

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 August 2026 21:42:38 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0073

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/08/2026 9:42 PM.

Application Summary

Address:	Land Off West Hoathly Road East Grinstead West Sussex
Proposal:	The erection of 42 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works (Amended plans received).
Case Officer:	Joseph Swift

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Customer Details

Address: 39 Coronation Road East Grinstead West Sussex

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Supplementary Objection - DM/26/0073 Land off West Hoathly Road, East Grinstead I previously objected to this application when it proposed 44 dwellings. I would like my original objection to remain on record but having looked at the amended plans and the more recent consultation responses, I want to add a few further points.

The number of homes has been reduced from 44 to 42, some plots have been repositioned, and there are changes to the landscaping, pedestrian routes, and internal layout.

These changes may improve some aspects of the scheme, but in my view, they do not overcome the main concerns about developing this site.

High Weald

In my original objection I referred cautiously to the site being close to the High Weald National Landscape. Having since looked at the Council's own documents, I would like to correct that point.

The Council identifies DPA4, Land off West Hoathly Road, as a proposed allocation within the High Weald AONB, now known as the High Weald National Landscape. The new District Plan is still under examination, so DPA4 remains a proposed rather than an adopted allocation.

The 04 August response from the Council's landscape adviser is therefore important. Although some of the amendments are welcomed, the adviser says that previous concerns about "the principle of the development remain extant," referring specifically to the National Landscape and gateway views from Dunnings Road.

Rearranging houses and adding planting may soften some of the visual impact, but it does not remove the main landscape concern.

Dunnings Mill

The Conservation Officer's response of 09 March remains important. She identifies the field as an important part of the remaining rural setting of Grade II listed Dunnings Mill, describes the effect of developing it as "fundamental and adverse" and says it would create a "suburban enclave." She assesses the heritage harm at around the mid-range of less than substantial harm.

The applicant's own Heritage Note accepts that the proposal causes harm, although it considers the level to be lower. This field remains an important part of Dunnings Mill's rural setting and developing it would result in the loss of that remaining open countryside context.

Water

I remain concerned about water supply.

Southern Water has identified a potential issue with additional wastewater and has asked for a condition dealing with any sewer reinforcement that may be needed. It also confirms that drinking water for the site is supplied by South East Water.

I have seen no response from South East Water confirming the

capacity and reliability of the drinking-water supply for the additional development.

This is particularly relevant given the pressure already being experienced across the region. South East Water introduced water-use restrictions for its Sussex customers in July 2026, at a time when demand has been outstripping supply. East Grinstead also experienced a major interruption to drinking-water supplies earlier this year.

I am not suggesting that 42 homes alone would cause a supply failure. My concern is that, with the existing system already under pressure, the ability to supply further development should be confirmed rather than assumed.

WSCC has also calculated substantial contributions towards education, libraries and transport arising from the development. Those contributions may help address some of the impact, but they also show that the scheme would place additional demands on local services.

Local roads and character

The application site remains active grazing pasture and forms part of the semi-rural transition between East Grinstead and the surrounding countryside.

Trefoil Montessori Farm School remains active at neighbouring Ashwood Farm, and one of its stated values is "A respect and love of the natural world." This seems particularly relevant given the proposal to develop the adjoining open grazing field.

I also maintain my concerns about weekday school traffic, narrow footways, parked vehicles, vehicle speeding, and partial street lighting. WSCC Highways has not objected, but these remain everyday conditions on Dunnings Road and West Hoathly Road.

Conclusion

The changes improve some details of the scheme, but they do not change my main concerns. This is still the loss of an open grazing field within the High Weald National Landscape, with acknowledged harm to the rural setting of Dunnings Mill, a significant change to the semi-rural character experienced by nearby residents and users of Dunnings Road and West Hoathly Road, and unresolved concerns about water supply.

I therefore maintain my objection and ask the Council to refuse the application.

Kind regards