

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 February 2026 11:55:21 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 03/02/2026 11:55 AM.

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:	Sutton House, 66 Dunnings 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:	Objections to Reference DM/26/0073 (44 Houses proposed on West Hoathly Road / Dunnings Road) Pedestrian Safety. The road is used by children and parents going to school. Pavements are very narrow and in places only on one side of the road. Dunnings Road is one of the few roads leading into East Grinstead the doesn't have traffic calming measures. Vehicles frequently exceed the speed limit. Traffic from 44 new houses

would add to an already over-stretched piece of road.

Road Safety.

The siting of the proposed development is on a stretch of road with no pavements and within a short distance the necessity for cars to park on one side of the road forces cars to proceed down Dunnings Road on the wrong side of the road, where they meet oncoming traffic, which is frequently exceeding the speed limit. This in itself creates an unsafe aspect for pedestrians. Further traffic pressure would significantly add to this especially as cars would be pulling out of an unsighted corner.

East Grinstead Public Services

How can GP surgeries and dental practices cope with extra people moving into the area. Ship Street and Judges Close doctors are closed to new enrolments, and it is extremely difficult to find a dentist that operates under the National Health treatment programme.

Pressure on Water and Sewerage Systems

This is an area already prone to flood surge, and it is clear with recent water shortages and loss of pressure that East Grinstead requires further infrastructure work undertaking by Southeast Water. Adding to the problem will further add to the already established issues.

Environmental Impact

It appears no comprehensive ecological or wildlife surveys have been submitted. The site is within a sensitive landscape where wildlife has already been displaced by development. It also lies within the High Weald Area of Outstanding natural Beauty. The ANOB boundary is defined by the stream north of the Recreation Ground, which lies immediately north of the proposed development. Great weight must be given to preserving and maintain natural beauty.

Public Transport and Pedestrian Access

Dunnings Road is poorly served by public transport. The steep gradient and inadequate pavement discourage cycling and walking into town and the schools and the underestimated assessment of a further 200 plus vehicles a day seems to be in conflict with the national planning policy objectives on sustainable transport, road safety and climate management.

Other Policy Conflicts

This contravenes Paras 4.5 and 4.6 of the East Grinstead Neighbourhood Plan. Planning permission should be refused for major developments in designated areas except in exceptional circumstances. There is no evidence of this. The site lies outside the Built-Up Area Boundary as defined in the Sussex District Plan 2014-2031.

Future Expansion

The plan includes a road leading off the site, raising concerns that this development could enable future expansion, adding to the already identified and existing issues.

Kind regards