

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 31 January 2025 16:06:35 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/3051

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/01/2025 4:06 PM.

Application Summary

Address:	Highfields West Hill East Grinstead West Sussex RH19 4DL
Proposal:	Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2).
Case Officer:	Joanne Fisher

[Click for further information](#)

Customer Details

Address:	Bardon House West Lane 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: When the original application (DM/23/0007) for the new access into the proposed development was submitted numerous concerns were raised by local residents in relation to the potential danger arising out of that new access. None of those concerns have been addressed in this application.

The danger is this:-

(1) West Hill is a very busy road leading out of East Grinstead to

the West. It is a steep hill and when you come down the Hill and pass the current access into Highfields, West Hill widens and traffic naturally accelerates down the Hill past the entrance to West Lane. The proposed access into the proposed development is just up the hill from the entrance to West Lane by only 40 metres and is on the steepest, fastest part of West Hill. The drawings submitted by the applicant do not show the juxtaposition of the proposed access to West Lane, but clearly they should have done.

(2) Because West Hill is a steep hill, the access into West Lane is inevitably at a sharp angle to West Hill and has a retaining wall on one side of the Lane, which obscures cars exiting the Lane. Furthermore, because there is a bend in the road below West Lane, in order to exit West Lane safely it is necessary to edge out of the Lane to see if there is any traffic coming up West Hill. This is necessary whether you are turning left down the Hill or turning right up the Hill. Even if you are turning left down the Hill you inevitably have to cross into the opposing carriageway in order to complete the turn.

As a consequence of the above, in order to exit West Lane safely cars exiting always wait until no cars can be seen at the top of West Hill. Only then do drivers edge out to look down West Hill and then make their move. When exiting to the right up West Hill, cars need to accelerate up the Hill to stay clear of any cars coming up the Hill. Those cars will be accelerating into the very point where cars could be exiting from the proposed access.

(3) If the proposed access is constructed cars leaving West Lane will have even less time to make their move out of the Lane and could be accelerating up West Hill just at the point where traffic might be leaving the proposed access.

There may only have been one reported accident in West Hill in the past few years but there are frequent close shaves with traffic in West Hill, particularly when cars exit to the right up West Hill.

At the Committee meeting in respect of the original planning application DM/23/0007, Councillor Bates stated that "When he came out of the Lane it was the scariest access he had seen for some time". There were other councillors who knew the area who also expressed grave concerns about safety.

But still none of those concerns have been addressed.

I would therefore urge the Council when considering the application to call for a detailed Road Safety Audit in respect of the proposed development and to take proper account of all the legitimate concerns that have been raised in order to prevent a disaster occurring, which is otherwise waiting to happen.

Kind regards