

Joseph Swift

From: [REDACTED]
Sent: 05 February 2026 09:15
To: Joseph Swift
Subject: OBJECTION LETTER – DM/26/0073

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Land Off West Hoathly Road, East Grinstead 44 dwellings with access, parking, landscaping and associated works

[REDACTED]

I am writing to formally object to the above planning application. My family and I live directly across the road from the proposed site (Flat 8 Tobias Place). Our main bedroom windows open directly onto this view, and this development would cause substantial and irreversible harm to our daily lives and residential amenity.

My objection is based on the following material planning considerations, supported by the National Planning Policy Framework (NPPF) and the Mid Sussex District Plan:

1. Unacceptable Impact on Residential Amenity (Visual Harm & Light Pollution)

As residents living directly opposite the site, we will bear the brunt of this development.

- **Loss of Outlook:** Currently, we enjoy an undeveloped rural outlook which is characteristic of the High Weald. This proposal would replace that view with multiple layers of urbanising rooflines rising up the slope.
- **Overbearing Nature:** The topography means the development will loom over the road and our property, destroying the rural edge of East Grinstead.
- **Light Pollution:** The introduction of street lighting and domestic lighting on this sloping landform will cause significant light pollution, disturbing our sleep and family life, and harming the dark skies of the National Landscape.

2. Highway Safety and Dangerous Access

The proposed access arrangement is fundamentally unsafe, particularly given my proximity to it:

- **Hazardous Location:** The proposed entrance is positioned directly opposite my property.

- **Gradient and Visibility:** Vehicles will be exiting onto a steep gradient with limited visibility. The junction is already hazardous, particularly at peak times. Adding more traffic here creates a severe risk of collision.
- **Pedestrian Safety:** The footways here are narrow and close to a busy bend. This development compromises the safety of existing residents and pedestrians, conflicting with NPPF Section 9 (safe and suitable access).

3. Violation of Countryside Protection & BUAB

The application site lies outside the Built-Up Area Boundary (BUAB) of East Grinstead.

- Under Mid Sussex District Plan policies DP12 and DP15, this land is classified as countryside.
- There are no "exceptional circumstances" justifying new housing here.
- The proposal is contrary to the adopted spatial strategy and represents an unjustified encroachment into the countryside.

4. Harm to the High Weald National Landscape (AONB)

The site is within the High Weald National Landscape. Under Section 85 of the Countryside and Rights of Way Act 2000, the Council has a statutory duty to conserve its natural beauty.

- **Place Services Consultation (05/02/2026):** The Council's own consultants have confirmed that this site acts as a "gateway" into the High Weald and that the development would have "moderate-substantial adverse effects."
- **Character:** The density and layout are inconsistent with the rural edge. It erodes the medieval field pattern which is a defining characteristic of the High Weald.

5. Lack of Strategic Need

The Mid Sussex District Plan and East Grinstead Neighbourhood Plan confirm that housing needs are already met until 2028/29. There is no strategic justification for speculative development that causes such obvious harm to a protected landscape.

6. Incremental Development "By Stealth"

There is a clear pattern of incremental development attempts on this landholding. This proposal appears to be an attempt to secure development by stealth, which is contrary to the plan-led system.

Conclusion

This application conflicts with the NPPF, the District Plan (DP12, DP15, DP16), and the Neighbourhood Plan (EG1). It would destroy the rural character of the area, create highway dangers directly outside my home, and negatively impact my family's quality of life.

I respectfully urge the Council to REFUSE this application.

Yours faithfully



