



MERROW WOOD

Design & Access Statement

Land North of Burleigh Lane, Crawley Down

May 2025



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Drg No: **FL24-2191-010**

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1.0 Introduction

This document has been prepared by Fluid London Ltd on behalf of Land Promoters Merrow Wood to support a full-plans application for the erection of 48 no. Dwellings (use class C3), with open space, landscaping, car parking and associated infrastructure including main vehicular access point from Woodlands Close at land North of Burleigh Lane.

The aim of this document is to show our understanding of the historical, cultural, and built context of the area. By considering the constraints and opportunities presented by the site we can demonstrate the design rationale behind the development to support this application. Design exploration has resulted in a development that is both appropriate and respectful of the area, offering a significant contribution to Mid-Sussex communities. The design concept highlights a high quality development that sits harmoniously within the surrounding area.

Development opportunities:

- High-quality design to elevate the appearance of the local area
- A design to enhance the existing non-vehicular connections to Crawley Down and the surrounding areas, specifically walking and cycling routes
- Connecting roads offering a close-knit community feel and multiple routes throughout the development
- Creation of high-quality architectural design to include public open space which will be appropriate and visually attractive
- Need for market and affordable housing
- Encourage a cohesive design response integrating movement, public realm and existing facilities

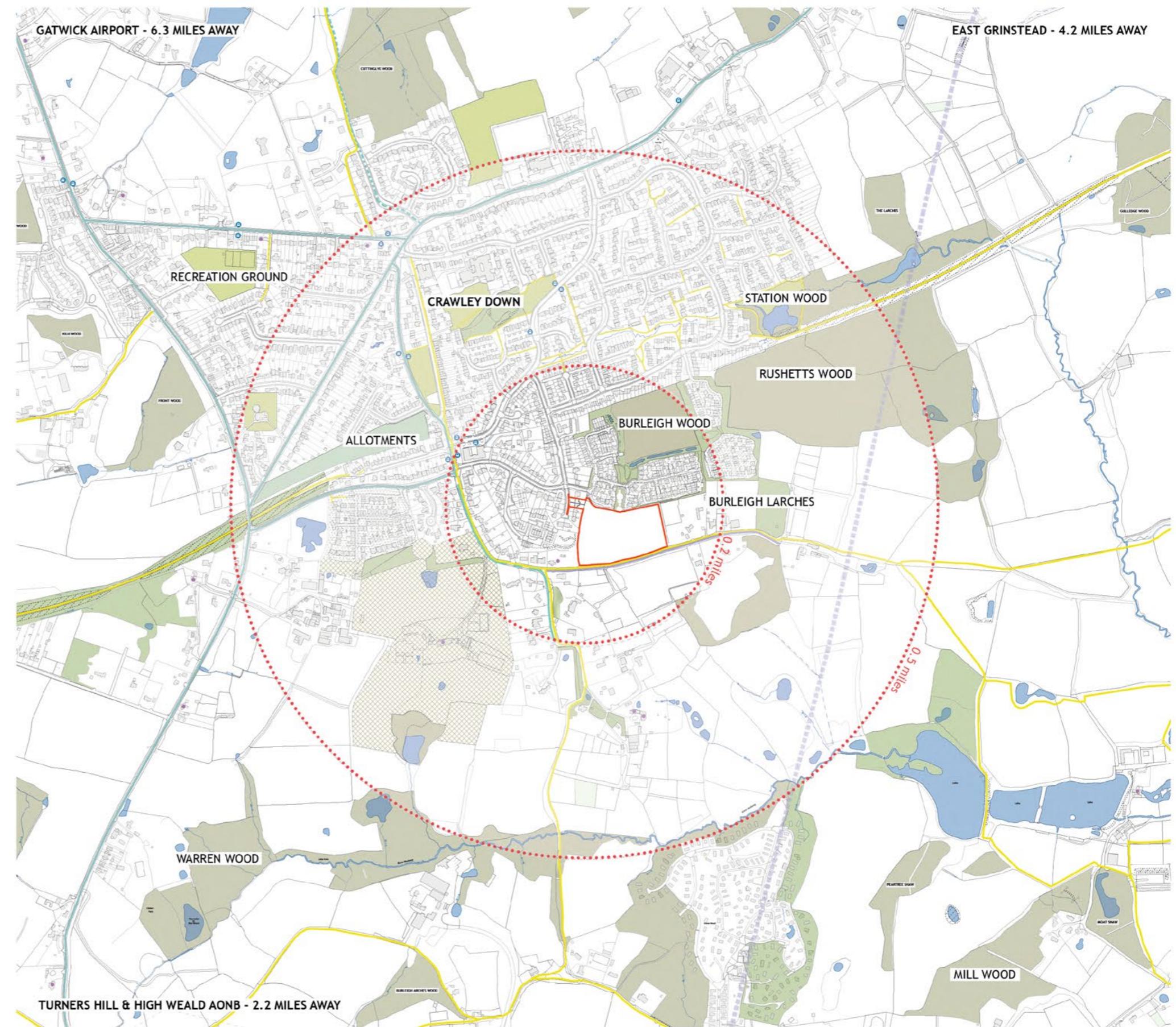


2.1 Wider Context

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Crawley Down is a village in West Sussex, located within the Mid Sussex District. The village is close to larger settlements like East Grinstead (4 miles northeast) and Crawley (7 miles west). These towns provide additional services and facilities that supplement the local amenities of Crawley Down.

B2028 is 0.5 miles away from the site which provides links to the A264, and the M23. Public transport options are available within a reasonable distance as highlighted in the Transport Statement.



2.1 Wider Context

Crawley Down benefits from multiple public footpaths, bridleways & rights of way. These provide opportunities for cycling and walking to local facilities.

Furthermore, within 0.5 miles there are allotments, public parks, ancient woodland (Burleigh Wood) and access to countryside walks.



2.2 Adjacent Developments

10/01278/FUL

Land Parcel Adjacent To The Haven Centre

The Beckers

validated: 18 May 2010

description: Erection of 25 units, made up of twelve, one and two bed flats and thirteen units made up of two, three and four bed houses with associated parking and new road from Hophurst Lane.



2.2 Adjacent Developments

11/00649/FUL

Land South of Grange Road

validated: 01 July 2011

description: Construction of 80 Dwellings, comprising of 2 bed, 3 bed and 4 bed units with 2 or 2 1/2 storeys Including associated highways and landscaping.



2.2 Adjacent Developments

14/00035/REM

Land off Woodlands Close

validated: 17 January 2014

description: Application for the approval of reserved matters relating to appearance, landscaping, scale and renewable energy targets for outline application 12/00672/OUT, construction of up to 46 dwellings (Class C3), of which up to 30% will be affordable, landscaping, up to 110 car parking spaces, associated open space, the demolition of 15 Woodlands Close and formation of new access junction with Woodlands Close and Kiln Road.



2.2 Adjacent Developments

DM/15/1298

Land off Woodlands Close

validated: 30 March 2015

description: Reserved matters application for the approval of access, appearance, landscaping, layout and scale following approval of appeal reference AP/14/0027 (planning reference 13/03312/OUT) for up to 51 dwellings of which up to 30% will be affordable with associated landscaping, open space, and 136 car parking spaces.



2.2 Adjacent Developments

DM/19/2974

Land South of Hazel Close

validated: 25 July 2019

description: Reserved Matters application relating to outline application AP/16/0038 (DM/15/4094) seeking the approval of layout, scale, appearance and landscaping. Amended plans received on 26 September showing revised levels, revised house types and revised layout.



3.1 Existing Site

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The site has a boundary with Burleigh Lane to the south (leading to Sandhill Lane) and Hornbeam Place, Ashtree Street and Sycamore Lane to the north. The western boundary is partly shared with the grade II listed Burleigh Cottage (17th century) and the eastern boundary with a private detached dwelling called Sarane Lodge.



3.1 Existing Site

The proposed site comprises three flat parcels of land and extends to approximately 2.31 ha. The westernmost and easternmost parcels consist of two fields set to pasture, whilst the central parcel contains a number of derelict modern outbuildings known as The Croft.



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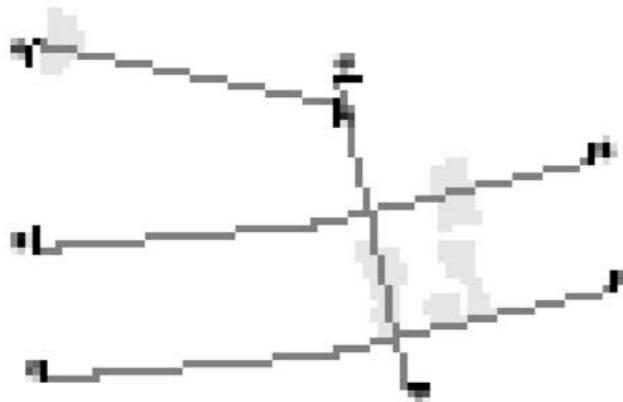
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3.2 Existing Site Sections

The site slopes down approx. 5m from South to North. The private nature of Burleigh Lane along with the orientation and location of the surrounding development means that views of the site are predominantly from the north (Hornbeam Place, Ashtree Street and Sycamore Lane). Views from the south (Burleigh Lane) are limited, as there are mature trees flanking the lane as well as remnants of masonry boundary walls and gates which provided access to the site.



3.3 Existing Buildings

Existing buildings on site are single-storey and derelict. They have historically been subject of fly tipping, drug use and arson.



3.4 Landscape & Connections

Crawley Down relies on its multiple footpaths, rights of way and verges to connect its residents to key green spaces. Newer developments tend to have wider open spaces at their main access points and around boundaries.

Key characteristics to consider are dwellings fronting onto open space & those onto public footpath/site boundaries. Play areas are also integrated within well-maintained landscape areas in newer developments serving the immediate residents.



1. PUBLIC OPEN SPACE & PLAY AREA



2. 11/00649/FUL - DWELLING FRONTING OPEN SPACE



3. DM/15/1298 - DWELLINGS FRONTING PUBLIC FOOTPATH



4. 14/00035/REM - PLAY AREA



5. DM/15/1298 - DWELLINGS FRONTING OPEN SPACE



6. DM/19/2974 - PLAY AREA



3.5 Existing Landscape - Vegetation

The site is well-screened from the east and west by dense groups of mature trees and hedgerows at the boundaries of each parcel. Another group of mature trees is located in the adjoining parcel of land to the west, increasing the density of the foliage.



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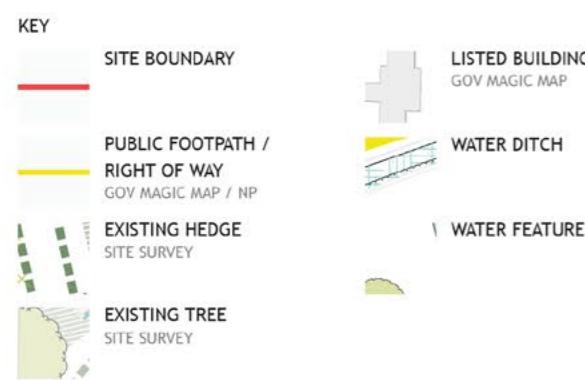
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3.6 Existing Landscape - Water Feature

Key features of the site are the existing unmaintained surface water flow paths - a ditch running alongside Burleigh Lane (opposite verge of site boundary) that connects underground to a ditch running South to North centrally through the site. It then connects to Sycamore Lane where following recent developments has been integrated into the open landscape.



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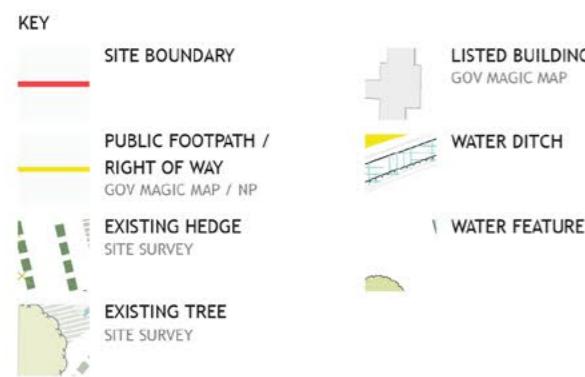
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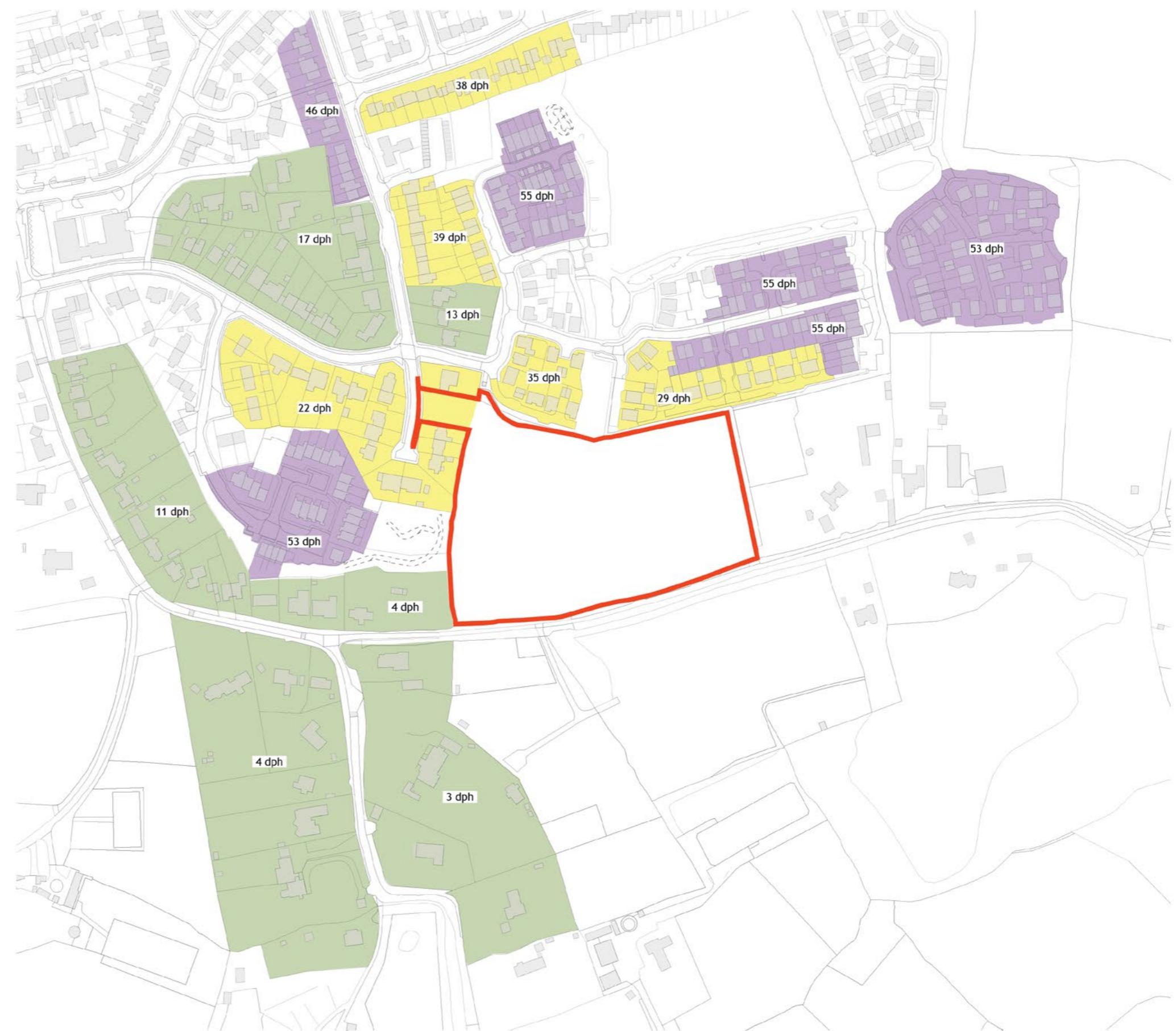
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3.7 Densities

Crawley Down has a variety of building densities ranging from 3 to 55 dwellings per hectare.

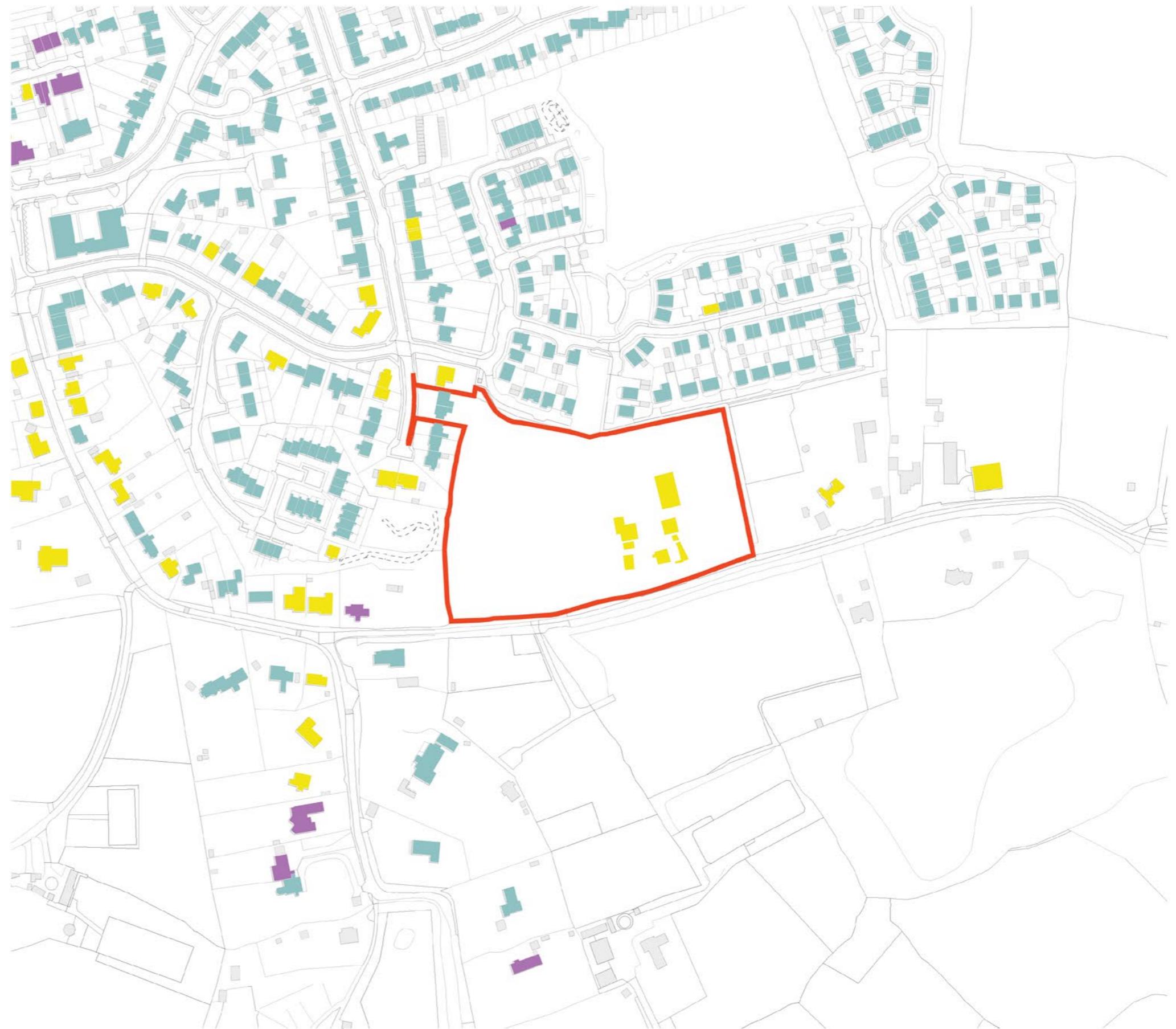
There is more dense housing to the north and north-east of the site, for the most part this is mid-20th century and early 21st century development. The development to the south-west & south-east of the site is much looser and comprises mostly 20th century detached dwellings.



3.8 Building Heights

The majority of housing stock in Crawley Down is 2 storey. There are examples of 1-1.5 storey bungalows to the West while 2.5 storey dwellings can be found closer to the village centre or in the nearby development to the West.

The immediate new developments to the North are all 2 storey with an exception where residents have converted their lofts.



3.8 Building Grain

More dense housing developments dating from the mid-20th century to the early 21st century sit to the North which contrast with the open space and large detached properties to the South.

