

Steven King

From: [REDACTED]
Sent: 21 April 2025 17:57
To: Steven King
Subject: Planning applications DM/25/0016 and DM/25/0017 Land West of Turners Hill Road, Crawley Down

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These comments are in addition to our previous comments made on 16th February 2025 which should be read in combination with this submission.

In summary our previous comments related to :-

- The unsuitability of Wychwood Place for the traffic it will need to take.
- The problems with surface water flooding.
- The remoteness of the site from village amenities.
- The doctors' surgery being oversubscribed.
- The school being at capacity.
- The impact on local wildlife.
- The development will not be carbon neutral.
- Problems with noise, parking, large construction vehicles and other nuisances during construction.

Having read the submissions made by the developer I would suggest that they are failing to recognise the unsuitability of the road access via Wychwood Place. It is the case that the refuse vehicle regularly struggles to navigate the narrow roads around the Wychwood estate, and there are other examples of heavy vehicles having similar problems. The lack of a proper pavement along Wychwood Place puts pedestrians at risk. With more residents using the road, both as pedestrians and motorists, the risk of accidents is increased. Even if the existing road layout allegedly just about meets design criteria, which is what the developer seems to be suggesting, should not common sense have some role here and for the "experts" to realise that there will be a serious accident waiting to happen.

The additional traffic using what is in effect a private road will cause damage to the road. If this development is to go ahead the Council should adopt the road so that it can be properly and safely maintained.

The location of the care home will increase the daily traffic. Staff, visitors, delivery vehicles, ambulances, etc, will add to the number of vehicles using Wychwood Place. There are 4 given locations for the care home in the developers proposals. There has been some discussion about potential access being from the Hurst Farm site and this would make sense in that it would reduce this additional traffic using Wychwood Place. In fact, providing alternative access through Hurst Farm for the whole development would allow for the construction of more suitably sized roads, wide enough for larger vehicles and with a proper footpath.

The care home will also put additional pressure on local services. If the care home (as well as the residents of the new houses) is dependent on the local doctors' surgery to serve their residents' needs then this will make an already overstretched service even worse for existing residents.

Kind regards

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