

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 November 2025 15:08:59 UTC+00:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1467

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/11/2025 3:08 PM.

Application Summary

Address: Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex RH10 4PA

Proposal: Demolition of existing buildings and the development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents. Amended transport plans, technical note and travel plan received on 15.08.2025. Amended drawings received on 16.10.2025.

Case Officer: Rachel Richardson

[Click for further information](#)

Customer Details

Address: 17 Clockfield Turners Hill

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Formal Objection to Planning Application

I wish to object to this proposed development on the following grounds:

- Highway Safety and Traffic Impact:

The proposed development would result in a significant increase in vehicle movements onto an already congested main road. The existing access point has poor sight lines, creating a serious safety risk for vehicles entering or exiting the site. This would likely lead to long queues at peak times and exacerbate existing congestion. During construction, heavy vehicle movements would further disrupt local traffic and create additional hazards.

This is contrary to National Planning Policy Framework (NPPF) paragraph 111, which advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.

- Inadequate Local Infrastructure and Services:

The local infrastructure is already operating at or beyond capacity. There are insufficient school places, GP appointments, and community facilities to meet the needs of existing residents, let alone accommodate additional demand from this development. This fails to meet the requirement for developments to provide adequate supporting infrastructure as outlined in NPPF paragraphs 8 and 20 and relevant Local Plan policies.

- Poor Pedestrian Access and Connectivity:

The public footpaths surrounding the site are in poor condition, uneven, and poorly maintained, with inadequate vegetation clearance. These paths are not suitable for increased pedestrian or cycling use. Without significant investment in footpath improvement and safe pedestrian links, the development would discourage sustainable travel and increase car dependency, contrary to NPPF Section 9 (Promoting Sustainable Transport).

- Unsustainable Location:

The nearest local shops and amenities are several miles away, meaning residents would be reliant on private vehicles for most journeys. This conflicts with sustainability objectives that seek to reduce car dependency and promote developments in accessible, well-connected locations.

Given these concerns, the proposal would place unacceptable pressure on the local highway network, compromise pedestrian safety, and strain essential public services without adequate mitigation. It therefore fails to comply with local and national planning policies relating to sustainable development, infrastructure capacity, and highway safety.

For these reasons, I respectfully request that this planning application be refused.

Kind regards