

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 26 September 2025 16:16:16 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/3051

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/09/2025 4:16 PM.

Application Summary

Address:	Highfields West Hill East Grinstead West Sussex RH19 4DL
Proposal:	Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2). UPDATED drainage strategy details submitted 4th September 2025.
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Coombe Ridge West Lane East Grinstead
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We object to this planning application for the following reasons: 1. Loss of sunlight on summer evenings, especially in the hour prior to sunset will be significantly impacted from our aspect, the development being due west. 2. Light pollution will see significant increase, currently there is no light pollution from our aspect.

3. Significant overbearing impact & loss of Outlook, especially the smaller building which will be opposite our property. The planning application makes efforts to persuade the reader that the majority of the residential property in East Grinstead is three storeys high, this is not the case, the majority of properties in East Grinstead are in fact 2 storey houses. And indeed the existing property on the site is only three storeys because of the loft space is being utilised for accommodation. The new main three storey building will be three floors of accommodation plus a roof. The application claims the 8 view points (source - Townscape & Visual Appraisal by BEA) have been used to assess the impact on views from the surrounding area, but gives no indication of where these 'views' are from. The claim that there is 'dense tree cover along the site boundaries' is subjective and dependant on the time of year.

4. The loss of the natural habitat and roaming/feeding grounds for the various surrounding pollutions of Badgers & Bat's & Owls. The revised application states that the 2 badger Setts will be relocated to an artificial one and makes a presumption that a licence to do so will be granted by 'Natural England'. There is no mention of where the Badgers are expected to forage during and post the development of the site, and how that will impact the surrounding properties either side of West Hill, and the resultant crossing by Badgers of the carriageway.

5. Traffic access from West Hill will make vehicular and pedestrian access to West Lane even more hazardous with the added distraction of additional traffic, (the net change increase in traffic is from 6 to 166 vehicle movements per day - source Apex Transport Statement) entering & leaving the proposed development.

In addition current (26.09.25) temporary traffic lights in West Hill in the same location as the proposed new entrance are creating 'near misses' due to traffic ques when travelling down the hill at the blind lefthand bend. These and possible worse scenarios will only become more common place if the new entrance on to West Hill is allowed.

6. The council should re-consider their lack of previous objection with regard to traffic volumes on West Hill. Since the original application for this development Home Delivery of Parcels alone has risen by an average of 8% per annum. The forecast for Home Food deliveries by 2029 are expected to rise by 15% per annum.

7. Noise associated with the proposed scale of construction & scale of the ongoing operation of the development will be significantly greater than that which current present. The comings and goings alone of up to 18 staff three times a day (three shift changes - source Apex Transport Statement) will be significant in the new parking areas.

2019 is the last study available for 'the demand for Care Homes in East Grinstead' (Imberhorne Farm by Avison Young) and should be up-dated to take in to account the current situation & impact of the pandemic.

Kind regards