

**From:** planninginfo@midsussex.gov.uk  
**Sent:** 05 February 2026 17:34  
**To:** Joseph Swift  
**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 5:33 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: | 1 Tobias Green, Coombe Hill Road East Grinstead |
|----------|-------------------------------------------------|

### Comments Details

|                 |                                              |
|-----------------|----------------------------------------------|
| Commenter Type: | Neighbour or general public                  |
| Stance:         | Customer objects to the Planning Application |

Reasons for comment:

Comments: Dear Sir/Madam,

I am writing to formally object to the proposed development of 44 new homes on the land off West Hoathly Road/Dunnings Road. As a long-term resident who lives directly beside the site, I have witnessed first-hand how the existing infrastructure already struggles to meet the needs of our community. The additional housing would exacerbate two critical problems that affect the health, safety, and quality of life of our neighbourhood: water-drainage capacity and road traffic opposite the local children's nursery.

#### 1. Water-Drainage and Flood Risk

The area surrounding the site is prone to surface-water flooding, especially near the Recreation Ground and the Dunnings Mill Pub. A recent sewer burst at the Recreation Ground highlighted the fragility of the existing underground network. The development proposes to increase impermeable surfaces dramatically, yet the application does not provide a robust, evidence-based drainage or groundwater mitigation strategy. Without a comprehensive drainage scheme, the extra runoff will inevitably overwhelm the current system, increasing flood frequency for nearby homes and for the public open spaces that many families rely on.

I respectfully request that the council require the developer to submit a detailed hydraulic-modelling study, together with a clear, enforceable drainage-management plan that demonstrates how surface-water and sewage capacities will be protected before any permission can be considered.

## 2. Road Traffic and Safety Opposite the Children's Nursery

West Hoathly Road is already a busy thoroughfare used daily by children walking to the local primary school and the nearby children's nursery. The road is narrow, the pavement is insufficient for pushchairs or wheelchairs, and a blind bend just beyond the proposed access point creating a hazardous situation for road users. On-street parking near the Recreation Ground and the Dunnings Pub forces vehicles onto the wrong side of the road, further compromising safety.

Adding 44 new dwellings will generate an estimated 200+ additional vehicle movements per day on Dunnings Road and West Hoathly Road. This increase will:

Raise vehicle speeds on an already fast-moving stretch, endangering pedestrians, especially young children.

Create a more hazardous approach at the blind bend, making accidents more likely. Increase congestion around the nursery, where parents and staff already struggle to find safe drop-off points.

Given these factors, I urge the council to reject the current proposal until a thorough traffic-impact assessment is carried out, and realistic mitigation measures-such as traffic calming, dedicated turning bays, and improved pedestrian infrastructure-are incorporated.

## 3. Additional Concerns;

Pressure on essential services: Local GP practices, dental surgeries, and childcare facilities are operating at capacity; the added population would strain these services further.

Environmental impact: The site lies within the High Weald Area of Outstanding Natural Beauty, yet no comprehensive ecological survey has been supplied.

Policy conflicts: The development contravenes the East Grinstead Neighbourhood Plan (Para 4.5 & 4.6) and the National Planning Policy Framework's guidance on major developments in designated areas.

Future expansion: The inclusion of a private road suggests the possibility of later phases, magnifying the aforementioned issues.

## Conclusion

For the reasons outlined above-particularly the inadequate drainage provisions and the heightened road-traffic risk to children using the nearby nursery-I respectfully ask the council to refuse planning permission for this development. Protecting the safety, health, and wellbeing of our community must take precedence over additional housing units.

Thank you for considering my objections.

Yours faithfully,

[Redacted Signature]

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Kind regards