

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 23 July 2025 21:11:40 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 23/07/2025 9:11 PM.

### 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:	27 Bricklands 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:	As a resident of Bricklands (the seemingly forgotten road behind Woodlands Close), I am writing to formally object to the proposed development of the currently requested 48 houses at the above location. While I understand the need for new housing, I believe this particular development is very unsuitable and will have a detrimental impact on the local area for the following reasons:

**1. Traffic Congestion and Road Safety:**

The proposed development will significantly increase traffic volumes in an already congested area. Kiln Road near the junction with Station Road, continuously has cracks and pot holes that need repairing - as demonstrated with over 10 (about 13) patches added to the already patchwork road this month as well as regular work on a yearly basis.

**2. Impact on Pedestrian Safety:**

With an increase in vehicles, the risk to pedestrians will rise considerably. There are limited pedestrian crossings which is concerning for the many children, elderly and cyclists who move around the village. As a dog walker and driver I have witnessed many drivers having to go around legally parked cars on Kiln Road and as I noted above, more vehicles will raise the risk.

**3. Environmental Concerns:**

The development threatens to disrupt the existing natural habitat and green spaces. This area provides a valuable ecological haven and contributes to the well-being of local residents. Further development risks the loss of biodiversity and alters the natural landscape irreversibly.

Again, as a resident of Bricklands I see wild deer in the Woodlands Close woods that are a part of the proposed development, there are also bats, badgers and foxes.

It needs to be strongly noted the flooding that takes place at the junction of Bricklands and Kiln Road, and the water saturation at the back of Bricklands/Bricklands properties every winter. The flooding is a major concern regarding as extra homes/concreted areas and removal of plant-life will no doubt lead to an increase in water in said areas.

Also there is a danger of flooding along Burleigh Lane in the winter as this road also gets easily saturated - this would also run through the proposed site as this is where the run off goes, and in all likelihood head to Bricklands. Please note that the soil composition of Bricklands is clay, meaning water remains on the surface.

I feel there is a very high probability of flooding to houses in the Bricklands area due to the above.

**4. Overdevelopment/5. Lack of Adequate Infrastructure::**

The scale of the proposed development is excessive for the size and character of the area. Such overdevelopment places an unsustainable strain on local infrastructure, including schools, healthcare services, drainage systems, and utilities.

There is currently insufficient infrastructure in place to support a development of this size. Without major improvements, local

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services will be overwhelmed, negatively impacting the quality of life for existing and new residents alike.

6.

Village?

I moved to Crawley Down six years ago as it was a village, I wanted to move away from towns - not move into a village that is growing into a town on my literal doorstep.

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Kind regards