

From: planninginfo@midsussex.gov.uk
Sent: 08 February 2026 21:59
To: Joseph Swift
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 08/02/2026 9:58 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:	
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Dear Planning Officer, I am writing to formally object to planning application DM/26/0073, relating to the proposed construction of 44 houses on land off West Hoathly Road, East Grinstead. This is a major development proposal in an area subject to multiple planning constraints, including proximity to the High Weald Area of Outstanding Natural Beauty (AONB) and its location within the Countryside Area of Development Restraint. The proposal is contrary to both local and national planning policy, and would cause serious harm to the character of the area, highway safety, and already overstretched local infrastructure. 1. Conflict with Development Plan Policies and Countryside Restraint The site lies within a Countryside Area of Development Restraint, and the proposed development is not related to the essential needs of agriculture, forestry, mineral extraction, waste disposal, quiet informal recreation, or other policy-compliant countryside uses. A previous application in a comparable location (13/00393/FUL) was refused on the basis that: The site lies in a Countryside Area of Development Restraint and the proposal conflicts with
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Policy C1 of the Mid Sussex Local Plan; and
Development in this location would fail to conserve and enhance the landscape, particularly due to its relationship with the High Weald AONB, contrary to Policy C4.

This proposal meets the same criteria and should be refused for the same reasons.

2. Harm to the High Weald AONB and Failure to Meet the NPPF "Exceptional Circumstances" Test.

The application site is within a highly sensitive landscape setting, directly connected to the High Weald AONB.

National Planning Policy requires that "great weight" be given to conserving and enhancing the landscape and scenic beauty of AONBs, and that major development should be refused except in exceptional circumstances and where it is in the public interest.

The applicant has failed to demonstrate:

Exceptional circumstances,

A public interest justification,

That the proposal conserves or enhances natural beauty,

That the harm to landscape character is avoided.

The East Grinstead Neighbourhood Plan reinforces that major development in or affecting the AONB should be refused unless the strict criteria are met - which this scheme does not satisfy.

3. Flooding Risk, Drainage Concerns and Lack of Evidence

The local area has a known history of flooding, including:

Flooding near Dunnings Mill

Sewer bursts at the Recreation Ground

Regular surging and overtopping of Sunnyside Stream, affecting homes near Stockwell Road and Lister Avenue.

A development of 44 dwellings will significantly increase impermeable surfaces and surface water run-off. While mitigation is referenced, it is unclear how this will be enforced long-term, and there is no convincing evidence that existing residents will not face increased flood risk. Without a fully evidenced, site-specific drainage and groundwater strategy, this application is premature and unsafe.

4. Severe Highway Safety Impact and Unsafe Access

The proposed development will create an unacceptable highway safety risk.

West Hoathly Road and Dunnings Road already experience:

Poor visibility due to bends and narrow width,

Speeding, particularly due to downhill gradients,

Flooding at the dip near Dunnings Mill,

Dangerous passing manoeuvres caused by parked cars,

Narrow pavements used by families, nursery children, and pushchairs.

The proposed access point is near a blind bend and will introduce potentially 84 additional vehicles, increasing:

Collision risk,

Pedestrian danger,

Congestion at peak school and nursery times,

Risk of accidents in poor weather and icy conditions,

The transport statement's reference to no accidents in the last five years does not reflect the lived reality of recent collisions and daily near-misses, nor does it adequately address Dunnings Road despite the obvious increase in traffic.

5. Unsustainable Location and Car Dependency

The site is not sustainably located.

Public transport is extremely limited, and the gradients and narrow pavements discourage walking. The development will therefore be car-dependent, conflicting with sustainable transport objectives and increasing congestion on already overstretched routes.

6. Local Infrastructure at Capacity (GP, Dental, Utilities)

Local services are already at breaking point, including:

GP surgeries and dental practices at full capacity

Recent power outages (winter 2024/25),

A prolonged water outage in January 2026.
No evidence has been provided from:
UK Power Networks,
South East Water,
NHS / local health commissioning bodies,
to confirm that the infrastructure can support this scale of growth.

7. Precedent and Risk of Further Expansion ("Road to Nowhere")

The inclusion of a road leading to the boundary strongly suggests future expansion potential. The Council must consider cumulative impact and the risk that approval of this scheme opens the door to further development, permanently eroding the countryside setting and rural character of East Grinstead.

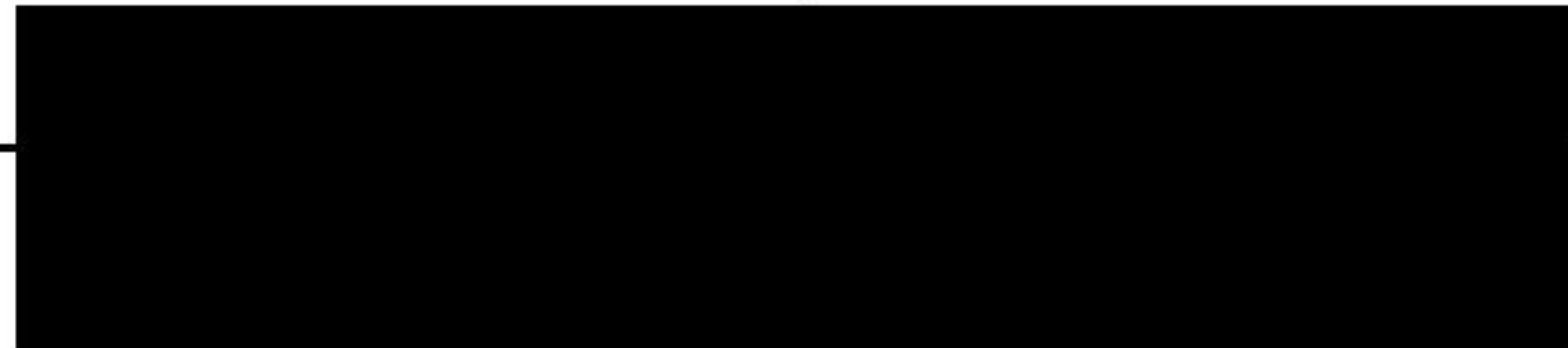
14/03033/FUL was rejected and although "the applicant also maintains his position in that he is not going to pursue any further attempts to apply for planning permission...", they have now submitted the aforementioned application for housing instead.

Conclusion

For the reasons set out above, I strongly object to application DM/26/0073. The proposal is contrary to the development plan, fails the NPPF tests for major development affecting the AONB, poses unacceptable risks to highway safety, increases flood risk, and places unsustainable pressure on local infrastructure.

I respectfully request that Mid Sussex District Council refuse this application.

Yours faithfully,



Kind regards