

From: [REDACTED]
Sent: 08 June 2026 16:27
To: Andrew Horrell
Subject: Objection to DM/26/1225

In relation to the proposed Erection of self build 2 bed within the land of Down Park Place

The proposed development will be the third undertaken by this developer within the Down Park Estate, if this is given permission he will no doubt build more.

With reference to DP6, DP12, DP15, DP21, DP26 and DP27 of District Plan, CDNP05 of the Crawley Down Neighbourhood Plan and policies DPC1, DPC3, DPB1, DPT4, DPH1, DPH4 and DPH11 of District Plan

Policy DP6 in part states: "Outside defined built-up area boundaries, the expansion of settlements will be supported where:

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;

This is not a built up area, the developer has already put in footings in the garden - is this permitted?

DP12 – Protection and Enhancement of the Countryside

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

This proposed development will encourage others to build on fields/countryside and is not protecting its intrinsic character and beauty

Policy DP15 which relates to new homes in the countryside states the following:

Provided that they would not be in conflict with Policy DP12: Protection and Enhancement of the Countryside, new homes in the countryside will be permitted where special justification exists.

This proposed development does **not** qualify for any of the below:

- Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or
 - In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or
 - Affordable housing in accordance with Policy DP32: Rural Exception Sites; or
 - The proposed development meets the requirements of Policy DP6: Settlement Hierarchy.
- Permanent agricultural (includes forestry and certain other full time rural worker) dwellings will only be permitted to support existing agricultural activities on well-established agricultural units where:
- The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit; and

- It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times; and
- It can be proven that the farming enterprise is economically viable; and
- It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit.

This proposed development will not enhance the immediate setting and the quality of the rural and landscape, the character of the area will be changed.

The new dwelling is not allocated by the District or Neighbourhood Plan, it is not contiguous with the existing built up area and therefore is contrary to DP6 of Mid Sussex District Plan.

Coupled with this, The proposal would not meet any of the exceptions that are set out above and therefore as a matter of principle, the development would be contrary to policy DP15.

In terms of highways access and parking arrangement, it would have the same access as the existing dwelling. Whilst it is seen to be within an unsustainable location where the occupiers would be reliant on the private car. The proposal is therefore deemed to conflict with DP21 of the Mid Sussex District Plan.

To conclude, the nature of the proposal as a new dwelling and its countryside location mean that is within an unsustainable location which is deemed unsuitable for new residential dwellings. The proposal conflicts with DP6, DP15 and DP21 of the Mid Sussex District Plan.

Kind regards



Down Park West, Down Park, Turners Hill Road, Crawley Down