4 Wychwood Green
Crawley Down
Crawley
West Sussex
RH10 4BG

17 April 2025

Mid Sussex District Council
Oaklands,
Oaklands Drive,
Haywards Heath,
West Sussex RH16 1SS

For the Attention of Ann Biggs – Assistant Director Planning and Sustainable Economy

Dear Ms Biggs,

RE: DM/25/0014; DM/25/0015; DM/25/0016 & DM/25/0017
Planning Applications for West of Turners Hill Road to create 350 New Homes and a 65 Bed Car Home

The above planning applications raise serious concerns and objections, particularly proposals for access to the development and flooding risks as a result of this development.

My concerns include the following:

- **Access**
  The most practical access to the proposals would be via Hurst Farm, rather than Wychwood.

The proposed development will dwarf Wychwood in terms of size and volume and size of vehicular traffic etc. and our un-adopted roads and infrastructure is not designed for such a significant increase in use, which would more than treble if not quadruple the use of our small inappropriately designed roads. Many households have more than 2 cars and additional vehicular access would also be required to accommodate the proposed care home.

- Wychwood has extremely poor access onto and off the estate using a small single entrance/exit onto the site from Turners Hill Road, which is at the junction with another road, Sandy Lane.
- It's a difficult junction to exit given the reduced width of the pavements and as a consequence the restricted vision both ways.
- There are 2 bus stops outside the junction, which allow for traffic to queue quickly.
- There is considerable resident and visitor parking already on the private road.
- These roads are narrow and barely allow for two vehicles to pass.
- The estate has low level lighting throughout, which is sufficient only for the current low levels of traffic.
- There are also very tight & blind corners
- The suggested increase in traffic and or congestion on and off the site and on Turners Hill Road will undoubtedly create bottle necks at varying times throughout the day.
- Given the width, design and blind bends of this private road it raises significantly the risk of accidents involving vehicles and or humans.
- This is a private road/not adopted and was designed for the current level of properties.
- The proposals will require much heavy plant machinery and vehicles to erect the hundreds of homes and associated building which will undoubtedly cause damage, pollution in all its forms,

as well as increased health and safety dangers including accidents and health and well-being issues.

- Parking of the vehicular transport associated with the build will clog up our small roadways, increase the dirt and mud associated with such transport and cause avoidable associated health & well-being issues for residents.

- **Change of Use of Road**

  Should this access be approved then this private road will cease being a private road and will become a thoroughfare and or cut through to the properties' being proposed

  When the current freeholders bought their property little if nothing was envisaged and or declared within the public domain about such possible developments and the need for such largescale access given that nothing was returned and or highlighted as part of the searches.

- **Security and Safeguarding**

  The volume and frequency of such increases in vehicular traffic on a private road with no through road and which has low level lighting raises significant concerns as to the safety and security of existing residents, their children and or any vulnerable persons as well as their property.

  The resultant increase in vehicular traffic, which is already recognised as being at saturated levels, can only exaggerate the situation further as:

  - This plan would increase congestion, affect local road networks and create many safety hazards for pedestrians and cyclists.
  - The project lacks adequate provisions for parking or public transportation and it will probably further exacerbate these issues.
  - Given the Government's plan towards net zero these plans do not advocate for sustainable transportation solutions but only seek to ensure that the development will provide for increased traffic problems, congestions and pollution in its many forms including noise, air and light.
  - Currently residents benefit from little noise and so benefit from hearing and seeing the local wildlife including deer, rabbits and birds. This will all be destroyed.

- **Utilities/Flooding / Drainage**

  There are questions over whether the local infrastructure is capable of accommodating this increased demand in power, telecommunications and risks of flooding.

  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.

  Wates flood risk drawings suggest that any water will flow to these woods, further exacerbating the problem.

- **Public Amenities & Public Services**

  There will be an effect on the availability and accessibility of essential amenities and services in the area. This plan can only place additional strain on already over stretched resources, such as schools, all healthcare facilities and or public amenities.

In view of the above I believe the applications should be rejected in their current form and consideration be given to an alternative access and egress route to the proposed developments and to the considerable detrimental effect such development will have on the surrounding area with increased traffic congestion. Consideration should also be given to problems of flooding, not only on the site, but also surrounding areas. Any proposals should also take into account their effect on local amenities and whether the existing amenities can cope with the increased demand.

Yours sincerely

[redacted]