

[REDACTED]

c/o Trishlands  
Burleigh Lane  
Crawley Down  
RH10 4LF

**13<sup>th</sup> August 2025**

Planning Department  
Mid Sussex District Council  
Oaklands Rd  
Haywards Heath  
RH16 1SS

**Re: Planning Application for 48 New Homes, Site SA022 – Crawley Down**

**Planning Reference: DM/25/1593**

Dear Katherine Williams

I am writing to express my support for the planning application for 48 new homes on Site SA022 in Crawley Down.

This site has long been allocated in the MSDC Site Allocations, with its delivery only delayed due to historic access issues rather than any planning policy conflict. The resolution of these matters now provides a clear and timely opportunity to bring forward much needed housing for the area and for Mid Sussex as a whole.

I am aware that access arrangements have been the subject of considerable discussion. MSDC Site Allocations Development Plan Document stated: “*Provide access from Sycamore Lane or Woodlands Close. Detailed access arrangements will need to be investigated further.*” as published in the 2019 scrutiny stage for SA022. In later stages, the preference was for Sycamore Lane, reflecting informal agreements that were emerging with the landowner at that time (Miller Homes), circumstances later changed. Those investigations have been completed and all options exhausted at great effort and expense. WSCC Highways have confirmed that the Woodlands Close arrangement is safe.

Some concerns have also been raised regarding the retained property at 13 Woodlands Close, which will have access roads to either side. While I cannot speak for the landowner’s personal views, from a professional perspective as a property valuer for over 20 years (including two years working directly in Crawley Down), the layout is likely to increase the property’s value. The removal of 15 Woodlands Close (formerly its semi-detached neighbour) has already enhanced it once, and with 11 Woodlands Close being the donor house, the proposal will further improve privacy and outlook, particularly by

removing the impact of a first-floor balcony, resulting in a fully detached dwelling with a much more private rear garden. It is also set well back from the access roads.

Importantly, the scheme will deliver 15 affordable homes on a mixed **Affordable Rent** and **First Homes** basis. This will enable local people to rent or purchase at below market values, helping those with local connections remain in the area and strengthening the community's social fabric.

The development also demonstrates a sensitive, lower density design. Spanning 5.6 acres with only 48 homes, it is less intensive and more aesthetically appealing than many recent nearby schemes. High density sites in West Sussex are known to be up to 15 units an acre. The gradual tapering towards Burleigh Lane and the countryside to the south creates a harmonious edge-of-village transition... aspirational, well considered, and attractive for all potential residents.

While some objections cite capacity concerns for local doctors and schools, it is important to note that housing provision is the responsibility of the Local Planning Authority, whereas education and healthcare services are managed by other departments. An increase in population provides legitimate pressure to improve these services and can help secure the investment they require.

Moreover, first time buyers in the UK accounted for approximately 49% of all mortgage financed home purchases in 2023, the highest level since 2006 (The Times). This underlines the importance of delivering affordable homes locally to support those starting out and those with roots in the community.

In addition, this development will contribute Section 106 funds towards local groups and facilities, including education, the scouts, and the football club, all of which have struggled to secure full funding for their projects. These contributions will help ensure those initiatives can progress.

### **In summary, this development will:**

- Deliver much-needed family homes in line with the Local Plan, meeting local housing demand.
- Provide 15 affordable units, combining Affordable Rent and discounted First Homes for local people.
- Feature a thoughtful, lower-density design that integrates gracefully with the rural fringes.
- Resolve a long standing but 11<sup>th</sup> hour access constraint, unlocking delivery.
- Contribute to the vitality of Crawley Down, with new households supporting local amenities and services.

- Provide a constructive basis for improved local health and education infrastructure as services adapt to growth.
- Directly support community projects through Section 106 contributions.

Given its alignment with planning policy, affordable housing provision, sensitive design, and the unlocking of an allocated site, I believe this proposal represents a sustainable and well-balanced use of the land.

It's most current and consistent use by locals, is as a dumping ground for literally, thousands of dog excrement bags which is detrimental to biodiversity, wildlife and the owner's ability to enjoy their land. It has also been subject to multiple arson attempts or silly fires started which the fire brigade have been called to several times over the years. At one-point Romanian gypsies occupied but were moved on in less than 24 hours by the owner's grounds keeper. Lastly numerous vandalism episodes breaking of windows and destruction of chattels (generally in school holidays) and more recently, excessive fly tipping.... It's hardly being treated respectfully by locals. I respectfully recommend its approval.

Yours faithfully

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