

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 August 2025 22:40:13 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 10:40 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

[Click for further information](#)

Customer Details

Address:	18 Field Drive 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 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, unsafe access arrangements, misrepresentation of community engagement, and clear inconsistencies with established planning policies-particularly those outlined in the Mid Sussex District

Council (MSDC) Local Plan.

The proposal ignores the site allocations in the MSDC framework and would have a severe and irreversible impact on Crawley Down's infrastructure. Schools, healthcare, drainage, and roads are already under intense pressure; this development would make matters far worse.

□

1. Unsafe and Inappropriate Access Design

- The proposed access point via Woodlands Close places No. 13 Woodlands Close in an untenable position, effectively surrounded by roads, which would severely diminish the residents' quality of life. This includes an elderly, isolated resident whose safety would be compromised.
- The Transport Statement acknowledges substandard visibility splays: for a 30mph zone, required sightlines are 2.4m x 43m, yet the proposal achieves only 32.3m south (25% short) and 37.6m north (13% short).
- Kiln Road and Woodlands Close are already at capacity. Increased traffic from at least 49 new dwellings would push them beyond safe operating limits.
- Junctions in the area are already hazardous, and this development would materially increase collision risk.

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2. Misrepresentation of Community Engagement

- Applicant's materials falsely claim consultation with local organisations such as the village football club and parish council - both of which confirm no discussions took place.
- This undermines the credibility of the application and breaches principles of transparent, good-faith consultation.

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3. Invalid and Misleading Footpath Link

- The proposed pedestrian connection into Burleigh Woods is not authorised. The Residents' Management Company (RMC) has formally refused permission. Including it in the plans is misleading.

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4. Unworkable Drainage Strategy

- The drainage plan depends on routing through the Burleigh Woods estate, which the RMC has rejected due to flooding risks and system limitations.
- Crawley Down already suffers from regular drainage failures, with run-off polluting the village pond - precisely where surface water from this development would be directed.

□

5. Overburdened Local Infrastructure

- Crawley Down Surgery was rated "Inadequate Overall" by the CQC in September 2023 and remains under special measures.
- The village has no spare capacity in schools, GP surgeries, or community amenities.
- 350 houses have already been approved on Turners Hill Road, far exceeding the local housing allocation. There is no capacity for another 48+ dwellings without unacceptable strain on local resources.
- Estimated 400+ daily vehicle movements would deteriorate Kiln Road further and choke the local road network.

□

6. Contravention of MSDC Site Allocation DPD

- The Mid Sussex Site Allocations DPD (2022) specifies Sycamore Lane as the correct access point for Site SA22.
- The applicant admits this in their Transport Statement but claims "land ownership issues" prevent its use yet MSDC has already rejected Woodlands Close as an access point for safety reasons.
- Purchasing 9 and 11 Woodlands Close to force access raises ethical concerns and contradicts prior Council decisions.

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7. Discrepancy in Public Consultation Deadlines

- Public notices and the planning portal state 15 August 2025 as the consultation deadline, while residents' letters list 8 August 2025.
- This inconsistency risks excluding valid public objections and warrants formal review of the process.

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Conclusion

This application is fundamentally flawed. It violates local planning policy, fails to provide safe or adequate infrastructure, and has been promoted through misleading claims. The scale of development is excessive, its access unsafe, and its impact on Crawley Down would be severe and irreversible.

I therefore respectfully urge the Council to refuse this application.

Kind regards