



THAKEHAM

Land South of Pease Pottage

Vision Document

August 2024

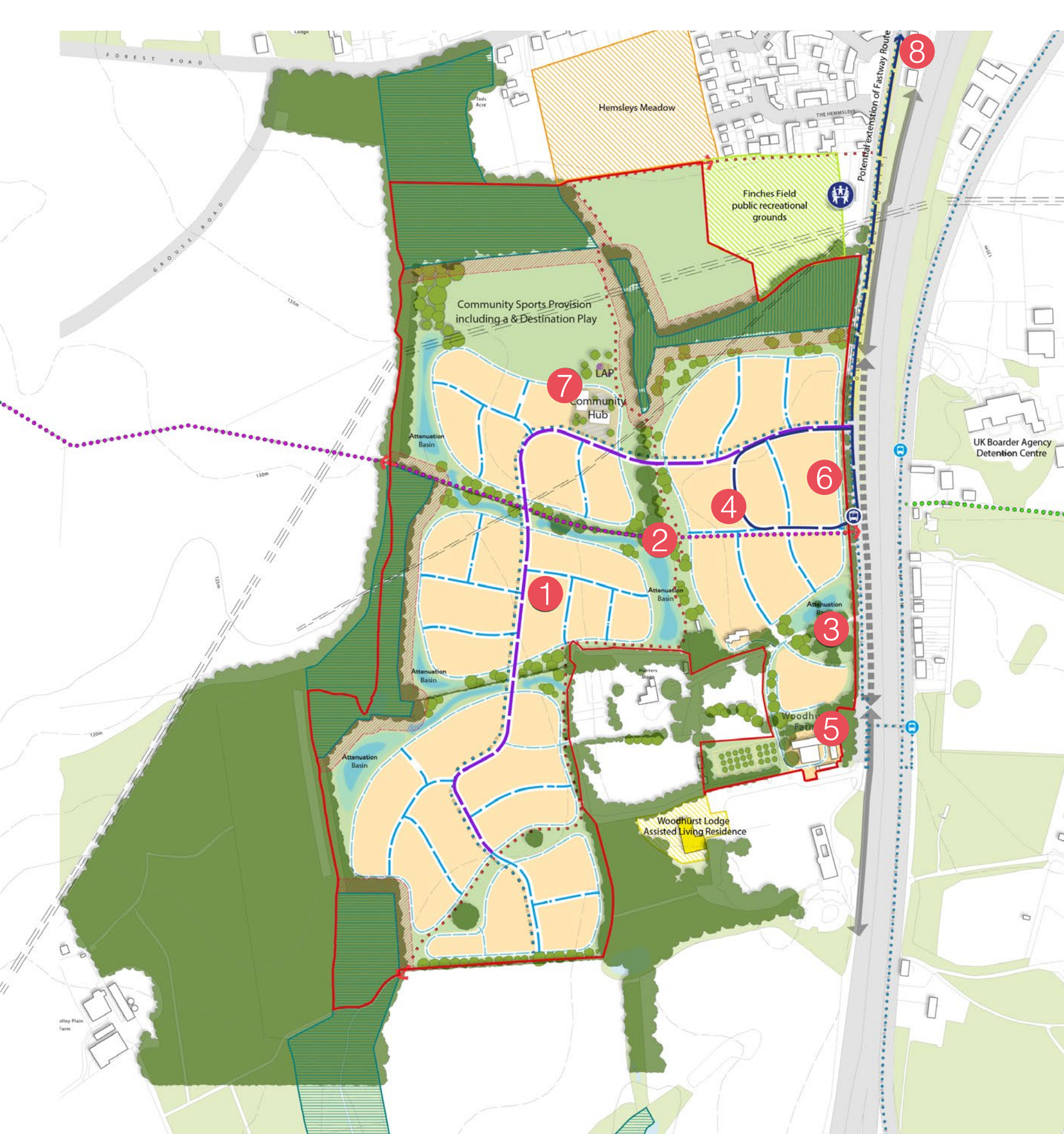
c.630 net zero carbon homes and a range of community facilities proposed in a sustainable location on the edge of Pease Pottage.





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Emerging Site masterplan

- 1 Proposed residential development that responds to and enhances Pease Pottage's distinct sense of place, with outward facing development blocks and buildings that define streets and public spaces.
- 2 A network of ecological corridors that structure the proposed open space provision. These green infrastructure networks provide a positive setting for existing ancient woodland and mature tree ecological habitats, as well as creating the opportunity to screen long distance views of the Site from the bridleway extending to the west.
- 3 Development parcels frame and define a series of greens and open spaces, emulating an "integral" characteristic of High Weald AONB villages as set out within the 'High Weald Housing Design Guide'.
- 4 The street networks within the Site have been organised to allow for a bus 'loop' with opportunities to accommodate an extension of existing services through the Site.
- 5 The potential for existing dwellings and farm buildings to be retained as placemaking features, terminating view lines and vistas whilst also retaining a historical character within the scheme.
- 6 Proposed development to overlook and provide natural surveillance over Old Brighton Road (south), enhancing the perceived safety of the existing footway and cycleway into Crawley town centre.
- 7 Provision of a community hub, with the potential for flexible use, including co-working facilities. Children's local area of play located alongside community hub, within proposed playing fields associated with Finches Field and MacNaughton Hall.
- 8 The potential for an extension of the existing Fastway bus route to Crawley town centre and Gatwick Airport.

KEY:

LEGEND

- Site boundary (38.93ha)
- Land use**
 - Proposed residential development (Village character)
 - Proposed residential development (Woodland character)
 - Proposed Community Hub
 - Public open space
- Access & Movement**
 - Principal street through the site
 - Principal street/ bus 'loop' through the site with connection to Fastway bus route
 - Residential street
 - Informal street
 - Pedestrian/ cycle access
 - Existing Public Right of Way
 - Proposed footpath
 - Connections to the countryside
 - Existing bridleway
 - Existing cycleway
 - Proposed footway/ cycleway
 - Existing bus stop
 - Proposed Bus Gate connection to Fastway Bus Route
- Landscape & Ecology**
 - Existing trees, hedgerows and vegetation
 - Proposed trees and vegetation planting
 - Ancient and semi natural woodland
 - Ancient replanted woodland
 - 15m development offset from Ancient Woodland
 - Informal open space (Mid Sussex District Plan)
 - Formal open space
- Facilities & Infrastructure**
 - Existing Community centre
 - Retirement/ assisted living residence
 - Existing overhead cables
 - LAP
 - Orchard
 - Proposed Attenuation Basin
 - Proposed swale
 - Existing acoustic fence
 - Proposed acoustic protection



The Vision

Thakeham's vision is to create a beautiful place where people want to live.

We will deliver a net zero carbon community where people are able to walk, cycle and use public transport to access the facilities needed on a day to day basis, including employment. It will be a place that is well-integrated into the existing natural and built landscape which helps the community live a more sustainable and healthy lifestyle.

We design and build beautiful places that are reflective of the area and deliver homes that meet a range of needs - including affordable homes, homes for young families and those looking to downsize.

Our proposals will deliver the infrastructure needed to support the local community, including meeting the needs of education and play, and enhancing public transport proposals for the benefit of the wider community.

The illustrative masterplan is truly landscape-led, preserving and enhancing existing habitats whilst providing residents with a natural, green environment which is a beautiful place to live.

The development at Land South of Pease Pottage will include:



c.620 net zero carbon homes



A policy compliant provision of affordable homes



Biodiversity Net Gain



Proposed community hub



Public open space and a children's play area



Space for co-working

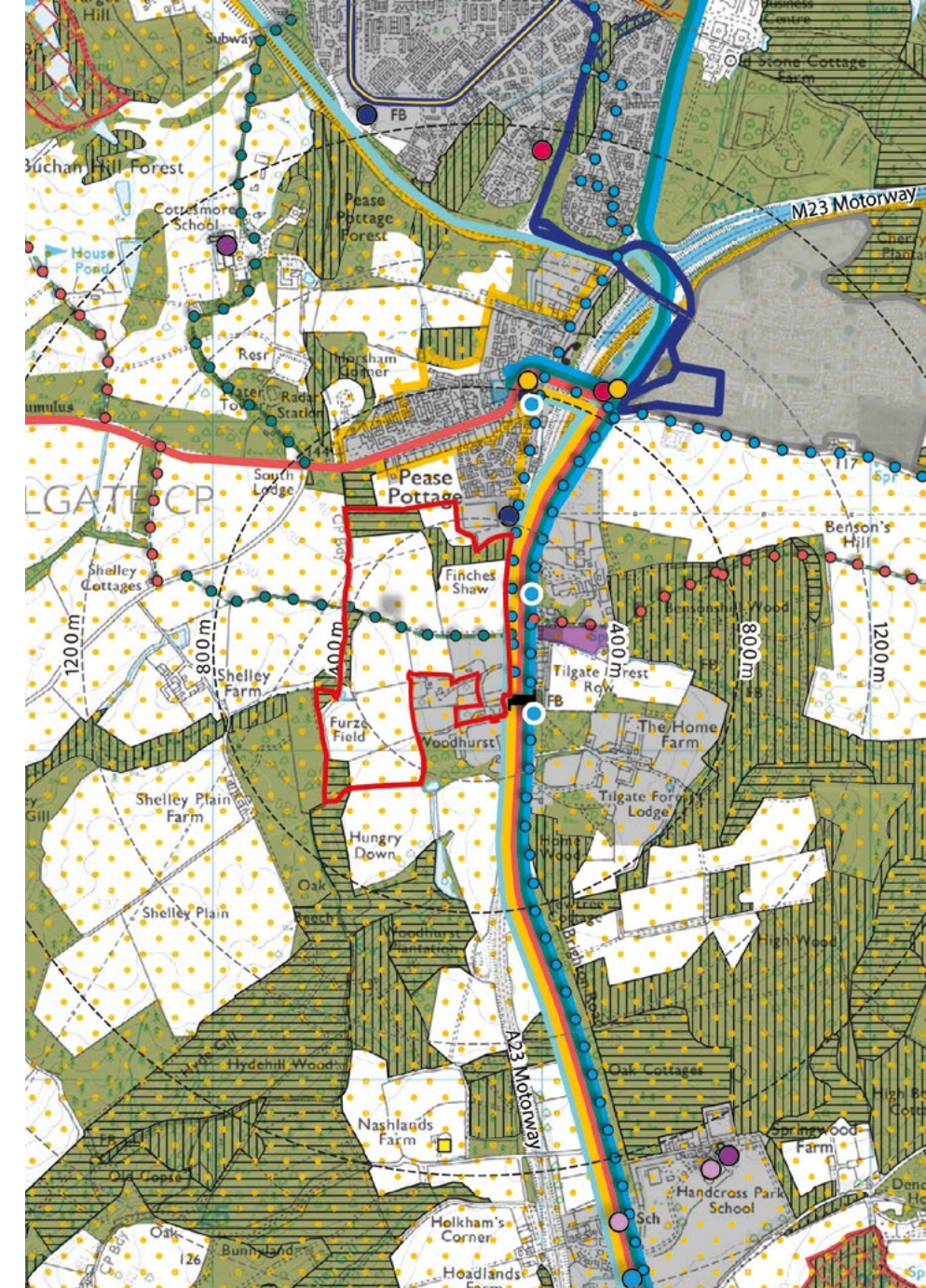
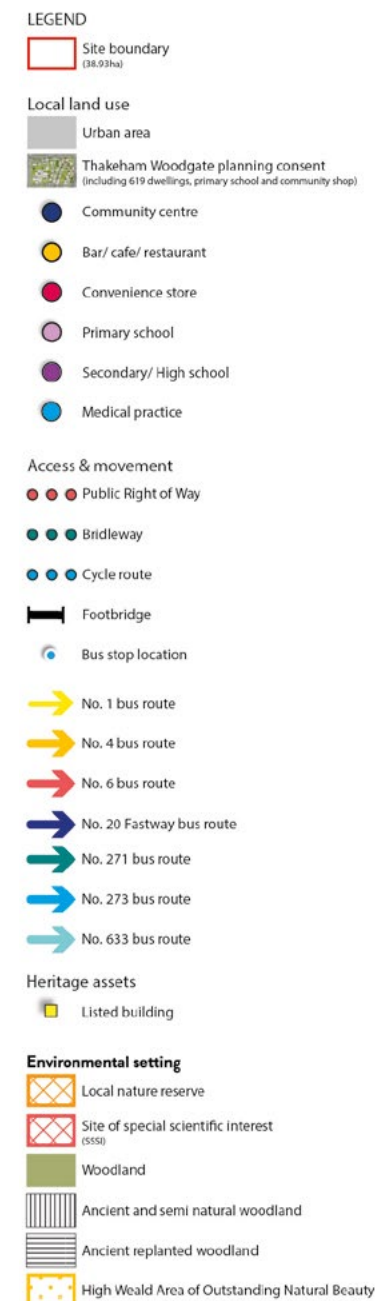


Supporting the potential expansion of Woodgate Primary School



Extension of the FastWay bus to the site





A Sustainable Location

The Site is directly to the south of Pease Pottage, a sustainable location within Mid Sussex District but also a strategic location on the edge of Crawley and Gatwick Airport.

The proposed development has the potential to deliver against the housing needs of Mid Sussex, but also the significant level of unmet housing need for Crawley, which is constrained by its administrative boundaries.

The Site benefits from proximity to a range of local services and facilities, including two primary schools (Woodgate Primary School and Handcross Primary School), sports facilities and local shops at Woodgate and the service station.

It is also only 10 mins by bus, to Crawley Town Centre, including the train station (route 271). The Fastway bus (route 20) has already been extended to Pease Pottage, providing a further route to the Town Centre, and also Gatwick Airport in just 30 minutes.

THE SITE IS IN CLOSE PROXIMITY TO:

- Pease Pottage 24-hour motorway services, including newsagents, food stores, cafes and restaurants (c.575m)
- Woodgate Primary School (c.1.2km), and Handcross Primary School (c.1.75km)
- A range of employment opportunities within 600m, including the service station, Scania, The Pavillions Business Park, and the new business park on Brighton Road.
- The Black Swan public house (c.540m)
- Pease Pottage community hall (c.150m)
- Finches Field recreational grounds and play pitches (c.100m)
- A cycleway providing direct links to Crawley Town Centre adjoins the site.
- Two bus stops directly opposite the site along Brighton Road (c.40m) and further bus stops c.800m to the north, providing links to Crawley.
- Woodgate community hub, including cafe and shop (c.1km).

The right location

ZERO BILLS



octopusenergy



Computer Generated Image, indicative only and subject to change

Delivering a net zero community



Thakeham has been a verified carbon neutral business since 2023.

All homes at Land South of Pease Pottage will be net zero carbon – leading the way nationally, well ahead of any major housebuilders.

We are currently partnering with Octopus Energy to deliver zero bills homes at our Templegate development in Burgess Hill. These homes feature additional solar panels and battery storage enabling customer to live in a comfortable, warm home with no energy bills for at least five years.

A net zero carbon home is highly energy efficient and powered from on-site and/or off-site renewable energy sources. We will achieve this using air source heat pumps and solar panels. We always deliver electric vehicle charging points to our new homes.

The masterplan is also led by ecology and the natural landscape, enhancing green corridors and prioritising biodiversity and active travel routes.

The Site's location and our commitment to sustainable travel, means that our residents will be encouraged to walk, cycle or use public transport over the private car.

- 1 Air Source Heat Pump
- 2 Energy efficient appliances
- 3 EV charger
- 4 Hedgehog holes/highway
- 5 Improved air tightness, solar protection & thermal insulation
- 6 Improved insulation
- 7 Low energy lighting
- 8 Solar PV panels pre wired for battery storage
- 9 Swift brick
- 10 Water saving devices & wastewater heat recovery





*Promoting
sustainable
& active transport*

Meeting the challenges of the climate emergency is not just about net zero carbon homes. It is about the places we create, how people move, interact, work and play.

Land South of Pease Pottage provides an unrivalled opportunity to deliver homes on the edge of Pease Pottage in a location which would encourage the use of existing sustainable travel, being only 40m from the nearest bus stop, as well walking and cycling.

The Site is within walking / cycling distance of a range of local services and facilities, including two primary schools and a range of employment opportunities.

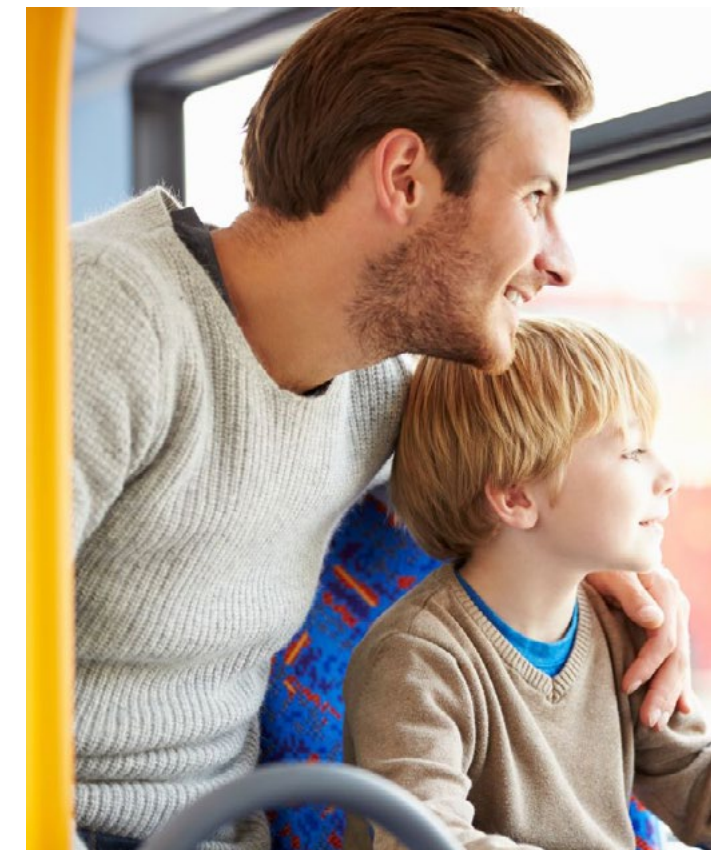
However, it is the Sites location on the edge of Crawley that offers the opportunity to deliver a truly sustainable development.

Bus Services and Extending Fastway

Existing bus route 271 serves Pease Pottage and provides a service to the Town Centre and train station within 10 minutes. Three Bridges Station, Gatwick Airport and Haywards Heath can be reached in just 30 minutes.

The Fastway bus (route 20) already extends to Woodgate, Pease Pottage. Thakeham will explore opportunities to further extend the service to serve our site, to the benefit of future residents but also the Care Home and NHS site immediately to the south. As standard, Thakeham delivers EV charging to all our new homes and this site is no different. We will also explore the potential for a site specific electric vehicle car club scheme, further reducing the scheme's impact on the environment.

Thakeham works collaboratively with several transport providers, including the Urban Mobility Partnership, a consortium of Enterprise, Brompton, Next Bike, Stagecoach and First Group, to deliver sustainable transport solutions for our developments.





Building the right homes for Pease Pottage



In our history as a business, we have always delivered policy-compliant schemes in relation to affordable housing. We have always met council policy and never resorted to a viability exercise to shirk our responsibility to deliver affordable homes.

As a trusted partner, we are already delivering for housing associations and local authorities across the South East. In 2023, we delivered around 600 affordable homes across the South, including new zero carbon affordable homes for Waverley Borough Council in Surrey.

PROPOSALS FOR LAND SOUTH OF PEASE POTTAGE INCLUDE:

- Provision of affordable homes (policy compliant)
- The affordable homes will provide a mix of tenures to meet local need and align with Government policy.
- Affordable homes will be tenure blind, to exactly the same quality and external finish as the private homes and distributed around the development to create a genuinely mixed community.
- All homes delivered will be net zero carbon – tackling both the climate emergency and cost of living crisis.
- 5% of the homes will be bungalows - for older people to downsize in their community, helping people live locally as they move to later life, while potentially freeing up family homes in the local community. Thakeham are proud to deliver bungalows on many of its developments to assist with social mobility at all levels.

LAND SOUTH OF PEASE POTTAGE WILL OFFER:

- Homes for market sale
- Homes for first time buyers
- A range of affordable housing tenures for people on the housing register
- Homes for families to grow locally
- Homes for downsizers



*Community at the heart
of Pease Pottage*

Creating places that enable people to live happier and healthier lives is at the heart of our vision for creation sustainable communities.

We will deliver a well-planned community that has the ability to thrive. The site benefits from proximity to a range of local services and facilities, accessible by walking, cycling and public transport. We are also committed to delivering the local infrastructure needed to support the development and to the benefit of existing residents.

COMMUNITY HUB:

Our proposals are designed as an extension of Pease Pottage and will integrate with the village, benefiting from the facilities within the village and at Woodgate. However, we will also provide a community hub within the site, delivering a space which could be used for a range of community uses including co-working space.

WOODGATE PRIMARY SCHOOL:

Woodgate Primary School, an exemplar education facility, is approximately 1km from the site and was delivered as part of Thakeham's Woodgate development. Through these new proposals, we will look to expand the primary school to a two form entry school, fully funded and delivered by Thakeham in partnership with WSCC and the school trust.

SUPPORTING LOCAL FACILITIES:

Through this development, we will support and look to enhance local facilities.

The site is adjacent to MacNaughton Hall and Finches Field playing fields. We will explore opportunities for working with the Parish Council to deliver additional car parking at MacNaughton Hall, to help cater for the needs of the football pitches which are well used by the community.

We also understand that there is a need to deliver a Local Area of Play (LAP) for young children. Our proposals are able to deliver a LAP on open space proposed to the north, as an extension to Finches Field, and in proximity to the community facilities shown on our Masterplan. The new open space will be linked by a footpath, and offers the opportunity to further enhance this community facility.





Enhancing the natural environment

LETTING LANDSCAPE LEAD

Our approach to landscape-led placemaking involves incorporating the existing natural assets, as well as protecting landscape views, to create a carefully considered development which integrates naturally into the wider landscape and enhances local connectivity.

The places we create give priority to green spaces, delivering biodiversity net gain and supporting local wildlife whilst also enhancing social interaction, health and well-being.

We have carefully considered the natural features of the site in our masterplanning. We will retain boundary trees and hedgerows within green and blue corridors, protecting and enhancing ecological features and providing an attractive environment for future residents.

The western boundary of the site is defined by woodland and a dense treed hedgerow, providing natural screening and a strong sense of enclosure.

BIODIVERSITY NET GAIN

Land South of Pease Pottage will deliver at least 10% biodiversity net gain. This means that there will be a demonstrable improvement in natural habitats and nature overall, as a result of the proposals.

We will support the local environment by:

- Protecting valuable existing habitat
- Enhancing existing habitats through good management practices
- Creating new biodiverse habitats like installing one swift brick for every new home, hedgehog highways and bat boxes.

Biodiverse developments not only create places abundant with wildlife and natural beauty but also create an opportunity to connect them with nature. Communities can gain from the mental health, physical health and social benefits it provides. They are also more resilient places for people and nature, able to better cope with winter storms, summer heat waves and even local air pollution.

In addition to our formal commitments, Thakeham also deliver further habitat creation, such as hedgehog highways in fences, and provide swift bricks and bird and bat boxes in new buildings.



We will launch our award-winning educational programme, Eddie and Ellie, in local primary schools around our new towns & villages.

The Eddie & Ellie programme is a cross-curriculum package of activity for KS2 pupils incorporating workshops, site visits and a school trip to a local wildlife reserve. The specially created story book and suite of accompanying materials have been designed to create a lasting impact on pupils about the importance of nature and biodiversity.



Swift Brick





*Putting health &
wellbeing at the heart of
the community*



Creating places that enable people to live happier and healthier lives is at the heart of our vision for sustainable placemaking and community creation.

Whether creating jobs, homes, or school spaces, we believe that well-planned communities have the power to change lives for the better. Land South of Pease Pottage is our chance to improve community wellbeing in the district for generations to come. Through development of the Site, we will deliver new homes, including affordable homes, against acute housing need; we are able to deliver bungalows for down siziers, all in a sustainable location on the edge of Pease Pottage.

This community would be a gateway to healthy lifestyles and well-being; with a series of pedestrian and cycle routes nestled within the local network of green spaces/ habitats, connecting to recreational routes to Crawley Town Centre.

Guided by the NHS Healthy New Town principles and a commitment to zero carbon placemaking, we would create a healthy and connected community with integrated and high-quality services without the need for car dependency – delivering a boost to both mental and physical wellbeing.

Our legacy will be an inspirational blend of health, wellbeing, productivity and a new benchmark of what sustainable placemaking can provide.

Our partnership with Plunkett

We work closely with Plunkett UK to support and guide residents to deliver an innovative approach of putting communities in control of their new facilities and services including shops and cafés.

This can ensure their long-term success and helps to create thriving and sustainable places and build a real sense of community.

We want to play our part in helping to build connections, address the issue of loneliness and ensuring a sustainable legacy for everyone in the community.

Research from Plunkett UK shows community businesses have an overall **96% survival rate** - far higher than the estimations for UK businesses which have an estimated five-year survival rate of just 45% (ONS).



Plunkett UK is a 100 year old charity that helps local communities own and run their own assets such as pubs, shops, cafés and WeWork facilities.

Community shop and cafe at Woodgate





*Delivering a
place we can be
proud of*

Thakeham is a pioneering community creator at the forefront of placemaking in the UK.

We deliver top quality developments, designed for sustainable living and firmly rooted in community values. Our industry-leading focus on building net zero carbon homes and cohesive, empowered neighbourhoods has led us to become a leading homebuilder in the south of England. We're proud to bring quality homes, infrastructure and amenities together to help people and planet thrive.

We don't just build houses, we are placemakers, committed to creating new, extraordinary places with the highest attention to detail.

Striving to enhance the quality of life for those in and around our developments, we implement a comprehensive Social Value strategy for every scheme, working to provide local people of all ages with opportunities, training and upskilling.

At every stage, Thakeham's approach supports a lasting legacy – for people, place and planet.



*At Thakeham, we have
an opportunity and a duty
to create amazing places;
we are driven by a passion
to deliver a legacy for
many to enjoy and that
we are proud of.*

Rob Boughton,
CEO of Thakeham





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