

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 February 2026 17:01:30 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 06/02/2026 5:01 PM.

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:	The Old Stables Coombe Hill Road 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:	I wish to lodge a strong objection to the proposed development of 44 homes. As a local resident, I believe this application fails to address the severe practical and environmental constraints of the site. 1. Fundamental Highway Safety Concerns The proposed access point is dangerously situated near a blind bend. The developer's transport data admits that traffic speeds already exceed the legal limit here. This road is a high-traffic

corridor for school children and parents. Given that the current pavements are too narrow to accommodate double-buggies or wheelchairs-forcing vulnerable pedestrians into the live carriageway-the increase in vehicle movements from 44 additional dwellings is a recipe for a serious accident.

2. Infrastructure and Flooding Constraints

The local infrastructure is at a breaking point. Our GP surgeries and dental practices are already oversubscribed. Furthermore, the site is plagued by drainage issues; the recent sewer burst at the Recreation Ground and frequent flooding near Dunnings Mill highlight a system that cannot handle further load. Without a comprehensive, independent groundwater and sewerage strategy, this development pose a direct flood risk to the surrounding community.

3. Violation of Planning Policy & AONB Protection

This site lies outside the Built-Up Area Boundary and borders the High Weald AONB. National and local policies (specifically the East Grinstead Neighbourhood Plan) dictate that major developments in these locations should be refused unless "exceptional circumstances" are proven. No such evidence has been provided. This is an unjustified encroachment into a sensitive landscape that will result in the permanent loss of green space and biodiversity.

4. Unsustainable Design and Future Expansion

The proposal is inherently car-dependent due to poor public transport links and steep local topography. I am also concerned by the inclusion of a "spur road," which suggests a clear intent for further expansion. The cumulative impact of such growth would be catastrophic for the character of East Grinstead.

Conclusion The application represents an unsustainable and hazardous development. I request that the Planning Department refuses the application in its current form.

Kind regards