

15 Amberley Close
Horsham
West Sussex
RH12 4LL

9th December 2025

Re: Objection to Planning Application: Reference DC/25/1899

Dear Ms Hannah Darley,

I write to formally object to the above planning application [REDACTED], residents of 15 Amberley Close, Horsham. [REDACTED] I [REDACTED] have a detailed and long-standing familiarity with the application site, the adjoining playing field, the public footpaths and the established character of this part of the neighbourhood.

[REDACTED] it directly adjoins the playing field, the Amberley Close children's playground and the surrounding pedestrian routes. These are used on a daily basis by [REDACTED] by a wide range of local residents. The application site forms part of an important and well-used public environment that contributes significantly to residents' health, wellbeing and quality of life.

Lack of Safe and Legal Vehicle Access

The application land has no direct vehicular access. The only conceivable access route for construction vehicles and machinery would be across the public playing field. This field is used intensively by children, families, dog walkers, elderly residents and members of the wider community.

The use of heavy construction vehicles in a space designed for informal recreation creates foreseeable and unacceptable safety risks. The proximity of the children's playground is particularly concerning, as is the constant pedestrian movement across the field and connecting footpaths. The site cannot be practically or safely serviced without placing members of the public at risk of serious harm. This is a fundamental flaw in the proposal and renders the scheme unsound in principle.

Damage to Public Open Space and Drainage

The playing field is not engineered to accommodate repeated vehicular loading. Construction traffic would inevitably churn up the grassed surface, leading to deep rutting, compaction of the soil and the creation of unsafe, muddy and uneven ground.

This would make the field dangerous and unusable for children, dog walkers and other residents, both during and long after construction.

Compaction of the ground would disrupt natural drainage patterns, potentially leading to increased surface water pooling, waterlogging and long-term degradation of the green space. Utility works, including the excavation of trenches for foul and surface water drainage, water supply and other services, would prolong disruption and further degrade the usability and safety of the field and footpaths.

This would represent an unjustified loss and degradation of valued public open space.

Highway Safety, Traffic and Parking Impact

Rowlands Road and the surrounding road network already experience constrained conditions. The road has limited turning space, restricted visibility and existing congestion. On-street parking is already at or beyond capacity.

The introduction of construction traffic, delivery vehicles and plant would significantly increase the risk of obstruction, conflict and accidents. Large vehicles would struggle to safely manoeuvre in these restricted conditions, creating hazards for pedestrians, particularly children and elderly residents.

Emergency vehicle access could be compromised by blocked or narrowed carriageways. This is of serious concern given the number of elderly and vulnerable residents in the immediate area.

In the longer term, the proposed dwelling would generate additional private car ownership and visitor parking demand. Given the existing level of parking saturation, this would almost inevitably lead to overspill parking on pavements and grass verges, further reducing pedestrian safety and visual amenity.

Impact on Residential Amenity

The siting of the proposed dwelling is inappropriate in relation to existing nearby homes. Construction activity would take place in very close proximity to residential properties, resulting in unacceptable levels of noise, dust, vibration and general disturbance over an extended period.

Once built, the dwelling would be positioned immediately in front of established homes and alongside well-used footpaths. This would lead to significant loss of privacy through overlooking, increased sense of enclosure and a reduction in natural daylight to neighbouring properties.

The proposed building would appear visually intrusive and out of keeping with the established pattern of development in the area, which is characterised by open green space and clear visual separation between built form and communal recreational areas.

Loss of Character and Precedent for Overdevelopment

The playing field and surrounding green space are fundamental to the open character of the neighbourhood. This space provides visual relief, recreational opportunities and a sense of openness that is highly valued by the community.

While it may be suggested that green space would remain behind the proposed dwelling, the introduction of built development in this prominent location would permanently erode the openness of the area and fundamentally alter its established appearance.

Approval of this application would set a harmful precedent for future encroachment into green spaces and communal areas, increasing the risk of piecemeal overdevelopment across the neighbourhood.

Ecology and Wildlife Impact

The field and surrounding vegetation support a variety of wildlife species. Construction activity, noise, vehicle movements and lighting would disturb habitats and displace wildlife. The application provides no meaningful evidence that ecological impacts have been properly assessed or mitigated.

Inadequate Planning Information

The submitted application appears to lack detailed and robust assessment of critical issues such as safe construction access, highway impact, parking stress, drainage consequences and effects on neighbouring amenity.

There appears to have been no thorough, site-specific appraisal of how the development could be delivered safely or without unacceptable harm to existing residents and public users of the field.

Conclusion

This proposal would result in unacceptable harm to public safety, highway safety, residential amenity, visual character, ecology and the usability of valued public open space. These are material planning considerations that affect not only immediate neighbours but the wider local community.

For the reasons set out above, I respectfully request that planning application Ref: DC/25/1899 be refused in order to protect the safety, amenity and character of the area for current and future residents.

Yours sincerely,

