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Design and Access Statement on behalf of

Mr. Batten



Outline application (means of access and layout only; other matters reserved) for the erection of 9 self-build dwellings at land at Floran Farm, Hophurst Hill, Crawley Down, Crawley, West Sussex, RH10 4LP

March 2026

Our Ref: J005449

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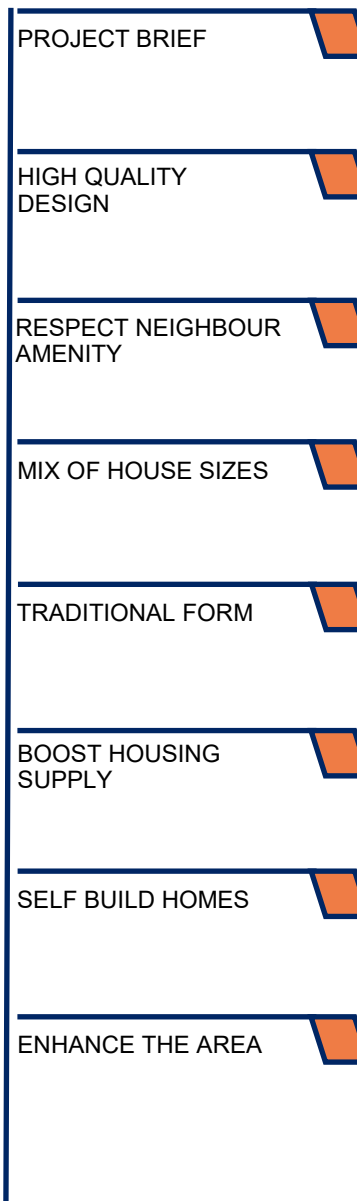
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1.0 INTRODUCTION

- 1.1 WS Planning & Architecture have been instructed by Mr Batten to submit an outline application (access and layout only) for 9 self-build dwellings at Land south of Floran Farm, Hophurst Hill, Crawley Down, RH10 4LP.
- 1.2 This Design & Access Statement is submitted in support of the application and should be read in conjunction with the plans and other supporting documents. This Design & Access Statement is also informed by the requirements of the Planning Practice Guidance (PPG) as outlined at **Figure 1**.
- 1.3 The primary objectives of this Design & Access Statement are to demonstrate that:
- The proposal would help to meet the housing needs of the District and would contribute to the Council's five year housing land supply.
 - The proposed development makes efficient and effective use of a sustainable site in line with the key criteria of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).
 - Due regard and consideration has been given to the policies and aims of the Mid Sussex District Plan (2018).
 - The high-quality design and layout proposed has been given specific consideration to ensure the development respects the character of the local area as well as the amenity of neighbouring occupiers.
 - The proposal will result in a high-quality, well-designed self-build residential development, endorsing the relevant planning policies and guidance.



A Design and Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

(Paragraph: 031 Reference ID: 14-031-20140306 Revision date: 06 03 2014)

Figure 1: Extract from PPG

2.0 SITE CONTEXT

- 2.1 The application site, shown at **Figure 2**, is afforded an existing vehicular access off of Hophurst Hill, just south of its junction with Floran Farm and Cuttinglye Road. The access has existing brick piers, gate and bell mouth. There is sporadic development along Hophurst Hill with linear development to the west along Cuttinglye Road of detached properties set on large plots. Aerial images of the site are attached at **Figures 3 & 4**.
- 2.2 According to the Mid Sussex District Council Policies Map, the site is situated outside of the development boundary of East Grinstead within the countryside. Ancient Woodland is located to the south of the site. The site does not contain any Listed Buildings nor any additional constraints in terms of planning policy designation. Having examined the Environment Agency's long-term flood risk information, the site is located in Flood Zone 1, meaning it is at less than 0.1% chance of flooding from rivers and sea in any year. The site is also not at risk of surface water flooding.
- 2.3 The site's current lawful use is for the storage of caravans, motor homes, containers and building materials. The application site is well connected to the public transport network, with two bus stops on Hophurst Hill which offers services to Lingfield, Crawley, East Grinstead and other local settlements. The site is within cycling distance of Crawley Down and Felbridge which offer a range of services.
- 2.4 Whilst the site is located in the Countryside, it is in a sustainable location. There are two bus stops on Hophurst Hill just outside the site's access; a north-bound, and a south-bound stop. See **Section 5** for further details.



Application Site

Figure 2: Extract from Google Maps showing the location of the application site



Figure 3: Aerial Photograph showing the application site



Figure 4: Aerial Photograph showing the application site

4.0 DESIGN

Proposal

- 4.1 The proposal seeks outline permission (access and layout) for the erection of 9no. self-build dwellings at Land south of Floran Farm, Hophurst Hill, RH10 4LP.
- 4.2 A separate Planning Statement prepared by WS Planning & Architecture provides further information and a detailed assessment of planning policy.

Layout

- 4.3 The application site is located on the eastern side of Hophurst Hill, in the countryside, between the settlements of Crawley Down, Felbridge and East Grinstead. The site is currently used for storage of caravans, motor homes, storage containers and building materials. The site is accessed via an existing entrance off Hophurst Hill. The existing block plan and site plan are attached at Figures **5 & 6**.
- 4.4 In accordance with Chapter 11 of the NPPF, the proposal seeks to make the most effective use of the land, and seeks to contribute towards the Council's five year housing land supply.
- 4.5 The proposal comprises the erection of 9 detached dwellings. The proposal would also include associated access, parking and landscaping on site. Approval of matters of access and layout only are sought within this application, with landscaping, scale and appearance as reserved matters. The proposed block plan and site plan are attached at **Figures 7 & 8**.
- 4.6 The layout of the proposal has been designed to make the best use of the site, seeking to reduce the existing hardstanding and improve the appearance of the site by consolidating the hard surfaced areas and the built form.
- 4.7 The dwellings would be arranged in a linear fashion, with the same orientation, and a turning head between Plots 6 and 7. All the dwellings would be detached, with associated garages. The dwellings have an indicative scale of two storeys.

- 4.8 In terms of size, Plot 1 would have a GIA of 125m², a plot area of 421m², and would be a 4-bed, 6-person dwelling. Plot 2 would have a GIA of 125m², a plot area of 498m², and would be a 4-bed, 6-person dwelling. Plot 3 would have a GIA of 125m², a plot area of 342m², and would be a 4-bed, 6-person dwelling. Plot 4 would have a GIA of 111m², a plot area of 311m², and would be a 3-bed, 5-person dwelling. Plot 5 would have a GIA of 111m², a plot area of 311m², and would be a 3-bed, 5-person dwelling. Plot 6 would have a GIA of 97m², a plot area of 284m², and would be a 2-bed, 4-person dwelling. Plot 7 would have a GIA of 97m², a plot area of 284m², and be a 2-bed, 4-person dwelling. Plot 8 would have a GIA of 111m², a plot area of 311m², and would be a 3-bed, 5-person dwelling. Plot 9 would have a GIA of 97m², a plot area of 311m², and would be a 2-bed, 4-person dwelling. Each of the dwellings would comprise suitably sized family dwellings.

- 4.9 The proposed development has been designed to ensure each of the dwellings are situated outside of the 15m Ancient Woodland buffer. The existing hardstanding which is currently located within this buffer zone is proposed to be removed. Hence, the proposal would result in
- 4.10 There are no immediate residential neighbours to the site, and so there would not be any harm to the amenity of existing or proposed occupants in this regard. The proposed dwellings have suitable separation distances from their own boundaries, and from each other, to ensure that the proposed layout would not result in any harm to the amenity of proposed occupants. In addition, the dwellings are proposed to be orientated the same way to minimise overlooking impacts. The proposal is therefore in accordance with Policy DP26 of the Mid Sussex District Plan (2018).

Form, Scale and Appearance

- 4.11 The submitted drawings show the dwellings to have an indicative two-storey scale, and traditional form. The dwellings would have a traditional appearance, although this would be confirmed at reserved matters.



Figure 5: Existing Block Plan (Drawing No. J005449-DD-02)



Figure 6: Existing Site Plan (Drawing No. J005449-DD-05)



Figure 7: Proposed Block Plan (Drawing No. J005449-DD-06 Prop Block Plan)



Figure 8: Proposed Site Plan (Drawing No. J005449-DD-07 Prop Site Plan)

5.0 ACCESS

Vehicular and Transport Links

- 5.1 Whilst the site is located in the Countryside, it is in a sustainable location. There are two bus stops on Hophurst Hill just outside the site's access; a north-bound, and a south-bound stop. A map of the application site in relation to the bus stops is attached at **Figure 9**.
- 5.2 The bus stops are served by Routes 281 and 291. Route 281 is a Metrobus service running from Lingfield Railway Station to Crawley Bus Station via Lingfield, Dormansland, East Grinstead, Felbridge, Crawley Down, Copthorne and Three Bridges Railway Station and Crawley Town Centre. Route 281 stops at both north and south-bound bus stops on Hophurst Hill, connecting the site to the whole route area. The bus route includes a number of railway stations, schools, public houses, shops and local centres. The 281 Route Map is attached at **Figure 10**.
- 5.3 Route 291 is a Metrobus service running from Tunbridge Wells to Crawley Bus Station via Langton Green, Groombridge, Withyham, Hartfield, Forest Row, Ashurst Wood, East Grinstead, Felbridge, Crawley Down, Copthorne, Three Bridges Railway Station and Crawley Town Centre. Route 291 stops at both north and south-bound bus stops on Hophurst Hill, connecting the site to the whole route area. The bus route includes a number of railway stations, schools, public houses, shops and local centres. The 291 Route Map is attached at **Figure 11**.
- 5.4 The bus stops on Hophurst Hill are also served by the school-time routes to Imberhorne Schools, East Grinstead (Metrobus Route 648, via Crawley Down and Felbridge; Metrobus Route 624, via Horley, Smallfield, Burstow, Copthorne, Crawley Down and Felbridge; Metrobus Route 643 via Pound Hill, Worth, Worth Abbey, Turner's Hill, Crawley Down and Felbridge). The 648, 624 and 643 Route Maps are attached at **Figures 12, 13 and 14**, respectively.
- 5.5 Hophurst Hill is a well-surfaced two-lane road with gentle undulation and no harsh corners heading south to Crawley Down, and only one large bend heading north to Felbridge. A competent cyclist would be able to cycle to either settlement without difficulty. The site is equidistant from both settlements (approx. 1 mile / 7-minute cycle), which offer a range of services.

- 5.6 As evidenced above, the future occupants of the site would not be solely reliant on the private car to meet their daily needs. For daily services, the site is in close proximity to both Crawley Down and Felbridge, which could be cycled to by a competent cyclist within 10 minutes. The site is well connected to the towns of Crawley and East Grinstead by bus which offer a wider range of shops and services, as well as railway stations. The application site is therefore sustainably located.

Inclusive Access

- 5.7 The proposal seeks to utilise the existing access from Hophurst Hill, which has sufficient visibility in both directions. It is noted that this access is currently used by users of Floran Farm and is sufficient to meet the needs of the future occupiers of the site.
- 5.8 Giving reference to the existing use of the site for the storage of caravans, motor homes, storage containers and building materials, it is considered that the proposed residential development would result in a significant reduction in vehicle trips to and from the site.
- 5.9 It is essential that everyone can get to and move through developments on equal terms regardless of age, disability, ethnicity and social grouping. Consideration should also be given to access for the emergency services.
- 5.10 People are very different in their needs and in the way they use the built environment. An inclusive environment recognises and accommodates these differences in a way that is universal. The proposed inclusive design provides a single solution for everyone.
- 5.11 The proposal has been designed to fully comply with both the national and local policies and guidelines in terms of transport and access. Therefore, the proposal is considered acceptable on highway grounds.

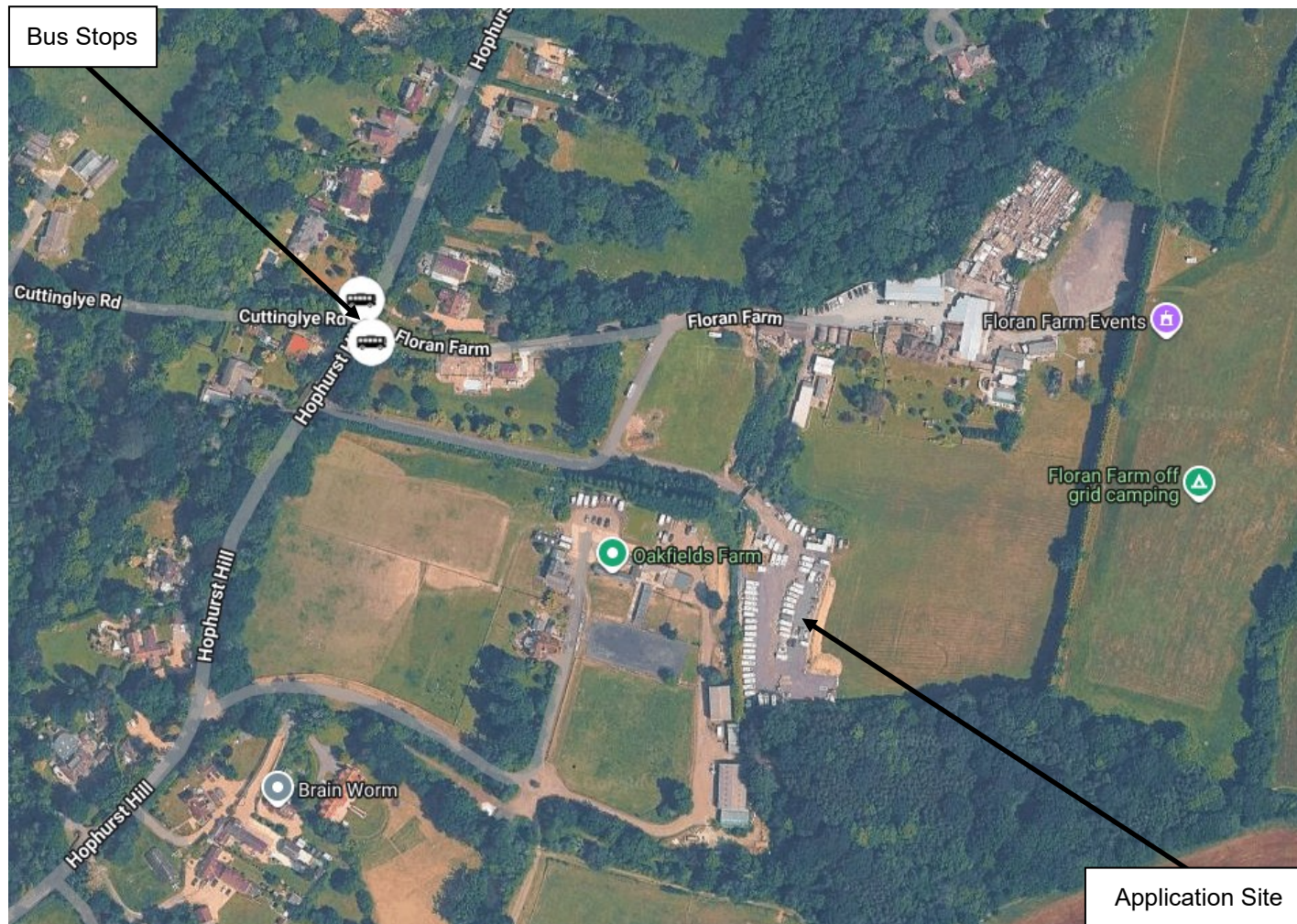


Figure 9: Site location showing proximity to bus stops on Hophurst Hill

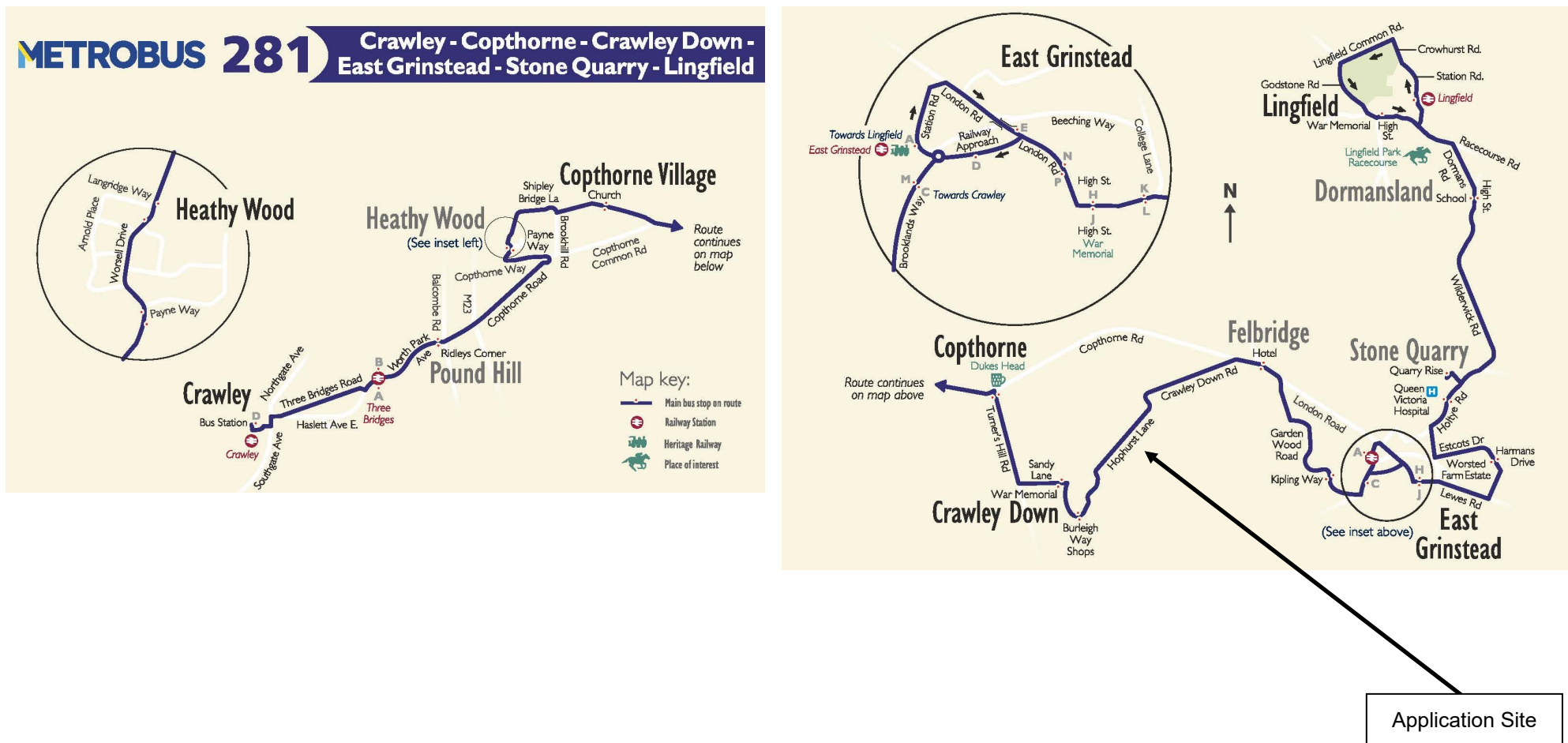


Figure 10: Metrobus Route 281 map

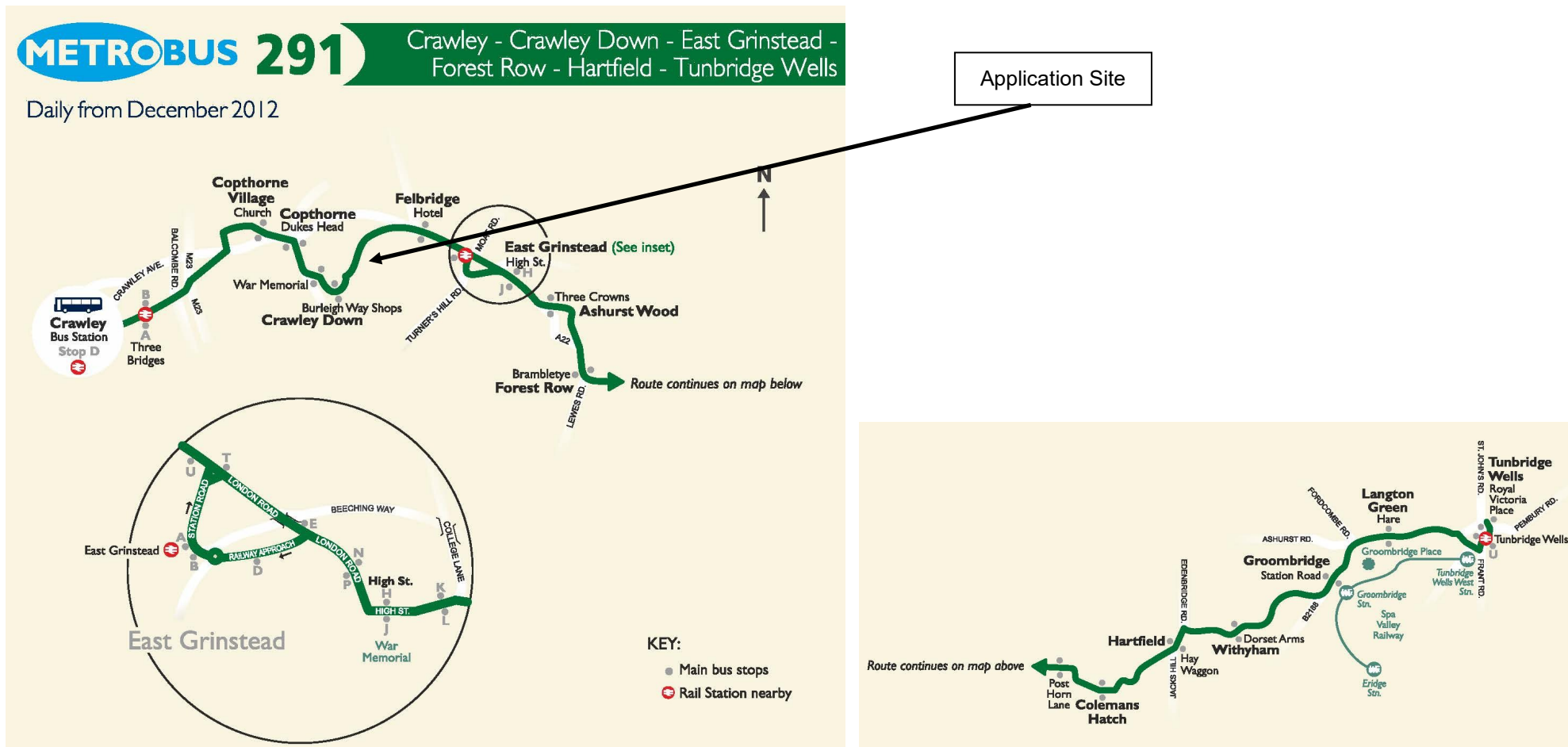


Figure 11: Metrobus Route 291 map

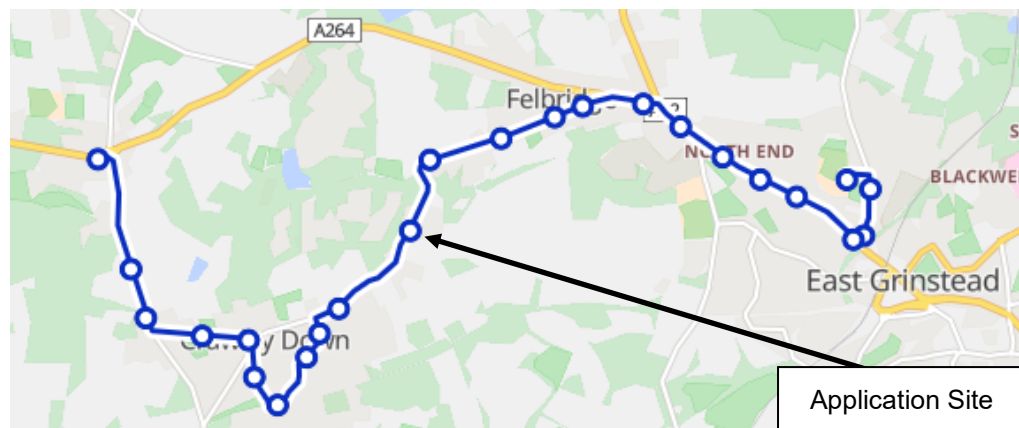


Figure 12: Metrobus Route 648 map

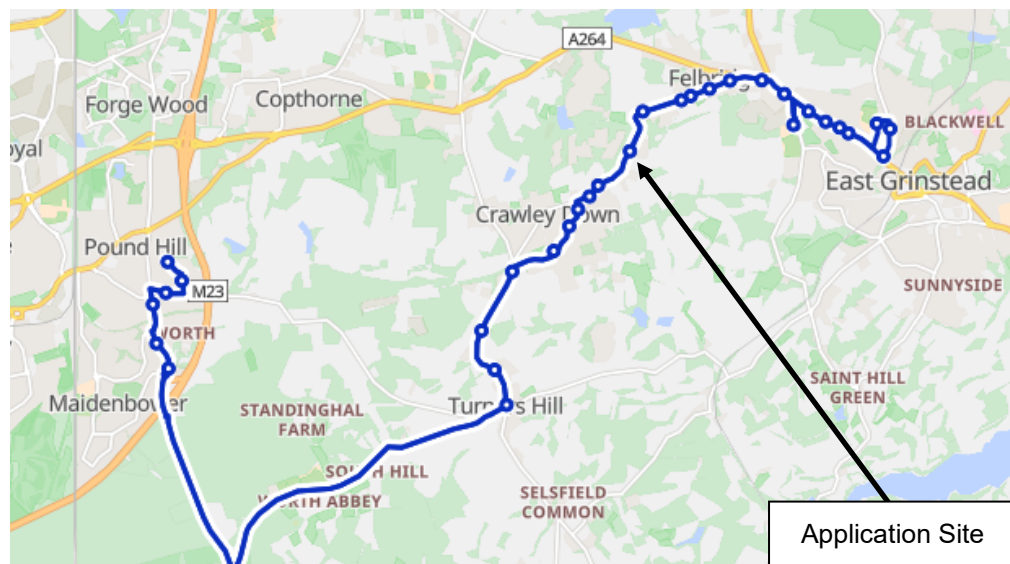


Figure 14: Metrobus Route 643 map

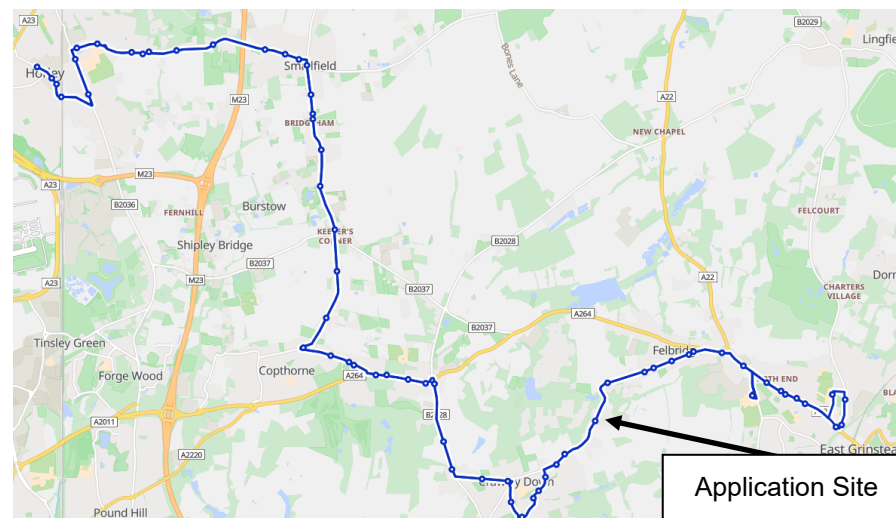


Figure 13: Metrobus Route 624 map

6.0 CONCLUSION

- 6.1 WS Planning & Architecture have been instructed by Mr Batten to submit an outline application (access and layout only) for 9 self-build dwellings at Land south of Floran Farm, Hophurst Hill, Crawley Down, RH10 4LP.
- 6.2 The proposal would result in a meaningful contribution to the District's housing supply, and self-build housing supply whilst making an improvement to the visual amenity of the existing storage site.
- 6.3 The proposal fully adheres to the relevant Central Government Guidance contained within the NPPF and the PPG. The proposal is also informed by the Mid Sussex District Plan (2018).
- 6.4 For the reasons stated within this statement it is requested that the officer, appointed to determine this application, look upon the proposal favourably.

