

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 26 January 2025 18:03:42 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/3051

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2025 6:03 PM.

Application Summary

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|---------------|---|
| Address: | Highfields West Hill East Grinstead West Sussex RH19 4DL |
| Proposal: | Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2). |
| Case Officer: | Joanne Fisher |

[Click for further information](#)

Customer Details

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| Address: | The Birches West Lane East Grinstead |
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Comments Details

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

Reasons for comment:

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| Comments: | <p>We are objecting to the current plans on the grounds of road safety on West Hill and its impact on West Lane.</p> <p>Current issues: West Hill is already a very dangerous road, with increased traffic volume following the recent development on the Turners Hill Road and drivers regularly not observing the 30mph speed limit.</p> <p>As able-bodied residents of West Lane (the next road heading</p> |
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downhill from the development site), we already experience difficulties in crossing from West Lane to the pavement on the other side of West Hill when walking up to town. This is due to an obscured line of sight downhill resulting from vegetation on the edge of the road and the slight bend in the road. Those West Lane residents who are much less agile (particularly the elderly members of the lane) are at even more risk and there have been several near miss incidents as a result. The proposed location of the access point of the new development will exacerbate the problem.

In addition, as the number of electric vehicles increases, with poor visibility at certain points in West Hill, hearing any approaching vehicles is becoming a challenge for pedestrians.

Additional safety issues associated with planned new access on West Hill:

According to the 'Access & Visibility Splays C24195-ATP-DR-TP-001' document included in the current planning application, the visibility lines marked in pink, evidence the fact that the entrance to West Lane is not visible from the planned access point of the new development and vice versa.

Any pedestrian intending to cross West Hill from West Lane or indeed any vehicle exiting West Lane would be invisible to vehicle drivers leaving the new site adding to the existing dangers outlined above.

We have tested this ourselves by one person standing at the entrance to West Lane (as if about to cross West Hill) and another standing at the proposed new access point to the new development (on the same side of the road). Bearing in mind that the person standing at the new access point was positioned at least 1-2 m further out from where any vehicle driver in the new drive would be, neither person was visible to the other. Further, due to the volume and speed of traffic on West Hill, any vehicle leaving via the new access point may pull out at speed, increasing the risk of an accident with any vehicles leaving West Lane or any pedestrians crossing West Hill from West Lane.

We object to the current plans without any road calming measures and/or a reduction of the speed limit to 20mph (with enforcement by cameras). This would help mitigate the risks involved.

Kind regards