

Introduction

- 33.1 Pease Pottage is located to the west of the A23/M23 at the junction with Horsham Road. It lies close to the northern boundary of Mid Sussex District and is about half a mile from the built-up area of Crawley. It takes a largely linear form along Horsham Road and Old Brighton Road.
- 33.2 The village is largely surrounded by areas of the High Weald Area of Outstanding Natural Beauty and indeed a small part of the village on the south side lies within the AONB. The surrounding countryside landscape of fields and woodland provides an attractive setting for the village. The proximity of the trunk road and the amount of through traffic, however, detract from this setting and the environment within the village.
- 33.3 The village suffers from a lack of facilities other than recreational facilities. There is a children's play area on land to the rear of Barn Close/Horsham Road and playing fields and an associated pavilion to the west of the Old Brighton Road. The village lacks local shopping facilities; the one shop in Pease Pottage is a florist shop. The only other shopping facilities are at the Granada Service Station.

Policies and Proposals

Built-up Area Boundary

- 33.4 A built-up area boundary is defined for Pease Pottage which seeks to retain the rural setting of the village and to protect the surrounding countryside from unnecessary development. The eastern boundary is formed by the A23.

Strategic Gap

- 33.5 The area to the north of built-up area boundary of the village lies within the Pease Pottage - Crawley Strategic Gap.

Housing

Hemsleys Nursery, Old Brighton Road, Pease Pottage

- 33.6 Within the village of Pease Pottage one site has been allocated for housing. This site has a total area of 6.2 hectares, on the southern side of Pease Pottage. Part of the site forms the former Hemsleys Nursery and some buildings associated with this use remain on the site. There are 6 dwellings on the site, and it is possible that these will remain. The site has been divided into two areas one for open space and the other for residential development. A village green should be incorporated into the development. It should be crescent shaped, fronting Old Brighton Road and housing should front onto the green. Access into the site should be formed either side of the village green.

PP1 Land at Hemsleys Nursery (approximately 6.2 hectares) is allocated for residential and ancillary development. It should provide 30% affordable housing units. Permission for residential development will be subject to the general requirement of the

Local Plan, particularly G3 (Infrastructure), B2 (Design), H2 (Dwelling Mix), H4 (Affordable Housing), T4 (New Development) and R3 and R4 (Outdoor Playing Space).

The western part of the site extends to 2.5 hectares and is to be provided for public open space. The remaining 3.7 hectares is to be developed at a density of not less than 30 dwellings per hectare in accordance with the definition in Annex C of PPG3. At least 65 dwellings should be provided on the whole site. The land may come forward in two phases as follows:

- i) Phase 1 – the northern part of the site extending to approximately 2 hectares;
- ii) Phase 2 – the southern part of the site extending to approximately 1.7 hectares.

The release of this land will be subject to the following requirements:

- (a) the provision of a crescent shaped village green fronting Old Brighton Road;
- (b) the provision of two vehicular access points from Old Brighton Road, one either side of the village green;
- (c) housing fronting onto the village green;
- (d) the provision of a 2.5 hectare area of open space on the western side of the site;
- (e) particular care to be given to landscaping along the boundaries and the retention of existing landscape features;
- (f) the provision of, or financial contribution towards a community building and small shop within the site or on Finches Field; and
- (g) financial contributions towards public transport, civic amenity facilities, additional primary and secondary school places and the replacement of Crawley Library.
- (h) the provision of a wildlife survey.

Any application for development should be accompanied by a plan demonstrating the ability of the land to be developed comprehensively in accordance with the above requirements.

Employment

- 33.7 Despite the small size of the village, there are a number of commercial firms operating within, or close to, Pease Pottage. Some of these have an adverse impact on the village, due to noise, traffic generation or visual intrusion. In view of the limited size of the village,

its location adjacent to the Area of Outstanding Natural Beauty, the proximity of a major employment centre at Crawley and the need to retain and protect the residential character and function of the village, any further large scale commercial development is considered to be inappropriate.

Land at Old Brighton Road

~~33.8 The Council considers that one small site within the village is suited to commercial development. This is located off the northern part of Old Brighton Road close to the A23. It was formerly used as a highway authority depot and for the maintenance and parking of coaches, but it is now vacant and in a derelict state. Due to its prominent location it has an adverse visual impact on the village environment. A small scale, well designed, low rise commercial office development (Use Class B1a) could be satisfactorily accommodated on the site, and at the same time bring about an environmental improvement in the area. Alternatively the site could be suited to residential use. The site is allocated for business use or residential use on the Proposals Map.~~

~~Planning permission for the erection on 14 residential apartments together with associated car parking and landscaping was granted in December 2002. Building works have since commenced on the site.~~

~~**PP2 The site of the disused depot (approximately 0.1ha) adjacent to the A23 is allocated for either Class B1a office use or residential.**~~

~~Development will only be permitted where:~~

~~(a) it is small scale and low rise (maximum two storeys);~~

~~(b) it is well designed with extensive landscaping; and~~

~~(c) careful consideration is given to access arrangements.~~

~~33.9 In addition there are two sites close to the village of Pease Pottage which, although in the countryside where planning permission for new development would not now normally be granted, do have the benefit of an established or permitted use for commercial purposes. The future of both sites is considered in the following paragraphs. Their locations are shown on the Proposals Map.~~

G W and G Bridges Ltd, Car Breakers, A23

33.10 This site is located to the south east of the village and, since the completion of the A23 improvements in this area, is accessed from the local Pease Pottage to Handcross road. It is intensively used for the breaking and storing of motor vehicles. Permission was originally granted on a temporary basis in 1967 and this was made permanent in 1980. This permission related to the southern part of the existing site only, an area of approximately 1.2ha, and was subject to a number of conditions. The use subsequently spread northwards into adjoining fields and this remained unauthorised until January 1990 when planning permission was granted for the use of a further 3ha. In May 2000 permission was granted by West Sussex County Council for a further 1.8ha to the north of the site to be used as an extension to the breakers yard. (This application was referred to the Secretary of State for the Environment, Transport and the Regions as a Departure from the Development Plan and the Secretary of State did not wish to

intervene). This permission is subject to detailed conditions including those relating to landscaping, cessation of the use, drainage, stacking of vehicles, flood lighting and sightlines. The site is located within the AONB where normally such a use would not be permitted. However, the use now well established, is relatively unobtrusive visually, has little impact on adjacent properties and is well related to the primary road network. It performs a valuable function for a wide area, and an alternative site more suitable for car breaking use would be hard to find. For these reasons the Council favours the continuation of this use in this location. However, having regard to the rural location of the site within the High Weald AONB the Council considers that further extension of the use would be inappropriate and will be resisted.

PP3 Proposals to further extend the use of GW and G Bridges Ltd site as a breakers yard beyond the area of approximately 6.0ha already approved will not be permitted.

Land in Parish Lane

- 33.11 This site is in an isolated position, one mile to the east of the village on the north side of Parish Lane. It has a particularly attractive setting, surrounded by woodland and farmland but is itself in poor condition. Its location is indicated on the Proposals Map. The site has an area of approximately 1ha, with a history of commercial uses dating back many years. It is possible that the site may become the subject of alternative proposals during the Plan period. This would represent an opportunity to resolve the future use of the site whilst at the same time securing environmental and highway improvements.
- 33.12 The Council does not oppose the continuation of the low intensity commercial uses on the site which, at their present level, have little environmental impact on the surrounding area. The Council may give favourable consideration to a scheme for suitable commercial uses on the site, subject to a firm limitation on the overall floorspace, the size of individual units and the provision of satisfactory landscaping and off site highway works. Proposals to extend the amount of floorspace beyond that already permitted will be firmly resisted.

PP4 Proposals to extend the amount of floorspace beyond that already permitted will not be permitted. Alternative proposals for the commercial use of this site in Parish Lane, Pease Pottage will be permitted where they comply with the following requirements:

- (a) the gross floorspace proposed is no more than 975m²;
- (b) development takes the form of low rise small units in the range of 50m² - 150m² gross floorspace;
- (c) the proposal includes implementation of off-site highway improvement works in Parish Lane; and
- (d) the proposal includes a comprehensive scheme for landscaping the site.

Cherry Tree Farm

- 33.13 This site to the southeast of Pease Pottage is bounded by the A23 on the west and the new (B2114) Handcross Road on the east. Planning permission has recently been granted for the development of six Class B1 industrial units (1120m²). These are intended to be starter units to meet local business demand. In view of its countryside location within the AONB proposals to extend this development in terms of the floorspace within the site, or the extent of the site, will be firmly resisted.

Transport

On-Street Parking

- 33.14 The part of Old Brighton Road south of the junction with Horsham Road suffers from the effects of on-street parking by lorries and other vehicles associated with the warehouse buildings in this locality. This results in a significant loss of amenity in this part of the village by reason of noise, general disturbance and visual intrusion. A secure lorry parking area is located at the nearby motorway service station. However, many of the vehicles concerned are refrigerated and need to be connected to generating equipment at their sites whilst parked overnight. During the Plan period the District Council will, in conjunction with the Highway Authority, seek ways of alleviating the detrimental effects of vehicles parking in this area. This may include a search for alternative lorry parking facilities or encouraging the uses concerned to relocate to more appropriate sites elsewhere.
- 33.15 Vehicle speeds in Tilgate Forest Row are a concern. The District Council supports the need to investigate speed reduction measures along this stretch of road. A hard stand area is due to be constructed shortly by the County Council to provide a safe bus stop waiting area.

Community/Recreation Use

- 33.16 The football pitches and changing facilities on Finches Field are very well used. In response to demand the District Council is currently seeking to purchase the field to the west of Finches Field in order to provide additional playing fields and improve the layout of the pitch on the existing playing field. Prior to the change of use, an ecological assessment should be carried out to assess the environmental potential of the site and to consider the retention of any of the existing features.
- 33.17 In addition to changing facilities the sports pavilion provides some limited social facilities. However, this is only a temporary building and there is no purpose built hall within Pease Pottage for use as a community building. The 1992 Central Mid Sussex Local Plan allocated a site on Finches Field for a pavilion/village hall/community building. The Council considers that this allocation is still appropriate and that this represents an opportunity to provide a building in a suitable location which would fulfil a dual role, serving not only the playing fields but also providing accommodation for a community facility. An alternative approach would be for a village hall/community building to be provided elsewhere in the village, separate from the sports facilities. A site could also come forward on an alternative site through developer contributions should Pease Pottage accommodate any new residential development. In deciding the way forward, the needs of the community will be taken fully into consideration. Should a suitable site become available, the Council will consider a proposal for a village hall/community building with regard to the relevant policies in the Local Plan. However the District

Council inclines to the view that the Finches Field proposal is the most likely proposal to come to fruition in the foreseeable future. The use of the community facility, whether separate or combined, should be for local people and groups.

PP5 The land immediately to the west of Finches Field is allocated for an extension to the existing playing fields and associated facilities.