

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 31 July 2025 10:40:27 UTC+01:00  
**To:** "Katherine Williams" <katherine.williams@midsussex.gov.uk>  
**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 31/07/2025 10:40 AM.

### Application Summary

Address:	Woodlands Close And Land To The North Of Burleigh Lane Crawley Down Crawley West Sussex RH10 4JZ
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.
Case Officer:	Katherine Williams

[Click for further information](#)

### Customer Details

Address:	6 Woodlands Close Crawley Down
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### Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to this proposed development in our back yard.  THE OVERBEARING IMPACT The road in Woodlands Close is too short to have a T junction so close to the crossroad at the northern end. Motion's report states the 30 mph road requires 'sight lines of 2.4mx43m from the

proposed site access' The road to the south falls over 10m short of this limit and the permitted distance to the north can only be achieved by measuring to the centre of the crossroad. Residents in 8,8a,8b,7 and 13 Woodlands Close will have access to their driveways compromised causing serious safety issues. It is misguided to assume cars will be travelling slower than 30 mph and is therefore grossly negligent to ignore the sightline regulations. The junction will be too close to individual driveways with residents opposite the access road having to endure headlights flooding into their homes.

The Development Plan History (4.11) states ' that Woodlands Close also provided a safe and convenient means of access' which rather implies this is their 2nd best choice but it'll have to do.

#### TRAFFIC SURVEY

I was disappointed to read that the only traffic surveys were taken for just 10 minutes between 10 and 10.30am, not during the peak rush hour period when traffic at the crossroad is always greater.

#### AIR QUALITY

The developer recognises there will be an adverse effect on air quality during the construction. The amount of dust pollution can be reduced if the developers adhere to guidelines but as these are not compulsory I doubt they will comply.

The developer agrees there will be increased air pollution from vehicles, mainly around the new access point, during and after construction.

#### ENVIRONMENTAL IMPACT

I applaud the developer's decision to retain the rural character of Burliegh Lane but this will result in a higher density of dwelling towards the northern area of the site and along the western boundary. The latter area will be at a higher elevation to the rear of nos. 1,3,5 and 7 Woodlands Close which will inevitably lead to an invasion of privacy and possible subsidence, particularly on the bank alongside the bungalow at number 1.

The Protected Species Document was reported in Dec 2023 with the majority of the surveys done over 2 years ago. According to Urban Edge Environmental Consultants this survey is now out of date. There was also no survey done regarding the presence of badgers and their setts. They are a protected species, though I am lead to believe culling has already begun.

#### ACTION REQUEST

Before any decision is made I ask the planning committee to request a new Protected Species report to be submitted with UE being given accurate, up to date site plans.

I ask the council to please refuse this planning application.

The roads surrounding the proposed site are not fit for the heavy lorries that will be constantly travelling to and from the site. Kiln Road particularly is still in an unsafe state, apparently from over

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use during an earlier development.

The developers have lied about consulting the residents; they have not, have shown no consideration whatsoever to the appalling impact this development will have on the aged resident in no 13 Woodlands Close who would live in isolation from her neighbours, on an island effectively. They have also shown a degree of arrogance towards all concerned, including implying that Mid Sussex Council has failed to provide a 5 year development plan.

Kind regards

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