

From: Steven King
Sent: 26 May 2026 13:43:02 UTC+01:00
To: "'Prideaux Planning'" <prideauxplanning@gmail.com>
Subject: RE: Development Site At Former Tower Car Sales, Tower Close, East Grinstead - DM/26/0432

Dear Rebecca

I have been on site this morning, so I have only read your e mail this afternoon.

As you know the decision on this application has now been issued and I see that you have lodged an appeal against this decision.

As is set out in the delegated report, my view is that there are fundamental concerns with the application that meant that it was not capable of revision to make it acceptable. The acceptable scheme was that one that was granted planning permission, and it is regrettable that what has now been constructed on site has departed so significantly from the approved plans.

The reasons for refusal relating to infrastructure provision and the Ashdown Forest are to safeguard the Councils position at appeal and these can be addressed through the completion of a satisfactory legal agreement. It should be noted that unless the Ashdown Forest mitigation is secured there would be a conflict with the Habitats Regulations and it would not be possible to grant a planning permission.

We are happy to progress a legal agreement to secure the required infrastructure provision and the required Ashdown Forest mitigation so that these reasons for refusal could be withdrawn by the Council. Please let me know if you wish me to instruct the Councils solicitor on this matter.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
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01444 477556

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From: Prideaux Planning <prideauxplanning@gmail.com>

Sent: 26 May 2026 09:37

To: Steven King <Steven.King@midsussex.gov.uk>

Subject: Re: Development Site At Former Tower Car Sales, Tower Close, East Grinstead - DM/26/0432

Dear Steve

Thank you for your email and for setting out your initial concerns regarding the application.

I must say, however, that it is disappointing that these matters have only now been raised at what appears to be the latter stages of the determination process, particularly as no request for amendments, clarification, revised plans or further information has been made throughout the course of the application. Had these concerns been raised proactively, they could have been addressed quickly and constructively.

In respect of the concerns raised regarding refuse and cycle storage, there is additional land available within the site which can comfortably accommodate both a dedicated refuse store and secure cycle parking. We would therefore be happy to submit amended details should this assist in resolving the matter.

With regard to the amenity concerns, it should be recognised that the proposal relates to a modest one-bedroom unit within an existing building envelope. The accommodation is intended to provide functional and proportionate living accommodation consistent with many smaller residential units delivered in sustainable locations. Nevertheless, if the Local Planning Authority's concern is specifically centred around internal floorspace standards, an alternative reconfiguration to a studio layout could also be explored in order to address those points.

It is also somewhat frustrating that these issues have been presented as fundamental objections without any prior engagement, particularly where there are clearly reasonable and achievable solutions available. The planning system is intended to operate positively and proactively in accordance with the Framework, and we remain willing to work collaboratively with the Council to address any outstanding matters.

Given the above, I would respectfully request that the application is not determined prematurely and that an opportunity is provided for amendments and/or further submissions to be made and we agree an EOT or the chance to withdraw and resubmit with amendments.

I look forward to hearing from you.

Kind regards,
Rebecca Ali

This e-mail is not currently being monitored due to unforeseen circumstances.

On Fri, 22 May 2026 at 17:29, Steven King <Steven.King@midsussex.gov.uk> wrote:

Dear Mrs Ali

Retrospective application for the internal reconfiguration to provide 1no additional self-contained residential unit

I'm writing with regards to the above planning application.

Unfortunately, I think that there are fundamental problems with the application that mean it is a retrograde step from the originally approved planning permission for the redevelopment of the site. I think that the flat that has been created is not satisfactory in terms of the amenities it would provide for future occupiers and it is below the dwelling space standards. The creation of the additional flat has resulted in a refuse and cycle store that is not satisfactory. In addition to this, as the site is within 7km of the Ashdown Forest, there would be a need for payments towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). Without a legal agreement in place to secure this the proposal would be contrary to policy DP17 in the Mid Sussex District Plan and the Habitats Regulations. I also think that as the flat that has been created is within the existing building at Whittaker House, infrastructure payments towards County and District Council infrastructure would also be required.

In light of all the above I am afraid that I have recommended that the application is refused under delegated powers. Once this decision has been issued, the Council will need to look at enforcement action to remedy the breach of planning control. You do of course have the right to lodge an appeal against the refusal of the planning application to the Planning Inspectorate and there is also a right of appeal against an Enforcement Notice.

I am sorry I cannot be more positive.

Regards

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