

## Katherine Williams

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 14 August 2025 15:55  
**To:** Katherine Williams  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application DM/25/1593

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/08/2025 3:54 PM.

### Application Summary

**Address:** Woodlands Close And Land To The North Of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ

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**Proposal:** The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.

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**Case Officer:** Katherine Williams

[Click for further information](#)

### Customer Details

**Address:** Ember Rise, Sandhill Lane Crawley Down

### Comments Details

**Commenter Type:** Neighbour or general public

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

**Comments:** Dear Katherione Williams

Subject: Objection to Planning Application DM/25/1593

We are writing to register our strong objection to the proposed development of 48 dwellings on land north of Burleigh Lane. This application is fundamentally flawed, posing an unacceptable threat to legally protected wildlife, failing to meet mandatory environmental laws, and conflicting with local planning and infrastructure realities.

Irreversible Harm to Protected Species and Biodiversity  
This development would cause devastating and illegal damage to the local ecosystem.

Great Crested Newts (GCNs):

We have photographic proof of GCNs, a legally protected species, within 250m of the site, which has been verified by multiple conservation trusts. Crucially, the applicant's own Protected

Species Report (Dec 2023) confirms the site's "Local-District Importance" for GCNs and acknowledges the project would likely constitute a criminal offence under wildlife protection laws. Relying on "mitigation" schemes is unacceptable; the only responsible action is to protect this established GCN stronghold, in line with the Crawley Down Neighbourhood Plan.

Wider Wildlife Habitat:

[REDACTED] The loss of this land would destroy a key foraging and commuting corridor for local wildlife.

**Gross Failure of Biodiversity Net Gain (BNG):** The proposal's most glaring failure is its violation of the Environment Act 2021. The applicant's own Biodiversity Net Gain Assessment (June 2025) projects a staggering net loss of 58.41% in biodiversity, when a 10% gain is the legal minimum. This alone is grounds for immediate refusal. We also urge the Council to investigate potential habitat clearance that occurred on the site in February 2025, prior to the BNG survey.

**Non-Compliance with Planning and Infrastructure Strain**

The application disregards key planning and community considerations.

**Planning and Access:** The proposed access via Woodlands Close is a material deviation from the District Plan. Any future attempt to use Burleigh Lane or Sandhill Lane would be entirely unsuitable and hazardous, as these are narrow, restricted lanes and busy public footpaths.

**Outdated Infrastructure Assessment:**

The applicant relies on decade-old consultations regarding local services. To claim the local GP surgery has sufficient capacity based on a 2013 report is absurd, especially as the practice was placed in "Special Measures" in 2023. Likewise, an 11-year-old statement on school places requires urgent re-evaluation.

Given the demonstrable harm to protected species, the flagrant breach of national environmental law, and the reliance on outdated infrastructure data, we urge the Council to refuse this unsustainable and damaging application.

Sincerely,  
Ember Rise. Sandhill Lane

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Kind regards