

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 August 2025 16:14:30 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 13/08/2025 4:14 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

[Click for further information](#)

Customer Details

Address:	Thyme Cottage, Sandhill Lane Crawley Down Crawley
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There have been significant changes since the 2014 Planning Inspectorate Appeal Decision for the site, with new housing estates in the immediate vicinity and Planning Consent granted for further housing within Crawley Down meaning the reasoning within her report is now substantially out of date and her recommendations cannot be relied on to assume support for the

current application without significant reworking.

Demand for housing in the Crawley Down area for several years is likely to be met by the recently approved development West of Turner's Hill Road, which includes 350 houses. Thus it is unlikely there is a demand for this housing in addition to that already approved in the immediate vicinity, and there is no need for this additional development to meet Government targets for numbers of houses to be built.

The rural nature of the area will be changed to that of a densely-populated suburban area, with the village nature of Crawley Down being inexorably undermined hectare by hectare as it spreads into the surrounding countryside. The density of housing proposed is unsuitable for the site, which is at the edge of the rural area on the boundary of Crawley Down's built environment and adjacent to a Grade II listed building.

The proposed development fails to respect the Grade II listed building (Burleigh Cottage, previously Sandhillgate Farm) immediately adjacent to the site: proposed houses may have been moved a few metres further from it since the original pre-application, but the proximity and density of the housing fails to respect the farming heritage of what was Sandhillgate Farm. The proposed houses would still be very much closer to Burleigh Cottage and built at a very much higher density than the proposal by the previous owners of our own house (Thyme Cottage) to build two houses in the half acre field opposite the current site, which was refused permission because of the effect on Burleigh Cottage.

The proposed site has been a haven for local wildlife. We have seen badgers on Burleigh Lane immediately outside the proposed site, usually in the evenings, in daylight hours during the Summer months and after dark in Winter. We have regularly heard barn owls and seen bats in our garden, immediately across Burleigh Lane from the proposed site. We have also seen frogs, toads and field mice. Within the site itself, we have seen foxes, including young cubs, so it is likely that the derelict buildings provide them shelter if not a den for breeding; and we have seen deer, both roe and muntjac. A large range of birds (eg buzzards, woodpeckers, tits, wrens, nuthatches and owls) and insects (including many butterfly species and many bee species, cinnabar moths and their caterpillars) can regularly be observed.

The environment is (or was until recently) right for reptiles as well. We say "was until recently" because immediately prior to the relevant surveys early this year, the scrub was removed and piled up in large heaps and the remaining areas were very closely mown. The immediate aftermath of this work can be seen in the 2nd photograph on page 61 of the Urban Edge Environmental Consulting Natural Progression Preliminary Ecological Appraisal Report June 2025. As a result of this deliberate clearance of the land prior to survey, the survey will not adequately reflect the opportunities for the diverse range of life this habitat had previously provided. The area was mown a second time, in time for any visits by the Planning Officer following the formal Planning

Application. In the last 24 hours, tree felling has commenced at the Northern boundary of the site.

We believe that the Council should not rely on the submitted environmental and ecological reports, but (unless the development proposal is to be rejected outright) should instead require that further surveys should be commissioned, to be carried out after the land has had time to recover to its former state. The ecological report clearly does not, as it claims to do in the first paragraph of its Executive Summary, "record the ecological baseline".

We note that the current proposal does not meet requirements for Biodiversity Net Gain (Biodiversity Net Gain Assessment by Urban Edge Environmental Consulting Natural Progression page 5); indeed there is a significant net loss. It is proposed to make up for this by the purchase of Biodiversity units. We do not believe this is a satisfactory or in any way a sustainable solution to the removal of the local biodiversity here in Crawley Down.

For these reasons, we would urge the Council and its officers to refuse Planning Consent.

Kind regards