

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 September 2026 12:46:49 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2103

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/09/2026 12:46 PM.

Application Summary

Address: Land To The West Of Streatfield Place East Grinstead West
Sussex RH19 4RQ

Proposal: Construction of a four bedroomed detached dwelling

Case Officer: Rachel Richardson

[Click for further information](#)

Customer Details

Address: 5 Streatfield Place East Grinstead

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Sir/Madam
I wish to register an objection to Planning Application DN/26/2103. This application was submitted on 26 August with a blizzard of documentation and a very limited timescale for concerned parties to comment.

With the advent of AI systems it is very easy to create apparently factual "desktop" documents and I expect that the veracity of the details and references contained therein to be independently confirmed/verified by the planning department as part of their

deliberations. For example, I see no relevance in the inclusion of a 15 page Appeal Decision, Appeal Ref: APP/D3830/W/25/3373757 Land North of Felbridge Road, Felbridge RH19 2SJ as a related document for this application other than it was referred to as an annex in a "33 page Planning Opinion" prepared by Bell Cornwell in Hampshire, commissioned by the applicant.

My objections are that they materially conflict with Local Plans

1. The proposed site is outside the East Grinstead Built up Boundary (EG5)
 2. The proposed site is a greenfield site which is a field which has never been built on (EG1)
 3. The proposed site is in the High Weald Area of Outstanding Natural Beauty (EG1) and is not replacing, renewing or extending an existing agricultural building. The proposed site is a Heritage Asset as clarified in the East Grinstead Local Plan, para 4.3 which says : Heritage Assets' are valued components that make up the historic character of the town, which includes Areas of Outstanding Natural Beauty
 4. The proposed site contravenes the EG1 Local Plan which is clarified at 4.2 "The Town Council considers it important to protect such areas in order to ensure that development does not result in the merging or coalescence of settlements and the GRADUAL SECRETION of development at the urban fringe." This proposed development would not only contribute to urban sprawl but would also be used as a precedent for other developments if approved.
 5. Contravenes EG2a which says: "Planning permission will not normally be granted for development which:.... (3) Contributes towards the ad hoc or isolated development of dwellings outside the built up area, including infilling of built up frontages or linear development along roads."
 6. The proposed development does not provide , as required in EG5 (3) An application is supported by a robust assessment of the impact of the 24 East Grinstead Neighbourhood Plan November 2016 25 proposal upon the local highway network and it can be demonstrated that the proposal will not cause a severe cumulative impact in terms of road safety and increased congestion after proposed mitigation is taken into account. The entry point of Streatfield Place to West Hoathly Road is a significant traffic danger with request in process for a community highways scheme to address to traffic speeds and obstructive parking around this junction.
 7. The proposed Development does not comply with Policy EG7 - Housing Mix and Density Planning permission will be granted for new housing schemes where they meet the following criteria: (1) Achieve a minimum density of 30 dwellings per hectare unless local character indicates a different density level and this justification is provided; (2) On sites of 5 or more dwellings, provide a minimum of 20% small family accommodation in the form of 2 and 3 bedroom units; (3) Variations in the above mix will only be considered where a viability assessment has been
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provided to justify a departure from this policy or there are clear design and location reasons which indicate a higher density is appropriate; and (4) Provides affordable housing in accordance with District policy.

The housing on Streatfield Place was developed on brown field land having previously been a snooker club. Creeping Urbanisation outside the Built Up Area Boundary should be rejected particularly when farmland within the High Weald Area of Outstanding Natural Beauty is being used for a single occupancy , high spec dwelling which contributes effectively nothing to the housing needs of East Grinstead.

A further concern is the likely contribution to increased surface flooding on the road at Dunnings Mill Pub on Dunnings Road, particularly with acknowledged change to our weather patterns. Several times over the last year the road has been subjected to flooding, and changing the land use from rough pasture to a house with manicured gardens is likely to increase the natural surface water run off .

Kind regards