

From: planninginfo@midsussex.gov.uk
Sent: 06 February 2026 10:40
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 06/02/2026 10:39 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:	Toybox Day Nursery Coombe Hill Road east grinstead
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Comments Details

Commenter Type:	Business or other organisation
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to planning application DM/26/0073 for the erection of 44 dwellings on land off West Hoathly Road. My property at TOYBOX DAY NURSERY sits directly opposite the proposed site, and the development would have a severe and unacceptable impact on both the local landscape and my business property. Bot to mention a safeguarding concern with windows looking directly into our playgrouds where we have children aged 4 months to 5 years. My objection is based on clear conflict with the National Planning Policy Framework (NPPF), the Mid Sussex District Plan, the East Grinstead Neighbourhood Plan, and the statutory protections afforded to the High Weald National Landscape. 1. The Site Lies Outside the Built-Up Area Boundary (BUAB) The application site is outside the Built-Up Area Boundary (BUAB) of East Grinstead as defined in the Mid Sussex District Plan. Development in this location is therefore classified as countryside, where policies DP12 (Protection and Enhancement of the Countryside) and DP15 (New Homes in the Countryside) strictly limit new housing unless exceptional circumstances apply. None apply here. The proposal is therefore fundamentally contrary to the adopted spatial strategy. 2. High Weald National Landscape (AONB) - Statutory Duty to Protect The site lies within the High Weald National Landscape (formerly AONB). Under Section 85 of the Countryside and Rights of Way Act 2000, the Council must "have regard to the purpose of

conserving and enhancing the natural beauty" of the area.

The Place Services consultation (05/02/2026), commissioned by the Council, confirms:

- The site forms part of the valley side landscape and acts as a gateway into the High Weald National Landscape.
- The development would introduce multiple layers of rooflines on a sloping landform, creating a pronounced urbanising effect.
- The scheme offers only "limited regard" to the statutory duty to conserve and enhance natural beauty.
- The LVIA underestimates the level of harm to several receptors, including Dunnings Road and West Hoathly Road.
- The proposal would erode the asserted medieval field pattern, a defining characteristic of the High Weald.

This is a direct conflict with:

- NPPF paras. 176-177
- Mid Sussex District Plan DP16 (High Weald AONB)
- East Grinstead Neighbourhood Plan EG1 (High Weald AONB)

The proposal does not conserve or enhance natural beauty - it demonstrably harms it.

3. Landscape and Visual Harm - Supported by Place Services

Place Services identify multiple areas of unacceptable harm:

3.1 Landscape Character

- The site sits within a highly sensitive landscape (Area 12 Sunnyside High Weald).
- Development would have moderate-substantial adverse effects at Year 1.
- The density and layout are inconsistent with the rural edge of East Grinstead.

3.2 Visual Impact

As a resident at Toybox day Nursery, directly opposite the site, I will experience:

- A complete loss of the current undeveloped rural outlook.
- Direct views of urbanising rooflines rising up the slope.
- Increased light pollution from street lighting and dwellings.
- A permanent change to the character of the entrance to the National Landscape.

Place Services confirm that:

- The LVIA underestimates the harm to West Hoathly Road.
- The impact should be judged substantial-moderate, not moderate.
- The development interrupts the countryside edge and the gateway into the High Weald.

These findings directly support refusal under DP12, DP16, DP26, DP37, DP38.

4. Severe Loss of Amenity to 1 Streatfield Place (DP26)

The proposal would cause a significant and irreversible loss of amenity to my property, including:

- Overbearing massing directly opposite my home.
- Loss of privacy from dwellings positioned on rising ground. Safeguarding concern of playgrounds being over looked.
- Loss of rural outlook, replaced by a dense urban frontage.
- Increased noise and disturbance from traffic entering the new estate.
- Headlight glare from vehicles exiting the site at night.
- Light pollution from street lighting and housing.

Planning regulations prevent me from increasing boundary heights, meaning I have no lawful means of mitigating these impacts. This materially increases the weight of the harm.

5. Housing Need Already Met Until 2028/29

The Mid Sussex District Plan and East Grinstead Neighbourhood Plan confirm that housing needs are met until 2028/29. There is no strategic justification for speculative development outside the BUAB in a protected landscape.

6. Highways and Access Concerns

Although general traffic volume may not be determinative, the specific access arrangement is unsafe:

- The proposed entrance is directly opposite my property.
- Vehicles will exit onto a steep gradient with limited visibility.
- The junction is already hazardous, particularly at peak times.
- Pedestrian safety is compromised due to narrow footways and proximity to a busy bend.

This conflicts with NPPF Section 9 (safe and suitable access for all users).

7. Incremental Development Pressure

There is a clear pattern of incremental development attempts on this landholding. This proposal represents another attempt to secure development by stealth, contrary to the plan-led system and the protections afforded to the National Landscape.

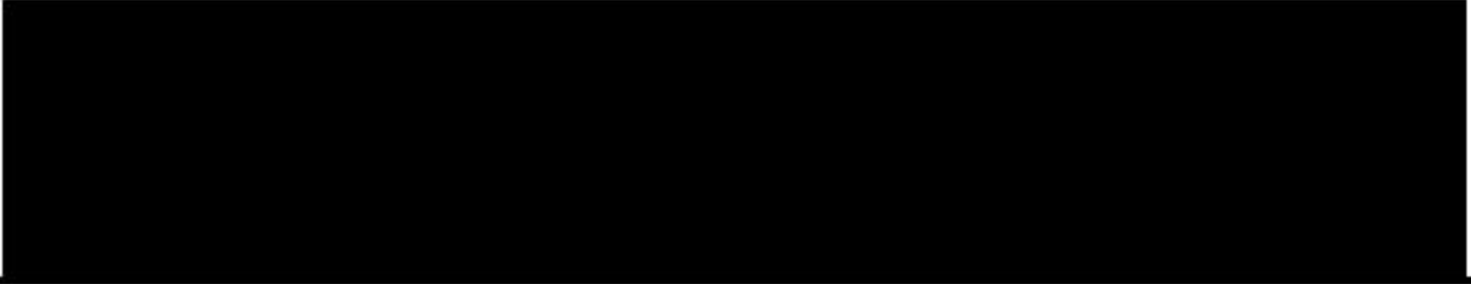
Conclusion

For the reasons set out above - and supported by the findings of the Council's own landscape consultants - the proposal is in clear conflict with:

- NPPF (paras 11, 130, 174-177)
- Mid Sussex District Plan (DP12, DP15, DP16, DP26, DP37, DP38)
- East Grinstead Neighbourhood Plan (EG1, EG3, EG5)
- Section 85 of the Countryside and Rights of Way Act (2000)
- The statutory purpose of the High Weald National Landscape

I therefore respectfully request that the application be refused. If you would like to visit site please let me know so I can show you my concerns from where we stand in conjunction to the proposed development.

Kind regards



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