

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 February 2026 15:45:38 UTC+00:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0073

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/02/2026 3:45 PM.

Application Summary

Address:	Land Off West Hoathly Road East Grinstead West Sussex
Proposal:	The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.
Case Officer:	Joseph Swift

[Click for further information](#)

Customer Details

Address:	14 Stockwell Road 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:	I would like to register my objection to the proposed development which will have significant impacts on the local area for which I consider the proposed mitigations to be wholly insufficient. My primary concerns are as follows: The ecological impact on the ancient woodland located adjacent to the site and the lack of an impact assessment provided by Natural England; The impact on wildlife, in particular birds on the red list for

conservation concern and the lack of any impact assessment on bird life;

The increased risk to safety of road users as a result of the increase in pedestrians and traffic from the development and the lack of an assessment on personal injury accident data in relation to Dunning's Road;

The increased risk of flooding to properties in and around Sunnyside Stream (including the Grade II listed Dunning's Mill Pub) as a result of higher levels of surface water run-off;

The increased pressure on utilities which are already struggling, namely water and electrics, for which an increase in demand could risk further outages for the local area.

Impact on the ancient woodland adjacent to the site:

The National Planning Policy Framework clearly states that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland...) should be refused unless there are wholly exceptional reasons". The building of a housing development immediately adjacent to an area of ancient woodland will undoubtedly cause deterioration through the direct effects of "increasing levels of air and light pollution, noise and vibration" and "changing the water table or drainage" as well as the following indirect effects:

"Reducing the amount of semi-natural habitats next to ancient woodland"

"Increasing disturbance to wildlife, such as noise from additional people and traffic"

"Increasing damage to habitat, for example trampling of plants"

"Increasing damaging activities like fly-tipping and the impact of domestic pets"

The primary mitigations proposed under the current plans appear to be a 15m buffer zone around the ancient woodland, the retention of dark corridors around the woodland to reduce light pollution, fencing around the edges of the woodland to prevent access, and the retention of hedgerows.

These mitigations are wholly insufficient to protect the woodland. There is no mitigation whatsoever to prevent noise pollution and the use of "dark corridors" to limit light pollution is entirely unenforceable once residents have moved into the development, and may choose to introduce their own outdoor lighting without restriction. Whilst the proposed plans include a bore-hole to reduce the increase in surface water run-off it is unclear how this would ensure water run-off would mimic that of the natural landscape and prevent any impact on the water table.

Furthermore, the introduction of fencing around the woodland would provide limited protection from fly-tipping (a fence which hides the unsightly result of fly-tipping could even increase the likelihood as residents would not see the impact), and provides absolutely zero protection from the impact of domestic pets,

namely cats who would have easy access to the woodland and could cause significant damage to the ecology of the soil and to bird life.

Impact on Wildlife including birds of conservation concern:

The area around the development site supports a significant amount of bird life including a large number which are on the red list for conservation concern. In the last week alone the following birds have been identified through the Cornell University Merlin app.

Dunnock
Bullfinch
Chaffinch
Greenfinch
Grey wagtail
House Sparrow
Marsh Harrier
Marsh Tit
Mistle thrush
Redpoll
Reed Bunting
Song Thrush
Tawny Owl
Wren

These have been identified along Sunnyside Stream near the point where it borders the ancient woodland. Given that these birds have been identified in only the last week, a more comprehensive survey would undoubtedly pick up an even greater number of birds on the red list. As mentioned above, the proposed mitigations provide absolutely no protection from the impact of domestic cats and as such presents a significant threat to these birds.

Natural England's standing advice for local planning authorities states "You should also ask for a survey if a development proposal affects any of the following: -natural habitats, such as wetland, woodland, scrub, meadow or moorland". This clearly applies in the case of the ancient woodland however I have seen no such survey in the planning portal.

Increased risk to safety of road users:

The area where West Hoathly Road meets Dunning's Road already represents a significant hazard for road users. West Hoathly Road offers poor visibility due to the narrow width and bends in the road, and the downwards slope means that cars are often driving above the speed limit. Due to insufficient parking on Dunning's Road, cars coming southwards frequently need to pull out into the right hand side to pass parked cars. This means cars driving on the right, southwards down Dunning's Road meet speeding cars heading northwards from West Hoathly road and meet at a dip in the road by Dunning's Mill pub. This dangerous situation is exacerbated during poor weather conditions as the

road regularly floods from surface water run-off and, in freezing conditions, cars can skid when navigating the dip.

I note that the transport statement provided to support the development proposal states that there have been no accidents within the last 5 years, however no information has been included for Dunning's Road despite the increased traffic that a development would clearly create on the road.

Pedestrians using the pavement that runs along West Hoathly Road from the pub up to the Toybox Nursery are also particularly at risk. It is a very narrow pavement frequented by parents taking young children to nursery and there is insufficient space to pass when there is someone coming in the opposite direction (particularly with a pushchair as is common). Pedestrians frequently walk in the road in order to pass each other and cars coming northwards from West Hoathly Road have poor visibility to spot pedestrians in time. A development of 44 houses with potentially 84 additional cars using the road would significantly increase both the risk to pedestrians, due to the increase in cars using the road, but also the likelihood of an accident due to the increased number of pedestrians.

Aside from the many safety issues the development presents, it would undoubtedly result in increased congestion in particular on Dunning's Road where cars already have to pull in to pass, as well as up to the turn for Coombe Hill Road where there are queues during nursery drop-off and pick-up times. The location of the entrance to the proposed development and the increase in usage on the road from an additional 84 cars will cause a significant increase in congestion.

Increased risk of flooding to properties in and around Sunnyside Stream:

The water levels in Sunnyside Stream surge with heavy rainfall. It is a regular occurrence for the stream to burst its banks at points that border properties on Stockwell Road and Lister Avenue. A development of this size creates an increased risk of surface water flooding for these properties. Whilst the proposal includes mitigations to limit the increase in surface water run-off it is unclear how Mid Sussex council will hold developers to account on these mitigations and ensure that existing residents are fully protected from the increased risk of flooding.

Increased pressure on utilities:

Over the last 18 months the local area has experienced several outages, including a period of power cuts in the winter of 2024/25 and a prolonged water outage in January 2026. I have seen no assessment from either the UK Power Networks service or from South East Water confirming they would be able to cope with the significant increase in demand in the local area.

Kind regards