

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 April 2025 09:24:39 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0017

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 9:24 AM.

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: Oasted Cottage Lewes Road East Grinstead

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

1. This development is a further erosion of the strategic gap between East Grinstead and Crawley and contravenes Policy DP13 of the current Mid Sussex District Plan and Policy EG2a of the East Grinstead Neighbourhood Plan.

2. The developer should demonstrate how the development complies with the Environment Act which now requires developers to provide a mandatory net gain of at least 10% in bio-diversity compared to pre-development habitat assessments.

The developer is required to produce a plan indicating how this net gain will be achieved and have it approved before work can start.

The assertion in the "Design & Access Statement Part 3 that ".....a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in in net gains in habitat, hedgerow and watercourse units within the site boundary which are in excess of the relevant figure of 10%", needs to be justified with detailed comparative data, plans and calculations to demonstrate that this is indeed so!

Kind regards