

Andrew Horrell

From: [REDACTED]
Sent: 24 September 2026 18:02
To: Andrew Horrell
Subject: Subject: DM/26/1690 - Supplementary Representation - 77 Dunstall Avenue

[REDACTED]

Dear Andrew,

I appreciate that the formal public consultation period for DM/26/1690 has now closed. However, I would be grateful if the following short supplementary comments could still be taken into account before the application is determined.

I live at **2 Walnut Close** and have concerns regarding the effect of the proposed development on Walnut Close and neighbouring residential amenity.

I note that Burgess Hill Town Council has recommended refusal and has specifically identified **Policy H2 of the Burgess Hill Neighbourhood Plan concerning backyard development**.

I consider this particularly relevant to the proposed use of Walnut Close for access to the new dwelling. Policy H2 requires consideration of whether access arrangements for backland development would cause significant nuisance to neighbouring properties. In this case, I am concerned about the additional vehicle movements associated with a separate four-bedroom dwelling, together with the construction traffic, deliveries, manoeuvring, noise, disturbance and potential obstruction that would arise from using this established private residential road.

I also note the subsequent response from the Council's Flood Risk and Drainage Team, which states that insufficient information has been provided, identifies surface-water flood depths exceeding 300mm at the proposed dwelling location, raises concerns regarding loss of flood storage and requests a Flood Risk Assessment before the application is approved.

These consultation responses appear to reinforce concerns regarding both the suitability of the site for this form of backland development and the impact on surrounding properties.

I would therefore be grateful if these comments could be taken into account when the application is determined.

Kind regards,

[REDACTED]