

Peter Davies

From: [REDACTED]
Sent: 17 September 2026 12:10
To: planninginfo@[REDACTED]
Subject: DM/26/2103 comments on this application
Attachments: image0.jpeg; image1.jpeg; Video.mov; image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg

[REDACTED]

To: Mid Sussex District Council Planning Department
Objection to Planning Application: DM/26/2103
Proposal: Construction of a four-bedroomed detached dwelling.
Location: Land To The West Of Streatfield Place, East Grinstead.
Objector: [REDACTED] 1 Streatfield Place, East Grinstead.

Dear Eric Owens

I am writing as a local resident to formally object to the proposed four-bedroom house at the end of our quiet private road. My family and I live at 1 Streatfield Place, and we hold a permanent legal right of way over this road. Having lived here happily for the past 12 years, we are deeply concerned about how this development will permanently harm the local environment, worsen existing safety and flooding issues, and degrade our daily quality of life.

We object to this application on the following grounds:

1. Harm to the High Weald National Landscape (Policy EG1)

Our site sits right within the High Weald National Landscape (formerly AONB). Under Policy EG1 of the East Grinstead Neighbourhood Plan, any new development must conserve and enhance the natural beauty of this protected area. This plot has always acted as a vital green haven. Replacing it with a large residential building directly undermines the council's duty to protect the visual integrity and quiet character of our local landscape.

2. Loss of Greenfield Land and Risk of Overdevelopment (Policy EG5)

This site is entirely greenfield. It is not "previously developed land" as defined under national frameworks or Policy EG5 of our Neighbourhood

Plan, which states that new housing should be built on brownfield land or meet strict exception criteria.

We are also deeply worried about piecemeal overdevelopment. The developer has recently faced planning refusals on other nearby plots, and it feels like this proposal is just a foot in the door to establish a baseline footprint to unlock future adjoining land. Pushing a large house into this backland site sets a damaging precedent that will destroy the peace and established layout of our cul-de-sac.

3. Flawed Ecological Surveys and Impacts on Local Wildlife

I strongly challenge the accuracy of the applicant's ecological reports. Before their surveys took place, the site's vegetation was heavily cleared and cut back, which actively displaced local wildlife. As a result, the submitted documents don't show the true, long-term biodiversity of the plot.

Furthermore, we frequently see Great Crested Newts—which are strictly protected by law—right on our doorstep and in our garden at 1 Streatfield Place. Because we live further from the water way than the plot, it is highly likely that this green area serves as a vital habitat or wildlife corridor. I urge the planning department to require an independent, retrospective ecological assessment before making any decisions.

4. Worsening Local Flood Risks

Our immediate area already struggles with severe surface water run-off during heavy rain. The nearby Dunnings Mill pub and the adjacent stretch of Dunnings Mill Road suffer from well-documented, chronic flooding issues. Replacing a natural greenfield soakaway with roof tiles, driveways, and paving will prevent rainwater from absorbing naturally. This will inevitably increase pressure on our private road and the surrounding drainage network, making an already bad flooding situation worse for existing homes.

5. Threat to Mature Trees

I am very concerned about the survival of the mature trees bordering the plot, particularly a large, significant Oak tree. The developer's plans do not show a clear or safe method to protect these critical root zones from being compacted or damaged during heavy excavation and utility digging, risking the loss of a beautiful, long-standing part of our local landscape.

6. Access Safety Hazards and Traffic Disruption

Our private road is a dead-end, and has no formal turning circle at the

top. Because of this layout, delivery trucks and construction machinery will physically block the entire road, cutting off vehicular access to my home, preventing daily movement, and creating a dangerous barrier for emergency vehicles.

Without a turning space on the plot, heavy development vehicles will be forced to use the tight roadway directly outside my front door to maneuver. This space is entirely unsuitable for heavy vehicles. We have already experienced the reality of this: a large waste lorry serving the nearby pub previously tried to turn here, causing structural damage to local gardens and destroying our bollard lighting. Forcing construction traffic into this narrow space presents an ongoing safety hazard right outside my home.

Additionally, the junction where Streatfield Place meets the main road is already dangerous. The Dunnings Mill Management Company recently applied for a Community Highways Scheme specifically to tackle dangerous speeds and obstructive parking at this exact spot, where we see regular near-misses. Adding heavy construction traffic to a junction that is actively being investigated for safety failures is entirely inappropriate.

7. Severe Loss of Visual Amenity and Residential Outlook

Because the proposed access route sits right next to my front door, the constant noise, dust, and heavy traffic during construction will cause an unreasonable level of disturbance to our home life.

Crucially, having lived here for 12 years, our family has deeply valued the open, green outlook from our landing and main bedroom windows. It provides an essential visual break and defines the peaceful character of our home. The physical mass of a large, two-storey detached house will break the horizon line, strip away the green canopy, and leave us feeling boxed in, permanently ruining the view we have cherished for over a decade.

(Note to Case Officer: I have attached four photographic files to this objection: 'View 1 - Current Landing Outlook', 'View 2 - Indicative Impact (Landing)', 'View 3 - Current Bedroom Outlook', and 'View 4 - Indicative Impact (Bedroom)'. These images explicitly demonstrate the severe, overbearing visual impact and loss of green outlook that will be felt directly from within our primary living spaces.)

For these combined reasons—the destruction of our protected landscape, increased flood risks, severe highway safety hazards, and the direct loss of our residential amenity—I urge the planning committee to refuse this application.

Yours faithfully,

[Redacted Signature]

1 Streatfield Place, East Grinstead

Also Attached : Recent photo & video of obstructive parking on Dunnings Rd. regular near misses here. Often exacerbated by pub events or events at the recreation ground opposite. This photo is taken by the drive opposite to Streatfield Place.