



LINDFIELD

SCAMPS HILL, LINDFIELD

DESIGN & ACCESS STATEMENT

APRIL 2026



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Disclaimer

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01 INTRODUCTION



INTRODUCTION

This document has been prepared by Omega Architects Ltd on behalf of Crest Nicholson (Southern) in support of an application for reserved matters approval pursuant to an outline planning permission (DM/24/0446) granted for up to 90 dwellings in May 2025 which included details of access at Scamps Hill, Lindfield.

The objective of the Statement is to demonstrate that:-

- The application represents a well-considered proposal, incorporating high quality design principles which has developed from our original vision for the site.
- The proposals make good use of the site whilst making full consideration of the sites proximity to the nearby listed buildings, the character of the area and amenities of occupiers of neighbouring properties.
- The proposals make significant provision for inclusive design and access.
- The proposals will provide for the delivery of a high quality, comprehensively planned development which will bear the hallmarks of quality, sustainability and placemaking and which will stand the test of time to be recognised as an exemplar for future developments.

Site Description:

"A reserved matters application (access, appearance, layout, scale and landscaping) for 87 dwellings and associated infrastructure."

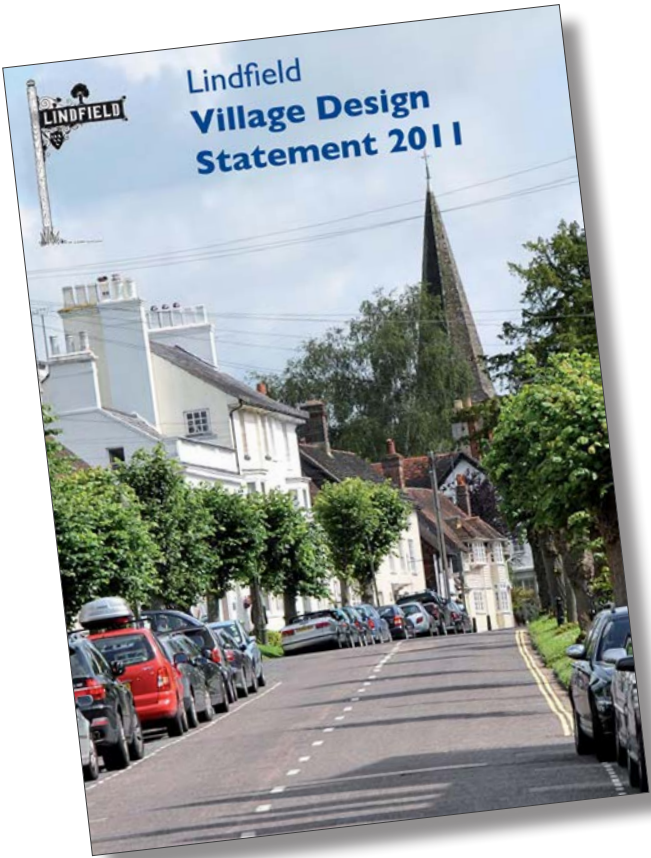
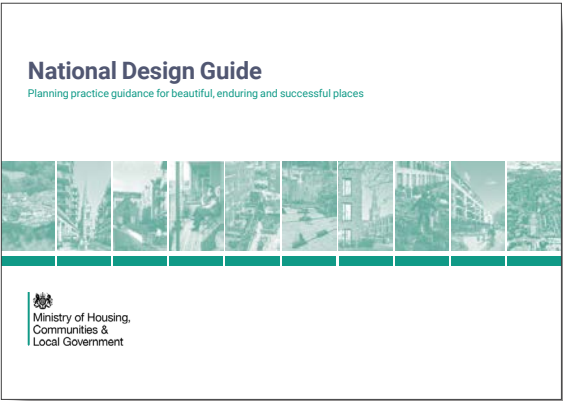
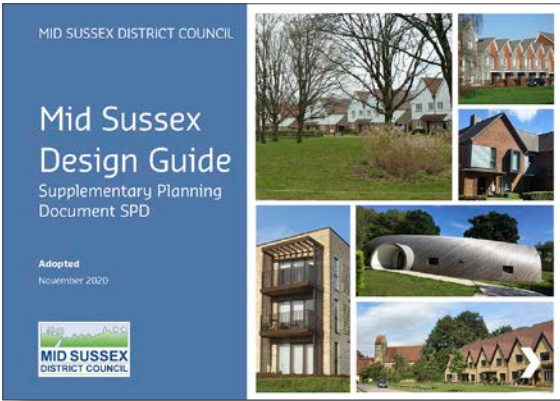
1.2 THE VISION

"The design aspiration for this site is to create a distinctive, context-led residential neighbourhood that responds sensitively to Lindfield's established character while delivering a high-quality, landscape-driven place to live. The vision is rooted in a clear understanding of the site's village-edge setting, its relationship to the historic core of Lindfield, and the wider Mid Sussex landscape.

The development should reflect and reinforce the qualities that define Lindfield: its mature treescape, generous green spaces, varied historic grain, softer rural edges, and use of warm, traditional materials. These characteristics will play a central role in shaping the identity and brief for the site."

1.3 DESIGN GUIDANCE

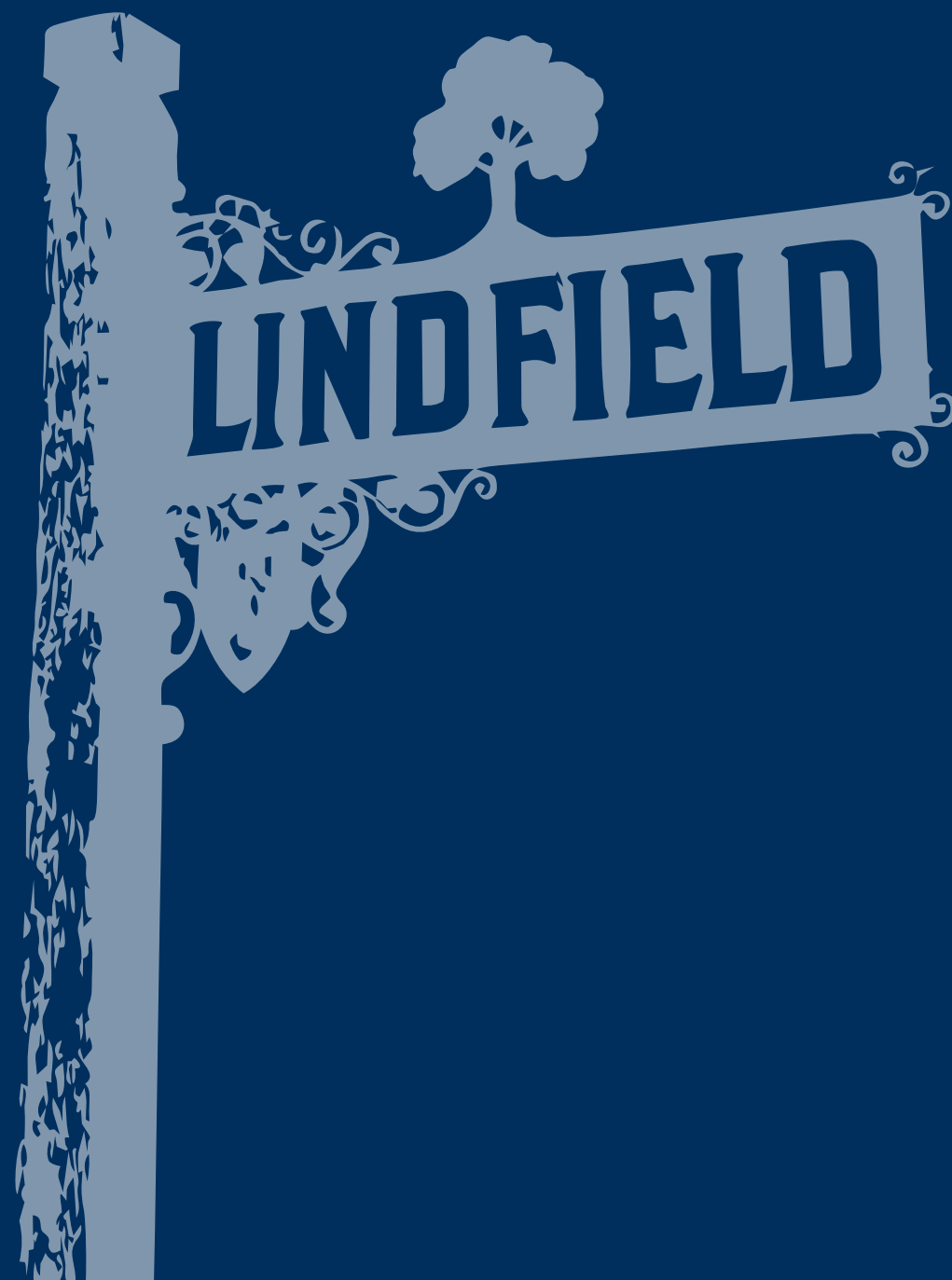
The design of the site and proposed development will align with recognised design guidance such as the National Design Guide, Building for a Healthy Life and local guidance such as the Mid Sussex Joint Design Guide and Lindfield Village Design Statement.



- Understanding the Context
- Establishing the Structure
- Site Layout, Streets and Spaces
- Site Optimisation and Mixed Use Layouts
- High Quality and Sustainable Building Design
- Residential Amenity

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan

- Integrated Neighbourhoods
 - Natural connections
 - Walking, cycling and public transport
 - Facilities and services
 - Homes for everyone
- Distinctive Places
 - Making the most of what's there
 - A memorable character
 - Well defined streets and spaces
 - Easy to find your way around
- Streets For All
 - Healthy streets
 - Cycle and car parking
 - Green and blue infrastructure
 - Back of pavement, front of home



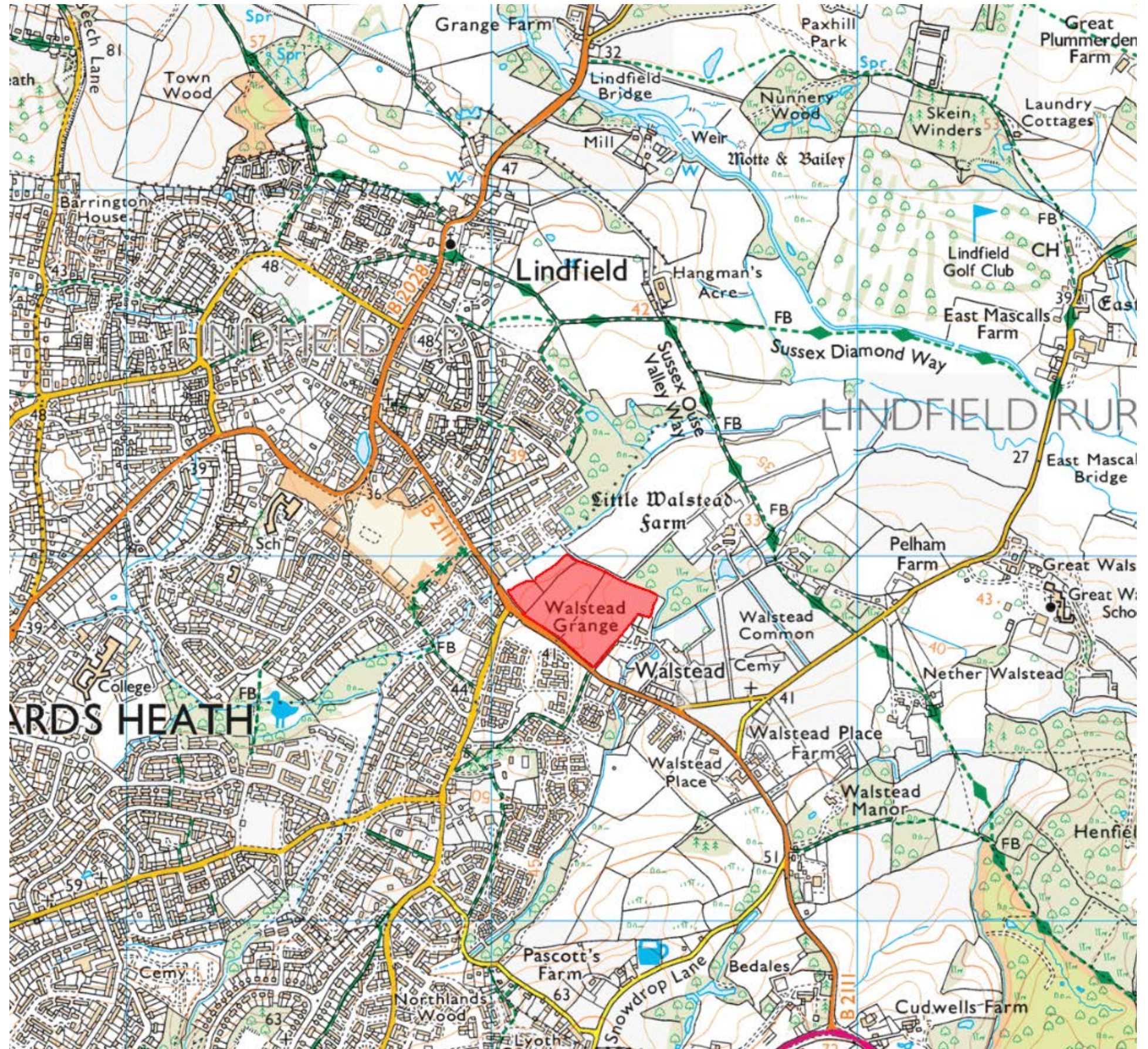
02 UNDERSTANDING THE CONTEXT

2.1 SITE LOCATION

The site is located within the boundary of Mid Sussex District Council, and lies on the eastern edge of the village of Lindfield, to the south-east of Haywards Heath.

The site is accessed from Scamps Hill with the Eastern Road Nature Reserve to the north, Little Walstead Farm and the Sussex Ouse Valley Way to the east, and the hamlet of Walstead to the south-east. Lindfield is situated approximately 2 km north-east of Haywards Heath.

The site comprises three fields defined by mature hedgerows and tree boundaries. The site measures 6.6ha.

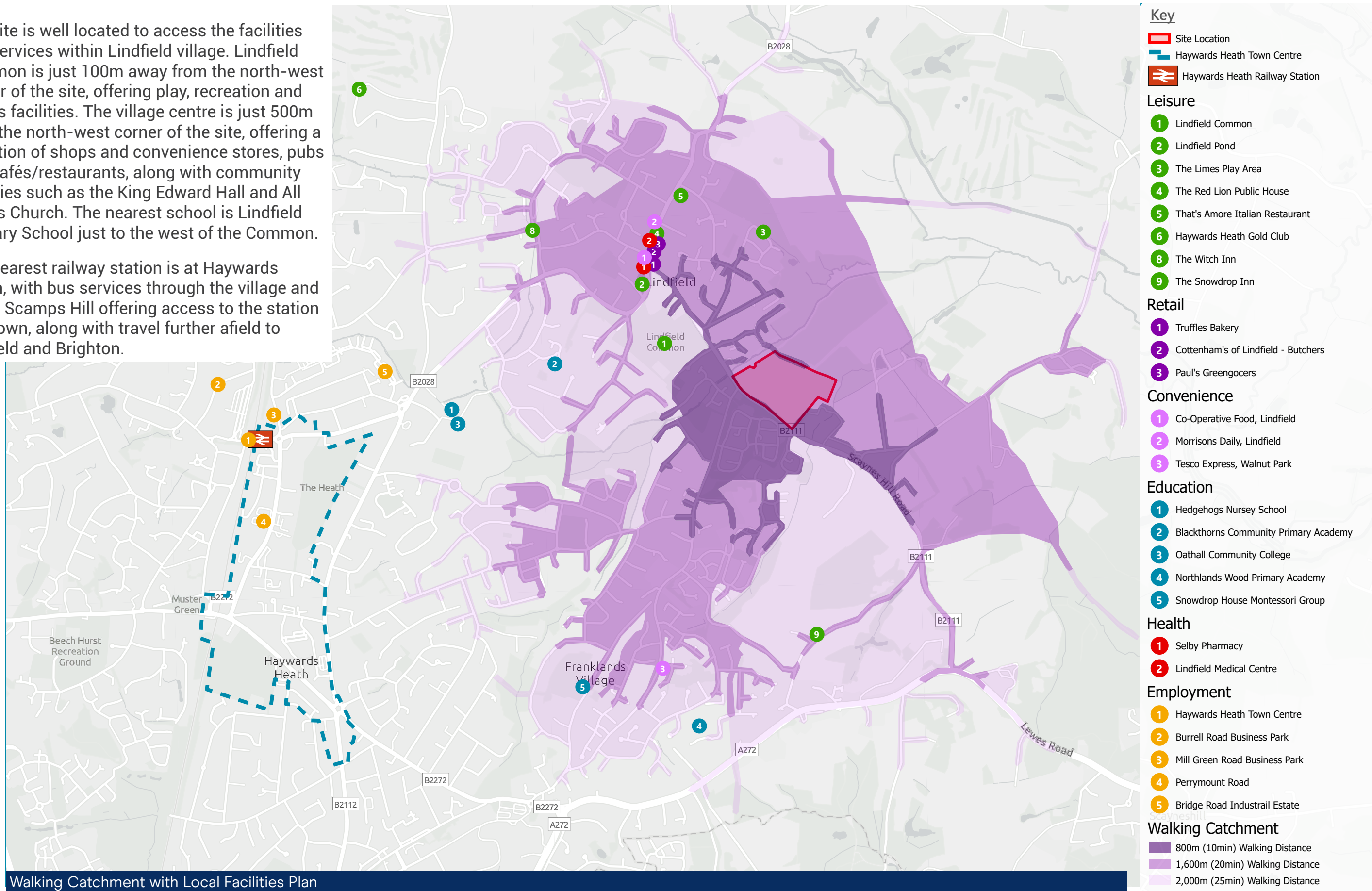


Location Plan

2.2 LOCAL FACILITIES

The site is well located to access the facilities and services within Lindfield village. Lindfield Common is just 100m away from the north-west corner of the site, offering play, recreation and sports facilities. The village centre is just 500m from the north-west corner of the site, offering a selection of shops and convenience stores, pubs and cafés/restaurants, along with community facilities such as the King Edward Hall and All Saints Church. The nearest school is Lindfield Primary School just to the west of the Common.

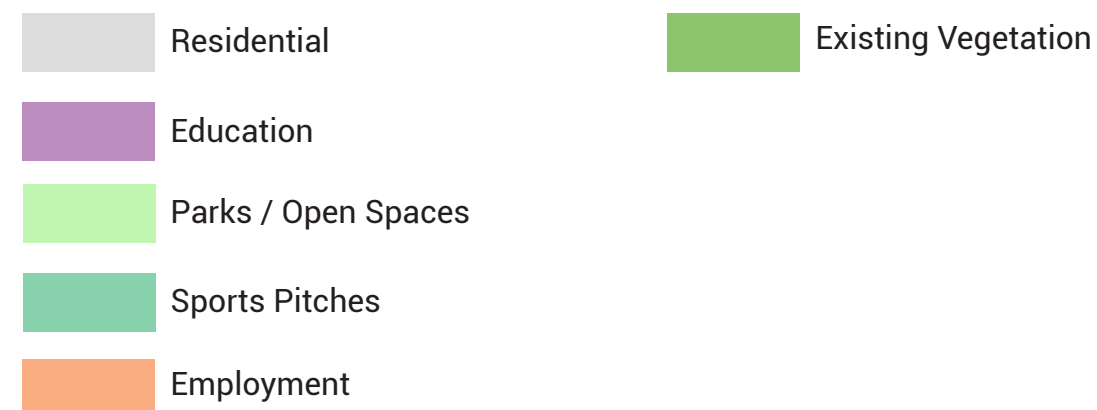
The nearest railway station is at Haywards Heath, with bus services through the village and along Scamps Hill offering access to the station and town, along with travel further afield to Uckfield and Brighton.



2.3 TOWNSCAPE & SETTLEMENT ANALYSIS

Land Use

The surrounding land uses generally comprise residential, with the Enterprise Park comprising employment and business uses, just north of the site, which includes the Parish Council offices.



Urban Grain

The figure-ground plan shows the pattern of built development around the site, to the north and west where development follows roads such as Gravelly Lane and Eastern Road, and to the south and south-east showing the more recent perimeter block development in new development sites south of Scamps Hill.

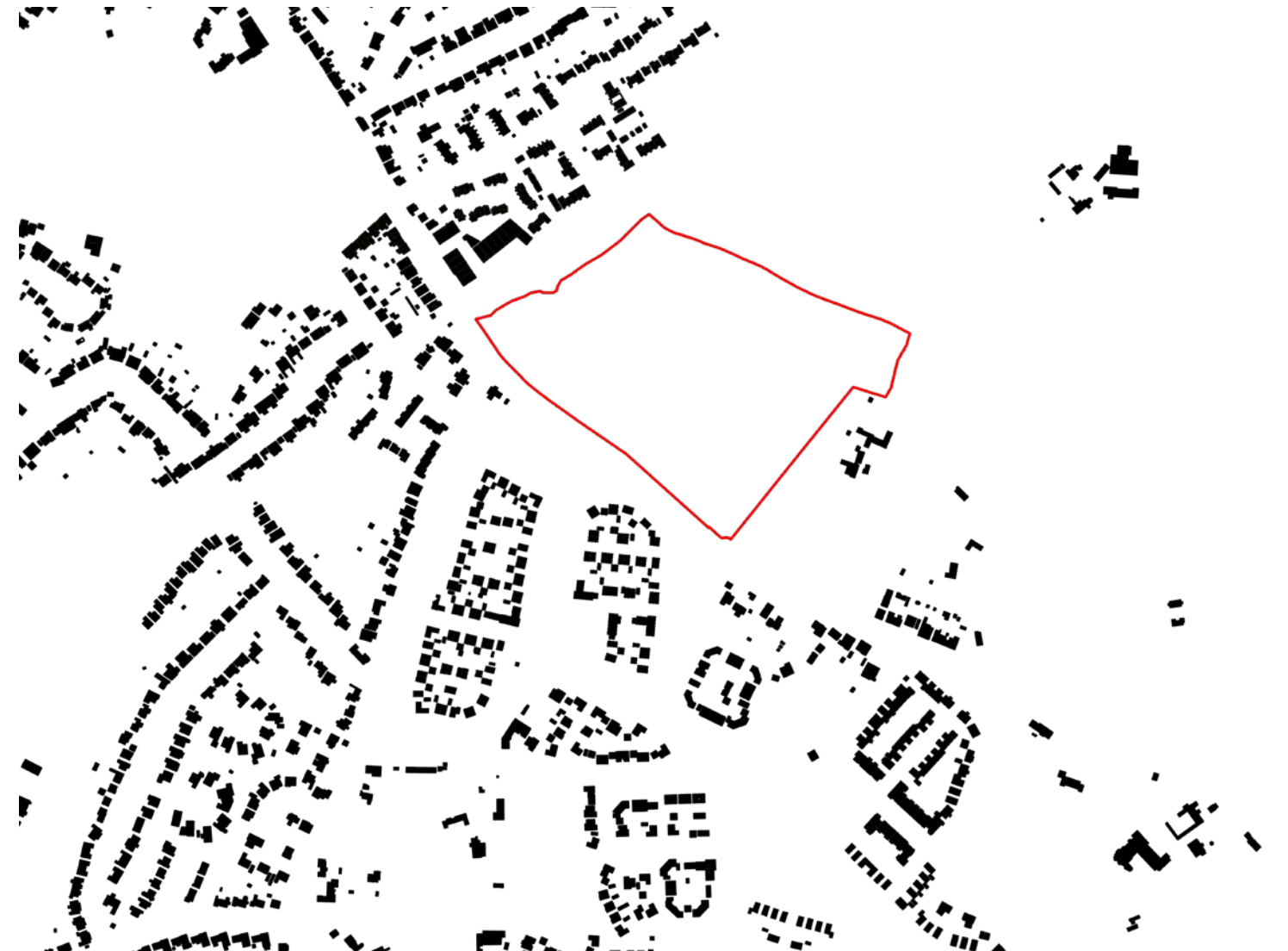


Figure Ground

2.4 SURROUNDING CONTEXT & CHARACTER

A character study of Lindfield has been conducted by the design team, focusing on three areas and types of buildings:

- The Village Centre
- Historic Residential Vernacular
- Recent Residential Vernacular

Lindfield's buildings have a strongly traditional village character, shaped by centuries of development and unified by local materials and scale. The historic High Street is defined by medieval timber-framed houses and cottages, many later refronted in Georgian brick with sash windows and classical proportions, creating a layered and visually rich streetscape. Victorian buildings add further variety without disrupting the overall harmony. Steep clay-tiled roofs, exposed timber framing, brick, sandstone, and occasional tile hanging are characteristic materials, reinforcing a warm, textured appearance rooted in the High Weald. Landmark buildings such as All Saints Church and former inns contribute civic presence, while mature trees, the village pond, and the common provide a verdant setting that enhances Lindfield's picturesque, historic identity.

The Village Centre



2.4 SURROUNDING CONTEXT & CHARACTER

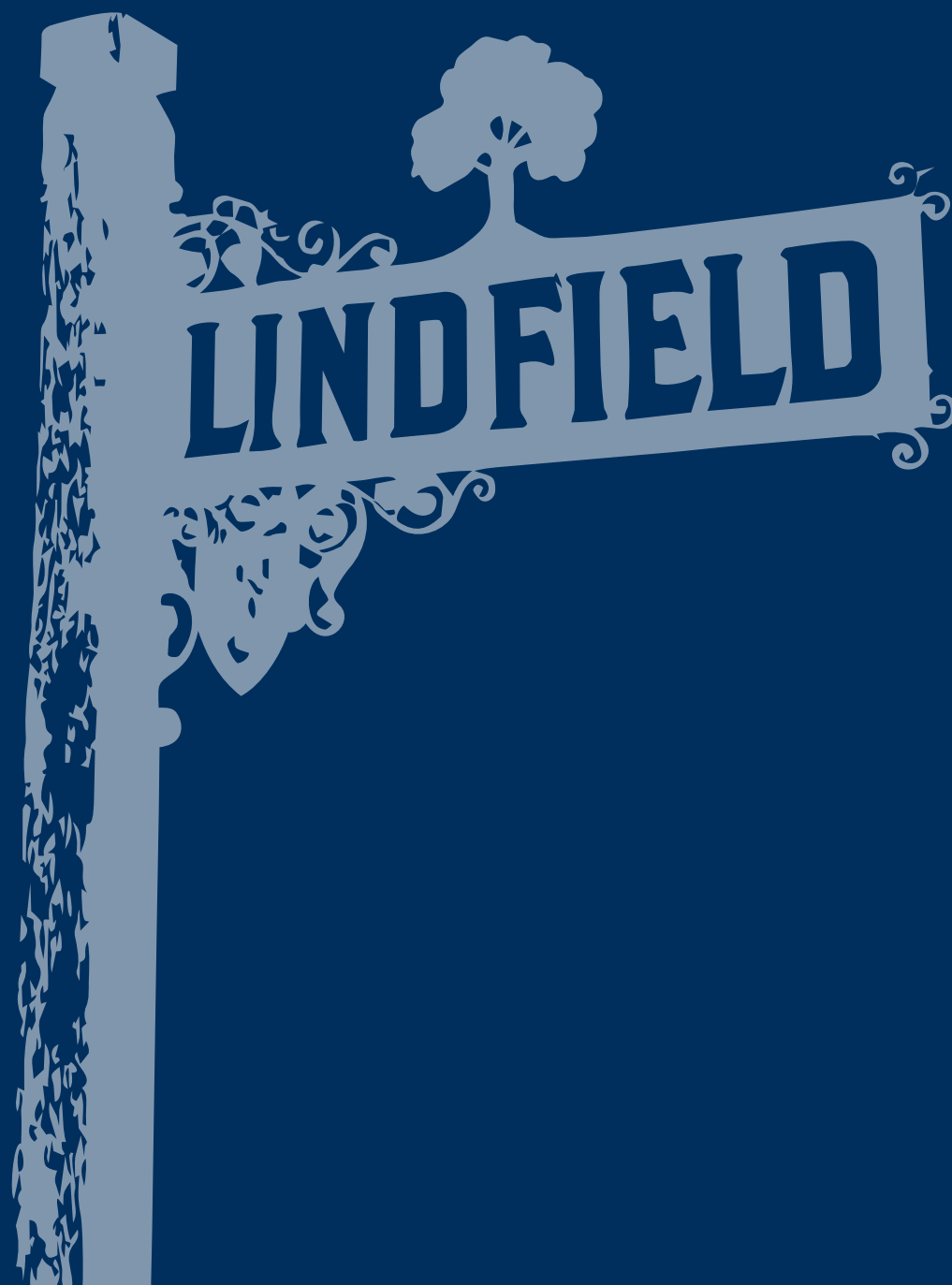
Residential Vernacular



2.4 SURROUNDING CONTEXT & CHARACTER

Recent Development





03 SITE ANALYSIS

3.1 THE SITE



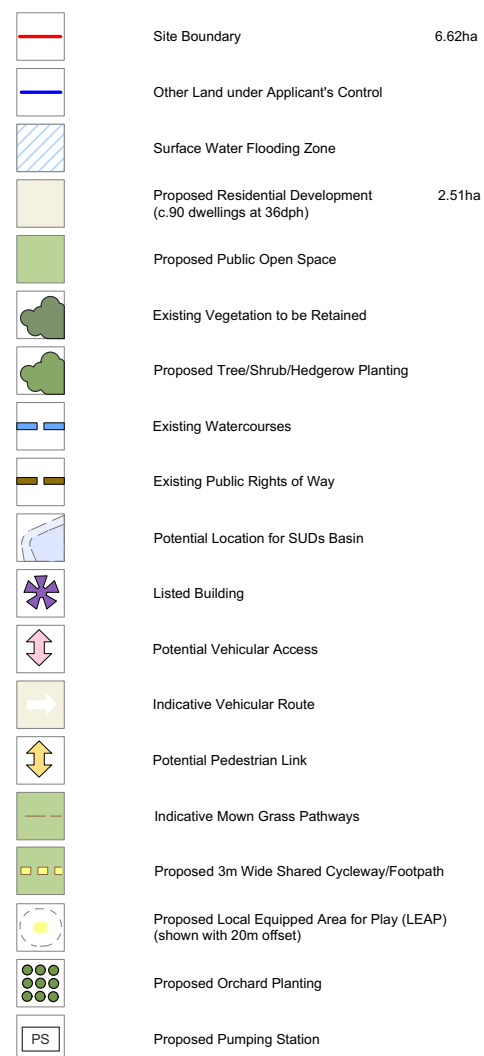
3.2 ILLUSTRATIVE FRAMEWORK PLAN

Outline Application DM/24/0446

The Outline Application for the site has been approved with development description as follows:

The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

The Illustrative Framework Plan approved with this planning permission has been assessed with regards to the proposed Reserved Matters development plans.



3.3 ARBORICULTURE

A new tree survey has been prepared by SJA Trees, to provide updated information of the status of the trees and their buffer zones and root protection areas that need to be considered with the emerging development layout.

