

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 August 2025 09:00:37 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 08/08/2025 9:00 AM.

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:	6 Hornbeam Place Crawley Down
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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 for the following reasons: 1. Non-compliance with Policy SA22 (Site Allocations DPD 2022): The adopted policy requires vehicular access from Sycamore Lane. This application proposes access via Woodlands Close, directly contradicting SA22. The DPD clearly states that if

Sycamore Lane access cannot be secured, the site should be excluded from allocation. Land ownership challenges are not justification for breaching policy.

2. Unsafe and Substandard Access:

The proposed access compromises safety, isolating No. 13 Woodlands Close between two new roads. Required visibility splays (2.4m x 43m) are not met:

South: 32.3m (25% shortfall)

North: 37.6m (13% shortfall)

This is below highway standards and may not pass a Road Safety Audit.

3. Unviable Drainage Strategy:

Surface water drainage relies on routing through Burleigh Woods estate without legal agreement. The RMC has already refused such access. Local drainage systems are already strained, with regular flooding and pollution incidents.

4. Infrastructure Strain:

The development would exacerbate pressure on local services:

Crawley Down Surgery is rated "Inadequate" (CQC 2023)

Local roads, especially Kiln Road, are in poor condition

Drainage, school places, and amenities are already stretched S106 contributions won't address these long-term infrastructure issues.

5. False Claims of Consultation:

The applicant claims to have engaged with local groups, including the football club, but this is disputed by Worth Parish Council and others. This undermines public trust.

6. Unauthorised Pedestrian Access:

The proposed pedestrian link through Burleigh Woods has not been agreed and should be removed from the plans.

7. Conflicting Public Notice Deadlines:

Notices list different consultation deadlines (8th vs 15th Aug), creating confusion and risking fair participation.

Conclusion:

The application is contrary to adopted policy, unsafe, undeliverable in drainage terms, and harmful to local infrastructure. I urge refusal

Kind regards

