

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 January 2026 12:53:22 UTC+00:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/3191

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/01/2026 12:53 PM.

Application Summary

Address:	Land To The South Of Burleigh Lane Crawley Down West Sussex
Proposal:	Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary works.
Case Officer:	Rachel Richardson

[Click for further information](#)

Customer Details

Address:	Chestnut House Sandhill Lane Crawley Down
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>I wish to formally object to the proposed development of eight houses on this site for the following reasons:</p> <p>1. Conflict with Established Character of the Lane</p> <p>The application site is located on a quiet rural lane where only single-dwelling applications have historically been approved. The scale and density of eight houses would be wholly out of character with the existing development pattern. The lane currently serves</p>

only seven dwellings and has a distinctly rural character, which this proposal would fundamentally alter.

2. Non-Compliance with the Crawley Down Neighbourhood Development Plan (CDNP)

The proposal does not comply with the Crawley Down Neighbourhood Development Plan. The site lies outside the defined and adopted Built-Up Area Boundary as set out in the CDNP. The neighbourhood plan clearly seeks to protect the countryside, resist inappropriate development outside the settlement boundary, and prevent urban sprawl. This proposal directly conflicts with those objectives.

3. Encroachment into the Countryside and Urban Sprawl

The lane forms a clear and deliberate boundary between the built-up village and open countryside. Development on this scale would erode that boundary and represent an unacceptable encroachment into the rural landscape, contributing to incremental urban sprawl contrary to both local and neighbourhood planning policies.

4. Unsuitable Highway and Access Conditions

The lane is narrow and rural in nature and is not designed to accommodate a significant increase in traffic. The construction phase alone would generate substantial additional vehicle movements, including construction traffic, delivery vehicles, and contractor parking, causing disruption, safety concerns, and potential damage to the lane.

5. Pedestrian Safety and Public Footpath Use

The lane also serves as a public footpath and is regularly used by pedestrians. The increase in vehicular traffic during construction and once the development is occupied would significantly increase the risk to pedestrian safety. The existing infrastructure is not suitable for safely accommodating both increased traffic volumes and pedestrian use.

Conclusion

For the reasons set out above, the proposed development represents inappropriate and unsustainable development in a rural location, conflicts with the Crawley Down Neighbourhood Development Plan, and would have a harmful impact on the character of the area, highway safety, and pedestrian safety. I therefore request that the application be refused.

Kind regards

