

Sarah Valentine

From: [REDACTED]
Sent: 02 September 2026 12:27
To: planninginfo
Subject: Fwd: Planning Application No: DM/26/1963

[REDACTED]
Good afternoon,

I have recieved and out of office from Stefan until next week. However deadline for this application is tomorrow so may someone else please action accordingly?

Kind regards,
Kerrie

Sent from my iPhone

Begin forwarded message:

[REDACTED]
Date: 2 September 2026 at 12:18:25 BST
To: stefan.galyas@midsussex.gov.uk
Subject: Planning Application No: DM/26/1963

Good afternoon Stefan,

I am contacting you via email as your website is currently experiencing tech issues.

I have been trying now for several weeks to raise comments re application no: DM/26/1963 but the QR code you sent does not work, when manually adding the number it also does not appear. I have managed to find it but each time I submit a comment it says I do not have permissions to do this and I get error messages. So therefore please add these comments below when considering the application.

I am writing to formally object to the planning application for the construction of nine new homes on land accessed via the private road at Edwin Street, which forms part of the Hammonds Gate private estate.

My principal concern relates to the proposed access arrangements and the impact that both the construction process and the subsequent occupation of these properties would have on our privately maintained road.

Edwin Street is a private road, and all residents within the Hammonds Gate estate (of which I am one) pay a substantial annual estate charge which contributes towards the maintenance, upkeep and repair of the private roads and associated infrastructure. The proposed development does not form part of our existing residential development, and we do not believe that residents of the new properties should therefore have unrestricted use of Edwin Street as a means of accessing the development.

Of particular concern is the significant increase in vehicle movements that would result during construction, including heavy construction vehicles, delivery vehicles and contractors' vehicles. There is a genuine concern that this could cause damage to the road and associated infrastructure. Any such damage would ultimately have to be addressed through the private estate arrangements, potentially leaving the existing residents to bear the cost of repairs to infrastructure that has been damaged as a result of a development from which we receive no benefit.

There would also be a permanent increase in vehicle movements once the properties are occupied. Nine additional homes could generate a considerable number of additional daily journeys along a road that is privately maintained by the existing residents and was not designed to accommodate traffic associated with a separate development. Permission to access OUR privately owned road has also not been sought by the developers who are already using the road to access the site.

I therefore strongly object to Edwin Street being used to provide any access to the proposed development. If access can instead be provided via Hammonds Ridge, this would be a far more appropriate solution and would avoid placing additional traffic, construction activity and potential maintenance costs onto the existing Hammonds Gate private estate.

I would also ask the Planning Authority to consider the wider need for this development. The proposed homes appear to be family properties at a price point where there has already been limited demand locally, with some of the most recently constructed family homes in Edwin Street and Hammonds Ridge having struggled to sell. There are also already almost 4,000 new homes being developed on the outskirts of the town, providing a substantial amount of additional housing.

Given this significant level of existing and planned development, I question the need to introduce a further nine properties into what is currently a peaceful residential area, particularly where doing so would create additional pressures on privately maintained infrastructure. We were also advised this would be a community asset when we purchased our property on this estate.

I respectfully request that the Planning Authority considers these concerns carefully when determining the application, and in particular that access via Edwin Street is not permitted for either the construction phase or the subsequent occupation of the proposed homes.

Thank you for taking my objection into consideration. I would be grateful if you could confirm that this objection has been registered against the planning application.

Kind regards,

[REDACTED]

33 Edwin Street, RH15 9HT

[REDACTED]