

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 August 2025 12:41:04 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1593

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/08/2025 12:33 PM.

Application Summary

Address:	Woodlands Close And Land To The North Of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ
Proposal:	The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.
Case Officer:	Katherine Williams

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Customer Details

Address: 3 SYCAMORE LANE CRAWLEY DOWN

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Subject: Formal Objection to Planning Application - Demolition of 9-11 Woodlands Close and Construction of 48 Residential Units I am submitting this letter to express my strong opposition to the proposed development referenced above. My concerns are rooted in several critical areas, including infrastructure limitations,

problematic site access, and clear inconsistencies with established planning policies-particularly those outlined in the Mid Sussex District Council (MSDC) Local Plan. The proposal disregards the site allocations specified in the MSDC framework and poses serious risks to both existing residents and the already strained infrastructure of Crawley Down. Local amenities such as schools, healthcare services, roads, and drainage systems are currently under pressure, and this development would significantly worsen those conditions.

1. Unsafe and Inappropriate Access Design

The access plan places No. 13 Woodlands Close in a precarious position, sandwiched between two roads, which would severely impact the residents' quality of life. The Transport Statement submitted with the application admits that visibility splays fall short of required standards. For a 30mph zone, sightlines should be 2.4m x 43m, yet the proposal only achieves 32.3m to the south (25% below standard) and 37.6m to the north (13% short). These deficiencies pose a serious safety hazard and would likely fail a Road Safety Audit.

2. Misrepresentation of Community Engagement

Promotional materials distributed by the applicant falsely claim that consultations took place with local organizations, including the village football club. However, both the club and the parish council have confirmed that no such discussions occurred. This misleading narrative undermines the integrity of the planning process and reflects a troubling disregard for genuine community input. Such tactics erode public confidence and violate the principles of transparent consultation.

3. Invalid Footpath Connection to Burleigh Woods

The proposed pedestrian link into Burleigh Woods is not authorized. The Residents' Management Company (RMC) has explicitly rejected this access, making its inclusion in the plans misleading and invalid.

4. Unworkable Drainage Strategy

The surface water drainage plan relies on routing through the Burleigh Woods estate, which the RMC has also declined due to flooding concerns and existing infrastructure limitations. As it stands, the proposal lacks a viable drainage solution.

5. Overburdened Local Infrastructure

Crawley Down Surgery was rated "inadequate overall" by the CQC in September 2023 and remains under special measures. Financial contributions through Section 106 agreements will not resolve the deep-rooted issues facing local healthcare. The addition of roughly 120 new residents would further strain medical services, schools, and recreational facilities. Kiln Road is already in poor condition and would deteriorate further under the weight of construction traffic and an estimated 400 daily vehicle

movements. The village's drainage system frequently fails, with runoff contaminating the village pond-precisely where water from this development would be directed.

6. Contravention of MSDC Site Allocation DPD

The Mid Sussex Site Allocations DPD (2022) designates Sycamore Lane as the appropriate access point for site SA22. The current proposal to use Woodlands Close directly contradicts this directive. The applicant admits in their Transport Statement (para 2.15) that Sycamore Lane is the designated route but claims land ownership issues prevent its use. This deviation from policy is unacceptable. MSDC has previously rejected access via Woodlands Close due to safety concerns and local opposition. The strategic purchase of 9 and 11 Woodlands Close to force access raises serious ethical and procedural questions.

7. Conflicting Public Consultation Deadlines

There is a notable discrepancy in the consultation timeline. While public notices and the planning portal list 15 August 2025 as the deadline for comments, residents have received letters stating 8 August 2025. This inconsistency could prevent residents from submitting feedback in time and casts doubt on the validity of the consultation process. A formal review and suspension of the application may be warranted.

Conclusion

This application is fundamentally flawed. It violates planning policy, lacks adequate infrastructure support, and has been promoted through misleading claims and unsafe access proposals. I respectfully urge the Council to reject this planning application in its entirety.

Kind regards