



Statement of Common Ground

Land at Crabbet Park Policy DPSC2

Mid Sussex District Council & Slingsby Developments

SPHERE 25
PLANNING CONSULTANCY

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2. Introduction

- 2.1 This Statement of Common Ground (SoCG) is between Slingsby Property Group (SPG) and Mid Sussex District Council (MSDC) in relation to Land at Crabbet Park, the subject of a draft allocation in the Submission Draft District Plan (Policy DPSC2).
- 2.2 The purpose of this SoCG is to provide information to the Examination regarding the delivery of policy DPSC2. This includes information on how the different landowners are collaborating, an illustrative masterplan and a prospective planning timetable.

3. Background

- 3.1 Slingsby Property Group (SPG) have entered into an option agreement with the current landowner, Peacock 5, to develop the western portion of the Crabbet Park allocation. Having previously promoted the site, Peacock5 has brought in an experienced developer to help move forward with a planning application and deliver homes on the land. Finance has been secured for the project via Cedarstone. A copy of the land ownership plan for Peacock 5 and Slingsby Property Group is provided in Appendix 1.
- 3.2 It should be noted that the land under control of SPG differs slightly from the broad outline of the draft allocation DPSC2. This includes a 2 hectare parcel of land to the north of the existing Crabbet Park, which is capable of delivering additional homes on approximately 50% of the additional land (1hectare), with remaining hectare being used as amenity space buffer. Meanwhile some of the smaller parcels removed by Peacock 5 Ltd for alternate use.
- 3.3 An initial masterplan considers the land to be capable of supporting up to 450 homes, depending on mix and typology. A copy of the masterplan, prepared by PRP Architects is provided in Appendix 2.
- 3.4 The SPG masterplan is entirely compatible with the wider Wates Vision document, and the policy aspirations within the Examination Local Plan (Policy DPSC2). Both SPG and Wates are collaborating on bringing forward the allocation. It is acknowledged by all parties that the key infrastructure such as Education, Employment space and a neighbourhood centre would be delivered on the Wates site with proportionate contributions being made from SPG development.

4. Deliverability

- 4.1 It is agreed between the parties that Crabbet Park can accommodate a significant scale of development, both within the plan period.
- 4.2 The site is not within the High Weald National Landscape and South Downs National Park.
- 4.3 The site does not lie in a conservation area. There are no statutory listed buildings on the SPG land. Whilst there are listed buildings on neighbouring land¹ these have been considered by the vision document and respective masterplans.
- 4.4 The site is not within or adjoining a Site of Special Scientific Interest (SSSI). The nearest being located at St Leonards Forest (Biological Interest) and West Hoathly (Geological Interest).
- 4.5 There are several areas of ancient woodland that development will have to be sensitively considered, but do not preclude development.

Joint Working

- 4.6 Consistent with the approach of Wates Developments Limited, the parties are committed to constructive working to bring forward and deliver the growth proposed at Crabbet Park. Since the development option has been agreed, SPG have met with MSDC on a number of occasions, and will be shortly entering into a Planning Performance Agreement (PPA) with the Council to deliver a planning application. Similarly, there has been ongoing dialogue with Wates to ensure the proposals integrate and support each other.
- 4.7 The SPG team will work with neighbouring Crawley Borough Council on a number of matters, such as the underpass under the M23 that connects the two local authorities. SPG will also engage with West Sussex County Council, and Worth Parish Council as well as statutory consultees, to ensure an appropriate development comes forward.

Illustrative Masterplan

- 4.8 The SPG Masterplan has been devised in the context of the more extensive Wates masterplan. It should be noted that the Wates Vision Document had identified the SPG/ Peacock 5 land for residential development, which has already benefited from notable engagement and technical scrutiny.

¹ This includes the Tennis Court and Orangery at Crabbet Park (Grade II*), The Pear Tree House (Grade II), Crabbet Park House (Grade II*). To the south of Turners Hill Road, is Rushmore Cottage (Grade II).

- 4.9 Work is progressing between Wates and SPG on the granular detail of the respective land proposals. The parties agree that the separate land ownerships are not an impediment to delivery and planning applications can be progressed and delivered concurrently.

Planning Applications

- 4.10 SPG has commissioned a consultant team to prepare a planning application. The intention is to submit an Outline planning application in 2026 for the SPG land.
- 4.11 The SPG planning application will be separate to the Wates planning application. Knowledge sharing is already taking place between SPG and Wates. Parallel Planning Performance Agreements (PPA) with MSDC will address how the two applications interact. Cumulative impacts, and matters relating to EIA can be considered in parallel.

Quantum

- 4.12 SPG master planning exercises have demonstrated that the site is capable of accommodating up to 450 homes, depending on precise mix and typologies. It is acknowledged that this is slightly greater than previous capacity exercises for the SPG land, but includes additional land area to the allocation boundary and further detailed architectural and technical work.
- 4.13 There is no in principle objection to the increased housing proposed by SPG. It is recognised by both parties that the exact quantum is likely to be finessed through a planning application. All parties agree that Crabbet Park can deliver **at least** 1,500 homes before the end of the plan period.

Delivery Phasing

- 4.14 With the submission of an outline planning application in 2026, subsequent reserved matters approval could be possible in 2027/28. Whilst SPG have indicated that the first homes could be completed in 2028/29 for robustness the delivery phasing is predicated on completions in 29/30.

	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	
Wates				40	90	130	160	160	160	160	160	140	120	120	1,500
Slingsby Developments				50	80	80	80	80	80	0	0	0	0	0	450
Total				90	160	180	220	240	240	160	160	140	120	120	1,950
Cumulative total				90	250	430	650	890	1,130	1,290	1,450	1,590	1,710	1,830	1,950

The above table, summaries the anticipated delivery trajectory for the whole allocation and is the same as set out the SoCG between Wates and MSDC.

Infrastructure Delivery

- 4.15 All parties agree that the infrastructure requirements associated with the allocation requires a proportionate contribution. It is accepted that in the main, the SPG application will be making financial contributions in accordance with the infrastructure requirements of the emerging District Plan. This position is also accepted by Wates, and ensure a joined up approach to delivery.
- 4.16 All parties are committed to working together to ensure the infrastructure associated with the growth of Crabbet Park is delivered expediently and that the developments are integrated with the wider area in a holistic manner.

5. Summary, Conclusion & Signatories

- 5.1 Crabbet Park is identified for significant growth. Draft Policy DPSC2 sets out an allocation of 2,000 homes. This is supported by 1,000m² of employment floorspace, retail & community use, a new neighbourhood centre, Education Provision, Special Education Needs & Disability facility, Extra Care housing, and a transport mobility hub, amongst other requirements.
- 5.2 Working together, MSDC, Wates Developments Limited and Slingsby Property Group seek to deliver the allocation. Although this will be through two separate planning applications, all parties are collaborating to ensure a holistic approach to development is taken. Parallel PPA's and agreement of pooling of s106 contributions will ensure the allocation can be expediently delivered. This will help realise the many planning benefits that can be secured in draft Policy DPSC2.

Conclusion

- 5.3 This Statement of Common Ground is an agreed position between MSDC and Slingsby Property Group.

Signatories

- 5.4 This statement has been agreed by the following organisations

Mid Sussex District Council

Name Ann Biggs



Signature

Date 12/02/2026

Slingsby Property Group

Name Tom Slingsby

Signature *Tom Stingsby*

Date 10/02/26

Appendix 1 : SPG Site Plan

Land at Crabtree Park Livery, Crawley, Turners Hill Road, Worth,
Crawley, RH10 4ST - Slingsby Property Group



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



Appendix 2 : SPG Indicative Masterplan



Circa 450 homes

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Rev. Date Description
1.0 01/2017 Final Plan
2.0 01/2017 Revised

Drawn: J. Smith
Checked: J. Smith
Scale: 1:1000

Project Name
S101151-AD
Illustrative Sketch Layout
(Whole Site)

Project **Origin** **Revision** **Scale** **Form** **Classification** **Number**
CPC - PRP - XX - XX - SK - A - 10101
PRP
302 - For Information

PRP