

Applicant Response to Public Comments	
Comment	Applicant Response
Impact on wildlife	<p>The proposed development has carefully considered the potential impact on existing wildlife and the sites overall ecological value. An Ecological Impact Assessment was submitted with the application, which considered the potential impact upon any protected species currently using the site. This set out appropriate mitigation measures where appropriate, and in addition, recommended a variety of ecological enhancement measures to be incorporated within the proposed development.</p> <p>Comments received from Mid Sussex District Council's Ecology Officer on the 3rd October, having reviewed the submitted information noted above, agreed with the impact assessment submitted and did not raise any objection on these grounds. Additional information was however requested in relation to mitigation measures regarding Hazel Dormouse; and this additional information in the form of a draft licence application was submitted to Mid Sussex District Council on the 13th October.</p> <p>In addition, a Baseline Biodiversity Net Gain Assessment and Statutory Biodiversity Net Gain Metric was submitted in support of the application. Similarly, Mid Sussex District Council's Ecology Officer has confirmed that they support the information submitted in this respect, subject to the inclusion of standard Biodiversity Net Gain conditions. Ultimately, the proposed development will result in a minimum of 10% Biodiversity Net Gain.</p> <p>Based upon the above, the proposed development will not result in adverse impact upon ecology/existing wildlife, and will deliver a minimum of 10% biodiversity net gain above the sites existing condition.</p>
Loss of trees	<p>It is acknowledged that the proposed development will result in the loss of some existing trees. This however has been limited to that which is necessary; the majority of the trees to be removed, is largely in order to facilitate the new site vehicular access from Church Road, the location of which is dictated by the sites Neighbourhood Plan allocation. The Arboricultural Impact Appraisal submitted as part of the application confirms that a total of 31 trees are to be removed to facilitate</p>

	<p>the proposals. This comprises 4 category B and 27 category C trees. In addition, 1 category U tree is to be removed; as this is for safety/ maintenance purposes this is not counted as an impact of the proposed development. Most importantly 0 category A trees are to be removed.</p> <p>The submitted Arboricultural Method Statement ensures that retained trees are adequately protected both during the construction phase and the lifespan of the development.</p> <p>Mid Sussex District Council's Tree Officer provided comments on the application on the 16th of July, and confirmed that no objection is raised in respect of the impact on existing trees and trees to be retained.</p> <p>Based upon the above, it is considered that no adverse impact is demonstrated in relation to existing trees. In addition, the arboricultural method Statement confirms that where existing trees are retained, they are done so for the lifespan of the development.</p>
Impact on existing infrastructure	<p>The various comments made in respect of the potential impact upon existing infrastructure and services are noted.</p> <p>The applicant is working with Mid Sussex District Council and West Sussex District Council in order to agree appropriate financial contributions which will go towards the maintenance and support of existing infrastructure as well as the delivery of anything new required.</p>
Impact of the new vehicular access	<p>The location of the new vehicular access into the site is a requirement of the Turners Hill Neighbourhood Plan allocation. It has been proposed as such. The applicant has worked closely with West Sussex County Council Highway Authority, in relation to the acceptability of the new vehicular access. The comments received from the Highway Authority on the 30th June, confirm that the Highway Authority are supportive of the proposed access point with no objection raised on highway grounds in this respect.</p>
Traffic implications on the existing highway network	<p>As part of the application submission a Transport Assessment was submitted, which included an assessment of trip generation and junction capacity in order to assess the proposed developments likely impact upon the existing local highway network. Initial comments received from West Sussex County Council as Highway Authority, whilst largely in agreement that the proposed development would not result in adverse impact upon the existing local highway network, it was</p>

	<p>advised that the applicant carry out some additional capacity assessments of nearby junctions for completeness.</p> <p>In accordance with the Highway Authorities request/advice, the additional junction capacity assessments were undertaken and submitted to the Highway Authority for review. Following this and their further consideration, the Highway Authority have confirmed in their comments dated 15th September that the proposed development is not considered to result in traffic flows which reflect a severe increase in terms of impact on the operational capacity of the nearby road network.</p>
Impact on the character of the village	<p>The proposed development in terms of character and architectural style, has been informed by an extensive contextual study, as set out within the submitted Design and Access Statement (DAS) prepared by ON Architecture (May 2025).</p> <p>The surrounding area comprises an eclectic mix of houses, along with service buildings and commercial units. A mix of ages are present, displaying a variety of traditional, rural and farmland architectural styles and material palettes. Materials present throughout Turners Hill display a mix of red brick, tile hanging and white weatherboarding. This is demonstrated on page 11 of the above-mentioned DAS.</p> <p>The proposals as submitted, comprise a high quality and distinctive scheme. The development utilises locally sourced materials consisting of traditional details typical to Turners Hill and the wider West Sussex vernacular. Informed by the extensive contextual analysis undertaken, materials proposed include plain clay hanging tiles, quality red stock bricks, plain clay roof tiles, grey roof tiles and white weatherboarding. As a result, the proposed dwellings are considered to respond in a meaningful way and to the established architectural language and overall character of the village</p>
Re-provision of existing car parking spaces	<p>The development proposals include two separate private car parking areas for existing Lion Lane residents, in order to accommodate existing parking provision for these properties.</p> <p>The proposals create two formalised parking areas. This includes a formalised private car park to the north east of the site, comprising 13 parking spaces for Lion Lane Residents, and a private parking area in the south east of the site comprising 20 parking spaces for Lion Lane Residents. Both parking areas will be sign posted</p>

	<p>as private parking exclusively for Lion Lane residents; and both parking areas will maintain the existing access available from the rear of Lion Lane properties.</p> <p>It is therefore considered that sufficient quantum of parking is provided for existing properties on Lion Lane.</p>
Lack and reliability of public transport	<p>The Transport Assessment submitted with the application included an extensive review of the existing level of public transport services within the site's immediate vicinity.</p> <p>There are bus stops located along East Street and North Street, within 250m of the centre of the site, with further bus stops provided throughout the village. These bus stops are serviced by bus routes 84 and 272, which provide connections to Crawley, Crawley Down, Haywards Heath, Brighton, East Grinstead and Burgess Hill. In addition, route 643, which is a local school service that runs between Crawley and East Grinstead. The submitted Transport Assessment includes a detailed review of bus times and destinations, but in summary the local bus route operates throughout the day, including early in the morning and late into the evening, providing local residents with travel options at unsociable hours.</p> <p>The closest Railway Station to the site is Three Bridges, which is located approximately 6.3km west of the site. The station is located on the Brighton Mainline and Arun Valley Line and is operated by Southern. The rail services are provided by Southern and Thameslink. In addition to Three Bridges, East Grinstead Station is located approximately 6.4km northeast of the site. The station is located on the Oxsted Line, with the station and all services being operated by Southern. The submitted Transport Assessment includes a detailed review of the frequencies and destinations of these services. In terms of access to Railway Station's Both Three Bridges and East Grinstead stations are located within an acceptable cycle distance of 8km, with extensive cycle parking provided at both stations, to support sustainable journeys to / from the station. Alternatively, Three Bridges rail station is accessible via bus routes 84 and 727, while East Grinstead rail station is accessible via bus route 84.</p> <p>Notwithstanding the above, West Sussex County Council Highway Authority have not raised concern</p>

	<p>in relation to the site's accessibility with regard to public transport.</p>
Affordable Homes (will they be truly affordable?)	<p>The proposed development includes two different types (tenures) of affordable home.</p> <p>The first tenure is affordable/social rented properties. These provide genuine affordable rent options to individuals in need of this particular type of accommodation.</p> <p>The second tenure is intermediate home ownership. This comprises:</p> <ul style="list-style-type: none"> • First Homes (properties capped at £250k and can be purchased by qualifying individuals); and/or • Shared Ownership (allowing individuals to purchase a percentage of a property whilst renting the remainder, providing an affordable route towards homeownership). <p>All affordable housing will be secured as such as part of a legal agreement.</p> <p>It is therefore considered that the proposed development will provide genuine affordable housing options to local residents.</p>
Construction period impacts	<p>It is acknowledged that some disruption is inevitable as part of the construction period. However, the applicant is committed to minimising disruption during this period. The applicant will be pleased to agree to a condition requiring the Council's approval of a construction environment management plan prior to the commencement of any development on site. In addition, the applicant will be pleased to also liaise with Turners Hill Parish Council in this regard.</p>
Water/Wastewater supply and capacity	<p>The applicant undertook pre-application enquiries with Southern Water, who confirmed that there is sufficient foul water capacity within the network at the proposed discharge point. No concern was raised with regard to water supply to the site.</p>
Air quality/pollution	<p>An air quality assessment has been undertaken in accordance with Defra's Local Air Quality Management Technical Guidance (TG22) and the IAQM/EPUK guidance Land-Use Planning & Development Control: Planning for Air Quality (2017), addressing the effects of local air pollutant emissions, and emissions associated with the development proposals. In addition, a risk-based assessment of the impact of construction on local air quality has been conducted in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024). An Emissions Mitigation Assessment has also been</p>

	<p>carried out in accordance with Air Quality and Emissions Mitigation Guidance for Sussex (2021).</p> <p>The impact of the proposed development on local air quality has also been assessed using dispersion modelling in ADMS-Roads. The assessment shows that as a consequence of limited traffic generation and good baseline local air quality, the impact of new emissions arising from the proposed development is considered to be “Negligible”.</p> <p>Mid Sussex District Council’s Environmental Health Officer has commented on the proposed development, with no concerns or objection being raised.</p>
Impact on existing residential amenity	<p>The proposed development has been laid out so as to ensure no adverse impact on existing residential amenities is demonstrated. The substantial intervening distances between the proposed dwellings and any existing surrounding dwellings significantly limits the extent of any potential overlooking, overshadowing and overbearing impacts. The retention of existing trees and other associated proposed landscaping will also contribute towards the prevention of any adverse impacts upon existing residential amenities.</p>
Access to the rear of existing Lion Lane properties	<p>Existing access rights to the rear of existing properties on Lion Lane are maintained as part of the proposed development. This is through the inclusion of a 2m wide footpath spanning the entire length of the eastern boundary.</p>
Drainage/inclusion of impermeable surfaces	<p>The application was accompanied by a detailed proposed drainage strategy, which deals with surface water drainage. The LLFA has reviewed the application proposals in conjunction with the submitted drainage strategy and have raised no objection on both drainage and flood risk grounds.</p>
Impact on Turners Hill Fire Station	<p>The applicant engaged and met with representatives of Turners Hill Fire Station (including a Watch Manager & Retained Liaison Officer) prior to the submission of the planning application. As a result, the proposed development appropriately considers the location, and operational logistics of the Fire Station and its role as a retained Fire Station in Turners Hill. The proposals as submitted ensure that the Fire station will be able to operate exactly as it does currently. During construction, the construction environment management plan will ensure that access to and from the Fire Station is maintained 24/7.</p>