
From: planninginfo@midsussex.gov.uk
Sent: 12 October 2022 09:31
To: Deborah Lynn
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/22/2725

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/10/2022 9:30 AM.

Application Summary

Address:	Land To R/O 142 Holtye Road East Grinstead West Sussex RH19 3EA
Proposal:	Proposed two bedroom detached dwelling.
Case Officer:	Deborah Lynn

[Click for further information](#)

Customer Details

Address:	1 Turner Court 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 am at a loss to understand why Pre-Application advice was not sought for an inevitably controversial build with construction obstacles. Application has inconsistencies; vehicle access and hard standing will be water permeable but states Paving is proposed. Trees and Hedges on adjacent land - important? 'Yes' should have been x'd. Foul Sewage pipework for No.142 is in excess of 100 years old, entire system should be mapped and video inspected to ascertain whether the existing system will be able to cope with any increase. I can state that neighbours in Turner Court have experienced periodic foul sewage blockages requiring professional clearance, suggesting an increase would be unacceptable for the current system. Flood assessment - surface water is not controlled due to the natural fall of Turner Court which has no natural drainage.

Water discharge proposed into shallow soakaways will fail during heavy rainfall; soil in Turner Court is clayey which prevents precipitation through the ground and will cause back flood. Surface water will flood onto the highway and neighbours! Hydrology Report needed. Deep bore soakaways would be required to utilise infiltration medium beneath, destroying roots of mature green areas.

This Application shows no consideration for natural resources:-

Autumn has arrived and a Hose Pipe Ban is still in place. Why is grey water not being harnessed to alleviate the strain?

We are fast approaching the 2025 ban on gas boilers; why is Ground Source Heating not being used?

Existing mature trees will be lost to make way for the build. Will not the excavation of both the construction and soakaway drainage endanger the mature majestic Oak tree, in fact the trees in both gardens at No.142, adjoining No.140 and possibly beyond?

Is the applicant ignorant of the fact that roots do not contain themselves within the gardens in which they are planted, a Tree Survey is vital.

Application assumes there are no 'Protected and Priority Species' in these mature gardens.

To the best of my knowledge Great Crested Newts inhabit the pond at No.140.

Long Eared Bats have colonised at Hoskyns Farm, 156 Holtye Road which stands directly behind our property and also in the garden of No.138 Holtye Road inline with our frontage, of which the new build would be centred.

Migrating Bat corridors to the fruit orchard at No.142, 2 x apple, peach, plum, pear and fig (lost to the build) will have considerable effects on these mammals. Light pollution from the build would also reduce foraging time. An Ecological Report must be sought.

The Design and Access Statement for this application is mostly misleading amounting to little more than poetic license.

Having assisted in the care of the elderly couple and their home who previously owned and lived at No.142, I am familiar with the whole house. The rooms are average in size, the kitchen very small.

To describe No.142 as 'imposing' at best is exaggeration; there is nothing special about it.

The garden is longer than average but as a semi its width is not so much, that it can provide unobtrusively for an additional property.

Its distance from Holtye Road clearly stated and yet no width of the plot is specified - why?

As No.142 is a semi the unduly oppressive living environment affects on No.140 would be criminal.

Comment regarding the area has no bearing on this application. Turner Court cul-de-sac is surrounded by very much older properties.

No other Holtye Road Properties have single rear garden development.

No consideration is being given to the surroundings, comment is nothing more than 'lip service'.

Existing community will not be protected by this development, it would only cause disruption and disturbance.

No accurate drawings to support have been provided. How high is the intended peak height. What size are the windows etc.

No drawing or specifications are provided for entrance gate other than sliding. Will external lighting cause light pollution or disturbance?

Turner Court is not a 'mixed development' and never will be as there is NO land available to make it so.

Proposed build if constructed in-keeping with Turner Court properties, would not be affordable housing.

Inevitably would destroy the gardens concerned and cause significant overbearing impact and serious loss of outlook.

The only Economic value in this proposal is profit for the non-resident, Applicant.

Our property is positioned close to the road, we have little frontage and would be opposite the new build.

Add to the fact the road itself is narrow vehicle lights from the proposed development will beam directly into windows. Given the close proximity it will feel as if they are driving into the house! This would be a considerable disturbance plus health concerns regarding vehicle pollution wafting in.

Turner Court is not as stated 'a newly constructed road accessing new housing'. Our own property was the last to be completed in 1986.

The garage at No.142 is an average size not large as described, the driveway of which can only just provide for two small cars - tandem parked. Anything larger overhangs the pavement, visiting vehicles frequently do preventing clear vision along the road and pedestrian access to the pavement.

No.142 is rented out, the previous owners Grandson (now current owner) has never occupied the property and shows no consideration for the detrimental affects of this application which would neither be harmonious or do anything to enhance Turner Court. In fact it would certainly be overbearing and a highway danger - an accident waiting to happen.

Turner Court residents parking plus regular indiscriminate parking of vehicles whose occupants are either attending clinics at Queen Victoria Hospital or Swallow Dentist at No.138 Holtye Road, will cause a difficult to manoeuvre 'no line of sight' dangerous exit from the proposed build.

Probable Highway Danger and Flooding plus Ecological values of the Green Areas concerned, NO consideration for Natural Resources. Surely these serious matters must prevail this Application?

Kind regards