

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 February 2025 08:42:09 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0016

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/02/2025 8:42 AM.

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

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Customer Details

Address: 27 Woods View Crawley Down

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	In principle, we are supportive of the housing development and associated facilities if two points can be amended, namely road safety and care home placement.

Crawley Down has been seen as two separate villages since Wychwood Place was built in 2017, and it would be great to have some more local amenities that are actually within walking distance. Currently, from our door at the Southern most point of the existing development, it takes 20 minutes to walk to the Co-Op, 40 minutes if I am walking with our 3 year old.

However, I have two main concerns, one regarding road safety and the other social isolation in older people.

To address my first point, I do not agree that the use of the current Wychwood Place development is a pragmatic solution for access to additional houses. The roads are simply not wide enough for both parked cars and heavy goods lorries. There are three existing areas that constitute "bottle necks", namely:

1. the main entrance
2. the first corner next to no 13 Wychwood Place(which is a blind corner)
3. the T junction between Wychwood Place and Woods View, just after the old houses

All three points have had near miss incidents which would be worsened by an additional circa 400 cars (assuming an average of 2 per household and excluding staff cars to the care home and visitors to all properties). This excludes heavy goods lorries and deliveries either during the construction, ongoing service to the care home, staff working shifts, or deliveries to people's homes.

There is also no pavement between the newer site and the old site meaning either walking in the road or walking over someone else's property. To access the traffic lights, again there is no pavement and you must walk over the rights of way to 5 driveways. This is not sustainable for vulnerable older people or people with young families. Walking to school we have had 4 instances of cars going through a red light on the Turners Hill Road crossing.

Solutions to access and associated road safety implications could include widening the existing roads and adding pavement, moving the entrance to Hurst Farm or solely using the other two proposed entrances and forgoing access through Wychwood Place.

My second point regards the location of the care home. I am a nurse, and question the quality of life residents will have at such an isolated site. The distance is just too far for older people to walk into the village for milk, or a haircut, and they will be entirely reliant on either driving or visitors taking them "out for the day". The Village Hall has been bought for residential properties and the village pub is derelict. Additionally, the route an ambulance would need to take for emergencies is too convoluted from Turners Hill Road to the proposed location and restricted by the width of the existing roads, resulting in delays to treatment with associated consequences.

Solutions could include moving the care home to the entrance opposite Vicarage Road, allowing people a more direct route into the village, or considering the type of accommodation for older people such as assisted living rather than nursing care.

The proposals regarding allotments, walking areas and open land is well considered and would be welcomed by the whole community; most people here have dogs and would enjoy even more appropriate areas for dogs to be walked safely with faster access to the Worth Way.

In summary, the existing roads in Wychwood Place cannot tolerate additional traffic due to visibility, road width, and lack of pedestrian safety when crossing from the development onto Turners Hill Road. The care home would isolate vulnerable older people where it is currently placed and cause delays to emergency response units. The walking route and allotments are a welcome addition. For the two negative points above, we object against this application.

I look forward to future communications from Wates regarding the development and welcome working in partnership to ensure housing that works for both the old and new residents.

Kind regards