

Application DM/25/2223 3 The Stables Rockwood Park Saint Hill Road East
Grinstead RH19 4JX Wed
17/09/2025 16:42

Thank you for your Notification of Planning Application reference as above.

I would like to have the following comments on the application formally noted please.

The application in part asks for a Hard Paved car park for 121 spaces with toilet facilities adjacent to Saint Hill Road together with hard paved access directly across from the properties at Rockwood Park.

Firstly, I do not believe that extra car parking spaces for 121 vehicles is justified or needed at Saint Hill Manor for normal day to day use. The vast majority of visitors/course students are from overseas and travel to the UK on public transport either Air or Train travel and they do not bring their own vehicles. Saint Hill Manor has a contract with the local council for many buses for staff and students each day which is further proof that a large number of extra spaces is not required. As a local resident I know this is a fact. Many students at Saint Hill Manor are temporary residents at Rockwood Park and walk across the road to attend their courses. I believe any extra vehicle spaces required can be more than 25/30 at most each day as course students to Saint Hill Manor attend at most only a few hours per day and therefore the car park spaces can be reused. I believe that this application for 121 spaces adjacent to Saint Hill Road is only to further increase the total spaces required for only a handful of days each year for larger events and is wholly unjustified.

The access requested for these spaces in the application is the entrance directly across from Rockwood Park. Saint Hill Manor already has an entrance for daily use vehicles further down the road across from the rugby club.

This is the road access that should be used for any extra hard paved car park spaces. This entrance is closer to all of Saint Hill Manor's buildings for any visitors/students and will not bring more noise/traffic disruption to any other residents on Saint Hill Road.

If these extra 121 car parking spaces are required for day to day visitors/students attending Saint Hill Manor why is there any need for toilet facilities. This entrance across from the rugby club and the field adjacent to Saint Hill Road is a short walk to the main buildings where there are toilet facilities outside the main building. This again is more proof that this application is not justified and is just a ruse to increase the spaces that Saint Hill Manor wants available for use for a large number of visitors for only a handful of days per year.

I ask that this application for 121 extra car parking spaces be rejected and only spaces for 25/30 car parking spaces for daily use be granted. I ask that the request for toilet facilities at this car park be rejected as this is completely unnecessary as there is a toilet two minutes walk away. I ask that the application for an additional car parking access at the entrance across from Rockwood Park be rejected. This entrance is used all day and into the evening by visitors/students on foot and will present an unnecessary hazard especially in the dark.

Also I believe that if this access is granted that there would soon follow floodlighting at this entrance 24 hours per day causing a light nuisance to all Rockwood Park Residents.

Regards