

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 June 2026 14:11:05 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0131

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/06/2026 2:11 PM.

Application Summary

Address:	Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex
Proposal:	Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units. (Drainage addendum received 02/04/2026). (Amended plans and information received 20th to 27th May showing revisions to the proposed design, landscaping, highways, housing and sustainability measures)
Case Officer:	Steven King

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Customer Details

Address: 1 Hoathly Road East Grinstead

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	While this site has been given initial planning I would like to reiterate that it does not have my support or the general support of the community. We have just witnessed the felling of a 'class A' mature oak tree, which never should have been approved in the

initial plan.

Place Services assessment of the impact on biodiversity is that it is net negative:

"Whilst this application is technically not subject to mandatory BNG, it is indicated that policy

'DP38: Biodiversity' of the Mid Sussex District Plan 2014 - 2031 does requires

development to demonstrate a net gain in biodiversity. Therefore, it is expected that the

application should demonstrate a net gain biodiversity for the proposals to be supported.

This should preferably outline a 10% measurable biodiversity net gain in line with

mandatory BNG and the use of the Statutory Biodiversity Metric - Calculation Tool should

follow rules and principles outlined in the Statutory Biodiversity Metric - User Guide.

As a result, on review of the Statutory Biodiversity Metric - Calculation Tool, we note that

the metric shows the following trading issues:

- Cropland - Temporary grass and clover leys: -29.36 habitat units of low

distinctiveness habitat not offset

- Woodland and forest - Lowland mixed deciduous woodland: - 5.83 habitat units of

high distinctiveness habitat not offset"

As far as I can tell, nothing is being done to protect the habitat lost by the many pairs of skylarks that currently breed in the lost fields, these birds need their nesting sites protected in the remaining fields rather than lost to mowers or off-lead dogs in any future 'SANG'.

It is increasingly clear that the infrastructure in the local area can not cope and or is not being given the funding to cope with more development. Both Imberhorn school and Sackville are oversubscribed, with no plans / money provided for expansion. The A22 is gridlocked most mornings and afternoons. Imberhorne Lane, Heathcote Drive, and Turners Hill Road are all very busy with people trying to avoid the A22. These roads are not designed for heavy traffic, with few if any safe crossing points for pedestrians, high speeds and poor sight lines.

Once again, the plans do not appear to show any direct cycle or pedestrian access from the proposed site, along the boundary of the care home site to the Worth Way, something which was promised in the consultation.

The plans do not include enough parking for visitors, or for parents taking their children to the proposed school. There does

not appear to be space for cars to park on the roadside, they will therefore park on pavements / grass verges. The chaos outside Halsford Park primary school and pick up and drop off will be replicated at this new site unless the design is changed.

The speed limit on Imberhorne Lane needs to be very clearly signed up to and beyond the bridge as being 30mph, perhaps even with speed bumps to slow people down before the proposed roundabout. Beyond the bridge it should be reduced to 40mph.

New zebra crossings and / or traffic light crossings will need to be put in place along Imberhorne Lane as it is far too busy and speeds far too high for children to cross safely, and that is without adding the 1000+ cars that this development and the ones in Crawley Down will add.

Adding an additional access point for traffic opposite Heathcote Drive with a mini roundabout (even if this was entrance only to the new estate) I think will be needed as the traffic volume will cause significant backed up traffic along Heathcote Drive and Imberhorne Lane.

The priority chicanes on Imberhorne Lane may need to be removed as the traffic volume means drivers are now behaving very badly, driving too fast and not giving way appropriately. Traffic jams can also mean the road is blocked for traffic in the other direction. All of this is already happening, and the development will make things much much worse.

The junction between Imberhorne Lane and Turners Hill Road needs to be made safer in order to deal with the increased traffic. The speed limit around this area needs to be reduced, the road signage needs moving so it no longer blocks road visibility, and the junction should be a mini roundabout to make it much safer.

Vistry Homes appear to be in financial distress.... what will the Council do to ensure that corners are not cut during this development?

Kind regards