

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 23 January 2026 09:14:09 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 23/01/2026 9:14 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:	Ember Rise, 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>We make the following three comments to support our objection, on the grounds of safety and the protection of our rural countryside:</p> <p>1. Sandhill Lane and Burleigh Lane are very narrow routes, comprising a mix of public footpaths, private roads and shared spaces that are maintained by local residents. They are frequently used by pedestrians, many of whom have no practical alternative routes. Introducing the level of construction activity associated</p>

with this development would place inappropriate pressure on these lanes and create serious safety concerns for those who use them on foot.

The applicant's traffic report suggests that passing places exist along these lanes, but this does not reflect the reality on the ground. In practice, both Sandhill Lane and Burleigh Lane function largely as single-track routes, with vehicles only able to pass by informally pulling into private driveways. Even under current conditions this arrangement is far from ideal, and the arrival of heavy goods vehicles and construction traffic would significantly increase the risk of accidents and conflict between vehicles and pedestrians.

In addition, construction traffic would not be short-lived. Large vehicles would be required to access the site repeatedly over an extended period, potentially lasting several years. This would lead to ongoing safety risks, increased noise levels, damage to the road surfaces and sustained disruption for residents along Sandhill Lane and Burleigh Lane.

2. Approving this application would involve granting planning permission outside the defined Built-Up Area, as set out in the CDNP. This would establish a concerning precedent by allowing development on land to the south of Burleigh Lane, resulting in the permanent loss of valued green space. It would also contribute to the erosion of one of the remaining rural lanes in close proximity to the village, diminishing its character and setting.

Such a decision would undermine the clear boundary between the developed area of the village and the surrounding countryside. Burleigh Lane currently marks a transition between these two environments, and further development beyond this point would significantly alter its open and rural nature. The cumulative effect would be a lasting change to the character of the area, reducing the sense of openness and the rural qualities that are an important feature of the village setting.

3. This proposal would represent the first instance of a multi-dwelling development being approved on the rural southern side of Burleigh Lane. Its location, close to the existing 48-house development at The Croft to the north, would effectively link two sizeable built-up areas and result in a significant extension of urban form onto previously undeveloped land. This would amount to urban sprawl and would conflict with the planning principles set out in the CDNP.

At present, Burleigh Lane contains a small number of dwellings and retains a distinctly open and rural character. Allowing an additional eight houses would more than double the level of development along the lane, fundamentally altering its appearance and eroding its sense of openness. Burleigh Lane currently provides a clear visual and functional boundary between

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the built-up northern side of the village and the green, rural landscape to the south.

Development beyond this point would blur that boundary and cause lasting harm to the character of the area.

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Kind regards