

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 March 2025 11:19:17 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0014

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/03/2025 11:19 AM from . Worth Parish Council on behalf of Parish Consultation.

Application Summary

Reference: DM/25/0014

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

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Comments Details

Defer to office, noting the following concerns.

Comments: The community of Crawley Down is concerned by the number of units and scale of the development and its distance for someone walking from the village centre. However WPC recognises that the development is in the proposed district plan, would be difficult to oppose under the NPPF and the current situation regarding the five year housing supply in MSDC would make it unlikely to withstand an appeal if MSDC objected to it.

Infrastructure Concerns

The proposed development will place significant pressure on the already overstretched infrastructure within Crawley Down. Local services such as schools and healthcare facilities, are currently operating at or near full capacity. Without substantial improvements and investment, the additional demand generated by 300 new homes will exacerbate existing challenges, negatively impacting both existing and future residents. Crawley Down suffered a water supply crisis not long ago and electricity power cuts are frequent.

Road Safety and Traffic Impact

The road network around Crawley Down is already under considerable strain, with congestion and safety issues a regular occurrence. The increased traffic from the development will likely worsen these problems, particularly along key routes such as Turners Hill Road and Station Road. Of particular concern is the old railway bridge over the Worth Way, which presents a longstanding safety risk due to its narrow structure and limited visibility. We also question how the structure would cope with the additional weight of potential queuing traffic given that it is already supported by metal rods. Wallage Lane has considerable traffic flow for its size and scale and there are concerns with the drainage along the road, its width and the bend under the Worth Way Bridge will not cope. The exits from the site are another source of worry. We urge MSDC/WSCC to study carefully the plans for the junction with Turners Hill Road/Vicarage Road and also the exit proposal through Wychwood Place where there is widespread concern that the road is not wide enough.

S106 Contributions

list of S106 contributions need to be guaranteed to be delivered. WPC would hope that the requirement to deliver the S106 requirements will be made at the beginning and near the start of the project so that residents can see the benefits as the works progress and the extra facilities are ready by the time new residents move in. WPC would also welcome negotiations regarding the S106 to be carried out concurrently with the application process so that it can be completed as soon as possible once a decision on the application has been reached.

Kind regards