

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 February 2026 11:45:30 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 13/02/2026 11:45 AM.

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: Sienna Wood 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:	OBJECTION TO Proposed Development: 44 Dwellings at West Hoathly Road, East Grinstead PLANNING APPLICATION (Ref: DM/26/0073) I wish to formally object to the above planning application for the following reasons: The proposed scheme for 44 dwellings lies within the High Weald Area of Outstanding Natural Beauty (AONB). Development within

an AONB should conserve and enhance its natural beauty. This proposal fails to meet that fundamental requirement. The scale and density of housing would erode the historic landscape character. The introduction of a substantial residential estate in this rural setting would urbanise land that currently contributes to the open countryside adjoining further protected AONB land and ancient woodland along Coombe Hill Road. The site is also close to surrounding National Trust land. The impact would be harmful to the wider setting of these valued landscapes and would further deprive wildlife of ever diminishing habitat.

The development would result not only in the loss of open green field space, which is integral to the character and visual quality of the AONB. Replacing agricultural land with a dense housing layout and associated parking would create an overdeveloped and suburban environment that is wholly at odds with the prevailing rural character. Allowing 44 houses on this site would significantly alter views and remove the sense of openness that defines this part of the AONB. Furthermore, the site lies outside the Built-Up Area Boundary for East Grinstead as defined in the Mid Sussex District Plan, reinforcing its unsuitability for intensive residential development.

The location is inappropriate from a highway safety perspective. West Hoathly Road is a narrow rural lane that already presents hazards to motorists and pedestrians. Introducing traffic from 44 additional households (potentially at least 88 cars) would materially increase congestion and risk. The proposed access point is situated on or near a blind bend, and on-street parking in the direction of Dunnings frequently reduces the carriageway to a single usable lane. Increased vehicle movements would heighten the likelihood of accidents and would introduce additional noise and disturbance into this tranquil AONB setting.

Pedestrian infrastructure along West Hoathly Road is either absent or inadequate. In several stretches there are no pavements at all, while elsewhere they are too narrow to safely accommodate wheelchairs, pushchairs, or increased footfall. The site's proximity to a nursery and children's playground is of particular concern. A rise in traffic volumes would pose clear safety risks to children and families using these facilities and would create safeguarding concerns.

Mid Sussex District Council has previously refused smaller developments within this AONB locality due to landscape harm and related constraints. Approving a scheme of this magnitude would represent a marked inconsistency with those earlier decisions and would undermine confidence in the Council's commitment to protecting the AONB.

Drainage and flooding are longstanding issues in this area and have formed part of earlier refusals. The addition of extensive

hard surfacing and housing on this site would likely exacerbate surface water runoff and increase flood risk, both on-site and in the surrounding area.

For these reasons, I respectfully urge the Council to refuse planning permission for this application.

Kind regards