

Sarah Valentine

From: [REDACTED]
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Please see below my comments regarding the proposed development on Estcots Drive, East Grinstead, West Sussex.

One of the best features of Escots Drive is that currently there is an open view across the conservation area to the Grade 2 listed buildings of Estcots Farmhouse and Estcots Barn. These are historically significant properties and that this proposed development would block the open view with these houses. If these historic properties are blocked from the view of those people moving up and down Estcots Drive I believe this valuable and much appreciated conservation area will be impacted with the public unable to enjoy the frontage or the period chimneys and windows.

I also understand that there is an historic wall which is a remnant of the original kitchen garden dates back to the 1890's and has been identified as Flemish Garden Wall Bond' and is historically significant. I have significant reservations given the proximity to the new development and the earthworks proposed this would not undermine this structure. I also understand that in the East Grinstead neighbourhood plan should be conserving these areas and not building over them. I also understand that the National Planning Policy states 'as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The proposed plans that have been submitted by the developer also have higher rooflines than both No 17 and No 19 which is not in keeping with the topography of Estcots Drive. Currently with the existing properties the rooflines in all instances stagger downward as you travel down Estcots Drive and as such these would look out of place within the context of the area. In addition, these properties are Semi-Detached and as such are not in keeping as all of the properties at his end of Estcots Drive as they are predominantly Detached dwellings and as such these Semi-Detached properties would look out of place.

In conclusion the proposed plan for two Semi-detached properties on this site can only be described a serious over development whilst we all appreciate the need for additional homes to be built cramming these Semi-Detached four-bedroom homes on this small site seems to be rather an overstretch by the developer. Previous applications for the development of this site have been refused in 1990 and 2004 and personally I do not see and material enough difference to the grounds for refusal in this application either.

Kind Regards

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