

Deborah Lynn

From: [REDACTED]
Sent: 29 September 2025 09:32
To: [REDACTED]
Subject: Formal Objection – Amended Planning Application DM/25/1546 (13 Beaconsfield Close)
Attachments: Stockwell Court Car Park (7) (1).jpeg; Stockwell Court Car Park (6) (1).jpeg; Stockwell Court Car Park (2) (1).jpeg; Stockwell Court Car Park (3) (1).jpeg; Stockwell Court Car Park (4) (1).jpeg; Stockwell Court Car Park (5) (1).jpeg; Stockwell Court Car Park (1).jpeg
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Peter,

I am writing to formally object to the amended planning application **DM/25/1546** for 13 Beaconsfield Close, received on 19th September 2025. Having reviewed the revised plans, I remain firmly opposed to the proposal for the following reasons:

1. Operational Hours

The application states operational hours of Monday–Saturday 7:30am–5:30pm and Saturday 8:00am–12:00pm. However, I understand operations may in fact extend to Sundays. If this is correct, the details provided are misleading. Longer operating hours would lead to greater noise, disturbance, and vehicle activity, which is unsuitable in a residential setting.

2. Highway and Pedestrian Safety

The site has very limited access and circulation space, with no safe pedestrian walkways. Increased vehicle movements linked to the proposal would heighten the risk of conflict between vehicles and residents, including children, moving between homes and parked cars. The location is not suitable for this level of commercial activity.

3. Unclear Storage Use and Safety Risks

The intended use of the units is unclear. It has not been made clear whether storage is for:

- individual personal use,
- multiple occupiers, or

- company/commercial purposes.

No restrictions appear to be proposed on what may be stored. If hazardous or flammable substances were introduced, the lack of clear fire escape routes or guaranteed access for emergency vehicles (such as fire engines) would create significant safety risks. The plans fail to demonstrate how such risks would be managed.

4. Noise and Disturbance from Subdivision

The current building is an open-plan unit. Dividing it into three separate units will inevitably increase the number of users, comings and goings, and associated activity. This will create additional noise and disruption at times when residents should reasonably expect peace and quiet.

In short, the proposed development remains inappropriate for its residential setting. It raises serious concerns over:

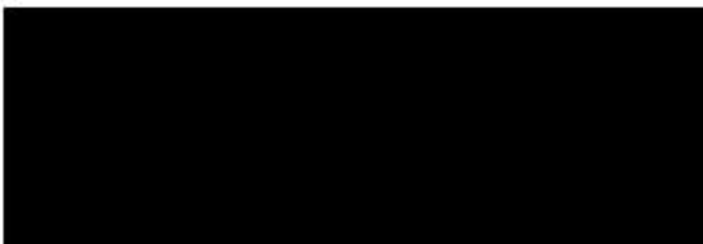
- inaccurate and potentially misleading operational hours,
- increased highway and pedestrian safety risks,
- unclear and potentially hazardous storage use,
- additional noise and disturbance from subdividing the unit.

Which I believe this may conflict with some of Mid Sussex District Councils Policies of the Mid Sussex District Plan and the National Planning Policy Framework:

- Protect residential amenity (DP26, DP29),
- Ensure safe and suitable access (DP21, NPPF 110),
- Demonstrate adequate safety provisions for storage uses (DP41, NPPF Section 8).

For these reasons, I respectfully request that planning application DM/25/1546 be refused along with my pervious points raised on Sunday 10th August 2025. (copied below)

Yours sincerely,



Flat 10 Stockwell Court

Dear Peter,

I am the owner of a flat in Stockwell Court and wish to register a formal objection to the amended planning application DM/25/1546 for 13 Beaconsfield Close.

Whilst the planning notice states that the amendment involves only the addition of extra doors and windows, the submitted warehouse plan appears to show a potential subdivision of the unit. This is not mentioned in the notice but, if implemented, would significantly intensify use of the site. Such intensification would have direct and adverse impacts on the residential amenity, safety, and parking provision for Stockwell Court residents.

1. Intensification of Use & Traffic Generation

Subdivision of the unit would likely increase the number of occupants, visitors, and deliveries. The proposed parking allocation of three spaces (one per potential unit) is inadequate. No provision has been made for overspill parking or for delivery vehicles. This is of particular concern given that:

- The car park is privately owned, with spaces designated for residents and shop units in Stockwell Court.
- There is only a single, narrow access point into the site, which is already at capacity.
- Additional vehicles, including delivery vans and HGVs, would cause congestion, obstruction, and possible damage to residents' vehicles or property.

2. Highway & Pedestrian Safety

The access and circulation space within the car park is extremely limited and there are no dedicated pedestrian walkways. Increased vehicle movements would materially increase the risk to residents, including children, moving between their properties and parked cars.

3. Infrastructure & Services

If the unit does not already benefit from water, electricity, or sewerage connections, installation works could cause obstruction to the car park and impact residents' access. The application does not set out how these works would be managed or mitigated.

4. Lack of Contribution to Maintenance

It is understood that the applicant does not currently contribute to the upkeep of the car park. Any damage caused by increased traffic or construction activity could leave residents bearing repair costs. No condition or agreement is proposed to address this.

5. Loss of Privacy

The additional doors and windows would directly overlook residential properties on Portland Road and Beaconsfield Close, resulting in an unacceptable loss of privacy and increased overlooking, contrary to local planning policy on residential amenity.

Conclusion

The proposed amendments, taken together with the likely increase in intensity of use, would result in unacceptable harm to the safety, amenity, and privacy of existing residents. The application fails to adequately address parking provision, servicing, access constraints, or mitigation of impacts.

For these reasons, I respectfully request that the Council refuse this application.

Please can I kindly ask you to confirm you have received this email.

Yours sincerely,



Flat 10 Stockwell Court