

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 March 2025 11:57:58 UTC+00:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0413

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/03/2025 11:57 AM.

Application Summary

Address: Land Adjacent To The Brook Coombe Hill Road East Grinstead
West Sussex RH19 4LZ

Proposal: Construction of a new residential dwelling

Case Officer: Hamish Evans

[Click for further information](#)

Customer Details

Address: Grenestede House, Coombe Hill Road East Grinstead

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: OBJECTIONS TO PLANNING APPLICATION (ref DM/25/0413)
Land Adjacent to The Brook- COOMBE HILL ROAD, EAST
GRINSTEAD

1. The proposed development is in an Area of Outstanding Natural Beauty (AONB) near to ancient woodland. If allowed, it would impinge on the AONB and would degrade the nature of the area. The criteria set by yourselves for development in an AONB

in your published Plan are not met - the proposal to allow a two storey residential house on a countryside plot that has not been used for housing before neither 'conserves nor enhances natural beauty' and it negatively impacts on the 'historic landscape character and local distinctiveness, sense of place and setting of the AONB' not least because it intensifies residential occupancy and changes the nature of our country road.

2. Coombe Hill Road is a small, private road in the AONB. Our historic environment is a country road with discreet residential properties nestled into countryside. Its character and beauty at this end of the road relies upon the countryside being predominant with residences well spaced along the road. The current view from the road is of countryside and agreeing that this plot can be used for a two storey housing property would jeopardise this by removing green space and impact, as stated on the AONB itself.

3. Coombe Hill Road has considerable existing problems relating to drainage. Allowing a residential property on this countryside plot would increase these problems. Planning permission on a nearby field was recently rejected, partly due to drainage issues. This development would have the same issues.

4. The Road is barely able to cater for the traffic that currently uses it. The increased levels of traffic would be hard for our road to sustain.

5. The development would change the nature of our property which enjoys a secluded, countryside aspect within the AONB. Having another residential property so closely adjacent to us would impact on our well-being as well as on the AONB.

Kind regards