

From: John Barkley <jbarkley@eearchitecture.com>
Sent: 06 March 2026 14:59:31 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Adamantios Xanthoudidis" <Axanthoudidis@eearchitecture.com>
Subject: RE: DM/25/2995 - Steton Works Turners Hill Road Crawley Down
Attachments: 7504A - PL 02D - Block Plan.pdf, 7504A - PL 03D - Proposed Site Plan.pdf, 7504A - PL 04C - Proposed Housetype 3B5P Plots 6 and 7.pdf, 7504A - PL 08 - Proposed Estate Plan.pdf, 7504A Document Transmittal.pdf, 7504A-D05_1C Design Access Heritage Statement & Planning Statement.pdf

Dear Joanne,

I hope you're well. Thank you for your recent email and for the consultation responses received in respect of the above application.

Further to your comments, please find enclosed the additional information addressing both the Drainage and Conservation Officer comments, along with the revised drawings.

Drainage – Ownership and Management of Storage Tank

Please find attached an updated Estate Plan clearly identifying the ownership arrangements. The attenuation/storage tank will be located within land to be owned and maintained by the Management Company, which also serves the wider development. Responsibility for maintenance and ongoing management will rest with the Management Company in accordance with the approved drainage strategy.

We trust that the attached Estate Plan, marking up the relevant ownership extents, addresses the drainage queries raised.

Response to Conservation Officer Comments (10 February 2026)

We have carefully reviewed the Conservation Officer's comments and respond as follows:

Replacements to Proposed External Materials

- Fibre cement weatherboarding has been replaced with timber cladding.
- uPVC windows have been replaced with timber windows.
- Composite doors have been replaced with timber doors.
- These amendments provide a more sympathetic and traditionally appropriate material palette, better reflecting the rural character of the setting and the relationship with Chelsea Cottage.

Boundary Treatment and Landscaping

In addition to the proposed 2m brick wall along the boundary with Chelsea Cottage, pleached trees are now proposed along the southern brick wall to provide enhanced screening between Plots 6 and 7 and Chelsea Cottage. These will create a layered green backdrop above the wall, softening views between the new dwellings and the listed building and improving the setting when viewed from Turners Hill Road. A revised site plan illustrating the proposed pleached trees is submitted accordingly.

We trust that the above revisions and clarifications address the matters raised by both consultees. Should any further information be required, please do not hesitate to contact us.

Kind regards,
John

John Barkley

Associate, BSc MA (Hons) MArch ARB

T 01903 248777



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Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 25 February 2026 14:20

To: John Barkley <jbarkley@eearchitecture.com>

Cc: Adamantios Xanthoudidis <Axanthoudidis@eearchitecture.com>

Subject: RE: DM/25/2995 - Steton Works Turners Hill Road Crawley Down

Dear John,

I refer to your email yesterday and note that you will be submitting further information to address the Council's Drainage and Conservation Officer consultations.

To have full and fair consideration of the additional information please be aware that a further extension of time will need to be agreed. Once I have received this information I will be in contact with regards to a revised determination date based on the additional information.

In terms of your query in respect of the drainage comments, I would suggest that written confirmation in respect of the storage tank on whether this is private land (owned by who) or within the ownership of a management company for the whole development, and how this is to be controlled should be sufficient. An estate plan marking up such details of ownership would also assist.

I look forward to receiving further information from you.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
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From: John Barkley <jbarkley@eearchitecture.com>

Sent: 24 February 2026 10:18

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Cc: Adamantios Xanthoudidis <Axanthoudidis@eearchitecture.com>

Subject: RE: DM/25/2995 - Steton Works Turners Hill Road Crawley Down

Dear Joanne,

Thank you for providing comments from the drainage team. We're in the process of preparing the required information in response to your drainage queries. The Client has suggested that what is needed is a proposed estate plan showing the area of estate that will be transferred to the management company – will this assist in answering your query?

We're also making a number of substitutions to proposed materials on the elevations (in addition to adding pleached tree screening along the southern brick wall), which respond positively to the comments made from the Conservation officer.

We'll provide the revised information in the next 7 days, provided this suits your timescales. Please give me a call if you'd like to discuss anything further,

Kind regards,
John

John Barkley
Associate, BSc MA (Hons) MArch ARB

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 20 February 2026 09:45

To: John Barkley <jbarkley@eearchitecture.com>

Subject: DM/25/2995 - Steton Works Turners Hill Road Crawley Down

Dear John,

I refer to the above application currently under consideration.

Please find attached the comments from the Councils Flood Risk and Drainage Team following receipt of the additional information. In this they are requesting confirmation that the proposed storage tank is located within an area of shared ownership is required at this stage of planning.

I would be grateful if a response can be provided in respect of this so that they can provide their full comments.

I look forward to hearing from you in respect of this.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Planning Services

Tel: 01444 477330

joanne.fisher@midsussex.gov.uk



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