

Peter Davies

From: [REDACTED]
Sent: 25 April 2026 23:36
To: planninginfo
Subject: Planning Application DM/25/3129 – Objection

[REDACTED]

Dear Steven King,

I write to formally object to this outline planning application.

I currently reside on the Penlands Green development, immediately adjacent to the application site, and therefore have direct experience of how recent development has already affected local infrastructure, drainage, and the surrounding highway network. This provides important context for assessing the cumulative impact of further development in this location.

1. Prematurity of the application

This application seeks outline planning permission and therefore establishes the principle of development. The site has not yet been formally confirmed through the adopted District Plan process. Granting permission at this stage would undermine the plan-led system and risk prejudicing proper consideration of infrastructure delivery and cumulative impacts.

2. Surface water drainage and flood risk

The application relies heavily on planning conditions to resolve critical drainage matters at a later stage. While the Lead Local Flood Authority raises no objection subject to conditions, this does not provide sufficient certainty that a deliverable and effective drainage solution exists. At outline stage, there should be clear evidence that flood risk can be safely managed without increasing risk on or off site. Deferring this to future detailed design is not appropriate where it relates directly to site suitability in principle.

3. Highways access and road safety

The proposed access strategy lacks sufficient definition. Elements of the roundabout and access arrangements are shown as indicative only, and key highway geometry, including visibility splays extending into surrounding land, remains unresolved. Without a fully defined and deliverable access solution, it cannot be concluded that the development can be safely accommodated within the existing highway network.

4. Cumulative impact on local infrastructure

The Penlands Green development and other nearby schemes have already increased pressure on local roads, drainage systems, and services. From daily experience, traffic levels have increased and the surrounding rural road network is already under strain. The addition of this level of development would materially exacerbate these pressures.

5. Condition of local roads and highway stress

There are recurring potholes on routes leading to the existing roundabout which require repeated repair, indicating underlying stress on the highway infrastructure. The introduction of construction traffic, followed by long-term traffic generated by this development, would be likely to worsen these conditions and reduce the resilience and safety of the local road network.

6. Infrastructure capacity (schools, healthcare and utilities)

The application does not demonstrate that local schools, healthcare provision, utilities, and other essential services have capacity to accommodate the scale of development proposed. Nor does it provide confidence that any necessary upgrades would be delivered in a timely and coordinated manner alongside occupation of the development.

7. Water supply constraints

The South East is recognised as an area of serious water stress, and the local area has already experienced restrictions, including hosepipe bans and supply pressures in recent years. Having lived in the area during such periods, I have direct experience of the existing strain on water resources. The application provides no clear evidence that sufficient water infrastructure capacity exists to support this level of development, or how such capacity would be secured and delivered in step with occupation. Proceeding without this certainty is not consistent with sustainable development principles.

8. Landscape and loss of countryside

The proposal would result in the loss of open countryside at the edge of the settlement, contributing to an urbanising effect and eroding the rural character of the area, particularly when considered alongside recent expansion nearby.

In summary, the application fails to demonstrate that the site is suitable for development in principle. Key matters relating to drainage, access, water supply, infrastructure capacity, and cumulative impact remain unresolved and are inappropriately deferred to later stages of the planning process.

For these reasons, I respectfully request that the application is refused.