

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 16 February 2025 19:01:38 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 16/02/2025 7:01 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

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### Customer Details

**Address:** 1 Wychwood Green Crawley Down Crawley

### Comments Details

**Commenter Type:** Neighbour or general public

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

**Reasons for comment:**

**Comments:** Planning Application DM/25/0016  
Planning Application DM/25/0017  
RE: Land West of Turners Hill Road and North of Huntsland, Crawley Down

The overriding concern in these proposals is that they will result in an overdevelopment in Crawley Down, having regard to the infrastructure and facilities available in the village. In addition, the access to the site through Wychwood Place is ill conceived as it is wholly unsuitable for the number of car journeys that will arise, as well as the construction traffic.

Our detailed response to the application is set out below:-

1. As mentioned above, the northern access road (Wychwood Place) is wholly unsuited to the traffic that it would have to cope with. The road is narrow, with a sharp right-angled turn and turning into Wychwood Place from Turners Hill Road can be difficult if there are cars and vans waiting to turn out onto Turners Hill Road. In addition, there is no pavement available to pedestrians along part of its length (including around the aforementioned sharp bend) which will increase the risk of accidents. There is nothing preventing the existing residents from parking on this road, often making the already narrow road even narrower. This danger will be increased through the construction process when, we assume, heavy lorries will regularly visit the site. Access to the existing children's playground is across this road and its increased use will present a real danger to children using the playground.

2. Alternatively, access could be provided through Hurst Farm, which we understand is also likely to be developed in the near future, with access onto Turners Hill Road, which could be made wider and safer. With 150 new properties, a 65 bed care home and a community venue, the number of daily car, delivery van and lorry journeys along Wychwood Place would increase significantly and put existing families at risk.

3. It is noted that in application DM25/0015 and DM/25/0016 for the land south of Huntsland, that 2 new access roads are proposed. It would surely be sensible to provide access to the Northern site from these access roads which could be made of adequate size to properly serve the numbers of new houses in the whole area (ie both sites).

4. There is a concern that inadequate consideration has been given to the issue of flooding from surface water. Existing Wychwood properties already suffer with flooded gardens as does the area around the flats with the footpath leading to Huntsland being regularly flooded. If the Council was unable to ensure that adequate provision was made to prevent such flooding for the existing Wychwood properties and the surrounding land, what confidence can we have that they would be able to do so with this further development?

5. It is claimed that the site is within 20 minutes walking distance of the village services. As a regular walker around Crawley Down I would suggest that this is unrealistic particularly for the elderly and

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people with children. In fact, most people will not walk to the shops but will take the car and this will in turn increase the existing parking problem at the shops as well as adding to the number of car journeys.

6. Our local doctor's surgery is already full and is taking no more patients. Some people currently trying to register there have been referred to surgeries in East Grinstead but those practices are also full. Further pressure will be placed on these already stretched services particularly with a 65 bed care home in the proposals.

7. The school is at capacity and will not be able to take on any of the substantial number of additional pupils from any development without more building and more teachers. This is another example of the proposals failing to take account of the pressure on existing local services and infrastructure.

8. The proposals fail to take account of the impact on wildlife. At present we are fortunate to see deer on a regular basis around our homes. Your proposals will effectively cut off the routes that the deer have to roam across the wider area. A substantial number of hedgerows are to be removed reducing habitat for birds and small mammals. Overall, your proposals would have a negative effect on the rich local wildlife.

9. It is claimed that the development will be carbon neutral. The large increase in the number of cars, vans and lorries must surely negate this claim.

10. The above comments focus on the long term problems that will arise from this proposed development. However local residents will have to endure long periods of disruption from :-  
a) parking of construction workers vehicles.  
b) early and late arrival times of delivery and construction vehicles  
c) noise and dust from construction work, and  
d) dirty roads from construction vehicles.

Our own experience suggests that considerate construction commitments are ignored when it doesn't suit the builder to stick to the timings, noise levels or delivery times that will surely be imposed by the council.

In conclusion, we believe that this proposal is flawed for a number of reasons as stated above, but mainly because of the poor road access and the additional pressure that it will place on key essential services. This site will provide little benefit to the community and its already overstretched local services.

Paul Copeland & Sheila Moore  
1 Wychwood Green, Crawley Down, RH10 4BG

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Kind regards