

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 September 2026 16:58:04 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2103

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/09/2026 4:58 PM.

Application Summary

Address: Land To The West Of Streatfield Place East Grinstead West
Sussex RH19 4RQ

Proposal: Construction of a four bedroomed detached dwelling

Case Officer: Rachel Richardson

[Click for further information](#)

Customer Details

Address: Hazeldene Coombe Hill Road East Grinstead

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to this planning application in an Area of Outstanding Natural Beauty on what is clearly a natural green buffer between existing properties, and an important wildlife haven.

The proposed four-bedroomed detached house would infill this valuable green space, and close up the existing gap between mine and my neighbours' cottages and the developed area of Sunnyside on the opposite side of the plot.

Loss of the green space to development would be an intrusion

into the open character of this end of Coombe Hill Road and the area's semi-rural surroundings, which would not benefit from being built up further.

The proposed scale of the house is substantial in comparison to the three existing cottages adjoining the plot, just two metres from the end of Fieldways. It would have a significant overbearing presence on the old Victorian cottages and detract from the unspoilt character of the countryside setting. It would mean loss of outlook of greenery, mature trees and open space and sky, instead bringing a real increase in light pollution and noise levels.

The proposed house and its driveway would also detract from privacy of the outdoor areas at the front of the cottages, and cause disturbance, from an additional household and associated traffic.

The four-bedroomed dwelling and its hard landscaping would not preserve or enhance the AONB, and would mean loss of habitat and resources to the great detriment of our local wildlife, including owls, birds, bats, voles, other small mammals and insects who rely on seed heads and semi-wild grasses, and natural cover.

I have concerns for the welfare of the mature oak tree, which the new building would physically butt up to. Judging by the canopy, its root system would be impacted by the proposed dwelling foundations, and would suffer loss of underground water from the reduced amount of rainfall that currently soaks into the field and waters the tree. This is in addition to the drought and stress the tree would have experienced this summer, with the prediction of extreme high summer temperatures becoming the norm.

Lewes town council has just adopted a Rights of Trees Charter, September 2026. Specific rights include: granting the tree the right to life, to flourish, to be restored, to have access to water and healthy soil, and to complete their natural life cycles. The oak tree in this instance deserves protection in the spirit of such an ethical policy.

I also have concerns about the increased traffic an additional property would generate, onto the West Hoathly and Dunnings Road. This road is seeing increased volumes of traffic, frequently ignoring the speed limit, and presenting real highways safety issues to pedestrians using the narrow, uneven footpath between Dunnings Mill pub and Coombe Hill Road. It is already challenging for Toy Box nursery parents with pushchairs, young children and pets - and dog walkers - to negotiate staying on the single person-wide path. No extra increase in traffic exiting Streatfield Place would be welcome.

Kind regards

