

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 02 March 2025 15:38:00 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 02/03/2025 3:37 PM.

### 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

---

[Click for further information](#)

### Customer Details

**Address:** 9 Woods View Crawley Down West Sussex

---

### Comments Details

**Commenter Type:** Neighbour or general public

---

**Stance:** Customer objects to the Planning Application

---

**Reasons for comment:**

**Comments:** These comments relate to planning applications DM/25/0014 & DM/25/0015 and DM/25/0016 & DM/25/0017  
We strongly object to the proposed development due to the

---

following concerns and question the requirement for this number of new properties.

#### Local Amenities:

We are concerned about the scale of the two developments and the capacity of Crawley Down village to support the predicted increase in population. Currently the infrastructure is not in place and there is already pressure on schools, shops, doctors, dentists and the pharmacy. The increased population and traffic will strain already stretched services and significantly impact existing residents and the quiet enjoyment of their day-to-day village life with increased pollution of all types and noise from the increased traffic.

The volume of houses proposed, 350, is disproportionate and overbearing in comparison to the small recently completed Wychwood Place estate. It took nearly 2+ years to sell approx. 60 houses, is there a need for 350 more homes in this immediate vicinity? There is also a new care home currently being built at the Duke's Head, is there a need for another one so close by?

#### Highway safety:

There will be a significant increase in local traffic from the new developments. Currently more than 80% travel to work by car with the same predicted for the new developments. Children will most likely travel to school by car adding to the numbers of vehicles using local roads too.

Access to Crawley Down village amenities for residents from the new development will be across the already extremely busy Turners Hill Rd. Currently this is precarious for both pedestrians and cyclists due to the narrow roads and pavements and will only get worse and more dangerous.

Access to/from Wychwood Place onto Turners Hill Rd is already difficult due to the amount of traffic, speed it travels along Turners Hill Rd and the restricted views. It is extremely concerning that the roads within the estate are being proposed as access for the new development. They are very narrow, not all with pavement, and have multiple tight and blind corners. These roads are not going to be able to cope with the increased traffic; the heavy construction vehicles, the cars for 150 more houses and the ambulances and commercial vehicles for the care home.

#### Noise/Disturbance/Countryside intrusion:

The significant noise and disturbance, not to mention the safety implications, will severely impact residents of the existing small, quiet estate. Has there been an on-site visit to assess the suitability of these narrow roads?

The centuries old ancient woodlands immediately adjacent to the proposed development are home to an abundance of wildlife whose existence will undoubtedly be severely impacted by so many new houses being built so close to their habitat. The hundreds of new houses will be out of proportion to the area and have an overbearing impact of views over the fields for those

---

using local footpaths including Worth Way. To propose residents will be within easy walking/cycling distance of the health (and village) centre is unrealistic, especially for the residents of the care home, it is 20 minutes for the existing estate so an additional 5-10 minutes for the new development. Cycling or walking along Turners Hill Road, and local roads used to access the village amenities is the pleasant experience as implied by the developer's application associated documentation. Consideration to a carbon neutral future has not been highlighted in this proposal as provision for safe walking and cycling routes are not apparent. Staff accessing the Care Home 24 hours a day is likely to cause disturbance as will access for emergency vehicles.

**Drainage/flooding:**

There are repeated problems with flooding and standing surface water locally whenever it rains. The development of 350 properties will only exacerbate this ongoing issue. Thames Water have commented, following investigations, that the proposal will affect public sewers crossing and close to the development and foul water network needs upgrading. There is a great potential for the current situation to be further compromised.

**Policing Infrastructure:**

The development would put a strain on policing of the local area. Without sufficient resources to cover the increase in demand this scale of increase in population and expansion of the village boundary requires, safety and security of all residents will be compromised.

---

Kind regards