

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 February 2026 15:05:01 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 04/02/2026 3:05 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: Grenestede House, Coombe Hill Road East Grinstead

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1. The proposed 44 house development is in an Area of Outstanding Natural Beauty (AONB). If allowed, it would impinge on the AONB and would degrade the nature of the area. The criteria set by yourselves for development in an AONB in your published Plan are not met - this proposal neither 'conserves nor enhances natural beauty' and it significantly and negatively impacts on the 'historic landscape character and local distinctiveness, sense of place and setting of the AONB' not least because it intensifies housing and changes the nature of the

countryside adjacent to more AoNB land and ancient woodland along Coombe Hill Road and also close to Standen a beautiful National Trust property and land, including the Weirwood reservoir.

2. This development removes green space - a critical aspect of the AONB. It would result in a very crowded residential environment, completely out of keeping with the AONB and our historic environment. Your commitment to maintaining the sense of place and setting of the AONB could not be realised if you allow 44 houses to be crushed onto a field removing all green space from view. This development would change the nature of the environment from agricultural land to intense housing and car parking. This would fundamentally alter the nature of the AoNB. The development is also outside the Built-Up Area Boundary for East Grinstead as defined in the Mid Sussex District Plan.

3. The development is wholly unsuitable and dangerous given the narrow country road on which it sits and which its residents would need to use. West Hoathly Road is already extremely dangerous on that stretch because of its narrowness. Increasing the traffic on this small country road would be irresponsible and dangerous, significantly increasing the risk to pedestrians and drivers alike. The proposed access is on a blind bend and further towards Dunnings, on-street parking means there is already danger to pedestrians, particularly children and dog walkers, with single lane usage. This development would cause additional risk, traffic and noise in this beautiful AoNB area.

4. In addition, towards Dunnings and on the rest of West Hoathly Road, there are either no pavements or very narrow pavements, which do not allow for pushchairs, wheelchairs or increased pedestrian usage. The site is near to a nursery and playground and any additional traffic would present a danger to the children who use the nursery and playground, as well as bring safeguarding issues in relation to access.

5. Other nearby smaller proposals for our AoNB have rightly been refused by MSDC. Allowing this extensive development would be wholly inconsistent with previous decisions.

6. Part of the previous refusals have been due to the serious adverse drainage issues in the area. This proposal risks even more flooding.

Kind regards