

PART TWENTY
PROJECT EVOLUTION
Design Response to Previous DRP and Council Comments

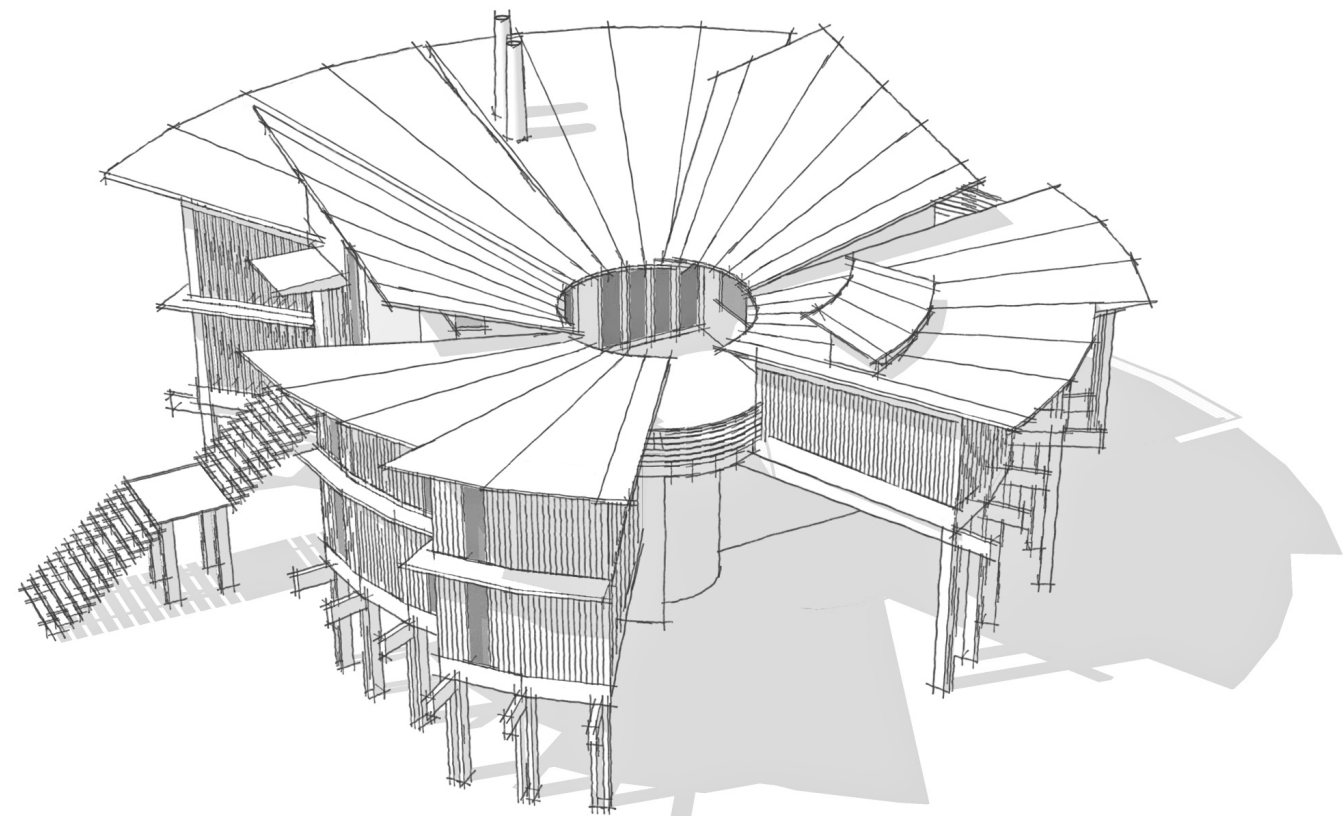
PROJECT EVOLUTION

Design Response to Previous DRP and Council Comments
Scheme Development

Scheme 01
DRP Review - 20.07.2021



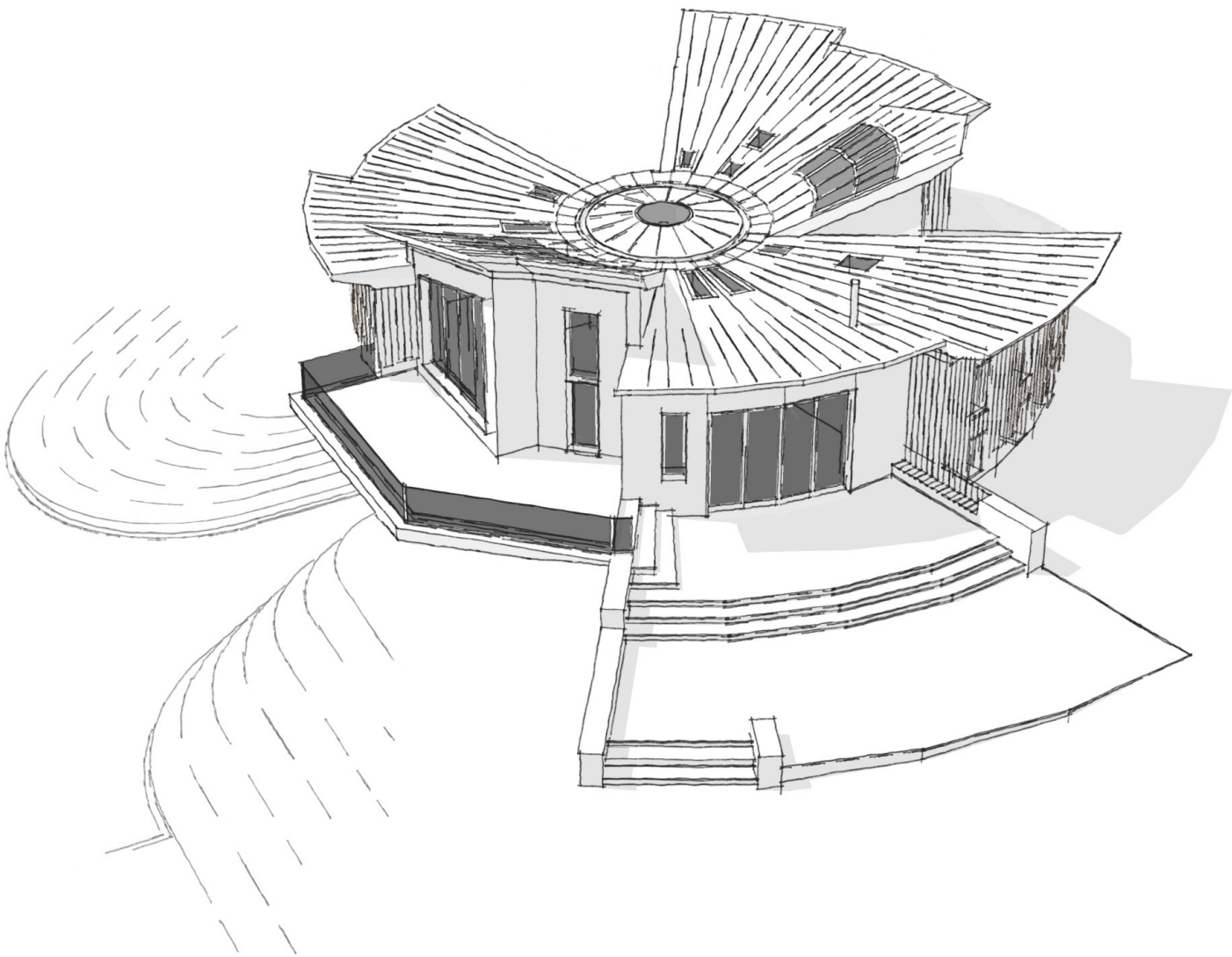
SCHEME DEVELOPMENT
1



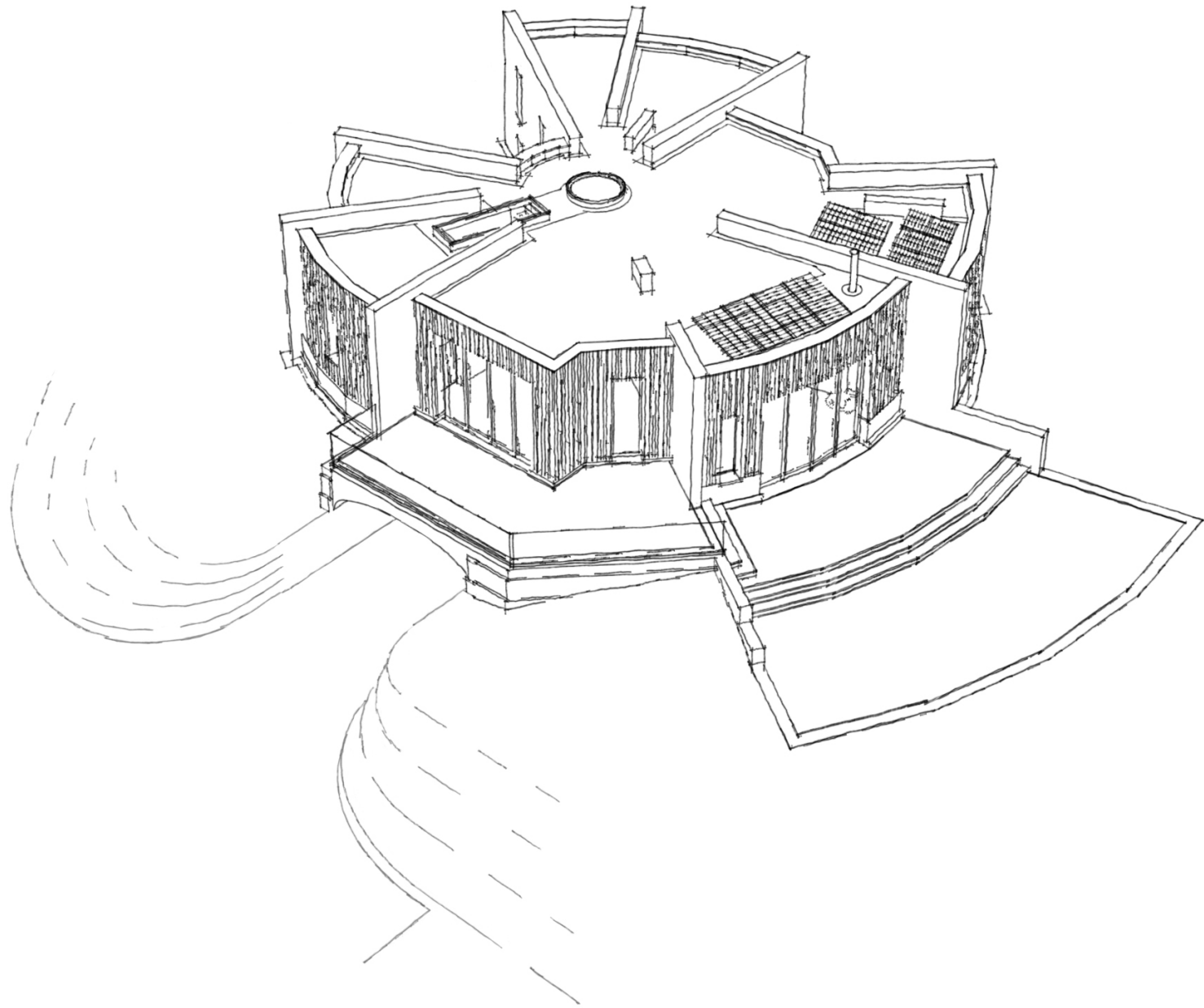
Scheme 02
DRP Review - 11.07.2023



SCHEME DEVELOPMENT
2



Scheme 03
DRP Review - 22.01.2025



THE HIDE

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



PROJECT EVOLUTION

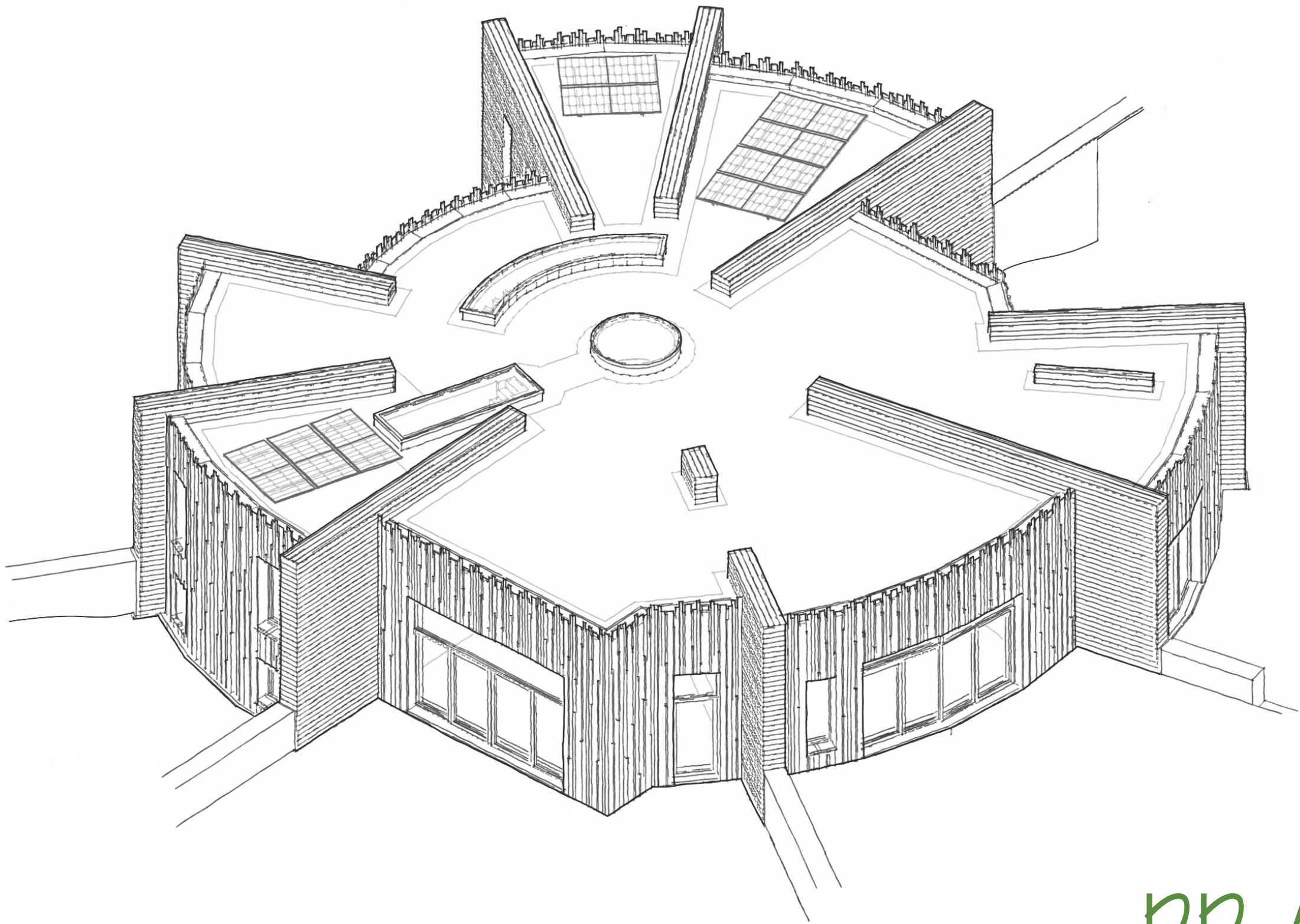
Design Response to Previous DRP and Council Comments
Scheme Development

THE HIDE

Land at Caldyne Park,
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SCHEME DEVELOPMENT
3

Scheme 04
Final Scheme - 2026



PROJECT EVOLUTION

Design Response to Previous DRP and Council Comments

1.0 Introduction

- 1.1

This Statement has been prepared in support of an application for planning permission to erect a new house of exceptional design quality under the policy provisions of paragraph 84 (e) of the NPPF. In addition, NPPF policy paragraph 139 (b) defines that ‘significant weight’ should be given to the proposal’s innovative and outstanding design, promoting high sustainability levels.
- 1.2

This statement will show how the final scheme (Scheme 03) has developed and evolved as a consequence of The Design Panel’s comments; The Planning Officer’s comments and The Council Consultee comments in response to application No DM/21/1345. The key council comments include and are APPENDED to this document:
- A. Fire Council Consultant Comments - 24th June 2021 by Ian Stocks. *Both conditions were agreed.*

B. Mid Sussex Design Review Panel Comments - 20th July 2021 by Neil Way (Chair), Mark Folkes, Nick Dexter, Gavin Sargent, Jake White, Phil Winch, Will Dorman (MSDC Urban Designer) and Jacob Lane (Planning Officer).

C. Flood Risk & Drainage Council Consultant Comments - 13th September 2021 by Natalie James. *The condition was agreed.*

D. Highways Council Consultant Comments - 13th September 2021 by Kyran Schneider. *All three conditions were agreed.*

E. Planning Officer Comments - 29th November 2021 by Will Dorman (MSDC Urban Designer) & Stuart Malcolm (Case officer). Email Correspondence.

F. Ecological Council Consultant Comments - 5th April 2022 by Mike Bird. *The condition was agreed.*

G. Planning Officer Comments - 26th January 2023 by Will Dorman (MSDC Urban Designer) & Stuart Malcolm (Case officer). Email Correspondence.

H. Mid Sussex Design Review Panel Comments - 11th July 2023 by Neil Way (Chair), Mark Folkes (Vice-Chair), Phil Winch, Gavin Sargent, Mike Alete, Anna Kramarczyk (MSDC Urban Designer) and Andy Watt (Senior Planning Officer).

I. Mid Sussex Design Review Panel Comments - 22nd January 2025 by Mark Folkes (Chair), Jake White, Gavin Sargent, Phil Winch, Anna Kramarczyk (MSDC Urban Designer), Andy Watt (Senior Planning Officer) and Catherine Carden (Planning Officer).

J. Tree Officer Comments - 8th January 2025 by Emma Rivett (MSDC Assistant Tree Officer) & Caroline Gist (Case officer). Email Correspondence.

K. Ecological Council Consultant Comments - 5th February 2025 by Place Services (Genevieve Broad MCIEEM MSc BSc).

- 1.3

Three primary development phases materialised in response to the design review panels’ comments. This can be seen on the pages above, showing the scheme submitted for the first design review panel (Scheme 01), the second scheme (scheme 02) submitted for the second design review, the third scheme (scheme 03) submitted for the third design review panel, and the fourth scheme (scheme 04), which reveals the proposed scheme.

- 1.4

The council consultant’s comments in respect of the previous scheme 02 (application No. DM/21/1345) are supportive, with the conditions agreed. Although the design has been modified, it is assumed that the consultee comments will remain the same. The scheme’s corresponding features, such as highways and ecology, have either stayed the same or improved (as demonstrated in this supporting document).
- 1.5

For clarity, the project evolution exhibited in this document has been divided into three sections: (2.0) the first development phase from scheme one to scheme two, (3.0) the second development phase from scheme two to scheme three, and finally (4.0) the third development phase from scheme three to scheme four, following the most recent Design Review Panel Comments.
- 1.6

The most recent Design Review Panel Comments (I) state that the proposed concept is laudable and primarily request further refinement of the developed/technical details to take it to an exceptional scheme. Therefore, this phase has been primarily focused on design/concept refinement, landscape design and technical/buildability development. Since then, multiple consultants have been appointed to support the final refinement of the exceptional scheme:

• Sustainability Consultant and Certified Passivhaus Specialist - Dr Rachel Mitchell, Greenbox Associates Ltd.
Who’s expertise helped refine the proposed passivhaus and sustainable design and has certified that the schemes design & specification achieves passivhaus standard.

• Chartered Structural Engineer -Ralph Tiemann, Tiemann & Co Ltd.
Who’s expertise helped refine the structural design and supported and certified that the proposed design construction is feasible and buildable.

• Landscape Designer - Nicholas Dexter Ltd.
Who’s expertise helped develop a unique and innovative landscape design that blends the dwelling with nature and works beautifully with wider sites rewilding scheme.

• Ecologist - Arun Ecology Ltd.
Who’s expertise helped deliver a unique and innovative rewilding scheme that has a Biodiversity Net Gain of 30.73%.

• Arboriculturalist - The Sussex Tree Company.
Who’s expertise delivered the required information to ensure the proposed scheme has a minimal or no impact to the existing woodland trees.
- 1.7

We believe through our collaboration during this latest development phase, we have successfully refined our proposal, resulting in a beautiful, organic and unique scheme that is both buildable and simple in its robust technical detailing. This is made possible with the support of our expert consultants.
- ## 2.0 First Development Phase
- 2.1

This extensive development phase represents significant project evolution that responded to the council comments A-G. Every comment from the first design panel note has been included in the section, showing how the project development has responded to them. In addition, the critical comments from the council consultants and planning officer have also been included to support an explanation of the project’s evolution.

2.2

The design panel notes and other critical comments have been split and grouped into nine categories to simplify and clarify the key development changes:

2.3

Concept Development:
- B** - ‘The panel agreed that the concentric circles idea was an interesting concept. Unfortunately, it had not been followed through thoroughly. It would greatly benefit from developing on many levels including materials, layout, sustainability and ecology.’
- As a consequence of this review the scheme was extensively redesigned on many levels, with the concept extensively developed into the proposal at multiple layers.
- Initially, the concept was evaluated and critically developed to inform the interior layout alongside the 3 Dimensional form. Then, the concept was advanced to inform multiple layers, such as massing, orientation, materials, ecology, sustainability, landscaping and low-carbon strategies. See parts 10 - 19 of this supporting document for further information.
- The new scheme has advanced from this core concept, which originates from the cross section of a tree trunk (i.e. 3D form). From this concept The Dwelling formed from a series of varying sections around a central core (The Heart of The House). These sections then form a series of sectional spaces of purposeful length and height, which have been determined by key site features and internal room requirements.
-
- Scheme 2 - Layout Concept Evolution
- In addition to this, the evolution of the massing concept started from a central core (aligned with the layout) within variously positioned and lengthened segments to satisfy key site features and internal room requirements. The massing segments were merged into the existing topography whilst also being raised to optimise both solar gain and views. Critically, two segmented areas have been adapted to signify the entrances and provide the principal strategic view through the dwelling into the west meadow and over the woodland tree line.
- # THE HIDE
- Land at Caldyne Park,
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- The combination of the dwelling’s location and 360-degree aspect generates unique and exceptional views to enjoy beautiful moments as one passes from one space to the next.
-
- Scheme 2 - Massing Concept Evolution
- However, upon reflection and on receipt of the Design Review panel comments of the 11th July 2023 (**H**) in respect of Scheme 02, it was decided to re-evaluate and re-develop the conceptual evolution of the external form (See para 3.5 Below) whilst retaining the concept in respect of the central layout. This development has evolved the concept to its logical conclusion, creating a highly harmonious external form that unites with both the internal layout and its setting.
- 2.4

Sitting:
- B** - ‘The building seems to sit on the landscape rather than within it and suggested a randomly landed lunar craft... The raised deck idea leads to a dead ground floor elevation with a dark undercroft that results in an uninviting building... The raised platform also makes the building seem remote from its surrounds. The building is not high enough to be above the trees to enjoy uninterrupted views with the added inconvenience of being raised above the ground via excessive stepped accesses. It would benefit from being brought down to ground level where it can better engage the surrounding landscape with the garage placed elsewhere.’
- On reflection, we agreed with these comments and redesigned the proposal to merge with the natural level change of the landscape. The ‘lunar craft’ landed on the ground level, with a stone base anchoring the building to the site. A lightweight timber structure sits above, blending into the surrounding landscape (Scheme 2 & 3).
- On approach to the dwelling’s main entrance is a level entrance with a large striking pivot door, enabling the outside to penetrate the interior space seamlessly. On entry into the house, one is greeted to a large, spacious, high-ceilinged entrance hall, where one is then led towards the core of the building (kitchen), with spectacular 360°-framed views into the surrounding woodland. These views are possible through the dwelling’s exceptional utilisation of the site’s existing topographical level changes. The internal and external spaces are uniquely interconnected and arranged by embracing these level changes - Raumplan Theory.
-
- Scheme 1
- Scheme 2
- Scheme 3
- Page No 107
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PROJECT EVOLUTION

Design Response to Previous DRP and Council Comments

The proposal has been carefully designed to utilise the natural level changes of the site, forming a dwelling that is nestled into the existing topography. The dwelling is anchored to the landscape through a locally sourced stone base and a lightweight vertical timber cladding above echoing the surrounding woodland. The dwellings unique frontage and positioning within the ground forms a harmonious threshold between the dwelling and landscape.

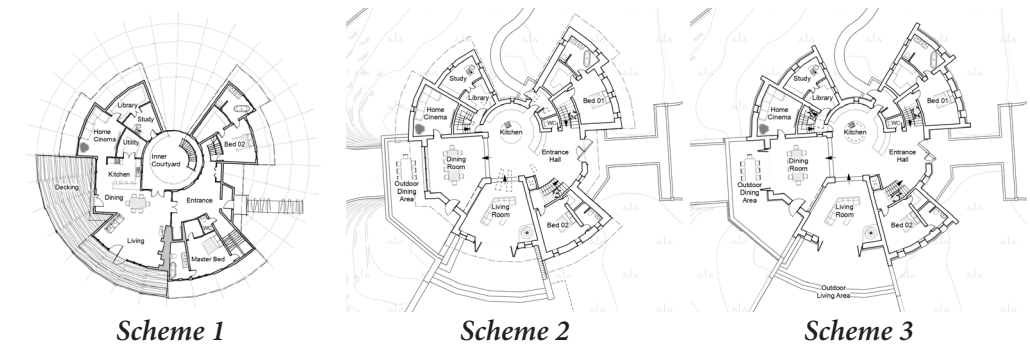
2.5 Layout:

B - ‘The building appears to turn in on itself. The floorplans appear constrained with walls awkwardly angled back on themselves compromising any open plan nature. The central core is very constrained, it needs to be a more useable and attractive space. A more evolved organic form should work better.’

On reflection, we agreed with this comment and sought to evolve the plan from the critically redeveloped concept. By moving the Kitchen to the central core of the building, the overall floor plan developed into a unique, functional and attractive open-plan arrangement, with views and level changes to bring individuality and hierarchy to each space.

The Kitchen moving to the centre of the building, also allows views straight through to the trees beyond in all directions from this communal heart of the building.

In addition, the scheme has been advanced through the adoption of ‘Raumplan theory’, creating a more evolved organic form and layout. The interiors and exteriors interconnected multi-level spaces have been arranged and designed based on their importance and requirements, combined with the site’s natural level changes.



E - ‘Evolving the floorplan to respond to concentric circles / cross section of a tree trunk is an interesting idea, but builds in limitations including generating quite awkward shaped living spaces. While it works better than before, where the floorplan departs from the concentric circles it undermines the harmony and elegance of the concept’

Whilst the rooms are not rectangular, they all perform as required, and better still, they all have direct, expansive views of the open meadow and surrounding woodland whilst also evidently emanating from the heart of the house – the kitchen. The evolved floor plan in scheme 3 generates a series of harmonious and delightful living spaces that manifest the elegance of the concept.

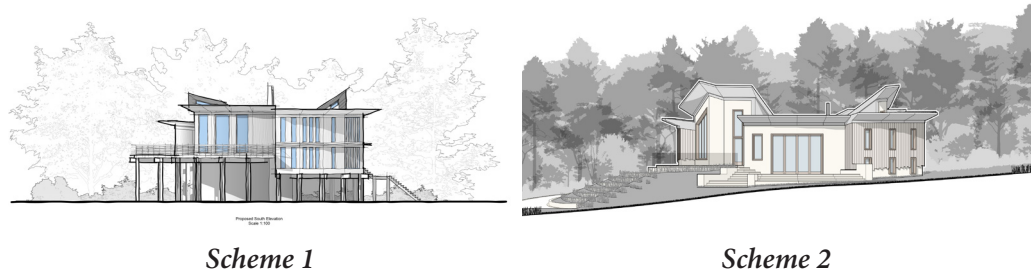
2.6 Scheme Presentation:

B - ‘The drawings need to show the relationship between the different materials more clearly.’

On reflection, we agree that the original drawings submitted did not clearly show the relationship between the materials (Sketched). Therefore, to amend this, we developed a new drawing strategy that clearly shows materials and spatial qualities. Additionally, we added a series of new drawings (such as 1:20 detail sections and exploded axonometrics) and renderings that clearly show the relationships between the different materials.

E - ‘The circular plan is handled as a series of faceted facades, rather than curved ones according to the floorplan but this is not revealed in the elevations which look flat.’

As part of the new drawing strategy, the floor plans were amended to show the building’s rectilinear structure clearly. However, in elevation, the building’s rectilinear elements are obscured by the dry-laid stonework and vertical timber cladding, which give the building the illusion of a curved facade. The proposal has been meticulously designed to ensure the harmony of the concentric concept is also embodied in the external form.



E - ‘Insufficient information/drawings are provided to show the relationship of the building with its context and immediate threshold. The floorplans don’t show them, the scale of the site plan is too small, and the elevations show the surrounds too schematically.’

On reflection, we agreed with this and amended the drawings to clearly show the surrounding context, and the plan scales have been doubled to show further information. In addition, for a detailed understanding of the proposal’s relationship with its context and how it sits elegantly within its immediate threshold, see parts 12 and 13 of this statement. Critically for the new scheme, a series of contextual visualisations have also been created that clearly show the building within its setting - Part 14.

2.7 Passivhaus:

B - ‘The scheme’s Passivhaus credentials were questioned because of the complexity of the design, thermal bridging issues and the need for much thicker walls to meet the standard.’

Sitting the scheme into the ground significantly reduced the complexity of the design. In addition, the Scheme 02 and The Final Scheme 03 have also undergone extensive Passivhaus analysis, critically including DesignPH Software, which ensures the design meets Passivhaus standards. See part 15 of this supporting document for further information.

THE HIDE

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G - ‘Using the Wallage Lane entrance allows the drive to be significantly shortened, reducing its impact upon the wider site. The hardstanding still strangles half of the house and could easily be reduced.’

On reflection, we agreed and reconfigured the access to be solely off Wallage Lane, which significantly shortens the driveway and gives further back to nature. However, we disagreed that the proposed driveway is a ‘hardstanding’ that ‘strangles’ the house, as the proposed driveway is a natural ecological grass turf grid that offers an alternative to ‘hardstandings’. The ecologist Mike Bird (**F**) described it as a ‘*naturalist surface*’, which will seamlessly blend with the surrounding vegetation, preventing any negative hardstanding impact. Additionally, the ecological driveway will merge with surrounding vegetation to ensure uninterrupted views across the site and prevent any conceivable strangulation.

2.9 External Form:

E - ‘The external form also does not evoke the harmony suggested by the concentric plan. The overlapping monopitch roofs creates a sense of clutter and the series of recesses and projections generate a series of blank flank returns that lack any positive sculptural quality and look more like an unresolved accident generated by the floorplan... The basement garage and the amount of windowless/retaining walls around it are also a dead hand on the elevation.’

On reflection, we agreed with these comments and further dropped the dwelling into the ground and reduced its height. The original scheme submitted (Scheme 01) was in sketch form and lacked a clear presentation. Therefore, we worked up the scheme and rationalised the roof forms to remove any sense of clutter from any perspective. However, in the most recent scheme (Scheme 03), we further refined the roofline into an intensive green roof, conceived by evolving the concept to its logical conclusion.



Scheme 1 Scheme 2 Scheme 3

The proposal has undergone significant redevelopment that utilises the existing topographical level changes. The building’s orientation and positioning were also developed to provide strategic views across the open meadow and over the tree canopy, and optimise solar gain whilst being nestled within the landscape. Although the proposal gives the illusion of a curved facade, it is constructed from a series of carefully designed rectilinear elements. The dry-laid stonework, in combination with the timber vertical cladding, provides the illusion of curves.

Since the initial scheme (Scheme 01), the proposal has been meticulously and extensively designed to ensure the harmony of the concentric concept is embodied in the external form (Scheme 03); and has been followed to its logical conclusion.



PROJECT EVOLUTION

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2.10 **Garage:**

G - ‘The underground parking is still problematic. In addition to being a dead hand on the frontage, it lifts the deck incongruously above the ground and results in the building looking disconnected from its threshold... I think it would be better if the garage was a separate structure and discreetly located perhaps in the woodland area along the driveway approach.’

On reflection, we agreed that the dead hand on the frontage was problematic and disconnected from the threshold. Therefore to solve this issue we redeveloped the scheme to further nestle into the landscape with walling that merges into the ground blurring its threshold. In addition the garage walling dissolves into the topography whilst forming the garage access.

However we do not agree that the garage proposes an intrusive intervention, that should be relocated. This is because;

- The garage is located within the building to allow for direct access throughout the dwelling. Also, by integrating the garage into the envelope of the building (building footprint), it ensures there is no further intrusion into the landscape (in any other location), reducing the overall impact on the landscape and reducing potential ecological disturbances.
- The dwelling is located on the remaining 1-2m thick concrete foundations of the fuel storage tanks that were previously onsite. These foundations will need to be removed as part of the development regardless, to ensure that the biodiversity can thrive.
- I am also sure the reader is aware that building construction is not a clean operation, during building operations the topography of the landscape will change fundamentally we are proposing to minimise this disturbance during construction by localising all building work.

The final scheme (Scheme 03) further developed the building’s relationship with its threshold through the developed tree trunk concept. Resulting in dry-laid stone corbelling that grows out of the ground to support the lightweight timber structure, mimicking a treetrunk base.

2.11 **NPPF Criteria:**

B - ‘Overall Assessment - The panel support the concept but agreed this scheme was not sufficiently developed and therefore does not currently meet the high standards set out in NPPF para 79(e).’

On reflection, we agreed that the first scheme did not fully meet the high standards set out in the NPPF para 79(e). However, since the first scheme, the project has undergone an extensive redesign that meets and exceeds the high standards set out in the NPPF para 79(e).

Since the beginning of the project, the NPPF has been revised multiple times, changing the key policies related to isolated rural homes to paragraph 84, with significant weight given to paragraph 139. Despite this, the final scheme’s exceptional design exceeds or meets the high standards set out in the NPPF para 84(e), and its innovative nature ensures that ‘significant weight’ will be given to it due to paragraph 139 of the NPPF. Please see part 20, Design Statement, which demonstrates the scheme’s exceptional design and innovative nature.

3.0 Second Development Phase

3.1 This phase represents the development in response to the previous design panel notes (**H** - 11th July 2023). The design panel notes have been categorised to simplify and clarify the critical development changes (all notes have been included):

3.2 **Existing Site & Surrounding Landscape:**

H - ‘In landscape terms, more evidence and analysis would be helpful to assess how the characteristics of the site and the surrounding landscape has influenced and enhanced the setting and building. More information is needed on ecology, historic field patterns, geology, and landform as well as on the perceptual aspects (such as dark night skies) that helps to build a narrative. It is recommended the AONB character is considered as part of the landscape analysis.’

Extensive investigations and analysis into the site and surrounding landscape characteristics were undertaken. Parts 1 - 13 and Part 19 clearly illustrate how the investigations significantly influenced the proposed interventions. Utilising this analysis resulted in an enhanced setting and building of exceptional design quality. Unfortunately ‘Andy Watt’ (who replaced Will Dorman as The Chair of The Design Review Panel) requested that the information relating to the Site and Surrounding Landscape was not required as part of the Design Review Panel presentation (**H**) as it had already been reviewed as part of the Original Presentation (**B**). The Supporting Documents to include the analysis of the site and surrounding landscape were however submitted as part of the Formal Planning Application documents.

3.3 **Ecology Enhancement:**

H - ‘There is limited information in the presentation demonstrating how the site would be enhanced. Whilst the proposal to remove invasive rhododendron is welcome, it is unclear how this would be achieved, over what period and the replanting proposals.’

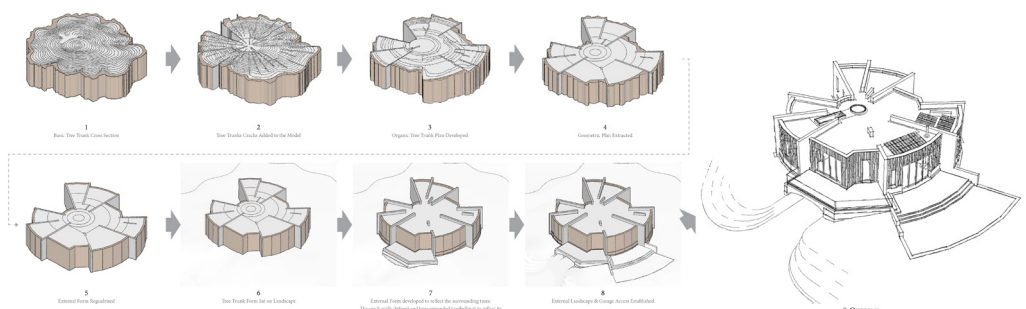
The information regarding rhododendron removal and woodland management is clearly shown in Part 19 (paragraphs 4.0 - 4.27) of The Supporting Documents. Additional information on the rhododendron removal is also presented in parts 8, 9, and 18 of The Supporting Documents.

3.4 **Concept Development:**

H - ‘The Panel were disappointed that the strong ‘tree-trunk’ inspiration had not been followed through to its logical conclusion. The plan form of the house was supported, but the Panel were not convinced how it sits into the site, particularly in terms of its scale (e.g. a 4m high entrance door, an internal double height space without a floor overlooking it) and how the building would be experienced from standing height outside (e.g. the extrusion of exaggerated forms to achieve tall glazed windows). The entrance way and road way appears somewhat excessive, borne from the idea that car parking and services should be located underneath the building. This makes the building sit too high, whereas it could be dropped into the site more and the basement removed.’

Since this feedback, the scheme has undergone an extensive redesign, evolving the concept to its logical conclusion, producing a layout and external form that harmoniously unite within its setting.

The dwelling’s siting has been carefully considered to ensure it sits beautifully within the landscape whilst presenting its unique and exceptional aesthetic. The proposal’s scale is deliberately unique, separating itself from typical dwellings whilst still merging itself within the landscape.



3D Concept Realisation - External Form

Although the DRP has noted the scale and floor-to-ceiling heights, we purposefully determined the proposed spatial qualities to align with the prestige of a dwelling designed as an exceptional dwelling. This design decision is extant within other rural, isolated (manor houses) and historical (Victorian and Edwardian) homes, which feature high ceilings often exceeding 3 meters (average around 3.6). The revised scheme (Scheme 03) offers a dwelling that merges within the landscape whilst affording the occupiers a sense of luxury/prestige with 3.5m ceilings. The high ceilings also allow abundant natural light to enter whilst enhancing its ventilation, supporting the health and well-being of the occupiers.

However, we disagree that the driveway is ‘somewhat excessive’. The driveway sits on less than 15% of the existing trackway, and as described by the council ecologist (Mike Bird - **F**), the driveway offers a ‘naturalist surface’, which will seamlessly blend with the surrounding vegetation and ensure uninterrupted views across the site. In addition, removing the ‘basement’ will have little to no impact on the setting of the dwelling as it has been carefully designed to ensure level access at the main entrance and a strategic view from the dining room across the western meadow and over the tree line. Additionally, moving the garage and services to reduce the roadway would likely cause significantly more ecological harm (see paragraph 2.8 of this statement).

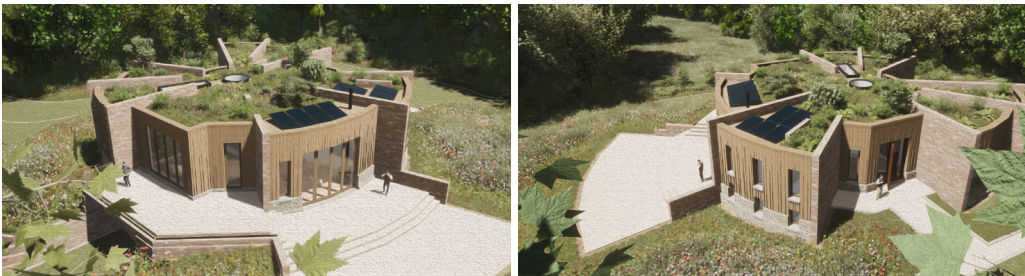
3.5 **Solar Incidence:**

H - ‘The Panel felt that solar panels seem arbitrary in their positioning (oriented NE and NW), not fully tracking the sun around during the day. However, the use of fan-shaped panels manufactured to fit will contribute to an interesting design.’

Alongside the extensive redesign of the scheme, the new proposed solar array have been carefully analysed to locate their optimum orientation and amount to provide the dwelling with sufficient energy all year round.

THE HIDE

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Scheme 3 - Proposed Solar Panels Orientation

3.6 **Solar Radiation:**

H - ‘The heat gain of the building – with its large amount of glazing on the west elevation – was questioned, as the proposed overhangs will not shade the building sufficiently. The Panel felt that lighter lattice would blend in better, in the manner of a chopped down tree and an understanding of how new growth forms.’

After extensive analysis of the dwelling’s solar incidence and solar strategies, the scheme has been developed to harness the optimal solar gain without requiring shading or risking overheating. Additionally, the scheme has employed many techniques that in part, mitigate any risk of overheating, such as thermal masses and effective ventilation, this can be see in part 15 of The Supporting Documents.

3.7 **Passivhaus:**

H - ‘In sustainability terms, the Panel wish to be assured that the applicants make a clear commitment to Passivhaus certification, so that a planning condition can ensure its implementation.’

The proposal has undergone extensive testing on DesignPH software to ensure the dwelling will achieve Passivhaus certification. We are committed to achieving this - see Part 15 of The Supporting Documents.

3.8 **Material Use:**

H - ‘The use of Corten steel looks like a nice idea, but questioned whether it would be suitable for a door, which is by its nature a tactile feature.’

Corten Steel has been used on entrance doors and offers many benefits compared to other options, such as its superior resistance to atmospheric corrosion, which eliminates requirements for any environmentally harmful paint or protective coatings. Corten Steel is a high-performing, durable, versatile, cost-effective, sustainable (100% recyclable), and visually appealing material that’s natural patina blends seamlessly with the sites natural surroundings.

Therefore, Corten Steel offers an exceptional alternative to typical/standard doorways.



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- 3.9
- Roof Form:**

H - *‘The proposed roof shape would jar, without any finessing of the edges. It seems to sit quite heavy on the building, reinforced by the gunmetal grey colour, so appears quite clunky. It could be simplified in detailing but made more exciting in section and lighter in weight, to reinforce the tree-trunk concept. The colour of the materials overall seemed inconsistent with the warm tones of timber, so perhaps more copper and bronze colouring. The use of stone was questioned, whereas timber could be used above raised land to avoid rot and to give the appearance of being dropped down to the ground, or the stone plinth could be significantly reduced.’*

The redevelopment has replaced the gunmetal rooftop with an intensive green roof, blending the building with the surrounding landscape. The new proposed material palette purposefully blends with the tones in the surrounding woodland, using warm tones. In addition, the innovative cladding extracts and develops the texture and shadows seen on bark to further blend with the surrounding landscape.



Scheme 2

Scheme 3

In addition, stone is commonly used in the surrounding area and is a key characteristic that defines the architecture in the wider context, with an operating quarry within 5 miles of the site (See Part Three of The Supporting Documents). The proposed stone corbelling grows out of the landscape, mimicking the growth of a tree trunk with the lightweight timber framing sitting on top. This makes the dwelling appear to be merging into the ground whilst avoiding any rot issues inherent within the construction of a timber building, ensuring the buildings long-term lifespan.

- 3.10
- Construction Complexity:**

H - *‘The Panel were concerned that the detailed design had not been costed and the development was merely a development plot, which may result in a downgrading of the concept during the implementation phase.’*

The redevelopment of the proposal is a ‘low-tech’ approach utilising ‘high-tech’ information that has simplified and refined all aspects of the proposal, inadvertently developing a significantly more straightforward and achievable scheme to construct. The proposed simplified and partially prefabricated construction will also ensure lower costs, improving project viability, and quicker construction, minimising the ecological disturbance of the construction phases.

In addition, the building utilises traditional materials that define the characteristics of the surrounding area in a contemporary reworked manner to develop a scheme that harmoniously sits within the wider context whilst enhancing its immediate setting.

A Cost Plan undertaken by D.R.Nolans and Co Chartered Quantity Surveyors has been submitted in support of this application.

- 3.11
- Landscaping:**

H - *‘The Panel expressed concern regarding the hard landscape treatments around the immediate building, such as the extensive gabion terraces and the paved/ patios. For both, these seemingly jar with the landscape, and don’t merge or blend, with the shapes not appearing to be reflective of the natural soft edges of the surrounding woodland.’*

Since this feedback, the scheme has undergone an extensive redesign, re-evaluating and evolving the concept to establish a layout and external form that harmoniously unite with each other and the surrounding landscape. The hard landscaping has also been critically redesigned following this evolved concept.

The organic form of a tree trunk entering and merging with the ground has been critically investigated and materialised into an architectural strategy employed in the proposal, reflecting the natural soft edges of the surrounding woodland.

Stone corbelling extends from the dwelling into the landscape, mimicking the base of a tree trunk merging into the landscape. The outdoor living area patio steps down in accordance with the site’s natural topography to seamlessly merge with the landscape. As a juxtaposition the outdoor dining area is seamlessly elevated to exploit the views across and out of the site whilst merging into the landscape with the use of corbelling (extracted from the concept).

- 3.12
- Construction Queries:**

H - *‘The following queries also need to be resolved:’*

The following queries have all been resolved. Pls see below.

- i.
- ‘Confirmation that the living room doors are air-tight, split bi-folds on a curve with a U-value of 0.8W/m2K.’*

All doors and windows will meet passivhaus standards; they will be airtight and have a minimum of 0.8W/m2K U-value. The living room doors are not curved and are constructed from four rectangular panels along the segmented two straight faces.

- ii.
- ‘The oversized front door might be difficult to obtain.’*

The front door will be bespoke, and made as a thermally broken and insulated pivot door to ensure that it meets Passivhaus standards. Its size is irrelevant - much bigger doors have been in existence for thousands of years to include the main doors of the Parthenon (Pantheon), which are perfectly balanced so that they can be opened by one person and still have a 2,000 year old lock in operation.

- iii.
- ‘The designPH extract image shows simplified fenestration – does putting in the correct design cause it to fail compliance?’*

Since this feedback, the scheme has been extensively analysed on DesignPH to optimise its Passivhaus credentials. The final scheme tested in Design PH matches the fenestration to the detailed 3D model. Although the image shows a simplified design, this is inherent within the Design PH Software - each component has been defined to represent the final scheme.

- iv.
- ‘Reassurance that achieving air-tightness goals are practical – e.g. the detailed section shows quite a bit of thermal bridging at the first floor deck and the first floor wall / roof junction, as well as air tightness details at first floor deck.’*

This scheme has been extensively analysed and redeveloped, and as a result, the construction strategy has been significantly simplified as part of the new ‘low-tech, high information’ approach. This ensures that air-tightness goals are practical and that very minimal thermal bridging (Passivhaus standards) is achievable. See Drawing Numbers SK50B & SK51 for further construction detailing information.

- v.
- ‘Complex systems tend to fail over time and replaced with simpler ones. In response to the combined low carbon energy strategies page, less is more.’*

This was noted and a critical element of our consideration during the redevelopment. The proposal has been redeveloped with a ‘low-tech’ ethos whilst utilising high-tech information, resulting in construction and sustainable strategies that are effective but simple and achievable. Although there are multiple components to the low-carbon energy strategies, they combine to provide multiple important sustainable and environmentally friendly benefits whilst being relatively simple.

- vi.
- ‘Is the log burner flue on the images shown correctly?’*

Since this feedback, the proposal has been significantly updated, and we can confirm the log burner flue is shown correctly in the proposed images. It is a minimum of 1m above any building opening and 600mm above the highest rooftop feature.

- 3.13
- NPPF Criteria:**

H - *‘In theory, a paragraph 80 scheme could potentially be achieved on this site, but the current proposal is still some way short. It doesn’t enhance its immediate setting and is not sensitive to the surrounding landscape characteristics... Overall Assessment - Support with amendments to the design and refinement of details. The Panel re-iterated their backing for the concept and the plan form in particular. The presentation was encouraging, but further work needs to be done to ensure that it meets the requirements of Paragraph 80.’*

Extensive analysis of the site and surrounding landscape characteristics have significantly influenced the proposed scheme. This has resulted in a proposal that has carefully remodelled the surrounding landscape characteristics into a contemporary scheme that enhances its immediate setting. This information is clearly shown in Parts 1 - 12 of The Supporting Documents.

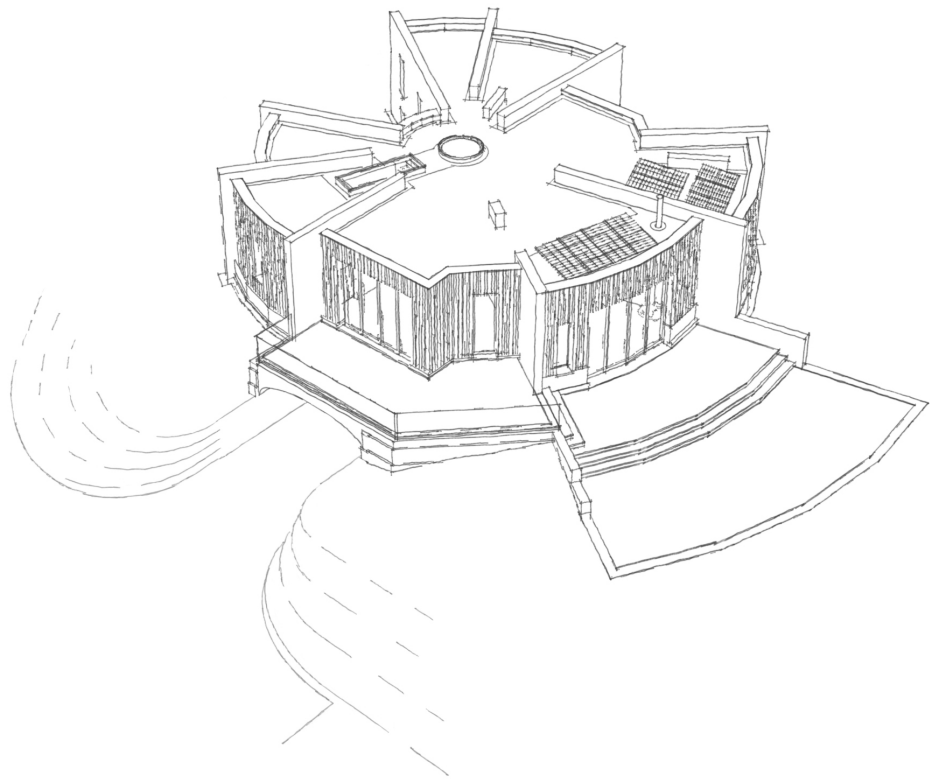
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The revised scheme has been extensively re-evaluated in response to the design panels’ feedback, evolving the scheme to a truly exceptional design. The concept has now clearly evolved to its logical conclusion (informing each element of the design), establishing a unified dwelling that sits harmoniously in its setting. The final scheme’s exceptional design exceeds or meets the high standards set out in the NPPF para 84(e), and its innovative nature ensures that ‘significant weight’ should be given as set out within paragraph 139 of the NPPF.

Scheme 03

DRP Review - 22.01.2025



DD Architects

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PROJECT EVOLUTION

Design Response to Previous DRP and Council Comments

4.0 Third Development Phase

4.1 This phase represents the final development in response to the councils comments (J - K) and the most recent design panel notes (I - 22nd January 2025). The design panel comments have been categorised to simplify and clarify the critical development changes (all comments have been included alongside the critical council comments):

4.2 **Ecology (Rewilding):**

K - ‘We are still not satisfied that there is sufficient ecological information available for determination. This is because we highlight that the Ecological Scoping Study (Calumma Ecological Services, May 2014), submitted on 6th January 2025, is out of date to support this application, in line with CIEEM Guidance1 and paragraph 6.2.1 of British Standard (BS) BS42020 ‘Biodiversity – Code of practice for planning and development 2013’. This is because the initial site walkover was undertaken in April 2014. In addition, the Desktop Biodiversity Report (Sussex Biodiversity Record Centre, April 2014) is similarly out of date to support this application and should be interpreted by a suitably qualified ecologist.’

Further information is still required on European Protected Species (Hazel Dormouse) and Irreplaceable Habitat (ancient woodland)...

We note that 1.69ha of ancient woodland is included in the calculations and is shown as being enhanced. We recommend that the BNG calculations are undertaken by a suitably qualified ecologist to ensure that the habitats are identified correctly and their condition has been appropriately identified.’

Since these comments, an ecologist (Arun Ecology) has been appointed to undertake a full new ecological assessment, specifically appointed to address all of the elements raised by Place Services (Council Ecological Consultant), including a New Preliminary Ecological Appraisal (PEA), precautionary method statement for Hazel Dormice, condition assessment, BNG Metric & Gain Plan, BNG Baseline & Proposed Habitat Plan, and Habitat Management and Monitoring Plan (HMMP). The ecologists also worked with the newly appointed landscaper and us to maximise the BNG, resulting in an exceptional BNG of 30.73%!

4.3 **Woodland Tree Protection:**

J - ‘What has been provided and from what I could see on site shows me that trees are present within 15m of the proposal, albeit mainly for the access routes and whilst the Geosynthetic Cellweb” surfacing is acceptable, there is no methodology for installation.

I would also need to see the tree survey, a Tree Protection Plan, and an Arboricultural Impact Assessment.

The plan provided also shows a raised timber walkway within the RPA of several trees and through the ancient woodland. I would need to see the installation methodology for this with the root protection areas of the trees affected.’

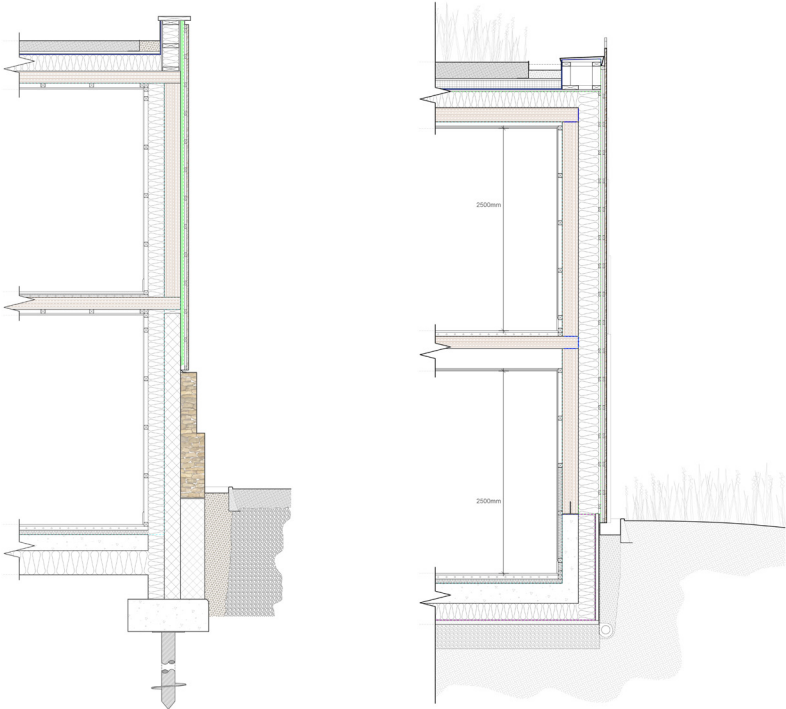
Since these comments, an arborist has been appointed, whom have undertaken an Arboricultural Report (including a Tree Survey, Tree Constraints Plan, Tree Retention & Protection Plan, and an Arboricultural Impact Assessment) and an Arboricultural Method Statement (which covers

the installation methodology for all landscaping/man made features within the RPA of trees, to note the timber walkway has since been removed from the scheme). This ensured that the proposed scheme has a minimal or no impact on the existing woodland trees and specifically addresses the tree officers’ comments.

4.4 **Technical Development & Buildability:**

I - ‘The Panel really enjoyed the presentation and remained impressed with the core concept. However, they felt that the scheme had not moved forward sufficiently since the pre-application stage and was technically weak. Matching technical delivery to the concept would require simplification, so that its buildability does not result in the concept being watered down.’

Since this feedback, the scheme has undergone an extensive refinement and development of technical details and construction strategy, to establish a, although complex in appearance, simple and buildable scheme. This has been refined through collaboration with the appointed structural engineer (Ralph Tiemann) and sustainability consultant (Dr Rachel Mitchell).



Scheme 3

Scheme 4

Structural Engineer Comments:

Alongside collaborating on refining the technical details and the construction/structural strategy, the engineer prepared a Structural Feasibility Assessment (December 2025), which stated that the proposal is ‘structurally feasible and achievable by a competent Main Contractor/Builder.’ Through this report, they also extensively review the finalised design and stated that ‘we have not identified any significant structural issues that should not be possible to resolve in the detailed design stage’.

Sustainability Consultant Comments:

Alongside collaborating on the refinement of the Passivhaus details, this consultant supported the construction refinement and, within their energy statement (November 2025), stated that ‘Although the building form appears complex, the proposed design uses a simple and buildable construction method that is free of thermal bridges.’

In conclusion, the resulting scheme has been meticulously refined to ensure it is both buildable and aligned with the high-quality standards of the concept and NPPF criteria. Through specialist collaboration, we have successfully developed a robust technical design and construction strategy that fully addresses the DRP concerns, delivering a highly unique and innovative appearance while ensuring a simplified construction and buildable dwelling. This thorough approach not only assures the project’s viability but also reinforces our commitment to delivering a high-quality outcome that meets both functional and sustainable objectives.

4.5 **Passivhaus Detailing:**

I - ‘A fundamental concern was the construction details. There is a high risk of overheating and thermal bridging. Further detail should be provided in relation to:

- Passive house overheating calculations
- Air tightness information
- Entry door details
- Bi-fold door details to ensure that they can follow the faceted walls
- Condensation risk analysis (dew point calculations and details of wall sections)’

Since this feedback, the technical and Passivhaus design & specification have undergone significant refinement through the collaboration with the appointed sustainability and Passivhaus specialist consultant, Dr Rachel Mitchell from Greenbox Associates Ltd. As part of this process, Dr Mitchell conducted a comprehensive energy statement, modelling the building using the Passive House Planning Package (PHPP) and specialised thermal bridge modelling software, Flixo. This work directly addressed all the comments raised by the DRP concerning thermal bridges, overheating, airtightness, entry and bifold door details, and condensation risk analysis. Below are the conclusions that address each of these points (extracted from energy statement, by Dr Rachel Mitchell):

‘Although the building form appears complex, the proposed design uses a simple and buildable construction method that is free of thermal bridges. All key junctions have been modelled using specialised Flixo thermal-bridge software to verify the robustness of the strategy. Each measured junction shows a negative psi value, confirming that they are thermal bridge free. Additionally, the surface temperature factor (fRsi) has been assessed. A minimum value of 0.70 is generally recommended in cool-temperate climates to reduce surface mould risk; all the measured junctions achieve fRsi values above 0.90, indicating negligible condensation risk and confirming that the dew point lies away from the internal surface of the main structural wall assembly. The location of the wood fibre insulation externally ensures the structure is located on the warm side of the construction and the installation of an effective mechanical ventilation system (MVHR) to extract moisture from the building, further reduces condensation risk.

The CLT structure provides a robust and durable airtight layer when carefully taped at the joints. Locating the CLT at the internal surface with external insulation, combined with a breather and vapour membrane makes the required airtightness target of <0.6 AChn50

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fully achievable with the specified build-up.

The entrance and bi-fold doors have been redesigned and will now be a combination of glazed side-hung and fixed/openable units, which follows the faceted wall geometry. This allows for simplified detailing for both airtightness and thermal bridges. Using Passivhaus certified windows and doors, such as Norrsken® High-Performance Alu-clad Windows & Doors will assist in achieving a whole-window U-value below 0.85 W/m2K.

Overheating risk has been managed and under a +2 °C future climate scenario, the proposed building continues to meet Passivhaus requirements and maintains an overheating risk of only 3% (without cooling) and 0% with a minimal cooling input, and therefore remaining below current UK PHT good-practice thresholds. This demonstrates the robustness and long-term resilience of the Passivhaus design.

DETAILS	DRAWING	THERMAL BRIDGE CALCULATION	fRSI VALUE	ISOTHERMS
Detail SK 05 Parapet		-0.075 W/mK	0.924	
Detail 03 SK53 ground floor to wall below ground Detail 04SK 53 ground floor to wall below ground		-0.035W/mK	0.932	
Inverted corner to internal wall		-0.082 W/mK	0.973	

Extract from the Energy Statement

Passive House-Verification	CURRENT CLIMATE	PASSIVHAUS	PASSIVE HOUSE-VERIFICATION	FUTURE CLIMATE (+2°C)	PASSIVHAUS
Architect: DD Architects Client: Sussex County Council Location: Caldyne Park, West Sussex Building Type: Residential Construction: Timber frame Climate Area: 10 Internal heat gains: 100 W/m² Solar radiation: 100 W/m² Year of construction: 2025 No. of dwelling units: 1 No. of occupants: 1.5	Building: Caldyne Park Orientation: South Roof: Flat Walls: External insulation Windows: Triple glazed Doors: Triple glazed Ventilation: Mechanical Climate Area: 10 Internal heat gains: 100 W/m² Solar radiation: 100 W/m² Year of construction: 2025 No. of dwelling units: 1 No. of occupants: 1.5	Passive House Standard Heating demand: 15 kWh/m² Cooling demand: 0 kWh/m² Primary energy: 28 kWh/m² Renewable energy: 15 kWh/m² Air tightness: 0.6 AChn50 Overheating: 3% fRsi: 0.90	Building: Caldyne Park + 2°C Orientation: South Roof: Flat Walls: External insulation Windows: Triple glazed Doors: Triple glazed Ventilation: Mechanical Climate Area: 10 Internal heat gains: 100 W/m² Solar radiation: 100 W/m² Year of construction: 2025 No. of dwelling units: 1 No. of occupants: 1.5	Passive House Standard Heating demand: 15 kWh/m² Cooling demand: 0 kWh/m² Primary energy: 28 kWh/m² Renewable energy: 15 kWh/m² Air tightness: 0.6 AChn50 Overheating: 3% fRsi: 0.90	Passive House Standard Heating demand: 15 kWh/m² Cooling demand: 0 kWh/m² Primary energy: 28 kWh/m² Renewable energy: 15 kWh/m² Air tightness: 0.6 AChn50 Overheating: 3% fRsi: 0.90

OUTPUTS FROM PHPP ASSESSMENT



PROJECT EVOLUTION

Design Response to Previous DRP and Council Comments

4.6 Form, Appearance & Landscaping:

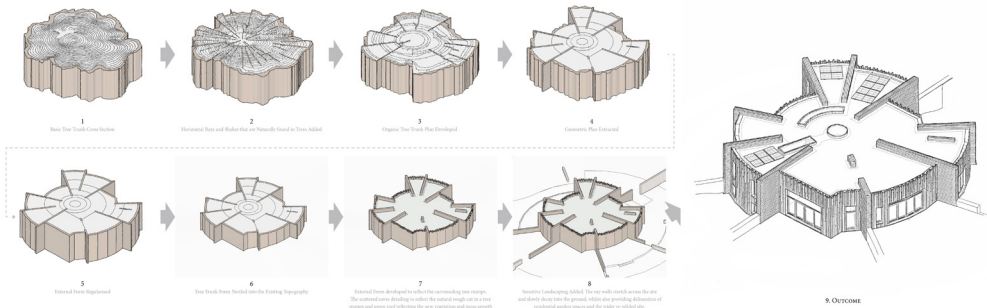
I - ‘The scheme as a whole is considered to be too urban and not organic enough. The choice of reclaimed bricks for the building does not relate to the concept, and the extent of potential hardstanding is excessive. The amount of wildflower area is unrealistic, so landscaping should be designed in greater detail.’

Since the feedback, we have reviewed everything from the start, refining the concept and ensuring that the form and appearance of the dwelling are harmonious with the site and reflect the core concept of a tree trunk. Throughout this development phase, we have extensively reflected on this core idea and refined the proposal’s design. As a result, we have created a dwelling form and appearance directly informed by this unique concept, resulting in a beautiful, exceptional building that is feasible to construct.

In addition to the changes in the floor plan (with all bedrooms moved to the north side), we have further developed the roof and the siting of the dwelling in the landscape, merging the building into its setting.



Concept Precedent Imagery



3D Concept Realisation - External Form

In addition, A Landscape Designer was appointed to refine the landscaping, further situating the building harmoniously within its natural surroundings, allowing it to serve as a ‘hide’ for viewing the surrounding wildlife and flourishing nature. Hardscaping has nearly all been removed or replaced with permeable landscaping. To maximise the ecological enhancements of the site, the residential garden area is clearly defined by estate fencing, which is allowed to rust, developing a natural patina that blends with the surrounding landscape and materials.



Scheme 3



Scheme 4

The refined and developed concept, combined with the exceptional landscape design prepared by Nicholas Dexter, has resulted in an organic and beautiful scheme that harmoniously integrates into the natural setting of the woodland. This integration is further supported by an outstanding ecological rewilding scheme, which provides an exceptional 30.73% biodiversity net gain.



Scheme 4



4.7

Rooflight Design Development:

I - ‘...an opportunity has been missed to provide a triangular rooflight to reference why the building is the way it is, rather than the current shape which does not correspond.’

Upon reflection of this comment, we do not agree with the suggestion of a triangular rooflight for the following reasons:

1. A triangular rooflight in the centre of the dwelling conflicts with the overall design concept. While the perimeter of the dwelling features triangulated faces (32 sides), as one moves closer to the centre, the sizes of these faces become negligible and transition into a curve. This is evident in the kitchen, where the wall has been finished as a curved surface.

2. Furthermore, there are currently no Passivhaus-certified or suitable triangular rooflights available due to issues related to airtightness and thermal bridging.

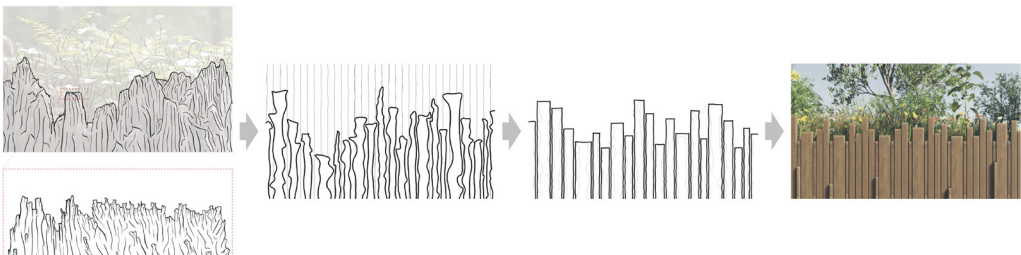
Therefore, to fully adhere to the core concept whilst also ensuring buildability and compliance with Passivhaus standards, we have not proposed a triangulated rooflight.

4.8 Eaves Detail Development:

I - ‘The Panel felt that the eaves detail is too flat...’

The eaves details have been developed through an extensive, iterative process that involved analysing the natural broken edges and irregular rough ridges of the scattered tree trunks in the surrounding woodland (on-site).

This analysis aimed to establish an architectural language that resonates with the textures and forms of the nearby tree trunks. The resulting design not only mimics these natural elements but has also been refined to work seamlessly with the developed cladding. This cohesive integration creates buildable eaves details that reflect the irregular rough ridges, splits and cuts observed on aged tree stumps, ultimately reinforcing the project’s core concept and harmonising with the surrounding woodland landscape.



Eaves Detail Development

4.9 Rooftop Drainage:

I - ‘The Panel felt that the eaves detail is too flat and the gutters and downpipes remain unresolved.’

The drainage strategy uses a fully external blue-green roof drainage system with no penetrations through the thermal envelope, which is ideal for Passivhaus performance. Rainwater is temporarily stored within the blue roof attenuation layer beneath the intensive green roof substrate, allowing controlled discharge rather than immediate runoff.

Primary drainage is through perimeter flow restrictor outlets located within accessible gravel drainage zones around the roof edge. These regulate water retention to the designed blue roof storage depth (H-Max) and slowly release excess water into downpipes. The downpipes remain fully outside the insulated envelope and are discreetly concealed within the timber cladding and timber frame boxing/ray-wall voids. This maintains a clean architectural appearance while allowing access for inspection and maintenance without exposing rainwater pipes on the façade.

Because all rainwater drainage remains outside the airtight and insulated envelope, there are no thermal bridges caused by internal rainwater pipes. This significantly improves Passivhaus performance and reduces long-term condensation risk.

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Emergency overflows are positioned at the maximum allowable water storage level and are designed to activate only if the primary drainage system becomes blocked or rainfall exceeds normal design capacity. These overflows are sized to accommodate a 1-in-100-year storm event plus a 40% climate change allowance in line with best-practice SuDS design principles. They discharge visibly through stainless steel overflow chutes, creating a clear external warning if the roof reaches full capacity and providing an important fail-safe against flooding or excessive structural loading.

Active irrigation for the intensive green roof is supported by a dedicated sump chamber integrated within the blue roof system. Stored rainwater is reused to supply pressure-compensated sub-surface drip irrigation lines within the rooftop kitchen garden, reducing reliance on mains water and improving drought resilience during summer periods. A smart control system linked to float switches allows automatic switching to a backup harvested rainwater or mains supply if stored roof water levels become too low, ensuring planting performance is maintained year-round.

Accessible inspection chambers, insulated restrictor chambers to reduce freezing risk, and acoustic-quality rainwater goods are to be included to improve maintenance, durability, and occupant comfort.

Final technical design, including the number and sizing of flow restrictors, emergency overflows, outlet positions, attenuation capacity, and discharge rates, will be developed in coordination with a specialist drainage engineer. This ensures the system fully complies with structural loading requirements, local authority drainage strategy, and site-specific stormwater calculations.

This system protects Passivhaus airtightness and thermal performance by keeping all drainage fully outside the thermal envelope. Hidden downpipes within timber boxing improve architectural quality while maintaining access for maintenance and avoiding visible façade clutter. The blue roof attenuation reduces peak stormwater discharge, improves drainage resilience during heavy rainfall, and supports irrigation for the intensive rooftop kitchen garden. Visible emergency overflows provide a reliable fail-safe system, making the roof both highly efficient and robust for long-term performance.

PTO.

DD Architects



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PROJECT EVOLUTION

Design Response to Previous DRP and Council Comments

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4.10 Internal Experience:

I - ‘The internal experience has not been fully understood, such that the kitchen will have a poor outlook being located in the centre..’

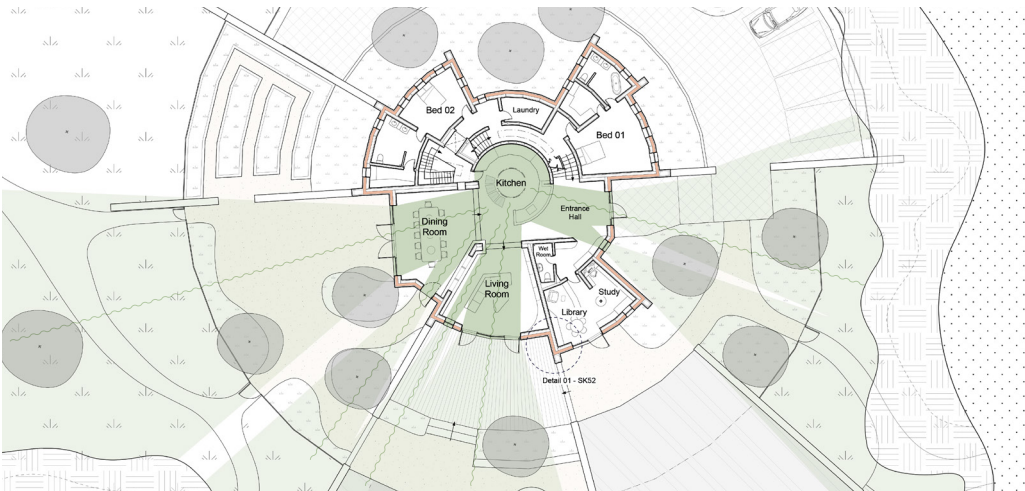
The kitchen serves as the central “hearth” of the dwelling, as is common in many homes. However, being the centre doesn’t mean it has a poor outlook. We have specifically designed the layout to maximise views from the kitchen. As you can see from the internal visualisations (please see section 14, pg 74 of the support documents), the kitchen boasts almost a 180-degree view, with large expanses of windows in the entrance, dining room, and living room, along with a sizable rooflight that lets natural light fill the kitchen.

These openings provide stunning views across the pond into the southern meadow, as well as from the outdoor dining area into the western meadow and traditional orchard. Additionally, views extend across the entrance area into the eastern garden. The rooflight offers a generous view of the sky above.

The kitchen not only serves as the hub of activity in the main living area, but it also offers significant and expansive views unique to this dwelling.



Kitchen Internal Visualisations



Kitchen Plan - Views Diagram

4.11 Overall Assessment:

I - ‘The Panel requested that additional specialists were brought into this scheme, such as a sustainability consultant, landscape architect and structural engineer, to further develop details of what remains a laudable concept, and take it from ‘good’ to ‘exceptional’

In response to this feedback, we have engaged a team of specialist consultants, including a Passivhaus specialist, a landscape designer, and a chartered structural engineer. Their collaboration has significantly enhanced our proposal, elevating it from a laudable concept to an overall scheme of exceptional design quality. The appointed consultants who have played a crucial role in this development include:

1. Dr Rachel Mitchell, from Greenbox Associates Ltd., our appointed Sustainability Consultant. Her expertise has been instrumental in refining our proposed Passivhaus and sustainable design. She has certified that the design and specifications meet the Passivhaus standard, ensuring our project aligns with the highest environmental benchmarks and that all of the DRP’s concerns regarding the Passivhaus details have been addressed (please see section 4.5). (Energy Statement, November 2025)

2. Ralph Tiemann, from Tiemann & Co Ltd., our Chartered Structural Engineer. His expertise helped develop and refine our structural design and construction strategy. Through his assessment, he has also verified that our proposed construction is both feasible and buildable. His certification adds a further layer of reliability to our project (Structural Feasibility Assessment, December 2025)

3. Nicholas Dexter Ltd., our Landscape Designer. His creative vision has led to the development of a unique and exceptional landscape design that harmoniously integrates the dwelling with its natural surroundings. Furthermore, our collaboration with the newly appointed ecologist, Arun Ecology Ltd., has delivered an exceptional and unique rewilding scheme, achieving an impressive Biodiversity Net Gain of 30.73%.

Through this rigorous development process, we have created a design that is truly outstanding, reflecting the highest standards in architecture. Our proposal not only raises the bar for design quality in rural areas but also significantly enhances its immediate setting while being sensitive to the defining characteristics of the local landscape.





WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 24.06.2021

To: Stuart Malcolm From: Ian Stocks

Planning Ref: DM/21/1345

Address: Land at Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ

Description: Proposed new 4-bedroom dwelling

Date of visit: N/A

RECOMMENDATION

Advice: [x] Modification: [] More Information: []
Objection: [] No Objection: [] Refusal: []

Total number of hydrants required 1

This application has been dealt with in accordance with the statutory obligation placed upon Fire and Rescue Service by the following act;

Fire and Rescue Services Act 2004
Part 5, 38: Duty to secure water supply etc.

1) A fire and rescue authority must take all reasonable measures for securing that an adequate supply of water will be available for the authority's use in the event of fire.

This proposal has been considered by means of desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC mapping and Fire and Rescue Service information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments:

- 1) Prior to the commencement of the development details showing the proposed location of [1] one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.
- 2) Prior to the first occupation of any dwelling/unit forming part of the proposed development that they will at their own expense install the fire hydrant in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, particularly in very large developments. (BS5588 Part B 5) for further information please contact the Fire and Rescue Service

If a requirement for additional water supply is identified by the Fire and Rescue Service and is subsequently not supplied, there is an increased risk for the Service to control a potential fire. It is therefore recommended that the hydrant condition is implemented.

Reason: In the interests of amenity and in accordance with Mid Sussex District Plan (2014 – 2031) Key Policies DP18 and DP19 and in accordance with The Fire & Rescue Service Act 2004.

Ian Stocks
Water and Access Manager

Email: frs.waterandaccess@westsussex.gov.uk

p NOTES OF MID SUSSEX DESIGN PANEL – 20th July 2021

Present: Neil Way (Chair), Mark Folkes, Nick Dexter, Gavin Sargent, Jake White, Phil Winch

Apologies: Mike Alete

In attendance: Will Dorman (MSDC Urban Designer), Jacob Lane (Planning Officer)

Land at Caldyne Park, Wallage Lane, Rowfant

Description of scheme
Proposed new 4-bedroom house in the countryside under paragraph 79 of the NPPF (planning application reference DM/21/1345).

Presenter:
Architect/Designer: Conrad Howard (DD Architects)

In attendance
Ward councillor: Christopher Phillips
Case officer: Stuart Malcolm

The Panel's Comments

1. The panel agreed that the concentric circles idea was an interesting concept. Unfortunately, it had not been followed through thoroughly. It would greatly benefit from developing on many levels including materials, layout, sustainability and ecology.
2. The building seems to sit on the landscape rather than within it and suggested a randomly landed lunar craft.
3. The raised deck idea leads to a dead ground floor elevation with a dark undercroft that results in an uninviting building.
4. The raised platform also makes the building seem remote from its surrounds. The building is not high enough to be above the trees to enjoy uninterrupted views with the added inconvenience of being raised above the ground via excessive stepped accesses. It would benefit from being brought down to ground level where it can better engage the surrounding landscape with the garage placed elsewhere.
5. The building appears to turn in on itself. The floorplans appear constrained with walls awkwardly angled back on themselves compromising any open plan nature. The central core is very constrained, it needs to be a more useable and attractive space. A more evolved organic form should work better.
6. The drawings need to show the relationship between the different materials more clearly.
7. The scheme's Passivhaus credentials were questioned because of the complexity of the design, thermal bridging issues and the need for much thicker walls to meet the standard.

8. The landscaping proposals nevertheless suggest the scheme could enhance its setting as it aims to eradicate the invasive rhododendrons and replace them with native species. The long driveway also needs to be reviewed as there is an opportunity to give more back to nature.

Overall Assessment
The panel support the concept but agreed this scheme was not sufficiently developed and therefore does not currently meet the high standards set out in NPPF para 79(e).

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stuart Malcolm
FROM:	WSCC - Highways Authority
DATE:	13 September 2021
LOCATION:	Land At Caldyne Park, Wallage Lane, Rowfant, RH10 4NQ
SUBJECT:	DM/21/1345 Proposed new 4 bedroom dwelling (Amended description).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the erection of a four-bedroom dwelling. The site is located on Wallage Lane, a C-classified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) previously provided comments for this application, dated 28/06/2021, raising no highway safety concerns. The LHA has since been re-consulted by the LPA.

From inspection of the new information, the documents refer to ecology only. Therefore, this does not affect the LHAs original comments, which remain valid. Please refer to the LHAs previous consultation response, dated 28/06/2021, for relevant highway comments and recommended conditions.

Kyran Schneider
West Sussex County Council – Planning Services

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stuart Malcolm
FROM:	WSCC - Highways Authority
DATE:	28 June 2021
LOCATION:	Land At Caldyne Park, Wallage Lane, Rowfant, RH10 4NQ
SUBJECT:	DM/21/1345 Proposed new 4 bedroom dwelling (Amended description).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary
This proposal is for the erection of a four-bedroom dwelling. The site is locaed on Wallage Lane, a C-classified road subject to national speed limit in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility
The site is served by two existing accesses: one on Wallage Lane and one on Turners Hill Road. From inspection of local mapping, there are no apparent visibility issues with the existing access on Turners Hill Road. Visibility appears somewhat restricted for the existing access on Wallage Lane. There would be a benefit to the cutting back of vegetation either side of this access, to improve visibility. Notwithstanding this, the LHA does not anticipate that this proposal would give rise to a material intensification of use of these existing accesses.

In addition, 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 accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning
For vehicular parking provision, the applicant has demonstrated a double-car garage and large driveway. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA considers the proposed parking provision to be sufficient. There is also space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear.

The LHA does note that the proposed garage falls slightly short of the minimum internal specifications for double-car garages of 6m x 6m as set out in Manual for Streets (MfS). The garage as proposed has approximate dimensions of 5.8m x 6.5m. Therefore, the LHA advises the applicant to widen the proposed garage to meet MfS specifications, to be considered for vehicular/cycle parking provision. Notwithstanding this, the LHA is satisfied that sufficient parking provision is available on-site.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Mid Sussex Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below.

Regarding cycles, the plans demonstrate ample on-site storage that can be utilised for secure and covered cycle parking, in accordance with WSCC parking standards. The inclusion of cycle parking will help promote the use of sustainable transport methods.

Sustainability
The site is located in Rowfant, which lacks access to immediate services and amenities. The nearby road network in this location lacks footways and is mostly unlit. The nearest urban centre is Crawley, which is located approximately 2.4km west of the site. Consequently, residents are anticipated to rely on the private car for most trips. Cycling is an option for experienced cyclists.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Electric Vehicle Charging Spaces
No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services

Appendix E: Planning Officer Comments - 29th November 2021 by Will Dorman (MSDC Urban Designer) & Stuart Malcolm (Case officer). Email Correspondence.

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Date: Monday, 29 November 2021 at 15:17
To: Conrad Howard <conrad@ddarchitects.co.uk>, Will Dorman <Will.Dorman@midsussex.gov.uk>
Subject: RE: Incomplete Application Letter for Application No DM/21/1345 - Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ

Hi Conrad

Thanks for the additional submissions.

Will has commented on them as follows:

“This scheme starts to address the panel’s issues by bringing the building down to ground level, but overall the design quality is still far short of a para 79/80 standard. I have the following specific issues that contribute to this assessment:

- Evolving the floorplan to respond to concentric circles / cross section of a tree trunk is an interesting idea, but builds in limitations including generating quite awkward shaped living spaces. While it works better than before, where the floorplan departs from the concentric circles it undermines the harmony and elegance of the concept as evidenced by the awkward angle of the dining room façade and decking on the west side and front entrance on the east side.
- The stepped configuration of the floor levels will not make it easy to move around for people with disabilities. Also a disproportionate amount of space is needed for staircases given there is little more than one main floor of living space. Furthermore I am not convinced adequate space has been provided to accommodate the staircases particularly the one between the basement and ground floor.
- The external form also does not evoke the harmony suggested by the concentric plan. The overlapping monopitch roofs creates a sense of clutter and the series of recesses and projections generate a series of blank flank returns that lack any positive sculptural quality and look more like an unresolved accident

generated by the floorplan.

- The circular plan is handled as a series of faceted facades, rather than curved ones according to the floorplan but this is not revealed in the elevations which look flat.
 - The basement garage and the amount of windowless/ retaining walls around it are also a dead hand on the elevation.
 - There is no indication how rainwater discharge is dealt with and this is especially problematic because of the inward sloping roof profile and the absence of any space at the centre of the building to accommodate the runoff.
 - The detailed section shows thicker walls than before and the employment of natural local materials, which are to be commended. However, more information will need to be provided to demonstrate the schemes sustainability credentials, and specifically how this has influenced the design decisions.
- Also if the building is aiming for passivhaus standards, this needs to be demonstrated (and it may be undermined by its relatively high surface area to volume ratio resulting from the series of recesses and projections and its predominantly single storey form).
- Solar PV’s are shown on the roof in the detailed section, but the circular roofplan generates a series of triangular shaped roofs that, along with the relatively small amount of south facing roof, will limit their scope.
 - The wall thickness at the main ground floor level scales off at 450mm, however these are not represented accurately in the floorplans (which show thinner walls).
 - Insufficient information/drawings are provided to show the relationship of the building with its context and immediate threshold. The floorplans don’t show them, the scale of the site plan is too small, and the elevations show the surrounds too schematically.
 - The driveway appears to be much longer than it needs to be, and by wrapping all the way around the building it gives less opportunity for the living spaces to have an uninterrupted relationship with the surrounding nature, and imposes more tarmac on the ground than appears to be necessary. The greenhouse also appears to be unfortunately prominently positioned along the entrance approach.
 - At over 20m across this building has a large footprint and I feel there is some scope to reduce this such as accommodating more (such as the home cinema) in the lower ground floor which should also help improve the surface to volume ratio.

The main arbiter of this scheme will be the DRP. However, under the DRP’s Terms of Reference, there is only one more opportunity for it to be considered by them. To give it a better chance, the scheme needs to address the above points to demonstrate it meets the NPPF standard. Also while the quality of the drawings have been improved, they are still quite sketchy and there is scope for further improvement and more detail.”

Based on the above, I would recommend the submission of additional plans and details for Will and I to comment informally prior to a formal re-submission of amended plans.

Thanks

Stuart

THE HIDE

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



Appendix F: Ecological Council Consultant Comments - 5th April 2022 by Mike Bird.

Ecological Advice		Reason: to prevent loss of, and contribute to a net gain in, biodiversity, in accordance with policies DP37 and DP38 of the Mid Sussex District Plan and 180 of the NPPF.		It is suggested that a management plan is secured to cover a 30 year period, this being the expectation under the forthcoming mandatory biodiversity net gain and thus reflective of government expectations.	
TO:Stuart Malcolm FROM:Mike Bird APPLICATION REF:DM/21/1345 SITE:Land at Caldyne Park Wallage Lane Rowfant Crawley PROPOSAL:Proposed new 4-bedroom dwelling. Ecological information received 27/08/2021. DATE:5 April 2022		Condition 2 (subject to comments about excluding surrounding habitat from residential curtilage)		Mike Bird MCIEEM Principal Consultant, Calyx Environmental Ltd	
There shall be no artificial lighting introduced outside of the residential curtilage. Reason: to prevent significant disturbance of nocturnal wildlife in accordance with DP38 of the Mid Sussex District Plan and 180 of the NPPF		Comments		The contents of this memo are provided under a consultancy agreement between Calyx Environmental Ltd and Mid Sussex District Council. They do not constitute a view for or against a proposal, but represent independent ecological advice on the biodiversity implications of a planning application so that it may be determined in accordance with relevant planning policies and legal obligations.	
Recommendations To avoid the risk of future encroachment of domestic garden into ancient woodland buffer zones or other semi-natural habitats surrounding the proposal (for example in case the property changes ownership), I would strongly recommend that MSDC ensure that these areas are clearly excluded from residential curtilage and that they cannot be considered part of the garden. Subject to this, I am of the view that overall the proposal offers the opportunity to secure a net gain for biodiversity if long-term positive management of the surrounding woodland is secured along with the other enhancements proposed. If consent is granted, I would recommend the following conditions to secure these enhancements and mitigate any negative impacts: No development shall commence until the following details have been submitted to, and approved by, the local planning authority: a method statement and protection plan to mitigate any impacts on wildlife and surrounding habitats during construction, including the location and specification for temporary protective fencing and reasonable avoidance measures to avoid harm to protected species during any vegetation clearance / pruning and full details of the access track specification where it passes through or adjacent to woodland; a lighting plan showing the demonstrating how any external lighting will be specified and located to avoid light spill and glare impacting surrounding woodland / semi-natural areas; and an enhancement and long-term (30-year) management plan for surrounding wildlife habitat within the applicants control, setting out long-term aims and objectives, monitoring methods and an initial 5-year action plan (with provisions for review and updating). The approved details shall be implemented in full unless otherwise approved in writing by the local planning authority.		I note that the development is within land previously classified as ancient woodland, but that Natural England have accepted evidence that large areas no longer meet the definition and have updated the boundaries in their inventory accordingly. I also note that loss of the ancient woodland is historic (connected with former MOD/defence uses) and appears unconnected with this proposal. This is an important factor in considering its acceptability as it is essential that deliberate clearance or destruction of wildlife habitats prior to submission of planning applications is disincentivised to avoid setting any precedent that could encourage further losses.			
		The proposal would maintain a minimum distance of 15m between the proposed dwelling and formal garden space and parking / turning areas, as required by Local Plan Policy DP37. However, to prevent encroachment of garden (for example if the property changes hands) into ancient woodland, ancient woodland buffer and recent secondary woodland, it is important that any planning consent ensures that these areas are clearly excluded from the residential curtilage so that planning consent would be required for a change of use. I would defer to the case officer as to whether this requires these areas to be excluded from the redline or if other planning measures are the most appropriate way to achieve this.			
		I note that proposed access would utilise existing tracks and note that it is proposed to use a SUDs driveway specification to provide a naturalistic surface. Whilst there could be some minor localised disturbance to wildlife from vehicles, given it is a single dwelling, I would consider, on balance, that such impacts would be outweighed if a long-term positive management plan for all of the woodland (ancient semi-natural and recent semi-natural) is secured.			
		The bat survey report submitted appears to be an early draft and doesn't provide any assessment but as the proposal will retain the woodland habitat, enhance a large part of the open grassland and provide an opportunity to secure long-term management of these habitats, the overall impact is likely to be positive and this applies to other protected / notable species, subject to basic precautions during site clearance and construction. This would be subject to there being no lighting outside of the immediate domestic curtilage and in any lighting in this area being designed to minimise light spill and glare.			

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Date: Thursday, 26 January 2023 at 15:21
To: Conrad Howard <conrad@ddarchitects.co.uk>
Subject: RE: Incomplete Application Letter for Application No DM/21/1345 - Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ

Hi Conrad

Sorry for the delay on this.

Will has commented as follows on the latest iteration:

“This is an improvement and the overall building concept is clearly illustrated on page 17 of the drawings package, and more has been done to demonstrate the buildings relationship with its landscape threshold. I nevertheless still have the following comments:

- The elevations appear to have been improved partly because they are better drawn and partly because the slope appears to be less pronounced than before (it is not clear why this is?) and windows better positioned. Together this reduces the amount of blank wall and gives the building a more harmonious/resolved appearance. The curved facades will need to be consistently designed/carefully detailed to ensure they have a consistent curved appearance.
- Avoiding overlapping roofs has also improved the building’s appearance (although whether it sufficiently protects the facing walls from rain is another matter). In my view, the more steeply angled roofs above the dining area and entrance hall still don’t sit harmoniously with the rest of the roofline, however I would be happy for the DRP to be the final arbiter on this. While the steep roof may emphasise the entrance, a deep recess and contrasting facing materials could do this just as successfully. In respect of the dining area, if the underground parking was removed the floor level of the living area could be carried through and it would not be so necessary to raise the roof.
- Using the Wallage Lane entrance allows the drive to be significantly shortened, reducing its impact upon the wider site. The

hardstanding still strangles the northern half of the house and could easily be reduced.

- The underground parking is still problematic. In addition to being a dead hand on the frontage, it lifts the deck incongruously above the ground and results in the building looking disconnected from its threshold; this is especially demonstrated in the 3D images. It also involves an intrusive intervention into the natural topography. To avoid this, I think it would be better if the garage was a separate structure and discreetly located perhaps in the woodland area along the driveway approach.
- The main entrance hall would be better positioned on the north side so that it is immediately visible along the driveway approach/axis.
- It would be helpful to know the surface to volume ratio, as the DRP may well ask.
- As the rain is to all be collected in a single ring gutter, I am concerned there may be a risk of water pooling in the centre of the roof during the torrential downpours that have become increasingly common.”

I would strongly encourage these points to be addressed prior to formal re-submission.

As you are no doubt aware the application will need to back to the DRP when the formal submission is made. I understand that there is a spot on the April DRP for this application but I would be grateful if you could confirm your timescales.

Please also ensure that any other consultee comments are addressed prior to the plans being submitted formally. I’m particularly thinking of the Ecology comments that are attached for reference but all the other consultee comments should be looked at and addressed where relevant.

Kind regards

Stuart

Notes of Mid Sussex Design Review Panel – 11 July 2023

Present:	Neil Way (Chair), Mark Folkes (Vice-Chair), Phil Winch, Gavin Sargent, Mike Alete
Apologies:	Alice-Rose Hoile, Jake White, Richard Morrice, Cllr Christopher Phillips
In attendance:	Anna Kramarczyk (MSDC Urban Designer), Andy Watt (Senior Planning Officer)

Land at Caldyne Park, Wallage Lane, Rowfant

Description of the Scheme
Proposed new 4 bedroom dwelling in the countryside under paragraph 80 of the NPPF (Re-submission of current planning application DM/21/1345 to the DRP)

<u>Presenters</u>	
Architect/Designer:	Conrad Howard (DD Architects)
Developer:	Messrs Williams, Jacobs and Hooper

<u>In attendance</u>	
Ward Councillor:	Cllr Graham Casella
Case Officer:	Stuart Malcolm

The Panel’s Comments

The Panel commended a nice presentation overall and a very interesting design.

In landscape terms, more evidence and analysis would be helpful to assess how the characteristics of the site and the surrounding landscape has influenced and enhanced the setting and building. More information is needed on ecology, historic field patterns, geology, and landform as well as on the perceptual aspects (such as dark night skies) that helps to build a narrative. It is recommended the AONB character is considered as part of the landscape analysis.

The Panel expressed concern regarding the hard landscape treatments around the immediate building, such as the extensive gabion terraces and the paved/ patios. For both, these seemingly jar with the landscape, and don’t merge or blend, with the shapes not appearing to be reflective of the natural soft edges of the surrounding woodland.

There is limited information in the presentation demonstrating how the site would be enhanced. Whilst the proposal to remove invasive rhododendron is welcome, it is unclear how this would be achieved, over what period and the replanting proposals.

The Panel were disappointed that the strong ‘tree-trunk’ inspiration had not been followed through to its logical conclusion. The plan form of the house was supported, but the Panel were not convinced how it sits into the site, particularly in terms of its scale (e.g. a 4m high entrance door, an internal double height space without a floor overlooking it) and how the building would be experienced from standing height outside (e.g. the extrusion of exaggerated forms to achieve tall glazed windows). The entrance way and road way appears somewhat excessive, borne from the idea that car parking and services should be located underneath the building. This makes

the building sit too high, whereas it could be dropped into the site more and the basement removed.

The proposed roof shape would jar, without any finessing of the edges. It seems to sit quite heavy on the building, reinforced by the gunmetal grey colour, so appears quite clunky. It could be simplified in detailing but made more exciting in section and lighter in weight, to reinforce the tree-trunk concept. The colour of the materials overall seemed inconsistent with the warm tones of timber, so perhaps more copper and bronze colouring. The use of stone was questioned, whereas timber could be used above raised land to avoid rot and to give the appearance of being dropped down to the ground, or the stone plinth could be significantly reduced.

The heat gain of the building – with its large amount of glazing on the west elevation – was questioned, as the proposed overhangs will not shade the building sufficiently. The Panel felt that lighter lattice would blend in better, in the manner of a chopped down tree and an understanding of how new growth forms.

The Panel felt that solar panels seem arbitrary in their positioning (oriented NE and NW), not fully tracking the sun around during the day. However, the use of fan-shaped panels manufactured to fit will contribute to an interesting design. The use of Corten steel looks like a nice idea, but questioned whether it would be suitable for a door, which is by its nature a tactile feature.

In sustainability terms, the Panel wish to be assured that the applicants make a clear commitment to Passivhaus certification, so that a planning condition can ensure its implementation.

The following queries also need to be resolved:

- Confirmation that the living room doors are air-tight, split bi-folds on a curve with a U-value of 0.8W/m2K.
- The oversized front door might be difficult to obtain.
- The designPH extract image shows simplified fenestration – does putting in the correct design cause it to fail compliance?
- Reassurance that achieving air-tightness goals are practical – e.g. the detailed section shows quite a bit of thermal bridging at the first floor deck and the first floor wall / roof junction, as well as air tightness details at first floor deck.
- Complex systems tend to fail over time and replaced with simpler ones. In response to the combined low carbon energy strategies page, less is more.
- Is the log burner flue on the images shown correctly?

The Panel were concerned that the detailed design had not been costed and the development was merely a development plot, which may result in a downgrading of the concept during the implementation phase. In theory, a paragraph 80 scheme could potentially be achieved on this site, but the current proposal is still some way short. It doesn’t enhance its immediate setting and is not sensitive to the surrounding landscape characteristics.

The Panel would like to see the next iteration of the design return for their appraisal.

Overall Assessment

Support with amendments to the design and refinement of details. The Panel reiterated their backing for the concept and the plan form in particular. The presentation was encouraging, but further work needs to be done to ensure that it meets the requirements of Paragraph 80.

Appendix I: Mid Sussex Design Review Panel Comments - 22nd January 2025 by Mark Folkes (Chair), Jake White, Gavin Sargent, Phil Winch, Anna Kramarczyk (MSDC Urban Designer), Andy Watt (Senior Planning Officer) and Catherine Carden (Planning Officer).

Notes of Mid Sussex Design Review Panel – 22 January 2025

Present: Mark Folkes (Chair), Jake White, Gavin Sargent, Phil Winch

Apologies: Alice-Rose Hoile

In attendance: Anna Kramarczyk (MSDC Urban Designer), Andy Watt (Senior Planning Officer), Catherine Carden (Planning Officer)

Land at Caldyne Park, Wallage Lane, Rowfant

Description of Scheme
Proposed new 4 bedroom dwelling in the countryside under paragraph 84 of the NPPF) (Current planning application DM/24/2799) (Previously considered by DRP at pre-application stages in July 2021 and July 2023 (DM/21/1345))

Presenters
Architect/Designers: Conrad Howard, Harry Horwood (DD Architects)
Developer: Messrs Williams, Jacobs and Hooper

In attendance
Ware Councillors: Cllr Graham Casella, Cllr Christopher Phillips
Case Officer: Caroline Grist

The Panel's Comments

The Panel really enjoyed the presentation and remained impressed with the core concept. However, they felt that the scheme had not moved forward sufficiently since the pre-application stage and was technically weak. Matching technical delivery to the concept would require simplification, so that its buildability does not result in the concept being watered down.

The scheme as a whole is considered to be too urban and not organic enough. The choice of reclaimed bricks for the building does not relate to the concept, and the extent of potential hardstanding is excessive. The amount of wildflower area is unrealistic, so landscaping should be designed in greater detail.

A fundamental concern was the construction details. There is a high risk of overheating and thermal bridging. Further detail should be provided in relation to:

- Passive house overheating calculations
- Air tightness information
- Entry door details
- Bi-fold door details to ensure that they can follow the faceted walls
- Condensation risk analysis (dew point calculations and details of wall sections)

The Panel felt that the eaves detail is too flat and the gutters and downpipes remain unresolved. The internal experience has not been fully understood, such that the kitchen will have a poor outlook being located in the centre, and an opportunity has been missed to provide a triangular rooflight to reference why the building is the way it is, rather than the current shape which does not correspond.

Overall Assessment
Object. The Panel requested that additional specialists were brought into this scheme, such as a sustainability consultant, landscape architect and structural engineer, to further develop details of what remains a laudable concept, and take it from 'good' to 'exceptional'.

Appendix J: Tree Officer Comments - 8th January 2025 by Emma Rivett (MSDC Assistant Tree Officer) & Caroline Gist (Case officer). Email Correspondence.

From: Emma Rivett Emma.Rivett@midsussex.gov.uk
Subject: DM/24/2799 Land at Caldyne Park, Wallage Lane, Rowfant, RH10 4NQ
Date: 8 January 2025 at 09:15
To: Caroline Grist Caroline.Grist@midsussex.gov.uk

Dear Caroline,

Further to the site meeting, I still require further information on this application.

What has been provided and from what I could see on site shows me that trees are present within 15m of the proposal, albeit mainly for the access routes and whilst the Geosynthetic Cellweb™ surfacing is acceptable, there is no methodology for installation. I would also need to see the tree survey, a Tree Protection Plan, and an Arboricultural Impact Assessment.

The plan provided also shows a raised timber walkway within the RPA of several trees and through the ancient woodland. I would need to see the installation methodology for this with the root protection areas of the trees affected.

Please could you reconsult me, once you have received this more detailed information?

Many thanks.

Emma

Emma Rivett
Assistant Tree Officer-Development Management
www.midsussex.gov.uk

Working together for a better Mid Sussex



Appendix K: Ecological Council Consultant Comments - 5th February 2025 by Place Services (Genevieve Broad MCIEEM MSc BSc).



5th February 2025

Caroline Grist
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Sussex District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DM/24/2799
Location: Land At Caldyne Park Wallage Lane Rowfant Crawley West Sussex RH10 4NQ
Proposal: Proposed new 4 bedroom dwelling. (Further ecology information received 06.01.2025)

Dear Caroline

Thank you for re-consulting Place Services on the above application.

Recommended Temporary Holding Objection pending further information on European Protected Species (Hazel Dormouse), Irreplaceable Habitat (ancient woodland) and mandatory Biodiversity Net Gains	Yes
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of condition	

Summary
We have reviewed the Response to Ecologist's Comments (DD Architects, January 2025), Bat Survey Report (Verdant Ecology, January 2024), Dormouse Survey Report (Verdant Ecology, January 2024), Ecology/Arboricultural Summary (January 2024), Reptile Survey and Mitigation Report (Verdant Ecology, January 2024) and Ecological Scoping Study (Calumma Ecological Services, May 2014), relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures. We note that the Desktop Biodiversity Report (Sussex Biodiversity Record Centre, April 2014) was submitted on 6th January 2025.

We have also reviewed the Statutory Biodiversity Metric (DD Architects, November 2024) and BNG Statement (November 2024).

We are still not satisfied that there is sufficient ecological information available for determination. This is because we highlight that the Ecological Scoping Study (Calumma Ecological Services, May 2014),

Place Services is a traded service of Essex County Council



submitted on 6th January 2025, is out of date to support this application, in line with CIEEM Guidance¹ and paragraph 6.2.1 of British Standard (BS) BS42020 'Biodiversity – Code of practice for planning and development 2013'. This is because the initial site walkover was undertaken in April 2014. In addition, the Desktop Biodiversity Report (Sussex Biodiversity Record Centre, April 2014) is similarly out of date to support this application and should be interpreted by a suitably qualified ecologist.

We note that the Ecological Scoping Study (Calumma Ecological Services, May 2014) recommended the following surveys in addition to those for reptiles and Hazel Dormouse, which have been undertaken:

- a full botanical survey to identify rare plants within the ancient woodland
- surveys to identify potential roost habitat for bats, although it appears from the submitted documents that no trees are being removed for the current application.

Further information is still required on European Protected Species (Hazel Dormouse) and Irreplaceable Habitat (ancient woodland) as outlined below:

European Protected Species - Hazel Dormouse:
As stated in our response dated 20th December, we recommend the implementation of a non-licensed Precautionary Method Statement for Hazel Dormouse in accordance with [Government Standing Advice](#). This is because the Dormouse Survey Report (Verdant Ecology, January 2024) states that the site offers suitable habitat for Hazel Dormouse and is surrounded by ancient woodland. We highlight that the outline measures for this should be prepared by a suitably qualified ecologist and submitted to the LPA prior to determination. This should then be secured by a condition of any consent.

The outline mitigation measures for Hazel Dormouse are required prior to determination because paragraph 99 of ODPM Circular 06/2005 highlights that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*

This information is required to provide the LPA with certainty of impacts on legally protected species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent. This will enable the LPA to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006 (as amended) and prevent wildlife crime under s17 Crime and Disorder Act 1998.

Ancient Woodland – Irreplaceable Habitat:
We note from the Proposed Site Plan Drawing No. 1608-SK20 Revision B (DD Architects, January 2021) that access to the site will be through ancient woodland (Irreplaceable Habitat) and that there are plans to plant within ancient woodland on the southwest boundary. We also note from the Ecology/Arboricultural Summary (January 2024) that the previously cleared areas were de-designated by Natural England in 2020. However, we highlight that assessment should be made of impacts that the development may cause to the ancient woodland by a suitably qualified ecologist in accordance with

¹ CIEEM (2019) Advice note on the Lifespan of Ecological Reports and Surveys - <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>



[Government Standing Advice](#), together with details of appropriate mitigation measures. These should be submitted to the LPA prior to determination.

Mandatory Biodiversity Net Gains:
Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#). Biodiversity net gains is a statutory requirement set out under [Schedule 7A \(Biodiversity Gain in England\) of the Town and Country Planning Act 1990](#). This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021, and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act.

The [Biodiversity Net Gain Planning Practice Guidance \(PPG\)](#) sets out how mandatory biodiversity net gains should be applied through the planning process and Paragraph: 011 Reference ID: 74-011-20240214 sets out what information should be submitted as part of a planning application if the statutory biodiversity gain condition applies.

As a result, we have reviewed the Statutory Biodiversity Metric (DD Architects, November 2024) and BNG Statement (November 2024) and are not satisfied that appropriate information has been provided prior to determination. This is because of the reasons set out below:

- The submitted Statutory Biodiversity Metric – Calculation Tool is not accompanied by condition assessment. This is required to ensure that ensure that the habitats within the pre-development baseline have been recorded appropriately.
- A habitat map of the pre-development baseline has not been supplied in line with the Biodiversity Net Gain PPG. This should ideally be in line with UK Habitats Classification v2 criteria.
- The BNG calculations should be completed by 'a competent person'. The guidance indicates that a 'competent person' is an individual being able to confidently identify the positive and negative indicator species for the range of habitats likely to occur in a given geographic location at the time of year the survey is undertaken. Therefore, we request that a competency statement should be submitted to the LPA.

We note that 1.69ha of ancient woodland is included in the calculations and is shown as being enhanced. We recommend that the BNG calculations are undertaken by a suitably qualified ecologist to ensure that the habitats are identified correctly and their condition has been appropriately identified.

Where mandatory biodiversity net gains applies, the planning authority will be required to secure a biodiversity gain condition as a pre-commencement requirement. The biodiversity gain condition has its own separate statutory basis, as a planning condition under [paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990](#) and should be included as an informative within the decision notice. The biodiversity gain condition should secure the provision of a Biodiversity Gain Plan, as well as the following information:

- The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- Pre and post development habitat plans.
- Legal agreement(s)
- Biodiversity Gain Site Register reference numbers (if using off-site units).

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



- e) Proof of purchase (if buying statutory biodiversity credits at a last resort).

In addition, a [Habitat Management and Monitoring Plan](#) (HMMP) should be secured for all [significant on-site enhancements](#). The HMMP should be in line with the approved Biodiversity Gain Plan, with the maintenance and monitoring secured via legal obligation or a condition of any consent for a period of up to 30 years. The monitoring of the post-development habitat creation / enhancement will need be provided to the LPA at years 2, 5, 10, 15, 20, 25, 30. Any remedial action or adaptive management will then be agreed with the LPA to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Additional comments – Protected and Priority species

European Protected Species – Bats
We understand from the Response to Ecologist's Comments (DD Architects, January 2025) that no trees will be removed and therefore agree that no further surveys for bats are required.

Reptiles and Common Toad
We agree that appropriate survey effort to establish the presence/likely absence of reptiles has been undertaken (Reptile Survey and Mitigation Report (Verdant Ecology, January 2024)). However, as the site is suitable for reptiles, and Common Toad was recorded onsite, we recommend the implementation of a Precautionary Method Statement for mobile protected species. This should be secured by a condition of any consent and implemented in full.

Please note we have no comments on Great Crested Newt as we have been instructed to leave comments on this European Protected Species to the [NatureSpace Partnership](#).

Additional comments – Bespoke biodiversity enhancements:
We recommend that reasonable biodiversity enhancements for protected, Priority and threatened species should be identified and implemented to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and secured by a condition of any consent.

We look forward to working with the LPA and the applicant to receive the additional information required to support a lawful decision and overcome our holding objection.

Please contact us with any queries.

Yours sincerely

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Place Services provide ecological advice on behalf of Mid Sussex District Council
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.