

CALDYNE PARK

Land at Caldyne Park,  
Turners Hill Rd,  
West Sussex  
RH10 4NB

CALDYNE PARK

**PROPOSAL FOR A NEW DWELLING OF EXCEPTIONAL  
QUALITY UNDER THE AUSPICES OF PARAGRAPHS  
84(e) and 139 OF THE NPPF 2023**



# CALDYNE PARK

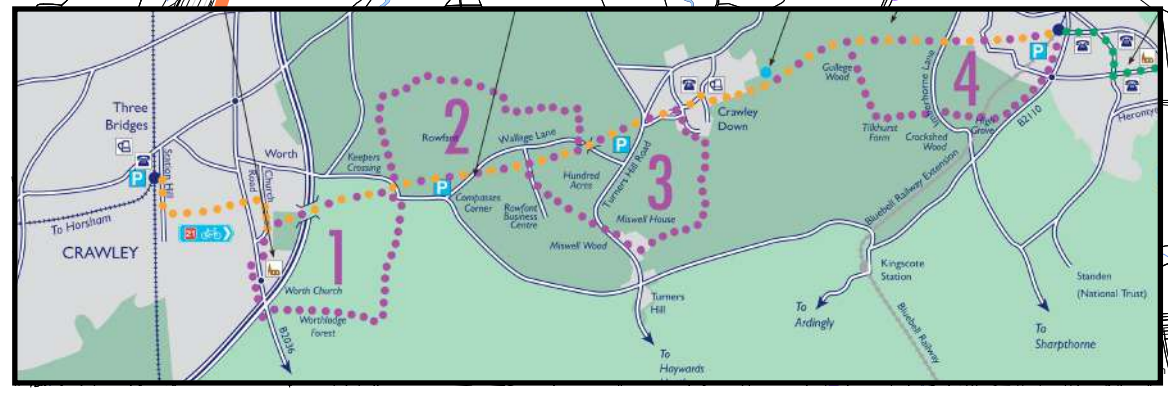
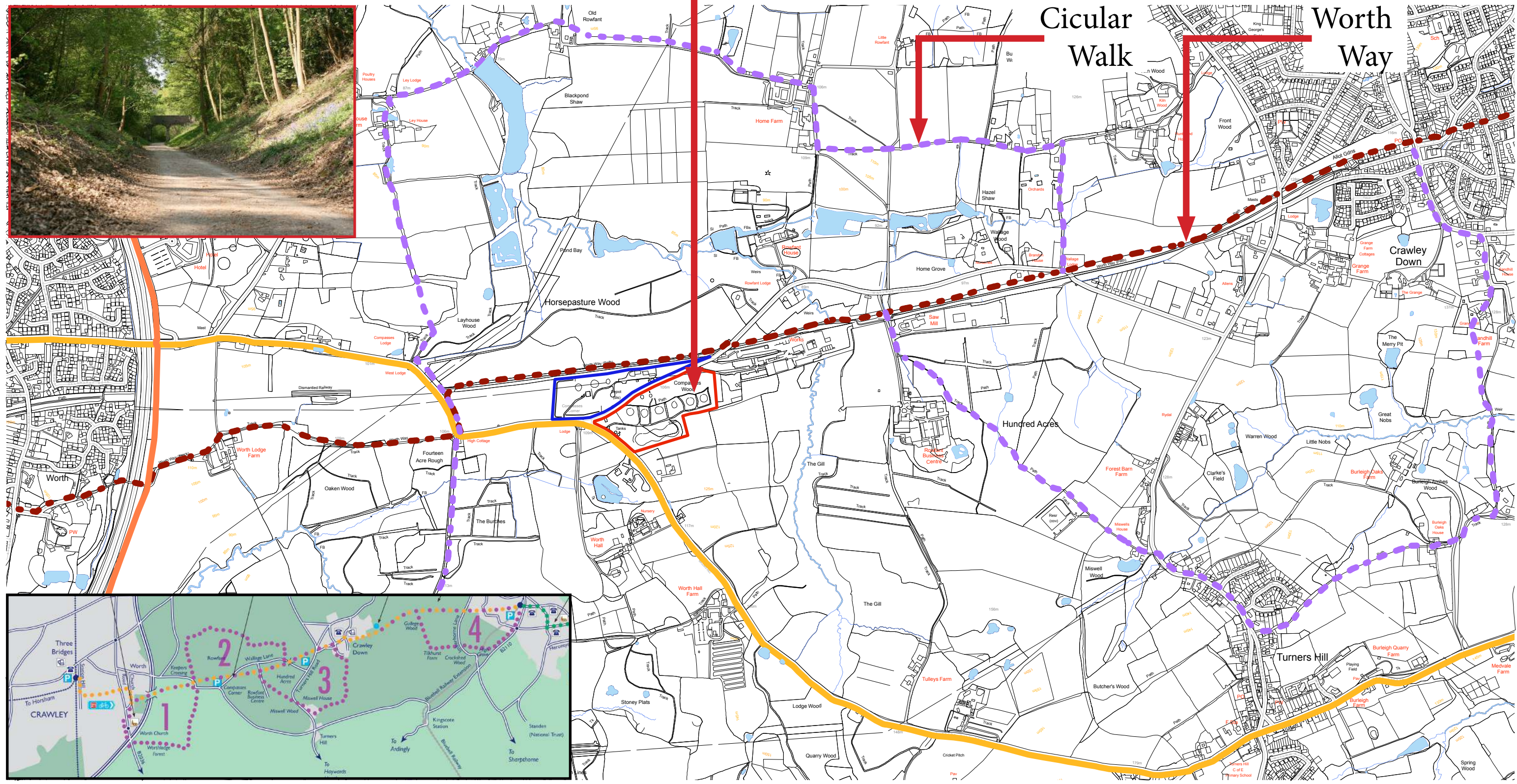
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## PART ONE WIDER LANDSCAPE CONTEXT Worth Way and High Weald



# Wider Landscape Context

Worth Way  
Caldyne Park



Application Area  
Land in same ownership

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## Brief History

The site is an irregularly shaped parcel of land located on the southern side of Wallage Lane. The main vehicular entrance to the site is provided from Turners Hill Road to the west. The junction of these two roads is to the west of the site. There is also another entrance off Wallage Lane.

The subject site has historically been used by the Ministry of Defence (MOD) as a fuel storage depot. This use has since ceased. At this time, the site was served by a railway station which saw an increase in freight traffic for the movement of fuel. Uncertainty remains over whether fuel came in/out of the site via HGVs and/or freight. The railway station was decommissioned in 1967 and so for the purposes of this report we consider any trip generation as new to the highway network. In 1999 the subject site was purchased by the applicant from the MOD. Prior to the purchase of the site by the applicant the MOD had de-commissioned the site including the removal of fuel storage tanks - See Photos on pages 15 and 16.

Due to the history of the site being in MOD ownership (formerly the Air Ministry) since the 1930's, the planning history of the site during this time is limited. Being within MOD ownership the site benefitted from Crown immunity and this may explain the apparent lack of planning history records for the site between the 1930's and 1999. There is one planning history record relating to the site for an application for a Certificate of Lawfulness to establish the use of the land for storage and distribution (Class B8). The application was made in September 2005 and subsequently refused by the Council.

## Worth Way and Circular Walks

The Worth Way is a 7-mile (11 km) footpath and bridleway linking the West Sussex towns of Crawley and East Grinstead via the village of Crawley Down. Mostly following the trackbed of a disused railway the path is an important wildlife corridor. It is part of the National Cycle Network.

The Worth Way follows for much of its route part of the course of a dismantled railway - the Three Bridges to Tunbridge Wells Central Line - which opened in 1855 and closed in 1967 as a result of the programme of closures put forward by East Grinstead resident and British Transport Commission Chairman, Richard Beeching. By 1977 West Sussex County Council had purchased almost four miles (6.4 km) of the line, mostly in the parish of Worth. On 10 July 1979 much of the route was officially reopened as footpath and bridleway.

The reopening came, however, too late for two sections of the route which had already been lost to development by 1979. Firstly, a small commercial and residential development was built over the site of the former Grange Road railway station in Crawley Down and the trackbed leading eastwards from there has been built on. To avoid this, for a distance of approximately 1,000m, the Worth Way travels over local roads within a housing estate from just east of B2028 Turners Hill Road to Cobb Close where it rejoins the former railway bed alignment. Secondly, at Compasses Corner (formerly Compasses Crossing level crossing) on Wallage Lane the trackbed as far as the M23 has been reused as a landfill site, the original railway alignment being marked by a line of trees. Here the Worth Way continues along Turners Hill Road for 150 m before turning off to join a bridleway which passes through a farm to reach a bridge over the M23 which leads into the urban sprawl of Worth, now a suburb of Crawley, following local roads to rejoin the railway alignment near Church Road.

A final minor diversion occurs near Rowfant railway station (still standing) where the former goods yard is in industrial use and the route briefly diverts to the road.

In summer 1999 the trail was resurfaced using a combination of natural materials to enable it to become part of the Sustrans National Cycle Network.

Both the Worth Way and the Forest Way, together with a third disused railway footpath - the Cuckoo Trail, form part of Route 21 of the National Cycle Network linking London, Reigate and Gatwick Airport with East Grinstead, Heathfield and Eastbourne.

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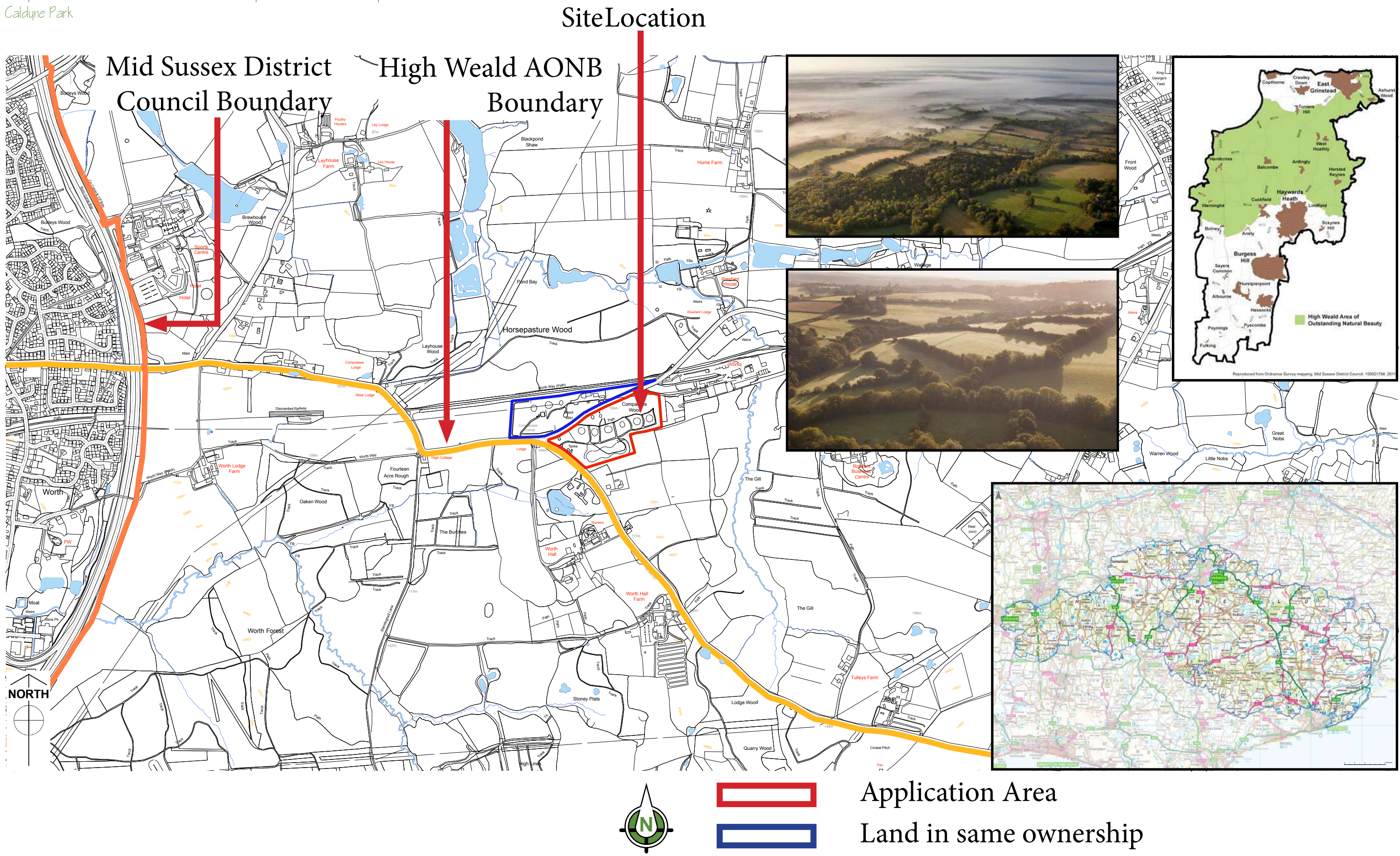
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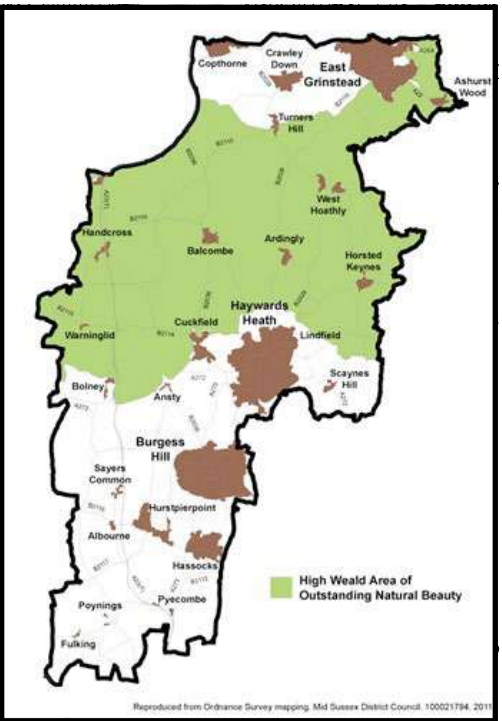
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# Wider Landscape Context

High Weald Area of Outstanding Natural Beauty  
Caldyne Park



SiteLocation



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## High Weald Area of Outstanding Natural Beauty

Area's of Outstanding Natural Beauty (AONB), National Parks and Heritage Coasts are collectively known as 'protected landscapes'. They are unique national assets and are irreplaceable. They belong to the wider family of protected landscapes throughout Europe - and indeed the world - which are protected not just for the present, but also for future generations.

- In contrast to National Parks, AONBs are:
- largely managed by local authority advisory committees (National parks have a special authority of their own);
  - are gentle rather than dramatic landscapes;
  - are mostly located in lowland areas;
  - are not bound to offer public recreational opportunities as part of their designation.

The High Weald was designated as an Area of Outstanding Natural Beauty in 1983. It is one of 50 AONBs within England and Wales.

The essential character of the High Weald Area of Outstanding Natural Beauty (AONB) was established by the 14th century and the area is therefore considered to be one of the best surviving, coherent medieval landscapes in Northern Europe.

- The five key components of its Defining Landscape characteristics are:
1. **Geology, Landform, Water Systems and Climate** - A faulted landform of clays and sandstones with outcrops of fissured sandrock and ridges running east-west, deeply incised and intersected with numerous gill streams forming the headwaters of rivers. A high density of extraction pits, quarries and ponds.
  2. **Settlement** - A very high density of dispersed historic settlements of farmsteads and hamlets with late medieval villages founded on trade and non-agricultural rural industries. A dominance of traditional timber-framed buildings with steep roofs often hipped or half-hipped and an extraordinarily high survival rate of farm buildings dating from the 17th century or earlier.
  3. **Routeways** - Ancient routeways in the form of ridge-top roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees, wildflower-rich verges and boundary banks.
  4. **Woodland** - A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws, generally in small holdings with extensive archaeology and evidence of long term management.
  5. **Field and Heath** - Small, irregularly-shaped and productive fields bounded by hedgerows and small woodlands predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing. Distinctive zones of heaths and inned river valleys.

These fundamental characteristics of the High Weald AONB are enriched by locally distinctive and nationally important details. These include castles, abbeys, historic parks and gardens, hop gardens and orchards, oast houses and parish churches, veteran trees and local populations of key threatened species.

**PART TWO**  
**WIDER LANDSCAPE CONTEXT**  
Defining Landscape Characteristics



# Wider Landscape Context

Defining Landscape Characteristics  
Settlements, Routeways, Woodland, Field and Heath

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## Settlements

A very high density of dispersed historic settlements of farmsteads and hamlets with late medieval villages founded on trade and non-agricultural rural industries. A dominance of traditional timber-framed buildings with steep roofs often hipped or half-hipped and an extraordinarily high survival rate of farm buildings dating from the 17th century or earlier



## Routeways

Ancient routeways in the form of ridge-top roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees, wildflower-rich verges and boundary banks



## Woodland

A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws, generally in small holdings with extensive archaeology and evidence of long term management.



## Field and Heath

Small, irregularly-shaped and productive fields bounded by hedgerows and small woodlands predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing. Distinctive zones of heaths and inned river valleys

THE LANDSCAPE SETTING AROUND THE SITE IS PREDOMINANTLY WOODLAND INTERSPERSED WITH GENTLY UNDULATING MEDIUM TO LARGE SCALE AGRICULTURAL COUNTRYSIDE.



Application Area



# Wider Landscape Context

Defining Landscape Characteristics  
Woodland, Field and Heath



Application Area

# CALDYNE PARK

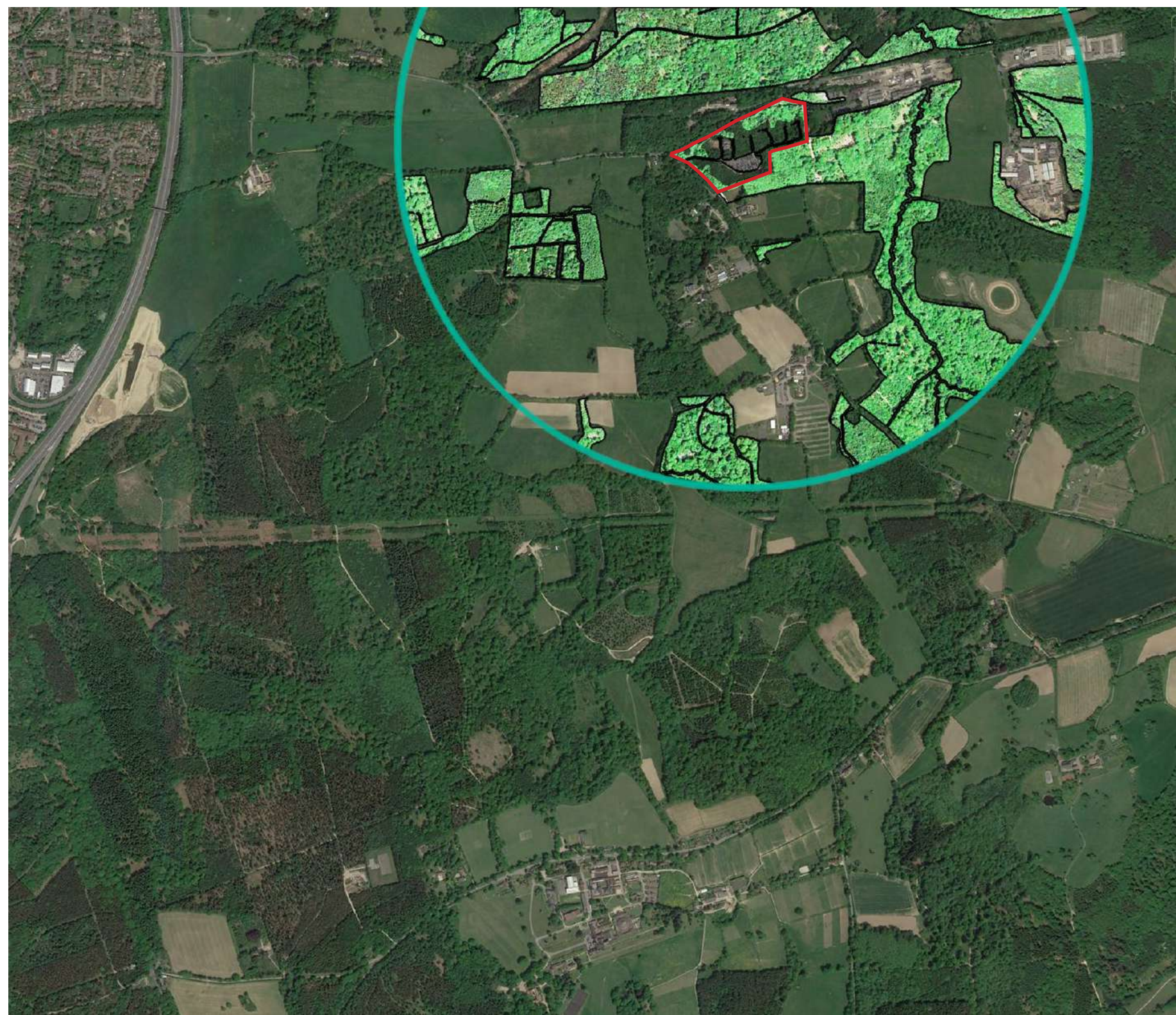
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# Wider Landscape Context

Defining Landscape Characteristics  
Ancient Woodland



## Ancient Woodland

Ancient woodland is described by Natural England and Annex 2 of the National Plannign Policy Framework as any wooded area that has been wooded **CONTINUOUSLY** since at least 1600 AD.

It includes:

- ‘ancient semi-natural woodland’ mainly made up of trees and shrubs native to the site, usually arising from natural regeneration
- ‘plantations on ancient woodland sites’ areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, usually of species not native to the site

### Ancient Woodland Soils

The real value of ancient woodland is what’s hidden beneath the leaf litter. Ancient woodland soils are unique, rich in nutrients and still have the original layers laid down by centuries of falling leaves. They’ve developed without disturbance from ploughing or chemicals and are alive with fungi, insects, microbes and worms.

Over time, the creatures and microscopic life forms living in these soils have developed close-knit communities and relationships that we are only just beginning to discover and understand. Woodland floor plants have also evolved alongside these communities, often coming to depend upon them for survival. Some orchids, for instance, rely on certain kinds of fungi for nutrients, and in some cases their seeds won’t germinate without their presence.

### De-Categorised as Ancient Woodland

The site was de-categorised as ancient woodland in September 2020 and due to Contamination and the permanenet structures still in existence that will be examined in Part 5 of this subission it is considered as Brownfield land or Previously Developed Land.

Application Area  
Ancient Woodland

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**PART THREE**  
**WIDER LANDSCAPE CONTEXT**  
Defining Architectural Characteristics



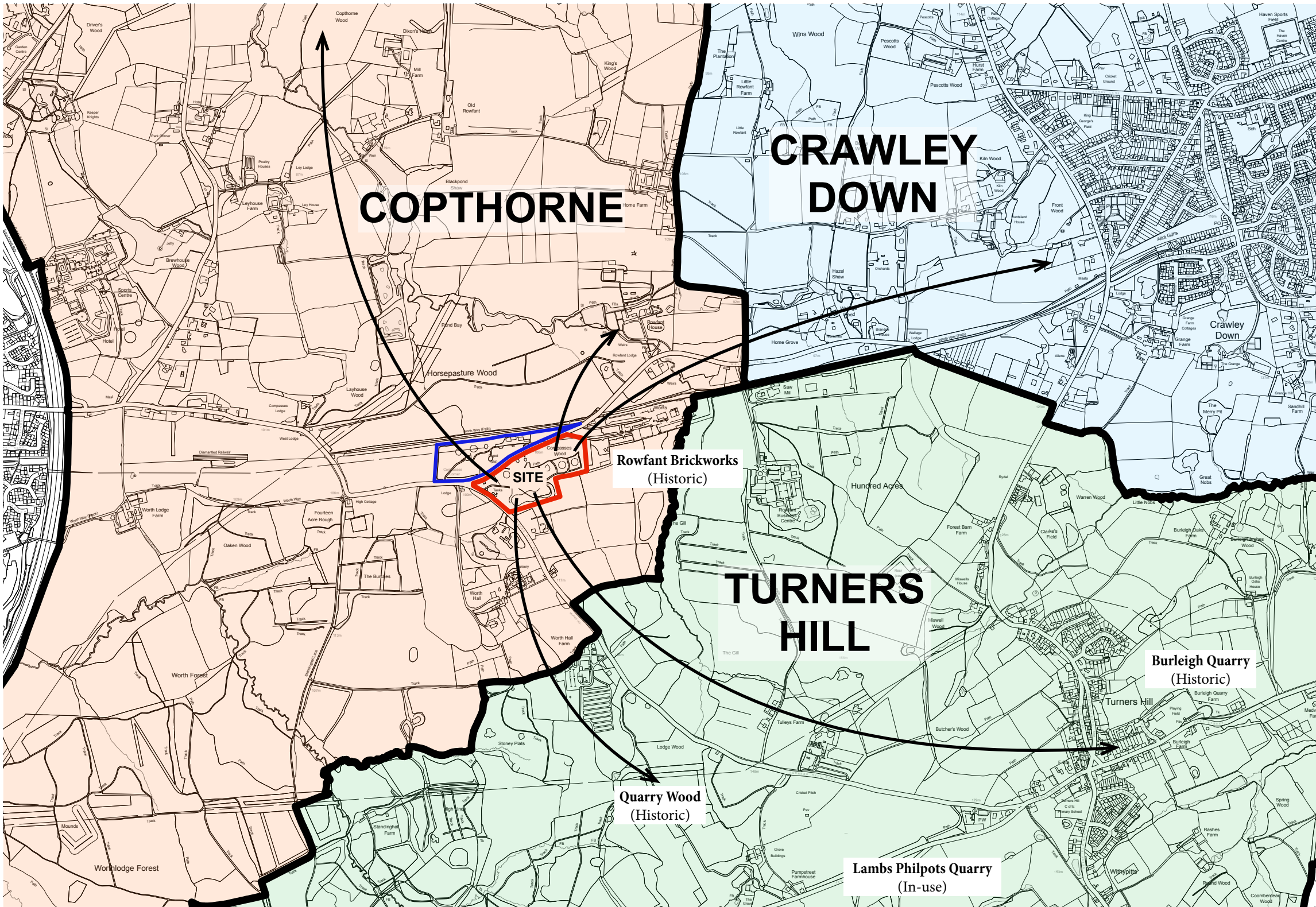
# Wider Landscape Context

Defining Architectural Characteristics

The Immediate Setting

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The site is surrounded by three key built-up areas that define the architectural characteristics of the Local Area, which includes, Turners Hill, Crawley Down and Copthorne. Additionally, there is a rich history of local brickworks, quarries and sawmills which supported the construction of local buildings. Currently only quarries remain, with the lambs Phillpots Quarry located within 5 miles of the site.

## Turners Hill

Turners Hill is a small village in the north of the County of West Sussex. It stands at one of the highest points, about 600 feet above sea level, on a steep ridge of the Sussex Weald between the North and South Downs. The village is centred on a small village green which is at the junction of two historically important routes, now the B2110 running east to west, and the B2028 running north to south. The older part of the village is now a Conservation Area with buildings dating back to 17th and 18th centuries, a number of which are listed. The village is also located within the High Weald Area of Outstanding Natural Beauty and has one SSSI site within the village (Site of Special Scientific Interest) and that is the quarry, previously a farm, next to Ryders on Church Road.

There is a mix of house types and styles, some dating from the 17th and 18th centuries, and some of the buildings are listed. Despite the intrusive effects of heavy traffic, the older parts of the village have retained their character and attractive appearance.

‘The following features in particular contribute to the character of the Conservation Area:

- The varied mix of building styles and ages;
- The attractive grouping of buildings around the village green and along Lion Lane;
- The green plus other smaller grassed areas and verges, including in Lion Lane;
- The elevated position of several houses in Lion Lane, with their raised front gardens;
- Attractive street furniture and signs;
- **Several attractive stone walls and a natural sandstone bank in Church Road;**
- Important tree groups;
- **The New Stone Cottages in East Street.’**

‘The ‘**New Stone Cottages East Street**’ built in 1919 by Lord Cowdray and designed by Sir Aston Webb. This row of cottages consists of five pairs built with **STONE LOWER** and **TIMBERED UPPER PARTS** giving them a Tudor appearance. They are sometimes mistakenly described as Alms Houses. The 42 foot high chimneys are a special feature. These properties are now listed and their overall appearance needs to be maintained.’



## Copthorne & Crawley Down

Copthorne Village and Crawley Down Village are both within Worth Parish Council, which borders Turners Hill Parish. The site falls within the southern area of the worth parish. The site falls within a character area defined by the Copthorne Neighbourhood Plan as Agriculture Belt (CA2). This is defined as ‘historic farmsteads which are scattered across an agricultural and wooded landscape. There is a sense of tranquillity due to the limited road network and sparse development. The irregular agricultural fields are defined by well maintained hedgerows interspersed with prominent specimen trees. Most of the land and development contains remnants of the historic estate associated with Rowfant House. A number of millponds that have been formed alongside minor watercourses flowing through the area’.

The Copthorne Neighbourhood Plan defines the architectures ‘character in part to the use of traditional building materials. The use of non-traditional materials has the ability to detract from this character’.

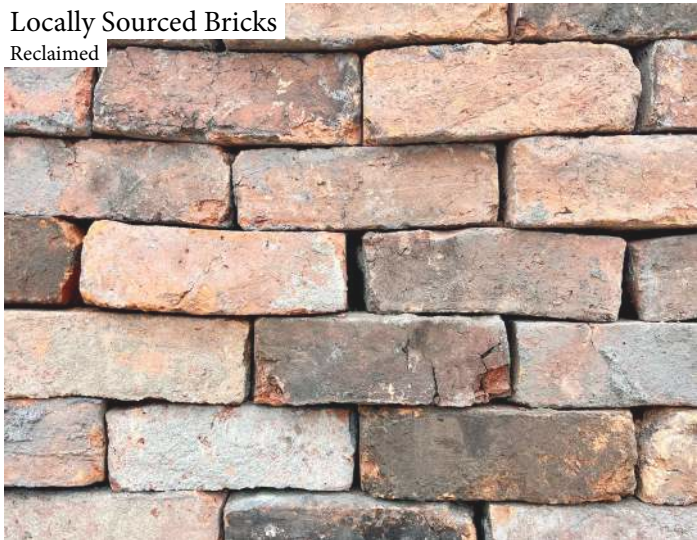
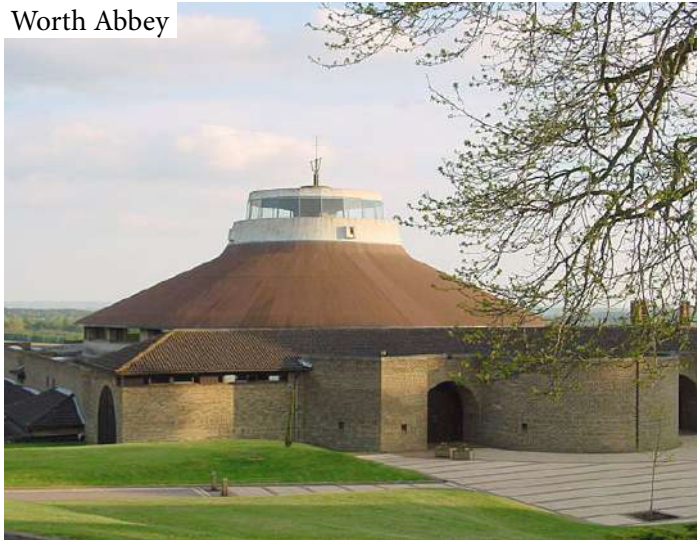


Rowfant House is within 0.5miles of the site and offers an example of the defining characteristics of the immediate setting, which is the use of locally available materials. During the evolution of this grade II\* building its has applied various materials such as locally sourced stone (for example Horsham stone slates) timber and red bricks.



# Wider Landscape Context

Defining Architectural Characteristics  
Key Elements



THE SURROUNDING ARCHITECTURAL CHARACTERISTICS ARE DEFINED BY THE USE OF LOCALLY SOURCED AND AVAILABLE MATERIALS - PRIMARILY STONE, BRICK AND TIMBER.

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## Local Material Manufactures (Within 15 Miles of the Site)

### Quarry:

Lambs Philpots Quarry  
Philpots Lane,  
West Hoathly,  
East Grinstead,  
RH19 4PS  
<http://www.lambsnaturalstone.com/>

Horsham Stone & Reclamation  
Lower Broadbridge Farm,  
Broadbridge Heath,  
West Sussex,  
RH12 3LR  
<https://www.horshamstone.co.uk/>



### Brickworks:

Ibstock  
Rowfant Business Centre 52,  
Crawley,  
RH10 4NQ  
<https://www.ibstockbrick.co.uk/kevington/>

Wienerberger Ltd  
Lower Broadbridge Farm,  
Broadbridge Heath,  
West Sussex,  
RH12 3LR  
<https://www.wienerberger.co.uk>

Surrey Reclaimed Brickworks  
28c The Plantation West Park Road,  
Lingfield,  
Surrey,  
RH7 6HT  
[www.surreyreclaimedbrickwork.co.uk](http://www.surreyreclaimedbrickwork.co.uk)



### Timber:

Willows Sawmill  
Millwood Lane,  
Maresfield,  
Uckfield,  
TN22 3AS  
[www.surreyreclaimedbrickwork.co.uk](http://www.surreyreclaimedbrickwork.co.uk)

Honeysuckle Bottom Sawmill  
Honeysuckle Bottom,  
Green Dene,  
East Horsley,  
KT24 5TD



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