

# Planning, Design and Access Statement prepared on behalf:

**Tiltwood Homes Limited**

**In respect of:**

**The erection of 2 x 4 bed dwellings with associated access, landscaping and parking on land to the rear of:**

**Greensleaves, Tiltwood, Hophurst Lane,  
Crawley Down, West Sussex  
RH10 4LL**



**October 2025**

# 1.0 INTRODUCTION

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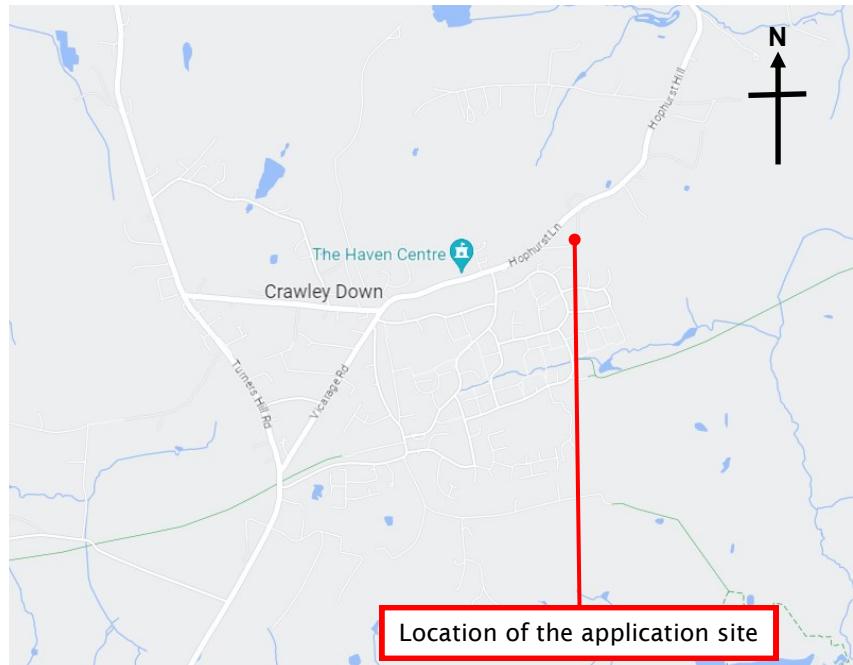
Checked by:

Julian Sharpe  
BSc (Hons) Dip TP MRTPI  
Associate Partner

- 1.1 White & Sons have been instructed by Tiltwood Homes Limited to prepare a Planning, Design and Access Statement in support of a full application regarding the erection of a 2 x 4 bed dwelling with associated access, landscaping and parking on land to the rear of Greensleeves, Tiltwood, Hophurst Lane, Crawley Down RH10 4LL.
- 1.2 This 'Planning, Design and Access Statement' is submitted in support of the application and should be read in association with the planning application drawings and other supporting documents.
- 1.3 This Statement sets out the background to the application and the need for the development, before summarising the local planning history alongside an assessment of the relevant planning policies. It then analyses the proposals against that background before concluding how the development would meet those policies and other material considerations.
- 1.4 It will be demonstrated that the principle of residential development conforms to both national and local level policies. In particular, the development will meet the requirements for housing through policy DP6 which recognises that small scale developments on the fringes of existing settlements can help meet a need for housing in the District, as has been the case on other localised plots. It will be suggested that the location of the site, like other neighbouring developed plots, falls within the remit of this policy. It will also be demonstrated that the proposed design and layout will respect the eclectic mix of designs already observed locally and so would not undermine the character and appearance of the area. Consideration will be given to the amenities of future or existing neighbouring residents. The application follows outline consent for two dwellings on the plot behind Greensleeves considered under ref: DM/24/0036.
- 1.5 It will be shown that the site's accessibility to public transport and services available locally are key considerations that firmly weigh in support of the development. Planning Policy is clear that developments such as these in fringe locations can help to sustainably meet housing need.
- 1.6 It will be demonstrated that the proposal will be fully compliant with the National Planning Policy Framework (NPPF) together with the relevant policies of the Mid Sussex District Plan 2018 and the Crawley Down Neighbourhood Plan 2015.

## 2.0 SITE DESCRIPTION AND PROPOSALS

- 2.1 The application plot is accessed off a private lane just to the south of Hophurst Lane. The lane already serves a number of properties, some more recently constructed and others that form sub-divisions of larger houses. The application site forms land at Greensleeves a substantial property located to the east of the access arrangements. The site is located to the north east of Crawley Down. The Crawley Down parish boundaries lie to the west. The site has an area totalling 0.16 ha.
- 2.2 The application site is situated on land identified as Countryside in addition to being within the Ashdown Forest 7km Zone of Influence and Special Area of Conservation (SAC). The site falls within the Crawley Down Neighbourhood Plan Area. As such, consideration to the relevant policies is given within this statement.
- 2.3 The site's planning history is discussed further on page 5 of this statement. An extract taken from the Mid Sussex's District Plan proposals map follows the planning policy chapter on page 13 of this statement.
- 2.4 The surrounding area is largely residential and made up of properties of various sizes. The density characteristics for the area vary given the semi-urban fringe location and the way that the boundaries of Crawley Down have formed over time.
- 2.5 The lower map shown opposite is taken from Historic England and confirms that there are no scheduled ancient monuments or listed buildings within the vicinity of the site. The map notably has not yet been updated to include the permitted developments locally. An aerial photograph of the site is provided on the following page.
- 2.6 The development will make resourceful use of the existing access arrangements. With the principle of development being confirmed as acceptable courtesy of other recent consents in the local area, it will be demonstrated that the development will reflect the pattern of development locally, whilst accounting for all the relevant considerations specific to the area, which includes matters relating to drainage from all local water sources. It should be noted that the site does not fall within flood zones 2 or 3 and therefore has a low probability of flooding. The risks associated with flooding from surface water is also considered to be very low.
- 2.7 The area is also served by bus service numbers 281, 291, 624 and 643 (school only). These provide connections to a number of nearby destinations including Lingfield, East Grinstead, Felbridge, Tunbridge Wells and Crawley. Further information on the parking and accessibility of the site is considered under Section 5 of this statement.

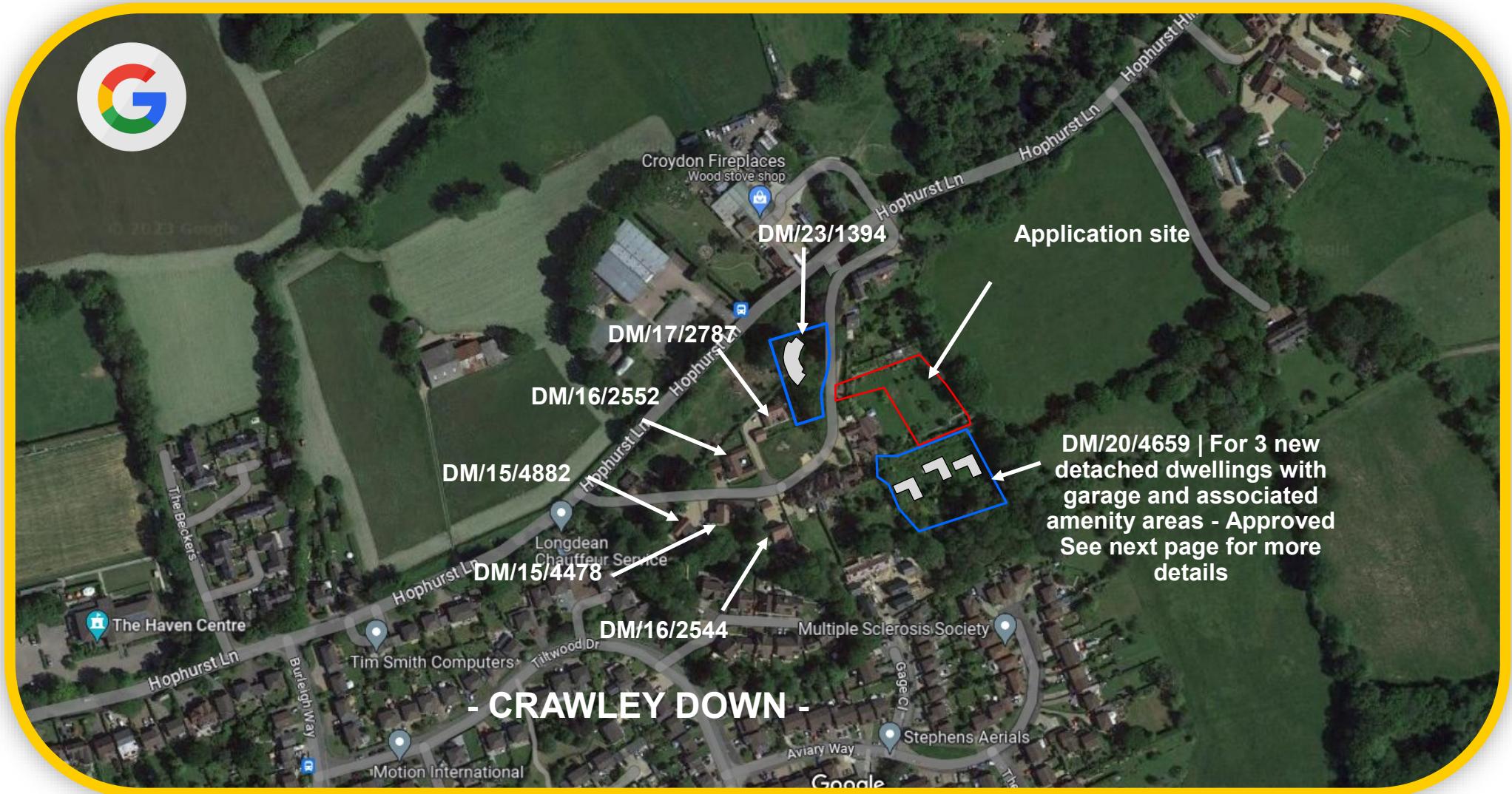


*Map to highlight the general location of the application site - Source Google Maps*



*Map taken from Historic England*

# Photographic Analysis



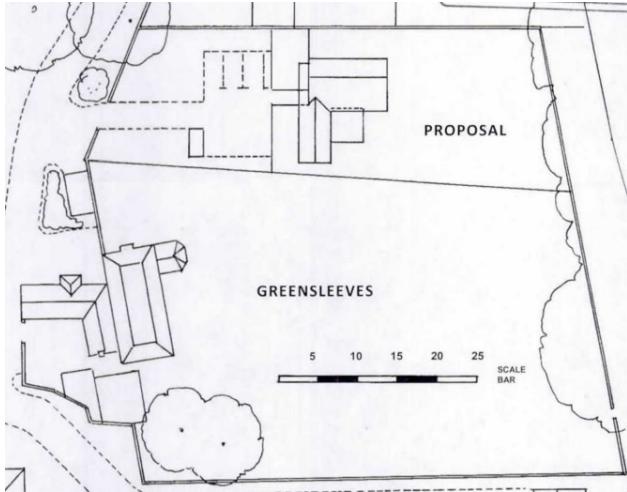
*Aerial photograph identifying the application site together with other recently approved developments in the locality*

# Planning History

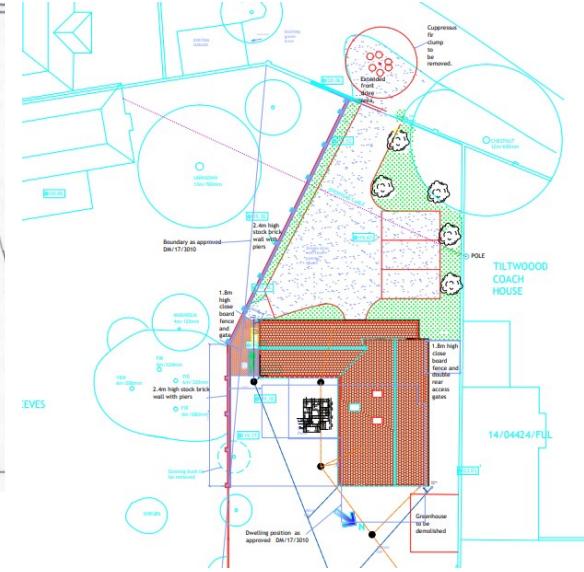
2.8 The application history for the site which is indicated below confirms that the principle of both 1 and 2 dwellings on the plot have been established through a variety of planning applications. The most recent and arguably more fundamental application was considered under DM/24/0036 and this establishes permission for 2 dwellings in outline form with all reserved matters other than landscaping being approved. This crucially forms the basis to the current application that aims to deliver two similarly sized houses albeit to a much improved design rationale. In the officer report to members, it confirms that the principle of development, design and visual impact and neighbouring amenity and site layout were all considerations that were deemed to be acceptable and policy compliant. The application follows other consents concerning a single 'L-shaped' house on a plot of land located next to Greensleaves under refs DM/17/3010 and DM/18/3825 which are also shown opposite.

## Planning Applications (9)

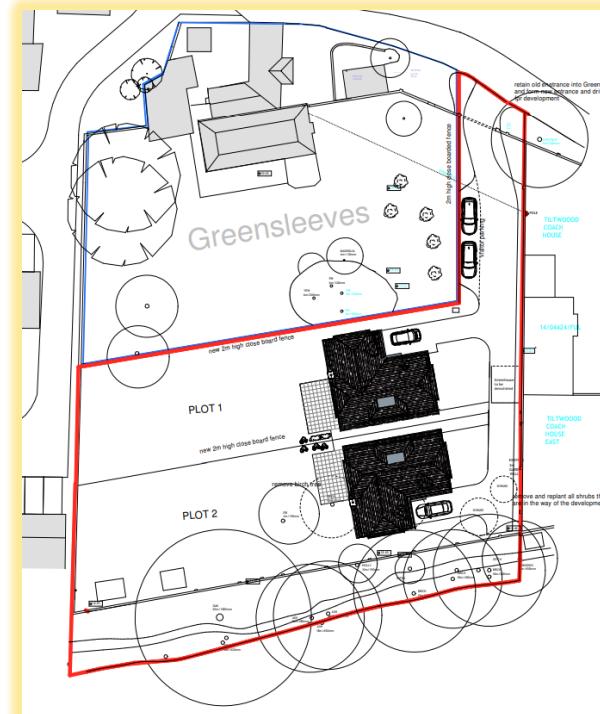
- [64 TWO STOREY DETACHED AND SEMI-DETACHED DWELLING-HOUSES AND CONVERT TILTWOOD HOUSE INTO 9 FLATS.](#)  
Ref. No: WP/183/83 | Status: Refused
- [Small rear extension with pitched roof over existing. New front porch and conservatory to rear.](#)  
Ref. No: 05/01038/FUL | Status: Permission
- [Erect a PVCU conservatory to rear of property.](#)  
Ref. No: 07/00631/FUL | Status: Permission
- [To construct an enclosed porch to north elevation.](#)  
Ref. No: 09/00373/FUL | Status: Permission
- [Proposed alterations to provide improved/enlarged additional accommodation under a pitched/tiled roof](#)  
Ref. No: 13/00933/FUL | Status: Permission
- [Proposed erection of one 3 bedroom detached house to the rear/side of garden of Greensleaves.](#)  
Ref. No: DM/17/3010 | Status: Permission
- [Variation of condition no.9 of application DM/17/3010 to update the approved plans.](#)  
Ref. No: DM/18/3825 | Status: Permission
- [Discharge of conditions 1, 3, 7, and 8 relating to planning application DM/18/3825.](#)  
Ref. No: DM/19/1959 | Status: Permission
- [Outline application with some matters reserved for the proposed erection of two 3-bedroom chalet bungalow style dwellings on land to the rear/side of Greensleaves, including access driveway.](#)  
Ref. No: DM/24/0036 | Status: Permission



DM/17/3010



DM/18/3825—Variation of DM/17/3010



DM/24/0036—Outline consent for two chalet bungalow dwellings

# Other relevant applications

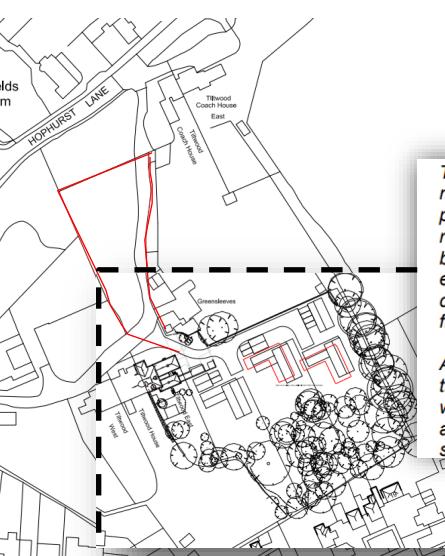
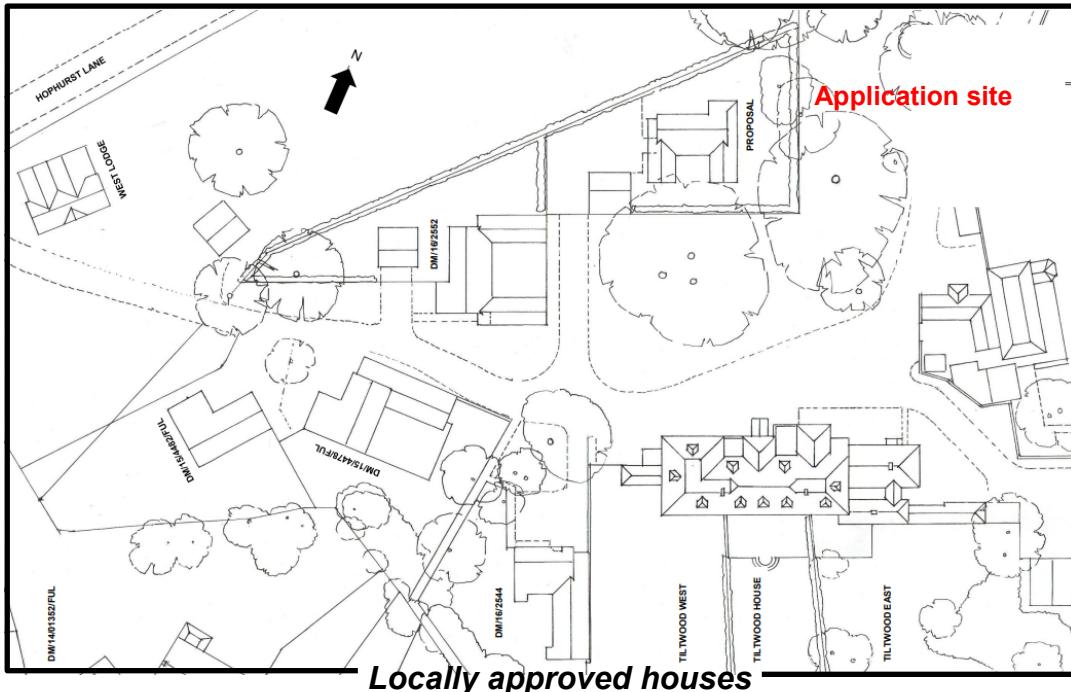
2.9 The most relevant historical record for the site concerns DM/20/4659. Whilst no house was proposed on the application site at that time, it had formed part of the application concerning the erection of 3 houses on land to the south east, to the east of Tiltwood East. The application had followed an earlier consent for two houses considered under DM/17/0402. As part of the application the current application site was confirmed as being amenity land. However, it is clear that the new houses have their own gardens and so it is residual land which is now subject to its own application.

2.10 In recognising and agreeing to the Principle of Development for DM/20/4659, there is scope to carry forward the same conclusion to allow for the application site to be developed on the same policy principles. These principles were mainly reliant on policies DP6 and DP15 of the District Plan. These policies are considered separately in the following section of this Statement alongside the national and neighbourhood plan policies which were also instrumental in the decision making process for 3 unit development which is considered further below.

2.11 The Council agreed that the location of the site was sustainable and this ultimately should carry forward to this application. In particular, the Council emphasised the proximity of services in Crawley Down and the public transport links to nearby Crawley Town Centre and beyond which are within walking distance of the site.

2.12 On other matters such as highway safety, it was concluded that the arrangements in and out of the site and onto the eastern access point onto Hophurst Lane were regarded as safe and suitable to meet the needs of the development. The relevant WSCC comments are copied opposite for ease of reference. As such, the recommendation to approve was carried forward by members at Planning Committee.

2.13 There have been various other consents locally for single houses locally, these include refs: DM/15/4478, DM/16/2544, DM/16/2552 and DM/17/2787. A plan on the opposite side of the page helps to illustrate where these are located.



*The applicant proposes to utilise the existing shared access on the privately maintained residential road. Access to the maintained highway is via two access points onto Hophurst Lane. The western most access would provide a more direct route of ingress to the site; however, there are no restrictions on which access can be used. The LHA do not wish to raise any highways concerns with the use of the existing accesses. In addition, the LHA does not anticipate that the addition of three dwellings would give rise to a significant material intensification of movements to or from the site.*

*An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access are operating unsafely or that the proposal would exacerbate an existing safety concern.*

**WSCC highway comments on and application block plan and site plan DM/20/4659**

2.14 In terms of the most recent consent in the area, planning permission for the erection of a bespoke 4 bedroom dwelling on land opposite at Redwood, Tiltwood was allowed on appeal. The application was considered under ref: DM/23/1394, later to be allowed under ref: APP/D3830/W/24/33473.

2.15 The Inspector considered that the proposed dwelling would have an acceptable effect on the character of the surrounding area and landscape setting and found that the scheme applied an innovative design ensuring that the existing trees are retained wherever possible and would embrace its setting. The house would also have an acceptable effect on the living conditions of neighbouring occupiers and their outlook.

2.16 On a matter relating to transport, access and highway safety the inspector noted the following:

*"I have considered the evidence provided on these matters and note there is no connection between the two points of access to the Estate. However, the eastern access is already used by several dwellings and there is no quantified evidence of an existing safety problem, or that one would arise from one further dwelling. I recognise Hophurst Lane has no footway, but there are bus-stops very near the site connecting it to Crawley Down and other settlements. I therefore find no compelling reason to reach a different conclusion to the Council on these matters."*

2.17 To equally apply to this development, it was also noted in the decision at paragraph 26 that:

*"This would be an environmental benefit of the development. The proposal would also have social and economic benefits through provision of an additional dwelling, construction, and future occupiers' use of local services and facilities. Together, these benefits would further the three-fold objectives for sustainable development at Framework paragraph 8. This supports the Council's finding that the principle of developing the site for housing would accord with the tests for expansion of settlements in MSDP Policy DP6. I see no reason to disagree with this conclusion."*



## Appeal Decision

Site visit made on 5 February 2025

by C Carpenter BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 February 2025

**Appeal Ref: APP/D3830/W/24/3347348**

**Redwood, Tiltwood, Hophurst Lane, Crawley Down, West Sussex RH10 4LL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Aidan Cook against the decision of Mid Sussex District Council.
- The application Ref is DM/23/1394.
- The development proposed is erection of a 4-bed dwelling with associated access, landscaping and parking.

### Decision

1. The appeal is allowed and planning permission is granted for erection of a 4-bed dwelling with associated access, landscaping and parking at Redwood, Tiltwood, Hophurst Lane, Crawley Down, West Sussex RH10 4LL in accordance with the terms of the application, Ref DM/23/1394, and the plans submitted with it, subject to the conditions in the attached schedule.



# 3.0 PLANNING POLICY CONTEXT

## National Planning Policy Framework (NPPF) 2024

- 3.1 The NPPF provides a presumption in favour of sustainable development, identifying the three overarching objectives, listing these as being economic, social and environmental which are regarded as being interdependent and need to be pursued in mutually supportive ways. Development proposals that accord with an up-to-date development plan should be approved without delay.
- 3.2 In terms of the economic aspect land has to be made available where there is a demand to support growth. The social role includes providing the supply of housing required to meet the needs of present and future generations. The environmental role involves the protection of the natural, built and historic environment.
- 3.3 Section 5 focuses on 'Delivering a sufficient supply of homes' and in particular paragraph 61 it states:
 

***"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."***
- 3.4 Paragraph 65 makes it clear that the provision of affordable housing should not be sought for residential developments that are not classified as being 'major'.
- 3.5 Paragraph 73 highlights that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 3.6 Paragraph 113 recognises the benefits of optimising the density of development in city and town centres and other locations that are well served by public transport as an alternative to adopting maximum parking standards.

- 3.7 Paragraph 124 states:
 

***"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."***
- 3.8 Paragraph 125 continues that decisions should "***d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively***".
- 3.9 Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land, taking into account the different types of housing, local market conditions, viability, local infrastructure, an area's character and the importance of securing well-designed, attractive and healthy places.
- 3.10 Paragraph 131 recognises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is recognised as being a key aspect of sustainable development as this creates better places in which to live and work in addition to making development acceptable to communities.
- 3.11 Annex 1 confirms the weight that can be applied to policies adopted prior to the publication of the NPPF and that due weight should be given to them, according to their degree of consistency with the Framework. In clarification, the closer the policies in the plan are to the policies in the Framework, the greater the weight that may be given. It is important to take account of the law and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

## Mid Sussex District Plan 2014-2031 (2018)

3.12 Policy DP1 is entitled 'Sustainable Economic Development' and from a strategic point of view supports opportunities for people to live and work within their communities, reducing the need for commuting.

3.13 Policy DP4 concerns 'Housing' and confirms that the District's OAN is set at 14,892 dwellings over the plan period. East Grinstead is confirmed as being a category 1 settlement, where the overall expected provision over the same plan period is at achieving 10,653 homes. The significance of meeting need within the most suitable locations is materially relevant to the consideration of this application.

3.14 Policy DP6 confirms the settlement hierarchy with a strategic aim of promoting well located and designed development that complements and respects character. The policy also promotes the growth of settlements where it meets an identified need for local housing. In particular it states that outside defined built-up area boundaries the expansion of settlements will be supported where the following is met:

1. ***The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and***
2. ***The site is contiguous with an existing built up area of the settlement; and***
3. ***The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.***

***The developer will need to satisfy the Council that:-***

- ***The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or***
- ***A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.”***

3.15 As confirmed, East Grinstead is a Category 1 settlement and this is reflected within the relevant table of policy DP6 which confirms that these are generally a:

***“Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.”***

3.16 The housing trajectory for Crawley Down is confirmed as having a specific minimum requirement of 437 dwellings over the plan period, with there being a residual minimum figure of 49 dwellings for the town. As such the development will help towards contributing to this identified minimum need for the town.

3.17 Policy DP12 is focused on the protection and enhancement of the Countryside and aims to protect its intrinsic character and beauty. Whilst priority is given to agricultural related proposals, development that meets the specific policy requirements of the development plan or neighbourhood plan will be permitted.

3.18 Policy DP15 concerns new homes in the Countryside whereby the main aim of the policy will be to protect valued landscapes with housing to meet the needs of all sectors of the community. New homes in the Countryside will be permitted where special justification exists. Where a development meets the requirements of policy DP6 it falls within the special justification, as seen on neighbouring sites. The application site is surrounded by sites that have recently supported a net increase in housing.

3.19 Policy DP17 is relevant to the Ashdown Forest SPA. Sites within 7km zone of influence around the Ashdown Forest SPA will need to provide a suitable contribution through SANG and SAMM strategies.

3.20 Policy DP20 recognises the importance of Securing Infrastructure and in particular states that planning obligations can be used where necessary. This is currently in the form of s106 agreement, that

generally targets the specific needs associated with local infrastructure as a result of the development.

- 3.21 Policy DP21 concerns transport and states that the development should be sustainably located to minimise the need for travel in addition to providing adequate car parking and ensuring that a scheme protects the safety of road users and pedestrians.
- 3.22 Policy DP26 has regard to character and design and aims to promote well located and designed development that reflects the District's distinctive towns and villages in addition to being sensitive to the countryside. The policy also promotes the optimisation of a site to accommodate development.
- 3.23 Policy DP27 addresses dwelling space standards and states that the minimum nationally applied space standards will be expected on new internal floor space - see overleaf for more information.
- 3.24 Policy DP28 is relevant to accessibility with the intention of ensuring that all development maintains high standards of accessibility so they can be safely and easily used.
- 3.25 Policy DP29 is relevant to noise, air and light pollution and is relevant to the protection of valued landscapes and promoting safe, healthy and inclusive environments.
- 3.26 Policy DP30 requires a mix of dwelling types and sizes from new development that reflects the current and future local housing needs.
- 3.27 Policy DP31 concerns affordable housing and for the avoidance of doubt, confirms that the affordable housing is applicable to developments of 11 dwellings or more, this is lowered to 6-10 units for schemes located in the High Weald Area of Outstanding Natural Beauty. As such affordable housing is not applicable to this development.
- 3.28 Policy DP37 concerns trees, woodland and hedgerows and states from a strategic point of view that the valued landscapes will be

protected. The policy recognises that new planting can be applied to proposals so long as they are of an appropriate size and space.

- 3.29 Policy DP38 is relevant to biodiversity and sets the requirement for protection of landscapes for their visual, historical and biodiversity qualities.
- 3.30 Policy DP39 promotes sustainable design and construction. The policy makes it clear that all development must seek to improve the sustainability of development and should where appropriate look to minimise energy use and incorporate renewable sources of energy. It is suggested that the renewable energy provision can be secured by condition.
- 3.31 In line with policy DP27, the national space standards are of relevance to all new forms of development in the District and for convenience the residential space standards are provided below in table form along with the technical notes — Dated: March 2015.

#### District Plan 2021-2039 Evidence Base

- 3.32 It is noted that as part of the evidence base for the proposed Local Plan, which is still at submissions stage, only the northern and western parts of the site were initially recommended for allocation, whilst the southern and eastern parts of the site were rejected at Stage 3.

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	

#### Applicable internal standards

- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

## Crawley Down Neighbourhood Plan 2015

3.33 The relevant policies taken from the adopted Crawley Down Neighbourhood Plan are noted to be the following:

- Policy CDNP04.2: Infill Housing
- Policy CDNP05: Control of New Developments
- Policy CDNP06: Sustainable Drainage Systems
- Policy CDNP08: Prevention of Coalescence
- Policy CDNP09: Protect and Enhance Biodiversity
- Policy CDNP10: Promoting Sustainable Transport
- Policy CDNP11: Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)

The most relevant of these policies are copied on this page for ease of reference.

### **Policy CDNP04.2 Infill Housing.**

*Infill housing will be permitted provided it is in accordance with the Neighbourhood Plan and meet the following criteria:*

- a) The spacing between buildings reflects the character of the street scene.
- b) The plot size is appropriate to the scale of the building.
- c) Gaps which provide views out of the village to surrounding countryside are maintained and materials are compatible with materials of existing/surrounding buildings
- d) The traditional boundary treatment of an area is retained and where feasible reinforced.
- e) Suitable access and on-site parking is provided without detriment to neighbouring properties.
- f) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
- g) The scale, height, and form of the development should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.

### **Policy CDNP08 : Prevention of Coalescence**

*Development outside the village boundary will only be permitted if it can be demonstrated that:*

- a. It does not detract significantly from the openness and character of the landscape.
- b. It does not contribute to 'ribbon development' along the roads or paths linking the village to neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.
- c. It does not significantly reduce the gaps between the village and neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.

### **Policy CDNP05 : Control of New Developments**

*Subject to the other policies of this Neighbourhood Plan; Within the Crawley Down Neighbourhood Plan Area, planning permission will be granted for residential development subject to the following criteria:*

- a) The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene and where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.
- b) Individual developments will not comprise more than 30 dwellings in total, with a maximum density of 25 per Ha and spacing between buildings to reflect the character of the area<sup>11</sup>.
- c) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
- d) The individual plot sizes are proportionate to the scale of the dwelling.
- e) Open green spaces are provided in accordance with the Local Plan standard provisions. Where practical open spaces should provide linkage/connection to elements of the local footpath network.
- f) Construction materials are compatible with the materials of the general area and are locally sourced where practical.
- g) The traditional boundary treatment of the area is provided and where feasible reinforced.
- h) Suitable access and on-site parking is provided without detriment to neighbouring properties.
- i) The development is arranged such that it integrates with the village.
- jj) Housing need is justified.
- k) The development does not impact unacceptably on the local highway network.
- l) Issues raised in the local housing supply document site assessment are satisfactorily addressed.
- m) Has a range of dwelling sizes and in particular provides dwellings that are suited to the needs of both young families and older residents.
- n) Includes affordable homes as required by District policy.
- o) Proposals for new housing developments must meet the standards set out in Appendix 1
- p) Developments of 6<sup>12</sup> or more dwellings should provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:
 

Market Housing	At least 75% 2-3 bedroom houses and up to 25% other sizes
Affordable Housing	At least 80% 2-3 bedroom houses and Up to 20% other sizes <sup>13</sup>

## Mid Sussex Design Guide - SPD 2020

3.34 The relevant key extracts from the Council's Design Guide SPD show that the Council are supportive of inventive and innovative design.

1.7.3 Good design can help transform places and enhance people's lives. The orientation and height of buildings; the materials, enclosure, soft landscaping/trees and amount of sunlight within a public space and the incorporation of inclusive active environments can have a positive impact on physical health as well as upon people's wellbeing and mental health.

### Principle DG16: Create a positive development edge

Properties should not back onto the settlement edge and the edge should not be defined by rear garden fences. This can create security problems and over time the quality of the environment can become degraded as fences are replaced or fall into disrepair. When viewed from the countryside this creates an unresolved and untidy edge that diminishes the quality of the environment.

Developments should therefore normally be designed with building frontages facing site boundaries served by new access roads that run adjacent to the site edge. This arrangement also enables existing tree-lined boundaries and hedgerows to be:

- Revealed to the public realm; and
- Safeguarded by incorporating them outside the private realm and avoiding potential overshadowing of rear gardens.

Development should nevertheless be sensitively designed so that it avoids imposing upon the rural edge and existing roads that are characterised by their hedgerows and tree belt. This may require additional boundary planting. At the rural edge lower density development will also normally be necessary.

### Windows

6.3.1 The design and position of windows should be determined by the overall design approach and guided by both the external composition and internal daylight requirements. For example, a contemporary design typically incorporates a higher proportion of glazing with large windows and greater variety of fenestration which can make it appear light and airy. This is less appropriate in traditional designed buildings which are characterised by a more solid face.

1.7.6 Good design is about more than just the architecture and in Mid Sussex we are looking to create high quality places that meet the needs of the whole community with streets and spaces that are accessible for everyone, that function well and improve the quality of life.

6.3.21 Good quality materials and fixings should normally be used. On traditional-styled buildings and those in sensitive locations (including those that are inter-visible from the surrounding countryside), natural materials including local clay tiles, weatherboarding, stock bricks and timber windows are appropriate and man-made alternative materials should be avoided particularly where they do not evoke the finish of natural materials.

### Principle DG38: Design buildings with architectural integrity and a sense of place

Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

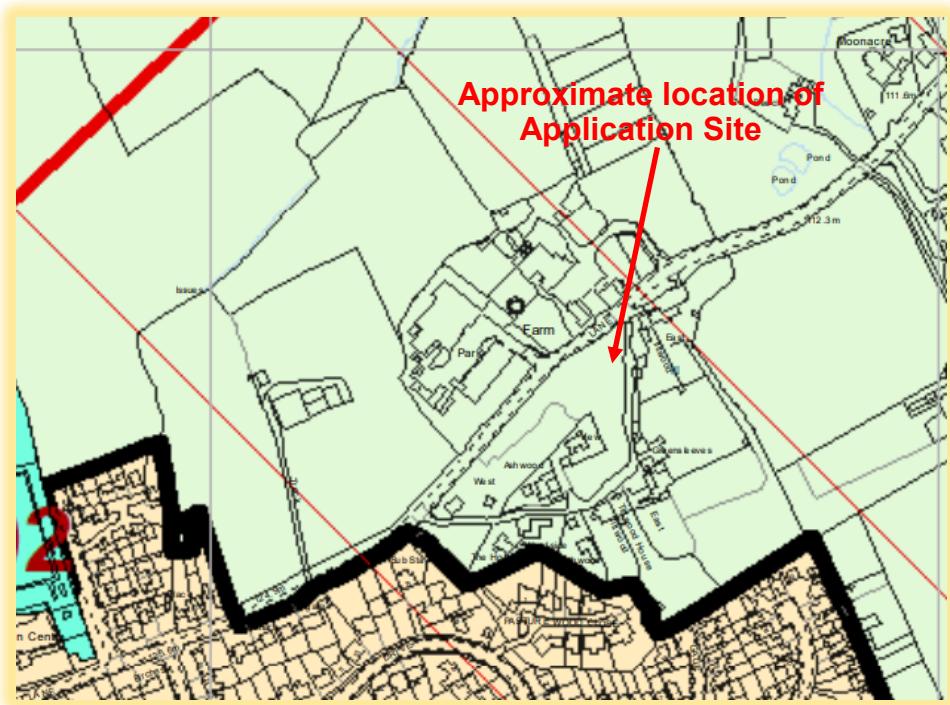
Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- The elevational treatment and overall façade design;
- The placement, proportions and design of windows, doors and balconies;
- A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;
- The appropriate incorporation of dormer windows and chimneys;
- An appropriate palette of good quality materials that are preferably locally sourced.

### Principle DG47: Provide homes with sufficient daylight and sunlight

All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Single aspect north-facing apartments should normally be avoided as they receive insufficient sunlight. South facing apartments will need to be carefully designed to avoid overheating problems.

# Proposals Map



## Extract from the Mid Sussex District Plan Proposals Map

## Map Key

-  Built up Area Boundary
-  Protection and Enhancement of Countryside
-  Ashdown Forest 7km zone of influence

# 4.0 PLANNING & DESIGN

- 4.1 The proposed development concerns the erection of 2 x 4 bed dwellings with associated access, parking and landscaping on land to the rear of Greensleeves, Tiltwood, Hophurst Lane, Crawley Down RH10 4LL.
- 4.2 It is suggested that the following issues are of most relevance to the case and are dealt with in detail below:
  - A) Principle of Development;
  - B) Design and Layout of Development;
  - B) Residential Amenities;
  - C) Other matters.

## Principle of Development

- 4.3 The site falls outside of the defined Built Up Area Boundaries. However planning policy seeks to make best use of land and where appropriate allows for the growth of settlements where it meets an identified need for local housing. This is particularly relevant for schemes of 10 or fewer dwellings as outlined within policy DP6 of the District Plan. The policy also requires the site to be contiguous with the existing built-up area of the settlement, in addition to sustainable, whilst optimising use of a plot of land with direct access and onto the road. The existing plot is larger than most others in the local area and so the proposed development would enable for effective use of the plot. Moreover, the recent applications locally which include plots adjoining the site have simply shown that the principle of development is regarded as acceptable and policy compliant in the same area. It is important to identify both the opportunities and constraints of the development. These are provided below under the following bullet points.

## *Opportunities*

- The site would result in two contemporary and stylish family sized houses being provided, these would make effective use of residual land available following approval of four other houses in the garden of land to the south and the north west (see pages 5 and 6);
- The site already benefits from outline planning permission for two houses considered under application ref: DM/24/0036. The

current design approach aims to improve the overall quality of that consent by implementing a more contemporary design but building on the positives recognised under that permission.

- The development will create a high quality property in an edge of settlement location. The applicant has ensured that the design was tailored to the site and location, with the materials and finishes being aligned with other properties constructed locally.
- The land is already classed as Previously Developed Land in addition to being applicable to the remits of policy DP6.
- The Council accept the location is sustainable and capable of meeting the requirements of policy DP6, the development would therefore constitute as being a sustainable extension to Crawley Down;
- The site is already served by a vehicular access point onto Hophurst Lane;
- The site is within easy reach of shops and services in Crawley Down including its public transport network;
- The development proposal will seek to make optimum use of the land as per the wider intentions of policy DP6;
- The opportunity to incorporate a comprehensive landscaping scheme would ensure that the impacts on the surrounding area can be minimised with the site being set back from the publicly adopted road.

## *Constraints*

- The need to respect neighbour amenity to ensure that there is no substantial loss of privacy or overlooking when factoring the overall distances to the nearest neighbouring properties;
- The design and appearance will need to reflect the broader character of the area;
- The provision of sufficient parking and turning areas within the site together with the assurance of there being a safe access arrangement to and from the site.

- 4.4 Having regard to the opportunities and constraints, these should be weighed alongside policy DP6 that recognises small scale proposals on the outskirts of defined settlements can help meet housing needs. It is confirmed that the development would constitute as being fewer

than 10 houses, the site will be contiguous with the existing built up area of the settlement and the site is also regarded as being sustainable. Policy EG5 also recognises that new housing can be supported based on the terms set out within the policy. The relevant considerations are covered by this statement.

4.5 It is suggested that the fact that the development proposes two family sized houses when coupled with the overall site layout in relation to the existing built form together and the proximity of the location to the settlement boundary and associated services, the development meets the general requirements when considering the principle of development. This is all the more important given that the Council cannot demonstrate a 5 year housing land supply which was recently confirmed within Statement of Common Ground for an appeal enquiry relating to land off Scamps Hill, Lindfield (DM/24/0446). It is therefore important to factor in need beyond allocated sites. It is also suggested that application ref DM/24/0036 is material and this confirmed that the principle of development is both a fallback and a material consideration. The authority have agreed that the development as being acceptable when applying the same policy exemptions.

#### Design and Layout of Development

4.6 The application site measures in the region of 0.16 ha in size. The proposed development will provide a gain of 2 family sized dwellings on the land. The layout reflects the pattern of development and density characteristics locally which for this area includes cul-de-sacs branching from the main serving routes into and out of Crawley Down.

4.7 In this case the design will simply respect the mix in styles already observed locally. The part contemporary design of the house is well-suited given that it will maintain the mature trees and landscaping that exist in this location. The mix of contemporary design with traditional materials contribute to good design. As such, the house was designed with the plot constraints in mind. The plot utilises the gap to the north of the plot from Greensleaves to the rear

boundary of Tiltwood Coachhouse. The proposal will aim to maximise the potential of the plot, balancing the need with the density pattern seen locally. The layout intentionally follows the two houses approved under DM/24/0036 and would achieve the same density and pattern of development as approved.

4.8 With regard to the immediate surroundings this is mainly characterised by houses that are accessed from this private drive. The proposed development will ensure that the overall size and scale corresponds with the general character of this area. The new houses will from a dimensional point view be 16.2m in length, 11.6 in width and be 4.5 to the eaves (at 2 storey) and 7.7m to the ridge.

4.9 The proposed houses will be mirrored on the plot and both will apply the same finish for consistency. The design will be accentuated by the chalet style roof on the gable projection. The timber will be stained in black with the openings being large and bold with the first floor window above the entrance being a single pane and the same width as the recessed porch. The modern bay window on the front will allow for a contrasting material to be applied to the property, in this case a zinc seam finish will help to reinforce the contemporary appearance of the building. The roof will be clay tiled and will reflect the materials commonly applied locally and helps to ensure that the houses offer an appropriate mix from a design point of view. The depth to the rear will provide a generously spaced living environment and bedroom space on the first floor. The same styled bays will be provided throughout.

4.10 Collectively the features of the houses will help to ensure that they are finished to a high standard and the design approach will be compliant with the criteria within policy DP26, with the contemporary features in this case forming an appropriate mix. There is no one particular style or finish which prevails within this area. Moreover, the proposal will not impact views to the Countryside.

4.11 The development will be supported by a comprehensive landscaping scheme with any existing trees to be retained on the periphery of the site. The applicant would be willing to provide a comprehensive

# Proposed Layout

12.5 dwellings per hectare



landscaping scheme that could be subject to a planning condition.

- 4.12 The overall layout respects the surrounding built form whilst making efficient use of the plot. It is generally accepted that the area can support a higher density of housing when factoring the general proximity to local services and Crawley Down, a Category 2 settlement. The corresponding building heights will reflect other houses locally, appearing lower in many instances given the design choice. With this in mind, the ridge height of the proposed houses being 7.7m. Land levels are relatively flat at the site, so there will be no significant changes in terms of how the development will be viewed from the access road. The houses will of course be side onto the road and the access and lead up to the houses will form prominent aspects of the development.
- 4.13 The proposed layout of the site is shown opposite. This colourised and annotated version demonstrates that the development will maintain adequate separations and privacy with Greensleaves. Moreover, the driveways and access arrangements will include sufficient space for parking vehicles, including the access which will have space for visitors.
- 4.14 The proposal will achieve a density of 12.5 dwellings per hectare (dph) which will be consistent with the surrounding area. The existing property has a much lower density than other properties on the Tiltwood estate and so the houses could be accommodated without adversely impacting the character from a density point of view. A requirement of policy DP6 states that a site brought forward should not represent an underdevelopment and should also conform to policy DP26. The following points demonstrate that the proposal would be in full compliance with Policy DP26:



**Computer generated images to show what the end property of the development might look like once completed.**



- The proposal would promote a high quality design, layout and finish throughout, with there being suitable provision of landscaping and greenspace;
- The development would promote an active frontage to maintain an appreciable separation distance to ensure that outlook for existing and future residents is preserved. The design approach in this instance would respond to the wider architectural themes in the area;
- The development will protect the valued townscape of localised villages and towns;
- The amenities of all local residents will be protected. This matter is separately covered within this statement;
- The layout of the site is considered to be pedestrian-friendly, legible and for all intended purposes, accessible;
- The parking provision and layout will be commensurate with the surrounding character;
- The proposal would provide the opportunity for renewable energy provision together with being constructed in line with building regulation requirements;
- It is suggested the development will optimise the potential of the site without appearing cramped or overdeveloped.

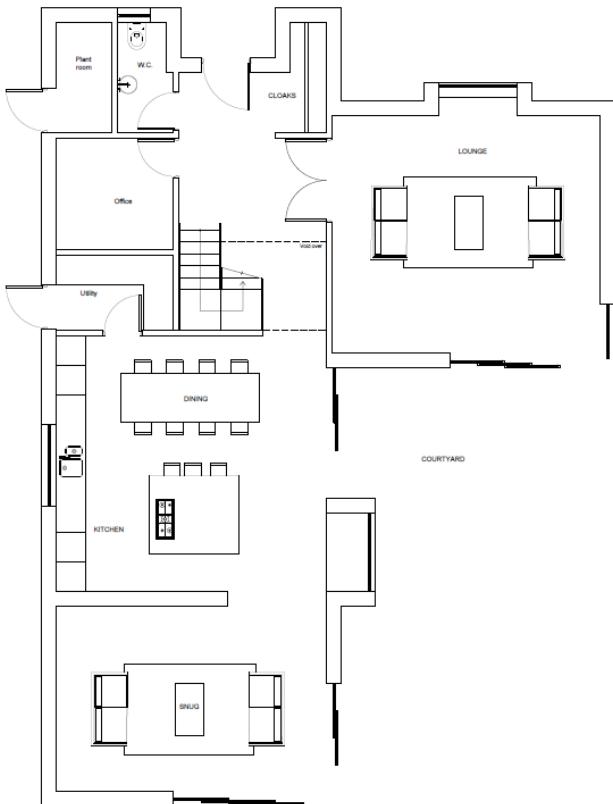
4.15 It can be concluded that the development would be in full compliance with both policies DP6 and DP26, when assessing the specific terms of the policies.

4.16 Visibility from the proposed access point onto the shared access will be good and akin to other arrangements observed locally. The access onto Hophurst Lane will not require any change, with the current level of visibility being good in both directions.

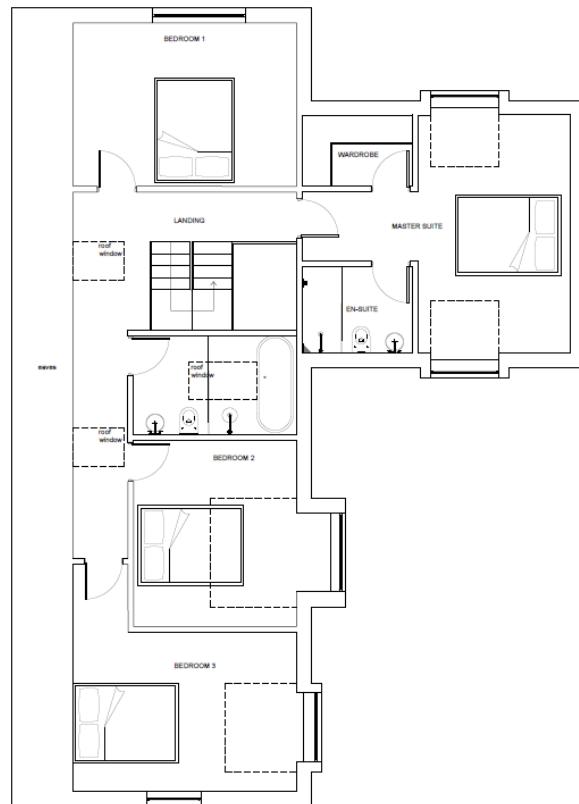
4.17 The applicant has provided a computer generated image (CGI) of the development which is included opposite. This helps to show the general appearance and finish of the houses.

4.18 The proposed development is a tailored design focused on balancing the development needs and constraints of the site. Contemporary design is often the most effective in these

GROUND FLOOR - 111sqm



FIRST FLOOR - 100sqm

*The proposed layout plans*

situations and can often enhance the character of an area when placed in the right context. It is suggested that the development would improve the setting of the area. The design features coupled with their siting will correspond well on such a large plot. This is in part shown in the CGI of the development which supports this application. This cannot always come across on plan but in this case adds merit to the visualisation of how the development proposal might appear once completed.

4.19 In terms of internal layout the configuration will meet the needs of the modern family. The principal entrance will be located on the forwardmost projection of the house. The elongated design of the houses will mean that the side element that sits alongside the longer side of the property will form a spacious lounge, the dining area will be central to the house and to the rear there will be a snug. Centrally in the house will be an office and utility room. A downstairs WC and plant room (which will be externally accessed) will complete the layout of the house. The main living areas will capitalise on providing access to the garden areas of each respective property via a high quality sliding door feature. The glazed openings will be aluminium frames and powder coated.

4.20 The first floor will offer four double sized bedrooms with the master having access to an en-suite and dressing area. Some of the bedrooms will benefit from a dual aspect outlook. The corridors will be naturally lit by rooflights. Each of the bedrooms will have space for free standing wardrobes in the room.

## Residential Amenities

4.21 The development will maintain the amenity and privacy of existing and future occupants. The Applicant recognises the importance to deliver a proposal in line with policy DP26 of the District Plan.

4.22 The separations proposed by the development will ensure an appropriate outlook from all habitable rooms and will avoid any undue loss of privacy or overbearance. ***The house was designed to ensure that the south western side has no clear glazed windows at first floor, thus avoiding any issues from loss of privacy or overlooking.*** The separation gap to Greensleaves is at least 23 metres at first floor to ensure that they do not harm the amenities of neighbouring residents. At ground floor the living arrangements will not adversely impact the surrounding properties when factoring the boundary screening that will exist.

4.23 The building will be similar in height and scale to the other houses locally. When the overall height is factored alongside the proposed separations, the development will not overbear or result in a harmful loss of outlook to neighbouring dwellings, particularly those to the west and south east. Moreover, the proposed dwellings are unlikely to lead to any loss of sunlight or daylight resulting again from the respective separation distances and the overall height. Again the fallback of the consented two houses is a consideration here and the height and separation are comparable to that approved.

4.24 The associated amenity areas in this case will be to the south east and south of where the houses are being proposed. Both living areas will have their own patio areas. The areas proposed will be ample for a family and should be considered alongside the density characteristics of the area and local plot sizes. ***It can be concluded that the amenity standards will be policy compliant, ensuring that the living conditions of existing occupants are maintained to a policy compliant standard.***

## Other matters

4.25 Policy DP39 of the District Plan requires that all new development proposals should encourage renewable energy. This can be provided in the form of air source heat pumps, photovoltaics or solar thermal panels which can all be secured by condition. The application is supported by a Sustainability Statement. Further details of this will be provided by condition.

4.26 The probability of flooding for this site is low and so no further technical notes or assessments are considered necessary.

4.27 The proposed development would provide a contribution towards the District's housing needs. The specific need for Crawley Down is joint sixth highest for the District. This development will directly meet part of that need where the 5 year housing land supply is marginal. Compliance with these material considerations and planning policy at national and local level weigh in support of the development.

4.28 The development will provide the necessary contributions towards infrastructure and to mitigate any impact on the Ashdown Forest.

# 5.0 ACCESS

## Vehicular Access

5.1 The development would utilise the existing access drive onto Hophurst Lane. The access arrangements onto this road will therefore not change. The speed limit is noted to be 40mph which equates to there being a requirement for 120 metre visibility splay. The existing access drive would continue to be privately maintained and not adopted by the County. The Council have accepted the existing access arrangements are safe under past applications within the private road serving the Tiltwood estate.

## Public Transport

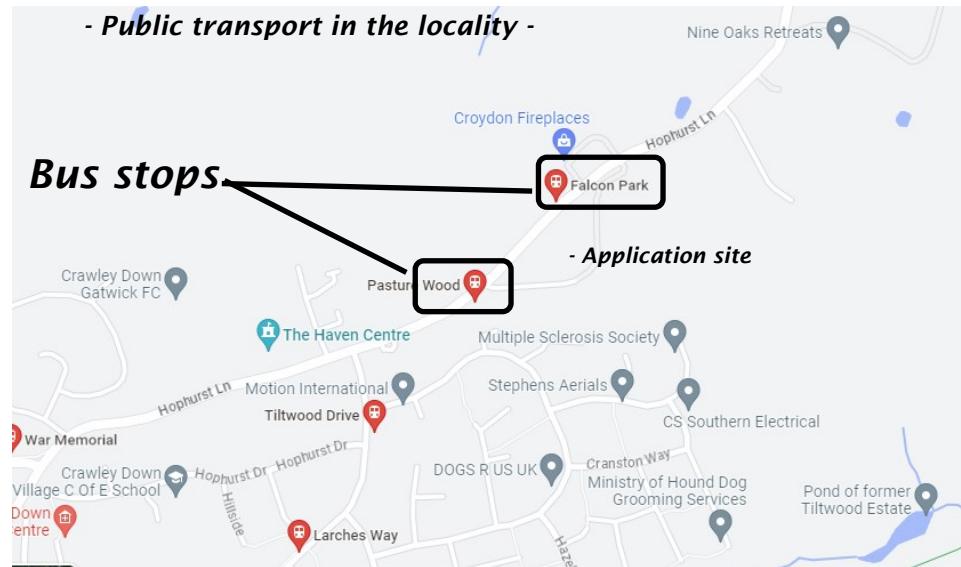
5.2 The site is highly sustainable when taking into account the good public transport links which are close to the site. The road network is served by a number of bus routes including nos. 281 and 291. These provide connections to a number of nearby destinations including Lingfield, East Grinstead, Tunbridge Wells and Crawley. The closest bus stops are indicated opposite, one of which falls within metres from the access point onto Hophurst Lane as indicated opposite.

## Vehicular and Cycle Parking

5.3 The area is within Parking Behaviour Zone 2, as such the Council's parking requirements state that there should be provision for at least 2.7 spaces per dwelling for a house of 4 or more bedrooms and with at least 7 habitable rooms. Collectively the development will provide 8 parking spaces. Where cycle parking is concerned 2 spaces can be accommodated within the site, in this case the garaging proposed on the site and conditioned if necessary alongside provision for EV charging. The minimum parking requirement is achieved in this instance with there being two spaces over for visitors.

## Waste and Recycling

5.4 The development will be reliant on refuse vehicles entering and exiting the existing private drive as is currently the case. It is therefore anticipated that refuse collection will be possible from the entrance to the new houses where bins will be located close to the mouth of the proposed access on the day of collection allowing for the vehicle to exit the private lane in a forward moving gear. The onus will be for future residents to leave bins at the front of the site on collection days, as per the current arrangement for the new developments in the locality.



- Proposed vehicular access and parking layout -

■ - Denotes parking space

## 6.0 CONCLUSION

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- 6.1 This application proposes the erection of a 2 x 4 bed dwellings with associated access, landscaping and parking on land to the rear of Greensleaves, Tiltwood, Hophurst Lane, Crawley Down RH10 4LL.
- 6.2 The principle of this development is considered to be acceptable. The development will meet the requirements of the relevant policies, whilst also ensuring sustainable expansion of the settlement to meet future housing need and maintain the vitality of Crawley Down. This application follows various consents on the same site with the recent relating to outline planning permission for two detached dwellings under ref: DM/24/0036.
- 6.3 The proposed design of the two houses coupled with the layout and finish of the development will respect the character and appearance of the area, whilst conforming to the general pattern of development observed within the cluster of houses that adjoin the settlement boundary of Crawley Down to the west. The development conforms to the principles for new development under policy DP6. The density of development will ensure that the proposal makes best use of the site whilst maintaining a good standard of living for future residents.
- 6.4 The development would respect the amenities of existing occupiers. The internal layouts and amenity space will ensure that a good standard of accommodation is provided for future occupiers, offering a good level of separation with neighbouring development. The houses were designed to ensure that outlook meets policy requirements with there being no harm caused to future or existing occupiers in line with site's former approvals.
- 6.5 The application complies with the requirements of the National Planning Policy Framework, and at local level, the Mid Sussex District Plan 2018 together with the Crawley Down Neighbourhood Plan 2015.
- 6.6 For the reasons outlined within this statement it is requested that the Local Planning Authority support this planning application.

**White**  
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