

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 November 2025 15:01:55 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 03/11/2025 3:01 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

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Customer Details

Address: Hillcrest Lion Lane Turners Hill

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I categorically object to planning application DM/25/1497 with amended drawings on the following grounds: 1. Harm to Landscape and Character The proposed development would deprive all the houses in Lion

Lane of their outlook over open countryside at the rear and would rob villagers of the natural recreation space enjoyed by many generations-the charm of apple trees and a wild English meadow. Instead, there will be brick walls, other people's windows, fences, sheds, small lawned gardens, and the noise, light, and antisocial behaviour associated with a tarmacked car park.

The development does nothing to preserve or enhance the distinct rural character of our historic village. The submitted plans are architecturally unremarkable, comprising generic house types which would turn the village into a characterless, indistinguishable carbon copy of new developments found elsewhere in the country. This is entirely at odds with the requirement for high-quality, context-sensitive design and the emphasis on reinforcing local identity.

The proposal constitutes clear overdevelopment at the edge of the settlement, bordering the High Weald Area of Outstanding Natural Beauty (AONB), and fails to satisfy the policies of the Turners Hill Neighbourhood Plan and the National Planning Policy Framework (NPPF) regarding landscape and conservation.

2. Traffic, Parking and Highway Safety

The addition of new houses will exacerbate existing traffic problems, which are already severe at peak times. If the local authority is unaware, it is because many accidents go unreported, and no one measures the frustration of being stuck in traffic-unable to leave the village to get to work or school in the morning. Current congestion is already unbearable; exacerbating it with an extra 80 cars (based on two per household), plus numerous delivery vans for groceries and parcels, will lead to total collapse, not only for villagers but for all those travelling through Turners Hill. This may even compromise the ability of local firefighters to respond quickly in emergencies.

3. Drainage, Surface Water, and Subsidence Risk

The topography of the site is such that it lies on a hill. Reduced permeability may destabilise the hillside and cause the existing properties in Lion Lane, particularly Hillcrest and Fairview, to suffer ground movement and subsidence.

4. Loss of Local Amenity and Privacy

The siting of the new houses would dominate and overlook existing homes on Lion Lane, resulting in unacceptable loss of privacy, daylight, and residential amenity. The new proposal includes trees for screening, which may address privacy to a degree but at the significant cost of lost daylight. At night, existing properties would suffer from light in the windows of new houses, headlights and noise from vehicles in the car park, and the glare of proposed street lighting along the footpath. The development would have an overbearing visual impact, and the loss of tranquillity and dark skies would further erode residents' quality of life.

5. Biodiversity and Green Space Loss

The proposed development would replace important green spaces and habitats for wildlife-such as house martins, wild grasses, and flowers-thus reducing local biodiversity and damaging the green

character of the area.

6. Lack of Infrastructure and Transport Links

There is no local infrastructure to support the proposed development: no supermarket, no GP surgery, no secondary school, and no leisure centre. The bus service is infrequent, meaning people must travel by car-further increasing traffic. The car parks at Balcombe and Three Bridges stations are already full, which is a nightmare for commuters. A new development may make sense in an area with developed transport links, so people could use public transport, but Turners Hill does not have the capacity to accommodate increased bus services and is simply unsuitable for the intense development proposed here.

Kind regards