

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 22 January 2026 08:23:35 UTC+00:00  
**To:** "Joseph Swift" <joseph.swift@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/26/0073

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 8:23 AM.

### Application Summary

|               |                                                                                                                                                                     |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Land Off West Hoathly Road East Grinstead West Sussex                                                                                                               |
| Proposal:     | The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works. |
| Case Officer: | Joseph Swift                                                                                                                                                        |

[Click for further information](#)

### Customer Details

|          |                                  |
|----------|----------------------------------|
| Address: | 32 Stockwell Road East Grinstead |
|----------|----------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                                                                                                                                     |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                    |
| Reasons for comment: |                                                                                                                                                                                                                                                                                                                                                                 |
| Comments:            | FORMAL OBJECTION TO PLANNING APPLICATION<br>DM/26/0073<br><br>Land Off West Hoathly Road, East Grinstead<br><br>I wish to formally object to planning application DM/26/0073 for the proposed development of up to 44 dwellings, including access, parking, landscaping, drainage and associated infrastructure, on land off West Hoathly Road, East Grinstead. |

This objection is made on the grounds that the proposal represents unsustainable development, is contrary to the adopted Mid Sussex District Plan, and would result in significant and irreversible harm to the character of the area, local infrastructure, biodiversity, and the quality of life of existing residents.

#### 1. Conflict with the Settlement Hierarchy and Spatial Strategy (Policy DP6)

Policy DP6 (Settlement Hierarchy) of the Mid Sussex District Plan directs housing growth to the most sustainable locations where services, facilities and public transport are readily accessible. Development outside built-up area boundaries is strictly controlled and should be limited in scale and justified by demonstrable sustainability credentials.

This application proposes 44 dwellings on a greenfield site on the edge of the settlement, in a location that is not well served by public transport and is not within easy walking or cycling distance of key services. The scale of development is wholly disproportionate to its location and is therefore fundamentally at odds with Policy DP6. Approval would undermine the plan-led system and weaken the effectiveness of the settlement hierarchy.

#### 2. Unacceptable Harm to Countryside Character and Landscape (Policies DP12 and DP26)

The application site currently forms part of the open countryside and contributes positively to the rural setting and edge-of-settlement character of East Grinstead.

Policy DP12 seeks to protect the countryside from inappropriate development, while Policy DP26 (Character and Design) requires development to respect the landscape character, density and context of its surroundings. The introduction of a dense housing estate at this location would result in:

The permanent loss of undeveloped greenfield land

Visual harm to the rural edge of East Grinstead

An urbanising effect that erodes the transition between town and countryside

This harm cannot be mitigated by landscaping and would be irreversible, placing the proposal in clear conflict with both policies.

#### 3. Unsustainable, Car-Dependent Development (Policy DP21)

Policy DP21 (Transport) requires developments to reduce the

---

need to travel by private car and promote sustainable transport choices. The site's location makes residents heavily reliant on car travel for employment, education, shopping and healthcare.

West Hoathly Road and surrounding routes already experience congestion, and the additional traffic generated by 44 dwellings will worsen highway safety, noise and air pollution. The application fails to demonstrate that traffic impacts can be adequately mitigated or that the proposal aligns with sustainable transport objectives.

#### 4. Inadequate Infrastructure Provision (Policy DP4)

Policy DP4 (Infrastructure) requires development to be supported by appropriate physical, social and green infrastructure. The application fails to demonstrate that existing local infrastructure - including schools, healthcare services, transport capacity and utilities - can accommodate the additional demand created by this development.

Without clear, secured provision, the proposal risks placing unacceptable strain on already stretched local services, contrary to the requirements of Policy DP4.

#### 5. Harm to Biodiversity and the Natural Environment (Policy DP38)

Policy DP38 (Biodiversity) requires development to conserve and enhance biodiversity and avoid the loss of habitats wherever possible. The development of this site would inevitably lead to habitat loss, disruption of wildlife corridors and a reduction in ecological value.

Proposed landscaping does not compensate for the permanent loss of existing natural features, and the application fails to convincingly demonstrate that biodiversity net gain can be achieved in accordance with local policy expectations.

#### 6. Drainage and Flood Risk Concerns (Policy DP41)

Policy DP41 (Flood Risk and Drainage) requires developments to manage surface water effectively and ensure there is no increased flood risk elsewhere. The application lacks sufficient detail at this stage to demonstrate that surface water drainage can be managed safely, particularly given the cumulative impact of additional development in the area.

In the absence of a fully detailed and proven drainage strategy, the proposal does not comply with Policy DP41.

#### Conclusion

---

For the reasons outlined above, this application is clearly contrary to the adopted Mid Sussex District Plan, particularly Policies DP6, DP12, DP21, DP26, DP38, DP41 and DP4. It represents unsustainable, speculative development that would cause lasting harm to the countryside, local infrastructure, biodiversity and the character of East Grinstead.

I therefore strongly urge Mid Sussex District Council to refuse planning permission for application DM/26/0073.

---

Kind regards