

Steven King

From: [REDACTED]
Sent: 07 March 2025 09:38
To: Steven King
Subject: Re: Planning Application DM/25/0016 and 0014 - LETTER OF OBJECTION

Dear Mr King,

My address is [REDACTED]

As my property is adjacent to this site please can you ensure I am on mailing list to receive all information regards this application.

Thank you,

[REDACTED]

From: Steven King <steven.king@midsussex.gov.uk>

Sent: 07 March 2025 08:30

[REDACTED]
Subject: RE: Planning Application DM/25/0016 and 0014 - LETTER OF OBJECTION

Dear Laura Boggis

Please can I have your postal address so your comments can be registered.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
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Working together for a better Mid Sussex

[REDACTED]

Sent: 04 March 2025 18:54
To: planninginfo <planninginfo@midsussex.gov.uk>
Cc: Steven King <steven.king@midsussex.gov.uk>
Subject: Planning Application DM/25/0016 and 0014 - LETTER OF OBJECTION

Dear Sirs,

I write to object to the above application.

Flood

Policy DP41 states that any development should be safe across its lifetime and should not increase the risk of flooding elsewhere.

The water drainage scheme is not satisfactory and will, due to the lie of the land, cause flooding in several areas to numerous homes.

The attenuation pond by Care Home needs to be sited in a different place, where in the event of a 1 in 100 year rain it will not overflow causing flooding to existing properties.

The existing watercourses are not suitable, without improvement, to cope with the increased water this development will create. These watercourses are on private land.

The drainage scheme will adversely affect the root protection area of the trees in ancient woodland it is adjacent to.

The change in the water table caused by the development will adversely affect the ancient woodland it is adjacent to.

The water courses shown on the Wates plan are not accurate in some places.

Water does not run up hill as Wates seem to want it to do in some sections of drainage scheme.

WSCC Flood Risk Management state in their comments 26th February 2025, "....therefore the quick storage estimates could be underestimating the volume of storage required"

The fishing lakes and surrounding land and properties will also be polluted by run off during and after construction.

Care Home

This has been referred to as a care home, nursing home and residential home in the various documents I have read concerning this application - which is it ? They are all different, providing different levels of care and as such have different requirements.

The developers state that local people can "downsize " into the care home, this comment is frankly insulting.

People don't downsize into a care home costing £1200 - £1500 a week. Moving to a care home is a difficult and painful decision when there is no other option.

The position of this home is wrong, there are no bus links for workers or visitors to easily access the home. How will a care worker who finishes work at 9 or 10 pm get home ? Walk 20 minutes in the dark to Turners Hill Road to catch a bus - if there is one at that time.

Care homes need lighting on 24 hours a day - this will cause nuisance to myself and my neighbours properties and cause an intrusion into the countryside.

Care homes often have ambulances, private ambulances, doctors visiting at all times of the day and night, the position of the care home will mean the whole development will be disturbed by car lights and traffic.

Wychwood Place is a very narrow road, which is unsuitable access for such a large development and a large 65 bed care home, access may be delayed by cars parking on road (these properties were built with insufficient off road private parking) meaning the ambulance can't access the home in an emergency.

The residents of the care home would be isolated in this position and cut off from the community.

The care home has been positioned to face south - this invades the privacy of my neighbours and I, having the car park in the south means we and the wildlife in Bushy Wood will be disturbed by car lights and noise at night.

I would question that a care home is needed on this site at all - there are many care homes in the area, both existing and currently under construction, many under occupied.

The number of staff for a home of this size could be up to 120 if nursing care is required, including office staff, cleaners, kitchen staff, nurses, carers and management. How many parking spaces are allocated to this home ?

This care home is too big and in the wrong place - This should be relocated due to it being in the wrong position, insufficient parking space, poor access and road safety grounds.

Ancient Woodland

The measures in place at moment are not sufficient to protect and preserve the Ancient Woodland.

The 15 mt buffer zone needs to be increased to protect the feeding bats, birds and wood decay insects. Having read the Gov.uk advice on buffer zones around ancient woodland and Policy DP37 -15mt is the minimum buffer zone and a much larger zone is actually required to protect the canopy and tree roots. It is advised that the buffer zone should consist of semi-natural habitats such as a mix of scrub, grassland, heathland or wetland. This land should be natural and unmown and not used by the public.

Therefore the buffer zone between this development and the ancient woodland needs to be greatly increased.

A screening barrier needs to be erected at the southern corner of the site and along the edge of Bushy Wood, to prevent people accessing the wood, except by the existing public footpaths.

This wood is full of bluebells etc. which will be trampled and destroyed with unlimited access. As will a host of other flora and fauna.

The screening barrier will also protect the wood from dust, noise, air and light pollution.

The 24 hour a day lights and car park from nursing home will disturb the wildlife in Bushy Wood.

Has an Hazel dormouse and bat survey been undertaken ?

Parking and increased traffic

I know Wates have employed a PR firm who have promoted the " sustainable 20 minute " neighbourhood. This is misleading and untrue.

All these new homes will need and use cars. You cannot walk to Crawley Down village from this site in twenty minutes. Even if you could , there are not enough shops etc. to fulfil all daily needs and who is going to carry their weekly shop home in this day and age ?

From this development it would be probably a 55 minute walk each way to the school and doctors. (Depending on age of child/ children and mobility)

To the Haven Centre probably over an hour each way, to The Dukes Head 55 mins each way and the same each way to get The Crown or Red Lion at Turners Hill , this walk is along a fast, dangerous road with no pavement - no one will do this.

This will not be a twenty minute society.

There is not enough off road parking for each of these houses to park two cars off road and certainly not the, at least 60 spaces, that would be needed for care home staff, deliveries and visitors. Also the community centre parking ? Is a community centre really needed here ?

Sustainability

As these new homes are purported to be sustainable will part of the planning condition be that they all have solar panels/ air source heat pumps and electric charging points in each property?

Footpaths

Many of the public footpaths which Wates have included in the scheme are in fact privately owned and maintained land. These are footpaths - not cycle tracks or bridle ways.

Green Space

Will part of the planning conditions be that the green spaces, country park etc. which form part of this application, will be protected from future development?

Therefore, in summary-

The drainage scheme will flood existing properties and needs to be looked at again and made fit for purpose so existing properties/land/gardens are not flooded.

The care home, if necessary at all, is in the wrong location.

Bushy Wood and the other Ancient Woodland need a larger buffer zones and screening to protect them.

Wychwood Place is too narrow and a totally unsuitable sole entrance for this size of development - (both during and post construction)

The local roads and infrastructure cannot cope with a development of this size

Each house on application must have sufficient off road parking.

Each house should be sustainable and have air source heat pump, solar panels and EV charging point.

The green spaces must be protected from future development.

I know that Government Policy is to build many more homes, but this application has many areas which need looking at again, changing and improving before any permission given.

Yours,

A solid black rectangular box used to redact the signature of the sender.

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