

Sarah Valentine

From: [REDACTED]
Sent: 15 January 2026 11:15
To: planninginfo
Subject: Subject: Objection to Planning Application DM/25/3191 - Burleigh Lane
Attachments: Objection_DM_25_3191_Full.docx

[REDACTED]
Attention of Rachel Ricahrdson

Dear Madam,

I wish to formally object to planning application **DM/25/3191** for the proposed development of eight self-build plots south of Burleigh Lane. Please refer to attached document for a detailed arguments against this development

Executive Summary

This objection relates to planning application **DM/25/3191** and focuses on the **cumulative and permanent impacts** arising from the proposal's reliance on a **narrow, single-track, private, dead-end access road**.

The lane currently serves approximately **10 existing homes** and functions as a quiet rural access route also used regularly by **walkers and dog walkers**. The proposal would introduce **eight additional dwellings**, effectively **almost doubling the number of homes dependent on this constrained access**. This intensification occurs in a wider context of growth, including **48 additional dwellings at The Croft, Burleigh Lane** (which will increase pedestrian use of nearby lanes) and ongoing expansion within **Crawley Down village**, further increasing pressure on informal walking routes.

The planning harm arises not only during construction—particularly given the extended and uncoordinated nature of multi-plot self-build development—but, critically, **after occupation**, when increased vehicle movements, servicing activity, visitor traffic, and pedestrian use would become permanent features of the lane.

Taken together, the proposal would result in:

- A **step-change in traffic intensity** on infrastructure not designed to accommodate it
- **Ongoing pedestrian and highway safety risks** in the absence of pavements or refuge space
- Reduced **emergency access resilience** due to the lane's single-point-of-failure nature
- **Environmental degradation** to verges, drainage patterns, and rural character
- A **permanent change in function and amenity** of a quiet rural lane

These impacts are **site-specific, cumulative, and irreversible**, and cannot be adequately mitigated through planning conditions in practice. The proposal would therefore place a **disproportionate and unreasonable burden on existing residents** and the access infrastructure they rely upon.

For the reasons set out above and in detail in attached document — which include but not limited to the unsuitability of the access road, risks to emergency access, safety concerns, environmental

harm, erosion of rural character, and the prolonged disruption inherent in self-build development — I respectfully request that this application be refused.

Yours faithfully,


Burleigh House Farm
Burleigh Lane
Crawley Down
RH10 4LF