

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 March 2026 11:10:12 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/2995 Steton Works, Turners Hill Road, Crawley Down

Hi Jo

Further comments on the above application following the receipt of revised plans and supporting document.

We have received a revised Heritage Statement. I have read and considered this but find that it does not alter my position with respect to the impact of the proposal on the setting of Chelsea Cottage, its special interest, and the manner in which this is appreciated.

I note the proposed elevations have been revised to show timber windows and doors, and timber weatherboarding. In addition, a line of pleached trees is now also shown along the boundary of the site with Chelsea Cottage. These amendments are welcomed in terms of the contextual nature of the development, and in providing some further screening between the site and the listed building. However given the scale and proximity of the development, and the potential ephemerality of planted screening, the weight that can be attached to these alterations in terms of the harm arising to the listed building will be limited.

For these reasons I would consider that the proposal as amended will result in a low-mid level of less than substantial harm, through impact on setting, to the special interest of Chelsea Cottage.

If on balance you are minded to approve the proposal I would recommend the following conditions:

- Details of facing and roofing materials
- Detailed drawings at an appropriate large scale, including sections and annotated to show materials and finishes of typical examples of the following:
 - - windows, including depth of reveal
 - - external doors
 - - eaves detailing
- Detailed hard and soft landscaping plan, to include elevations of new or altered boundary treatments and details of the materials to these and to the hard landscaping.

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.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 February 2026 16:13
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: DM/25/2995 Steton Works, Turners Hill Road, Crawley Down

Hi Jo

Comments on the above planning application.

The application site is a garden area to the rear of Chelsea Cottage a Grade II listed building dating from the early 19th century, and located to the eastern side of Turners Hill Road. The garden, which is partly occupied by a large outbuilding, backs onto a former commercial site located in a backland position. The commercial site replaced orchards and gardens during the second half of the 20th century; these appear to have been part of the Crawleydown Park estate before being enclosed as rear gardens to the properties on Turners Hill Road during the late 19th century. Crawleydown Park, which was constructed in the 1860s and therefore postdates Chelsea Cottage, appears to have itself replaced a farmstead known as a Shepherd's Hole.

Based on the limited information in front of us, it is likely that Chelsea Cottage will be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of an early 19th century rural Sussex cottage, and aesthetic value. The current application site is a remnant of the previously

much more extensive gardens and orchards to the rear of the listed building. The precise nature of the historical relationship of ownership and function between the Cottage and these gardens and orchards and is not discussed in the submitted Heritage Statement, nor is it entirely clear from the brief historical map regression exercise outlined above. However, the surviving garden area will be considered to contribute positively to the historical illustrative value of the Cottage as a rural building, and potentially contributes to the narrative of its social history, and possible former role as part of the Crawleydown Park estate, although further research would be needed to clarify these points. The site also forms the backdrop against which the Cottage is viewed from Turners Hill Road.

Planning permission was granted on appeal in 2023 for the demolition of the workshop buildings to the commercial premises to the east and south of the site for the construction of 4 detached houses. The current proposal is for the redevelopment of the eastern part of the surviving gardens to Chelsea Cottage to allow for the construction of 2 further new houses. This involves the removal of an existing large outbuilding on the site.

In my opinion, notwithstanding the previous permission for the redevelopment of the land to the east and south of the site, the extension of the residential development to include the eastern half of the gardens to Chelsea Cottage would detract from the setting and special interest of the listed building. The proposal would result in an intensification of the suburbanisation of the setting of the Cottage, and would bring the new built form much closer to the heritage asset, reducing the buffer between the two, while also resulting in the loss of a significant percentage of the Cottage's surviving garden setting. In terms of views of the listed building from Turners Hill Road, the proposal will also introduce substantial and visually prominent built form in close proximity to the rear of the Cottage, and without intervening tree and shrub planting. This will have a significant adverse impact on the context within which the listed building is appreciated in the principle public views of the building, which are from the adjacent road, which would become suburban in nature.

I also note aspects of the detailed design of the scheme which will exacerbate this negative impact:

- Some of the materials to the new houses which are not sympathetic to a traditional rural context in including fibre cement weatherboarding, uPVC windows, composite doors and uPVC rainwater goods.
- Although a 2m high brick wall is indicated between the rear garden of Chelsea Cottage and the site, no screening planting is proposed. A wall of this height will not be effective in mitigating the adverse impact on views of the new development from the listed building, or views including the listed building from Turners Hill Road.

For these reasons in my opinion the proposal will, through impact on setting, result in harm to the special interest of Chelsea Cottage. This will be contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, I would place the harm

as less than substantial at around the mid-range of that scale, such that the balancing exercise set out in paragraph 215 will apply.

If you are minded on balance to approve the scheme, I would recommend that the above issues with materials are addressed, and that a revised landscaping scheme to include tree planting of appropriate species/form (pleached trees perhaps, which could sit above the wall?)



along the boundary between the new houses and Chelsea Cottage is requested.

Thanks,

Emily

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