

[REDACTED]  
Ockley Lane  
Keymer  
West Sussex  
BN6 8NX

Hamish Evans - Planning Services  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
RH16 1SS

11 March 2024

Dear Mr Evans,

**DM/24/0407: New two-storey, three bedroom dwelling with vehicle parking.**

We have been residents of Hawthorn Cottage for over 40 years and we most strongly object to this resubmission.

There were substantial inaccuracies in DM/20/4539 from the outset, which we believe may have misled the planning application; and there are still discrepancies in the latest plans.

It is shocking that all the hard work over recent years, put in by MSDC, District and Parish Councillors, residents and developers to preserve Ockley's street scene, due to Taylor Wimpey's development, should be so adversely affected by this application.

Whilst we objected to the initial application, we accepted the decision once it was granted. Therefore what is currently being built is beyond comprehension.

How did this happen?

A major factor in gaining approval was how the site purportedly benefited from a natural fall of the land of 2 metres, which dictated the height of the dwelling. This resubmission seeks to nullify this major point which was a defining reason for approval.

This is not the first time the applicant has departed beyond the limitations of a planning approval and conventions.

- EF/04/0543: Building a wall adjacent to the highway without permission.
- HA/05/01856/FUL: Building a different garage to the approved plan.
- DM/16/0347: DM/20/4539: Giving incorrect information.



## The impact on heritage assets

The dwelling is in very close proximity to a number of heritage assets and we refer to Mr Rayner's representation of 19 January 2021 on DM/20/4539; which detailed the properties: Ockley Manor (Grade II\*), Ockley Manor Barn (Grade II), Ockley Manor Dovecote (Grade II), Ockley Manor Farm Cottages (Grade II). In his letter these and other NDHAs properties are within 50 and 100 metres of the dwelling.

The following were comments made by Emily Wade (MSDC Conservation Officer) that informed the Design Access Statement (DAS, DM/20/4539):

"The block like form of the building and the grey colouration of both the walls and roof...", ...will result in a heavy appearance, and the palette will lack the warmth of tone of the majority of the surrounding vernacular buildings. All of these issues will tend to render the building unduly visually prominent and an incongruous intrusion into the Ockley Lane streetscape."

"...therefore, the proposal will detract from the setting of the adjacent designated and non-designated heritage assets at Ockley Manor and its associated historic farmstead including the NDHAs within it, in particular the character of the approach to and views of the group of assets from the north along Ockley Lane."

All of her concerns have been realised.

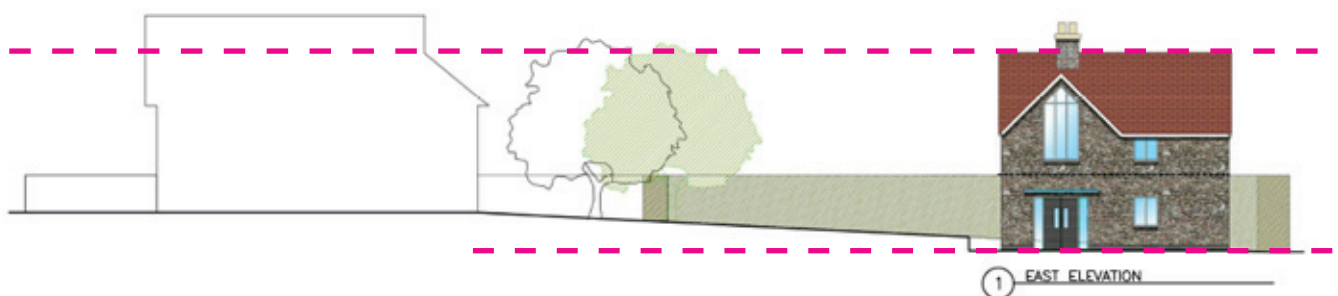
## What was proposed (DM/20/4539)

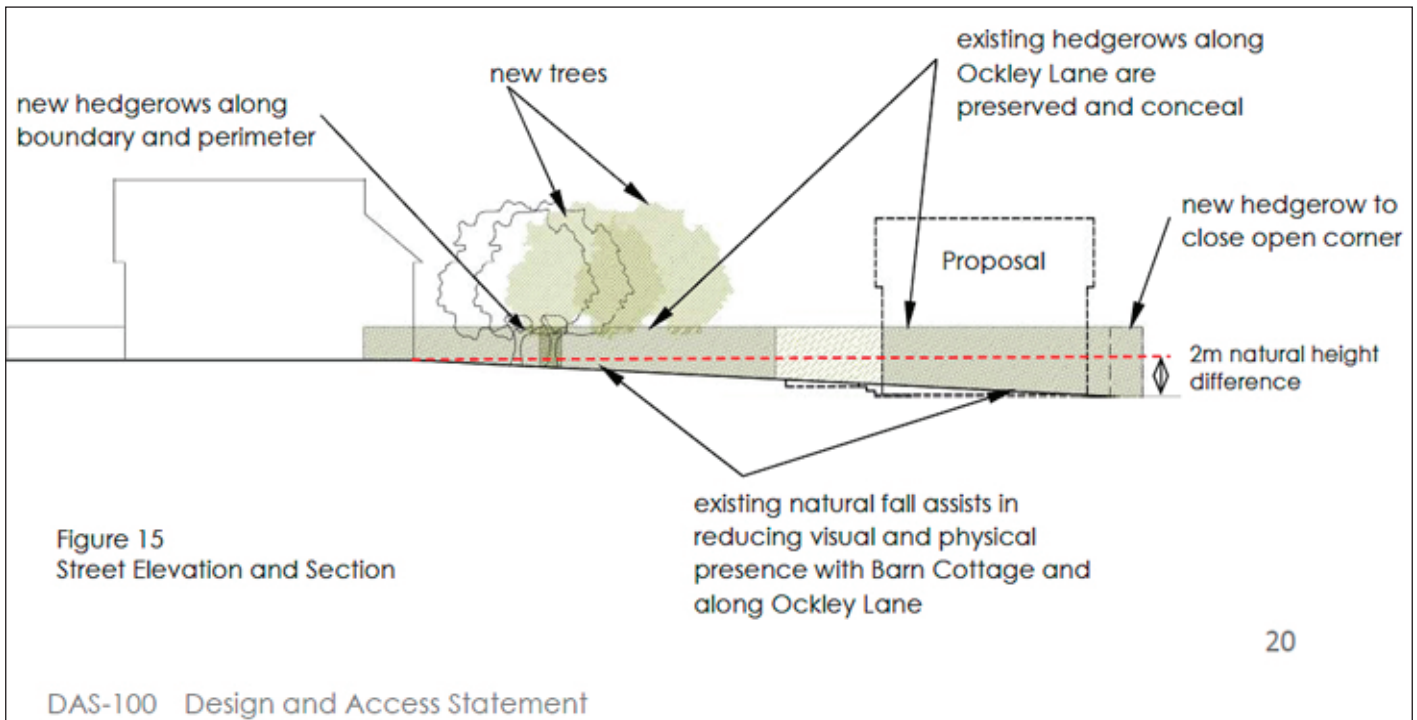
Two ideas to develop the garden at Barn Cottage (BC) were discussed with MSDC in 2015, (DM/16/0347). Option 'A' was the one developed by the applicant; to divide the land, demolish the existing garage and build a new modest dwelling.

Concerns were raised then by the Planning Officer, "...a dwelling in this locality may be detrimental to the local countryside."

We think that the applicant submitted a plausible paper exercise to gain approval for a 'modest dwelling' that they could not deliver.

Claims were made in the DAS that the proposal will be subservient to Barn Cottage due to a natural fall in the land of 2 metres.





### How approval was achieved, DAS (DM/20/4539)

The DAS and the approved plans emphasised how the site benefited from a natural fall of the land and it was a major factor in gaining approval.

- “Every effort has been made to ensure this proposal has been informed by a **thorough technical analysis** of the site, to **understand its constraints and opportunities**.”
- “The site has a **natural fall of 2m** from the south to the northerly aspect. The proposal has used this natural fall as a **fundamental principal for positioning and influencing the height of the dwelling**.”
- “...the proposal’s relation and location make the **dwelling subservient** to Barn Cottage.”
- “The natural level change on the site has proved to be a **tremendous determinant** in positioning the proposal with **minimum visual impact** facing onto the street elevation.”
- “The drop in landscape **significantly** helped to **lower the proposal**, and with the existing high hedgerows being kept, this **greatly minimised its physical and visual appearance** along the Ockley Lane.”
- “By **removing the garage**, new additional new hedges will be planted along the boundary between Barn Cottage and this application.”
- To meet Ms Wade concerns about “the palette will lack the warmth of tone of the majority of the surrounding vernacular buildings”. The approved plan shows red clay tiles being used.

## What was actually built (DM/20/4539)

What was actually built is the opposite to what was approved. The dwelling is much higher and all the windows on the north elevation have been enlarged. The 'modest dwelling' has been 'super sized' and is as high as BC at the ridge, not including chimney. BC appears very much the subservient dwelling.

It is overbearing not only to the heritage assets on the east, but also to Taylor Wimpey's Ockley Park to the west; the site is approximately 3.6 metres higher than the land where the first houses are built in Ockley Park. It also towers, and overlooks Hawthorn Cottage and other cottages to the north.

The reason given for the raised height is because of "unforeseen site conditions." This contradicts the DAS that a "thorough technical analysis of the site, to understand its constraints and opportunities," was made.

Grey slate roofing tiles have been used, contrary to the approved plan that has red tiles in the drawings. In addition, the existing garage appears to be retained by BC.

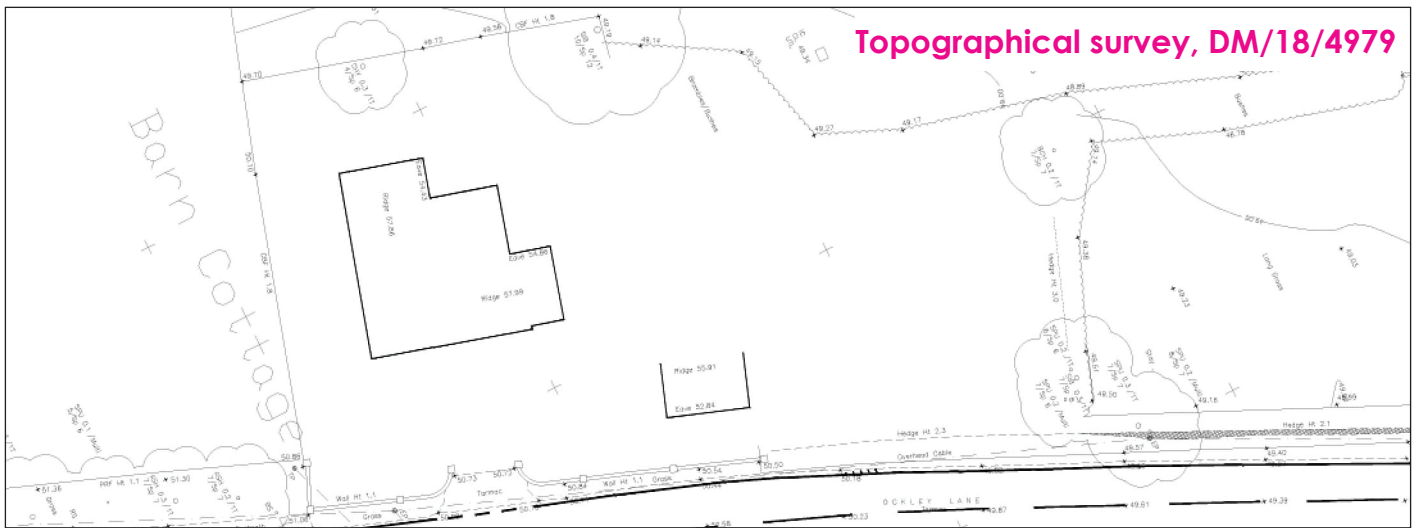


**Natural fall of '2 metres'**

There could not have been a 2 metre fall in the land between BC and the building site as BC is already lower than the highest point in the garden; as shown in the aerial image below; and based on topographical survey, DM/18/4979.

An enormous amount of earth would need to be removed to reach a depth of 2 metres, lower than the land at BC shown in the DAS. This is before the 'foundations' were dug.

Therefore the foundations were raised; combined with the prefabricated increased window openings, it would suggest that there had to be a conscious decision to deviate from the approved plan.



The Planning Statement states that the dwelling is under 8.8 metres high. That would be correct if it was built at 'ground level', but it is not as steps are needed to enter the dwelling, as shown.

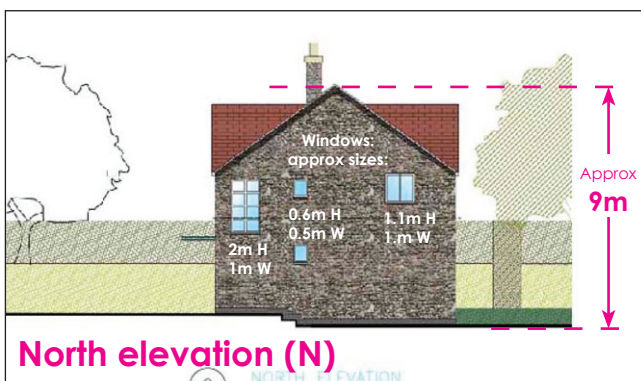
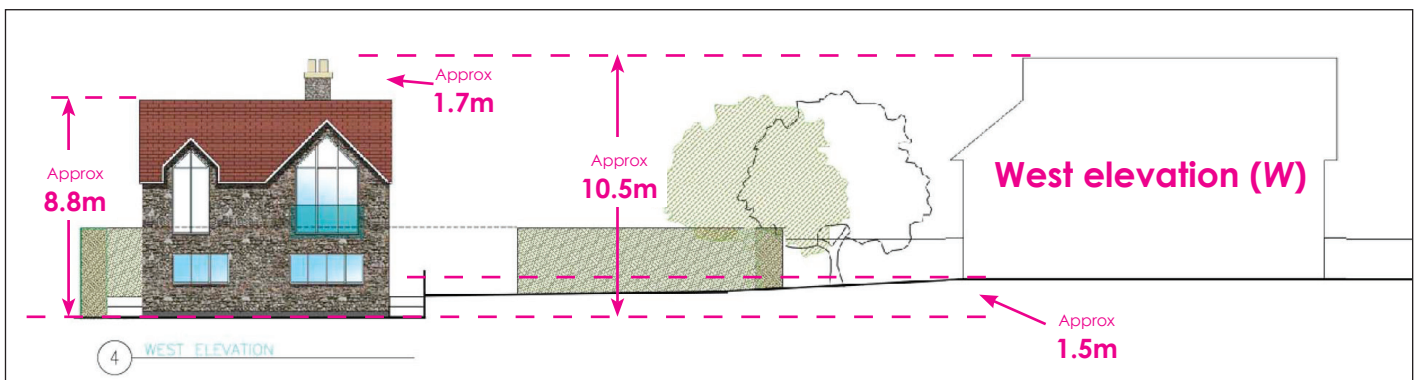
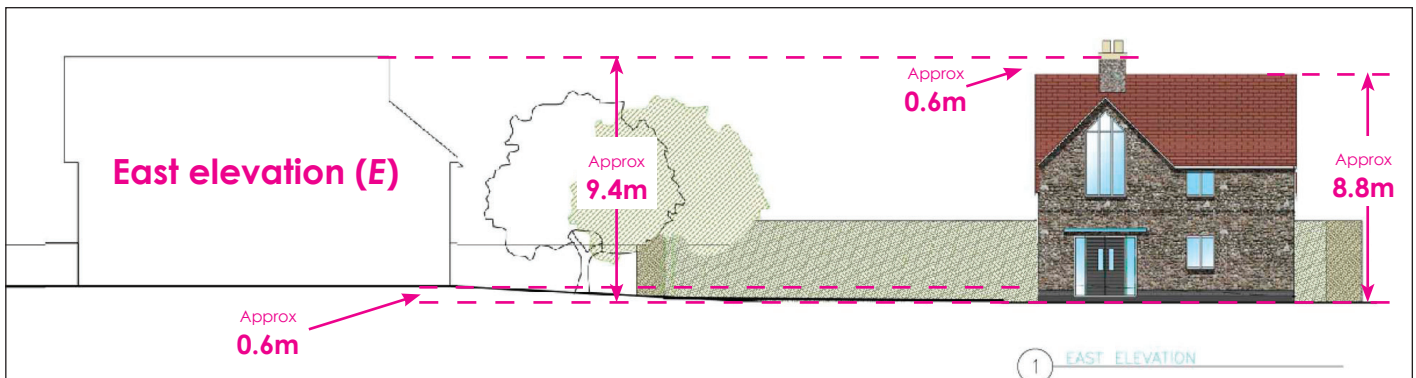
## Material inaccuracies

The latest plans have a large number of inaccuracies and contradictions. The height of the dwelling is one of the reasons for the resubmission. The elevation plan 'Proposed Elevations A1-202 rev A' has too many errors to be taken at face value.

The dwelling is as high as BC and neither *E* or *W* elevations appear to be correct. Using BC ridge as a reference point; *E* elevation makes the dwelling at approx 9.4m high from 'ground level', and the *W* elevation shows the dwelling at 10.5m high from 'ground level'; yet the dwelling in both elevations is the same height of 8.8m.

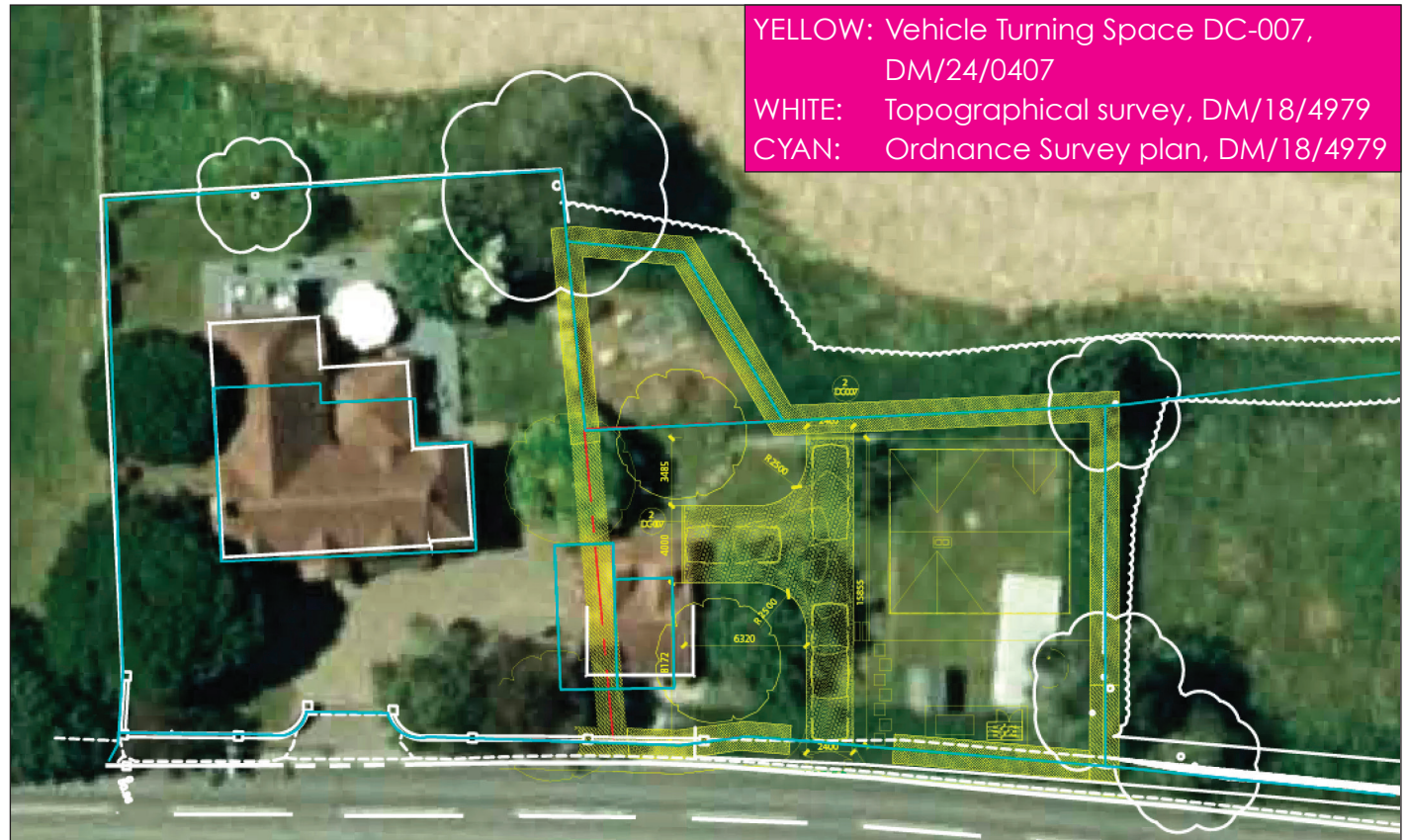
Furthermore, on the *E* elevation, there is a difference of approx 0.6m between the ridge at BC and the dwelling; and there is approx 1.7m difference on the *W* elevation. Clearly the dwelling is not 1.7m below BC, something is not right.

The ridge line from both buildings remain static whichever angle they are viewed from, therefore, the discrepancy in height between *E* and *W* elevations makes no sense, and is misleading.



There is a raise in the foundation shown in the *N* elevation but the dwelling has the same height, approx 8.8m, on the *E* and *W* elevations.

In the *N* elevation, the tallest side measures approx 9m from the ground, yet the same side is approx 8.8m on the *W* elevation, and does not reflect what is truly happening on the ground.



YELLOW: Vehicle Turning Space DC-007, DM/24/0407  
 WHITE: Topographical survey, DM/18/4979  
 CYAN: Ordnance Survey plan, DM/18/4979

The aerial image above is combined with OS and topo plan. The OS plan shows the location of the old garage and is used throughout the resubmission, such as the plan below, and is incorrect. However, the topo plan concurs exactly with the existing garage on the ground, and cuts across the turning head.



RED: Topographical survey DM/18/4979:  
 The existing garage on the Landscape plan does not register with the topo survey.

REV	DATE	BY	AUTH
1	04/01/2020	JM	AD

- KEY**
- Existing tree
  - Lawn
  - Existing hedge

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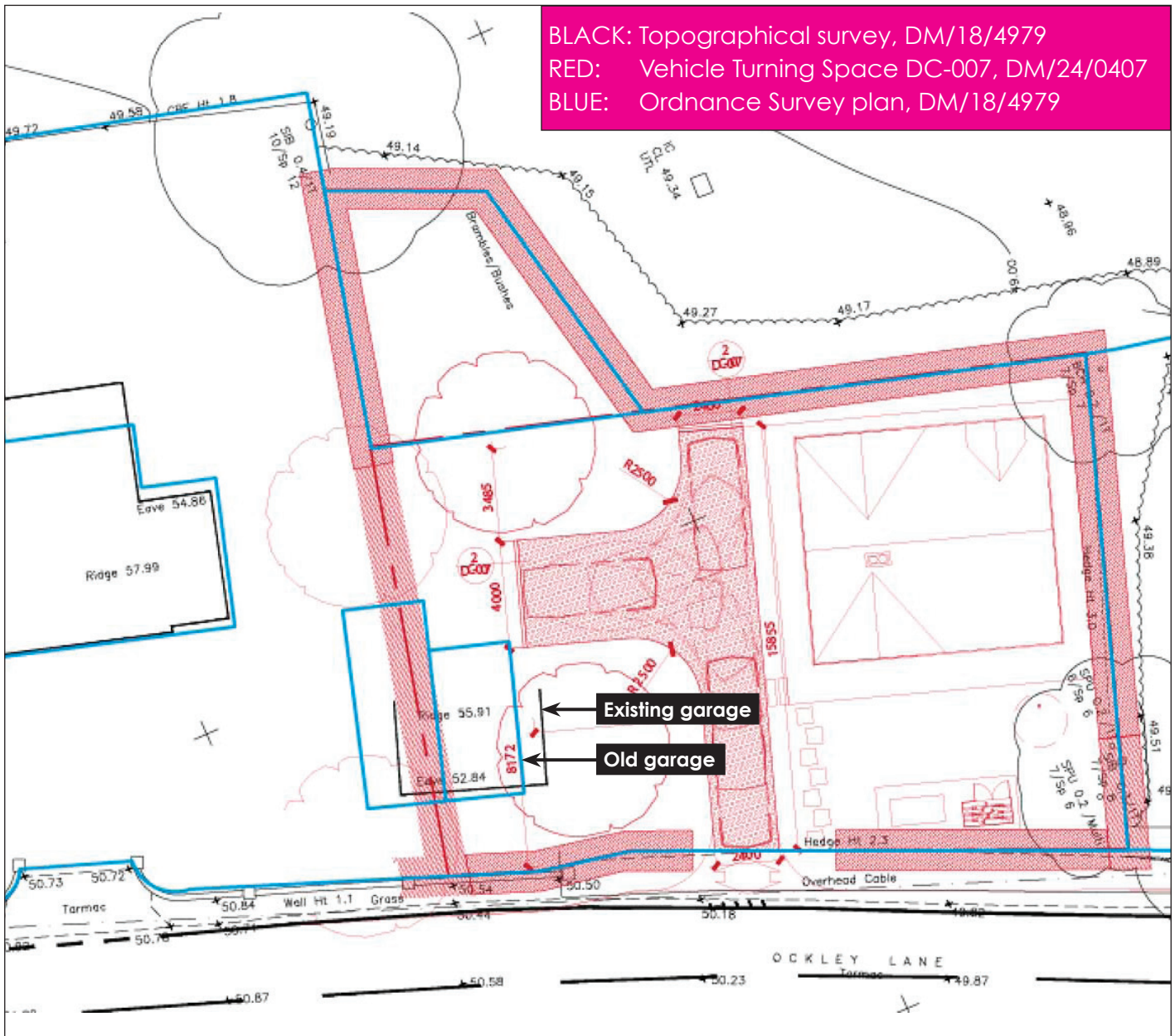
**Preliminary**

Existing Landscape Plan, Site Section and Street Elevation  
 Site Near Barn Cottage

SCALE OF AT	SCALE OF AS	DATE	ISSUED
1:100	1:200	AD	AD

DATE	BY	DATE	BY
DEC 2020	RTS	A1-100	A

Amorphous Design Ltd



## Parking and Turning

According to WSCC Consultation, 7 March 2024:

“The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, any overspill parking would have to be accommodated on-street. The LPA may wish to consider the potential amenity impact of this additional parking requirement on available street parking.”

“From inspection of the plans, the parking bay is suitably sized and on-site turning has been demonstrated.”

In our opinion, the existing garage is located further north than the resubmission suggests, as shown in the diagram above.

The reasons for demolishing the garage was to provide space between BC and the dwelling, as well as for parking and turning; which may be problematic if retained. The previous application includes demolition of the garage but the resubmission wishes to retain it, limiting parking.



## Conclusion



The resubmission wishes to draw a line under the previous application but this should not negate the stated need for this to be a 'modest dwelling that is subservient to Barn Cottage'.

The impact on the heritage sites and the street scene, the overbearing affect as well as the height and the enlarged overlooking windows cannot be ignored and swept under the carpet.

This is not being built within Ockley Park where it may be acceptable but as an integral part of the Ockley street scene about which the conservation officer and the planning officer had concerns.

Notwithstanding the 500 development we do still value our immediate surroundings and the historic assets, but this new dwelling is an unwelcome intrusion that has dramatically changed its character, and is detrimental to this semi rural countryside of Ockley Lane.

Work has not stopped on the dwelling and in the resubmission the applicant stated that: "Prior to modifying the proposal by the comments made at the preplanning application stage, it was the planning officer's opinion that the proposal would be acceptable." If this is so what is the point of the public consultation/objection process?

When the applicant first encountered serious problems why did they continue? It was left for a third party to alert MSDC when it became obvious what was on site bore no relation to the 'modest' approved dwelling.

In any event, due to the unplanned high elevations, all windows facing north should revert to the previously approved size, and preferably removed from the first floor, or at the very least all the windows be obscured and restricted. This applicant should be monitored closely to avoid further deviation.

Given the incoherent plans and the above this resubmission should be refused.

Yours sincerely,  
Mr and Mrs G Hayhurst