

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 February 2025 17:03:56 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0015

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/02/2025 5:03 PM.

Application Summary

Address: Land West Of Turners Hill Road And South 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 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: 58 Wychwood PI, Crawley Down Crawley Down

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As residents of Wychwood Place I appreciate and understand the need for new development, but we firmly believe that such projects should be executed responsibly to ensure mutual benefits

for all. We appreciate the potential for new properties but are concerned about several key issues that need addressing. Below are our main areas of concern:

Practical Access

The current infrastructure is not equipped to handle the increase in traffic and vehicles associated with the proposed development. Our estate has limited access via a single entrance/exit onto Turners Hill Road, which is already prone to congestion. Adding 200 new properties plus a care home will increase traffic exponentially, leading to traffic bottlenecks, increased risk of accidents, and damage to existing road infrastructure. The estate roads are not designed for such a high volume of traffic, and increased vehicular movement will also cause long-term damage to roads and drainage systems.

Change of Use of Road

If the development goes ahead, the private road currently used by residents will become a public thoroughfare, affecting our privacy and security. This may lead to a situation where the council must take over the responsibility for road maintenance, which was not part of the original agreement when properties were purchased.

Security

With increased traffic and vehicles, the safety and security of residents, particularly children and vulnerable individuals, will be compromised. Current activities such as children playing outside and residents walking dogs may no longer be safe. The increase in unfamiliar traffic raises concerns for residents' privacy and security.

Public Health, Well-Being, and Pollution

The increase in traffic will lead to higher levels of pollution, including air, noise, and light pollution, which will impact the health and well-being of local residents. Studies show that proximity to high-traffic areas can worsen respiratory conditions and contribute to long-term health problems. Excessive noise will also negatively impact quality of life and local wildlife.

Flooding and Drainage

The proposed development could exacerbate existing flooding issues. Wychwood already experiences flooding after heavy rain, and the surrounding areas are prone to similar problems. Despite reports suggesting that water will flow into nearby woods, we believe the development will worsen drainage and flooding, impacting both existing residents and future occupiers.

Public Amenities and Services

The development will place additional strain on already overburdened public services, including schools, healthcare facilities, and transportation. The increased traffic congestion will make commuting more difficult, and the lack of proper provisions for public transport will further exacerbate these issues. The development will add substantial pressure to local infrastructure and could negatively affect access to essential services.

Mid Sussex Council Priorities

We urge the Council to consider its own priorities in the planning process, including protecting the safety, privacy, and well-being of existing communities. The proposed development does not align with the Council's stated objectives, such as ensuring sustainable development and protecting local communities. We believe that the development does not meet the necessary criteria for exceptional or special circumstances to justify such a large-scale project in a Green Belt area.

In conclusion, while we understand the need for new housing, we believe this development in its current form poses significant risks to the residents of Wychwood and the surrounding community. We hope that the Council will carefully consider our concerns before moving forward.

We are open to further discussion and hope that our input is helpful in shaping a more sustainable and community-friendly proposal.

Kind regards