

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 February 2026 14:10:27 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 05/02/2026 2:10 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: The Old Stables Coombe Hill Road East Grinstead

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally object to the above-referenced application. This proposal represents an unsustainable incursion into the countryside that fails to meet the "exceptional circumstances" test required for development of this scale. My objection is based on the following material considerations: 1. Conflict with the Development Plan and AONB Status The site lies outside the Built-Up Area Boundary as defined in the Mid Sussex District Plan. Crucially, the site borders the High

Weald Area of Outstanding Natural Beauty (AONB). Under Paragraph 176 of the NPPF and Paragraphs 4.5/4.6 of the East Grinstead Neighbourhood Plan, major developments in these sensitive areas must be refused absent exceptional circumstances. The applicant has failed to demonstrate that this development is in the public interest or that it preserves the "great weight" afforded to the AONB's natural beauty.

2. Severe Impact on Highway & Pedestrian Safety

The proposed access point near a blind bend on West Hoathly Road is fundamentally unsafe.

- Existing Danger: The developer's own transport report acknowledges that vehicle speeds already exceed the limit.
- Vulnerable Users: This is a primary walking route for families attending local schools and nurseries. The existing pavements are insufficient for pushchairs or wheelchairs, and the additional traffic from 44 dwellings will create an unacceptable risk of "near-misses" becoming fatalities.
- Obstructions: On-street parking near the Recreation Ground already reduces the road to a single lane; additional volume will lead to gridlock and increased safety hazards.

3. Flooding and Infrastructure Deficit

The area is a known flood risk zone, with recent sewer bursts at the Recreation Ground and frequent flooding near Dunnings Mill.

- Drainage: This development will increase impermeable surfaces. Without a fully evidenced, site-specific groundwater solution, the risk to existing properties is severe.
- Services: Local GP surgeries and dental practices are at total capacity. This proposal offers no mitigation for the unsustainable pressure it places on essential community infrastructure.

4. Lack of Sustainability and Ecological Survey

The site is not sustainably located. Public transport links are inadequate, and the steep gradients discourage walking, ensuring total car-dependency. Furthermore, the lack of a comprehensive ecological survey is a major procedural failing; wildlife displaced by previous developments must be protected under local biodiversity policies.

5. Precedent for Future Expansion

The inclusion of a "road to nowhere" at the site boundary suggests a phased approach to a much larger development. The Council must assess the cumulative impact of this potential expansion, which would permanently destroy the rural character of East Grinstead.

Conclusion The proposal contradicts the Mid Sussex District Plan and the East Grinstead Neighbourhood Plan. It poses a demonstrable threat to pedestrian safety and the environment. I urge the Planning Committee to refuse this application.

Kind regards