

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 25 September 2026 16:24:54 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2103

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/09/2026 4:24 PM.

Application Summary

Address: Land To The West Of Streatfield Place East Grinstead West
Sussex RH19 4RQ

Proposal: Construction of a four bedroomed detached dwelling

Case Officer: Rachel Richardson

[Click for further information](#)

Customer Details

Address: Grenestede House, Coombe Hill Road East Grinstead

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: A. Inconsistency with Mid Sussex Plan and previous planning decisions

1. The proposed development is in the High Weald National Landscape (or Area of Outstanding Natural Beauty (AONB)). If allowed, it would impinge on the AONB and would degrade the nature of the area. The criteria set by yourselves for development in a National Landscape/AONB in your published Plan are not met - this proposal neither 'conserves nor enhances natural beauty' and it significantly and negatively impacts on the 'historic

landscape character and local distinctiveness, sense of place and setting of the AONB' not least because it intensifies housing and changes the nature of the countryside adjacent to more National Landscape/AoNB land.

2. The adjacent houses on Streatfield Place were developed on a brownfield site which already had building on it. That site bears no comparison to the impact of this house, which would impinge on our treasured National Landscape.

3. This is the third attempt by this applicant to build on National Landscape/AoNB land and this development, which is adjacent to the previous applications, has all the dangers and flaws of those previous applications. You rightly rejected those and his appeal to the National Planning Inspectorate also quite rightly failed.

4. Furthermore, two further applications on the National Landscape/AoNB on the adjacent Coombe Hill Road have also been rejected by you and the one that went to appeal was also correctly rejected by the Planning Inspectorate.

5. You also currently have an Enforcement Notice out on the owner of a property in the same area of AoNB, just 300m away. Part of that Enforcement Notice concerns the changing of the land into a garden and a carpark area. The proposed development would be far more intensive and involve removing green-space AoNB land for a large property and car parking. This proposal is therefore significantly more destructive and degrading of landscape than that the matters you are rightly seeking to overturn through your Enforcement Notice.

6. It would be wholly inconsistent to allow this development after these previous refusals and enforcement action. All MSDC decisions have been in line with your commitment to maintain the sense of place and setting of the AONB. This could not be maintained if you allow this house to be crushed onto a field removing green space and fundamentally changing the nature of the environment from field and agricultural land to intense housing and car parking.

7. We hope that you will bring a consistent approach to this land and proposal which would cause such an unacceptable degradation of our National Landscape/AoNB.

B. Unacceptable precedent

8. The development would set a dangerous precedent. Almost all properties in this part of the National Landscape/AoNB have large gardens or attached land that help to define the beauty of the AONB. This precedent could allow other developers to buy properties with the sole aim of cramming housing onto gardens and land, thereby destroying the National Landscape/AONB and

our precious environment.

C. Drainage and water supply

9. This area suffers considerable existing problems relating to drainage. Two neighbouring proposals have recently been turned down partly due to drainage issues - one in the neighbouring field adjacent to the Toybox nursery and one in a nearby plot, next to The Brook and our property. That application went to appeal (AP/25/0033) and the Planning Inspectorate rightly turned down that appeal. This development would have the same issues. The flooding and drainage issues have been as evident as ever this year. This proposed new house would increase these problems risking even more flooding.

10. In addition, since the previous proposals, we have suffered serious water supply issues in the area, including having no water at all for 5 days and suffering low water pressure and a hosepipe ban. It is untenable that an additional house is being considered when water supply is so tenuous and lacks resilience.

D. Traffic issues

11. West Hoathly Road is barely able to cater for the traffic that currently uses it. Any increased levels of traffic would be unsustainable and dangerous. The road is already extremely dangerous on that stretch because of its narrowness. Increasing the traffic on this small country road would be irresponsible and dangerous, significantly increasing the risk to pedestrians and drivers alike.

12. The site is near to a children's recreation area. Any additional traffic would present a danger to the children who use these facilities, as well as bring safeguarding issues in relation to access. That part of the road is used by many residents and non-residents to walk with small children and dogs. The additional traffic would also provide a risk to them.

E. Adverse impact on neighbouring properties

13. This proposal encroaches unacceptably onto existing properties. It is just 2 metres from Fieldways and the adjacent cottages. In common with previous applications from this developer, this would adversely change the nature of these existing dwellings and of the area itself.

Kind regards