

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 August 2025 21:30:02 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 06/08/2025 9:30 PM.

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

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Customer Details

Address:	5 Ash Tree Street 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:	To whom it may concern I am writing to raise my strong objection to the proposed housing development on the land north of Burleigh Lane, referred to in local planning documents as site DM/25/1596. I ask that you give this objection your full attention, as the issues surrounding this

proposal are deeply concerning from a planning, environmental, and community impact perspective.

Inappropriate and Unsafe Access Plan

The proposed access route through Woodlands Close is fundamentally unsafe and inappropriate. The road layout would create two closely positioned junctions, presenting significant traffic and pedestrian safety risks. Most concerning, however, is that this plan would leave an elderly and vulnerable resident living in a bungalow effectively surrounded by traffic - on what would become a virtual roundabout.

This is not only unacceptable from a safeguarding perspective, but it also fails to meet the government's own standards for high-quality, inclusive development. Subjecting any resident - let alone a vulnerable one - to this level of intrusion and isolation is completely unreasonable and should be rejected outright.

Failure to Secure the Correct Access Route

The council's own guidance clearly stated that any development of SA22 should be accessed via Sycamore Lane. The developer has failed to secure this route and is now attempting to force access through a far less suitable location. This directly contradicts the planning principles previously established and, in my view, renders the SA22 site unviable. If the required and appropriate access cannot be delivered, this site should be withdrawn from the local plan entirely.

Drainage and Flooding Concerns

There are already significant drainage and flooding issues in this area. Previous developments at Burleigh Woods and Woodlands have led to increased surface water and poor water management, which have not been adequately resolved. Introducing further development will only compound these problems.

We are already seeing environmental consequences - most notably the damage caused to the village pond, which has suffered from increased run-off and disrupted natural water flows due to other nearby developments. Approving more homes without major investment in infrastructure will worsen these issues and cause lasting harm.

Environmental and Ecological Damage

The proposed site is a well-established wildlife habitat, home to several protected species including badgers, bats, and great crested newts. The loss of mature trees and natural habitat would have a devastating impact on biodiversity, which we have a legal and moral obligation to protect. It is vital that ecological surveys

are taken seriously and that decisions reflect a genuine commitment to environmental responsibility.

Pressure on Village Infrastructure

The local village infrastructure is already at capacity. The primary school is full, the GP surgery is overstretched, and local services are under increasing pressure. Adding more homes without addressing these deficiencies first is irresponsible and will significantly reduce quality of life for existing residents.

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Conclusion

This proposed development fails in multiple critical areas:

- It poses a serious safety risk through poor access design
- It puts a vulnerable resident in an unacceptable and isolating position
- It disregards council guidance on appropriate access routes
- It threatens protected wildlife and the environment
- And it places unsustainable pressure on local infrastructure

This is not what high-quality development looks like, and I urge you to support the removal of DM/25/1596 from the local plan.

Kind regards