

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 16 February 2025 17:06:12 UTC+00:00  
**To:** "Steven King" <steven.king@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/0017

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/02/2025 5:06 PM.

### Application Summary

**Address:** Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex

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**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.

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**Case Officer:** Steven King

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### Customer Details

**Address:** 38 Wychwood Place Crawley Down

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### Comments Details

**Commenter Type:** Neighbour or general public

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

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**Reasons for comment:**

**Comments:** As residents of Wychwood Place, we understand the need for new development but firmly believe that such projects should be carried out in a responsible manner that benefits everyone involved. While we acknowledge the potential for new properties

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and are not against them building built, we are concerned about several key issues that must be addressed. Below are the primary areas of concern:

#### 1. Practical Access

The current infrastructure is inadequate to accommodate the additional traffic and vehicles that would come with the proposed development. Our estate only has one entrance/exit onto Turners Hill Road, which is already prone to congestion. Adding 200 new homes and a care home would significantly increase traffic, leading to bottlenecks, higher accident risks, and damage to existing roads. Our estate's roads were not designed for such a high volume of traffic, and the resulting wear and tear would also harm drainage systems.

#### 2. Change of Use for Roads

If the development moves forward, the private road currently used by residents will become a public thoroughfare, this will compromise both privacy and security. This could also lead to the council assuming responsibility for road maintenance, a responsibility not originally agreed upon when properties were purchased. If the council does not accept responsibility for this road then who will take this over? As residents we should not have to pay for the road maintenance of an additional 200 homes worth of vehicles using this daily. The width of the road would also present an issue, currently residents park vehicles here which leaves enough space for one average vehicle to pass, however the increased number of cars per home will create congestion for all residents trying to enter/exit. During the building works site machinery/HGV's/deliveries will simply not be able to pass and it will lead to damages, potential accidents and personal claims.

#### 3. Security

With increased traffic and vehicle movement, the safety and security of residents, particularly children and vulnerable individuals, could be at risk. Current activities such as children playing outside and residents walking dogs may no longer be safe. Moreover, the influx of unfamiliar traffic would raise concerns about the privacy and security of the community.

#### 4. Public Health, Well-Being, and Pollution

The increased traffic would lead to higher levels of pollution-air, noise, and light-which would negatively affect the health and well-being of residents. Studies show that living near high-traffic areas can worsen respiratory conditions and contribute to long-term health issues. Excessive noise would also affect quality of life and disrupt local wildlife.

#### 5. Flooding and Drainage

The proposed development could worsen the existing flooding issues in Wychwood. The area already experiences flooding after heavy rainfall, and neighbouring areas face similar challenges.

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Despite reports suggesting that water would flow into nearby woods, we believe the development would exacerbate drainage problems and increase flooding risks for both current and future residents.

#### 6. Power

We regularly have power cuts to our estate and believe the local areas, there is clearly an overloading of the network so how does the proposed new development aim to eradicate this and support additional housing?

#### 7. Public Amenities and Services

The development would place additional strain on already overburdened public services, including schools, healthcare, and transportation. Increased traffic congestion would make commuting more difficult and when added to the already agreed development on Imberhorn lane how does the council suggest tackling this? The lack of adequate public transport provisions would further exacerbate these challenges. This development could put considerable pressure on local infrastructure and negatively affect access to essential services. To highlight just one huge issue is the current lack of medical services in the area, the local Doctors is extremely difficult to get an appointment at and that's if you can get registered there. With this development not only introducing 200 additional homes but also adding a care home into the mix how does the council aim to resolve this situation as there has been no mention of additional medical care solutions.

#### 8. Mid Sussex Council Priorities

We urge the Council to consider its own priorities when reviewing this development proposal, including the safety, privacy, and well-being of existing communities. The proposed development appears to conflict with the Council's objectives, such as promoting sustainable growth and safeguarding local communities. We believe this project does not meet the criteria for exceptional or special circumstances to justify such a large-scale development in a Green Belt area.

#### Conclusion

While we recognise the need for new housing, we believe the current proposal poses significant risks to the residents of Wychwood and the surrounding community. We respectfully request that the Council take our concerns into serious consideration before moving forward. Like the rest of our local residents, we remain open to further discussions and hope our input can help shape a more sustainable and community-friendly development.

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Kind regards

