

Joseph Swift

From: [REDACTED]
Sent: 09 February 2026 15:03
To: Joseph Swift
Subject: Formal Objection to Proposed Large-Scale Housing Development

[REDACTED]

Dear Joseph Swift,

I am writing to formally register my objection to the proposed large-scale housing development in the [name of area/location]. As a resident of this rural area, I have serious concerns about the long-term environmental, infrastructural, and community impacts of this project.

Environmental Impact

The proposed development would result in the significant loss of greenfield land, which currently supports local wildlife, natural drainage, and biodiversity. Rural landscapes play a critical role in maintaining ecological balance, and the removal of trees, hedgerows, and open land risks permanent damage to local habitats. There are also concerns regarding increased surface water runoff, heightened flood risk, and the long-term sustainability of local water resources. Once destroyed, these environmental assets are gone forever. This is not a theoretical concern; it has already occurred on this very site. Around 2018, the landowner removed numerous mature trees along West Hoathly Road—some several hundred years old—without permission. That irreversible loss demonstrates a clear disregard for the protection of long-established environmental features and raises serious concern about how any future development on this land would safeguard what remains.

Impact on Rural Character

The scale and density of the proposed development are not in keeping with the existing rural character of the area. Such a development would fundamentally alter the landscape and erode the distinct identity of the community, which is defined by its low density, open spaces, and agricultural surroundings.

Traffic and Road Safety

Local roads are narrow and were not designed to accommodate a substantial increase in traffic. The development would inevitably lead to congestion, increased risk of accidents, and deterioration of road infrastructure. This raises particular concerns for pedestrians, cyclists, but motorists also that regularly use these roads. The Dunning road is already very challenging to drive on.

Pressure on Local Infrastructure and Services

There is limited capacity in local infrastructure, including healthcare services, emergency response, utilities, and schools. It is unclear how these services would be expanded to meet increased demand, or who would bear the associated costs.

Construction Disruption

The construction phase would cause prolonged disruption through noise, dust, heavy vehicle movements, and damage to roads. For a rural community, this level of disturbance would significantly impact residents' quality of life over an extended period. We are directly opposite that site.

Lack of Meaningful Community Consultation

Many residents feel that the level of consultation to date has been insufficient. Decisions of this magnitude should involve meaningful engagement with the local community, whose lives and environment will be directly affected.

In summary, while I recognise the need for housing, this proposal is inappropriate in scale and location and poses unacceptable risks to the rural environment and community. I respectfully request that this application be reconsidered, and that alternative approaches more suited to the rural setting be explored.

Thank you for taking this objection into consideration.

Yours faithfully,

