

27 FEB 2025

Mr Steven King

MSDC

Oaklands

Oakland Road

Haywards Heath

West Sussex

RH16 1SS

21st February 2025

Dear Mr King,

I would like to take this opportunity to comment on and **OBJECT** to the 4 planning applications numbered as follows

DM/25/0014 DM/25/0015 DM/25/0016 and DM/25/0017

Although they appear as 4 separate applications for planning consent, I believe that they should be considered as a single development despite Wates having split the fields into 2 separate areas.

The emphasis on **THE GREEN CREDENTIALS** of the proposed development are commendable and at first glance look good, BUT some of the claims made by Wates are untrue and their 'fixes' are undeliverable. Walking and wheeling times to the facilities/amenities stated (most properties 10/15 minutes) are highly ambitious and downright unachievable from the far reaches of the site.

Following on from this comment I believe the **care home is badly positioned** so far back in the development. For those residents still able to walk and who wish to go for a stroll to maybe buy a paper for example, it might take them over 15 minutes to get to the main road let alone cross then walk into the village. Even worse on the return as it is uphill. Far better sites for the care home would be either in field 5 or field 6 giving the shortest walking distance to the main road and onward to the village.

Facilities/amenities such as the primary school, the Health Centre, retail, dentists are mostly failing the existing residents of Crawley Down and cannot accommodate any further service users. There is very little comment from Wates regarding increasing and improving the amenities as they are not in a position to provide extra Doctors, classrooms and teachers etc.

Infrastructure needs to be addressed before the building of any further new homes should be granted permission.

Reading the various documents on pledges Wates are making concerning lowering car use are amusing at best. The creation of paths, cycle ways, a car club (providing 2 electric vehicles for hire for residents of 350 dwellings!!!) a welcome pack extolling the virtues of a healthy lifestyle and a high speed broadband service to allow more to work from home will all be for nothing since the majority of people these days sadly jump in the car as a first resort, not a last one, to go anywhere even a short distance.

Traffic numbers and speeds along the main Turners Hill Road have for years been a problem. Should this large development be permitted to go ahead, there WILL most definitely be an increase in traffic on a daily basis. 350 homes with probably 2 cars per household, care home staff, visitors and associated deliveries together with other deliveries (food/Amazon etc)We could be looking at 800 or so extra vehicle movements. **THE ROADS CANNOT COPE .**

Flooding on parts of the site is already an issue. Considering the majority of it is fields and woods/vegetation – natural drainage - I am concerned that with 70% to be built on/concreted over the flooding will be considerable worse. As a direct neighbour to the southern portion of the development I am very concerned that my property and garden may become adversely affected both by run off during the construction phase, and then by flooding after the development is completed.

From a personal perspective, I would also like to say I am concerned about the **safety aspect** of the various green spaces and paths etc and the **potential for crime/antisocial behaviour**. Looking at some of the information submitted by the Police concerning this development, they too appear to be concerned especially since their numbers cannot cope with the size of the village at present.

The Wates claim regarding an increase in biodiversity and wildlife habitats of 10% in the finished development needs I think much clarification. At present the deer, badgers, foxes, bats, insects and birds have 100% of the site as their habitat. IF and when this becomes a giant housing estate with only 30% green space remaining, how can there be a 10% increase in biodiversity?

In my opinion many animals will be homeless due to **unnecessary house building** on yet more of our countryside. According to facts and figures, Crawley Down has already exceeded the number of new homes the Government imposed and with NO further infrastructure proposed this is in my opinion a wilful pointless and unnecessary destruction of the countryside which will harm our environment not enhance it.

I therefore urge the Council to **REJECT** all proposals for this major development until such time there is sufficient infrastructure to support a further 500+ residents in this already underfunded and crowded area.

Yours sincerely

