

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 28 January 2026 11:31:21 UTC+00:00
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 28/01/2026 11:31 AM.

Application Summary

Address:	Land Off West Hoathly Road East Grinstead West Sussex
Proposal:	The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.
Case Officer:	Joseph Swift

[Click for further information](#)

Customer Details

Address: 5 Streatfield Place Streatfield Place East Grinstead

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object for reasons including: Policy Conflict - proposed development is outside the Built Up Area Boundary shown on map at eastgrinstead_a2_landscape_narrow_insetmap.pdf in the approved Mid-Sussex District Plan 2014 - 2031. Piecemeal approval of major housing schemes out-with the local plan negates any value is having a local plan.

Proposed Development is within the boundary of The High Weald Area of Outstanding Natural Beauty. The boundary is the stream to the north of the recreation ground, which in turn is to the north of the proposed site. The AONB boundary - High Weald National Landscape provides explanation/interpretation, and the map is highweald.org/~documents/publications/maps-including-lidar-images/high-weald-aonb-boundary-map/?layout=default

Policy Conflict - 3. The East Grinstead Neighbourhood Plan East Grinstead Neighbourhood Plan Para 4.5 deals with Protection of the High Weald AONB and para 4.6 says "National Planning Policy goes on to state at Paragraph 116 of the NPPF... 'Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.'" This is a major development and no exceptional circumstances have been identified. I do not see any exception circumstances.

Road Safety: Site access is on a blind bend within a 30 mph speed zone. Related documents already submitted show that as a result of traffic analysis (2 days) 85% of vehicles are exceeding the speed limit significantly - sufficient to earn an SP30 penalty and 3 points on the license. Proposing a site with such access to add further vehicle movements is unacceptable .

Environmental - serious concerns about how surface water drainage is dealt with. The road outside the Dunnings Mill pub is regularly flooded by surface water. Detailed analysis based on actual soil and substrate figures must be used for calculations. Other SUS compliant sites nearby were required to provide underground culvert from SUDS holding tanks to discharge excess directly into the stream to the north of the recreation ground to mitigate groundwater flooding risks.

Pressure on essential services - have you tried to get a NHS doctor or dentist appointment in the past couple of years?

Kind regards