

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 29 July 2025 15:19:27 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/1593 Woodlands Close and land adjacent

Hi Katherine

Comments on the above planning application.

The proposed development site, which is to the northern side of Burleigh Lane, currently has a semi-rural character with an area of open field and another former field now partly occupied by buildings, but retaining a spacious, verdant nature. There is one designated heritage asset which is within the vicinity of the site- this is Burleigh Cottage, a Grade II listed building located directly adjacent to the western boundary of the site.

Burleigh Cottage is a 17th century former farmhouse faced with weatherboarding and painted brick. Previously the building was the farmhouse for Sandhillgate Farm, and was renamed Burleigh Cottage in the mid 20th century. An outbuilding shown on historic maps dating from the mid 19th century appears to survive to the north east of the house, but otherwise the former farm buildings appear to have been lost. If in fact pre-dating 1948 this outbuilding may be regarded as curtilage listed. Sandhillgate Farm is recorded in the West Sussex Historic Farmstead and Landscape Character assessment, which is part of the HER, as an historic farmstead dating from the 19th century.

Burleigh Cottage is considered to possess architectural value based on its design, construction and craftsmanship, historical illustrative value as a good example of a building of its type and period, and aesthetic value based in part on the use of vernacular materials. It will also have group value with the surviving curtilage listed outbuilding. As such, the surviving rural and semi-rural setting to the east and south of Burleigh Cottage, together with the semi-rural character of the approaches to the building along Burleigh Lane, make a strong positive contribution to the manner in which its special interest is appreciated.

There are also a pair of stone gateways leading from the western field onto Burleigh Lane which were considered at site allocation stage to be of streetscape and heritage merit and worthy of retention.

The proposal, which follows on from pre-application discussion, is for the demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.

Development of the scale proposed on the site will have a fundamental impact on its character, as it will become another suburban extension to Crawley Down. This will remove and reverse the currently positive contribution which the site makes to the setting of Burleigh Cottage. Furthermore, the impact of the proposal will be cumulative in the sense that the listed building and historic farmstead at Burleigh Cottage will as a result become enclosed by quite intensive development to three sides. The semi-rural character of the approach to the listed building along Burleigh Lane from the east will also be adversely affected. These factors will result in harm to the special interest of the listed building and historic farmstead, and the manner in which this is appreciated.

The proposal has been revised following on from pre-application advice to set the bulk of the development away from the south west corner of the site (the common boundary with Burleigh Cottage) and also slightly further north from Burleigh Lane. Further planted screening also appears to have been introduced along these edges of the site. These measures, while welcome, will reduce rather than remove the harm caused.

The proposal is therefore considered contrary to the requirements of District Plan Policy DP34 (Listed Buildings and Other Heritage Assets), which states that development will be required to protect listed buildings and their settings. In terms of the NPPF, the proposal will result in around a mid level of harm to the special interest of Burleigh Cottage, such that the balancing exercise set out in paragraph 215 will apply.

I would also note that the application submission does not appear to make any specific mention of the stone gateways onto Burleigh Lane. There are two gateways to the eastern portion of the site which are described as retained within the submitted DAS, however it would be helpful if the applicant could confirm if these are the stone gates which are elsewhere described as being to the western field.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

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<http://www.planningportal.gov.uk>

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