

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 June 2025 15:31:10 UTC+01:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1218

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/06/2025 3:31 PM.

Application Summary

Address:	Land Adj. To 19 Escots Drive East Grinstead West Sussex
Proposal:	Proposed erection of one pair of semi detached houses, with associated parking and new shared vehicular access.
Case Officer:	Hamish Evans

[Click for further information](#)

Customer Details

Address:	31 Court Crescent 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:	Application Ref DM/25/1218 Land Adj to No 19 Escots Drive East Grinstead West Sussex I am a Chartered Civil Engineer (retired) living within 100 metres of the proposed development at No 19 Escots Drive, and I have studied the Planning Application plans and documents online. I object to the proposed development and I am submitting the following Comments about several planning issues (shown in bold type):
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1. The quality of the design

Significant overbearing impact [to future occupants of Plot 1]

The proposals for this site are an over-development for the area, i.e. a pair of large semi-detached houses squeezed into a space, approx 30 x 30 metres, that slopes markedly both west-east and north-south.

The new dwellings as shown on the plans are positioned too far to the west and the roofline has been kept as low as possible so as not to tower over the bungalow at No 17 Escots Drive. This design would necessitate a very deep excavation for Plot 1 including the removal of an existing buttressed stone retaining wall. The buttressing suggests existing stability problems for that garden wall.

The proposed new retaining wall (west of Plot 1) shown on the plans would be much higher than the existing retaining wall: i.e. 1.4 metres (4.6 feet) high adjacent to the road, increasing to 3.1 metres (10 feet) high in the north-west corner of Plot 1. Therefore the future occupants of the Plot 1 house would have an oppressively high retaining wall to view from their back rooms, as well as presenting them with a permanent safety hazard as well as maintenance issues in their back garden.

This is in contravention of DP26 of Mid Sussex District Plan which "seeks to ensure that development does not cause significant harm to [nearby residents and] future occupants of new dwellings".

2. Significantly increased noise and disturbance

Highway safety issues

The very deep excavation for Plot 1 (as above) would also generate large quantities of excavated spoil to be removed from the site, with resulting noise and disruption to nearby residents and to traffic on Escots Drive, which is a main bus route and access to two local schools and a large housing estate - including my own house.

NOTE: Escots Drive just uphill of this site has had two major collapses (sink-hole type) due to the weathered sandstone subsoil on which it is constructed. Another sink-hole is beginning to form at the same location with cracks in the tarmac road surface. A large excavation at Plot 1 could potentially destabilise the ground between Plot 1 and No 17 Escots Drive.

3. The effect of the proposed development on the appearance of the area

The immediate area of the site is all detached housing with decent-sized curtilages. The proposed development is semi-detached housing on a cramped site (as indicated above). The design of the proposed housing is nothing like the nearby existing houses. Furthermore the proposed design is nothing like the Grade II-listed buildings in the Conservation Area behind the site, which in any case can barely be seen at present from Escots Drive and which would be invisible from Escots Drive once the proposed new houses were built.

Therefore, if the proposed development is built as designed, the outlook from Escots Drive, where I walk at least twice a day, would be of an incongruous and crowded street scene.

NOTE: If a single detached house, or a single detached bungalow (these are in very short supply in East Grinstead), were to be built adjacent to No 19 Escots Drive with the west sloping part of the existing garden at No 19 being retained as its garden, then the site would not appear over-developed and the drawbacks of large site excavations and an oppressively high retaining wall in Plot 1 (as indicated above) would be avoided.

FINAL NOTE: The site plans wrongly identify the Surface Water (marked: SW) sewer/drain manhole in the centre of Escots Drive for connection of foul wastes from the proposed new dwellings. Such a connection is not permitted by law. The Foul Sewer (marked: FOUL) manhole is in fact on the other side of Escots Drive from the site, adjacent to the pavement.

Kind regards