

Katherine Williams

From: [REDACTED]
Sent: 04 August 2025 18:17
To: Katherine Williams
Subject: Re: Planning Application DM/25/1593 - Woodlands Close & Land N/O Burleigh Lane, Crawley Down

Dear Ms Williams

I write regarding the above planning application.

Having had permission granted for 350 homes plus care home off the Turners Hill Road, there is definitely no need for more housing in Crawley Down. The impact of this plus the proposal above will have a huge impact on our village which is already struggling to cope. There is insufficient facilities, infrastructure and resources for more development. The school is oversubscribed and the doctors surgery overwhelmed with the increased capacity and demand from the village's increase in population.

The majority of Woodlands Close residents are elderly and have lived in a small, peaceful cul-de-sac on the edge of the built up area for decades. There will be a tremendous detrimental impact on them whilst building work is taking place and once built. Potential daily movements of 100+ vehicles will increase noise, air quality and safety. This traffic will almost certainly use Kiln Road as the thoroughfare to access the village and beyond. The majority of Kiln Road residents are also elderly and will be subject to the same disturbance and disruption. The increase in the volume and speed of traffic is horrific already following the development at Burleigh Woods. Even without further development safety measures need to be put in place at the junction of Woodlands Close, Kiln Road and Bramble Way, plus traffic calming measures to slow traffic in Kiln Road. I note that the Traffic Survey was conducted on a weekday at 10.30, this is obviously not a true interpretation of the traffic flow at peak times and therefore has not adequately addressed potential road safety implications at this junction.

The density of proposed housing, parking provision and loss of privacy to the Woodlands Close residents doesn't seem to have been well thought out. As regards access to the site, the poor occupier of the bungalow, once a semi detached home, made detached when the adjoining property was demolished when the Burleigh Woods development was permitted, will now be left on an island with roads either side? Surely alternative access to the proposed site from Ash Tree Street or Hornbeam Place would be more suitable?

There are already issues with drainage and utilities in this part of the village. The quality of the sewers is indeed questionable, those in Kiln Road are possibly at risk of collapse,

they were installed earlier than those in Woodlands Close which have had major issues and needed replacement recently. Heavy lorries transporting building materials will impact the sewers plus the already crumbling road surface.

We have always endured power cuts, increased usage of the network may make these even more frequent.

Drainage and flood risk also pose issues. Already parts of Kiln Road, on both the road and either side of the pavement, flood when there is heavy rain. Further run off from this proposal will further impact this problem. Indeed this has worsened since the Burleigh Woods development from which rain water streams down from Bramble Way.

Site notices have been put up around the site. However, although not a statutory requirement, given the huge impact on the residents of Kiln Road, I feel that we should have been formally consulted.

Please accept this communication as a formal objection to this development.

Kind regards


20 Kiln Road, Crawley Down, RH10 4JY

Sent from my iPad