplified by the rising land levels, meaning that dwellings across the slope would have direct views into our gardens.

These impacts would not be limited to the construction phase, but would represent a permanent and significant loss of residential amenity, fundamentally altering how our homes and gardens can be used and enjoyed on a daily basis. As currently arranged, the layout appears to give little consideration to the amenity of the four existing homes most directly affected.

I attach photographs showing the current outlook from my garden and home. Despite being on the edge of Haywards Heath, these properties presently enjoy a strong sense of privacy, openness and tranquillity associated with the adjoining fields. Under the current proposals, this would be replaced by a dense development of up to 117 dwellings, many of which would directly overlook our homes due to their proximity and the rising topography of the site.

I appreciate that this is an outline application; however, it is precisely for that reason that I respectfully ask the council to ensure that appropriate safeguards are secured now, rather than deferring fundamental boundary relationships entirely to Reserved Matters. In the absence of clear parameters, there is a real risk that unacceptable amenity impacts on immediate neighbours could become difficult to remedy at a later stage.

In particular, I ask the council to carefully consider the need for a clear landscaped buffer zone between the rear boundaries of the four existing properties on Borde Hill Lane and any new residential development. We would like to see the ten houses currently proposed immediately behind our rear boundaries removed from that location and either omitted or relocated elsewhere within the site, with this area instead forming a landscaped buffer.

Given the proximity of the site and the difference in land levels, such a buffer would need to incorporate substantial and effective screening, including tall, dense, evergreen planting, in order to meaningfully protect privacy and residential amenity. I respectfully request that the principle of this buffer is secured at outline stage through agreed parameters or robust conditions, rather than being left entirely to Reserved Matters.

I also ask that consideration is given to requiring an appropriate boundary treatment, including the provision of a tall, high-quality close-board fence along the shared rear boundaries of the four properties, both to mitigate construction impacts and to address the permanent change in adjoining land use.

I note from the applicant's updated Landscape and Visual Impact Assessment that Moderate Adverse visual effects are identified for residents immediately adjoining the site, including properties along Borde Hill Lane, particularly in the early years following development, with reliance placed on landscape planting over time to reduce these effects. However, the proposed mitigation is largely focused internally within the site and along road frontages, with no meaningful landscape buffer or structural planting proposed between the rear boundaries of the existing Borde Hill Lane dwellings and the proposed housing immediately behind them. In that context, the mitigation described in the LVIA does not materially address overlooking, loss of privacy or visual impact for the most directly affected residential receptors.

In light of the above, I respectfully ask that the council considers whether the applicant should be requested to amend the outline scheme to better address impacts on immediate boundary properties, including:

- redesigning the layout parameters to remove residential plots located immediately along the rear boundaries of the existing properties on Borde Hill Lane;
- relocating those plots elsewhere within the site, away from the shared boundary, where impacts on existing residential amenity would be materially reduced;
- securing a defined landscaped buffer zone between the development and the rear boundaries of the existing dwellings, providing sufficient separation and effective screening;
- ensuring that any future Reserved Matters applications are constrained by these parameters, so that unacceptable overlooking and loss of privacy cannot arise later in the process.

In addition, should the council be minded to grant outline permission, I respectfully request that strong conditions are considered to address:

- the provision of a tall, high-quality close-board fence along the shared rear boundaries of the four properties;
- a comprehensive Construction Management Plan dealing specifically with noise, dust, vibration, lighting, construction traffic, working hours and proximity of compounds to existing dwellings;
- measures to minimise the impact of construction activities on the use and enjoyment of neighbouring homes and gardens;
- clear arrangements for ongoing liaison with affected boundary residents during the construction phase.

There are also a number of practical mitigation measures which, while not determinative in themselves, I believe the developer should be encouraged to explore given the scale of development proposed. These include opportunities to connect existing properties to the main sewer as part of wider infrastructure works, provision of

a safe pedestrian footpath along Borde Hill Lane (for the benefit of both existing and future residents), and appropriate traffic and speed-management measures to mitigate additional noise and disturbance.

Given the importance of land levels, proximity and the relationship between the proposed development and the existing homes, I respectfully ask whether you would consider a site visit from my garden, which I believe would assist in understanding the scale and nature of the impacts arising from the current layout. We would, of course, be happy to accommodate this at a mutually convenient time.

In addition, if you felt it would be helpful, we would welcome the opportunity to participate in a joint meeting involving the council, the developer (Fairfax) and the affected boundary residents, to discuss potential amendments or safeguards at this outline stage.

I appreciate the competing considerations involved in determining applications of this nature. My aim in writing is not to repeat points already made in objection, but to ensure that the particular impacts on the four immediately adjoining homes are fully recognised and addressed at this crucial outline stage.

Thank you for taking the time to consider this correspondence. I would of course be happy to provide any further information or clarification should that be helpful.

Kind regards

