

4.1 Historic Development

The arrival of the railway nearby (in East Grinstead and Crawley) in the mid-19th century brought some development, leading to the growth of residential areas. However, Crawley Down retained much of its rural character, avoiding large-scale development.

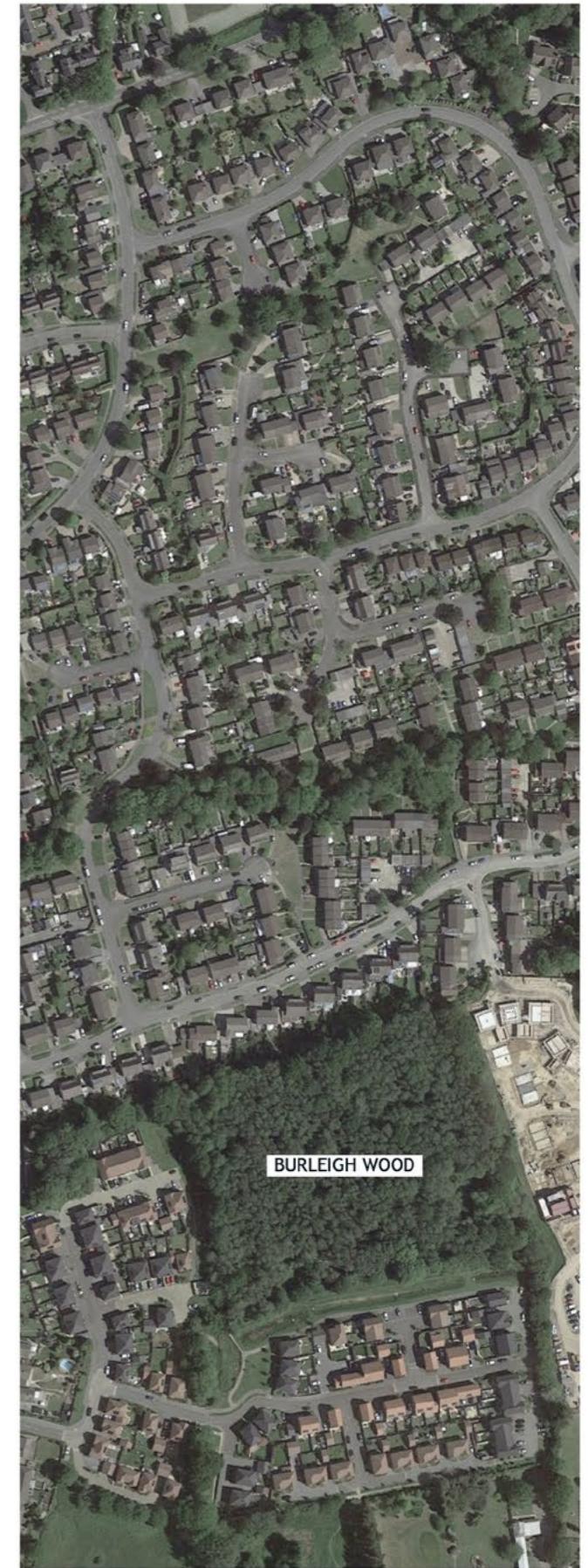
During the 20th century, Crawley Down experienced modest residential growth as urban populations from nearby towns looked for more rural lifestyles. Post-war housing developments were typical in style, but the village avoided the more aggressive expansion that marked some other areas.



4.2 Crawley Down

The majority of the housing in Crawley Down consists of detached and semi-detached homes, reflecting its character as a relatively affluent, low-density settlement. There are also some terraced houses and bungalows, as well as newer residential estates that have been developed in response to housing demand.

The traditional materials in Crawley Down reflect those of the wider Sussex region: **red & buff brick, timber framing, and weatherboarding**, often with clay-tiled or slate roofs.



BUNGALOWS



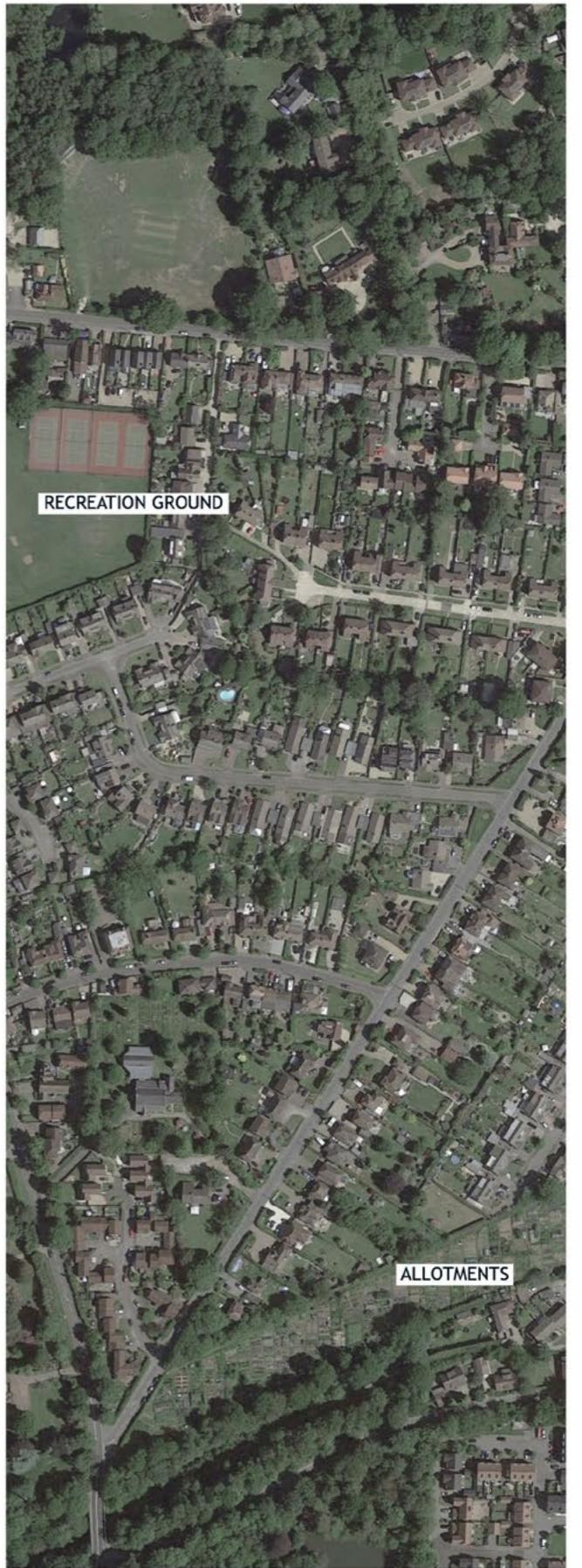
SEMI-DETACHED/TERRACE



4.2 Crawley Down

Crawley Down has a dispersed, linear development pattern, typical of many rural English villages. The main street passes through the village, with residential areas spreading outwards along lanes and smaller roads. The relatively low density of development and the open countryside surrounding the village contribute to its semi-rural atmosphere.

The village is surrounded by and interspersed with green spaces, including fields, woodlands, and hedgerows. These open spaces are important to the character of the village, providing visual breaks between housing clusters and maintaining a connection with the surrounding landscape. There are also some public recreational areas within the village, which add to its communal character.



DETACHED / SEMI-LINKED

ROOF ACCOMMODATION

GOOGLE EARTH IMAGE OF CRAWLEY DOWN

4.3 Adjacent Developments



WOODLANDS CLOSE - SITE ACCESS POINT



14/00035/REM - LAND OFF WOODLANDS CLOSE



DM/15/1298 - LAND OFF WOODLANDS CLOSE



KEY
SELECTED DEVELOPMENT
1 - 1.5 STOREY
2 STOREY
2.5 STOREY

4.3 Adjacent Developments



11/00649/FUL - LAND SOUTH OF GRANGE ROAD



10/01278/FUL - THE BECKERS



DM/19/2974 - LAND SOUTH OF HAZEL CLOSE



KEY
SELECTED DEVELOPMENT
1 - 1.5 STOREY
2 STOREY
2.5 STOREY



4.4 Burleigh Lane

KEY

	1 - 1.5 STOREY
	2 STOREY
	2.5 STOREY



1. BURLEIGH COTTAGE * LISTED GRADE II - *detached*



2. SARANE LODGE - *detached*



2. SARANE LODGE - *outbuildings*



1. BURLEIGH COTTAGE * LISTED GRADE II - *detached*



3. GLENARIFF - *bungalow*



4. PLURENDEN - *bungalow*



2. SARANE LODGE - *garage*



3. GLENARIFF - *detailing*



6. THE CROFT - *derelict & abandoned commercial buildings*



5. THYME COTTAGE - *bungalow*



5. TRISHLANDS - *industrial*

4.5 Sandhill Lane

KEY

	1 - 1.5 STOREY
	2 STOREY
	2.5 STOREY



1. GRANGE COTTAGE - *detached*



2. ORCOMBE COTTAGE - *bungalow*



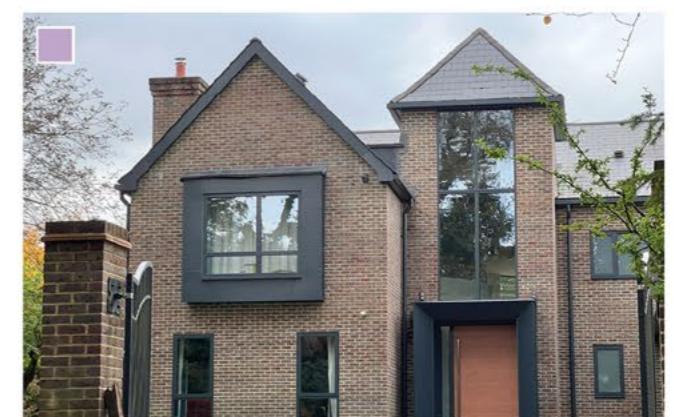
3. GRANGE PARK COTTAGE - *bungalow*



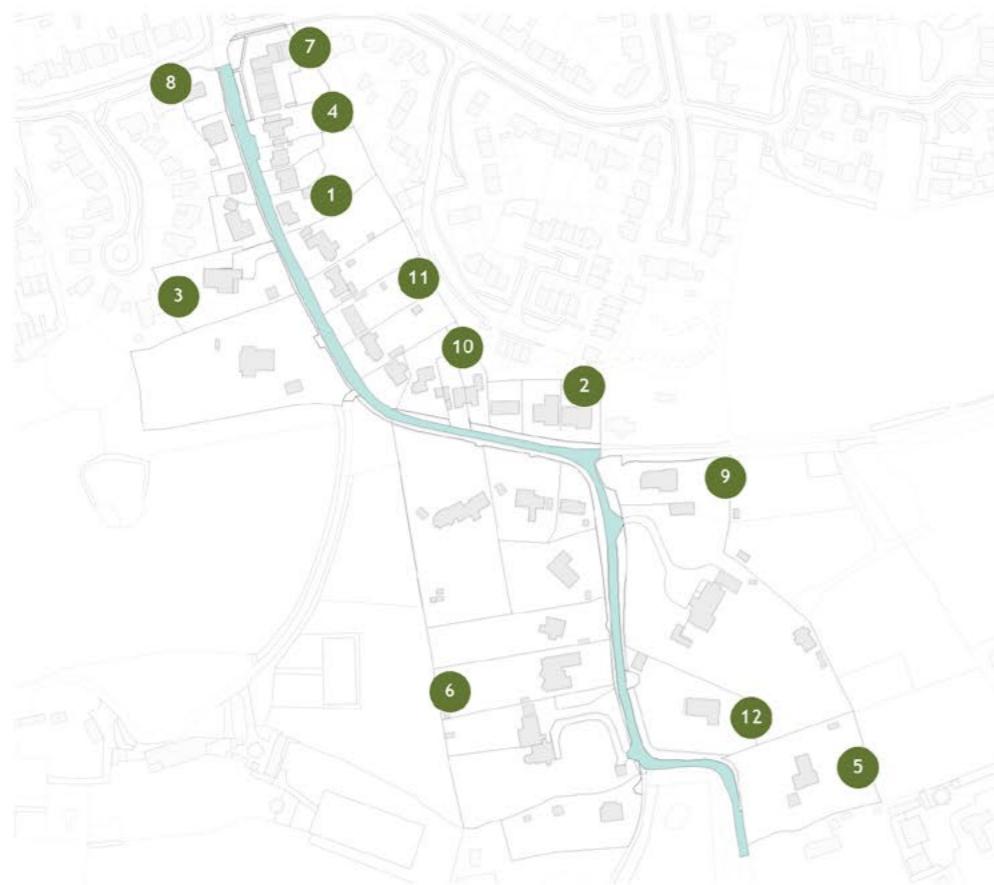
4. OAKTREE COTTAGE - *bungalow*



5. THE OAKS - *detached*



6. CHESTNUT HOUSE - *detached*



7. ROYAL OAK HOUSE - *flats*



8. GRANGE LODGE - *detached*



9. THYME COTTAGE - *detached*



10. BETHANY / BROWN BERRIES - *semi-detached bungalow*



11. RUSTLINGS - *detached*



12. THE ORCHARD - *detached*

5.1 Site Constraints Connectivity

The private character of Burleigh Lane needs to be strengthened through an enhanced landscape buffer alongside the southern boundary to minimise the impact on the countryside. The southwestern boundary abuts Burleigh Cottage and this area also needs an enhanced buffer to retain the existing character and provide an appropriate setting for the Listed Building. The northwestern boundary backs onto the rear gardens of dwellings on Woodlands Close so any development needs to be mindful of overlooking issues.

Due to the natural site slope to the North, any SUDS feature can be implemented alongside the northern boundary which would also act as a landscape buffer for dwellings on Sycamore Lane. The development also needs to have a positive active frontage in relation to the existing settlement & public footpath, attractive tree boundaries and to define open spaces and routeways. Through enhancing the connectivity of the site with Crawley Down village the site can provide pedestrian and cycle links to Sycamore Lane, Burleigh Lane & adjacent existing networks.



5.2 Pre-application

ref. DM/24/2743

17/01/2025

Land At Grid Reference 534966 137203

Burleigh Lane, Crawley Down

Erection of 53 dwelling on land to the north of Burleigh Lane, which would include the demolition of Nos 9 and 11 Woodlands Close to create a new vehicular access off the existing cul-de-sac, and the demolition of The Croft and associated agricultural buildings.

Conclusion: It is considered that the proposal could be acceptable subject to the amendments and advice given by the consultees set out above and full consideration during the course of an application.

Following the pre-app advice we have:

- increased landscape buffer alongside Burleigh Lane
- increased separation from listed Burleigh Cottage
- amended development pockets to allow for maisonettes, apartments & parking courts
- two SUDS features either side of central ditch
- simplified road structure
- added footpath links from existing gates to the South
- revised development mix & number of units to 49
- appointed all necessary consultants to assist in the production of a full plans application instead of outline



5.3 Site & Landscape Opportunities

There is an opportunity for a green avenue to be provided to meet the main access point (off Woodlands Close), creating a natural, softened route into the development and an extension of the existing public footpath that connects pedestrians on Burleigh Lane and Woodlands Close with the rest of Crawley Down and the countryside.

An open green space with SUDS and a play area would link from the main access and provide residents with attractive amenity space. There is also an opportunity to enhance the existing water feature and create a well-maintained landscape strip alongside it together with the extended public footpath.



1. FOOTPATHS & LANDSCAPE BUFFERS

2. SUDS FEATURE & OPEN GREEN SPACE

3. PLAY AREA



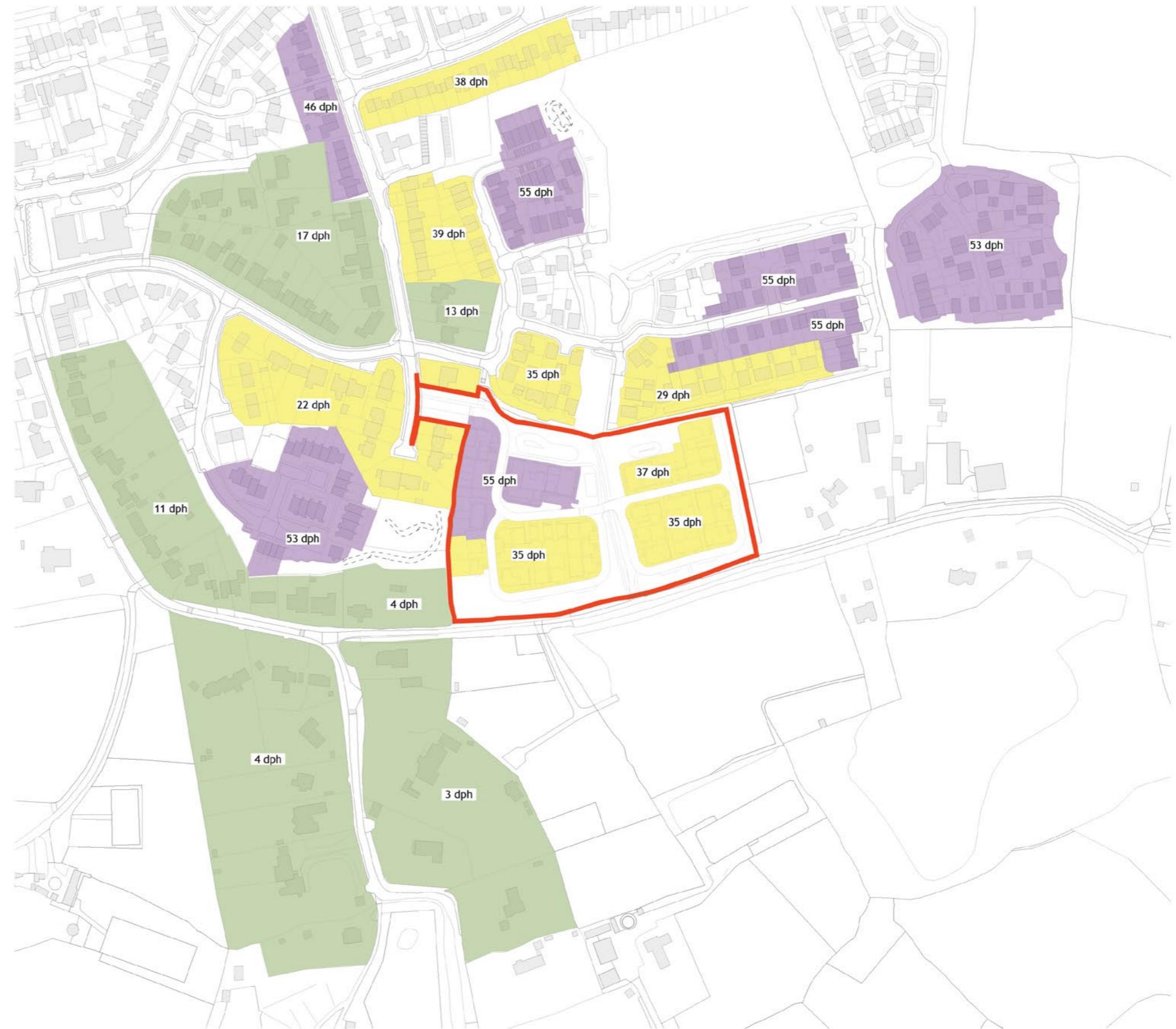
6.1 Proposed Landscape Led Site Layout

- 1 Open Landscape Access Area
- 2 SUDS Feature
- 3 New Public Footpath Link
- 4 New Public Footpath Link (existing gate retained)
- 5 Enhanced Water Feature
- 6 100 m² Play Area
- 7 Open Landscape Area
- 8 Pedestrian, Cycle & Vehicular Bridge
- 9 Enhanced Boundary Tree Buffer



6.2 Densities

The development proposes densities in the range of 35 to 55 dwellings per hectare matching those in Crawley Down.



6.3 Scale & Massing

(continued on next page)



STREET SCENE AA



STREET SCENE BB



STREET SCENE CC



STREET SCENE DD

6.3 Scale & Massing

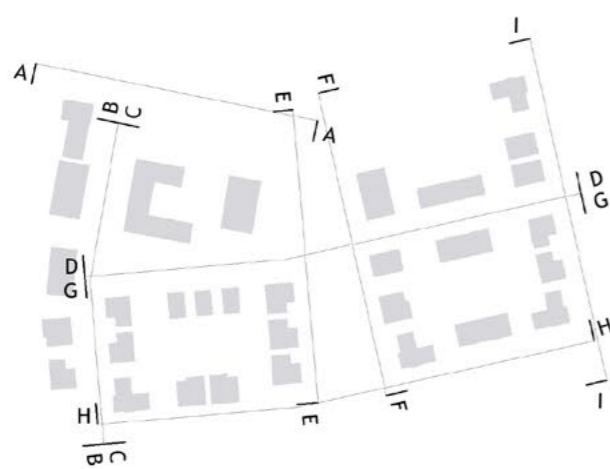
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STREET SCENE EE



STREET SCENE FF



STREET SCENE II



STREET SCENE GG

6.3 Scale & Massing

Proposed buildings heights are in keeping with the local area
 - majority of 2 storey dwellings with a few 2.5 exceptions.

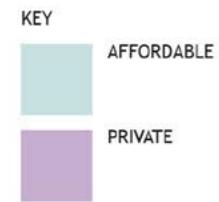


6.4 Proposed Use and Amount

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6.4 Proposed Use and Amount



6.5 Building Grain

The proposal follows principles established by nearby developments and sits comfortably against the existing building grain.



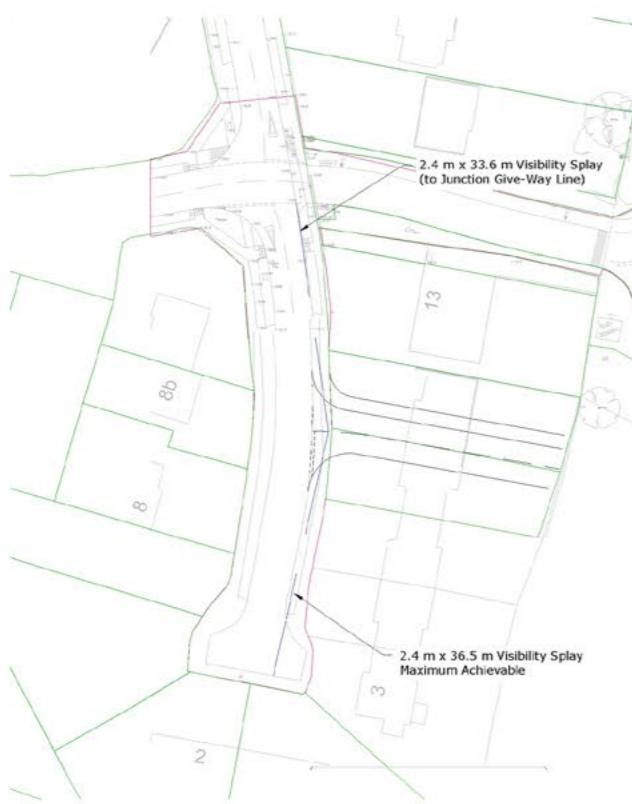
KEY

 SITE BOUNDARY

 BUILDING

6.6 Highways & connecting Crawley Down

We have undertaken a Pre-Application Highways and Transport Technical Note and meeting with the highways authority to confirm the access design is acceptable. The proposed arrangement off Woodlands Close along with the increase in vehicle movements has been accepted by WSCC. The council also recognises the benefits of pedestrian links to Burleigh Lane and recommends footpath connections to increase the site's connectivity.



6.7 Parking Strategy

There is a total of 111 allocated & 10 visitor spaces. Each dwelling has a cycle space in the back garden while the apartments have a communal store in block 44-48 and a couple of Sheffield stands in the parking court.



6.8 Refuse Strategy

Each dwelling has their bins in the back garden while the apartments have a communal store in block 44-48.

