

## Overview of Crawley Down's settlement character

It should be noted that not all of the areas and traits identified in this overview are considered to represent positive local character. For example, there are some housing examples within the village of post-war housing that are considered to be generic to housing across England. The houses, while notable for traits such as density and building typologies, can represent poor design generally. Often they fail to promote good placemaking principles, interpret local historic character satisfactorily or strive for design innovation.

As part of this study, Turners Hill has also been assessed for its traditional architectural features and form and is summarised on page 39.

### BUILT CHARACTER

Crawley Down's architectural fabric is less historic in nature and reflects its gradual development over several centuries. The village primarily consists of Victorian and Edwardian properties, mixed with more recent 20th-century housing estates, particularly from the 1970s and 80s, following the closure of industries like brickworks. Notable residential streets like Bowers Place and Hophurst Lane showcase this blend, with traditional styles on older streets giving way to more modern layouts in newer areas.

The village has a range of house types, from detached family homes and semi-detached houses to bungalows, offering a diversity in size and design. Large manor houses, such as The Grange, exemplify the affluent architectural style introduced in the 18th and 19th centuries. The church, All Saints, and other community landmarks like The Haven Sportsfield also add to the village's character by creating focal points for social and religious gatherings.

Despite recent developments, Crawley Down retains a rural village feel. Much of the village has grown organically, contributing to its irregular layout, with winding roads, smaller cul-de-sacs, and a sense of intimacy and informality in its built environment. However, Crawley Down has a clear and legible hierarchy of streets and spaces.



Overarching character areas explored in further detail on pages 36-39. Not to scale.

### LANDSCAPE CHARACTER

Crawley Down is deeply integrated into the surrounding countryside, contributing to its semi-rural character. The village is framed by woodlands and fields, with Worth Way, a key landscape feature, providing a green corridor that links Crawley Down to nearby towns while offering leisure opportunities such as walking and cycling

Hedgerows, mature trees, and agricultural land surround the village, softening the edges between built and natural environments. The village also has green spaces within its core, such as King George's Field, which contribute to the landscape's sense of openness. Overall, the landscape around Crawley Down is defined by its pastoral quality, with remnants of former estates, commons, and farmland shaping much of its visual character. This sense of enclosure by green infrastructure, along with the village's organic growth, creates a strong connection between the built form and the rural landscape, making Crawley Down feel like a village embedded within its natural surroundings.



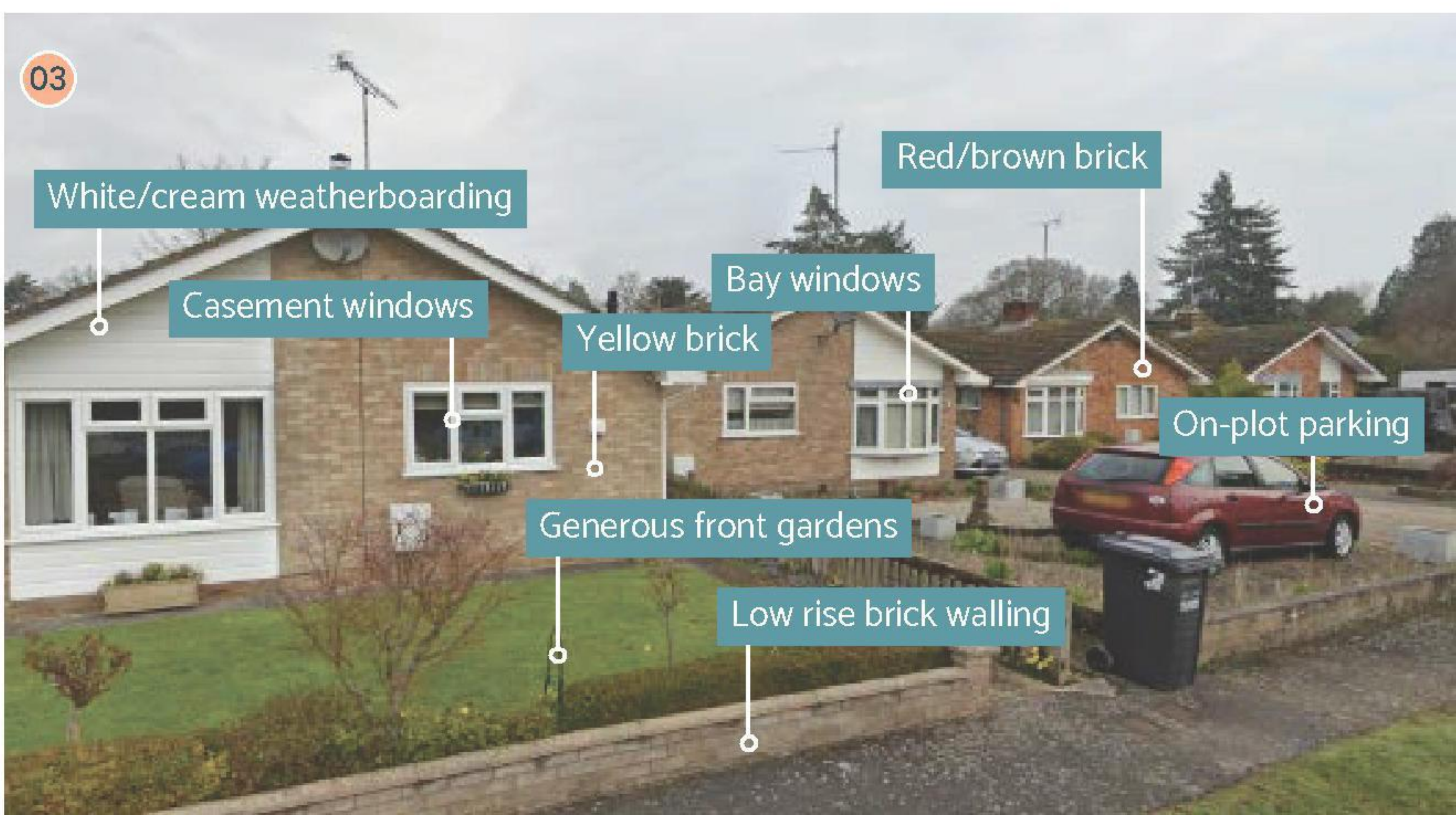
### WYCHWOOD PLACE/THE PHEASANTRY

These more recent developments showcase a fairly uniform yet contemporary approach to façade design, complemented by a restrained palette of traditional materials. Their layouts feel more organic, offering a diverse mix of house types and sizes.



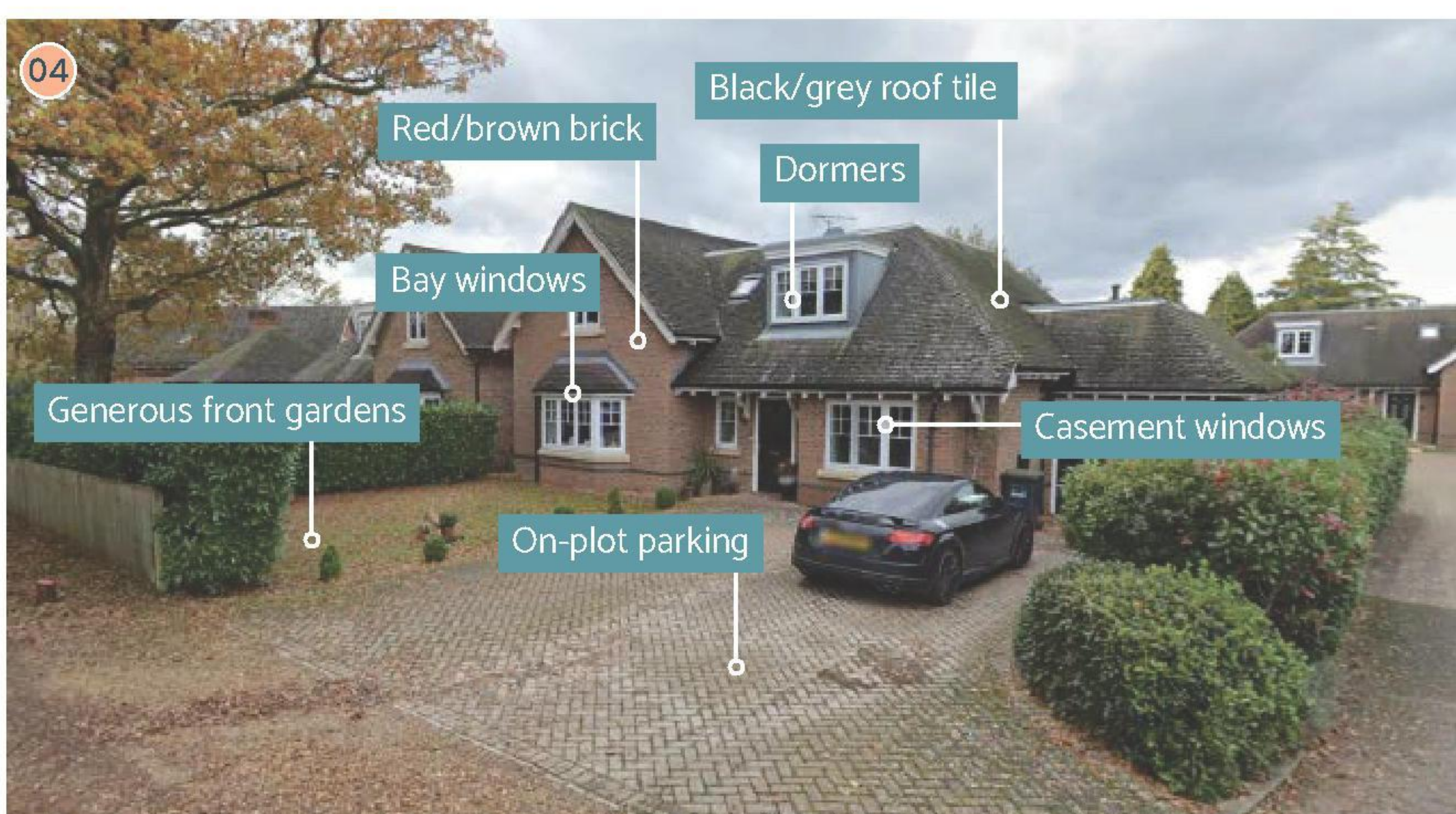
### RUSSELL PLACE

Russell Place is an example of a new-build infill development within the village. It takes a more traditional approach to material use, incorporating features such as hanging tiles, which are a common element in Mid Sussex. Front gardens are generally narrower, and parking is typically on-plot or in a small parking court.



### HAZELWOOD CLOSE

Predominantly consisting of late 20th-century bungalows, Hazelwood Close represents a more generic area of the village, with a style and appearance that is common across the UK. Homes are set back from the road, with parking provided on-plot.



### RUFWOOD

Rufwood has a distinctly rural feel, characterised by a single narrow lane and mature greenery that enhance its charm. Homes are typically chalet bungalows, generally set back from the lane, with on-plot parking.



### TURNERS HILL ROAD/SUNNY AVENUE

Turners Hill Road, leading into Sunny Avenue, consists predominantly of post-war housing, primarily constructed in red brick, with some references to more traditional building materials. The avenue features a single-sided verge with tree planting, contributing to a more rural feel along the street.



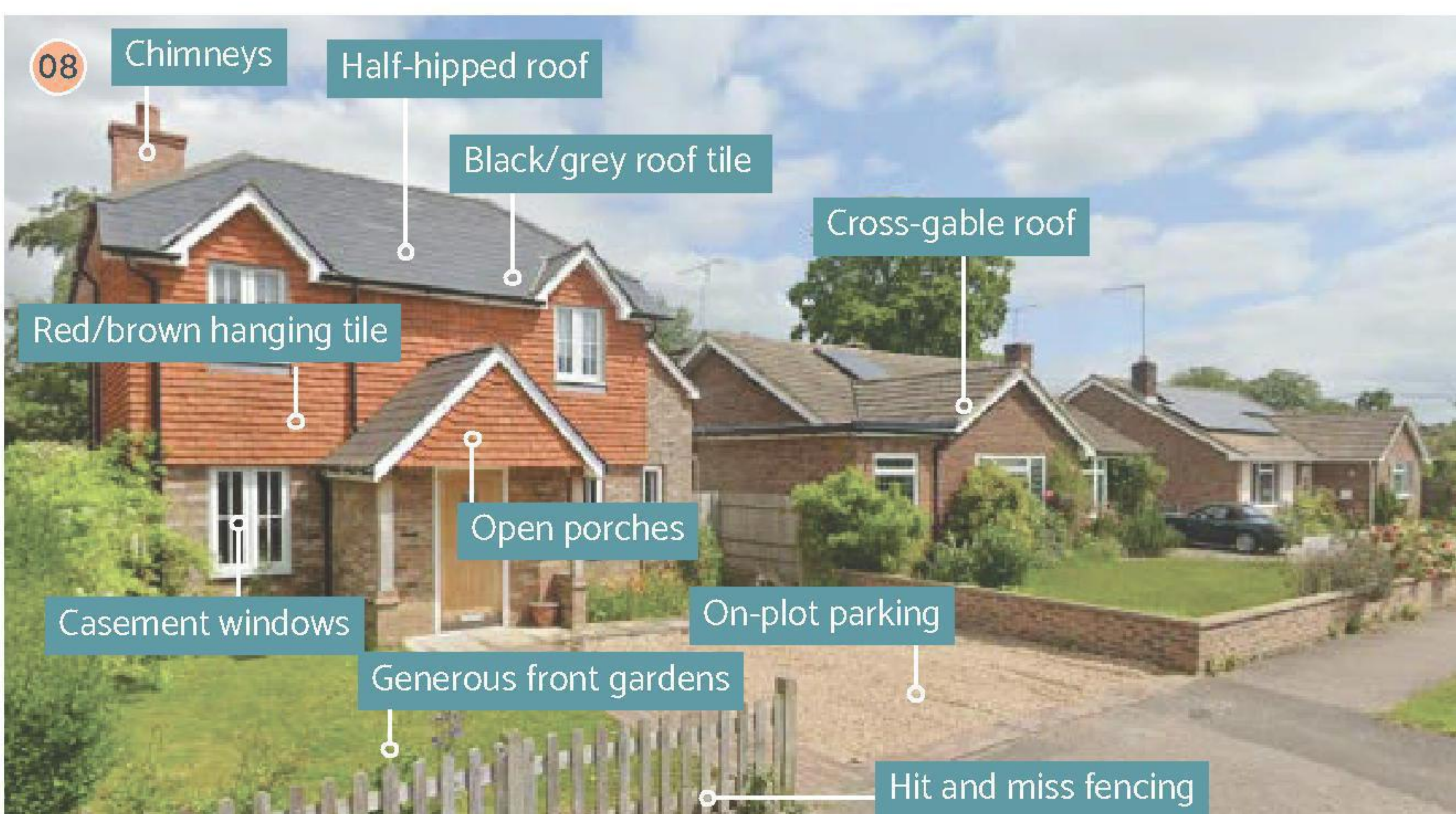
### GLEBELANDS

The Glebelands comprises late 20th- and early 21st-century development. This area features simple, asymmetrical façades with subtle references to the district's local vernacular, primarily through the use of hanging tiles. The streetscape is relatively compact, with minimal planting.



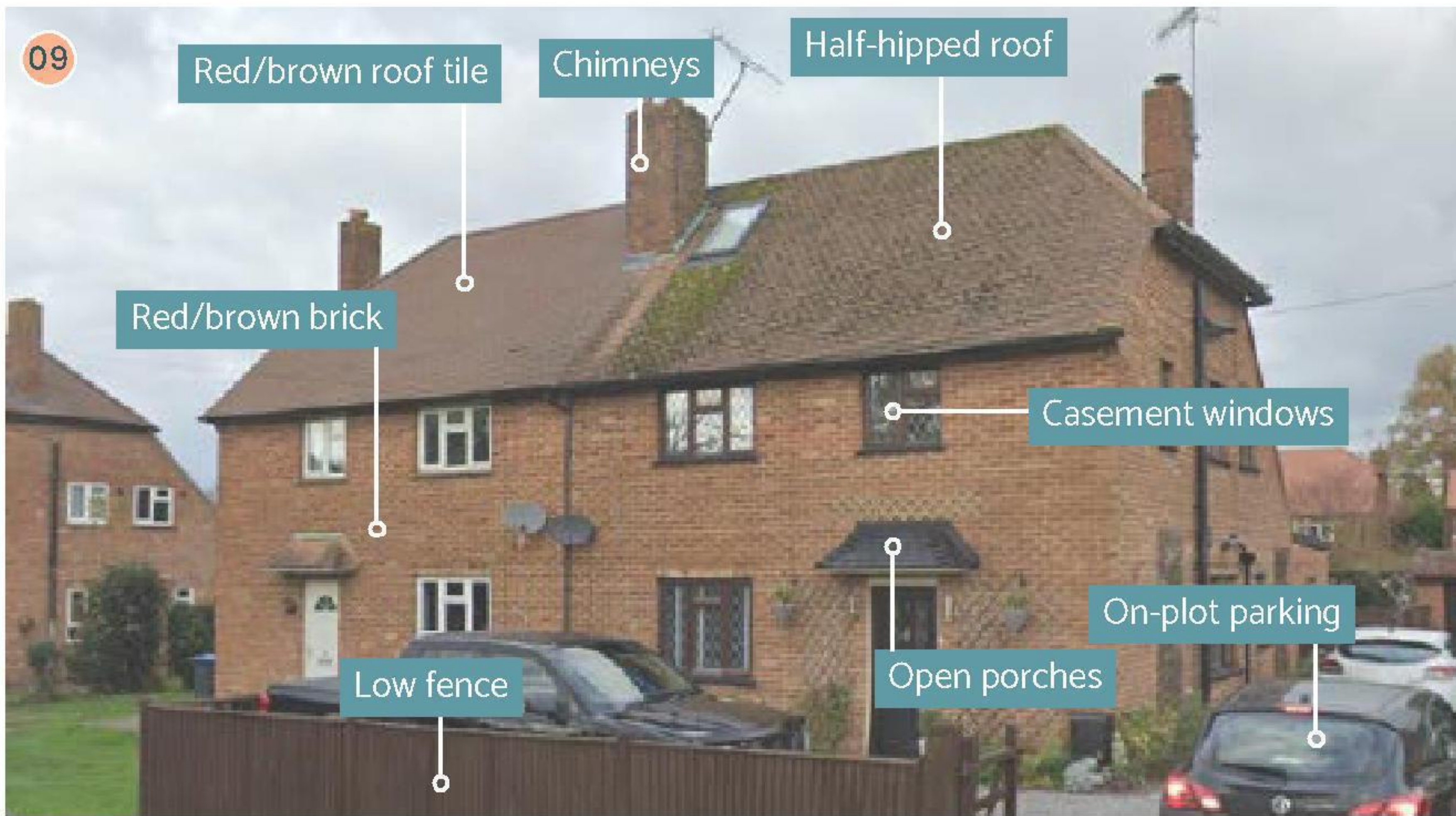
### VICARAGE ROAD (SOUTH)

The street showcases a varied architectural style reflecting different eras of construction, with a mix of semi-detached and detached homes. The development is consistently set back from the road, featuring generous front gardens and driveways.



### SQUIRES CLOSE

The Close features a mix of bungalows and two-storey developments, with some references to the local vernacular typical of Mid-Sussex. Narrow verges line both sides of the road. As with other areas, homes are set back from the road, with on-plot parking.



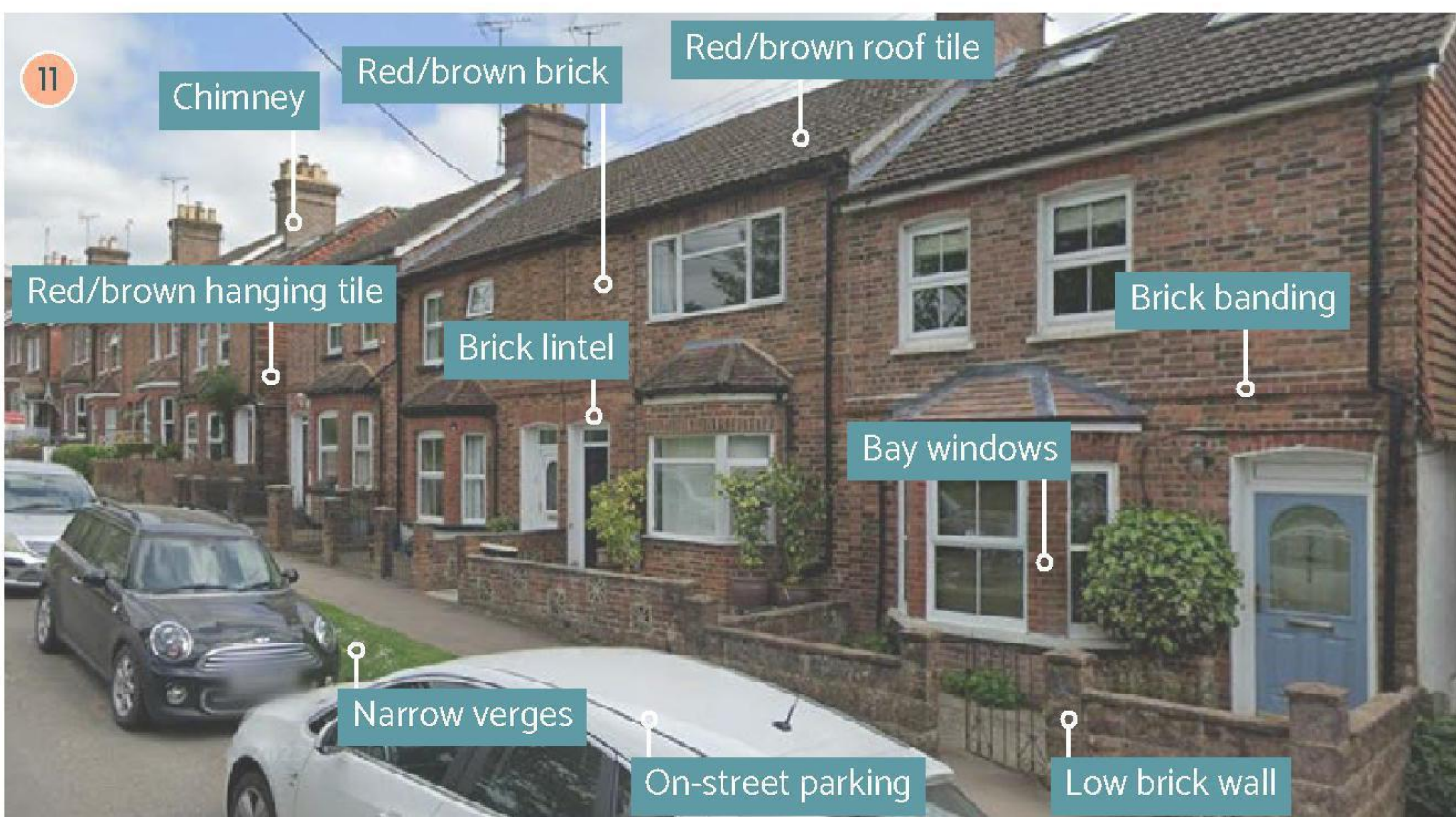
### BUCKLEY PLACE

This area features fairly utilitarian post-war housing, common across England, with a predominant use of brick. Roofs are predominantly half-hipped. The streetscape is narrower, with a single-sided footpath, while verges on either side enhance the street's rural character.



### BEECH HOLME/BEECH GARDENS

This area comprises a mix of brick 20th-century bungalows and two-storey houses. The cul-de-sac features verges on both sides of the street, enhanced by some tree planting. Building lines and front garden depths are generally uniform, with parking provided through a combination of on-plot and on-street options.



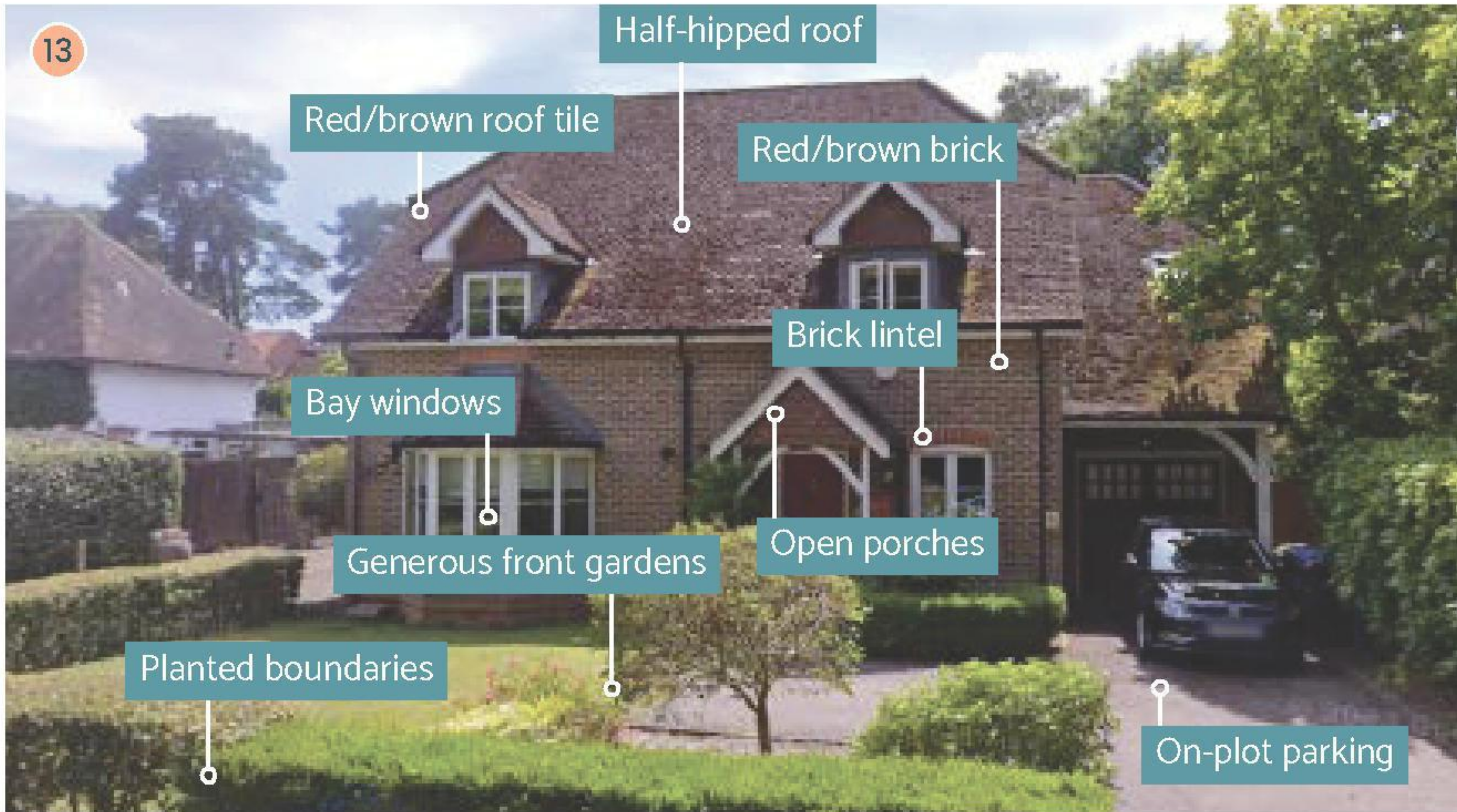
### BOWERS PLACE

Bower's Place is a historic brick-built terrace in Crawley Down, dating back to the 19th century. Gardens are typically narrow, and parking is predominantly on-street. A narrow verge runs alongside the highway.



### STATION ROAD

Station Road exhibits a varied character reflective of the era in which it was constructed. The road has a more rural feel, with verges and planting that help to frame and enclose certain sections of the street. Homes are set back from the road, with parking provided on-plot.



### SANDY LANE

Sandy Lane is predominantly a single-sided street, with mature planting on one side of the road that enhances its rural character. Homes typically have generous front gardens and planted boundaries, further emphasising the lane’s rural feel. The example shown in the photograph incorporates historic references in its architectural style and use of traditional materials.



### TURNERS HILL VILLAGE

The more historic areas of Turners Hill feature traditional architectural elements and materials that reflect the overarching character of Mid-Sussex. Buildings in the village predominantly showcase red brick, sandstone, and flint, often complemented by timber framing and weatherboarding. Hanging tiles are commonly used in façade treatments, creating a cohesive aesthetic throughout the village.



Many buildings are set back from the street, with modest front gardens and established greenery that enhance the village’s quaint and organic feel. Most historic roads are framed by hedgerows and trees, further emphasising the village’s rural character.

## Design lesson:

The overview of local character areas provides valuable insights for the design of the land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road. It is evident that the village has a rich historic depth, resulting in a varied character shaped by different design eras. This distinctive characteristic, along with recurring design themes and features, should be thoughtfully integrated into the proposals.



## Overview of Crawley Down's Density

The following pages analyse a range of densities found in Crawley Down, drawing upon examples from both historic and modern developments.



Density study area. Not to scale.



**Wychwood Place**

Approximately 30 dwellings per hectare



**Russell Place**

Approximately 44 dwellings per hectare



**The Pheasantry**

Approximately 27 dwellings per hectare



**Glebelands**

Approximately 35 dwellings per hectare



**The Leas/Field Drive**

Approximately 36 dwellings per hectare



**Beech Gardens**

Approximately 25 dwellings per hectare



*Bowers Place*

Approximately 39 dwellings per hectare



*Sandy Lane*

Approximately 20 dwellings per hectare



*The Beckers*

Approximately 31 dwellings per hectare



*Acorn Avenue*

Approximately 35 dwellings per hectare



*Oakley Grove*

Approximately 8 dwellings per hectare



*Consented South of Huntsland*

Approximately 36 dwellings per hectare

## Design lesson:

The study area exhibits a variety of densities immediately around the site and within other areas of Crawley Down, reflecting the diverse range of character identified throughout this document.

Higher densities can be found in newer developments such as Russell Place, where densities reach 44 dwellings per hectare, or in older parts of the village, such as areas of Bowers Place, which showcase densities of approximately 39 dwellings per hectare. While some larger plots exist within the village, densities within the study area typically range between 25 and 36 dwellings per hectare.

In this context, an average proposed net housing density of around 35 dwellings per hectare for the proposals align with the surrounding area.





## Appreciating what makes the area unique

The previous pages provided an overview of the built character of Crawley Down. However, not all of the character areas identified reflect what is special and cherished about the village.

The following pages review a selection of Crawley Down's characteristics in further detail. These characteristics either reflect the uniqueness of the area, raise design questions, or offer other relevant design lessons for the site.

Since the application seeks outline approval, with appearance being a reserved matter, the character analysis focuses on settlement, townscape, and landscape character, and briefly touches on architectural details within the village. Further architectural analysis to establish the final appearance of house types should be undertaken as part of future Reserved Matters Planning Applications.

### SETTLEMENT PATTERN

Lessons learned from Crawley Down's settlement pattern.

#### *Periphery woodland*



Much of the periphery of Crawley Down is defined by homes set in close relationship with woodland, highlighting the village's rural character and strong connection to the surrounding landscape.

**Design lesson:** Proposals should retain and celebrate the woodland blocks and belts onsite as a placemaking opportunity, reinforcing the village's rural character.

#### *Drainage ditches*



Turners Hill Road features soft-planted drainage ditches within its verge, contributing to the overarching green and blue infrastructure of Crawley Down. These ditches also help to soften the street scene along Turners Hill Road.

**Design lesson:** Design proposals should explore the inclusion of drainage swales within some streets as part of a sustainable drainage strategy.

### Ponds and water features



Crawley Down Pond is located to the east of the village. Originally constructed in the 19th century as part of the Tiltwood Estate, it was reconstructed in the 1970s to serve as a local feature for the village.

**Design lesson:** Design proposals should consider creating a permanently wet feature pond. Such a pond would provide ecological benefits by promoting biodiversity and serving as a habitat for aquatic species. Additionally, it would offer opportunities for relaxation, contributing to the mental well-being of residents.

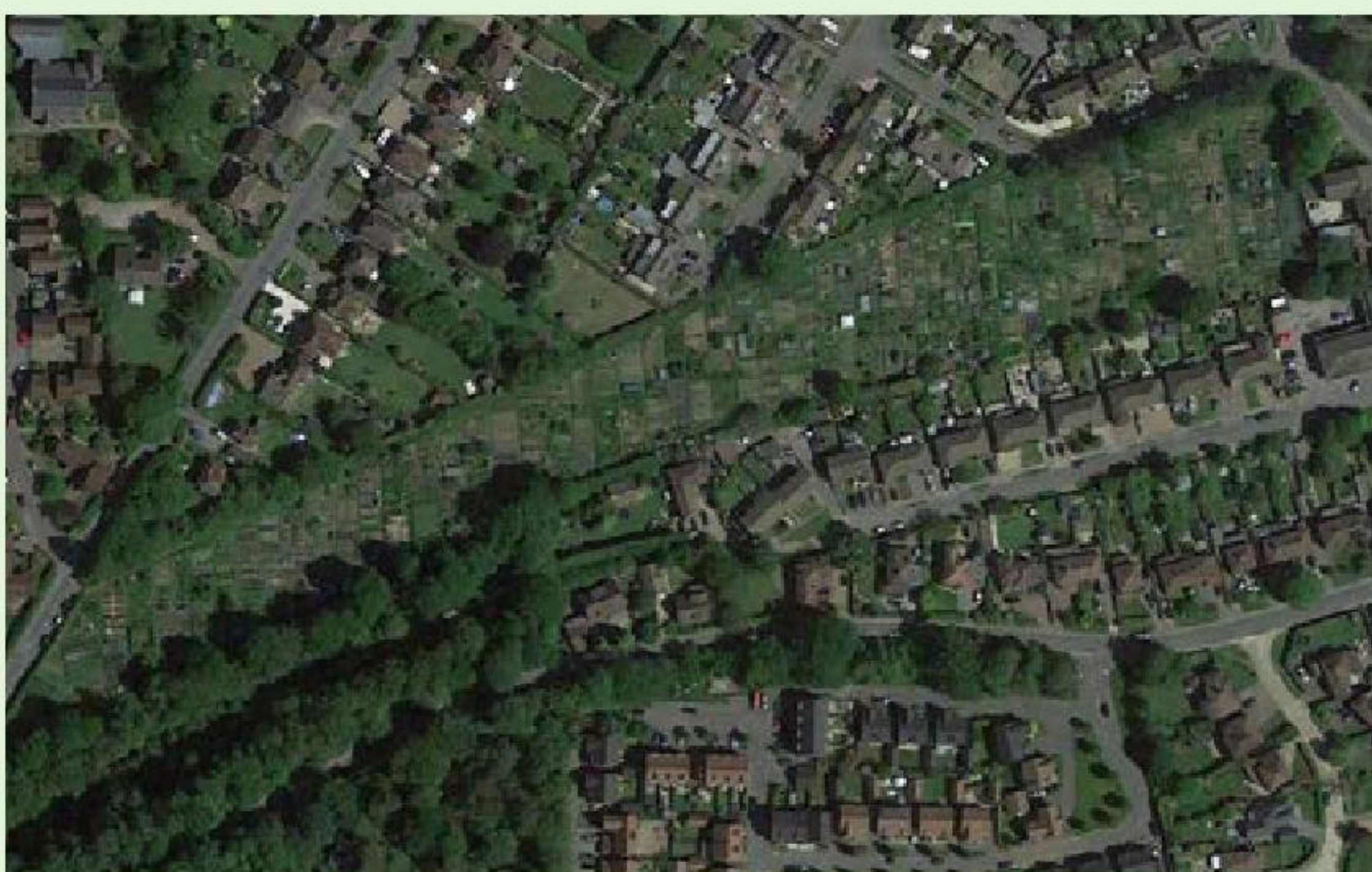
### Village Green



Crawley Down offers a variety of public open spaces, including a recreation ground, village green, football club, Crawley Down Pond, and the Worth Way Country Park. These spaces foster community connections, provide opportunities for recreation and leisure, and allow residents to enjoy the natural environment.

**Design lesson:** Proposals should explore the provision of a variety of landscapes to promote social cohesion, provide opportunities to enjoy nature, and promote health and wellbeing. In particular, there are opportunities to provide complementary semi-natural landscapes, as these are lacking within the village.

### Growing food



Crawley Down has a large allotment space near the heart of the village.

**Design lesson:** Design proposals should include the integration of new growing spaces such as community orchards and gardens and other edible landscapes. These spaces can provide many benefits such as promoting healthy eating and physical activity, encouraging community engagement and providing opportunities for education on sustainable gardening practices.

### Play and recreation



Formal play is set within green settings and closely located to nearby homes.

**Design Lesson:** Design proposals will create a play strategy that fully integrates within the scheme and is in line with policy requirements. These spaces will be overlooked by nearby homes to promote natural surveillance.

### Woodland remnants



Crawley Down features remnants of woodland that have been intertwined within its settlement pattern. This can be seen particularly in late 20th century development.

**Design lesson:** Design proposals should seek to retain and enhance internal vegetated corridors and site edges where possible. This will help to enhance biodiversity, promote health and wellbeing and encourage active travel.

## TOWNSCAPE

This section explores what is unique about the townscape of Crawley Down.

### Lack of street trees



There is an absence of street trees in Crawley Down with a lot of the greenery and rural feel being as a result of soft boundary treatments.

**Design lesson:** Design proposals should incorporate street trees as a means to improve the quality of the built environment. Street trees provide benefits such as increasing biodiversity, reducing flood risk, slowing down traffic, promoting walking and cycling, improving mental health, cleaning and oxygenating the air, providing shade, and enhancing aesthetic appeal, as well as helping to create a sense of place.

### Terraced streets



The historic area of Bowers Place features a terraced street. Newer developments such as Russel Place, Acorn Avenue and The Leas also feature terraced homes. These house types tend to have smaller front gardens.

**Design lesson:** Design proposals should consider integrating terraced and unified, linked building frontages.

### Streets with verges



Crawley Down demonstrates areas of landscaped streets that include verges, few of which are planted with trees in a linear arrangement.

**Design lesson:** The proposals should explore the inclusion of tree-lined verges within the proposals to help soften the urban environment and create a more attractive place to live.

### Range of housetypes

Crawley Down exhibits a broad range of housetypes reflective of the era built.

**Design Lesson:** The richness of house types should be reflected in design proposals where appropriate. Design proposals should explore the provision of apartments, terraces, semi-detached and detached homes.



### Variety of architectural styles



Crawley Down exhibits a range of architectural styles reflective of their respective construction eras. This diversity is primarily noticeable on the historic streets of the village, with areas of redevelopment contributing to the mix. 20th-century infill around these historic routes presents a more cohesive character.

**Design Lesson:** Design proposals should explore a variety of house types, styles and materials to create visual interest while maintaining overall cohesion. This could be achieved through the creation of character areas and light design coding.

### Contemporary housetypes



In more recent developments there have been more contemporary approaches to material use and design. This can be seen adjacent to the site within Wychwood Place and The Pheasantry.

**Design lesson:** The scheme could explore more contemporary approaches to material use that complements and celebrates the historic vernacular of the village.

### Village feel



Crawley Down has a distinct village atmosphere, characterised by its medium-to-low housing densities and winding streets.

**Design Lesson:** Design proposals should explore the inclusion of more organic streets and include a clear hierarchy of streets and spaces, reinforced by medium-lower densities, particularly where development interacts with the countryside.

### Connection with wider countryside



The application site and Crawley Down has a strong relationship with the surrounding countryside. Middle distance views out across the undulating wooded pastoral landscape are a distinctive feature. The tower of St Leonards Church at Turners Hill is glimpsed on the wooded skyline which frames views to the south.

There is a strong sense of enclosure within the Hurst Farm site due to the mature woodland along its boundaries. Glimpses of the existing built form are possible from the Hurst Farm entrance and from the PRow (WOR/35W/1) which runs broadly parallel with the northern boundary.

**Design lesson:** The scheme should enhance its connection with the surrounding countryside by celebrating middle distance views across the undulating wooded landscape. The landscape strategy should highlight views to towards St Leonards Church by introducing seating and interpretation boards.

Woodland should be enhanced where it provides a sense of enclosure to the site edges and within the Hurst Farm site and where glimpsed views are currently possible from adjacent rights of way.

### Green Corridors

The Worth Way is a distinct green corridor that dissects Crawley Down into two. It also behaves as a key wildlife and active travel corridor connecting East Grinstead to Crawley.

**Design lesson:** Design proposals should integrate green corridors within the proposals. These would perform a dual purpose by providing biodiverse and active travel/leisure routes within the scheme. Connections to the Worth Way should also be facilitated.



### Projections and impressions



Much of the surrounding housing stock features projections and impressions on façades, such as recessed entries and bay windows.

**Design lesson:** Design proposals should consider projections and impressions, particularly at the reserved matters stage.

### Rhythm and repetition

Early 20th century and older residential streets and neighbourhoods have a unifying character based on a strong sense of rhythm and repetition of architectural elements. This can be seen at the historic areas of Bowers Place and homes within Bowers Place

**Design Lesson:** Design proposals should consider elements of rhythm and repetition, particularly at the reserved matters stage.



### Boundary treatments

Crawley Down has a range of boundary treatments, varying from hard to soft and from deep to shallow. The most commonly found front garden boundary treatment is a low brick wall, planted or fenced.

**Design Lesson:** Consider a variety of boundary treatments.





## *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*

The proposals will be guided by lessons drawn from the village's existing character, both built and landscape, to ensure the area's distinctive qualities are enhanced. The following lessons are key for design and planning:

### **Respect for Historical and Architectural Context:**

Crawley Down's architectural style is a blend of Victorian, Edwardian, and mid-20th-century housing. The traditional design, evident in buildings such as those along Bowers Place and the large manor houses like The Grange, gives the village a sense of historical depth. The proposals should complement these existing architectural styles by considering the scale, materials, and façade treatments, ensuring new homes sit comfortably within the existing village fabric.

### **Maintaining Village Scale and Density:**

Crawley Down's village character is defined by its organic, low-density layout. Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm should aim to reflect this informal settlement pattern, avoiding overly dense or urban-style housing layouts that could disrupt the village's intimate and rural feel. The use of varied plot sizes, irregular street patterns, and green buffers will help maintain the village's charm.

### **Integration with the Landscape:**

The pastoral quality of Crawley Down's surroundings, with its rolling fields, woodlands, and hedgerows, is central to the village's identity. Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm should enhance this relationship with the countryside by preserving natural features such as existing hedgerows and mature trees, creating green corridors, and ensuring views of the surrounding landscape are maintained. Landscaping should blend new planting with the existing environment, using native species where possible.

### **Sustainable and Sensitive Growth:**

As a growing village, it is crucial that new developments balance the need for housing with sustainability. In Crawley Down, the Worth Way linear park serves as an important wildlife corridor and recreational space. Lessons from this green infrastructure suggest that Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm should integrate sustainable travel options, such as footpaths and cycle routes, and protect local biodiversity by providing habitats that connect with surrounding wildlife networks.

### **Community-Centred Design:**

Crawley Down's sense of community is bolstered by its village centre, green spaces, and local facilities such as the Haven Sportsfield. Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm should encourage community interaction by including well-designed public spaces, local amenities, and community facilities. Integrating these features within easy walking distances and ensuring they are accessible to all residents so as to foster a strong, cohesive community spirit.

**By learning from Crawley Down's historical development and relationship with the surrounding landscape, any new design for the land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm can enhance the village's character, promote sustainability, and contribute positively to its ongoing evolution.**








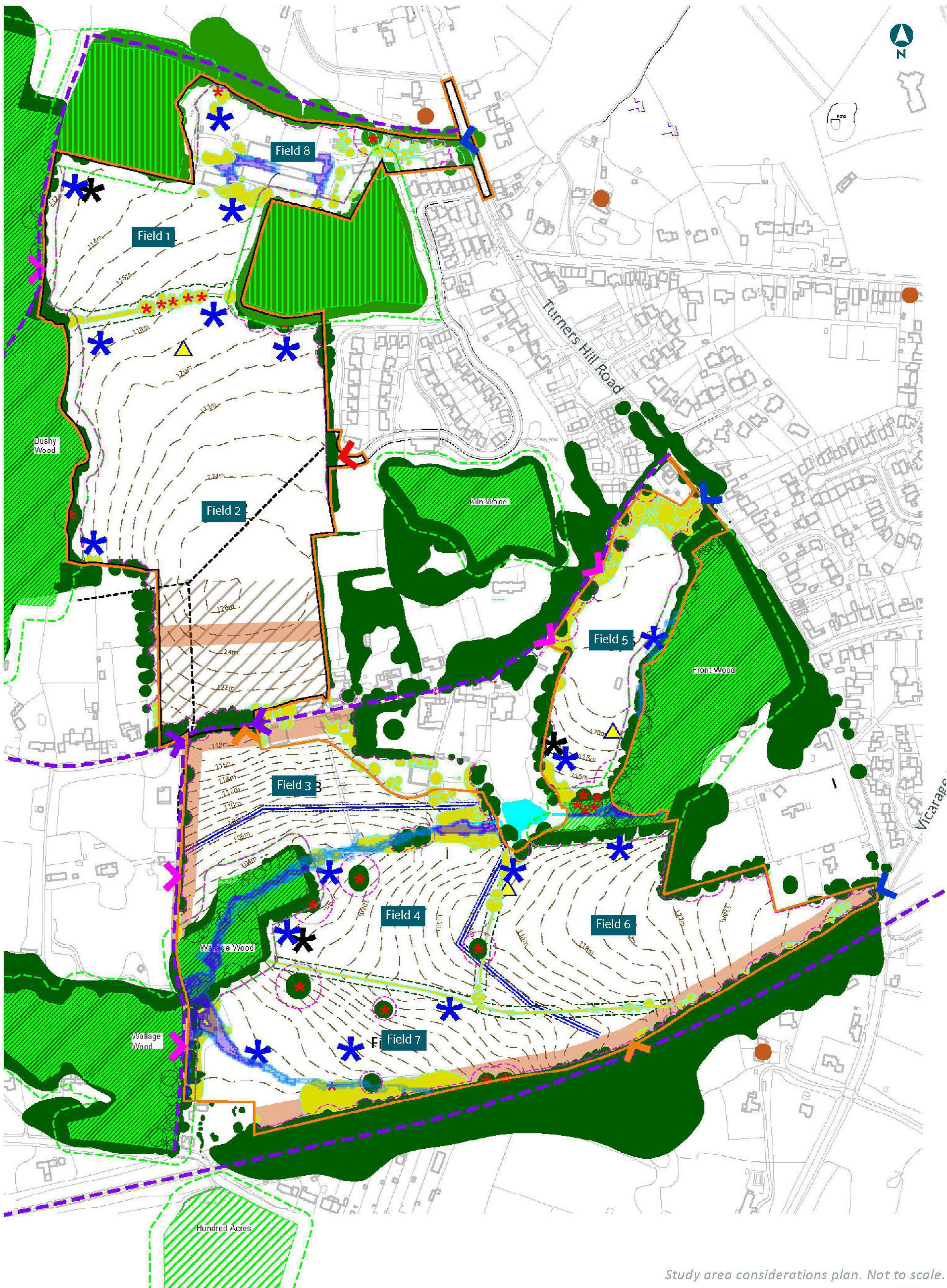
## CONSIDERATIONS

*Technical assessments have determined that there are relatively few constraints on development for the site.*

As is typical for a project of this scale, the site presents various constraints and opportunities that have been carefully considered in the design proposal. The approach taken aims to address these considerations thoughtfully and comprehensively, with the goal of creating a unique and distinctive development for Crawley Down.

The plan on the right summarises these findings, while the following pages provide a detailed summary of the technical work and reports conducted.

 Study area	 Trees and/or hedgerow to be retained, where possible	 Surface water flood risk 1 in 1000 year event
 Application site (Fields 1, 2 and 8)	 Trees and/or hedgerow that could be removed in whole or in part	 Indicative pumping station location
 1m contour	 Root protection zone	 Visually sensitive area to be excluded from development
 Public right of way	 Opportunity for woodland buffer planting	 Grade II listed building
 Proposed vehicular, cycle and pedestrian access point	 5m landscape buffer to existing hedgerow	 Existing low voltage electricity cable
 Existing pedestrian access point	 Trees that support potential roost features for bats	 Indicative alignment of foul water sewer and associated easement
 Proposed pedestrian access point	 Water body/pond	 Indicative primary substation location
 Proposed pedestrian and/or cycle access point	 Low point within site	
 Proposed emergency, pedestrian and/or cycle access point	 Surface water flood risk 1 in 30 year event	
 Ancient woodland with 15m buffer	 Surface water flood risk 1 in 100 year event	



Study area considerations plan. Not to scale.

## TECHNICAL SUMMARIES

### Ecology

#### CONSIDERATION

The site is dominated by three fields of species poor modified grassland and contains small areas of Bramble scrub, mixed scrub, tall ruderal vegetation, a number of buildings and two small ponds which do not form important ecological features. Additionally, the site contains a number of hedgerows and two small parcels of woodland. The site bounded by woodland, some of which is Ancient Woodland, all of which are Priority Habitats and therefore form important ecological features. Additionally, the site offers opportunities to support a range of protected and notable species, as such, detailed Phase 2 survey work has been undertaken to assess the site's current ecological value for such species.

The above habitat and faunal information has been utilised to design an ecologically informed masterplan that can avoid, retain, mitigate, compensate and enhance the site for the ecologically sensitive and protected habitats and species present.

Although the site does not directly lie within the 7km zone of influence for Ashdown Forest SAC / SPA, the wider allocated site does fall within this area, as such, consideration is given to appropriate mitigation with respect to the proposed development.

#### RESPONSE

A comprehensive suite of ecological surveys have been completed across the site providing a robust baseline to inform the masterplanning process. Surveys have been completed for bats, Dormice, breeding birds, Great Crested Newts and reptiles, as well as targeted botanical survey. The ecologically informed masterplan retains important ecological features where practicable including hedgerows and woodland and provides appropriate buffers to such features, including a minimum 15m buffer from Ancient Woodland. This will maintain key features for faunal species, whilst there are substantial opportunities for new habitat creation and enhancement of existing habitats within the site. Accordingly, together with provision of appropriate avoidance and mitigation measures, it is considered that faunal species can be protected under the scheme.

Furthermore, with respect to addressing potential effects on Ashdown Forest SAC / SPA, Suitable Alternative Natural Greenspace (SANG) will be brought forwards within the wider site. This area will alleviate potential recreational impacts on Ashdown Forest by providing the new residents with opportunities to exercise and walk within the site itself. This paired with a financial contribution to the Strategic Access Management and Monitoring (SAMM) scheme where appropriate will address any potential negative impacts on the designation.

In summary, the site is not considered to be subject to any overriding ecological constraints, and the proposed development of the site is considered to be readily deliverable in ecological terms.

### Utilities

#### CONSIDERATION

Utilities assessments have been conducted to evaluate the existing infrastructure on the site and determine the requirements for utility providers to service the proposed development.

#### RESPONSE

Following consultation, it has been determined that a new water main with branch connections will be required to service the 230 residential units and a 70 bed care home. Additionally, one new primary substation, 3 secondary substations and new high voltage (HV) cables will be installed at the site. It has also been concluded that no gas supply will be provided to the site.



## Arboriculture

### CONSIDERATION

A tree survey was undertaken of the site, including an updated survey for the central and southern portions of the site that was the subject of a previous application. The survey includes all those trees growing within or adjacent to the site. The survey identified that most of the trees grow within ancient woodlands and tree belts situated along the boundaries of the site. This includes three ancient woodlands (Bushy Wood, and two parcels of Pescotts Wood) which abut the site's western, northern and north-eastern boundaries. A fourth ancient woodland (Kiln Wood) is located a short distance to the east. The constraints posed by the ancient woodlands are confined to their respective ancient woodland buffer zones and the root protection areas of the trees within them, where these overlap the site boundaries. The woodlands and tree belts show a predominance of mature, moderate to high-quality trees, consistent with the site's established native woodland character. There are no ancient or veteran trees on the site. None of the trees on the site are covered by a Tree Preservation Order.

### RESPONSE

The proposed development has been designed to avoid encroaching within the buffer zones of the ancient woodlands and within the root protection areas of significant individual specimens. The scheme has also been designed to maximise tree retention, where possible, regardless of their individual quality or contribution to the landscape and as such maintains the site's overall green infrastructure and native wooded character. However, some tree removal is necessary to facilitate access to and through the site but this is a foreseeable response to the site's allocations. The provision of extensive new tree planting is expected to result in a net increase in trees across the site which will enhance the arboricultural character of the wider area.

## Drainage and Flood Risk

### CONSIDERATION

The site is located in Flood Zone 1, indicating a low probability of flooding from rivers or the sea. However, Environment Agency (EA) mapping identifies certain areas of the site, particularly within Hurst Farm to the northeast of Field One, as being at a high risk of surface water flooding. The development will result in an increase in impermeable surfaces, leading to higher surface water discharge from the site. Baseline conditions suggest a moderate risk of groundwater flooding.

### RESPONSE

During a site visit in March 2024, areas identified by Environment Agency (EA) mapping as being at a high risk of surface water flooding were observed to be at a lower risk than initially indicated.

It is acknowledged that the development will increase surface water runoff. To address this, a sustainable surface water drainage strategy will be integrated into the design of the proposed development, incorporating the use of Sustainable Drainage Systems (SuDS). This strategy will be informed by the site's existing constraints and hydrological catchments.

The surface water drainage strategy has been carefully developed to align with the proposed ecological, landscape and visual requirements identified during the baseline analysis for the development. SuDS features will be strategically dispersed throughout the site, creating blue/green corridors to manage water quantity and quality effectively.

The proposed SuDS aim to provide long-term mitigation by attenuating and treating surface water runoff generated by the development. Surface water will ultimately be discharged at low return period greenfield runoff rates into the existing watercourses and ditches within the site boundaries.

The drainage design will comply with the requirements of the Lead Local Flood Authority (LLFA), ensuring effective and sustainable water management.



## Landscape

### CONSIDERATION

The application site is not designated for landscape or landscape-related reasons. The High Weald National Landscape is located approximately 1.5km to the south. Public rights of way extend close to the northern, north western and southern boundaries.

Turners Hill Road lies to the north east, housing and public realm associated with Wychwood Place lies to the east. The rear garden of Grade II Listed Westlands lies to the north of PROW WOR/W35/1 where it runs close to the northern boundary.

The mature woodland surrounding the application site creates a mature landscape setting. Within the study area, mature hedgerows and trees define the undulating rural landscape patterns. The wooded and undulating nature of the site's immediate surroundings limits views from the wider landscape. Most views of the application site are from the public rights of way that run close to its boundaries and from residential properties at Wychwood Place and near the site's entrance at Turners Hill Road. Housing and public realm associated with Wychwood Place lies to the east.

The mature woodland surrounding the application site creates a mature landscape setting. Within the study area, mature hedgerows and trees define the undulating rural landscape patterns. The wooded and undulating nature of the site's immediate surroundings limits views from the wider landscape. Most views of the application site are from the public rights of way close to its boundaries and from the adjacent settlement edge.

### RESPONSE

A Landscape and Visual Appraisal has been undertaken in accordance with best practice guidelines (Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013). The appraisal evaluates the potential effects on landscape character and views towards the application site from various receptors based on their sensitivity, such as residents and recreational users of public footpaths. The appraisal demonstrates that most visual receptors currently have their views contained by the mature vegetation along the settlement edge and adjacent to public rights of way. There are no views towards the site from within the High Weald National Landscape. The proposed development retains the mature landscape structure and its sense of enclosure. To further minimise visual effects, appropriate offsets and new native planting will be introduced, helping to maintain and enhance the site's wooded boundaries and reinforce its countryside setting. The design identifies opportunities to enhance visual connections to St Leonards Church at Turners Hill to the south, strengthening the site's identity and sense of place, whilst enhancing the sense of enclosure at Hurst Farm in the north.

New areas of open space will be integrated within the site and along its boundaries to preserve and complement the existing woodland, hedgerows, and trees. The proposals will provide a mature landscape framework for the new housing while supporting wildlife connectivity and habitats both within and beyond the site. The landscape strategy will incorporate nature-inspired play areas designed for users of all ages and abilities, offering a range of recreational benefits. The existing public right of way network will be retained and enhanced, providing a healthy and active landscape. The proposals will encourage residents to explore new open spaces and enjoy access to the wider countryside, fostering a connection with nature and promoting outdoor activity.

## Access and movement

### CONSIDERATION

The principle of development in this location has been established through the site allocation (DPA9) in the emerging Regulation 19 Mid Sussex District Plan. However, the proposal must demonstrate that it:

- Prioritises sustainable travel taking account of the vision for the site, the type of development and its location.
- Provides safe and appropriate access for all types of road users.
- Complies with relevant design standards.
- Does not result in severe or unacceptable traffic or road safety impacts.

Additionally, the proposal must accord with:

criteria (6) to (9) of Policy DPA9 in the District Plan, which require that the development:

6. Integrates with and enhances public rights of way.

7. Provides suitable pedestrian and cycle connections to Crawley Down.

8. Provide connectivity to site DPA10 (this will inherently happen through the build out of this proposal across the two sites)

9. Ensures appropriate access to Turners Hill Road

2. criteria (3) and (5) of Policy DPA10 in the District Plan, which require that the development:

3. Provide connectivity to site DPA9

4. Provide suitable vehicular, pedestrian and cycle access from Turners Hill Road

### RESPONSE

Vehicular access will be achieved through a new priority junction on Turners Hill Road, which will serve the application site ie. the DPA10: Hurst Farm allocation and the northern half of the DPA9 allocation. In addition, a network of pedestrian and cycle connections will be established both into and within the site, including a link to Huntsland and the permitted development to the south, which itself includes an onwards walking / cycling route to Worth Way, a predominantly off-road route connecting to Crawley Down, Three Bridges, and East Grinstead.

The planning application will deliver improvements to the bus stops outside Wychwood Place (in line with the permitted development at the site). The permitted development to the south will deliver further improvements to crossing facilities, bus stops and footways in Crawley Down and to the south of the village.

The proposal will fund an improvement to bus service 272 (providing new Saturday evening and Sunday services) for 2.5 years as well as a car club vehicle on site. The permitted development to the south will do the same (so they will collectively enable two car club vehicles and five years of improved bus services) and also fund an improved surface on Worth Way. These enhancements aim to promote walking, cycling, and public transport usage, leading to positive impacts on road safety, air quality, and the uptake of sustainable travel options.

The Transport Assessment that accompanies the planing application includes a detailed capacity analysis of the local highway network, demonstrating that the proposal will not result in a 'severe' traffic impact. This conclusion aligns broadly with the traffic modelling undertaken as part of the evidence base for the Mid Sussex District Plan.



## Built Heritage

### CONSIDERATION

The Study Site does not contain any designated or non-designated built heritage assets. Due to proximity to the Site, four Grade II listed buildings were assessed for any potential effects of the proposed development of the Site on their settings or significance: Heatherwood South and Heatherwood West (Formerly Oaklawn); East Cottage Farthings, Leigh Wood and Westlands – the latter built heritage asset is located just beyond the Site’s northern boundary line. The group of Non-Designated Built Heritage Assets at Huntslands were also assessed due to proximity to the southern part of the proposed development.

### RESPONSE

After analysis and assessment, it was concluded that there will be less than substantial harm at the low range of that scale to the designated and non-designated built heritage assets due to the proposed development. The low levels of harm assessed would be weighed against the public benefits of the proposal as per Paragraph 215 of the NPPF. There are considered to be no built heritage constraints that would preclude the suitability of the Site for residential development, associated infrastructure and access. All built heritage assets are situated outside the application site and are further separated by existing development or vegetative screening.

## Archaeology

### CONSIDERATIONS

There are no designated archaeological assets—such as World Heritage Sites, Scheduled Monuments, Historic Battlefield sites, or Historic Wreck sites—within the application site or its vicinity, and none would be impacted by the proposed development. Additionally, the application site is not located within an Archaeological Notification Area, as defined by West Sussex County Council.

A desk-based assessment indicates that the application site has an overall low to moderate archaeological potential for currently unidentified Iron Age and Roman remains, with a generally low potential for remains from other periods of human activity. The exception is a localised area in the southern extent of the application site, where there is a raised potential for Modern farm outbuilding remains identified on 19th-century mapping.

### RESPONSE

A staged programme of archaeological evaluation, with subsequent mitigation if necessary, is proposed to be secured through a planning condition. The initial phase will involve a geophysical survey, followed by trial-trench evaluation to characterise any surviving archaeological remains within the application site. This approach will facilitate further discussions with the planning authority regarding the need for and scope of any additional mitigation measures.

## Greenhouse Gases

### CONSIDERATION

All greenhouse gas (GHG) emissions contribute to climate change, and the proposed development has the potential to generate GHG emissions during both the construction and operational phases.

### RESPONSE

The proposed development will incorporate measures to minimise GHG emissions during operation. These include promoting active and sustainable modes of transport, integrating renewable technologies, and delivering new green infrastructure.

During the construction phase, measures will be implemented to reduce waste production and associated GHG emissions. Additionally, priority will be given to procuring materials with low embodied GHG emissions, where feasible and appropriate.

Details of these measures will be outlined in the planning application documentation, including the Transport Assessment, Travel Plan, and Sustainability and Energy Statement.



## Climate Change

### CONSIDERATION

The proposed development may be vulnerable to future climate variability, including changes to long-term average climatic norms, seasonal shifts, and an increased frequency or intensity of climate-related hazards.

### RESPONSE

The effects of climate change will be mitigated through careful consideration of the site layout and form, along with the integration of green and blue infrastructure, such as soft landscaping and sustainable drainage systems (SuDS). While the detailed design of the dwellings and care home will be addressed in future reserved matters applications, measures to mitigate risks of internal

overheating—such as prioritising passive ventilation—will be embedded in the design.

These considerations will be assessed and detailed within the planning application documentation, including a Sustainability and Energy Statement, Landscape Strategy, and Flood Risk Assessment and Drainage Statement.

Risks from climate hazards during the construction phase will be mitigated through the application of standard construction and health and safety practices, as outlined in a Construction Environmental Management Plan, which can be a condition of this outline application.

## Energy

### CONSIDERATION

All development will have an associated energy demand both during construction and operation. This has the potential to increase demand on national energy infrastructure.

### RESPONSE

A Sustainability and Energy Statement will be provided as part of the planning application documentation, including for an outline energy strategy. The energy strategy will set out the measures to be incorporated within the proposed development to ensure a positive response to both national and local planning policy relating to energy and associated GHG emissions.

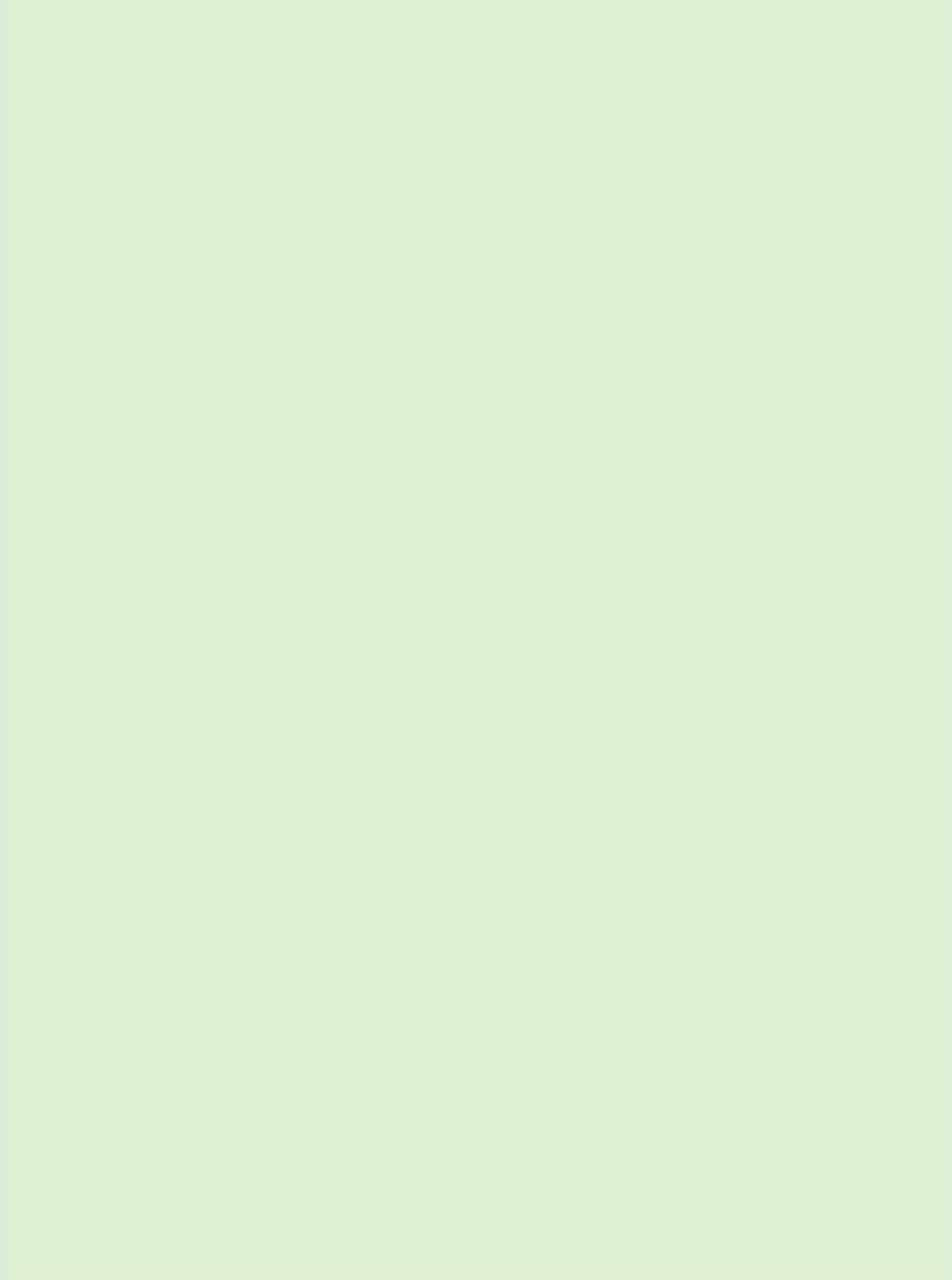
1. The energy strategy will adopt the nationally recognised energy hierarchy.
2. Reduce demand through increased energy efficiency.
3. Supply clean energy and deliver renewable energy.

Measures will be incorporated to ensure compliance with the most up-to-date iteration of Part L of the Building Regulations, including:

- Adoption of a ‘fabric first’ approach, to reduce energy demand as far as possible through the incorporation of highly efficient building fabric elements;
- Delivery of a masterplan layout that carefully considers plot orientation and the incorporation of green infrastructure to maximise passive means of space heating and cooling, where relevant; and
- Consideration of the incorporation of clean and renewable technologies, such as air source heat pumps (ASHPs) and photovoltaic (PV) panels, to ensure the delivery of an electric-only development.

Details of the measures to be incorporated within the design of the dwellings and care home, and the potential GHG emissions reductions that this may achieve, will be set out under future reserved matters applications.





CHAPTER 03  
INVOLVEMENT &  
EVALUATION



## INVOLVEMENT

*The consultation has prioritised engagement with stakeholders who previously identified vehicular access as a key concern, while also providing an opportunity for the wider public to participate through a dedicated consultation website*

### Aims of the Consultation

The key aims of the pre-application consultation have been:

- To inform the local residents of the updated proposals
- To consult the local residents throughout the process in an open and transparent manner and provide an opportunity to give their views and ask questions
- To provide the opportunity for local residents to contact the team for additional information through dedicated contact channels
- To engage with the local authority and with elected members
- To address points raised by stakeholders

### Public Consultation

Updated proposals for Land North of Huntsland and West of Turners Hill Road



Scan here to visit the Consultation Website



landnorthhuntsland.co.uk

The proposed updates include taking the main vehicular access from Hurst Farm - instead of Wychwood Place. Only pedestrian, cycle and emergency access would be provided via Wychwood Place.

Public Consultation is open until 3rd February 2026.

Contact Us

@ info@landnorthhuntsland.co.uk  
0203 026 3229

Wates

### MID SUSSEX DISTRICT COUNCIL MEETING

Following concerns raised by members about the access through Wychwood at the July 2025 Planning Committee, and notwithstanding the fact planning permission was granted, Wates explored how a revised scheme could address the issues identified.

Subsequently, in January 2026, Wates had discussions with MSDC about the updated scheme.

### WORTH PARISH COUNCIL

A representative of Wates held two meetings with Worth Parish Council. The first meeting, a site walkover at Hurst Farm on 14 January 2026, provided an opportunity to review and discuss the proposals in context. Key points raised included informing the local MP of the proposed amendments, exploring the potential for retirement bungalows as an alternative to a care home, clarifying the

long-term future of the site, and ensuring that residents of Wychwood Place are made aware of the proposed changes.

The second meeting was a presentation held at the Crawley Down Working Party meeting on 21 January 2026. The feedback during this meeting focussed on the capacity of key infrastructure – in particular the local power network, as it was raised that power cuts are frequent in Crawley Down.

### WARD MEMBERS

Ward members were approached to inform them of the updated proposals and the public consultation. A copy of the approach letter is provided as Appendix A of the SCI. The ward members both responded positively to the proposed changes. A site walkover of Hurst Farm is also being arranged with one of the ward members.

## PRESS RELEASE

A press release launching the public consultation on the updated proposals was shared with media outlets in January 2026. There was media coverage in both the Sussex Express and Insider Media.

- <https://www.insidermedia.com/news/south-east/feedback-sought-on-150-home-west-sussex-development-and-70-bed-retirement-home>
- <https://www.sussexexpress.co.uk/business/residents-invited-to-have-their-say-on-updated-proposals-for-150-homes-and-70-bed-retirement-home-in-crawley-down-5489848>

## LOCAL MP

The local MP, Mims Davies, was approached to inform her of the updated proposals and public consultation. A copy of the approach letter is provided as Appendix B of the SCI.

## WYCHWOOD PLACE RESIDENTS

Wates is in ongoing correspondence with the resident representative for Wychwood Place.

## STAKEHOLDER ENGAGEMENT

The Haven Centre and Crawley Down Gatwick FC were both approached to inform them of the updated proposals. Both are supportive of the changes and Wates are in ongoing correspondence with both groups.

## INVITATION LEAFLET TO ONLINE CONSULTATION

The project team produced a leaflet informing residents about the consultation and inviting them to give their feedback. It was distributed to 2,396 addresses surrounding the site.

## PRINTED MATERIALS AT THE HAVEN CENTRE

Posters raising awareness of the public consultation were on display in The Haven Centre- with a QR code to the website and information about the public consultation.

## DEDICATED PROJECT WEBSITE

A dedicated project website was set up to provide further details on the updated proposals- <https://landnorthofhuntsland.co.uk/>.

The website provided a detailed overview of the updated proposals and visitors to the website were able to access more information in relation to the updated proposals.

The website also contained contact information to reach the project team.

The website will be updated on submission of the planning application to Mid Sussex District Council, informing website visitors about the planning application and the next steps.

## DEDICATED PROJECT EMAIL ADDRESS

From January 2026, a dedicated project inbox ([info@landnorthofhuntsland.co.uk](mailto:info@landnorthofhuntsland.co.uk)) was available to receive feedback and questions from residents. It has received 2 unique enquiries.

## FEEDBACK FORMS

To provide an opportunity for residents to provide comprehensive feedback on the scheme, the team created a dedicated feedback form that was available online. They could also be sent to the project team via FREEPOST to Cratus Group. 100 feedback forms were received.

## CONCLUSION

The scope of consultation was proportionate, reflecting the fact that extensive engagement had already been undertaken in relation to the previous proposals, and that the current consultation relates to updates rather than a wholly new scheme.

The updated proposals, themselves, are the result of a genuine willingness to listen and respond to the views of local stakeholders and residents.

## EVOLUTION: STUDY AREA ILLUSTRATIVE MASTERPLAN

*The study area illustrative masterplan and development parameters have evolved in response to key stakeholder engagement and technical and environmental assessments.*

This chapter summarises key revisions and alterations made during the design phase, showing the proposals' progression and improvement.

### Masterplan Evolution One: Framework Plan, Winter 2023



An initial framework plan was prepared for submission to Mid Sussex District Council to support the draft allocation of the site. This plan was based on preliminary technical work undertaken by the consultant team. The exercise involved identifying the preliminary land available for development and providing an estimate of the number of homes that could be delivered in a policy-compliant housing mix to inform site representations.

- 01 50 bed care home
- 02 Community hub/doctor's surgery and sports changing rooms
- 03 4x sport pitches
- 04 Allotments
- 05 Development within field parcel three
- 06 Country Park located in field parcel seven
- 07 Retained Ancient Woodland with 15m buffer
- 08 Primary vehicular, pedestrian and cycle access points at Turners Hill Road

### Masterplan Evolution Two: Unconstrained Land Testing, Spring 2024



A comprehensive set of technical analyses was conducted to better understand the site's constraints, resulting in a revised area of unconstrained land. This process involved excluding development from field parcel three due to significant topographical changes and relocating development further south within field parcel two.

- 01 Removal of development parcel in field three due to topographical constraint and to retain views/ensure no adverse impact on setting of the National Landscape/ Turners Hill to the south
- 02 Extended the net developable area further south as a result of landscape advice
- 03 Removal of sports pitches in response to stakeholder engagement
- 04 Development area adjusted to accommodate a pipeline constraint
- 05 Development area adjusted to respond to further arboricultural work

## Masterplan Evolution Four: Pre-Application Illustrative Masterplan, Autumn 2024

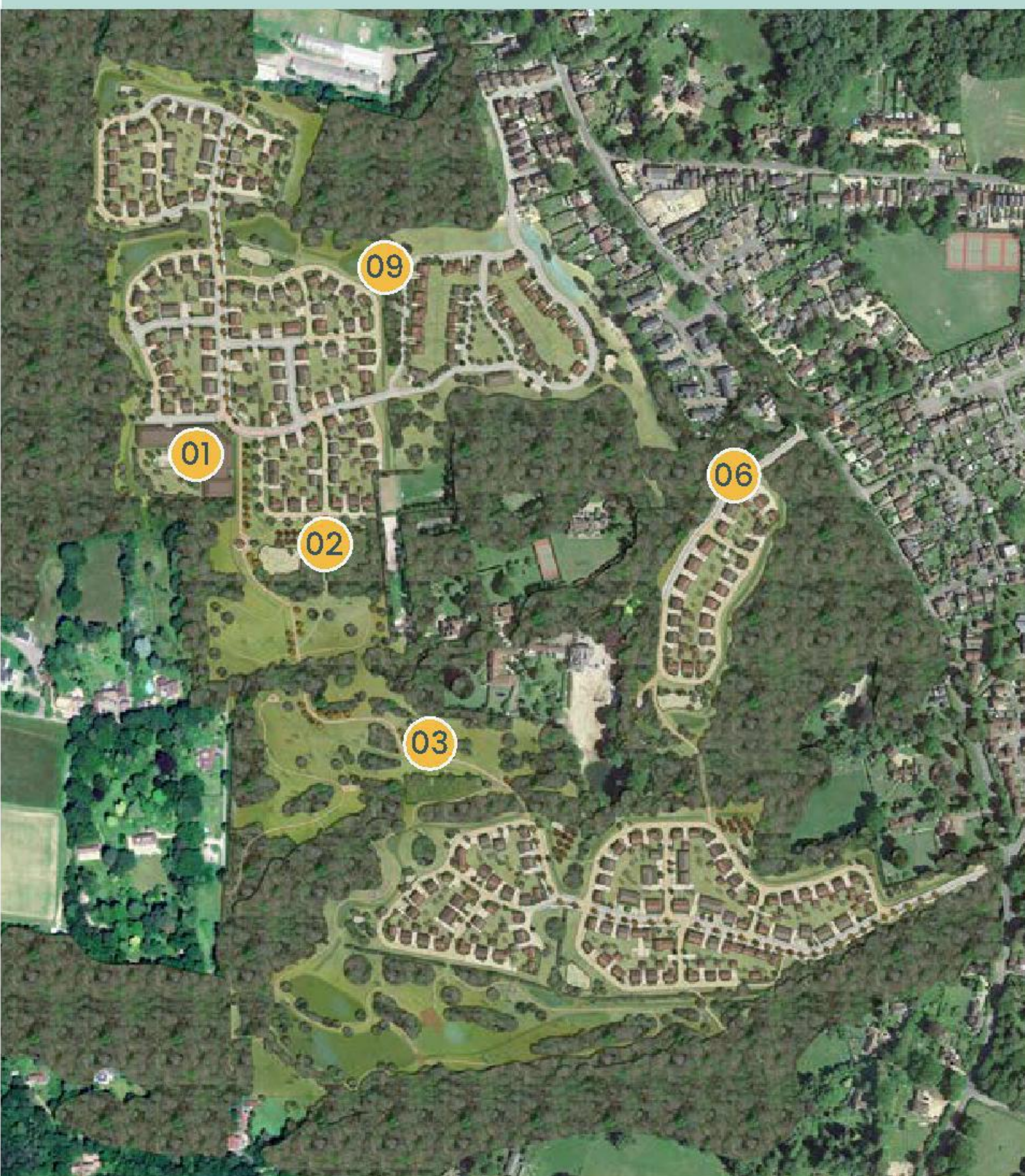


An illustrative masterplan was developed to demonstrate that 400 homes could be delivered with a character and density consistent with the local context. The scheme also explored how pedestrian permeability could be achieved between field parcels in line with the DPA9 policy requirements.

- 01 Introduction of a combined north-south pedestrian and cycle path that links the field parcels and facilitates connections to DPA10 to the north
- 02 Community hub relocated adjacent to the care home to co-locate facilities
- 03 An emergency, pedestrian, and cycle connection between fields five and six introduced
- 04 Allotments relocated to the central area of field two

## Masterplan Evolution Four: 350 Unit Consented Illustrative Masterplan, Winter 2024

Following further technical work and key stakeholder engagement, including detailed discussions at the pre-application meeting with the Council, the illustrative masterplan was further refined. The amendments include:



- 01 Increase care home capacity to up to 70 bed
- 02 Introduction of community orchards alongside the proposed allotments
- 03 Amendments to the 3m shared foot and cycle route, including formal tree planting along its length, to create a clear and legible route through the masterplan
- 04 Inclusion of St Leonards Lookout, a community gathering and viewing space featuring a bandstand, picnic area, children's play area, and community orchards. Following discussions with the Council, the community building was removed and replaced with a financial contribution.
- 05 Removal of the multi-use games area following discussions with the Parish, offset by a financial contribution towards improvements to the Haven Centre
- 06 'Play on the way' facilities introduced in response to discussion with Council officers
- 07 Widened green corridor with homes oriented to front the open space, enhancing natural surveillance and creating a welcoming green corridor with long-distance views to St Leonards Church
- 08 Removal of proposed planting in response to discussions with Council officers to create a stronger link between homes and the St Leonards Lookout space
- 09 Following discussions with the Council, an additional pedestrian connect into Wychwood was provided for additional permeability



## Masterplan Evolution Five: Further Masterplan Testing, Spring-Winter 2025



Residential within the extents of DPA10. Not to scale



Care home within the extents of DPA10. Not to scale

During the course of the determination of application DM/25/0016, 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.

During the latter half of 2025 the consultant team began to assess DPA10: Hurst Farm in relation to technical considerations. This presented an opportunity to revisit Fields 1 and 2 of DPA9 to ensure the land was being efficiently used, whilst still reflecting the character of the wider village.

The primary vehicular access into the site was relocated to Hurst Farm to address concerns raised by local residents. The access from Wychwood Place is proposed to be downgraded to an emergency, cycle, and pedestrian link. The relocation of the access from Wychwood Place to Turners Hill Road increased the housing capacity of the site. The two scenarios explored were 224 homes (top image) and 227 homes (bottom image).

The extents of development in Field 1 and Field 2 remains closely aligned with the approved DM/25/0016 application. However the housing mix and the selected housetypes have been changed to test an increased housing yield. This initial testing demonstrated that more units could still be delivered, in line with the Draft Submission of the Mid Sussex District Plan, whilst still being in-keeping with the overarching village character and density.

Two scenarios were tested:

- Residential in DPA10 or;
- Relocating the care home into DPA10.

The consultant and client team proceeded with the option of locating the care home within the extents of DPA10.

## Masterplan Evolution Six: Final Illustrative Masterplan, Winter-Spring 2026



The final illustrative masterplan demonstrates that a total of 230 homes, a care home (up to 70 beds) and a community gathering space can be delivered across fields 1, 2 and 8 at circa 35 dwellings per hectare at a mix that is aligned with the S106 requirements outlined in the approved application DM/25/0016.

The care home has been positioned within DPA10 due to the enclosed and intimate character of the site and to create a more scenic outlook for residents' of the care home. Its positioning close to the access point of the site avoids the need for employees/visitors of the care home to travel through the site to reach the destination. The former care site location now includes homes set out in a perimeter block structure to help promote natural surveillance.

- Application site
  - 01 Vehicular/pedestrian and cycle access point relocated to Hurst Farm (Field 8)
  - 02 70 bed care home relocated to Hurst Farm (Field 8)
  - 03 Homes located in former care home area
  - 04 Alignment of road amended to accommodate home in care home area
  - 05 Shared private drive amended to accommodate additional unit(s)  
Former primary access narrowed to form emergency, pedestrian and cycle link to Wychwood Place
  - 06
  - 07 Removal of shared surface street to create a single development block
  - 08 Allotments increased in size
- NOTE: Development extents largely remains the same as per the 150 unit scheme other than the areas highlighted on this plan

















## STUDY AREA: LEGIBILITY DIAGRAM

*The diagram on the opposite page directly addresses the Council's Urban Design Officer's comments concerning legibility and wayfinding raised during the pre-application meeting for the now consented DPA9 allocation for 350 units.*

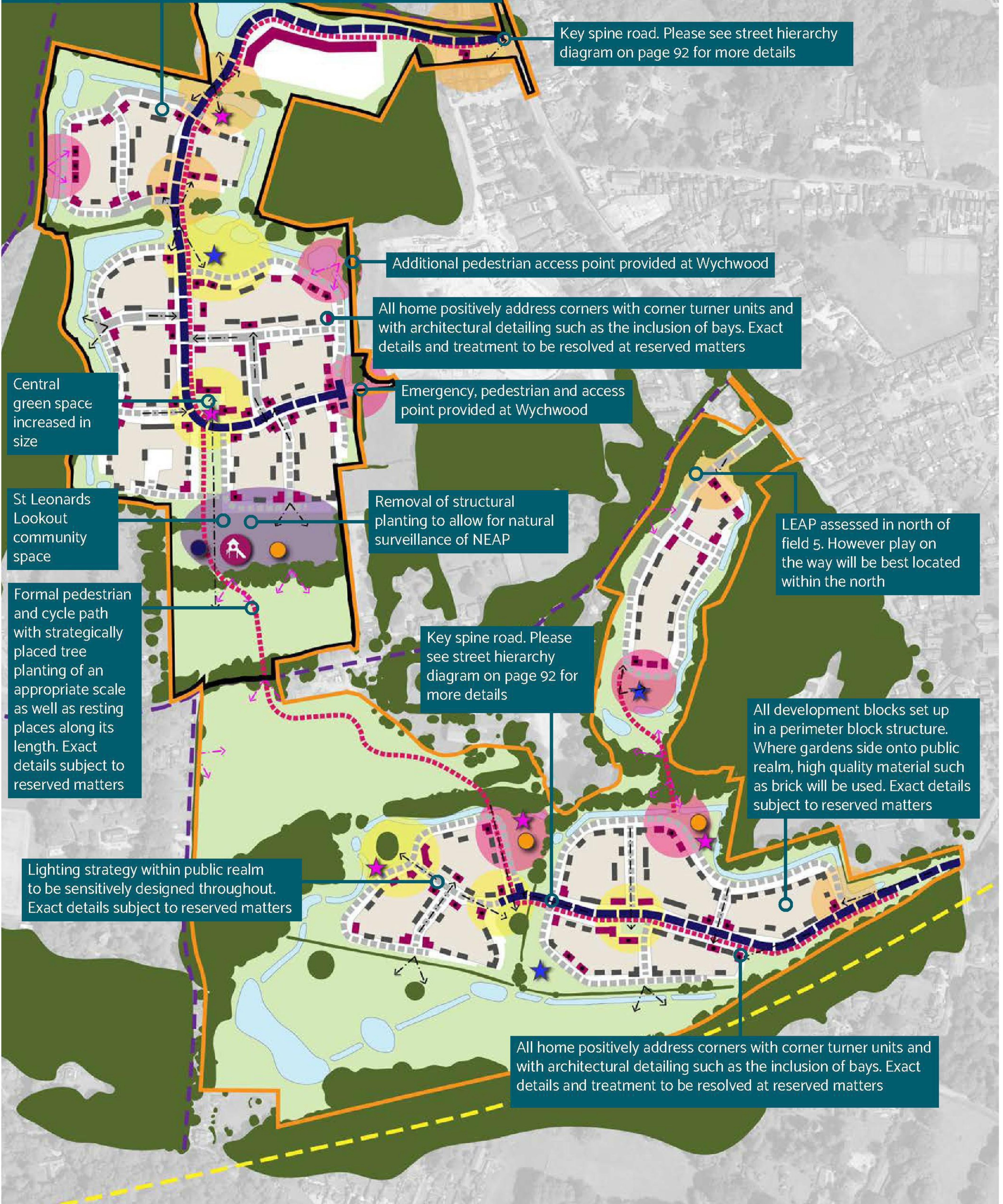
The diagram has been updated to include the DPA10 proposals. It highlights key urban design principles as part of a comprehensive placemaking approach, ensuring the masterplan is legible to both residents and visitors.

The legibility diagram serves as a guide for the development of the final illustrative masterplan, character areas, and landscape strategy. The diagram outlines various principles, including gateways, key views, landmarks, vista stoppers, glimpses, building orientation, building frontages, key buildings, setbacks, corner treatments, and public realm design.

Further details, such as indicative architectural treatment, materials, and colour palettes are explored in the character areas chapter of this document and will be explored further during the reserved matters application stage through additional studies.

-  Study area
-  Application site
-  Key gateway spaces
-  Key pedestrian gateway spaces
-  Key spaces
-  St Leonards Lookout community space
-  Landmark buildings
-  Primary frontage
-  Secondary frontage
-  LAP
-  LEAP
-  NEAP
-  Allotments, community orchards and/or community gardens
-  Community heart including gathering space/band stand area and St Leonards lookout
-  Key views
-  Glimpsed views

Sensitive use of materials used throughout and will reflect local character. Please see residential street character on pages 102-111 for more details.



Key spine road. Please see street hierarchy diagram on page 92 for more details

Additional pedestrian access point provided at Wychwood

All home positively address corners with corner turner units and with architectural detailing such as the inclusion of bays. Exact details and treatment to be resolved at reserved matters

Emergency, pedestrian and access point provided at Wychwood

Central green space increased in size

St Leonards Lookout community space

Removal of structural planting to allow for natural surveillance of NEAP

LEAP assessed in north of field 5. However play on the way will be best located within the north

Formal pedestrian and cycle path with strategically placed tree planting of an appropriate scale as well as resting places along its length. Exact details subject to reserved matters

Key spine road. Please see street hierarchy diagram on page 92 for more details

All development blocks set up in a perimeter block structure. Where gardens side onto public realm, high quality material such as brick will be used. Exact details subject to reserved matters

Lighting strategy within public realm to be sensitively designed throughout. Exact details subject to reserved matters

All home positively address corners with corner turner units and with architectural detailing such as the inclusion of bays. Exact details and treatment to be resolved at reserved matters

Study area legibility diagram. Not to scale. Aerial photograph: © Google Earth

