

Formal Objection to Planning Application DC/26/0954

Site: Land South of Athelstan Way, Horsham

Proposal: Residential development for 21 dwellings with associated parking, hard and soft landscaping

Submitted on behalf of: [REDACTED] resident of 25 Weald Close, Horsham

[REDACTED]
I am submitting this objection on behalf of [REDACTED] 25 Weald Close. [REDACTED] has asked me to write and submit her comments on her behalf.

[REDACTED] wishes to object to this application due to the noise, dust, disruption, traffic impacts, overlooking and flood-risk concerns that would arise if the development were approved. These impacts would have a serious effect on her wellbeing, comfort and daily life.

1. Noise and disturbance during construction

[REDACTED] is particularly concerned about prolonged noise and disturbance. The construction of 21 dwellings would involve:

- Heavy machinery
- Groundworks and excavation
- Delivery vehicles
- Continuous contractor activity

This would cause significant noise and vibration for an extended period and directly affect her ability to rest and feel secure in her home. This is contrary to HDPF Policy 33, which requires protection of neighbouring amenity.

2. Dust, air quality and health concerns

Construction of this scale will generate:

- Dust from soil disturbance
- Airborne particles
- Emissions from construction vehicles

Exposure to dust and poor air quality poses real health risks, [REDACTED]
[REDACTED] is extremely concerned about this impact.

3. Traffic disruption and access problems

Weald Close and Athelstan Way are already narrow and heavily parked. Construction traffic and later residential traffic would:

- Increase congestion
- Create noise and disturbance
- Make access more difficult for residents and visitors
- Reduce the sense of safety and independence for residents

Increased traffic would significantly affect residents' daily lives and wellbeing. This is contrary to HDPF Policies 40 and 41.

4. Loss of peace and quiet

██████ values the quiet nature of her home and the surrounding area. The proposed development would permanently change the character of the surroundings, replacing a peaceful green space with:

- Construction activity
- Long-term noise from 21 households
- Increased vehicle movements
- General disturbance

This would have a negative impact on the quality of life for residents.

5. Overlooking and loss of privacy

██████ is also concerned about being overlooked by the proposed development. The submitted elevation drawings show that the land slopes upward away from Weald Close, meaning the new houses will sit on higher ground. This elevated position will:

- Increase the viewing angle into neighbouring gardens
- Reduce privacy for residents of Weald Close
- Create a sense of being overlooked and overshadowed
- Make the new houses appear more dominant and intrusive

For residents, the loss of privacy and the feeling of being overlooked can be distressing and unsettling. This is contrary to HDPF Policy 33, which requires developments to protect neighbouring privacy and prevent overbearing impacts.

6. Flood-risk concerns related to the drainage ditch

██████ is also concerned about flood risk, particularly because the drainage ditch behind Weald Close has already been mechanically altered and enlarged by the applicant. This ditch lies outside the applicant's ownership, yet has been interfered with, changing how water flows along the boundary.

Because the land slopes toward Weald Close, any increase in hard surfaces from 21 dwellings will:

- Increase surface-water run-off
- Direct more water toward the ditch
- Raise the risk of overflow during heavy rainfall
- Increase the likelihood of water pooling near neighbouring gardens

The prospect of increased flood risk is distressing and adds to the overall impact on her sense of safety and wellbeing. This is a material concern under HDPF Policy 38.

Conclusion

For these reasons—noise, dust, disruption, traffic impacts, overlooking, flood-risk concerns and harm to residents' wellbeing—[REDACTED] respectfully requests that planning application DC/26/0954 be refused.

Submitted with her full permission.