

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 March 2025 21:17:00 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0017

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/03/2025 9:17 PM.

Application Summary

Address:	Land West Of Turners Hill Road And North 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 150 dwellings, a 65 bed care home, and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.
Case Officer:	Steven King

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Customer Details

Address: 11 Woods View Crawley Down

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Since DM/25/0014 and DM/25/0015 are duplicates, and DM/25/0016 and DM/25/0017 are also duplicates, I will refer to DM/25/0014 and DM/25/0016 in my comments, covering both sets of applications. Although my comments here are primarily for

DM/25/0016, some concerns also apply to DM/25/0014, as the developments are adjoining. As such I will post these comments identically for all 4 mentioned planning applications.

****Traffic and Access Concerns****

I object to the planned development on the basis of the planned single access via Wychwood Place. The entrance to Wychwood Place poses a significant road safety risk, which will be exacerbated by increased traffic from the proposed development. The entrance from Turners Hill Road is particularly hazardous due to poor visibility and the speed of vehicles (up to 50 mph) approaching immediately after a green traffic light. The narrow road also risks becoming blocked if vehicles attempt to enter and exit simultaneously. The traffic itself through Wychwood Place, Wychwood Green and Wychwood View would become an unwelcome nuisance simply because the road is too narrow, and the amount of cars that are expected to travel there is large, especially since almost all amenities in this area (such as groceries) requires a car to access (or a 25 minute walk).

- I would be more receptive to the development if there was a second planned route of access, and, if traffic calming measures were put in place on Turners Hill Road, and, if the nearby traffic light intersection was rebuilt so it also regulates traffic in and out through Wychwood place.

- I would also be more receptive to the development if a more adequate access road could be built for example through the land at Hurst Farm, as I know this is intended for another development. There are also other alternative access routes to the south of the development, as well as in the south-west corner of the adjoining development (planning application DM/25/0014). I still think pedestrian access between Wychwood and the new development should be built where the existing access is planned. An automatic barrier could be placed to allow special vehicles access (barriers like this are used around the world to allow some traffic/special services pass through (such as a bus or taxi, council service vehicle, or ambulance) but not all cars.)

****Inadequate Local Services****

I object to the planned development on the basis that we as new residents of Crawley Down do not yet have a GP as there are not enough available GPs in Crawley Down.

- I would be more receptive to the development if the development included funding to expand an existing GP practice, or, set up a new GP practice.

I am a worried about water delivery after the development has been built, and I would like assurances that there is an adequate water supply also for the scale of the new development, and that this can be scaled so we won't experience a loss of water pressure.

I object to the planned development as for the surrounding area with almost 500 homes, there are (apart from the care home) no areas planned for commercial buildings that could be used to provide services such as a convenience store or a local hairdressers. There are also no playgrounds for, for example, young adults, e.g. a local football ground / sports area / park.

- I would be more receptive to the development if it included land and/or buildings allotted for a commercial area for a few (1-3) local businesses.

- Creating an area for sports activity doesn't really affect me but I think it's a good idea.

I don't have kids so I don't know about the school capacity in the area, but this is also a very important point as from the near 1000 new residents this is surely also going to be needed.

****Local Bus Service****

- The need for additional bus stops and services in the area should be assessed and a route should be embedded as part of the development plans.

****Local Housing Market Impact****

I object to the planned development as the market for detached houses in our area is limited and I am fearful that a large release of 350 houses in a small area (at the same time as many other similar developments are built around the country) will lead to many years of deflated prices where it will be difficult for existing residents to sell. As an example, for the last development at Wychwood View/Wychwood Green comprising 15 houses and 10 apartments, it took about a year _after the development was finished_ before the last house sold. If the market should be buying at the same rate, it would take over two decades to sell 350 houses, causing a long term sustained downward pressure on local property value.

- I would be more receptive to the development if the building and release of new homes is staggered and new homes are released and built only after existing houses are sold. This way it doesn't cause a local crash in house prices which will take decades to recover from. The economic impact could be detrimental for single families who (for any reason) may see the need to move during a depressed housing market.

****Negative Impact of the Work****

- Provisions should be made so that if the developments of DM/25/0014 or DM/25/0016 cause any harm to the adjoining properties either due to traffic going through, or through effects caused by repurposing and/or draining the land, it must be compensated adequately.

- Provisions should be made so any power cut or cut of other services must be pre-planned and warned of well in advance of the event. Failure to follow this and prolonged cuts could lead to economic loss for existing residents as many work from home and require power and internet to stay in touch with their business.

Kind regards