

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 10 November 2025 20:21:29 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 10/11/2025 8:21 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: The Old Mercer's House 118 The Bank, North Street 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:

### 1. Highway Safety and Traffic Impact

The use of Church Road as the site access makes this proposal unacceptable. The junction between Church Road and North Street is already extremely hazardous and noisy. There are long queues even outside peak times, with traffic regularly at a standstill. Using average data from the latest national census, 40 new dwellings would add approximately 48 additional vehicles accessing this already congested road for their daily needs. Furthermore, this increased traffic would occur directly in front of the local primary school, creating additional risks for schoolchildren, parents, and other pedestrians. It is also important to note that Church Road provides essential access for Turners Hill Fire Station. Any increase in traffic will exacerbate response times and restrict fire engines from entering or exiting promptly.

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### 2. 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 the proposed development. Introducing further dwellings without corresponding investment in infrastructure is wholly unsustainable and will place an unfair burden on the community. For commuters, trains from the nearest station at Three Bridges are already overcrowded, with no seating available during peak times.

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### 3. Negative Impact on the Village's Character

The proposed development would clearly clash with the historic character of the village and its aesthetic. The area adjacent to the site is one of Turners Hill's most distinctive, containing many Grade II listed properties. Constructing new builds in such close proximity would inappropriately harm the appearance, character, and setting of the village.

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Kind regards