

Steven King

From: [REDACTED]
Sent: 23 February 2025 17:41
To: Steven King
Subject: Objection to DM/25/0014, DM/25/0015, DM/25/0016, DM/25/0017

[REDACTED]

Dear Mr King,

Please see my objections to planning applications DM/25/0014, DM/25/0015, DM/25/0016, DM/25/0017

Highways & transportation

Southern exit onto Turners Hill Rd

This proposed exit is extremely dangerous and those turning right will be turning blindly into traffic. The height of the bridge and the positioning of the proposed exit road mean that any regular sized car will not see the traffic as it approaches the bridge. There are many vehicles coming over the bridge above the speed limit which increases the risk of accident further. The developers own statistics show how fast cars are going along Turners Hill Rd.

In addition there are already Vicarage road and Grange road exiting onto Turners Hill Rd with difficult views over the bridge and near accidents.

This exit is the only exit for roughly 150 houses which means that 300+ (assuming 2 cars per household and delivery vans etc.) cars will be making journeys in and out each day, many within the peak hour time frame where the road is already busy. While the developer claims that everything is in walking distance there are limited facilities within the village and while the school and health centre are classed as walkable from this development it is likely that many will drive leading to additional congestion in and around the village.

Wynchwood exit

This exit for 150 houses plus the care home is also an unsafe exit as the roads through the current housing development are narrow and were not built to accommodate such a throughput of traffic. Similar points apply to those raised for the southern exit in terms of cars journeys and congestion.

In addition it is concerning that the proposed developments this size only have one entrance/exit route for cars etc.

Turners Hill Rd, A264, Wallage lane and other local roads

There will be a significant increase of traffic on all of these roads particularly given the proposed and approved developments in East Grinstead and Felbridge in addition to this proposal. The A264 is already considerably congested and backed up at certain times and more houses will simply add to this congestion and to air pollution. The same applies to Turners Hill crossroads. Wallage lane will become even more of a rat run.

Flooding

The land around Crawley Down is subject to flooding and the open ground above the site is saturated for much of the winter as it is without additional concreting over. With the building of this development on/at the top of a rise it will potentially result in flooding of the areas below around Wallage lane and the road to the west of the development. These areas already flood in years where the rain is significant.

Village infrastructure

The village is already struggling to cope with the current level of population as regards to health care and education. While the developers talk about contributing money to improve the services in the village I am concerned that this money goes into larger pots of the various government bodies and there is nothing put in place to ensure that the matching infrastructure for around a 20% increase in population actually occurs.

Ownership of and maintain the green areas in the development

There is no mention to the ongoing maintenance of the green areas within the development and who will own this land.

The proposed development is on land is currently outside the Crawley Down built up area & while MSDC seem to have indicated that a pastoral development plan would be acceptable I am concerned that the green space will become another potential site for houses in years to come.

Strategic overview for the village

While the developer has submitted these applications now they should be looked at as a whole along with any proposed development on the Hurst Farm site and other possible developments in the village. These applications have been submitted while the MSDC plan is still being reviewed and the specific sites have yet to be reviewed.

The developer makes it clear in its letter to MSDC that this proposal will help it meet its housing numbers and this is not about what is right for the village. The developer views this development as a sustainable addition to the village, yet it is a significant increase in households to a village which already has an infrastructure which cannot support it.

Thank you for considering my points.

Kind regards,

