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Land at Crawley Down,  
Hurst Farm, Turners Hill Road

Information Booklet

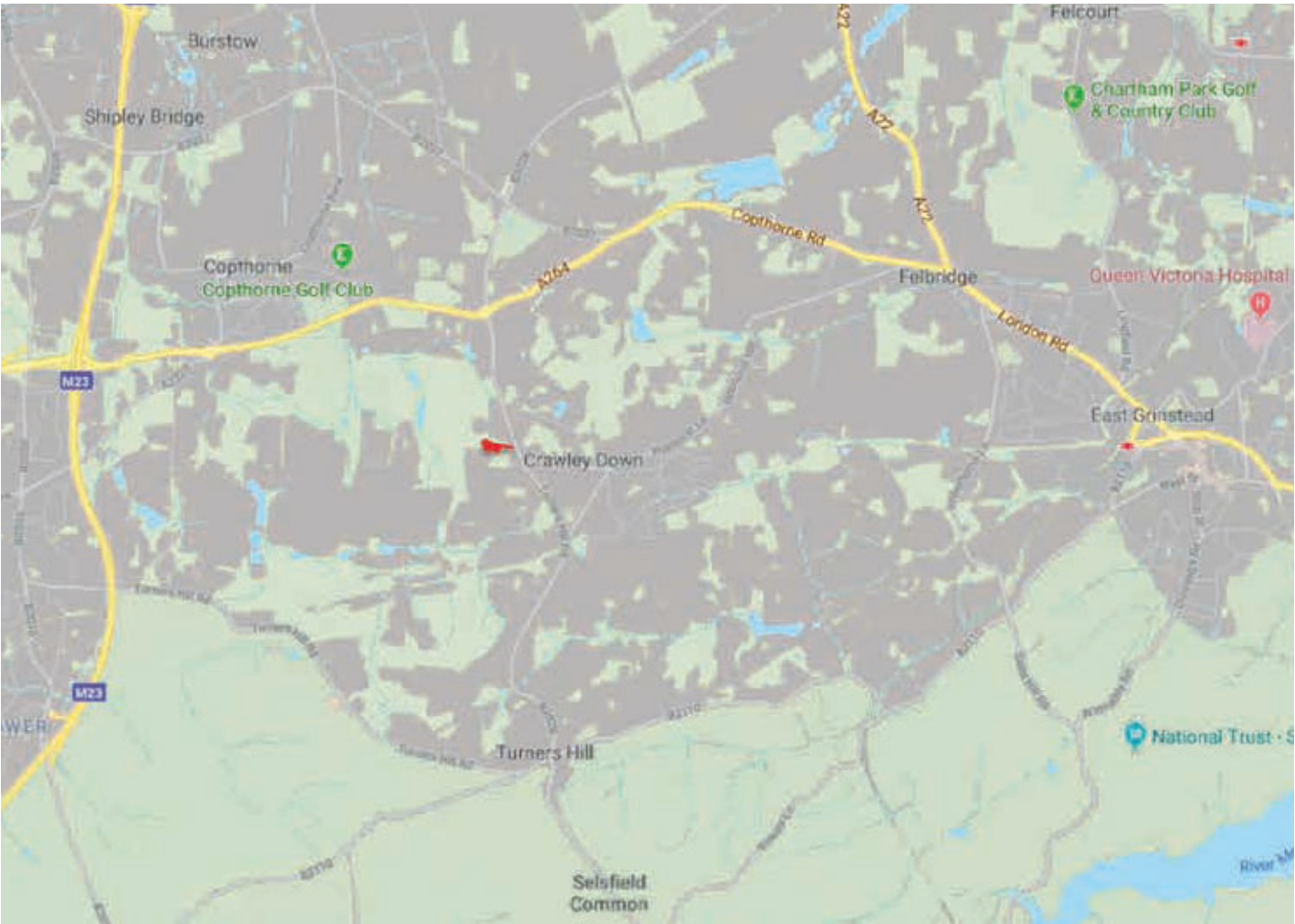
January 2020

CLAGUE ARCHITECTS



# CONTENTS

01 - Team	4 - 5
02 - Our Vision for Development	6 - 7
03 - Planning Background	8
04 - Influencing Factors	9
4.1 Brownfield Site	10-11
4.2 Highways & Access	12
4.3 Sustainability & Biodiversity	13
4.4 Sustainable Location, Sustainable drainage & Sustainable Dwellings	14
4.5 Site Constraints & Opportunities	15
05 - Landscape Influences & Opportunities	16
06 - Architectural Influences	17
6.1 Influence of Westlands other buildings & History and Heritage	17
6.2 Historic Maps	
6.3 Architecture & Development of Crawley Down	
07 - The Scheme	20
7.1 Character Areas	21
7.2 Illustrative Layout Details	22
08 - Conclusion	



Local map showing the Site

Notes

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# 01 | THE TEAM

Reside Developments, incorporating Reside Construction, is a multi-disciplined company with the clear objective of being recognised for both the precision and innovation behind its property designs and its ability to provide a ‘one brand’ solution for all aspects of land acquisition and build.

The Company, which was established in 2004 and has to date developed a collection of well thought out properties across the South East, is renowned for its skill in adding value to sites through its extensive knowledge of the planning system.

Widely recognised for its high standards and the quality of its developments, Reside is proud to have won the following awards:

- The Evening Standard New Homes Award
- The Godalming Trust Civic Design Award
- The Mayor’s Award at The Surrey Property Awards
- The Guildford Design Award

Within the company, the Reside team has a diverse range of professional expertise which it uses constructively to harness relationships with banks, private investors, consultants, architects and a multitude of other professional partners. Land owners and agents who have experienced Reside’s suite of services comment:

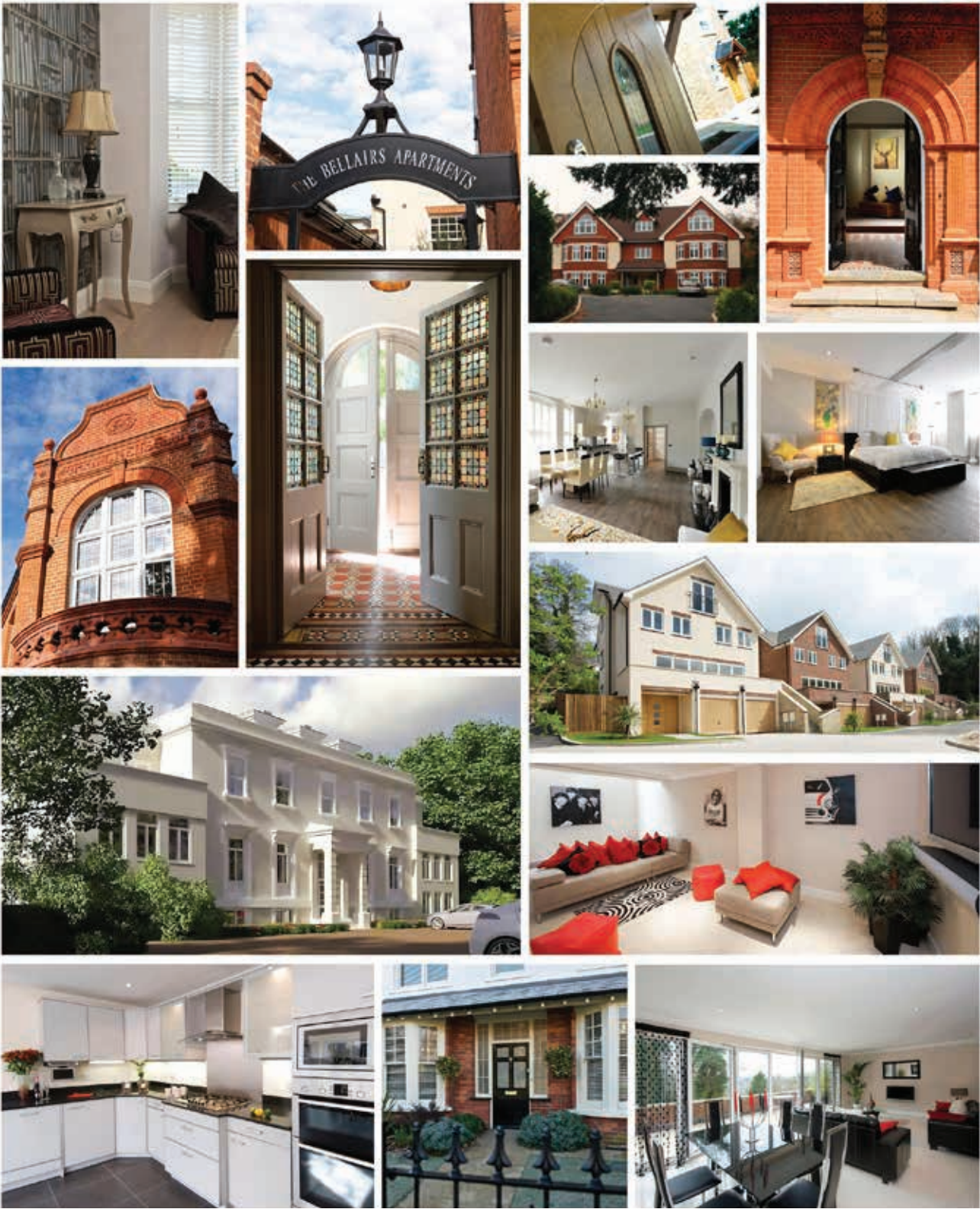
*“Reside is by far one of the most knowledgeable and approachable companies; they’re a pleasure to do business with.”*

*“Reside has a wealth of experience in land acquisition, development, and maximising planning consents. As a private land owner, I have enjoyed not only the friendly rapport but have also been impressed by their ability to think outside the box and find new angles to resolve specific planning issues”*

Reside Construction operates from offices in Hampshire, adding a further dimension to the group’s aim to provide a committed, unique and enjoyable construction experience.



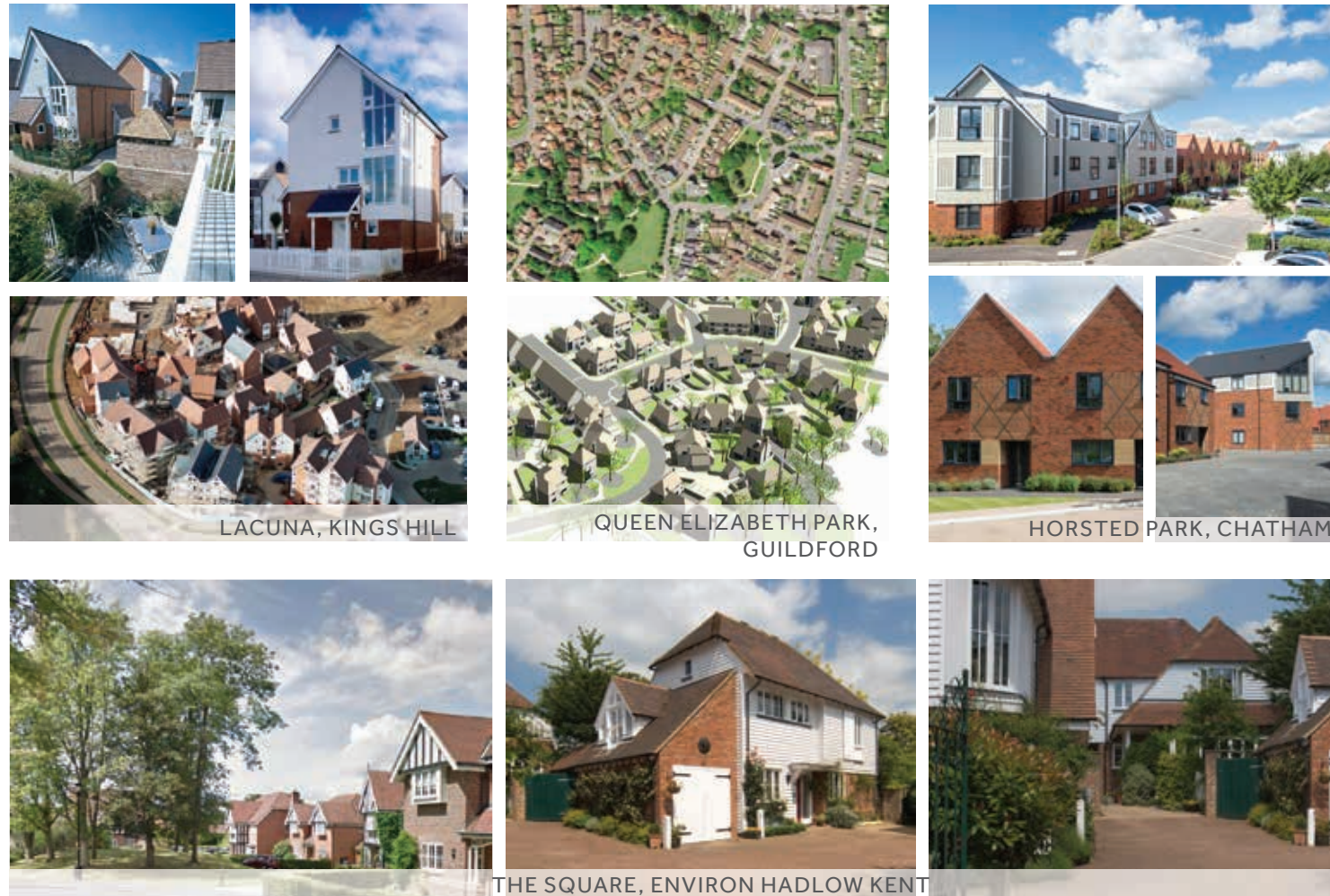
The business places a strong emphasis on sustainability and progressive working practice, and provides a total construction service, from cost planning potential schemes through to the design, build and handover of a range of construction projects from £100k to upwards of £5m.



*“Reside has a wealth of experience in land acquisition, development, and maximising planning consents. As a private land owner, I have enjoyed not only the friendly rapport but have also been impressed by their ability to think outside the box and find new angles to resolve specific planning issues.”*



# 01 | THE TEAM



LACUNA, KINGS HILL

QUEEN ELIZABETH PARK,  
GUILDFORD

HORSTED PARK, CHATHAM

THE SQUARE, ENVIRON HADLOW KENT

Clague is an award winning practice of architects, masterplanners, urban designers and historic building consultants working from design-led studios in London, Canterbury in Kent and Harpenden in Hertfordshire. The firm celebrated 85 years of practice in 2019, and has a reputation of excellence in architecture, masterplanning and conservation. Our extensive experience, gained from designing an extremely wide variety of projects of differing type, scale and complexity throughout the UK, has allowed us to develop invaluable knowledge that feeds into all aspects of our work.

## A) WE CREATE PLACES

Our approach to masterplanning and detailed design is deeply informed by regional variation, observation, opportunities and context.

Clague conceive master plans with easily understood themes which can filter through all the aspects & documentation of the masterplan.

## B) WE ADD VALUE THROUGH QUALITY AND INNOVATIVE DESIGN

Clague drive up the value and demand for land parcel and home sales by characterful and inventive placemaking. Within the last ten years our team has been actively engaged in masterplanning and house building schemes for several major landowners, and most of the major UK house builders.

## C) WE WORK COLLABORATIVELY

Masterplanning and house building is the central activity of Clague Architects, so we have a team of specialist designers with a wealth of experience in large-scale masterplanning and detailed residential design, supported by team of sixty highly skilled people giving us experience of working over a wide geographical area and in varied sectors. We have collaborated successfully with a wide range of leading consultants.

“All of our work demonstrates flair and imagination, yet is sensitive to the built and natural environment.”



CLAGUE ARCHITECTS



## 02 | OUR VISION FOR DEVELOPMENT



*“ A Landscape led development breathing new life into a dilapidated brownfield site by creating a rural idyll with inspiring Architecture ”*

- a) Landscape led design concept.
- b) Architecturally sensitive development of a dilapidated brown field site.
- c) Low Density (22 DPH), with a true sense of place based on a rural theme.
- d) Range of family units, affordable and private houses
- e) Sustainable location
- f) Sustainability at the core of the design



## 02 | OUR VISION FOR DEVELOPMENT



Proposed Site Layout Plan - Annotated



# 03 | PLANNING BACKGROUND

The Development Plan in Mid Sussex is made up of the Mid Sussex District Plan (March 2018) and the saved policies of the Mid Sussex Local Plan 2004. The council adopted the Mid Sussex District Plan 2014-2031 on 28 March 2018. The plan requires at least 16,390 homes to be built between 2014 – 2031. This equates to an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will need to be delivered between 2024/25 and 2030/31. The council has just published a Site Allocations DPD (with a consultation period running until 20th November), which has to be adopted by 2020. This document will allocate a further 1,962 homes, including smaller sites, to deliver the ongoing housing need and deliver sites to complement the strategic site allocations. The Parish Council also have a 'made' Neighbourhood Plan (Jan 2016) although this is due for review shortly.

The site is located within the Countryside (Policy DP12) and is otherwise technically unconstrained. The site lies in close proximity to the settlement boundary of Crawley Down with residential development to the north, east and south.. The adopted plan seeks 30% affordable housing to be delivered from new sites.

Mid Sussex District Council assessed this site as part of their SHELAA document. This assessment is a 'first sieve' of sites to determine a 'long list'. The site (Ref.743) was considered suitable and available for up to 45 homes.

Furthermore, a fairly recent application (DM/18/0591) for 45 dwellings (by a different developer) was considered by the Council, but refused. However, the concerns raised can all be fully addressed. It is important to note that; much of the site is already covered by built form and hardstanding (therefore, substantially brownfield) and that vehicular access exists. The site generates considerable vehicular movements from the existing farm shop and that the strong tree screen to all site boundaries would be retained and enhanced. The application was supported by a suite of site assessment documentation demonstrating its suitability for housing development.

The application was refused by the Council in March 2018, however, the refusal was based primarily on the site's location outside the defined built up area boundary (and a lack of a completed S106 Agreement, lack of ecological assessment, locational sustainability and concerns regarding the impact of the scheme on the setting of the Listed Building to the north). In respect of the concerns raised each has been addressed:

- Ancient Woodland would be protected with suitable buffers provided
- No issues have been raised by WSCC Highways in relation to visibility and access.
- The site is sustainably located within easy walking distance of facilities
- The residential sites immediately to the south, which are situated a similar distance to local facilities, have recently been considered to be sustainably located by the LPA/Planning Inspectorate/SoS.
- Furthermore, two pedestrian crossings are secured under those consents providing safe access to the village centre to the east
- An Ecological survey (2019) confirms that there are no barriers to development in relation to flora or fauna.
- A 2019 Heritage report comes to the conclusion that the proposals will have an imperceptible impact on the setting of Westlands (Listed Building) resulting in a negligible impact to the significance of the heritage asset via a change in its setting.

It is also noteworthy that planning permission was approved by MSDC for 23 dwellings in 2014 for land immediately to the south of the site and that planning permission for a further 44 dwellings was approved by the SoS on land immediately south of that in 2018, which clearly indicates the suitability of the location for additional homes.

This planning background clearly demonstrates that there are no technical encumbrances to development taking place and that the location is deemed suitable.

The scheme we are now promoting is one for 39 dwellings – reduced in order to be a truly sensitive and 'landscape led' proposal.



## 04 | INFLUENCING FACTORS

### 4.1 Brownfield Site

The Site extends 2.2 hectares along Turners Hill Road just 120m from the built up area boundary of Crawley Down.

The Site currently comprises of Hurst Farm, a local farm shop with a number of shabby, disused agricultural sheds in poor condition, and areas of hard standing. The Site benefits from a good level of natural screening in the form of trees and hedges located along all boundaries.

The Site is bordered by Pescotts Wood, designated as Ancient Woodland both to the north-west and south-east. A public footpath runs to the north outside the site boundary. The village of Crawley Down is to the south-east, a new development built by Cala Homes is immediately to south of the site.

Crawley Down is served by a range of local facilities including a number of shops, a church and parish room, infants and junior schools, a health centre, two village community centres, playing fields, recreation grounds and equipped play areas.



Disused outbuildings on site



Site Access



Disused outbuildings on site



Existing House at Site Entrance



# 04 | INFLUENCING FACTORS

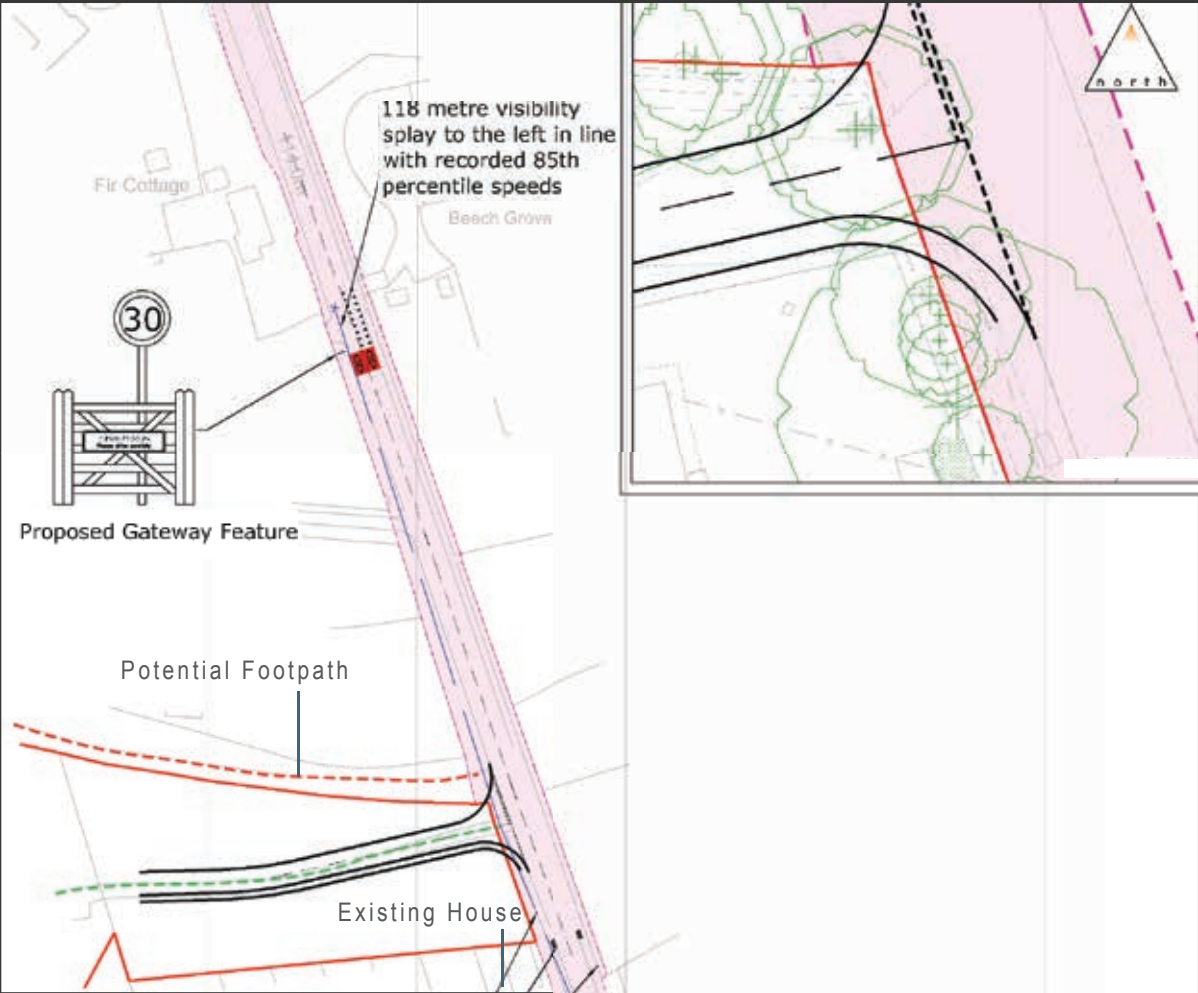
## 4.2 Highways and Access

Irrespective of the safety record of the existing access, the proposed development would seek to improve and formalise this access through the provision of kerb radii and widening. The access will benefit from visibility splays adequate for recorded 85th percentile speeds on Turners Hill Road.

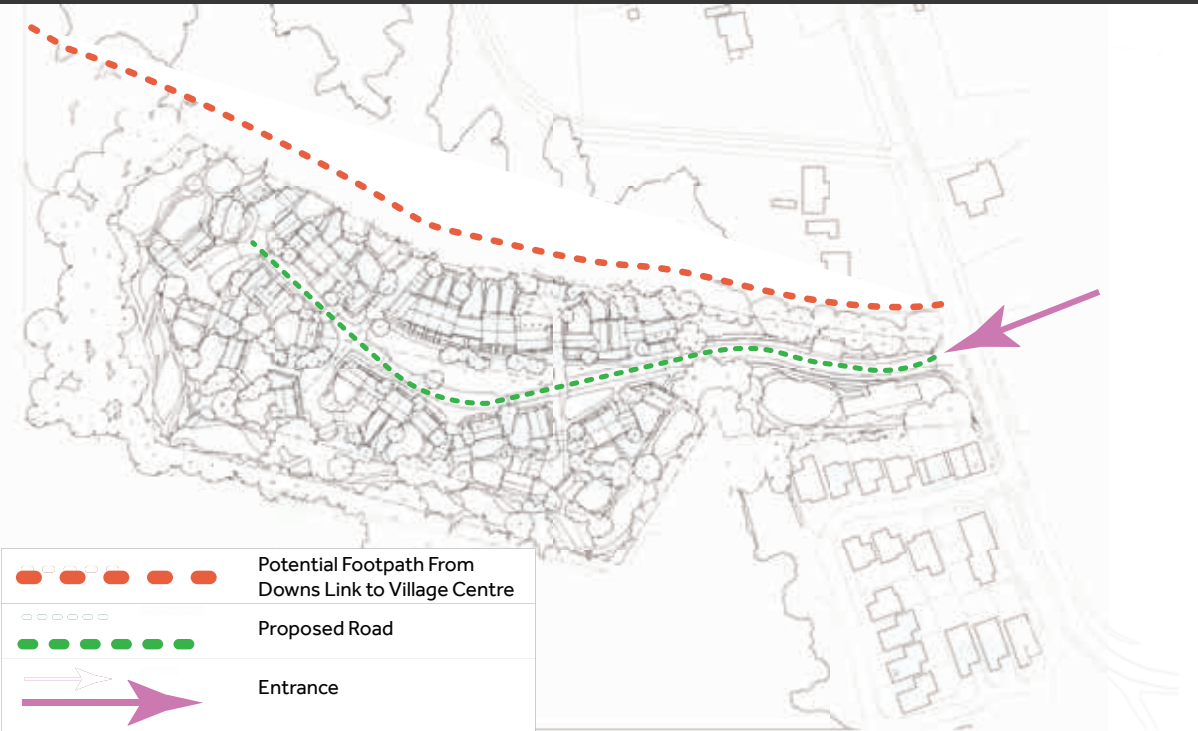
The site is currently in use as a farm shop and chicken farm and consequently there is a significant car and lorry movement to the site which will become less if the development proposals proceed.

The site is well placed to encourage a high proportion of trips to be undertaken by walking, cycling and public transport. There are good quality footways adjacent to Turners Hill Road that include street lighting. These footways provide connectivity to the bus stops on Turners Hill Road, which are located approximately 20 metres from the site access and served by two services per hour in each direction on weekdays and Saturdays. The services that operate from these bus stops follow routes that incorporate Crawley, East Grinstead, Lingfield and Tunbridge Well, as well as Three Bridges Railway station from where it is possible to access rail services that connect the south coast to London.

Crawley Down also provides a range of local facilities within easy walking or cycling distance. These include a number of shops on Station Road and Sandy Lane; a combined infant and junior school; a health centre; two village community centres (including the Haven Centre that provides recreational and social facilities); a church and parish room; playing fields and an extensive area of allotments. Given that the site is well located with respect to the local pedestrian network and that the topography of the local area is relatively flat, it is considered that the site is well located to encourage the use of more sustainable modes of transport. Indeed, it is noteworthy that many of the community facilities shown above are located within the thresholds that are outlined within the IHT document entitled Planning for Walking, which provides a useful basis upon which the accessibility of a proposed development to key local services should be assessed.



Proposed Site Access - Extract from Motion Drawing 17110-01b



Site Access Diagram



# 04 | INFLUENCING FACTORS

## 4.2 Highways and Access



Site Location - Highways Diagram



# 04 | INFLUENCING FACTORS

## 4.3 Sustainability & Biodiversity

The site is in a highly sustainable position being within a kilometre of most of the village features in terms of employment, groceries, post office, restaurants. It is directly opposite a bus stop of the No. 272, 281 and 291 bus services to Crawley which in turn gives access to main line trains. Being surrounded with ancient woodland, a field and a footpath, the site has a raw, rural edge.

An ecological survey of the site and a wider study area (see plan opposite) was undertaken in June 2019 to:

- a) determine the biodiversity value of habitats present
- b) identify potential for the site to support any protected or notable faunal species
- c) advise on the appropriateness of the proposed development.

In addition, a suite of species' surveys were commenced in 2019 to further ascertain the value of the site to protected and notable faunal species.

The habitat assessment work concluded that the habitats within the site are of generally low biodiversity value, being dominated by built form, improved grassland and disturbed / recolonising ground, none of which are of any significant ecological value. Of improved value within the context of the site are the linear tree and hedge belts, the majority of which form the boundaries of the site. Of greatest value are areas of woodland present both within the 'wider study area', as well as beyond the boundaries of the site.

Faunal surveys have confirmed the absence of Great Crested Newts, Badgers, Dormouse and roosting bats. A single Grass Snake was recorded on site on two occasions in 2019, with other faunal activity limited to the presence of bat (foraging and commuting) and bird (foraging and nesting) activity, primarily at the boundaries of the site.

The proposals for the site seek to retain and enhance the woodland edge, implementing native landscape buffers to preserve existing habitats and encourage biodiversity in the area. Appropriate landscaping in this regard would offer opportunities to significantly enhance the intrinsic biodiversity value of the site whilst, not least through the retention and enhancement of the woodland within the wider study area. Emerging landscaping would moreover enhance the functional value of habitats to faunal species recorded within the site and in the local area, not least foraging and commuting bats, birds and Grass Snake.

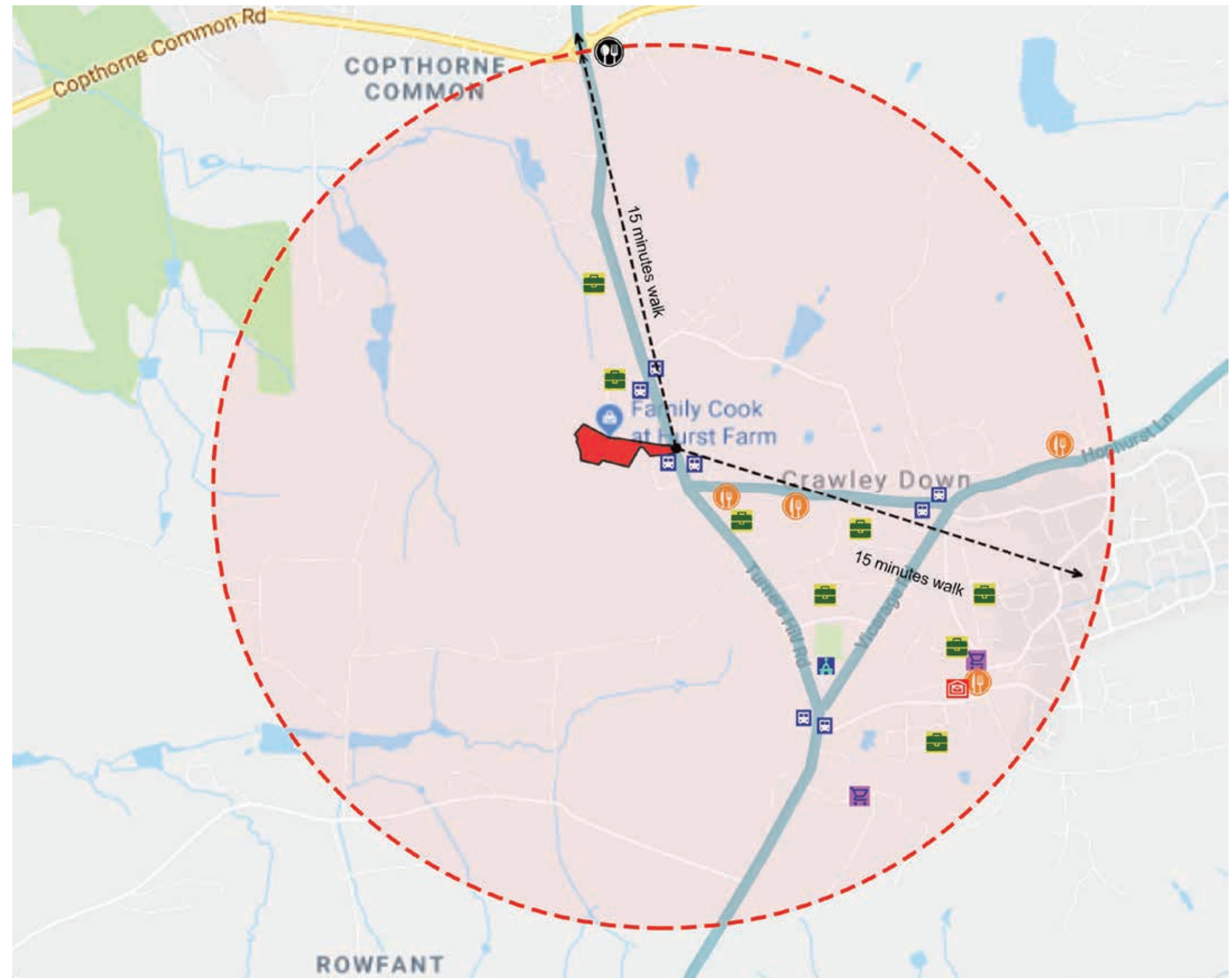




## 04 | INFLUENCING FACTORS

### 4.4 Sustainable Location, Sustainable drainage & Sustainable Dwellings

A full analysis of the site has been carried out. The site is in Flood Zone 1 and is not at risk of flooding. A Sustainable Drainage System exists on site in the form of existing ponds to which new pond features could be added to take the proposed development.

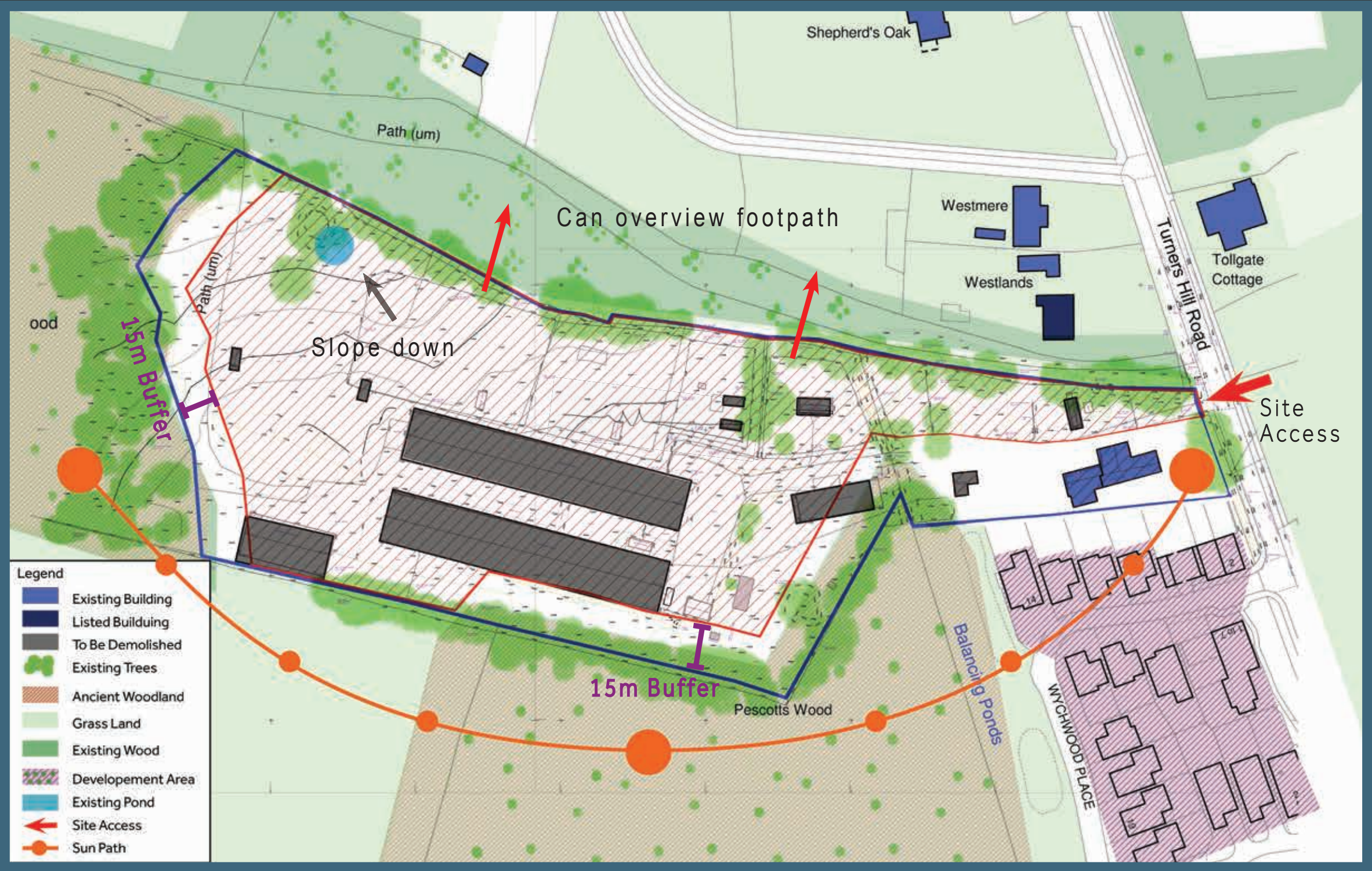


*Social & economic diagram*



# 04 | INFLUENCING FACTORS

## 4.5 Site Constraints & Opportunities



Site Constraints & Opportunities Diagram - NTS

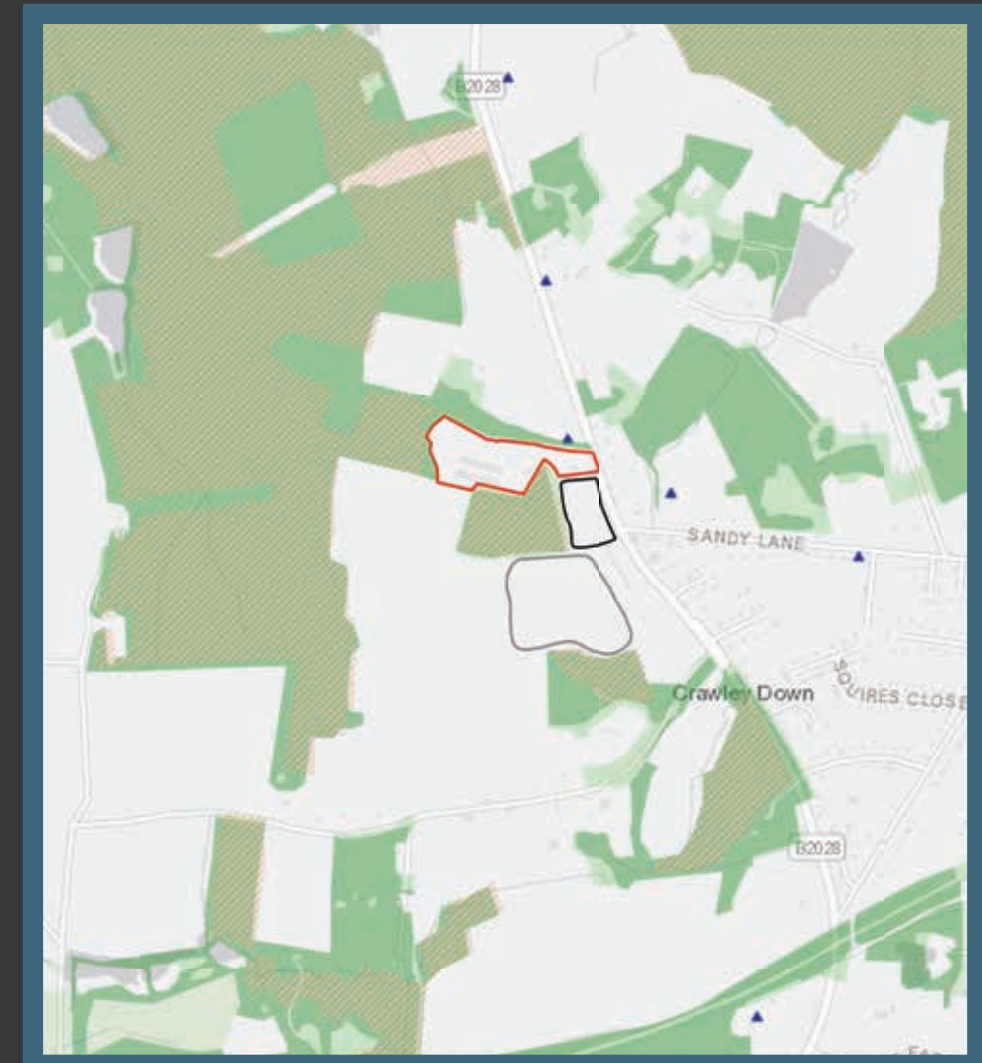


## 05 | LANDSCAPE INFLUENCES & OPPORTUNITIES

“ A Landscape  
led development  
breathing new life  
into a dilapidated  
brownfield site by  
creating a rural  
idyll with inspiring  
Architecture ”



Landscape Diagram - NTS



Landscape Assessment Diagram - NTS



## 6.1 Influence of Westlands, other listed buildings & History and Heritage

A recent Heritage Study concludes accurately that the setting of Westlands will be minimally affected by the new development. Nonetheless Westlands and the other listed buildings nearby clearly demonstrate the local pallet of materials, form and vernacular that this new development will reflect.

There is an opportunity on this site to utilise, to make it an exemplar project insofar that it utilises modern methods of construction.

The challenge is producing the individuality that we intend on this site with a panel system / modular system that is flexible enough to produce an architecture that is varied and reflects the locality.

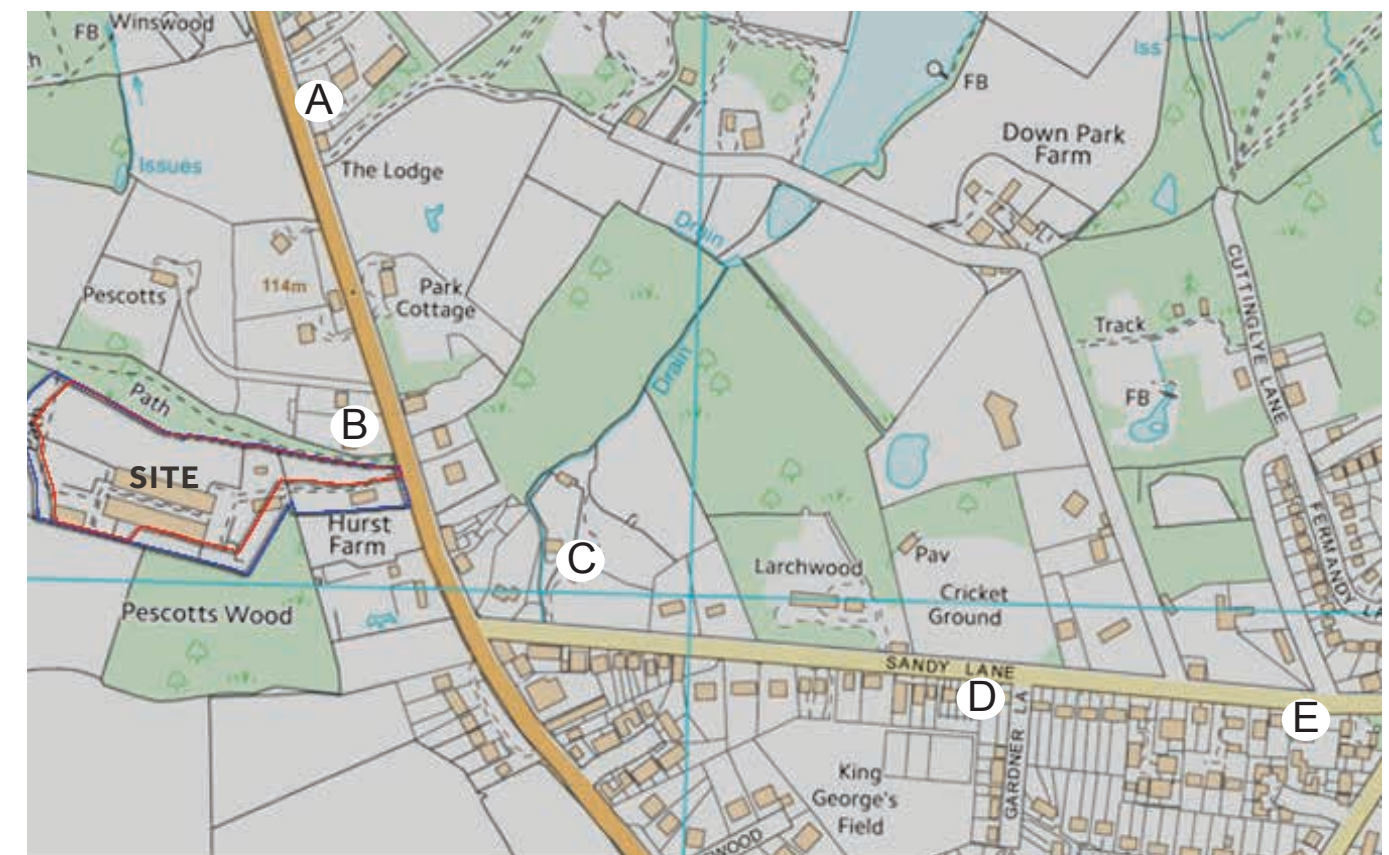
At this early stage Reside are committed to this challenge and when detailed proposals come forward this will underpin them.



A - Chelsea Cottage



B - Westlands  
C - Heatherwood House



Extract from Historic England interactive map



Other developments near the site



D - East Cottage Farthings



E - Leigh Wood House



## 06 | ARCHITECTURAL INFLUENCES

### 6.2 Historic Maps



OS Map 1885-1900 of Proposed Development Area



OS Map 1888-1913 of Proposed Development Area



OS Map 1937-1961 of Proposed Development Area



OS Map 1944-1968 of Proposed Development Area

“ A thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area. ”

### 6.3 The Architecture & Development of Crawley Down

In the past three years, the planning approvals and completions have increased the housing stock by 326 units, or some 15%.

This new building has been disproportionately biased towards larger 3, 4 and 5 bed properties and the housing mix has been further distorted by extensions to add extra bedrooms to 2 and 3 bed properties. Delivery of this new housing will take several years and the community will be adjusting to the increased demands on infrastructure and services for some time.

The threat of development outside the village boundary leading to coalescence with neighbouring settlements, and subsequent loss of separate identity, was seen as very real. There is a real fear that the cumulative effect of such development would be the village becoming a suburb of Crawley or East Grinstead.



Old & New Developments of Crawley Down







## 07 | THE SCHEME





# 07 | THE SCHEME

## 7.1 Character Areas

### 1. ENTRANCE SPACE

*integrated community facilities and assets*



Perspective A



Facing East towards the access road. Low density housing set around a green entrance space creates a welcoming approach to the new development.



### 3. MEWS STREET

*creatively designed, exemplar homes*



Perspective C



A more intimate streetscene acts as a transition between the village green space and the country edge.



### 2. VILLAGE GREEN / PARKLAND

*for biodiversity and promoting education and a healthy lifestyle*



Perspective B



Facing North / South, more dense housing creates a strong transition for the central green space at the heart of development.

### 4. COUNTRY EDGE

*enhanced connections from village to countryside*



Perspective D

To the South & West lower density housing helps green space to infiltrate from the countryside into the site





### 7.2 Illustrative Layout Details



- A proposed development of approximately 39 bespoke new homes.
- Net Developable Area of 1.6ha of the 2.2 ha total
- Landscape-led, utilising the existing tree belt surrounding the site to create a strong landscape framework.
- A generous buffer of woodland landscape and open space loops the outer edge of the development.
- New link to the existing public footpaths.
- The central green space provides the setting for formal and informal public open spaces.
- Clusters of development joined by a network of safe pedestrian and cycle pathways overlooked by new homes.
- New and improved links to and from the village to the surrounding countryside for the benefit of both existing and new residents.
- Housing opens out to “village greens” creating a sense of place and aiding wayfinding.
- Safe access from Turners Hill Road near the north-eastern corner of the site.
- Development largely concealed by existing tree screens.



# 08 | CONCLUSION

This is a brownfield site within a village and highly sustainable location in terms of bus and other services.

The Architecture of the scheme is of high quality; it creates a tranquil village community with excellent landscaped areas. “Individuality” is the term here yet the whole responds to the vernacular Westlands and will express the character of Crawley Down.

The proportion and character of the site allows a scheme to be evolved which has the following features:

- Concealment with a variety of biodiversity opportunities in the two areas of Ancient Woodland.
- Gently sloping down to an existing pond, making it particularly suitable for SUDS drainage systems, which gives much to individual character areas (adjoining the public footpath from the open views across the field and the backdrop of the Ancient Woodlands).
- Suitable for a quality development which will underpin values in the area, attracting a variety of households (mainly families).
- Suitable for about 39 houses, producing a number of affordable dwellings.
- A concealed site which would have little impact on the appreciation of the area.
- Close to a listed building, from which the architecture of the new scheme can take a theme; but which has almost no effect on the setting of the listed building.
- Providing interconnecting new schemes in the area, beginning to create a critical mass of a range of housing with great benefits.
- The mix of units will help to establish a high quality

balanced community of people to enhance that of the existing village.

- The scheme uniquely balances ecology and housing.
- The existing landscape of the area is brought right into the scheme, retaining key features and integrating the housing within it.
- The scheme has a safe existing highway access which will be further enhanced.
- Individuality of the scheme will give a new level of choice for people to buy attractive, quality homes here with distinct character.





Proposed Site Layout Plan - NTS

reference:

29574A | Documents | Vision Document

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