

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 May 2026 12:04:12 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0982

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/05/2026 12:04 PM.

Application Summary

Address:	South View Sharpthorne Road Sharpthorne East Grinstead West Sussex RH19 4HU
Proposal:	Proposed detached residential dwelling.
Case Officer:	Anna Tidey

[Click for further information](#)

Customer Details

Address:	Cookhams Cottage Sharpthorne Road Sharpthorne
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Comments Details

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

Reasons for comment:

Comments:	I object to this application as it conflicts with key policies within both the adopted and emerging Mid Sussex District Plan and the West Hoathly Neighbourhood Plan. The site lies outside the defined built-up area boundary and within the High Weald National Landscape, where development is required to conserve the countryside and protect landscape character. The proposal conflicts with emerging Policies DPC1 and DPC3, which seek to restrict inappropriate residential development in the countryside and prevent harmful
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encroachment beyond settlement boundaries.

The proposal also conflicts with Policy DPC4, as the introduction of additional residential development in this sensitive edge-of-settlement location would harm the character and scenic quality of the High Weald National Landscape through increased built form, domestic activity, lighting and suburbanisation.

This site has already been the subject of a dismissed planning appeal under reference APP/D3830/W/18/3217593 relating to application DM/18/0423. The appeal was dismissed on 30 May 2019, with the Planning Inspector concluding that residential development on the site would represent harmful encroachment into the countryside and would adversely affect the character and appearance of the High Weald AONB. Despite revisions to the current proposal, the fundamental planning constraints identified by the Inspector remain unchanged.

The proposal further conflicts with the West Hoathly Neighbourhood Plan, as the site is not allocated for residential development and forms part of the protected rural setting of the village. Approval would undermine the purpose of the settlement boundary and create an undesirable precedent for further ribbon development and incremental expansion into the countryside around Sharpthorne.

In addition, the scale and positioning of the proposed dwelling would result in increased overlooking, visual intrusion and loss of privacy for neighbouring properties, harming the amenity and rural character of this sensitive location.

The limited benefits of a single market dwelling do not outweigh the identified conflict with countryside and landscape protection policies.

For these reasons, I respectfully request that planning permission is refused.

Kind regards