

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 August 2025 22:43:08 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 07/08/2025 10:43 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: 7 Hornbeam Place Crawley Down Crawley Down

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	An objection to planning application DM/25/1593 based on concerns regarding traffic and highways and the natural environment
	Traffic and Highways Highway Safety and Capacity: The proposed development of 48

dwelling is likely to result in a significant increase in vehicle movements. Woodlands Close and the surrounding road network, including its junction with Kiln Road, were not designed to handle such a large volume of additional traffic. This will lead to increased congestion and raise serious concerns about road safety for residents, pedestrians, and cyclists, particularly given the narrow and residential nature of these roads.

Parking Provision: The application needs to demonstrate that adequate car parking will be provided for the new residents and their visitors, in accordance with local planning policies.

Inadequate on-site parking could lead to overspill parking on Woodlands Close, exacerbating congestion and creating further safety hazards.

Inadequate Transport Assessment: The application's transport assessment may not have fully considered the cumulative impact of this and other developments in the area. It is crucial for the council to ensure that the proposal avoids "severe additional traffic congestion" as per Policy DP21 of the Mid Sussex District Plan.

Natural Environment

Biodiversity Loss: The development site, particularly the land to the north of Burleigh Lane, provides a valuable natural habitat that supports local biodiversity. The demolition of existing buildings and the construction of 48 new homes will cause significant harm to these habitats, including the loss of trees, hedgerows, and other natural features. This is contrary to the council's commitment to protecting and enhancing the natural environment.

Biodiversity Net Gain (BNG): While the Environment Act 2021 requires a minimum of 10% BNG for major developments, it is essential to ensure that the proposed BNG measures are meaningful and can be delivered effectively on-site or as close to the development as possible. The loss of existing, mature habitats may not be adequately compensated for by the creation of new ones, which can take many years to establish.

Impact on Watercourse and Drainage: The site contains a water feature, and any development must demonstrate that it will not negatively impact this natural watercourse. Concerns exist that the development could increase the risk of flooding or pollution, particularly if the proposed sustainable drainage system is inadequate.

Loss of Character: The loss of local green spaces and natural habitats would "diminish the character and environmental health of the community" and is inconsistent with Policy DP26 of the Mid Sussex District Plan, which requires new development to be well-designed and sensitive to the countryside.

Finally I note from the plans that it shows access to the Burleigh Woods estate via two footpaths. Access to the estate has not been granted by the estates residents therefore the plans submitted are not accurate.

The proposal is contrary to the Mid Sussex District Plan, specifically policies related to transport (DP21) and the natural environment (such as DP12, DP37, and DP38). I therefore object to this application.

Kind regards