

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 July 2026 21:05:47 UTC+01:00
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 30/07/2026 9:05 PM.

Application Summary

Address:	Land Off West Hoathly Road East Grinstead West Sussex
Proposal:	The erection of 42 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works (Amended plans received).
Case Officer:	Joseph Swift

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Customer Details

Address: 3, St Hill Green East Grinstead

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to this application because I do not believe the cumulative impacts of the proposed development have been adequately assessed, particularly in relation to the local highway network and the continuing expansion of development on the southern edge of East Grinstead. The submitted Transport Statement assesses the impact of the proposed 44 dwellings largely in isolation. It estimates

approximately 266 two-way vehicle movements per weekday, including 28 movements during the morning peak and 26 during the evening peak, before concluding that these additional trips would have no material impact on the local highway network. However, I can find no meaningful assessment of the cumulative impact of this proposal alongside other major committed developments in East Grinstead, including the approved strategic development at Imberhorne Lane comprising up to 550 homes together with a care village and associated infrastructure. Each development may appear acceptable when considered individually, but planning decisions should also take account of their combined effect on local infrastructure and the highway network.

The Transport Statement focuses principally on the immediate site access and surrounding junctions. It does not demonstrate how additional traffic from this development will affect the wider rural road network, particularly West Hoathly Road (B2028) south towards Standen and the surrounding country lanes, which already experience significant traffic and are constrained by their rural character.

Whilst standard TRICS trip rates have been used to estimate vehicle movements, this alone does not demonstrate that the wider highway network has sufficient capacity to accommodate the cumulative traffic arising from committed housing growth across East Grinstead.

I am also concerned about the gradual erosion of the countryside on the southern edge of the town. Successive developments, when viewed cumulatively rather than individually, are changing the character of this important transition between East Grinstead and the surrounding High Weald landscape.

For these reasons, I respectfully request that the Council refuses the application or, at the very least, requires a more robust assessment of the cumulative impacts of committed development before determining the proposal. I do not believe the evidence currently submitted demonstrates that the cumulative effects on the local highway network and surrounding countryside have been adequately considered.

Kind regards