

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 February 2025 16:49:17 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0017

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/02/2025 4:49 PM.

Application Summary

Address: Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex

Proposal: Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: Arne Lodge Crawley Down

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Planning Development comments

These comments concern the cumulative effect of the planning applications

DM/25/0014 & DM/25/0015 - which appear to be identical and
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All appear to be submitted by Wates Developments

The main concern is around the capacity of Crawley Down to support the increase in population and the added difficulty that building on an area outside the existing boundaries of the village brings.

Nursery and Primary School Provision.

This is already unable to provide for the current needs of the village. The decision to downsize the Primary School capacity in the past has had consequences and now children who live in Crawley Down on the East side of the Turners Hill Road, even if they have siblings at Crawley Down School are having to travel elsewhere to school.

There appears no planning intent to address this and all school aged children in the new development will have to travel by car or public transport to school. For the younger school age this is likely to mean car travel.

Healthcare Provision

The Surgery at Crawley Down is struggling to provide services to the current Crawley Down population. The last CQC inspection for Modality Mid-Sussex, who provide GP led healthcare for Crawley Down gave a rating of inadequate for Safety, Responsiveness and Leadership, with a rating of Requires Improvement for Effectiveness. Primary Care Services are stretched generally and beset by difficulties finding and funding staff. As Modality attempts to move services for the village to a more adequate footing expansion of its list size will only hamper this.

The plan includes the possibility of a 65 bed nursing home and this will need intensive medical support and diminish further the availability of services from Modality. The care needs of this group is important, but unfortunately only partially additionally funded when established as a new site and will need to be absorbed by the current inadequate local GP service.

The development plans do not say what the population increase from the 350 new homes will be. Assuming an average occupancy rate of 3 - this will mean an increase of 1050 adults and children whose only local Primary Health Care Provider will be an overstretched GP service trying to turn around an Inadequate

service in challenging times. This seems unfair for the new residents and the existing residents of the area.

Policing Infrastructure

Although there does not appear to be any response online from the providers of Education and Healthcare Service, there is a comprehensive response from Surrey and Sussex Police. This clearly outlines the strain the developments will put on the Policing Infrastructure of the local area and objects to the development without sufficient resource for the increase in demand such a large scale increase in the resident population and proposed expansion of the boundary of the village.

Traffic & Transport Issues

The in depth transport report from i-Transport, commissioned by Wates seems optimistic. There will certainly be a marked increase in traffic as result of the development - the report states that 82% of travel to work in the area is by car. This is likely to be the same for the new developments.

The fact that the Primary School at Crawley Down is oversubscribed will mean that travel to School for children in the new developments will also be by car. The strain on the Primary Care Service has resulted in a shift to care in walk in centres and A&E, which again will require car journeys.

Although the report from i-Transport suggests that the Primary School in Crawley Down and the Health Centre are both with a 1.4km walking distance - these are not actually the sites that will be providing services for the new developments.

It seems likely that the Mid-Sussex District Plan that was drawn up was aiming to prevent the above problems occurring - building large scale development, outside the existing borders of communities where services had evolved to be conveniently located and appropriate in capacity. The issues with the proposed development stem from a movement away from the Mid-Sussex District Plan - in truth a project of such a size situated outside the boundaries of Crawley Down, across an already busy road that borders the existing village is problematic.

Ideally, the development plans should demonstrate how the Developers and the Council intend to ensure appropriate accessible Education and Healthcare provision, and funding for Policing the new area. Currently, it seems that those moving into the development will struggle to access services in the village

itself and if they do so will only dilute the service being provided for existing residents.

Kind regards