

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 February 2026 19:45:12 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 12/02/2026 7:45 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

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Customer Details

Address: 8 Newick Way East Grinstead

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Strong objection to planning application DM/26/0131 relating to the approval of reserved matters for 550 residential dwellings on land south and west of Imberhorne Upper School. This proposal raises serious and unacceptable concerns in relation to highway safety, infrastructure capacity, environmental impact, residential amenity, and harm to the character of the area. In its current form, the development fails to demonstrate that it can

be accommodated without significant and lasting harm to the local community.

1. Unacceptable Highway Safety Risks and Traffic Impact

The scale of this development will result in a substantial and unavoidable increase in traffic. Imberhorne Lane and surrounding roads already experience significant congestion, particularly during peak commuter hours and school drop-off and collection times.

The introduction of traffic associated with 550 additional dwellings will exacerbate existing congestion to an unacceptable degree, increasing journey times, creating hazardous conditions, and significantly elevating the risk of accidents. The existing road network is not designed to safely accommodate traffic volumes of this magnitude.

The failure to adequately mitigate this impact represents a clear and serious highway safety concern.

2. Severe and Unjustified Pressure on Local Infrastructure

Local infrastructure, including GP surgeries, schools, and public transport, is already operating at or beyond capacity. Residents already face difficulty accessing essential services.

This development will introduce a substantial additional population without sufficient evidence that infrastructure improvements will be delivered in step with the development. This represents unsustainable growth and will result in a measurable and unacceptable decline in access to essential services.

3. Significant Harm to the Character and Appearance of the Area

The scale, density, and urbanising effect of this development are wholly out of keeping with the established character of this part of East Grinstead, which currently retains an important sense of openness and transition between residential areas and surrounding green land.

The proposed development would result in the irreversible loss of this character, replacing it with an overly dense and urban form of development that is visually intrusive and incompatible with its surroundings.

This represents a clear and harmful overdevelopment of the site.

4. Harmful Loss of Green Space and Ecological Value

The site currently contributes positively to the local landscape, visual amenity, and biodiversity. Its development will result in the

permanent loss of valuable green space and natural habitat.

The proposed landscaping measures are insufficient to compensate for the environmental harm caused by development at this scale. The loss of this green buffer will have lasting negative consequences for both wildlife and the local environment.

5. Unacceptable Harm to Residential Amenity

The introduction of 550 dwellings will inevitably result in increased noise, disturbance, traffic, and general activity. This will materially harm the living conditions of neighbouring residents.

The scale and intensity of the development are excessive and incompatible with the protection of residential amenity expected under planning policy.

6. Harm to Heritage Setting

The development site affects the setting of a listed building. Development of this scale risks causing harm to the setting, significance, and appreciation of heritage assets, contrary to the requirement to conserve and protect heritage within the planning system.

Insufficient justification has been provided to demonstrate that this harm has been avoided or minimised.

Conclusion:

This proposal represents an excessive and poorly justified development that will cause unacceptable harm to highway safety, infrastructure capacity, residential amenity, environmental quality, and the character of the area.

The adverse impacts of this development significantly and demonstrably outweigh any potential benefits.

For these reasons, I urge Mid Sussex District Council to refuse planning application DM/26/0131.

Kind regards