

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 August 2025 10:44:24 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1593

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/08/2025 10:44 AM.

Application Summary

Address:	Woodlands Close And Land To The North Of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ
Proposal:	The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.
Case Officer:	Katherine Williams

[Click for further information](#)

Customer Details

Address:	The Loklamp 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:	I wish to lodge my strong objection to the above planning application based on the following: 1. HARM TO RESIDENTIAL AMENITY (POLICY DP26) The proposal's scale, density, and intensified traffic movements will result in an unacceptable increase in noise, light pollution, and

general disturbance for existing residents of Woodlands Close and Burleigh Lane. The demolition of Nos. 9-11 Woodlands Close to create access will significantly affect the privacy, security and quiet enjoyment of neighbouring properties. This directly conflicts with MSDP Policy DP26 which requires protection of local character and residential amenity.

2. LOSS OF BIODIVERSITY, PROTECTED SPECIES AND GREEN INFRASTRUCTURE (Policies DP37, DP38)

The site forms part of a valued network of trees, hedgerows, and green corridors connecting to Burleigh Wood and surrounding countryside. These are recognised as part of Mid Sussex's green infrastructure and should be protected under DP37 - Trees, Woodland and Hedgerows and DP38 - Biodiversity.

Protected species:

- In and around the site, including my garden, I have personally recorded great crested newts (with photographic evidence available), badgers (active setts) and bats foraging at dusk. All are protected under the Wildlife and Countryside Act 1981 and/or the Conservation of Habitats and Species Regulations 2017.
- Any development would disturb habitats and commuting routes, risk mortality during construction, and erode the foraging range of these species.
- The loss of dark corridors through lighting, plus increased human and vehicle activity, would further fragment habitats and reduce ecological connectivity.

The application has not provided a robust Ecological Impact Assessment that evidences how such species will be safeguarded or their habitats enhanced.

3. BIODIVERSITY NET GAIN (BNG) REQUIREMENT NOT MET

Under the Environment Act 2021, for applications submitted after 12 February 2024, a minimum 10% BNG is mandatory, secured for at least 30 years. This application was validated in July 2025 and must comply.

- There is no clear, credible plan showing how a genuine 10% gain will be achieved and legally secured.
- Any claim of off-site delivery must meet the national BNG hierarchy and be supported by enforceable agreements - none are provided.

Failure to demonstrate compliance is grounds for refusal.

4. HARM TO ANCIENT WOODLAND AND VALUED HABITATS

The site is close to Burleigh Wood, mapped in the neighbourhood plan evidence base. Ancient woodland is an irreplaceable habitat; the National Planning Policy Framework (para 180) states that development resulting in its loss or deterioration should be refused, except in wholly exceptional circumstances.

The scheme risks buffer encroachment, hydrological change, and light spill, contrary to both national guidance and Crawley Down Neighbourhood Plan policies requiring significant woodland buffers and protection of wildlife corridors.

5. HARM TO THE SETTING OF HERITAGE ASSETS (Policy DP34)

Burleigh Cottage (Grade II Listed, List Entry 1354910) lies nearby on Sandhill Lane. Its historic rural setting would be harmed by the suburbanising effect of 48 dwellings, new highways, street lighting and increased traffic, contrary to DP34 and the statutory duty under s.66 Planning (Listed Buildings and Conservation Areas) Act 1990.

6. CONFLICT WITH ADOPTED PLANNING POLICY

The proposal fails to comply with key policies of the Mid Sussex District Plan:

- DP26 - Character & Design: Fails to protect local character and neighbour amenity.
- DP34 - Listed Buildings & Heritage Assets: Harms the setting of a listed building.
- DP37 - Trees, Woodland & Hedgerows: Risks loss or damage to important green infrastructure.
- DP38 - Biodiversity: Fails to safeguard protected species or enhance biodiversity.

It also conflicts with the Crawley Down Neighbourhood Plan in relation to ancient woodland protection and prevention of urban sprawl.

CONCLUSION

Given the significant harm to amenity, biodiversity (including protected species), green infrastructure, and heritage assets, and the failure to comply with the statutory BNG requirement and multiple District Plan policies, I respectfully request that this application be refused.

Kind regards