

Dear Steve,
please find attached my comments on above planning applications by Wates for 150 homes on land west of Turners Hill and North of Huntsland in Crawley Down.



1.0 Wychwood Place as built in 2016/2017 has already been utilised for two further developments totalling 44 dwellings in the period 2021 to 2023, which clearly demonstrated its limitations for such purposes even then. The road is narrow with 90 degree bends and is unsuitable for a further development of 150 homes, some four times greater in size; in particular as it would affect a large number of existing properties not aware of such major new works at the time of purchase. Access should instead be provided through the Hurst Farm entrance already proposed for development, as known to and impinging on very few existing properties and which could be laid out to suit such a large project.

2.0 Residents of Wychwood Place already pay some £600 each annually to Remus Management Company since 2016, which in effect enables a developer to rule the roost over those very residents in so far as use of the road is concerned. The Management Company requires them to collectively pay some £2000 a year towards a road reserve fund intended to cater for road repairs for Wychwood Place in the future.

Now building 150 further homes and the subsequent use by the new residents of those homes, who get the benefit of new road surfaces, is guaranteed to be primarily responsible for the vast bulk of precisely those road repairs to road surfaces laid down in 2016. It is clearly ridiculous to then place the cost of such repairs solely on the residents of Wychwood Place as applies at present.

So if National and Local government in cohorts with the developer is so enthusiastic to enforce this application using the Wychwood access, why will Mid Sussex District Council not take over Wychwood Place access road as a condition of permitting any planning application intending to utilise it.

3.0 Mid Sussex have created a plan for new housing including Crawley Down, which in respect of that area, proposes to build some 400 further homes west of Turners Hill road.

In respect of Wates plan for 350 of the above, the response of Wychwood Estate residents was to forward a letter to the MP for East Grinstead and Uckfield on the 12th of February 2025, which I presume is in the possession of the Council. This letter unerringly reveals the flaws in the Wates application to which attention should be given together with the resident's proposals for addressing such flaws.

4.0 In view of the existing traffic problems on the Turners Hill road and the limited infrastructure and facilities in every relevant respect in Crawley Down, the number of houses proposed seems excessive and should be reduced to offset the concerns referred to under 3.0 above.