

Peter Davies

From: [REDACTED]
Sent: 27 June 2025 22:48
To: planninginfo
Subject: Planning Application DM/25/0245 - Ethlinden, Hophurst Hill, Crawley Down

[REDACTED]
The Planning Officer

Yet again the council has failed to notify us, as the closest property to the above address, that a reapplication had been made with respect to work at this property.

On behalf of the trustees and committee of East Grinstead Angling Society I have been asked to comment on the above application.

Whilst, in principle, the Society has no objection to the change of use of the land, previously owned by Mr John Brice, there are various important points we wish to make.

1. The shared right of way on the access track shown on the block diagram, and also mentioned in the application, is not anywhere defined. This distance is limited to 12 metres from the road boundary edge of Hophurst Hill. This can be seen on careful examination of the map included with Land Certificate WSX165327.
2. The Society uses this track for access to Readers Lake from dawn to dusk every day. Any intended permission for the construction of additional access to Ethlinden should take this into account, given the possibility of stationary traffic on the sharp bend during any construction phase.
3. The pond situated in the grounds of Ethlinden and shown on the block diagram no longer exists. The pond, which was neglected for considerable time, now forms part of the already constructed equestrian area. This is the pond referred to as the home of great crested newts in earlier environmental reports.
4. The block diagram shows the property boundary of Ethlinden extending to the unmade footpath around Readers Lake. This is incorrect. Ordnance Survey Plan reference TQ3539 included in Land Certificate WSX165327 clearly shows that the boundary is reached at the corner of the old south western pigsty.
5. The environmental reports pay scant mention to the regular commute of deer across the Society's land and that of Ethlinden. Any permission given should ensure that the proposed development does not impact on this long established commute across Ethlinden. There has already been two deer fatalities this year because deer are now crossing on the straight stretch between the bends on Hophurst Hill instead of closer to the top of the bend, where they could see cars coming as fencing has been erected.
- 6.

[REDACTED]
East Grinstead Angling Society
[REDACTED]