

Steven King

From: [REDACTED]
Sent: 10 April 2026 11:59
To: Steven King; Freedom of Information
Cc: Freedom of Information
Subject: DM/26/0131 - Full Representation (Submission Truncated on Portal)

Importance: High

Dear Mr King,

DM/26/0131 – Full Representation (Submission Truncated on Portal)

We have today submitted a formal objection via the planning portal in respect of application DM/26/0131.

However, the system has confirmed that our submission has been truncated, and therefore the full representation has not been recorded.

For completeness and accuracy, we set out below our full objection in its entirety and request that this is:

1. Placed on the official planning file; and
2. Made publicly available alongside other representations.

Objection – Land West of Imberhorne Lane (Ref: DM/26/0131) – Impact of Care Village (Ref: DM/23/2699)

We are the occupiers of Pinehurst House, Otterbourne Place, Imberhorne Lane, which directly adjoins the land identified for the proposed Care Village.

These comments relate specifically to the Care Village element approved under outline permission DM/23/2699 (Use Class C2), which has not yet been brought forward as a reserved matters application but forms an integral part of the overall development.

We wish to formally record our objection in principle to any form of development on the Care Village site that results in unacceptable impacts on our residential amenity. Our concerns are set out below.

1. Lack of transparency and absence of detailed information

Despite attending the public exhibition and making repeated enquiries, no detailed plans, layouts, or design information have been made available in respect of the Care Village. The site continues to be represented only as a shaded area on plans.

However, an exhibition document referred for the first time to a “150 Bed Care Home” and included a graphic representation of a multi-storey institutional building. This materially differs from the previously described “Care Village” concept comprising smaller-scale accommodation.

In the absence of any formal reserved matters submission, we are unable to properly assess the likely form, scale, or impact of the development. This creates significant uncertainty for adjoining residents.

2. Scale, height, and massing

We are concerned that the Care Village may in fact take the form of a large multi-storey care home building.

If a building of this nature were to be located near our boundary, it would be:

- overbearing and dominant in relation to our property;
- materially out of keeping with the surrounding predominantly two-storey residential character;
- visually intrusive when viewed from our house and garden.

Any such development would fail to respect the character and context of the area.

3. Loss of light and overshadowing

Our property has a west-facing aspect towards the Care Village site.

A multi-storey building in close proximity would be likely to result in:

- significant loss of daylight to habitable rooms;
- loss of sunlight to our garden, particularly in the afternoon and evening;
- overshadowing that materially reduces the enjoyment of our outdoor space.

We would expect any future reserved matters application to be supported by full daylight and sunlight assessments in accordance with BRE Guidelines, and we would strongly object to any proposal that results in unacceptable loss of light.

4. Loss of privacy and overlooking

Any upper-storey windows facing towards our property would result in:

- direct overlooking of our garden and private amenity space;
- loss of privacy to rear-facing windows of our home;
- a permanent and intrusive impact that cannot be adequately mitigated by landscaping.

The height and proximity of any building will be critical in this regard.

5. Departure from the original concept

Residents were originally consulted on a “Care Village” comprising up to 150 dwellings. The introduction of a “150 Bed Care Home” concept suggests a materially different form of development.

A large institutional building is fundamentally different in:

- scale;
- massing;
- operational characteristics;
- impact on neighbouring properties.

This raises concern that the development may evolve in a way that was not properly presented during the outline stage.

6. Need for full assessment at reserved matters stage

We note that no reserved matters application has yet been submitted for the Care Village. However, given its proximity to existing residential properties, it is essential that any future application is subject to rigorous assessment, including:

- scale, height, and massing in relation to neighbouring dwellings;
- daylight and sunlight impacts;
- overlooking and privacy impacts;
- relationship to site levels and topography.

Conclusion

Given the above, we object in principle to any form of development on the Care Village site that would result in unacceptable harm to our residential amenity, particularly in respect of:

- overbearing scale and massing;
- loss of light;
- loss of privacy and overlooking;
- incompatibility with the surrounding residential character.

We request that these concerns are formally recorded and taken into account in the consideration of the current and future applications relating to this site.

We also request that we are formally notified and given the opportunity to comment in full when a reserved matters application for the Care Village is submitted.

Given that our property directly adjoins the Care Village site (Ref: DM/23/2699), it is important that our full concerns are properly recorded.

Please confirm that this full representation will be uploaded to the planning system without truncation.

Kind regards,

Andrew Brown		
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