

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 January 2026 11:27:58 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 11:27 AM.

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:	Grange 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:	Dear Sir or Madam, Re: Planning Application for 8 Self-Build Dwellings - Land off Sandhill Lane I am a local resident who lives on Sandhill Lane and I wish to formally object to the above planning application. My objection is based on the unsuitability of Sandhill Lane to
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safely accommodate the level of traffic that would be generated by this proposal, together with the wider and longer-term consequences that approval would create.

Unsuitable Access and Highway Safety

Burleigh Lane & Sandhill Lane are narrow private lanes that are not suitable for two-way traffic. In many places it is only wide enough for a single vehicle, with limited opportunities for vehicles to pass each other safely. Vehicles already have to pull into private entrances or reverse considerable distances when meeting oncoming traffic.

The addition of eight new dwellings would result in a substantial increase in vehicle movements along the lane, including residents' cars, visitors and deliveries. This would significantly increase the risk of conflict between vehicles and would make the lane more dangerous for all users.

Impact on Pedestrians

Burleigh Lane and Sandhill Lane have no footpaths, no lighting and limited safe places for pedestrians to step aside. It is regularly used by residents walking, including children and older people. An increase in traffic of the scale proposed would make the lane feel unsafe and intimidating for pedestrians and would materially increase the risk of accidents.

Intensification and Cumulative Impact

While the lane currently serves a limited number of dwellings, the proposal represents a significant intensification of its use. The cumulative effect of daily traffic, visitors, servicing and construction vehicles would place an unreasonable burden on a lane that was never designed for this level of use.

Construction traffic in particular would be extremely disruptive over a prolonged period and would further highlight the unsuitability of the access.

Precedent for Further Development

Approval of this application would set a worrying precedent. There is land between the existing houses on Sandhill Lane and the proposed development site which could come under pressure for future development.

If this scheme is allowed, it would make it much harder for the Council to resist further applications along the lane, such as the previously refused DM/19/4609. This would lead to gradual ribbon development and a significant change in the character and function of both Sandhill Lane and Burleigh Lane. The lane would

effectively become a residential access road without the infrastructure needed to support it safely.

Self-Build Status

Although the application is described as "self-build", the homes would still function as ordinary dwellings once occupied. The impact on traffic and safety would therefore be no different to any other residential development and should be assessed accordingly.

Conclusion

For all of the above reasons, I believe the proposed development would result in unacceptable highway safety impacts, contrary to the NPPF which is explicit that "Development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe." Both Sandhill Lane and Burleigh lane would be unsafe for pedestrians and drivers, and would create long-term pressure for further inappropriate development.

I respectfully ask the Council to refuse this application.

Yours faithfully,

Robin Cook

Kind regards