

Joseph Swift

From: [REDACTED]
Sent: 24 July 2026 14:43
To: Joseph Swift
Subject: Objection comment Application No: DM/26/0073

[REDACTED]
Dear Mr Swift

Application No: DM/26/0073

Proposal: The erection of 42 new homes with access from West Hoathly Road.

My details: [REDACTED] Hazeldene, Coombe Hill Road, East Grinstead. RH19 4LZ.
[REDACTED]

Neighbour. Comment **OBJECTION**

As the website for uploading comments is not working, please find below my comment on the application - to add to the other formal comments visible online.

Many thanks.
[REDACTED]

The reduction of two houses, from 44 in the first planning application to 42 in the current one, changes absolutely nothing in regards to the depressing proposal to build in this peaceful rural location.

One would hope the status of the meadow as an agricultural parcel in the High Weald Area of Outstanding Natural Beauty is protection enough to preserve its rural character and protect it from development.

The field marks the end of the built-up area of town leaving Dunnings Road, and the beginning of the countryside. The meadow rises up and is therefore clearly visible as green pasture and trees on higher ground. A housing estate's worth of roofs and light pollution would be a devastating loss of the countryside aspect for all, and urbanise the current rural setting.

Vast green spaces on the outskirts of East Grinstead have recently been lost to house-building, in Turners Hill Road and 550 more planned on Imberhorne farmland. The West Hoathly application threatens further incursion into the countryside, in this, an AONB.

I have separately commented on recent accidents near the proposed entrance to the application site, involving cars twice driving into a property and a van rolling on its side across the road. This stretch of road next to the application site poses risks to pedestrians, because of the increasing volume and speed of traffic, parked cars and the narrowness of the almost not-fit-for use footpath. Footpath users are always having to step into the road to make way for each other. How much worse would this be with 42 extra households, bringing their combined volume of traffic on to the road.

West Hoathly Road heading out towards the reservoir is at times single track, wooded on either side and home to deer and other wildlife. It is a winding country lane where drivers often have to squeeze past

each other or rely on infrequent passing spaces. It would not, and shouldn't have to, cope with the inevitable extra pressure of increased traffic from the proposed new dwellings.

Copied below is my original objection comment from the first application for 44 houses, which I re-submit as follows:-

I strongly object to this application. It's beyond depressing and saddening to see a proposal of this scale put forward, which is wholly inappropriate within the designated area of outstanding natural beauty.

The field marks the beginning of the countryside within the AONB. It is an invaluable greenfield site that demarcates the rural outskirts of this edge of East Grinstead, that signals the start of the country beyond the town. The encroachment of a large development on this meadow would change the rural character of this location for future generations and be highly detrimental to the people already living here, and to the rich wildlife and natural habitat that it supports.

Planning comments:

Loss of designated AONB: The loss of the greenfield site would have a negative effect on the people and wildlife in the immediate surroundings and does not meet the stated criteria for conserving or enhancing an AONB status.

Traffic: This section of West Hoathly Road, at the junction with Coombe Hill Road and where it merges into Dunnings Road, next to the application site, is increasingly fast and busy, with a significant number of drivers ignoring speed signs both on entering and leaving this edge of town next to a day nursery. The effects of an additional 44 houses bringing a vast amount of extra vehicles, from new home-dwellers who will most certainly depend on cars, is unthinkable, as is the impact that construction work would have on the road and local people.

The inclusion in the application of cycle parking is a feeble attempt at suggesting there is anything green or friendly about the proposed travel impact on the road.

Safety: The pavement that skirts Toybox Nursery leading up to Dunnings Road is incredibly narrow. This makes walking in and out of town already challenging for pedestrians, particularly for parents with young children and pushchairs, and dog owners with their pets on leads. Cars pulling in and out of the proposed development so close to parents and toddlers using the nursery would present a risk to their safety.

Drainage: There is already a problem with adequate drainage in the vicinity made worse by more frequent and heavy rainfall, with drains and sections of the road gouged out by torrents of water following a natural downhill course from further up the West Hoathly Road. Concreting over the field on the application site removes the natural soakaway that the agricultural land currently provides to lessen flood water spilling on to the tarmac.

Noise and light pollution: The site is a green buffer that is unspoilt and peaceful, both by day and unlit and tranquil by night. A new housing development here would destroy both these elements for the current local community and wildlife.

Local amenities: Proposed additional new households on this scale are bound to place further pressure on GP services and other social services support and local infrastructure, that is barely equipped to deal with the current population.

The threatened urbanisation of a greenfield site sets precedents for more building in this area of

outstanding natural beauty, which is constantly under pressure from recent attempts to infill green spaces and mature gardens at the expense of local homeowners, the rural character of the area and the environment.

The Turners Hill Road development has already provided an extensive quota of new dwellings to this town, as will the Imberhorne development. I urge the council to refuse this application.