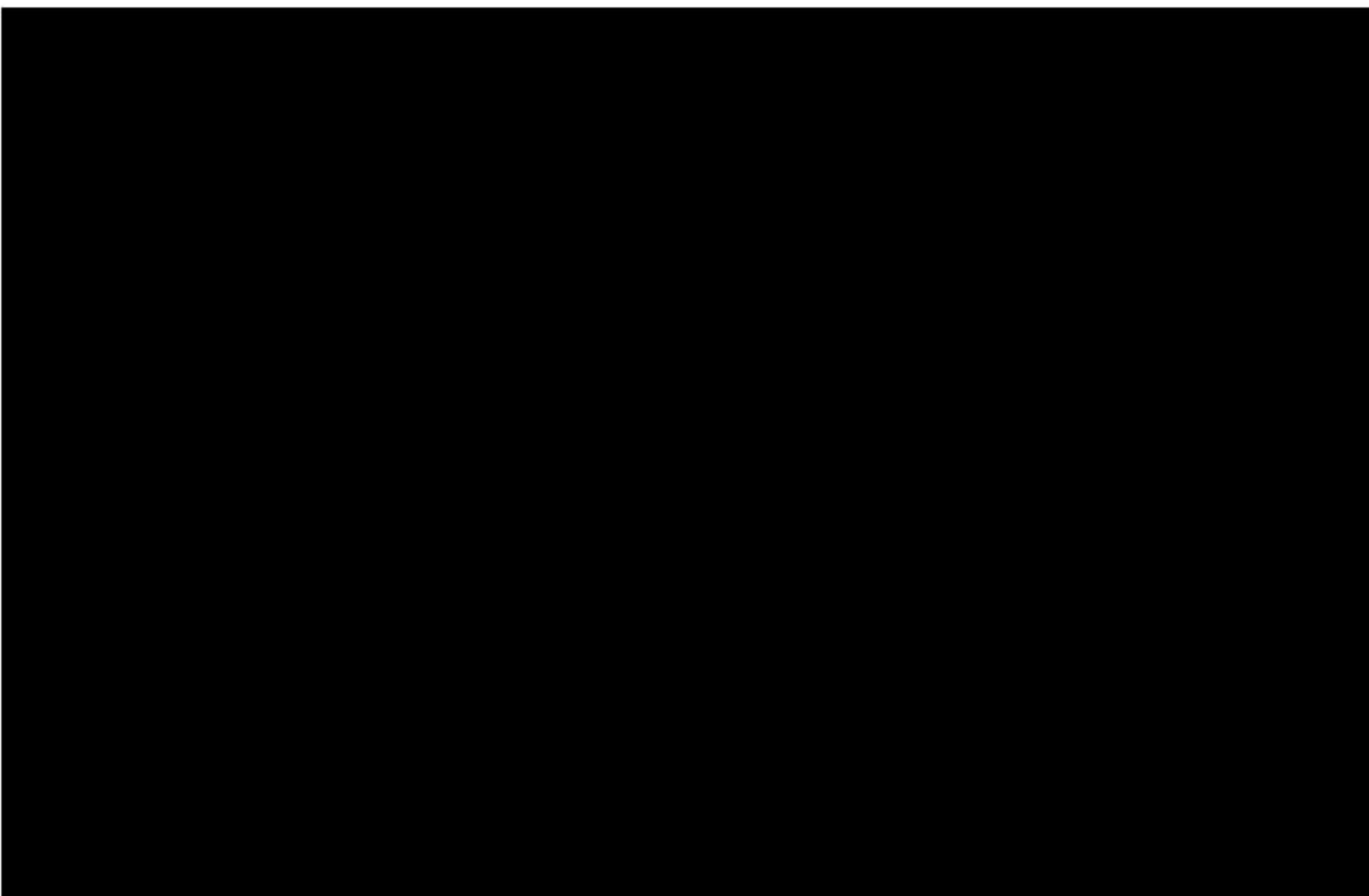




29th March 2026

Dear Sirs,

Re: Planning Application Number: DM/26/0577

First of all, I would like to comment that it would appear to me that there has been limited direct communication to residents of Crawley Down related to this application. As far as I am aware, we have only been in receipt of the letter dated 10th March 2026. As a result, there is a great deal of information contained on the Online Planning Register which until recently we were unaware of and which will need to be given due consideration before the planned Consultation phase starting on 9th April.

Whilst many issues seem to have been addressed with studies and investigations, there are several key areas which would appear to have been overlooked, as far as I can see:

1. The impact of the additional housing on the already overstretched resources of the Doctor's Surgery in Crawley Down.
2. The additional demands that will be placed on already full schools in the area.
3. The impact on wildlife in the area. Too much space is being developed and soon there will be no room for the deer, foxes, badgers etc.

However, one very important issue I would like to address in more detail is Road Safety. There is a Road Safety Audit (RSA) document on the Register, but I have concerns about the process that has been followed and the conclusions that have been reached. I have a major concern about the effect of the additional traffic volumes to and from this planned development. Turners Hill Road, whilst "only" a B class road is a major thoroughfare and those of us living in the area directly opposite or close to the access to the new development can clearly see the risks. More detailed comments on this matter are:

1. The RSA was conducted during the months of January and February (section 2.3) where traffic flows may not be representative of other times in the year (see point 3 below). The RSA also states that it is relying on data collected in June 2022 and November 2024 (section 2.5) which may be potentially outdated and misleading.

2. The RSA also states in section 2.5 that the site visit was made between the hours of 13.55 and 14.15hrs on 28th January 2026 which is a quieter period on Turners Hill Road B2028. As a result no consideration is given to the very high traffic volumes that use this road during the rush hour periods in the morning and the early evening (see example statistics collected below).
3. Section 2.5 also states that “no cyclists were present”. This is perhaps to be expected in January, but a more comprehensive audit would have discovered that in the summer months high numbers of cyclists use the B2028 causing traffic delays, congestion and road rage. This section of the B2028 is part of the various London to Brighton cycle events which take place each year. Whilst usage by cyclists may be at their peak on weekends, the numbers of cyclists during the week also increases significantly. Additionally during the summer months the B2028 is a major access route to the Ardingly Showground, resulting in large numbers of vans, trucks and food trailers using the road.
4. In section 4 access to and from Hurst Farm is discussed. As previously mentioned, this RSA has not adequately factored in the large traffic volumes during the rush hour periods. Residents of this section of Turners Hill Road will attest that during these periods of the day it is very difficult to enter the flow of traffic, particularly if crossing a lane of traffic. Having potentially significant additional volumes of traffic exiting from this new development will a) add to the overall volume of traffic on an already over-used B class road, b) lead to frustrations from residents seeking to enter the flow of traffic (particularly if turning right and having to cross the heavy Northbound traffic) and c) potentially result in more road accidents.

Below is sample data collected by observation on Tuesday 17th March 2026, between 08.05 - 08.35hrs (**only 30 mins**). I think this indicates that a further detailed audit is needed to assess how Turners Hill Road can safely cope with the traffic flowing in and out of the new development, particularly if larger vehicles are going to be supplying the planned care home on a daily basis. The risk of accidents is definitely going to increase.

	Cars	Vans	Trucks	Buses	Motorcycle /cycle	
Northbound	224	46	8	1	0	
Southbound	161	43	6	2	1	

Yours faithfully,

John McKechie