

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 September 2025 13:25:08 UTC+01:00
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 30/09/2025 1:25 PM.

Application Summary

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). UPDATED drainage strategy details submitted 4th September 2025.
Case Officer:	Joanne Fisher

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Customer Details

Address:	Tree Top West Lane 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:	<p>With regard to the revised surface water drainage proposal I would comment thus:</p> <p>By rudimentary study of British Geological Survey maps it is indicated that the majority of the Highfields plot is on an outcrop of what is termed Ardingly Sandstone with a clay soil mantle above, the sandstone can be seen to near break the surface around the southern boundary of the plot.</p>
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At present the plot has managed soft landscaping from the building, despite this it is common that during heavy down pours the clay soil sheds a torrent of water that will flood down the western and southern gradients, on to neighbouring properties to the extent that basements have been flooded and earth works have had to be undertaken to divert and mitigate the amount of surface water run off.

The proposed development intends to direct 3,100m² (It is not clear if this figure also includes water shed from the structure) of surface water run off into soakaways and SuDS and believes these systems will attenuate run off adequately with no evidence that the ground is of adequate permeability.

The concern is not only for the properties adjacent to the proposed development, but also a serious concern that the steep relief to the bank leading to West Hill could be compromised and lose stability if inundated with water. There is photographic evidence of plumes of sandstone fines and silt washed down the bank on to West Hill which gives good indication that the sub surface geology is subject to erosion.

The adequate capacity of the proposed soakaways is beyond the scope of comment by a layman, however the indicated locations raise serious concerns. Given that there have been bore hole investigations on the plot have the logs been released?. This would give some indication as to the makeup of the geology rather than guesswork. It is hard to believe that if a sandstone outcrop is exposed near the surface during works it would be proposed to bore through it to install soakaways and SuDs.

In addition, the supporting design documentation to justify the proposed surface water management proposals gives no validation of how soil infiltration rates used were arrived at.

In consideration of the above I would object to the development.

Kind regards