



LAND WEST OF TURNERS  
HILL ROAD AND NORTH OF  
HUNTSLAND, INCLUDING LAND  
AT HURST FARM, TURNERS  
HILL ROAD

CRAWLEY DOWN

DESIGN AND ACCESS STATEMENT

February 2026





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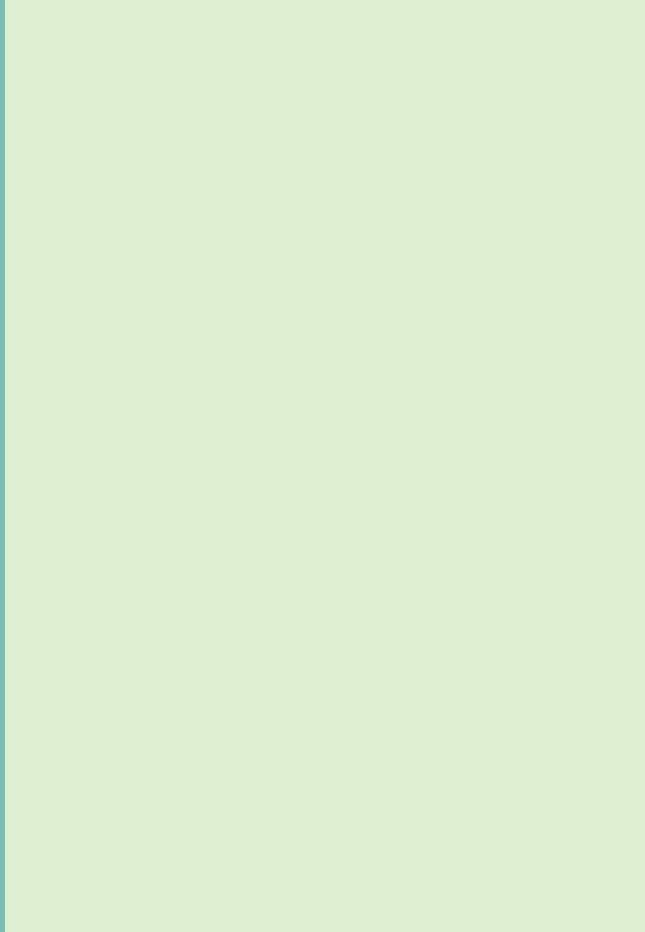
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CHAPTER 01  
INTRODUCTION



# INTRODUCTION

*This Design and Access Statement has been prepared on behalf of Wates Developments Ltd (Wates) regarding the proposed development of Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down (“the site”).*

## Description of Development

Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 230 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, 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.

## Application Context

Planning permission was granted in September 2025 (application reference: DM/25/0016 ) for a residential development on land north of Huntsland and west of Turners Hill Road to provide for up to 150 homes, a 70-bed care home, new public open space, footpath and cycle connections, and financial contributions towards local infrastructure and amenities.

During the course of the determination of that application, concerns were expressed by local residents living in Wychwood Place regarding the proposed vehicular access to the site via Wychwood Place. This led the Planning Committee to impose an informative on the planning permission, requiring Wates, when submitting the details of the Construction Management Plan to discharge Condition 6, to investigate the possibility of obtaining construction access via Hurst Farm.

Wates have acquired control of Hurst Farm to enable vehicular access to the Land West of Turners Hill Road and North of Huntsland to be taken from this location. In doing so, they have also explored the development potential of Hurst Farm itself, given its identification as a proposed allocation in the Submission Draft Mid Sussex Local Plan. The culmination of this process is the present application for a comprehensive development of both the Land West of Turners Hill Road and North of Huntsland and Hurst Farm, all accessed from Hurst Farm, with only pedestrian, cycle, and emergency access provided via Wychwood Place. This would, in effect, supersede the permission granted in September 2025 pursuant to DM/25/0016.



## Future Reserved Matters Applications

Matters relating to layout, scale, appearance and landscaping will be the subject of future Reserved Matters Applications.

## Parameter Plans

This Outline Planning Application is based on development parameters rather than a fixed masterplan.

This document is accompanied by a set of Parameter Plans:

- Land Use Parameter Plan (drawing no. 013-01)
- Building Heights Parameter Plan (drawing no. 013-02)
- Density Parameter Plan (drawing no. 013-03)
- Access and Movement Parameter Plan (drawing no. 013-04)
- Green Infrastructure Parameter Plan (drawing no. 013-05)

The accompanying illustrative material serves as one example of how the development could be implemented, but it is not the only way, in accordance with the development parameters.

## Role of the Design & Access Statement

A Design and Access Statement is a report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

A Design and Access Statement must:

- explain the design principles and concepts that have been applied to the proposed development; and
- demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

The sections of this document follow the Design Council CABE guidance 'Design & Access Statements: How to write, read and use them':

- Assessment
- Involvement
- Evaluation
- Design



## Applicant: Wates Developments

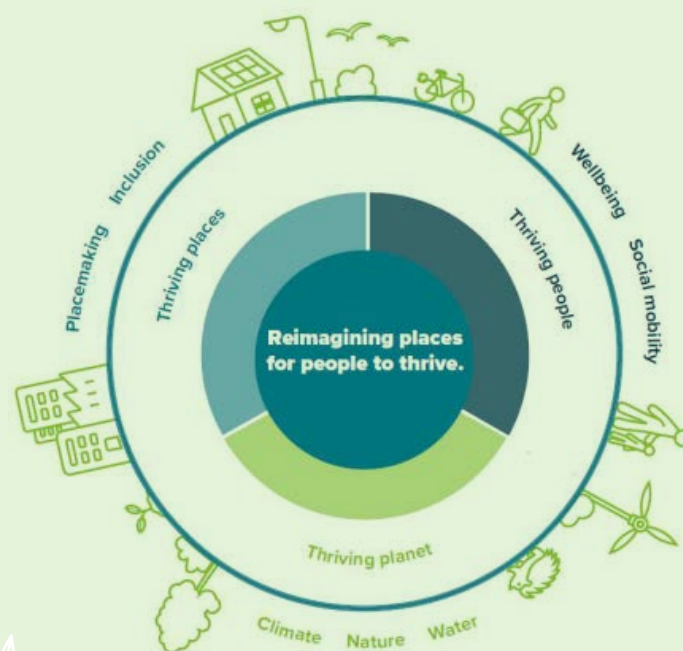
### ABOUT WATES

Wates Developments Group is part of Wates Group, one of the UK's leading family-owned development, specialising in land and planning across Southern England. Founded over 125 years ago, we know about the built environment, and we are ambitious to do more in the face of today's challenges. The business focuses on working with key stakeholders to create desirable places to live in sustainable locations. We also partner with several national housebuilders in joint ventures to deliver much needed housing developments. Wates Developments Group is one of the largest and most experienced land promotion businesses in the sector. Our financial strength and 98% residential planning consent rate make us a compelling partner for landowners and developers. Our purpose is our north star: reimagining places for people to thrive. This is underpinned by three enduring promises that help us to live our purpose every day.

- Thriving Places
- Thriving People
- Thriving Planet

### WATES SUSTAINABILITY STRATEGY

Wates Developments launched their Sustainability Strategy in July 2024 which acts as our roadmap, providing a clear framework for us to create sustainable places today, for a better tomorrow. Our new sustainability strategy, built around seven drivers for change, we believe are key to delivering on Wates' purpose of reimagining places for people to thrive. We believe in driving real and positive change that is urgently needed. Each driver is backed by stretching performance targets and programmes of work that will deliver impact on the ground. Employees will be supported with training in sustainability and standards will be set for our developments. Strategic partnerships with pioneering organisations in the built environment will help push us even further. We strongly believe our approach to sustainability, coupled with our desire to deliver positive change, speeds up planning processes and delivers better outcomes for our stakeholders.





*The Dell, Cuckfield*



*Folders Lane, Burgess Hill*



*Bluebell Gate, East Grinstead*



*Heathwood Park, Lindfield*



*The Dell, Cuckfield*



*Heathwood Park, Lindfield*



View looking north across the study area

## Site Context

Crawley Down is a village located in the Mid Sussex district of West Sussex, England. The village is well-situated, providing easy access to Crawley to the west and East Grinstead to the east, as well as other nearby settlements like Turners Hill and Copthorne. Crawley Down is categorised as a “Category 2 settlement” or a “Large Village” in the Mid Sussex settlement hierarchy and boasts a mix of local shops, amenities, and open green spaces to support its residents.

## Study Area

The majority of the application site falls within Policy DPA9- Land west of Turners Hill Road and the entirety of DPA10- Hurst Farm, Turners Hill Road. To ensure a comprehensive approach to the design and planning of this policy, parts of this Design & Access Statement (DAS) refer to the “study area,” where a thorough understanding of the wider site context and considerations, along with a comprehensive approach to placemaking, is demonstrated. The study area, which broadly aligns with the DPA9 and DPA10 policy boundary, includes fields 1-8, is shown on the plan on the opposite page. The broad study area is bound:

- North by a Public Right of Way and Grade II listed building ‘Westlands’.
- West by areas of Ancient Woodland and residential properties.
- South by vegetation and tree planting with the Worth Way beyond.
- East by vegetation, Wychwood Place, Turners Hill Road and Crawley Down village.

Two public rights of way cross the site along a north-south and east-west axis providing access to Crawley Down to the east, open countryside to the west and Worth Way to the south.



## Application Site

The site is situated west of Turners Hill Road, north of Huntsland and includes Hurst Farm. It covers an area of approximately 14.99 hectares, and encompasses the entirety of fields 1, 2 and 8. Its characteristics are as follows:

- Much of the site is bound by established vegetation, including woodland and Ancient Woodland (Wins Wood, Bushy Wood and Prescotts Wood).
- Field access is provided via Huntsland (field 2) and through an existing access from Turners Hill Road (field 8).
- Wychwood Place, a recently built out development, lies to the east of field 2.
- Huntsland public right of way borders the south of Field 2. Field 3 lies beyond the site and is delineated by tree planting. It, together with fields 4, 5, 6 and 7 benefit from outline planning permission for 200 dwellings (DM/25/0014)
- A Public right of way and Grade II listed building 'Westlands' lies to the north of Field 8.



View of field boundary separating fields 1 and 2

The site is located to the west of Crawley Down, and the majority of the site is within a 10 to 15 minute walk of the village centre facilities.



Study area and application site. Not to scale. Aerial photograph: © Google Earth

## Site Photographs



1. Photograph taken within Field 1, looking north towards the boundary woodland, with Field 8 and its associated poultry sheds visible beyond



Photo viewpoint key plan. Not to scale. Mapping source: © Google



2. Photograph taken within Field 2, looking south



3. Photograph taken within Field 1, looking west, with Wins Wood lying beyond



4. Bird's-eye photograph taken, looking north over the site

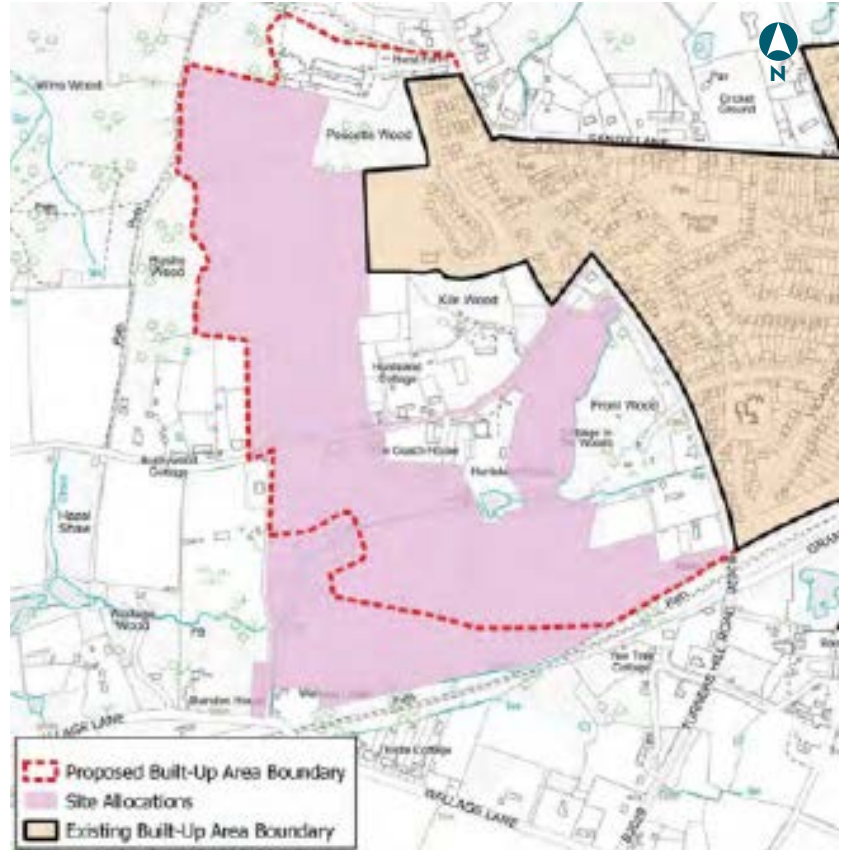


5. Bird's-eye photograph taken, looking southeast across the site

## Policy DPA9- Land to the west of Turners Hill Road

The “study area” and application site fall within Site Policy DPA9 and DPA10 (see following page) of the Submission Draft Mid Sussex District Plan 2021–2039.

Policy DPA9 allocates the study area for 350 homes and outlines the requirements detailed on the following pages.



Extent of policy DPA9 as outlined in the Submission Draft Mid Sussex District Plan

On-site:	Financial contributions towards the provision of:	Provision of:
Community building	Sustainable transport	Sustainable transport measures
Allotments	Education	Highway works
50 bed (C2) care home	Library	Sewerage network upgrades
Play area	Local Community Infrastructure	
Other outdoor provision	Emergency services	
Outdoor sports*	Ashdown Forest SPA and SAC mitigation measures	
Informal outdoor space	Health	

*\*subject to further discussion regarding overall provision within the settlement*

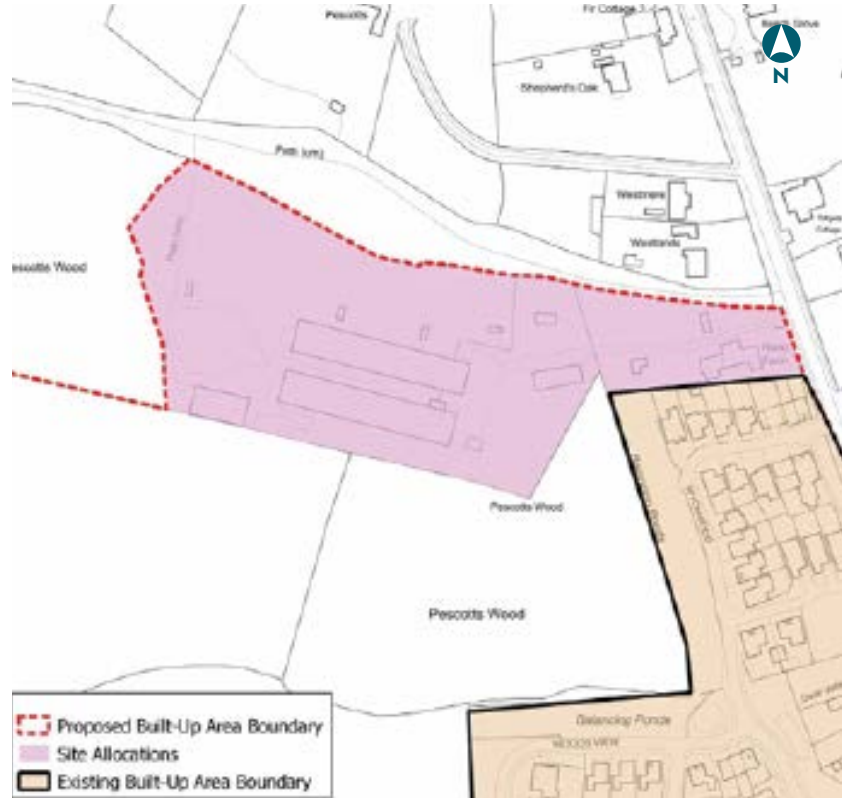
## Policy Requirements

- Assess the areas of archaeological interest – Crest of Sandstone Ridge and the stream running through the High Weald that has a potential pre-historic bank.
- Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience.
- Address any impacts associated with Ancient Woodland (on and adjacent to the site) including Front Wood, Wallage Wood, Wallage Lodge Shaw, Bushy Wood, Prescotts Wood (east and west parcels), which will be excluded from development.
- Provide a woodland buffer to existing vegetation along the southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting.
- Provide a 5m landscape buffer to existing hedgerows.
- Integrate and enhance the existing PRowS within the site and retain the character of PRowS that border the site.
- Provide suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way.
- Integrate development with the site to the north (DPA10) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
- Provide suitable access to Turners Hill Road to each of the three areas of the site. The northern access is to be via Wychwood Place and the middle access and route through site is to be separate from Huntsland which will remain a no through road and public right of way.
- Avoid development in the most sensitive areas, including the central ridge.
- Provide countryside open space in southern part of site and along western boundary linking the north and south parts of the site. It meets the requirements of other relevant development plan policies.
- Meet the requirements of other relevant development plan policies.



## Policy DPA10- Hurst Farm, Turners Hill Road

Policy DPA9 allocates the study area for 37 homes and outlines the requirements detailed on the following pages.



Extent of policy DPA10 as outlined in the Submission Draft Mid Sussex District Plan

On-site:	Financial contributions towards the provision of:
Natural, semi-natural and amenity green space	Sustainable transport
	Education
	Library
	Community buildings
	Local Community Infrastructure
	Emergency services
	Ashdown Forest SPA and SAC mitigation measures
	Health
	Play area
	Other outdoor provision
	Outdoor sports
	Parks and Gardens

## Policy Requirements

- Mitigation measures will be required to protect the setting and form of parts of the site that fall within and adjacent to sensitive landscape areas.
- Address any impacts associated with ancient woodland along the western and southeastern edges of the site.
- Integrate development with the site to the south (DPA9) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
- Informed by a Heritage Statement, provide layout and design which preserves the setting of Grade II listed building 'Westlands'.
- Provide suitable vehicular, pedestrian and cycle access from Turners Hill Road.
- Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- Meet the requirements of other relevant development plan policies.

## THE ILLUSTRATIVE MASTERPLAN IN CONTEXT

*A thoughtfully designed extension to Crawley Down that integrates seamlessly with the village and its surrounding landscape. An inclusive and sustainable community based on the principles of 20-minute neighbourhoods, Land west of Turners Hill Road and north of Huntsland, including Land at Hurst Farm will reinforce Crawley Down's village character by featuring a network of connected neighbourhoods set within a spectacular pastoral setting, framed by woodland and offering views of the surrounding countryside.*



Study area illustrative masterplan in village context. Not to scale. Aerial photograph: © Google



Ancient Woodland

Crawley Down Gatwick FC

King George V Playing Field

Crawley Down C of E School

Down Village Hall

Crawley Down Health Centre

ace

Turners Hill Road

Huntsland

Front Wood Ancient Woodland

Village Green

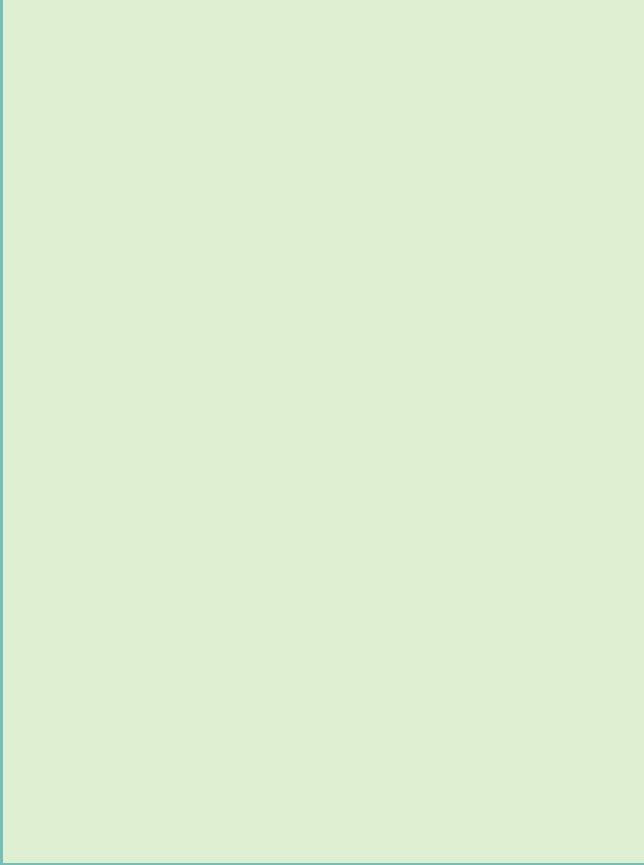
Allotments

Vicarage Road

Turners Hill Road

Worth Way





CHAPTER 02  
CONTEXTUAL  
ASSESSMENT



# PLANNING POLICY CONTEXT

## The Development Plan

The Development Plan for the application site comprises the following documents:

- The Saved policies from the Mid Sussex Local Plan (May 2004);
- The Saved policies from the Small-Scale Housing Development Plan Document (April 2008);
- The Mid Sussex District Plan 2014-2031 (March 2018);
- The Mid Sussex Site Allocations DPD (June 2022);
- The Crawley Down Neighbourhood Plan (September 2016); and
- The West Sussex Joint Minerals Local Plan (2021)

It is noted that none of the saved policies in the Mid Sussex Local Plan (May 2004) and the Small Scale Housing Development Plan Document (April 2008) are germane to this site.

It is further noted that as set out in the Planning Statement, the Mid Sussex Local Plan 2014 – 2031 which set the housing target in policy DP4 was adopted in 2018 and was adopted against the backdrop to the Objectively Assessed Housing Need established in the Mid Sussex Housing and Economic Development Needs Assessment (HEDNA) (February 2015), as updated in November 2015 and August 2016, and the NPPF 2012.

As the basis for calculating the Local Housing Need was since changed and the NPPF has been subject to a number of revisions since 2012, the approach adopted to the housing requirements in the Adopted Local Plan is inconsistent with the NPPF 2024. As a result, the weight to be attributed to spatial policies DP4 and DP12 of the adopted plan is significantly reduced, and para 11d of the NPPF and the tilted balance engaged.

This is exacerbated by the fact the Council has in the Statement of Common Ground on the Gladman appeal, which is dated 19th Nov 2024, accepted that as at 1st April 2024 they did not have a five year housing land supply.

As para 78 of the NPPF makes it clear that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing, the fact Mid Sussex District Council have openly acknowledged they do not have a five year housing land supply, the weight to be attributed to spatial policies DP4 and DP12 of the adopted plan is significantly reduced, and para 11d of the NPPF and the tilted balance engaged. That said we accept that the fact that these policies are out of date does not mean that they must be disregarded in the planning assessment. However, any breach of these policies would be afforded reduced (limited) weight in the planning balance.

Similarly, as the Crawley Down Neighbourhood Plan (CDNP) does not look to allocate housing sites and is now over 8 years old para 14 of the NPPF does not apply and the weight to be attributed to it is significantly reduced and para 11d of the NPPF and the tilted balance engaged.



## Emerging Local Plan

Mid Sussex District Council is currently in the process of reviewing and updating the District Plan.

The Mid Sussex District Plan 2014-2031 was submitted for independent examination on the 8th July 2024.

Having identified the Local Housing Need (LHN), and identified completions to date, proposed windfalls and the current sources of supply, (existing allocations and permission), the submission draft plan indicates that there is a need to allocate sites to accommodate 6,687 dwellings if the plan is to meet its LHN in full and have an oversupply to provide for resilience/ address the unmet needs of neighbouring authorities.

As a result of its housing need and having regard to the findings of the Urban Capacity Study, Housing Land Availability Assessment, Settlement Sustainability Review Study, Habitat Regulation Assessment, Strategic Flood Risk Assessment, Strategic Transport Study, the Site Selection Process, and Sustainability Appraisal the plan looks to allocate 3 sustainable communities (on land west of Burgess Hill, at Crabbet Park and south of Reeds Lane, Sayers Common) along with 17 smaller housing sites, including the land west of Turners Hill Road. (Policy DPA9) and land at Hurst Farm (DPA10).

Policy DPA9 indicates that the land west of Turners Hill Road will provide for 350 dwellings, and the following infrastructure on-site:

- Community building
- Allotments
- 50 bed (C2) care home
- Play area
- Other outdoor provision
- Outdoor sports
- Informal outdoor space

It also requires the developers of the site to make financial contributions towards the provision of:

- Sustainable Transport
- Education
- Library
- Local Community Infrastructure
- Emergency services
- Ashdown Forest SPA and SAC mitigation measures
- Health

And to make provision for the following off site:

- Sustainable transport measures
- Highway works
- Sewerage network upgrade

In addition, policy DPA9 also contains the following policy requirements:

1. Assess the areas of archaeological interest – Crest of Sandstone Ridge and the stream running through the High Weald that has a potential pre historic bank.
2. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience.
3. Address any impacts associated with Ancient Woodland (on and adjacent to the site) including Front Wood, Wallage Wood, Wallage Lodge Shaw, Bushy Wood, Pescotts Wood (east and west parcels), which will be excluded from development.

4. Provide a woodland buffer to existing vegetation along the southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting.
5. Provide a 5m landscape buffer to existing hedgerows.
6. Integrate and enhance the existing PRoWs within the site and retain the character of PRoWs that border the site.
7. Provide suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way.
8. Integrate development with the site to the north (DPA10) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
9. Provide suitable access to Turners Hill Road to each of the three areas of the site. The northern access is to be via Wychwood Place and the middle access and route through site is to be separate from Huntsland which will remain a no through road and public right of way.
10. Avoid development in the most sensitive areas, including the central ridge.
11. Provide a country park in southern part of site and along western boundary linking the north and south parts of the site. It meets the requirements of other relevant development plan policies.
12. Meet the requirements of other relevant development plan policies.

Policy DPA10 indicates that the land at Hurst Farm, which also includes part of the application site will provide for 37 dwellings, and the following infrastructure on-site:

- Natural, semi-natural and amenity green space

It also requires the developers of the site to make financial contributions towards the provision of:

- Sustainable Transport
- Education
- Library
- Community buildings
- Local Community Infrastructure
- Ashdown Forest SPA and SAC mitigation measures
- Health
- Play area
- Other outdoor provision
- Outdoor sports
- Parks and Gardens

In addition, policy DPA10 also contains the following policy requirements:

1. Mitigation measures will be required to protect the setting and form of parts of the site that fall within and adjacent to sensitive landscape areas.
2. Address any impacts associated with ancient woodland along the western and southeastern edges of the site.
3. Integrate development with the site to the south (DPA9) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.

4. Informed by a Heritage Statement, provide layout and design which preserves the setting of Grade II listed building 'Westlands'.
5. Provide suitable vehicular, pedestrian and cycle access from Turners Hill Road.
6. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
7. Meet the requirements of other relevant development plan policies.

Para 49 of the NPPF makes it clear that:

'Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and;
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

Para 50 continues:

'However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process

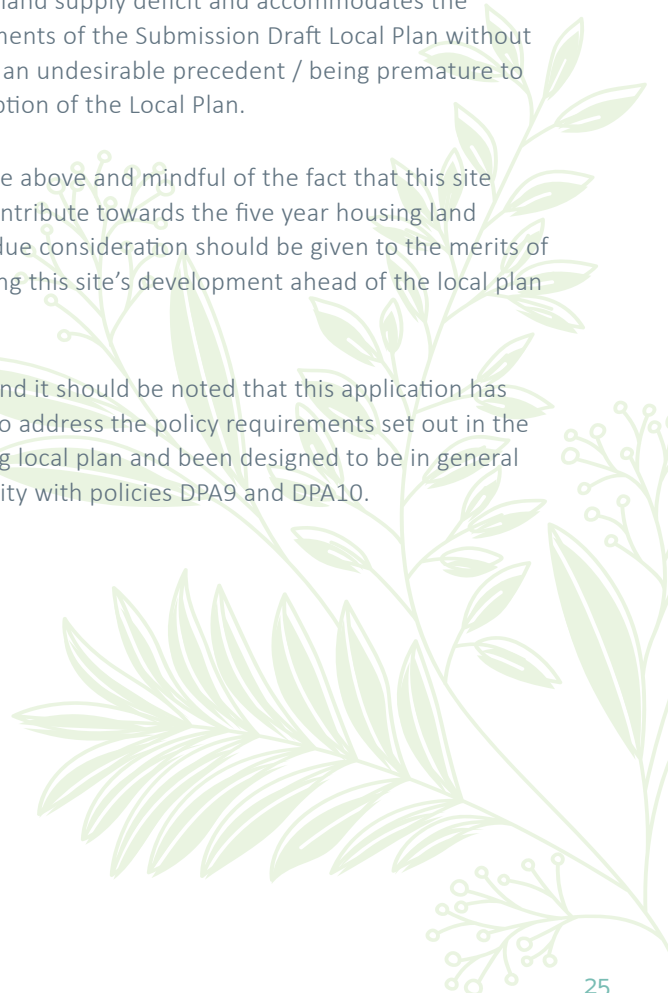
by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and

- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.'

Having regard to the above, whilst the application site is a proposed allocation in the Submission Draft Local Plan it is not so substantial/ its cumulative effect would not be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to the submission local plan. The application site is in effect a small, self-contained part of the wider policy DPA9 site, and the totality of DPA10, is located on the edge of the urban area, is not fettered by any land use designations, and is capable of delivering a sustainable development that helps address the Council's five year housing land supply deficit and accommodates the requirements of the Submission Draft Local Plan without creating an undesirable precedent / being premature to the adoption of the Local Plan.

Given the above and mindful of the fact that this site could contribute towards the five year housing land supply, due consideration should be given to the merits of permitting this site's development ahead of the local plan process.

To this end it should be noted that this application has sought to address the policy requirements set out in the emerging local plan and been designed to be in general conformity with policies DPA9 and DPA10.



## Planning History

The Land north of Huntsland, excluding Hurst Farm benefits from outline planning permission 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' which was granted on the 5th September 2025- DM/25/0016 refers to the below plan.



*Approved application DM/25/0016 for up to 150 dwellings, a care home (Use Class C2) up to 70 beds, and community facility. Not to scale*

An outline application for demolition of existing buildings and erection of 45no. new dwellings with associated access on land at Hurst Farm was refused by notice dated 4th May 2018 on the basis that:

1. The proposed development is located within the countryside area of development restraint, outside of the built up area of Crawley Down. It is not for a type of development which can be considered as an exception to the policy of restraint in the countryside and thus would be contrary to policy DP12 of the District Plan. The Council can demonstrate a 5 year supply of deliverable housing land, there is no identified need for these units in this location and are not supported by other policies in the Plan.
2. The development is considered to be in an unsustainable location in transport terms being remote from the nearest village and having poor walking and cycling accessibility to local shops, services and employment opportunities. Occupants would be heavily reliant on the use of a private car to gain access to local services. The development therefore conflicts with Policy DP21 of the District Plan and the aims of the NPPF, particularly paragraphs 14 and 17.
3. The proposal does not satisfy the requirements of Policies DP20 and DP31 of the District Plan in respect of infrastructure requirements, including affordable housing provision, to service the development as supplemented by the Council's Supplementary Planning Document 'Development and Infrastructure' dated February 2006.



4. It is considered that it has not been satisfactorily demonstrated that the development would protect the ecology and biodiversity of the site, in particular protected species and Prescott Wood Ancient Woodland. The proposal therefore does not comply with Policy DP38 of the District Plan and paragraphs 109 and 118 of the NPPF.
5. The development would result in an unacceptable intensification of development within the setting of the Grade II listed Westlands. The development therefore conflicts with policy DP34 of the District Plan Whilst the provision of up to 45 units is acknowledged, in light of the five year housing land supply these public benefits do not outweigh the less than substantial harm to the heritage assets that has been identified so, in accordance with para 134 of the NPPF planning permission should be refused.

This application seeks to address these reasons for refusal as far as they remain germane to the development of this site given the passage of time and changes in the planning policy situation.



*Refused application for up to 45 dwellings. Not to scale*

## DESIGN POLICY CONTEXT

### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and has received subsequent updates with the latest revisions being published on 7 February 2025.

The National Planning Policy Framework states developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

### Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) is an independent body that advises Government on how to promote and increase the use of high quality design for new build homes and neighbourhoods.

The Commission recommends practical measures to help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020. This report proposes a new development and planning framework that will:

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

Those three aims must be embedded in the planning system and in the culture of development in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

In particular, the BBBBC promotes the following two principles that are particularly relevant to the place making principles of **Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road.**

**Neighbourhoods:** create places not just houses. Develop homes within mixed-use real places at 'gentle density', thereby creating streets, squares and blocks with clear backs and fronts.

**Nature:** re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the Government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.





## National Design Guide

The National Design Guide (NDG) sets out the Government’s priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

## National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the Government’s priorities and provides a common overarching framework for design.

*The chart shown below illustrates how the principles of the NDG have been embedded in the vision for Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road from the outset.*

A well designed place	How the principles of the NDG have been embedded within this DAS
Context	Refer to pages <b>10 to 11</b> and <b>34 to 63</b> for an understanding of the site and its immediate surrounding and to pages <b>78 to 81</b> and <b>120 to 125</b> on how the proposals are shaped by an understanding of the local context.
Identity	Refer to pages <b>36 to 55</b> for an overview of local identity. Pages <b>120 to 125</b> explains how the proposals respond to character and identity.
Built form	Refer to pages <b>78 to 81, 88-89</b> and <b>108 to 125</b> to understand how the proposals have a coherent pattern of development.
Movement	Refer to movement strategy on <b>pages 96 to 99.</b>
Nature	Refer to landscape strategy on pages <b>100 to 105.</b>
Public spaces	Refer to landscape strategy on pages <b>100 to 105.</b>
Uses	Refer to pages <b>92 to 93.</b> The character areas on pages <b>108 to 119</b> give an indication how the proposals integrate a mix of housing tenures and types to suit people at all stages of life and socially inclusive principles
Homes & buildings	The application is seeking an Outline Planning Permission, with appearance and detailed architecture being part of a future reserved matter. Therefore the application is based on parameters which are described on pages <b>92 to 95, 99</b> and <b>105</b> and within the parameters plan drawing that support this application.
Resources	Our approach to sustainability is set out on <b>page 126 to 127.</b>
Lifespan	Edible landscapes and open spaces are places for the local community to come together. Management and stewardship strategies are being prepared at later stages.

## Local Design Guidance

The following local design guidance has been used to guide the site's principles for development.

- Mid Sussex District Plan 2014-2031
- Draft Mid Sussex District Plan 2021- 2039
- Mid Sussex Design Guide Supplementary Planning Document SPD
- Crawley Down Neighbourhood Plan 2014- 2031

## Mid Sussex District Plan 2014-2031

The vision for the Mid Sussex District Plan is underpinned by four priority themes that promote the development of sustainable communities:

- Protecting and enhancing the environment
- Promoting economic vitality
- Ensuring cohesive and safe communities
- Supporting healthy lifestyles.

From these priority themes, 15 strategic objectives have been identified within the plan, 10 of which are relevant to **Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road** will:

- Promote resource efficiency and sustainability to enhance Mid Sussex's resilience to climate change.
- Encourage well-designed, well-located development that preserves the unique identity and character of towns and villages, preventing their merging.
- Protect valued landscapes for their visual, historical, and biodiversity significance.
- Develop accessible green spaces, corridors, and infrastructure to support wildlife, sustainable transport, and recreation.



- Ensure infrastructure is timely and appropriate to support development and sustainable communities, including efficient transport networks.
- Enable people to live and work locally, reducing commuting needs.
- Promote safe, inclusive, and healthy communities.
- Provide housing that meets the diverse needs of all community members.
- Create accessible environments for all.
- Foster healthy, active lifestyles through cultural, recreational, and sustainable travel opportunities.

## Draft Mid Sussex District Plan 2021 - 2039

The District plan sets out its vision and 15 strategic objectives that are underpinned by the three priority themes of **Environment, Economy and Social**. In line with the priority themes and relevant objectives, **Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road**, will:

- Foster inclusive and sustainable communities that embody the principles of the 20-minute neighbourhood. By creating complete, compact, and well-connected communities, the proposals will promote social cohesion, improve accessibility, and enhance the overall quality of life for residents.
- Provide the appropriate amount and type of housing to meet the needs of all sectors of the community, including affordable housing options to promote social inclusion and ensure that everyone has access to safe and affordable housing.
- Promote vibrant and sustainable communities by prioritising the creation of easily accessible green spaces, promoting active travel options, and improving public health and well-being. The development will also contribute to economic vitality by creating jobs, increasing investment, and enhancing the overall quality of life for residents.
- Preserve the district's unique character and heritage by protecting valued landscapes, historical features, and biodiversity. Additionally, the proposals will promote development that is well-located, efficient, and addresses climate change. By supporting sustainable development practices and prioritizing efficient transportation networks, the scheme will create a more resilient and sustainable future for the district.



## Crawley Down Neighbourhood Plan

The vision for Crawley Down is to create:

**'A thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area.'**

The plan highlights five themes which underpin individual policies and proposals within the neighbourhood plan area.

Where appropriate, **Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road** will adhere to the relevant design related policies and will:

### POLICY CDNP01: SECURING SUSTAINABLE LOCAL INFRASTRUCTURE

- Deliver the necessary social, physical and green infrastructure needed to support the proposed development or, where appropriate;
- Provide developer funded contributions.

### POLICY CDNP05: CONTROL OF NEW DEVELOPMENTS

- Demonstrate a clear understanding of the site and its context.
- Be contextually appropriate with street type and house type design being underpinned by context character analysis and of appropriate scale, height and form
- Safeguard amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents.
- Provide open green spaces in accordance with the Local Plan standard provisions.
- Where practical provide linkages/connections to the local footpath network.
- Be of high quality design, taking a fabric first approach and will source materials locally.
- Ensure homes are fit for all ages and, at reserved matters stage, ensure homes achieve the minimum policy requirement of M4(2) and M4(3) in the building regulations.

- Deliver an agreed appropriate housing mix based on local policy guidance and evidence.
- Enable all new homes to have access to adequate private, or shared private and outdoor space and, at reserved matters stage, meet the ‘nationally described space standard’ or subsequent updated standard set by Central Government.
- Provide a variety of parking typologies, that will be without detriment to neighbouring properties. Exact typologies will be fully resolved at reserved matters stage, in accordance with local parking standards.
- Deliver affordable homes as required by District policy.
- Create a new, well-connected and sustainable neighbourhood for Crawley Down, that seamlessly embeds itself within its natural surroundings as a logical extension of the village’s natural evolution.
- Will not impact unacceptably on the local highway network, as demonstrated in the Transport Assessment.

#### POLICY CDNP08: PREVENTION OF COALESCENCE

- Will not:
  1. Detract significantly from the openness and character of the landscape.
  2. Contribute to ‘ribbon development’.
  3. Significantly reduce the gaps between the village and neighbouring settlements.

#### POLICY CDNP09: PROTECT AND ENHANCE BIODIVERSITY

- retain and enhance, where appropriate the natural environment including existing trees and hedgerow. The comprehensive proposals will also deliver a generous amount of new planting in addition to habitat enhancement, to help achieve a minimum 10% biodiversity net gain.
- Provide minimum 15m Ancient Woodland buffers, where necessary.
- Safeguard and preserve ecological networks.

#### POLICY CDNP10: PROMOTING SUSTAINABLE TRANSPORT

- Provide safely located vehicular and pedestrian access.
- At Reserved Matters, include secure cycle storage that could also include storage for children’s buggies and mobility scooters where appropriate.
- Retain, enhance and facilitate connections to existing public rights of way as well as deliver new footpaths that provide connections to the wider comprehensive masterplan.
- Demonstrates adequate sustainable transport links to the village facilities
- Please refer to the Transport Assessment that will address:
  1. Measures, such as highway improvements, to address any transport infrastructure inadequacies.
  2. Any mitigation requirements or contribute funding towards local transport schemes.

#### POLICY CDNP11: ASHDOWN FOREST SPECIAL AREA OF CONSERVATION (SAC) AND SPECIAL PROTECTION AREA (SPA)

- Will deliver a generous amount of Countryside Open Space, as part of the comprehensive masterplanning approach.



## Mid Sussex Design Guide SPD

The Mid-Sussex Design Guide provides clear design principles aimed at delivering high-quality, inclusive new development across Mid Sussex. It emphasises creating designs that respond appropriately to the local context while prioritising sustainability throughout the design process. Below is a summary of the primary goals:



**High-Quality Design:** Emphasis on creating safe and attractive places sensitive to Mid-Sussex's special character.



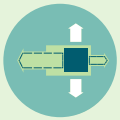
**Sense of Place:** New developments must integrate with the distinctive character of Mid-Sussex, balancing modern architectural styles with historical and environmental sensitivity.



**Sustainability:** Adopting sustainable practices, including maximising energy efficiency, reducing carbon emissions, and planning for climate resilience.



**Green Spaces:** Protection and integration of trees, gardens, and public spaces that contribute to the aesthetic and ecological value of the area.



**Adaptability:** The guide encourages the design of flexible and adaptable spaces that can accommodate future needs.



**Community Engagement:** Fostering community interaction through well-planned public realms and streetscapes that promote inclusiveness and safety.



**Energy and Water Efficiency:** Incorporate sustainable construction, optimise resources, and integrate green infrastructure within new developments.



**Iterative Design Process:** Involving public and stakeholder feedback to ensure high-quality outcomes.



**Transport and Accessibility:** Prioritise pedestrian movement, public transport, and reduce travel distances through thoughtful urban layouts.



**Pre-Application Consultation:** Developers are encouraged to engage with the local community and authorities early in the planning process for feedback and alignment with regulations.



**Environmental Integration:** Maintain natural features, enhance biodiversity, and ensure resilience against climate change.

These objectives serve to guide all types of developments across Mid-Sussex, from small household extensions to large urban projects, ensuring that the region's distinctive character and sustainability goals are upheld.

## A SUSTAINABLE LOCATION

*The site is inherently sustainable due to its proximity to a range of social infrastructure within the village and beyond, all accessible within a 20-minute walk, cycle, or bus ride.*

### Facilities

The site is situated in a highly sustainable location due to its relationship with Crawley Down village centre. Crawley Down has a range of facilities within walking distance of the site to support development.

Three Bridges local centre (Crawley), is accessible within a twenty minute cycle via Worth Way, or bus journey. This local centre along with East Grinstead, approximately a 20 minute bus journey to the east, offer a range of facilities, employment, leisure, and recreation opportunities to also support development at this location.

### Connectivity Audit: Public transport

There are several bus stops within a five minute walk of the site, situated along the B2028 Turners Hill Road and Sandy Lane. The bus stops on Turners Hill Road provide regular service to Crawley, Forest Row, Tunbridge Wells, East Grinstead and Haywards Heath.

Whilst Crawley Down does not have a railway station, Three Bridges Station is a twenty minute cycle via the Worth Way.

### Connectivity Audit: Pedestrian and cycle network

The site benefits from a well-established pedestrian and cycle network. Worth Way, a traffic free shared use path, is a disused railway and is situated immediately south of the site, connecting Crawley Down to Three Bridges Station (approximately a 15 minute cycle) to the west and East Grinstead Station (approximately a 20 minute cycle) to the east. The route can be accessed from Turners Hill Road as well as the public right of way that runs within the site.

### Connectivity Audit: Road network

The site benefits from excellent access to the local and strategic road network. The B2028 lies immediately to the east of the site and connects to the A264 to the north allowing for direct access into Crawley to the west and East Grinstead to the east.

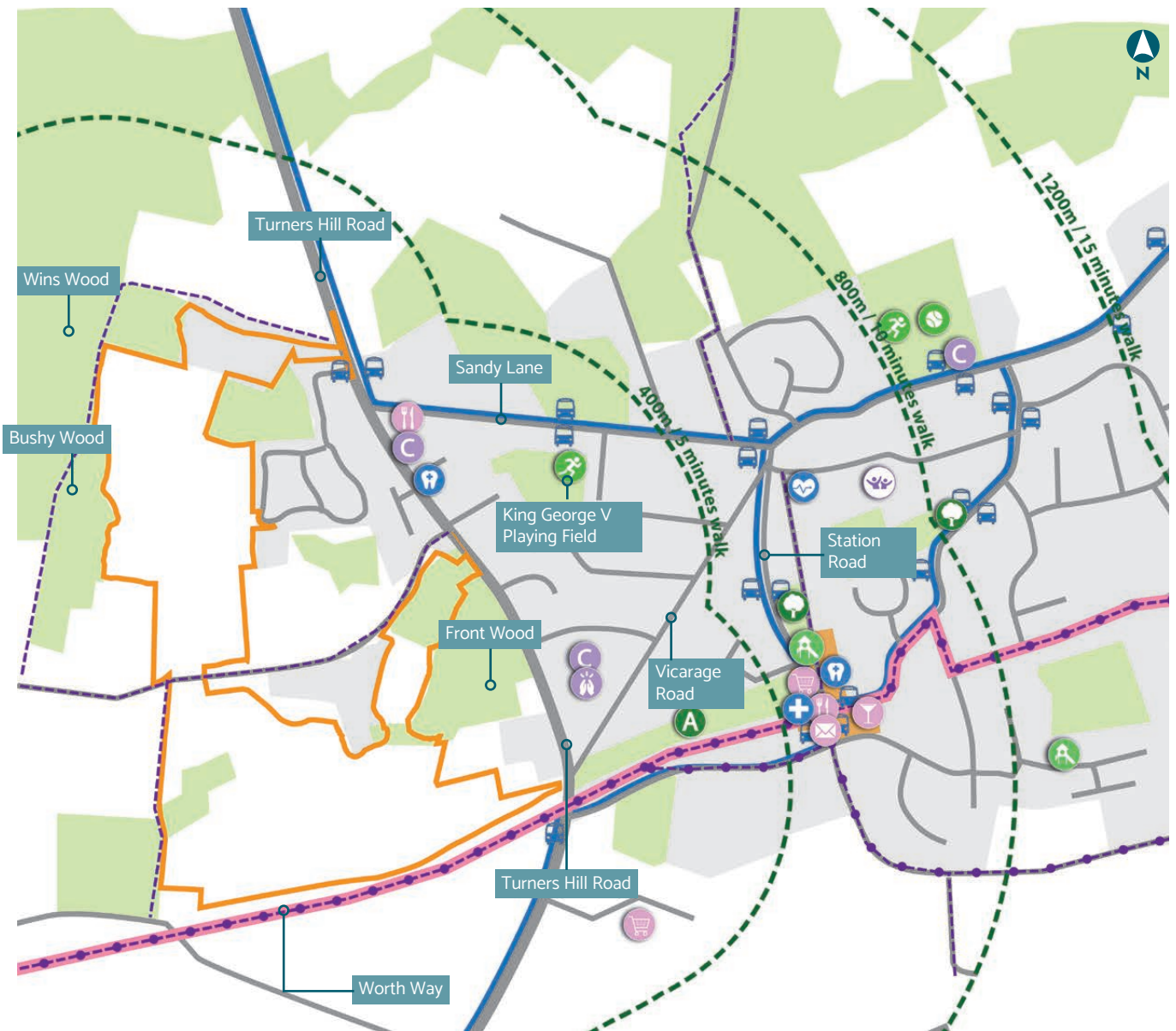
The A264 connects directly to the M23 which allows for regional connectivity including London.



### Does the site align with the principles established by 20-minute neighbourhoods?

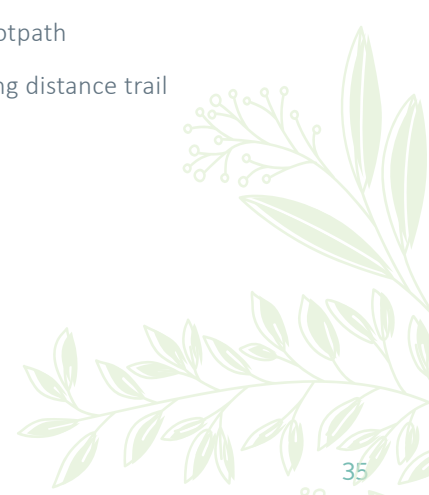
20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short walk, cycle or bus ride. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities and tackling climate change.

**The facilities and connectivity plan opposite demonstrates that the site is a sustainable location, with good access to local facilities and services in Crawley Down to meet the day to day needs of its residents, whilst also providing transport links to the wider area. The site also has the capacity to deliver additional facilities to complement existing ones.**



Facilities and connectivity audit. Not to scale.

- KEY
- |                  |                          |  |
|------------------|--------------------------|--|
| Study area       | Dentist                  | Bus stops                                |
| 400m isochrones  | GP practice              | Bus route                                |
| Village centre   | Pharmacy                 | Public Right of Way: footpath            |
| Food shop        | Park or open space       | Public Right of Way: long distance trail |
| Restaurant       | Allotment                | National cycle route 21                  |
| Public house     | Children's play area     |  |
| Post Office      | Recreation ground        |  |
| Community centre | Crawley Down Gatwick F.C |  |
| Place of worship |                          |  |
| Primary school   |                          |  |



## CHARACTER CONTEXT

*At the beginning of the design process, it is crucial to understand the unique characteristics of the location.*

This knowledge includes appreciating the area's history, settlement patterns, landscape, building vernacular, materials, and townscape. By doing so, it greatly informs a meaningful placemaking approach in the creation of a new sustainable neighbourhood that seamlessly integrates with its surroundings.

To ensure that the design proposals for the site are integrated and share characteristics with Crawley Down and nearby villages within Mid-Sussex, a step-by-step analytical design process has been developed, as illustrated in the flow diagram below. This process demonstrates an understanding of the immediate context and how the design proposals have incorporated local character. The analysis and design process includes several key steps.

The step by step analysis and design process:

### 1. OVERVIEW OF MID-SUSSEX CHARACTER

Understanding the overarching character and themes of Mid-Sussex.

### 2. APPRECIATING HISTORICAL EVOLUTION

Understanding Crawley Down's historic evolution.

### 3. OVERVIEW OF CRAWLEY DOWN'S SETTLEMENT CHARACTER

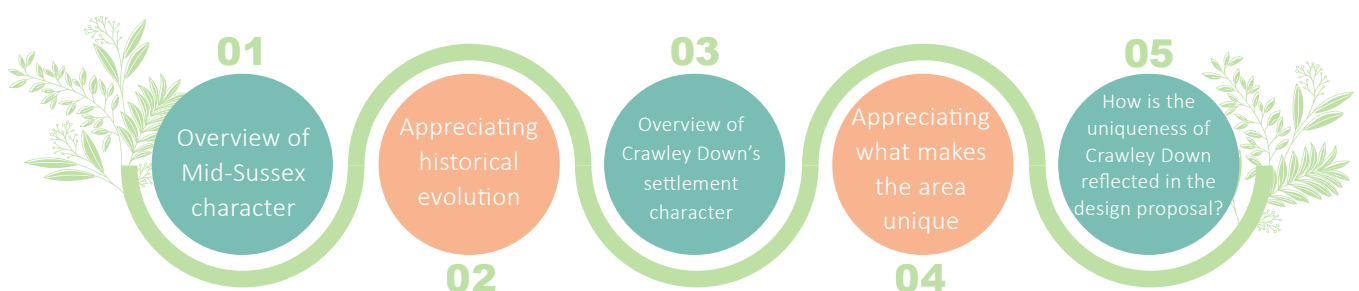
A brief overview of Crawley Down's settlement character, including Turners Hill.

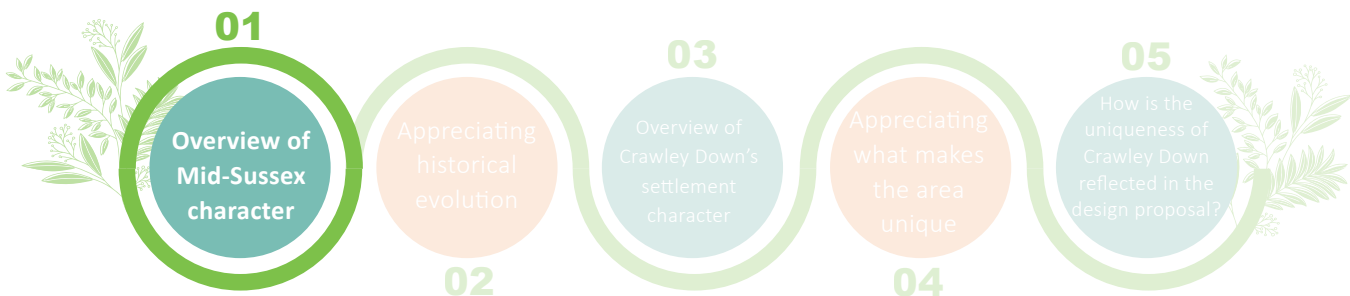
### 4. APPRECIATING WHAT MAKES THE AREA UNIQUE

This step identifies and appreciates what is unique about the character of Crawley Down and sets out what placemaking lessons have been learnt.

### 5. HOW IS THE UNIQUENESS OF CRAWLEY DOWN AND MID SUSSEX VILLAGES REFLECTED IN THE DESIGN PROPOSAL?

Demonstrating how the design proposals have drawn upon the positive and unique character of Crawley Down and Mid Sussex. This can be found in the latter part of this document.





## Overview of Mid-Sussex character

The building vernacular and materials in Mid Sussex reflect its historic development and rural landscape, with a strong emphasis on local materials and traditional construction methods. The use of these materials helps preserve the character of the towns, villages, and countryside.

### VERNACULAR MATERIALS

**Timber Framing:** Many historic buildings in Mid Sussex, especially in the High Weald, feature timber framing. This traditional construction method is often combined with brick infill panels or wattle and daub, giving a distinctive, rustic appearance.

**Wealden Stone:** This type of sandstone, found locally, is commonly used in historic buildings across the region. It provides a natural, warm hue that blends well with the surrounding countryside. It is often used in churches, farmhouses, and other important structures.

**Brick and Tile:** Brick and tile-hanging are prevalent in many towns and villages, often used to face timber-framed buildings or in more recent developments. The brick tends to be local, with reddish and brownish tones. Tile-hanging, a feature where tiles are used as wall cladding, is a traditional detail found throughout the area. Many traditional houses feature clay roof tiles, often produced locally from clay found in the Weald. These tiles come in several forms, the most common being peg tiles, which are typically reddish-brown. In some parts of the district, particularly in older or more historically significant buildings, Horsham stone was used for roofing. These heavy sandstone slabs are locally sourced and give the roof a unique, robust appearance. The slates are characteristic of high-status buildings such as manor houses and churches, providing a solid and durable roof covering.



**Flint:** In parts of Mid Sussex, especially closer to the South Downs, flint is used in building construction, particularly in churches, garden walls, and rural cottages. Flint is often combined with brick or stone for structural integrity and aesthetic contrast.

**Weatherboarding:** Many traditional rural buildings, including barns and outbuildings, feature weatherboarding, often painted black or left natural. It's common in agricultural settings, enhancing the rural character of the region.

## ARCHITECTURAL STYLES

**Medieval and Post-Medieval Buildings (14th–17th centuries):** Timber-framed houses, Wealden hall houses, and barns are iconic from this period. These buildings are often characterised by timber frameworks, with the spaces between the timbers filled with wattle and daub or brick. Wealden hall houses, in particular, are a defining feature of the region, with their central open halls and gabled roofs. Many of these buildings remain intact, especially in the rural areas, contributing to the area's rich historic charm.

**Georgian Architecture (18th century):** Georgian buildings are typically found in larger towns like East Grinstead and Haywards Heath. Characterised by symmetrical facades, sash windows, and brickwork with stone or stucco detailing, Georgian architecture reflects the classical

proportions of the time. These homes often belong to wealthier areas, embodying a graceful and stately presence in the landscape.

**Victorian and Edwardian Architecture (19th–early 20th centuries):** As towns like East Grinstead and Haywards Heath grew during the Victorian and Edwardian periods, houses from these times became common. Victorian architecture is typically built from brick, often with decorative stone detailing and sash windows. Edwardian homes continued many of these traditions but often incorporated more airy, lighter interiors. The emphasis on brickwork and the use of locally sourced materials reflects the vernacular of Mid Sussex.

**Arts and Crafts Movement (Late 19th–early 20th centuries):** This style became popular toward the end of the Victorian period and emphasised craftsmanship and the use of local, natural materials. Houses built in the Arts and Crafts style often feature steeply pitched roofs, exposed timber framing, and handmade brick or tile-hanging. This is exemplified at Standon House in East Grinstead. The movement's focus on harmony with nature makes it especially suited to rural areas like Mid Sussex.





**20th-Century Suburban Styles (Mid-20th century):** Post-war suburban expansion in Mid Sussex brought more utilitarian housing styles. Detached and semi-detached homes became common, with simpler designs focused on functionality rather than decoration. These homes often feature brick or render construction, with larger windows and simpler rooflines, set within wider streets.

**Modern and Contemporary Architecture (Late 20th–21st centuries):** In recent decades, there has been a rise in modern and contemporary architecture, particularly in new housing developments. These homes are designed with sustainability in mind, often incorporating large windows, clean lines, and materials like glass and metal cladding. These buildings tend to blend with the landscape, integrating sustainable technologies such as green roofs and solar panels while maintaining harmony with the region’s natural beauty.

*Lessons Learnt for the Design and Planning  
of Land West of Turners Hill Road and North of Huntsland, including land at  
Hurst Farm, Turners Hill Road*

**Respect for Local Vernacular:**

Prioritise the use of traditional materials to maintain continuity with the historic fabric of Mid Sussex. The use of local materials will ensure that new buildings blend harmoniously with the existing architecture, respecting the region’s long-standing building traditions.

**Preserving Architectural Heritage:**

Mid Sussex’s architectural evolution spans from medieval timber-framed houses to Victorian and Edwardian homes. The design of Land West of Turners Hill Road should not blindly follow but instead draw inspiration from this rich architectural history, ensuring that any modern designs are sensitive to the scale, style, and detailing of the surrounding context.

**Sustainability and Innovation:**

While respecting traditional styles, modern developments should incorporate sustainable technologies such as green roofs, solar panels, and energy-efficient materials. This ensures that the district evolves to meet future needs while maintaining its rural and historic character.





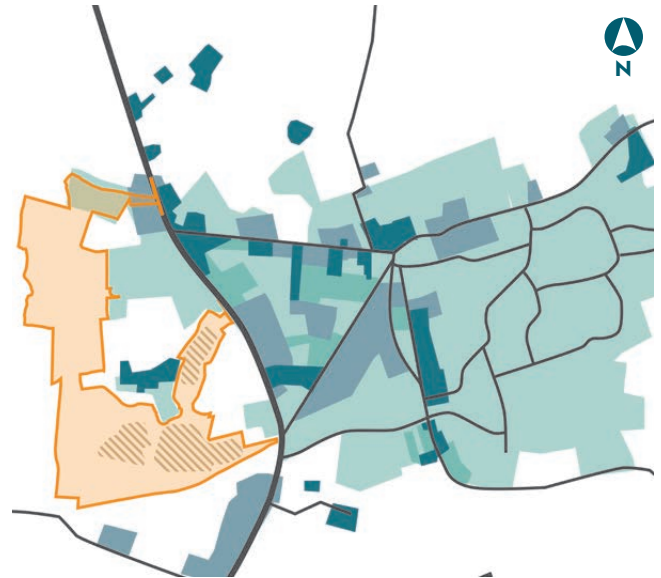
## Appreciating historical evolution

Crawley Down has evolved organically over several centuries, reflecting its rural origins and gradual transformation into a vibrant village. Initially, the settlement was a modest hamlet surrounded by farmland, with its development shaped by agriculture and local industries such as brickmaking. These industries played a crucial role in its early growth, providing employment and supporting the local economy.

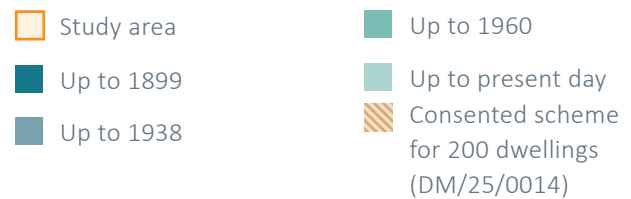
The village expanded significantly during the Victorian and Edwardian eras, as seen in the traditional architectural styles along streets like Bowers Place and Hophurst Lane.

In the mid-20th century, particularly during the 1970s and 1980s, Crawley Down experienced further growth with the development of housing estates. These modern layouts contrasted with the organic, irregular patterns of the older parts of the village, creating a varied character.

Despite this growth, Crawley Down has retained its rural village identity, with its settlement character defined by winding roads, and a strong connection to the surrounding countryside. The Worth Way, a former railway line turned green corridor, is a key feature, linking the village to its agricultural past while providing valuable leisure and biodiversity opportunities.



Settlement pattern diagram. Not to scale.



### Design lesson:

The design proposals should respect the village's settlement pattern of winding roads and blend traditional architectural styles and materials with modern design to create something new. Proposals should reinforce the village's rural identity by maintaining views of the surrounding landscape, preserving natural features, integrating green corridors, and ensuring densities align with the prevailing character. By emphasising sustainability, biodiversity, and connections to the surrounding landscape, future designs will feel like natural extensions of the village, fostering community and celebrating its heritage.

