

From: [REDACTED]
Sent: 24 September 2026 07:16
To: planninginfo
Subject: Objection to Planning Application DM/26/2103 – Land to the West of Streatfield Place, East Grinstead

[REDACTED]

Dear Planning Officer,

Objection to Planning Application: DM/26/2103

Proposal: Construction of a four-bedroom detached dwelling

Location: Land to the West of Streatfield Place, East Grinstead

Objector: [REDACTED] 4 Streatfield Place

I am writing to formally object to planning application **DM/26/2103**, relating to the proposed construction of a detached dwelling on land to the west of Streatfield Place, East Grinstead.

As a resident of Streatfield Place who will be directly affected by this proposal, I have serious concerns regarding the impact of the development on the landscape, biodiversity, drainage, highway safety, residential amenity, and local infrastructure. I believe the proposal represents an inappropriate form of development in a sensitive location and should be refused.

1. Harm to the High Weald National Landscape

The application site lies within the High Weald National Landscape, an area recognised for its distinctive natural beauty and character. The land currently forms part of an undeveloped green space that contributes positively to the rural setting of the area and provides an important visual break between existing development and the surrounding countryside.

The construction of a substantial detached dwelling, together with associated hardstanding, access arrangements and domestic infrastructure, would result in the loss of this open green space and would urbanise a site that currently contributes to the character of the landscape. The proposal would also establish an undesirable precedent for further backland development within this sensitive area.

2. Loss of Biodiversity and Impact on Wildlife

The site supports established vegetation and provides valuable habitat for local wildlife. Residents have regularly observed a variety of wildlife within and around the site, including **slow worms**, which are a protected species under UK wildlife legislation.

The presence of slow worms indicates that the land may provide important reptile habitat. Development of the site has the potential to result in habitat loss, disturbance, or injury to

protected species if appropriate ecological surveys have not been completed and suitable mitigation measures are not implemented.

Given the ecological value of the site and its location within a protected landscape, I do not believe sufficient evidence has been provided to demonstrate that the proposal can proceed without causing harm to biodiversity. A comprehensive ecological assessment should be completed before any planning permission is considered.

3. Increased Flood Risk and Drainage Concerns

There are longstanding drainage and flooding issues in the local area, particularly during periods of heavy rainfall. Residents are already familiar with flooding concerns around the Dunnings Mill area and the pressures placed on the existing drainage network.

The site currently functions as undeveloped greenfield land, allowing natural infiltration of rainwater. Replacing this vegetation with buildings, paving, driveways and other impermeable surfaces will inevitably reduce the land's capacity to absorb rainfall and increase surface water runoff.

I am not satisfied that the application demonstrates how these additional drainage pressures will be managed without increasing flood risk elsewhere. In the absence of clear evidence to the contrary, there is a significant risk that this development will exacerbate existing local flooding problems.

4. Unacceptable Highway Safety and Access Issues

Access to the site is gained via Streatfield Place, a narrow dead-end road that has no formal turning circle or turning head.

This presents serious concerns during both the construction phase and the lifetime of the development. Construction vehicles, delivery lorries, utility contractors and other large vehicles are likely to encounter significant difficulties accessing and manoeuvring within the road. There is insufficient space for larger vehicles to turn around safely, creating the risk of vehicles reversing long distances or undertaking difficult manoeuvres close to residential properties.

Residents have already experienced incidents demonstrating the limitations of the road layout, including damage caused by large vehicles attempting to turn within Streatfield Place. Additional construction and residential traffic will increase these risks and could obstruct access for residents and emergency services.

Furthermore, the junction between Streatfield Place and Dunnings Mill is already a source of concern for local residents due to traffic speed, visibility issues and parking-related obstructions. Introducing additional vehicle movements at this location would place further pressure on an already constrained and potentially hazardous junction.

5. Threat to Mature Trees and Established Vegetation

The site contains mature trees and established vegetation that contribute significantly to the character of the area and provide habitat for wildlife.

The application does not provide sufficient confidence that these trees will be adequately protected throughout the construction process. Excavation works, service installations,

vehicle movements and soil compaction can all cause serious damage to root systems and may jeopardise the long-term health of existing trees.

Given the importance of these landscape features, greater assurance should be required before development is permitted.

6. Adverse Impact on Residential Amenity

The proposed development would have a significant impact on the amenity currently enjoyed by neighbouring residents.

The construction phase would bring noise, vibration, deliveries, contractor activity and increased traffic to a small and quiet residential cul-de-sac, causing considerable disruption for an extended period.

Beyond construction, the introduction of a large dwelling on what is currently open green space would fundamentally alter the character of the immediate area. Residents would lose part of the open outlook that currently contributes to the attractive and peaceful nature of Streatfield Place.

7. Property Boundary Clarification

I also wish to place on record that the legal boundary of my property at **4 Streatfield Place** extends beyond the current fence line in the south-western corner of the land. The existing fencing was historically positioned for practical reasons along the route of the public footpath and does not necessarily reflect the legal property boundary.

The relevant land forms part of **HM Land Registry title WSX425978**. This information is provided to ensure that both the applicant and the Council are aware that the current fence line should not be assumed to represent the legal extent of adjoining ownership

Conclusion

For the reasons set out above, I respectfully request that Mid Sussex District Council refuse planning application **DM/26/2103**.

The proposal would result in unacceptable impacts on the High Weald National Landscape, biodiversity and protected wildlife, local flood risk, highway safety, mature trees and residential amenity. In particular, the concerns regarding access arrangements, increased surface water runoff, and the potential impact on habitats supporting species such as slow worms have not been adequately addressed.

I therefore urge the Council to refuse this application.

Yours faithfully,



4 Streatfield Place
East Grinstead

Sent from my iPhone