

Notification of Planning Application

Sent to:
Neighbours listed below:

CONTACT: Steven King
PHONE: 01444 477556
EMAIL: steven.king@midsussex.gov.uk
DATE: 10th March 2026

Dear Sir/Madam

Application No: DM/26/0577

Proposal: Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.

Location: Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

The above planning application has been received and an electronic copy can be viewed on our website www.midsussex.gov.uk/planningregister. You can also view the application on a computer at the Council office during normal office hours between 8.45 am and 5 pm Monday – Thursday and 8.45 am – 4 pm Fridays.

If you want to comment formally on this application, you can do this in writing via the Online Planning Register or you can also submit your comments by letter or by email to the case officer ensuring that you quote application reference number and full postal address. Your comments must be received before **31st March 2026**. Relevant planning matters which can be considered are shown on the reverse of this letter.

All letters will generally be available to view on the Council's website within 5 working days of receipt. Letters will not be formally acknowledged due to the volume of correspondence received. Once made the decision on the application can be obtained by visiting the Online Planning Register.

Please be aware that any written submission you make to us will be available to the general public and may be referred to in reports concerning the proposal. For this reason, letters marked 'Confidential' cannot be considered.

Yours faithfully



Assistant Director Planning and Sustainable Economy

ADVICE ON COMMENTING ON PROPOSALS

Finding out about the Application

Try and view the submitted plans and forms before you contact the Council. Either view the plans online by visiting www.midsussex.gov.uk/planningregister, or at our offices in the Planning Reception. Your local town or parish council will also consider the application. Most have regular planning committee meetings and, if so, you may be entitled to go along to hear what is being said. It may also be possible for you to speak at the meeting and the clerk, I am sure, will be happy to advise. After the meeting, the planning committee will submit its recommendations to us for consideration alongside other submissions from interested parties.

If you don't understand any part of the proposal, please telephone the Case Officer (name and telephone number overleaf) to make an appointment.

What to Comment on

All comments we receive about a planning application will be considered, but only planning issues can be taken into account.

These might include:

- The effect of the proposed development on the appearance of the area;
- The quality of the design;
- Significant overbearing impact and loss of outlook;
- The economic benefits of the proposal
- Highway safety issues
- Loss of important trees
- Intrusion into the countryside
- Significantly increased noise and disturbance.

These do not include:

- Loss of view
- Loss of property value
- Loss of trade to a competitor
- Boundary and other disputes between neighbours
- Moral, religious issues

How to Comment on the Application

- Online Planning Register www.midsussex.gov.uk/planningregister. Your email address will automatically be removed from the information that is published on the website.
- By email to: planninginfo@midsussex.gov.uk
- By letter to the address overleaf

Please ensure that your comments include the application reference number and your name and address.

Decision

About 95% of all applications are decided upon by the Council's planning officers. However, if the proposal is particularly large or very controversial it will usually be referred to a planning committee formed of elected District Council members for a decision. The case officer, whose details are set out at the top of the letter will be able to explain the Council's decision making process to you.

If the application is to be determined by the planning committee and you have made representations you will receive written notification prior to the meeting of the date, time and venue for the meeting. Objectors and other interested parties can address the planning committee. The number of speakers is limited to a maximum of two supporters and two objectors. Each speaker is strictly limited to two minutes.

Mid Sussex District Council

List of consultations made

Neighbours notified for application DM/26/0577

Initial neighbour check date:

Signed:

Date received by Officer:

| Address | Ltr Sent |
|---|------------|
| Chart Cottage,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Beech Grove,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Woodside Cottage,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Fir Cottage,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Well House,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Tollgate Cottage,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Westlands,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Pescotts,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Shepherds Oak,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Westmere,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| 38 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 36 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 27 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 25 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 23 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 21 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 19 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 17 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 15 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 13 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 11 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
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| 3 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 5 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 1 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 14 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 12 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 10 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 8 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 6 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |

Mid Sussex District Council

List of consultations made

| | |
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| 4 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 2 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| Greensteads,Sandy Lane,Crawley Down,Crawley,West Sussex,RH10 4HR, | 10.03.2026 |
| The Old Post Office,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| 1 Nursery Cottages,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| 2 Nursery Cottages,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Down Cottage,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| Hurst Farm,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HG, | 10.03.2026 |
| 18 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 19 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 22 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 23 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 26 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 25 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 24 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| Coverack,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HE, | 10.03.2026 |
| Ashiana,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HE, | 10.03.2026 |
| Carlton,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HE, | 10.03.2026 |
| Deer Valley,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HE, | 10.03.2026 |
| Tamarisk,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HE, | 10.03.2026 |
| Kilmoor,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HE, | 10.03.2026 |
| Sunnymead,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HE, | 10.03.2026 |
| 21 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 20 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| Kiln Wood,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HB, | 10.03.2026 |
| 13 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 14 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 15 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 17 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| 16 The Pheasantry,Crawley Down,Crawley,West Sussex,RH10 4AH, | 10.03.2026 |
| Huntsland Barn,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HB, | 10.03.2026 |
| Huntsland Court,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HB, | 10.03.2026 |
| Shenley,Wallage Lane,Rowfant,Crawley,West Sussex,RH10 4NJ, | 10.03.2026 |
| Kilnwood Cottage,Turners Hill Road,Crawley Down,Crawley,West Sussex,RH10 4HB, | 10.03.2026 |
| Orchard Cottage,Wallage Lane,Rowfant,Crawley,West Sussex,RH10 4NJ, | 10.03.2026 |
| Wallage Hall,Wallage Lane,Rowfant,Crawley,West Sussex,RH10 4NJ, | 10.03.2026 |

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|---|------------|
| Moon Tree,Wallage Lane,Rowfant,Crawley,West Sussex,RH10 4NJ, | 10.03.2026 |
| Birch Grove,Wallage Lane,Rowfant,Crawley,West Sussex,RH10 4NJ, | 10.03.2026 |
| Annexe,Birch Grove,Wallage Lane,Rowfant,Crawley,West Sussex,RH10 4NJ, | 10.03.2026 |
| 10 Wychwood Green,Crawley Down,Crawley,West Sussex,RH10 4BG, | 10.03.2026 |
| 9 Wychwood Green,Crawley Down,Crawley,West Sussex,RH10 4BG, | 10.03.2026 |
| 27 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 25 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 23 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 21 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 19 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 13 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 15 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 9 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 8 Wychwood Green,Crawley Down,Crawley,West Sussex,RH10 4BG, | 10.03.2026 |
| 6 Wychwood Green,Crawley Down,Crawley,West Sussex,RH10 4BG, | 10.03.2026 |
| 4 Wychwood Green,Crawley Down,Crawley,West Sussex,RH10 4BG, | 10.03.2026 |
| 17 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 11 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 2 Wychwood Green,Crawley Down,Crawley,West Sussex,RH10 4BG, | 10.03.2026 |
| 5 Woods View,Crawley Down,Crawley,West Sussex,RH10 4BE, | 10.03.2026 |
| 52 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 54 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 7 Wychwood Green,Crawley Down,Crawley,West Sussex,RH10 4BG, | 10.03.2026 |
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Mid Sussex District Council

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| 48 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 46 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
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| 40 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 64 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 62 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 60 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 58 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 56 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
| 50 Wychwood Place,Crawley Down,Crawley,West Sussex,RH10 4HN, | 10.03.2026 |
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| Consultees | Ltr Sent |
|--|-----------------|
| Parish Consultation | 10.03.2026 |
| Contaminated Land | 10.03.2026 |
| Conservation Officer - Emily Wade | 10.03.2026 |
| Environmental Protection | 10.03.2026 |
| MSDC - Housing Enabling Team | 10.03.2026 |
| Leisure - Planning And Development | 10.03.2026 |
| Planning Policy | 10.03.2026 |
| Trees And Landscape | 10.03.2026 |
| WSCC County Planning Officer | 10.03.2026 |
| WSCC Rights Of Way Officer | 10.03.2026 |
| WSCC Drainage Strategy Team (Surface Water Drainage) | 10.03.2026 |
| WSCC Highways | 10.03.2026 |
| Ecology - Essex County Council | 10.03.2026 |
| Heritage Environment - Essex County Council | 10.03.2026 |
| Landscape - Essex County Council | 10.03.2026 |
| Nature Space Partnership | 10.03.2026 |
| Active Travel England (ATE) | 10.03.2026 |
| Environment Agency - Sussex Area Office | 10.03.2026 |
| Gatwick Airport Safeguarding | 10.03.2026 |
| National Air Traffic Services | 10.03.2026 |
| South East Water | 10.03.2026 |
| Southern Water Services (Sussex) | 10.03.2026 |
| Sussex Police - Joint Commercial Planning Manager | 10.03.2026 |

Mid Sussex District Council

List of consultations made

| | |
|---------------------------------|------------|
| Thames Water Utilities Ltd | 10.03.2026 |
| NHS Sussex - Simon Clavell-Bate | 10.03.2026 |
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| Site Notices | Printed |
|--|----------------|
| Site Notice - CA, LB | 10.03.2026 |
| Site Notice - Majors, Departure, ROW, ES | 10.03.2026 |
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