

Joseph Swift

From: planninginfo@midsussex.gov.uk
Sent: 05 October 2026 16:29
To: Joseph Swift
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/1974

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/10/2026 4:29 PM.

Application Summary

Address:	9 Morton Road East Grinstead West Sussex RH19 4AF
Proposal:	Variation of condition no.14 relating to planning application DM/23/0925 - addressing discrepancies in levels identified on site and an updated landscaping scheme.
Case Officer:	Joseph Swift

[Click for further information](#)

Customer Details

Address:	17 morton road east grinstead
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Mr Swift,

I wish to object to application DM/26/1974.

My concern is not primarily the landscaping itself but what the application appears to reveal about the condition of the site and the levels that have been created during construction.

Having reviewed the application documents, it appears that approved hedge planting can no longer be safely provided because of level discrepancies that have emerged on site. I find this concerning because the landscaping scheme was previously approved and formed part of the overall development.

The explanation provided raises more questions than answers.

If the levels now differ sufficiently from the approved scheme that hedges cannot be planted, I do not understand how the Council can be satisfied that there are no wider implications for drainage, runoff and long-term stability.

This is a steep site with significant changes in level. During periods of heavy rainfall, water

naturally seeks the lowest point. The constructed roads, driveways and hard surfaces appear to direct substantial quantities of surface water towards lower areas of the development and towards the access.

Vegetation is not simply decorative. Planting helps absorb rainfall, intercept runoff, hold soil in place and reduce erosion. If the approved planting is now being removed from some of the steepest parts of the site, I believe the applicant should be required to prove that this will not create future problems.

I am particularly concerned about:

Surface water running more quickly down the sloping driveways.
Increased pressure on drainage systems during heavy rainfall.
Soil movement and erosion on steep banks.
Long-term maintenance problems.
The possibility that residents will experience future flooding or drainage issues which were not anticipated when planning permission was granted.

The application does not appear to provide sufficient evidence on any of these matters.

I am also concerned that residents raised concerns regarding levels throughout the planning process and the current application appears to confirm that level discrepancies do in fact exist. The Council should establish when this issue became known, whether the built levels match the approved plans and whether the approved landscaping was genuinely capable of being implemented.

In my opinion the application should not be approved until the applicant provides:

A detailed survey showing approved versus actual levels.
Independent drainage advice.
Confirmation from a qualified engineer that the revised arrangement remains stable and safe.
Evidence that flood risk and runoff will not increase.
Full justification explaining why approved landscaping can no longer be delivered.

Until that information is available, I respectfully request that the application be refused or deferred.

Yours faithfully,

[Redacted Signature]

Where did you
hear about this
application?

Not specified

Kind regards