

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 30 January 2025 21:30:25 UTC+00:00  
**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 30/01/2025 9:30 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).
Case Officer:	Joanne Fisher

[Click for further information](#)

### Customer Details

Address:	West House 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:

Townscape:

The increased build height and removal of 38 trees, will make this development more dominant and visually out of scale with the surrounding residential area, particularly when viewed from the Turner Hill road (Fig 11, BEA report). Building materials are crucial to avoid what many feel has gone against the idea of Townscape, on the Manor View Estate.

The height increase, loss of trees, and position of the proposed buildings will bring loss of privacy, sunlight and potentially an increase in noise, for houses on the South East boundary of Highfields. The current bank and line of trees should be preserved to mitigate these issues.

#### West Hill:

West Hill is seeing increased traffic because of the Manor View Estate and is becoming a route to avoid traffic delays on the A22 towards Felbridge. Traffic observation between 10-11am, (Apex report ) is not representative of the traffic volume and speeds seen on West Hill. A full vehicle and speed count should be undertaken over a prolonged period.

Although only one accident has been recorded on West Hill, there are many near misses. The proposed access, situated approximately 40m from West Lane, presents a severe road safety issue, with vehicles and pedestrians possibly approaching from many directions. A review should be undertaken to assess the implications of the access in and out of West Lane, West Hill residents entering and leaving parking bays, the change in gradient and direction of the road to the south after West Lane, the possibility of pedestrians crossing into West Lane or the Highfields access road, and importantly, the speed of cars that are often greater than 30mph.

Care Homes in East Grinstead should be welcomed, but these road issues should be fully reviewed before permission is granted for this development.

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Kind regards