

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 February 2026 15:16:42 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0131

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/02/2026 3:16 PM.

Application Summary

Address:	Land South And West Of Upper Imberhorne School Imberhorne Lane East Grinstead West Sussex
Proposal:	Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units.
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address:	1 Hoathly Road East Grinstead
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Comments Details

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

Reasons for comment:

Comments:	I am still saddened that this development has been given initial planning approval. It is clear from the ecological survey that the land is important to a number of red list and rare birds and bats, among other animals like roe deer and badgers, and perhaps something so rare and important that mention of it has been redacted from the report(!). It would have been much more sensible to use the site of the old Homebase to build flats, rather than adding yet another supermarket. Adding so many houses to
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the local area will put a significant strain on the infrastructure and on nature.

I would like the council to provide guarantees that the remaining farmland which surrounds the site will not be developed and will either be farmed or 're-wilded' so that nature is left at least some space. The proposed 'park' should also prioritise nature habitat, not just humans having a walk.

I object to any building taking place here, but can see that a lot of work has gone into trying to make the houses and layout attractive and I appreciate that.

Feedback / requests

Drainage

The land that is proposed for this site is frequently waterlogged - the building company have proposed that surface water run-off is simply discharged into drains. This will not be adequate for protecting houses from damp and gardens from being waterlogged. They should instead put in place more significant plans to 'attenuate rainwater into ponds' - Drainage Strategy p10. Local drains and sewers are already often overwhelmed by rain.

Dark corridors.

Ecological Impact Assessment (figure 41, page 86) "dark corridors will be implanted into the scheme). It is difficult to understand how the dark corridor that is on the main access road will actually be dark. There must be a commitment to no lighting on this part of the road but surely headlights from cars will stop this from being a genuinely 'dark zone' to protect bat feeding areas. Should the road and buildings therefore be placed further away from the promised 'dark zone'

Access to the Worth Way

Plans do not consistently show the promised direct pedestrian and cycle access to the Worth Way running along the treeline of the western edge of the care-home land. This would be the safest and most preferred route for existing and new residents.

Infrastructure

I like others have many concerns about the scale of this development and the ability of the local infrastructure to cope with an additional thousand odd cars on local roads, not including those from the 200+ houses going up nearby on Crawley Road. Traffic flow on the A22 and A264 around commuting and school drop off and pick up time is already very slow, often backed up all the way up Imberhorn Lane to Heathcote Drive, and up Heathcote Drive. I am pleased to see the work of the council to try and address infrastructure concerns around secondary school places, the desire to have Imberhorn School on a single site, GP access

and traffic flow improvements but I am very concerned that these won't be delivered on.

Road safety improvements

If the development does go ahead, for safety reasons I would suggest:

- that there are far more visible 30mph speed limit signs along Imberhorn Lane between the A22 and up to and at least 50 metres after the single lane bridge
 - that the single lane bridge is widened or that motion-sensitive traffic lights are added
 - that the speed limit for the rest of Imberhorn Lane be reduced to 40mph.
 - that a mini-round about is introduced at the junction of Imberhorn Lane with Turners Hill Road and Saint Hill Road (visibility is poor, speeds are high and there have been a number of accidents here)
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Kind regards