

I am writing further to the formal objection I submitted via the planning portal in relation to application 20250993, concerning the proposed development of approximately 120 dwellings on land opposite my property at 32 Longfield Road, DA13 0EN.

I wish to reiterate my concerns due to the exceptional level of direct impact this proposal would have on my home. My property directly faces the application site, and as such would experience a significant loss of outlook and visual amenity. The current open fields form an important part of the setting and character of this section of Longfield Road, and their replacement with a high-density residential development would represent a substantial and irreversible change to the local environment.

The scale and density of the proposal is of particular concern. A development of this size appears disproportionate to its surroundings and risks constituting overdevelopment, resulting in an intrusive built form that would appear dominant and out of keeping when viewed from neighbouring properties.

I am also concerned about the traffic and highway implications. Longfield Road already experiences congestion, and the level of additional traffic generated by up to 120 dwellings would place further strain on the local road network, adversely affecting safety, noise levels, and overall residential amenity.

In addition, the proposal would significantly affect the living conditions of neighbouring residents through increased activity, noise, light pollution, and prolonged disruption during the construction phase. Given the proximity of my home, these impacts would be particularly acute.

While I recognise the need for new housing, planning policy is clear that development must be appropriately located and must safeguard the amenity of existing residents. In this case, I believe insufficient weight has been given to the harmful impacts on properties directly opposite the site.

I respectfully ask that these concerns are given careful consideration when assessing this application.

