

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 February 2026 14:54:57 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 15/02/2026 2:54 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

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Customer Details

Address: Drury Cottage Lingfield Road East Grinstead

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am objecting to the planning application DM/26/0073, submitted by Devine Homes PLC, for the erection of 44 homes on land adjacent to West Hoathly Road East Grinstead, for the following reasons. - The local towns and villages of East Grinstead, Lingfield and Dormansland, already have considerable pressure on infrastructure and amenities. Primary and secondary Schools are oversubscribed, NHS Doctors, Dentists are refusing new patients

and the recent problems with water supply in the East Grinstead area only goes to underscore this point.

- The land covered under this application is designated as an Area of Outstanding Natural Beauty by West Sussex county council and falls within the 7km of the Ashdown Forest SPA, ASSI . I do not see that either of these conditions has been adequately considered in the planning application.

- The site is part of the open countryside forming the southern edge of East Grinstead. This area provides an important boundary, preventing urban sprawl of East Grinstead into the open countryside beyond.

- The flood risk assessment has a number of issues and limitations. The FRA and Drainage Strategy relies heavily on modelled assumptions and long-term maintenance compliance.

The following areas are of particular concern.

Downstream hydraulic capacity and Cumulative development impact.

There is no detailed downstream modelling or cumulative impact assessment with other nearby developments, as such it cannot be concluded that there would be no flood risk elsewhere as required by the National Planning Policy Framework (NPPF)

Mechanical system failure scenarios and Long-term governance of SuDS infrastructure.

There is no impact assessment of: blocked outfall; the failure of control devices; watercourse sedimentary build up or simultaneous extreme rainfall and infrastructure failures.

Also of importance is that the MicroDrainage outputs, indicate instances for system surcharging, this suggests that the systems operates close to its hydraulic limit.

Long Term Maintenance risks:

The drainage plan is heavily reliant on a private management company to manage and maintain, the Permeable paving, Geocellular tanks, Hydrobrak chambers and SuDS basin. Without demonstrating a secured arrangement the drainage strategy can not be considered safe in the longer term.

- The traffic assessment is totally insufficient to demonstrate the full impact of this development, for the following reasons.

There is no Junction capacity modelling provided for the new Priority junction into West Hoathly Road

The Traffic count data indicates that the 85th Percentile Average speeds are already exceeding the 30Mph limits, this alongside the fact that the Majority of traffic, is likely to be right turn manoeuvres to/from East Grinstead and the proximity of a pedestrian crossing, all add to elevated collision risk.

The TRICS analyses data is not current and includes data going back several years. It is also not using comparable Semi-Rural edge of town sites. This development is likely to be heavily car-dependant due to the limited bus services, distance to the local rail stations in East Grinstead and Three Bridges and the proximity of the local town centres and supermarkets.

While consideration has been included to reduce car journeys some of the suggestions e.g. sending an email to encourage car sharing, or raising awareness of the health benefits of walking, indicates a lack of a serious plan to address the impact of traffic by this development.

There is no serious consideration of the existing congestion pressures in East Grinstead which acts as a hub linking Crawley, Gatwick, London and the coastal towns.

There is a lack of a cumulative plan considering approved developments in the vicinity or traffic growth over the lifetime of the scheme.

A major oversight is the lack of a detailed construction management plan, the likely volume of HGV and plant machinery on the local road network.

Therefore as a long term resident of East Grinstead of 60 years, having lived for a number of years, close to the proposed site and therefore experienced first hand the benefits of living near open countryside. I would strongly suggest that Mid Sussex decline this planning application.

Kind regards