

From: planninginfo@midsussex.gov.uk
Sent: 11 August 2026 12:38
To: Katherine Williams
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/1741

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/08/2026 12:38 PM.

Application Summary

Address:	Land At St James Road East Grinstead West Sussex
Proposal:	Erection of 5no. dwellings, together with associated gardens and landscaping.
Case Officer:	Katherine Williams

[Click for further information](#)

Customer Details

Address:	22 Newacre House Wood Street 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:	Objections as follows;

Over development of a small site

Loss of residential amenity. Originally for office use and now even more important as now residential. Detrimental for the wellbeing and mental health of residents if lost. If something similar as Covid occurs for example. Flat residents trapped nowhere externally to sit other than a public area mainly a carpark area used by office workers. In addition this development will remove a valuable open space within the town centre, a habitat for animals and birds. The developer states they will keep some trees but without any preservation orders is this guaranteed. Even with one we've heard of them being 'accidentally' felled.

No parking on site for proposed properties. Statement by Planning Officer on previous application on no impact questionable. See photos submitted by applicant and you can see the amount of cars parked. Having cycle stores etc doesn't mean no cars and properties will not be limited just to cyclist purchasers. Some households invariably have more than 1 car. Access from St James Road at either end is on to an extremely busy one way system (A22) so to say no impact is incorrect. No nearby parking facilities pushes parking issues elsewhere. See illegal/irresponsible parking in Wood Street that has caused difficulties with emergency services

(hopefully they have been consulted)

The design of the properties is aesthetically boring and bland not in keeping with others opposite or adjacent. Developers eyes are on profit, hence an increase in number of properties.

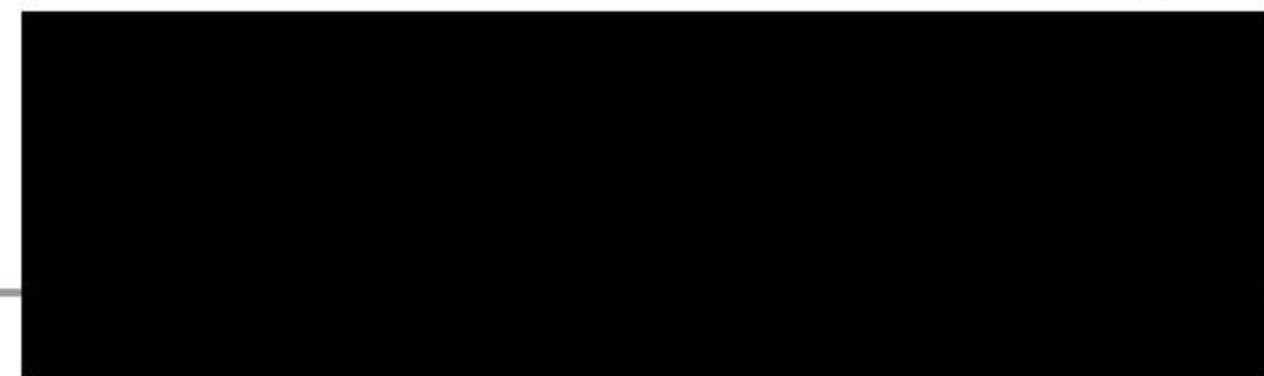
There is the question of the lack of privacy for the Newacre Flats at the rear of the proposed development. All these flats have living and bedroom facing the development. This also applies to residents of St James Road fronting the proposed development as some properties have 3 floors. This also increases the number of affected flats in Newacre House. On loss of light is the 45 degree rule complied with, especially for the ground floor flats of Newacre House. Increased by fencing etc for the proposed houses gardens.

The developer includes several comments made by the planning department regarding a previous planning application which relates to a smaller number of units so should have no bearing on their application. Comments by the Planning Officer previously are questionable. There being a neutral effect in terms of highway safety, ecology and trees how can that be correct. There will be an increase and decrease. Other comments are that things are considered acceptable. Is this in relation to planning recommendations or a personal view, if so this quite subjective.

So whilst there is a negative impact on biodiversity to the site agreement has been made for an increase elsewhere. Not for the benefit of existing residents and is it within the Town Centre.

Somewhat surprised that this site, according to the developer, is one of the most sustainable ones in Mid Sussex

On a general note you do need to know that the majority of flats at Newacre are owned by one property company, specialising in Airbnb and lettings so it is possible that the number of responses to this application may be small. I'm sure you will confirm that any decision will be based on planning principles and not numbers of responses.



Kind regards