

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 06 March 2026 11:17:06 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: Land to the South of Burleigh Lane, CD DM/25/3191

Hi Rachel

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application site is an agricultural field located adjacent to Burleigh Lane on the southern edge of the village of Crawley Down. Burleigh Cottage, a Grade II listed building, is a short distance to the northwest on the opposite side of the Lane, which is a public right of way (PROW).

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 southeast of Burleigh Cottage, together with the semi-rural character of the approaches to the building along Burleigh Lane/the PROW, make a strong positive contribution to the manner in which its special interest is appreciated.

The application site constitutes a significant part of the close rural setting to the southeast of the historic farmstead. It is also likely to have been part of the historic farmlands associated with it, although this is not addressed in the brief submitted Heritage Statement. Although direct intervisibility between the two may be limited to glimpsed views by intervening planting, the site has a strong impact on the character of the approach to the listed buildings along Burleigh Lane/the PROW from the east. I would consider it to make a positive contribution, in its current state, to the setting of Burleigh Cottage and the associated curtilage listed outbuilding, and the manner in which their special interests as constituent parts of a historic farmstead are appreciated, in particular those parts of those interests which are drawn from historical illustrative

and aesthetic values. That contribution will be enhanced by the likely historical relationship of function between the site and the listed building, if confirmed.

The currently proposed development would have a fundamental impact on the character of the site, which would become a densely developed suburban enclave. This will remove and reverse the positive contribution which the site currently makes, through setting, to the special interest of Burleigh Cottage and its curtilage listed outbuilding.

Whilst I note that there is a detailed landscaping scheme as part of the application, and welcome the use of native species hedging and tree planting within the site to soften the development, there does not appear as part of the proposal any intention to strengthen the existing planting along the Burleigh Lane boundary, which is currently relatively sparse, and allows quite open views into the site, particularly in winter. If the Council is minded to approve the development, I would recommend that this is addressed, but as it stands the landscaping offers little in the way of mitigation of the harm that the proposal will cause to the special interest of the historic farmstead. The of significant areas of hard landscaping, including buff tarmac, which are proposed, further exacerbate

I also note that the design of the proposed new houses, beyond the choice of some of the materials, is not particularly sympathetic to the rural nature of the context. This exacerbates the alien and intrusive nature of the development, and its adverse impact on the rural setting of the listed buildings.

For these reasons in my opinion the proposal is harmful to the settings and special interests of Burleigh Cottage and its curtilage listed outbuilding. This is contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, I would place the harm within the less than substantial scale, at around the low-mid point- although that harm will be cumulative with that caused by the proposed development to the north side of the lane, see below. The balancing exercise set out in paragraph 215 will apply. In carrying out this exercise, the Council should be mindful of the requirements also set out in the Framework that great weight should be given to the conservation of heritage assets, and that any harm should require a clear and convincing justification.

A planning application is currently under consideration in relation to the fields to the opposite, northern side of Burleigh Lane for a development of 48 dwellings with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close. Although this is yet to be finally determined, awaiting as I understand it a Section 106 agreement, the potential cumulative impact of this and the current proposal should be a consideration. Together, these two developments would entirely remove the surviving close rural setting of the historic farmstead, and sever its relationship with the broader countryside context to the east. This will exacerbate the harm arising to the special interest of the listed and curtilage listed building to around the midpoint of the less than substantial scale.

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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