

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 April 2025 12:51:06 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0016

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/04/2025 12:51 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 care home (Use Class C2) up to 70 beds, 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. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.' 'Additional ecology information received 03/04/2025 and change to description regarding the care home'.

Case Officer: Steven King

[Click for further information](#)

Customer Details

Address: 7 Wychwood Green Crawley Down Crawley

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments:

We are current residents of the existing Wychwood Place estate Phrase 2 development.

We have lived here for 9 months now and love the development and the residents/friendships we have made.

But we have noticed it has been incredibly difficult to get our childcare in this vicinity as well as getting an allocation into any doctors or dentist etc.

So building more houses are going to severely impact the current services unless you plan to build this into your infrastructure which I cannot see on your plans.

Although I am not opposed to the new development as I appreciate the need for additional housing, I do have serious concerns regarding the suitability of this proposal, particularly with respect to the access being through the existing Wychwood development.

Locating our turning can be extremely difficult on the busy/fast Turners Hill Road

Additionally, exiting Wychwood Place onto Turners Hill Road is extremely hazardous (a blind bend really) due to the high volume of traffic, which is only increase if the proposed development is approved.

I have witnessed many a near miss here.

As you come into Wychwood Place around the sheer steep left hand bend, this is very narrow especially as there isn't enough parking for us parking for the current residents let alone additional homes.

Woods View and Wychwood Green also contain several sharp bends that make it impossible for two vehicles to pass safely. Construction traffic and an increase in residents' vehicles will exacerbate these issues, especially with the planned care home, which will see a high number of visitors unfamiliar with the road layout.

There doesn't appear to be many parking bays for the visitors of the care home plus the lorries that will need to attend the care home daily will heavily impact us as well as our infrastructure ie drainage etc that wasn't built with this amount of vehicle usage. There is no designated footpath at the entrance to the woods on Wychwood Place. Making it extremely difficult and unsafe for us pedestrians and new road users will just make it more unsafe for us, our children/animals etc.

This new plan will create more congestion and pollution.

We currently have low-level lighting in Wychwood Place which was a condition of its previous development. While this lighting is barely adequate for its current residents, an increase in vehicular and pedestrian traffic without improved lighting would create a hazardous environment.

Given that Wates does not own this land, any necessary improvements would require council intervention and additional resources.

Wychwood Place is home to many young families whose children play and cycle outside.

Increased traffic would create a dangerous environment, significantly impacting the safety and quality of life for current residents.

The roads within Wychwood Place, Woods View, and Wychwood Green are private, meaning the current residents bear the financial responsibility for their upkeep.

An increase in traffic from additional homes and a care facility would lead to greater wear and tear on the roads and shared infrastructure.

It is unfair to expect existing residents to fund these additional maintenance costs. If this development is to proceed, the council must adopt the infrastructure to ensure ongoing maintenance and safety improvements are managed appropriately.

If approved, this land will have been developed in three separate phases. Had these developments been proposed as a single application, they would likely not have been approved with the current access arrangements. The approval of this extension to the estate would amount to an incremental expansion without proper infrastructure considerations. The cumulative impact of these developments must now be reviewed in full.

When we purchased our property in May 2024 these homes had been stood unsold for over 2 years so I also question whether there is a need for these additional homes.

Also, the amount of power cuts we have are just underheard of in this day and age proving that the current infrastructure is struggling as it is, this also needs massive consideration.

As I say, I'm not objecting to the development but a different route in needs to be established elsewhere not through this development.

Kind regards