

Dear Planning Team,

I am writing to formally object to planning application DM/25/1394 for Bluebell Barn Nursery, North End, London Road, East Grinstead RH19 1QQ.

This objection is based on multiple suspected inaccuracies and misrepresentations within the submitted application, which raise serious concerns about the reliability of the information provided and the intent behind it.

1. Misleading Depiction of Canopy Structures

The application includes three canopy structures shown on the “existing” site plans - two of which are located near the southern boundary of the nursery grounds.

Only one canopy, nearest the main building, has planning history under Ref: 11/03054/FUL (approved 18 November 2011). The other two:

- Do not currently exist
- Did not exist in historic satellite imagery from 2021
- Have no known planning approval

Despite this, the applicant has included them in the “existing” plans, which suggests an attempt to silently introduce structures that were either never approved or previously removed, now folded into this new application as if they already formed part of the lawful site.

This approach appears calculated to bypass proper planning scrutiny and is deeply concerning.

2. Potential for Unauthorised Development

One of these unapproved canopies does appear in 2025 satellite imagery, yet is not physically present today. This implies the structure may have been erected without consent and subsequently removed, raising concern that the applicant now seeks to reinstate it without declaring it as new development.

Such tactics undermine public trust in the planning process and if the applicant wishes to introduce new canopy structures, this must be made explicit, and those elements must be applied for transparently as part of a new or revised application.

3. Impact on Neighbouring Properties

Although I am not an immediate adjoining neighbour, my property sits near the boundary, and the proposed site changes would bring covered outdoor areas closer to residential gardens. This would likely result in increased noise, more frequent outdoor activity, and diminished amenity for nearby residents.

We accept the nursery has operated here for many years and have not raised previous complaints. However, additional covered structures would further intensify the use of the outdoor space and should not be slipped into this application without full clarity.

4. Trees Not Declared

The application states that no trees or hedges are present on the site. This is misleading. There are at least three large tree trunks located along the boundary with the nursery. While I cannot confirm legal ownership, they are positioned close enough—potentially on or partly within the nursery’s land—that they should have been declared and considered within the submission.

The omission of these trees adds to the overall sense that the application is incomplete or misleading.

Request for Action

Given these concerns, I respectfully request that the Council:

- Reject the application in its current form
- Require the applicant to submit accurate, updated drawings reflecting the true site condition
- Clarify whether any additional canopy structures are proposed and ensure no unauthorised structures are retrospectively approved
- Review the impact of nearby trees, whether protected or not, as part of the assessment process

Supporting Evidence Provided:

For reference, I am including the following documents and images to support this objection:

- Approved planning drawings from application 11/03054/FUL (2011) showing a single authorised canopy
- 2025 application drawings showing three canopy structures, two of which do not currently exist
- Google Earth satellite imagery from 2021, showing no additional canopies
- Google Maps satellite imagery from 2025, showing additional canopy coverage which is not present today
- Photograph(s) taken July 2025 showing the current state of the site with no additional canopies in place
- Photographs of multiple large tree trunks along the nursery boundary, contradicting the claim that there are “no trees” on the property

These materials highlight inconsistencies between the applicant’s submission and the reality on-site.

Please confirm receipt of this objection. I am happy to provide supporting documentation, images, or satellite evidence if required.

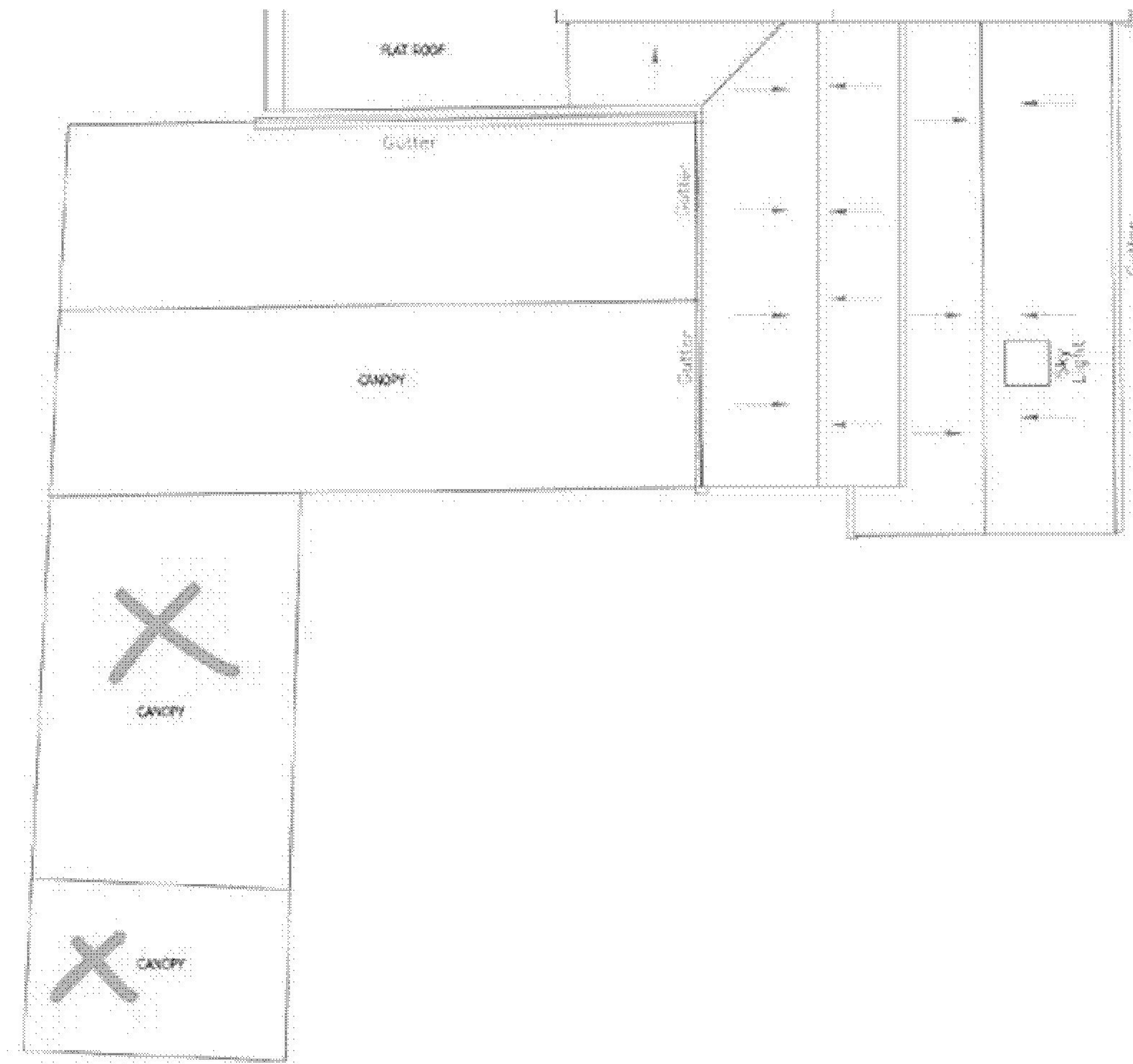
Kind regards,

9 North End,
London Road,
East Grinstead,
West Sussex,
RH19 1QQ

1. Approved planning drawings from application 11/03054/FUL (2011) showing a single authorised canopy



2. 2025 application drawings showing three canopy structures, two of which do not currently exist



3. Google Earth satellite imagery from 2021, showing no additional canopies



4. Google Maps satellite imagery from 2025, showing additional canopy coverage which is not present today



5. Photograph(s) taken July 2025 showing the current state of the site with no additional canopies in place



6. Photographs of multiple large tree trunks along the nursery boundary, contradicting the claim that there are “no trees” on the property

