

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 13 February 2025 12:04:31 UTC+00:00  
**To:** "Steven King" <steven.king@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/0016

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/02/2025 12:04 PM.

### Application Summary

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex                                                                                                                                                                                                                                                                                                                                                |
| Proposal:     | Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood 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. |
| Case Officer: | Steven King                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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### Customer Details

Address: 2 Wychwood Green Crawley Down Crawley West Sussex

### Comments Details

|                      |                                                                                                                                                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour or general public                                                                                                                              |
| Stance:              | Customer objects to the Planning Application                                                                                                             |
| Reasons for comment: |                                                                                                                                                          |
| Comments:            | As a resident I am not against the proposed build in principle. However, the intended road access and associated drainage issues are of serious concern. |

## Roading

The proposed access is unacceptable for the following reasons

- Wychwood has extremely poor access onto and off the estate using a small single entrance / exit onto the site from a 'B' road Turners Hill Road, which is at the junction with another 'B' road Sandy Lane
- We have many resident and visitor vehicles parked on the road daily and overnight
- The width of the estate road only provides for and just fits two cars passing slowly
- The estate has low level lighting throughout, which is sufficient at the current low levels of traffic.
- There are also very tight & blind corners
- This is a private road and was designed for the current level of properties. (67 properties with 225 residents)
- The drainage underneath the road is not sunk very deep and as each property has an access manhole cover in the road that means much damage to the manhole covers, roads and drains with increased heavy vehicular transport over many years plus the associated traffic with the build.
- It is not uncommon for larger vehicles to stop and knock on doors to try and move parked cars to gain access
- This plan would increase congestion, affect local road networks and create many safety hazards for pedestrians and cyclists

## Flood Risk

- The properties already here suffer from excess surface water with the current drainage infrastructure barely coping
- Wychwood properties already suffer with much garden and footpath flooding. The surrounding land around Wychwood also floods on the south side and in the woods by the flats often creating a pond after heavy rain
- Some of our roads have actually been stained by the excess water coming up through the kerb stones because it has nowhere to go
- Elivia property residents given their current and existing flooding problems' have been told by Elivia home builders that our flooding originates from the field higher up and so again this can only add to the flooding and drainage problems currently occurring
- The proposal as I understand it seems to rely solely upon the lie of the land and not what is going on underneath the ground and can only exasperate current conditions making things worse for existing residents and undoubtedly any new occupiers of whatever properties

There are council obligations to:

- Protect, maintain and support the interests of established and neighbouring properties.
- Protect, maintain and support the privacy of established and neighbouring properties.
- Protect, maintain and support the enjoyment of established and neighbouring properties.

These seem to be overlooked within the proposal.

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Kind regards