



LAND WEST OF CRAWLEY DOWN

VISION DOCUMENT

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Masterplanning, Desk Top Publishing and
Graphic Design by Mosaic.



Spaces
83 Baker Street
London
W1U 6AG
United Kingdom

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01



INTRODUCTION

INTRODUCTION

This Vision Document has been prepared by Mosaic on behalf of Wates Developments Ltd (Wates) to support the allocation at Land West of Crawley Down, (the “site”) to deliver much-needed new family and affordable homes alongside attractive community benefits in this sustainable location.

The site presents a fantastic opportunity to support Mid Sussex District Council’s future growth at a highly sustainable location in Crawley Down. The site also has excellent and sustainable connections to Crawley, East Grinstead and Gatwick as well as the wider leisure resource of the surrounding countryside. In addition to new homes, the site provides for key facilities for the enjoyment of new and existing residents, including a 50 bed care home, sports pitches and changing facilities, a community hub/doctors surgery, a Country Park and allotments.

This document demonstrates that the site is technically unconstrained and that the proposal can be delivered in line with the Councils draft allocation (policy DPH13) in this highly sustainable location.

SUMMARY OF BENEFITS



Meeting Housing Need

The site is deliverable and has no technical or viability constraints. It is capable of being delivered swiftly and in the early part

of the plan period for 350-450 new market and affordable homes to ensure Mid Sussex District Council meet their housing needs.



Sustainable Location

The site is ideally located to the local services and facilities of Crawley Down village centre,

and is a short walk from nearby bus services. The site's new foot and cycle paths improve accessibility to Worth Way (sustrans route 21) shared use route to provide access to Crawley and East Grinstead.



One of the few unconstrained location within Crawley Down

The site has been assessed by all relevant disciplines who have advised on key

considerations, which the proposals seek to fully accommodate and enhance.



Provision of additional facilities

The site presents an opportunity within Crawley Down to deliver four new sports pitches on-site, a community hub/doctors surgery

and changing facility to complement existing local amenities to benefit new and existing residents.



Provision of allotments and a new Country Park

The site is able to provide new allotments and a generously sized Country Park of over 9

hectares/22 acres (approximately 26% of the whole site).



Connecting to Worth Way

The site presents a unique opportunity to improve connections to the adjacent

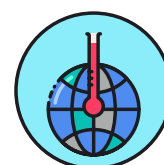
Worth Way by accommodating new footpaths and cycle links within the site. A woodland buffer has been proposed to protect the landscape character of Worth Way and to help enhance its setting.



Biodiversity Enhancements

The proposals present an opportunity to deliver biodiversity enhancements. This will be achieved by retaining semi-

improved neutral grassland and proposing new high quality habitats for the betterment of wildlife.



Carbon Neutrality

This site can help the Council meet their targets for carbon neutrality by locating homes sustainably and maximising

opportunities around building efficiency.



Retirement Living

The site can deliver a new 50 bed care home enabling residents of Crawley Down to downsize, stay in the village and maintain all

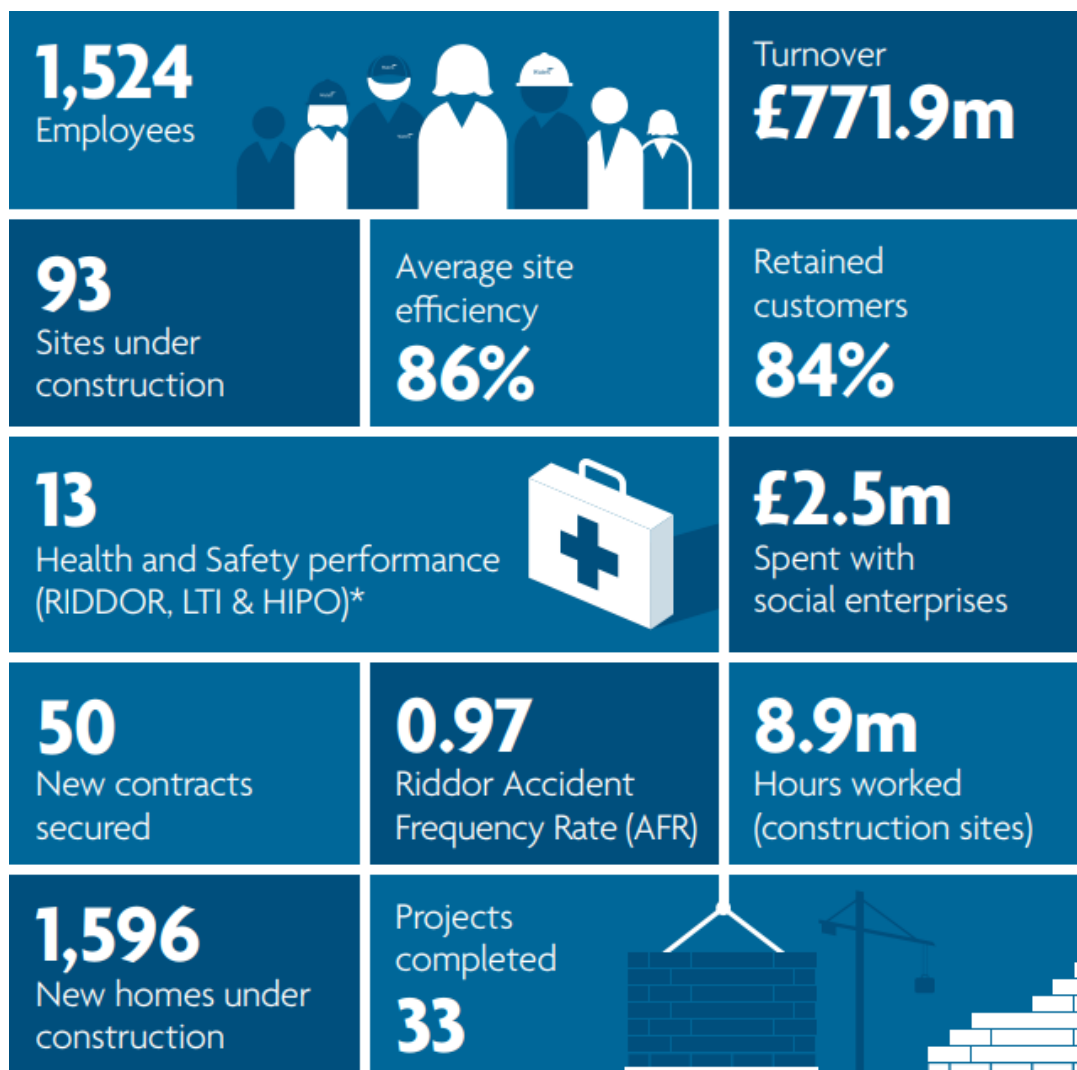
important friend and family networks.

ABOUT WATES DEVELOPMENTS

Wates Developments is an expert in land, planning and residential development throughout Southern England. The business focuses on securing land and delivering planning consents in sustainable locations in areas of high demand. The business partners with a number of national housebuilders in joint ventures to deliver much-needed housing developments.

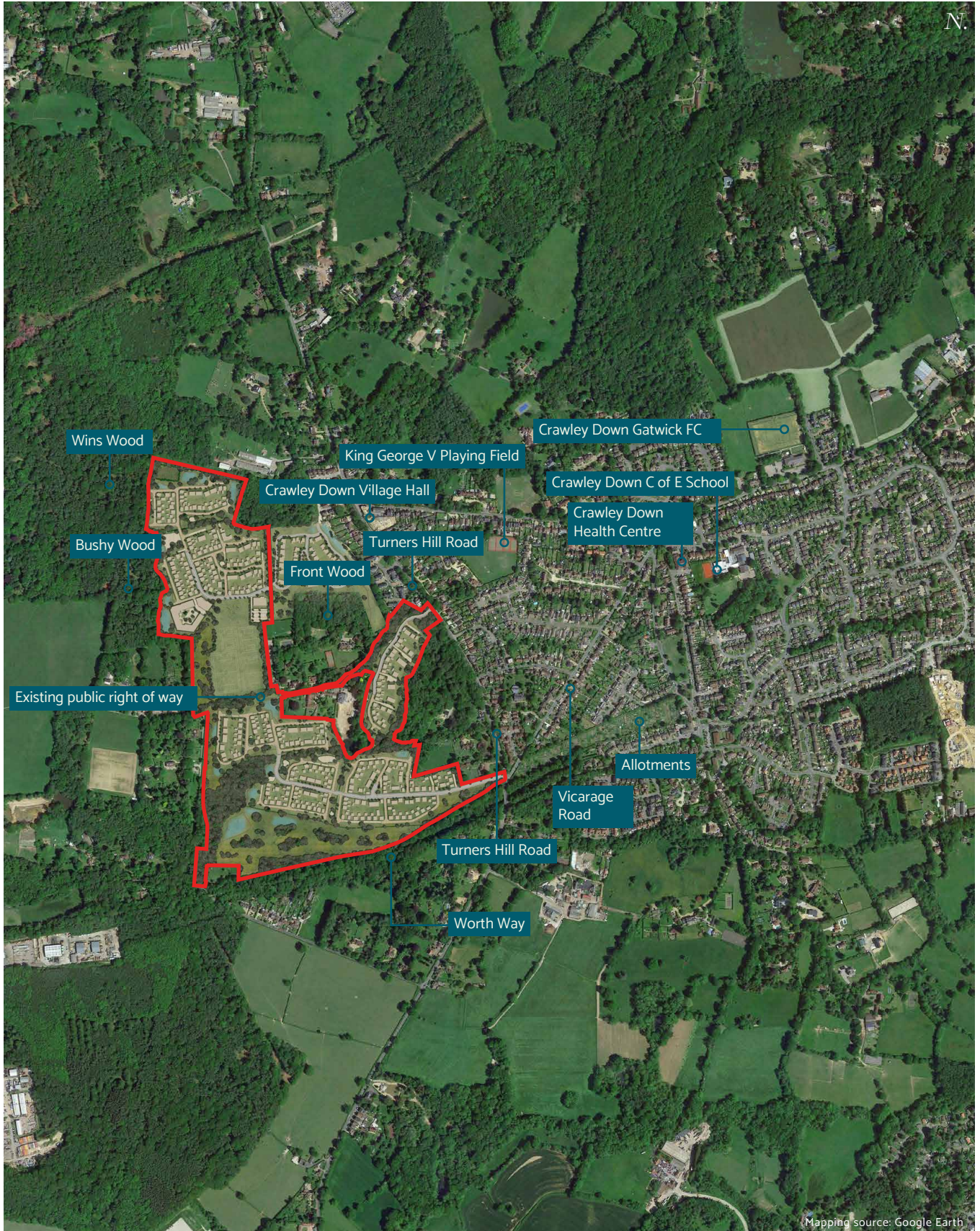
Everything Wates do is guided by their purpose of working together to inspire better ways of creating the places, communities and businesses of tomorrow. Wates goals are to be more sustainable, trusted and progressive, and their people are driven by the principle of '**we care**', '**we are fair**' and '**we look for a better way**'.

Wates are committed to reducing the building industry's environmental impact. Their five-year strategy sets out this commitment and how they can be better custodians of the environment and protect the Earth's precious resources and habitats for future generations.



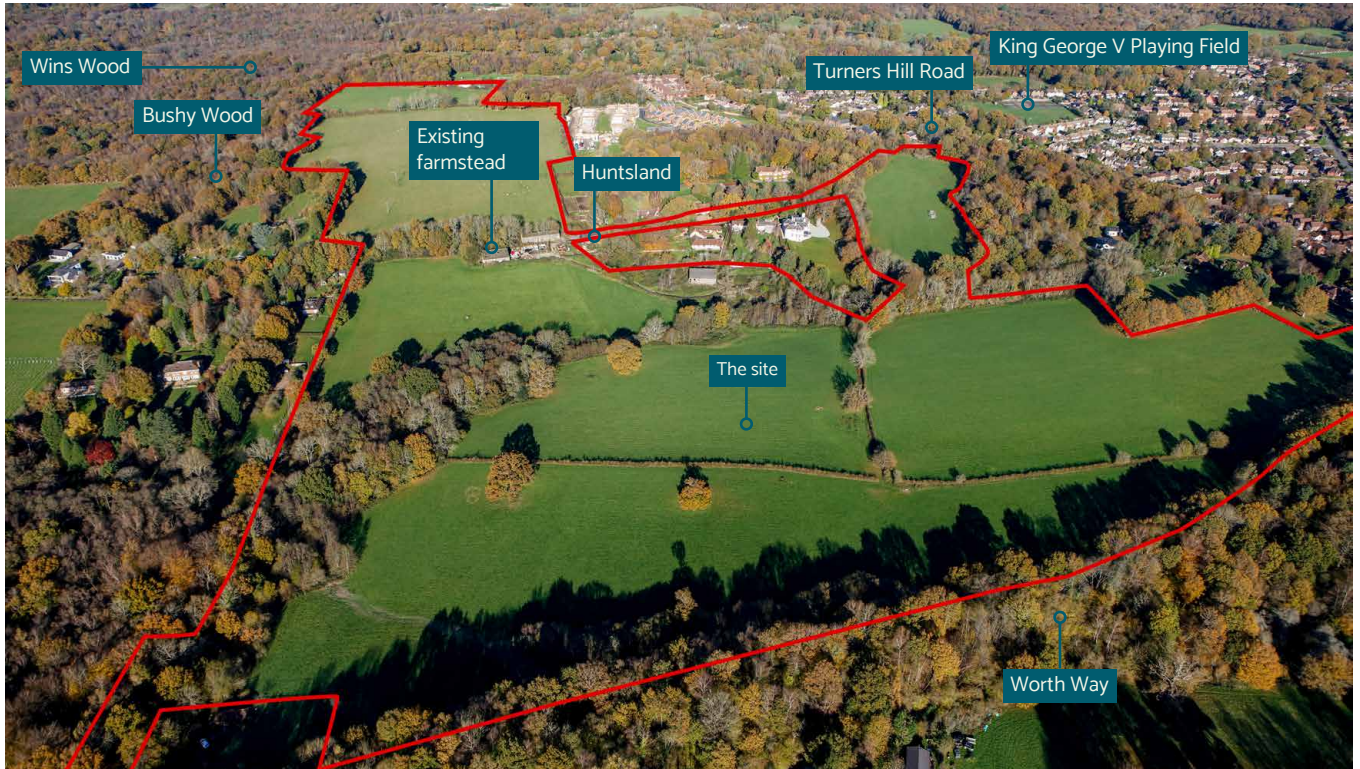
THE FRAMEWORK IN CONTEXT

A logical and seamless expansion in the natural evolution of Crawley Down

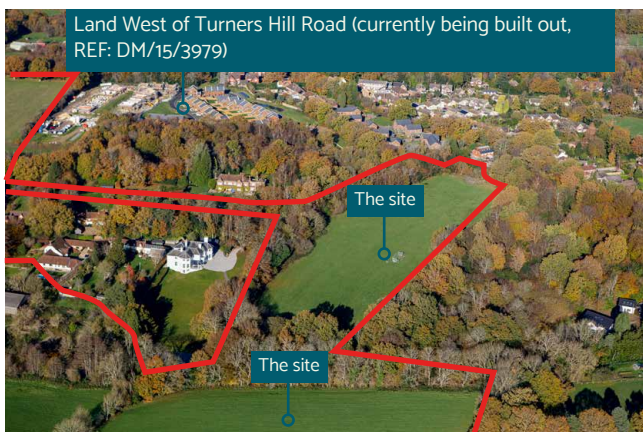


Mapping source: Google Earth

Framework in village context. Not to scale.



View looking north across the site



View looking north east towards Crawley Down



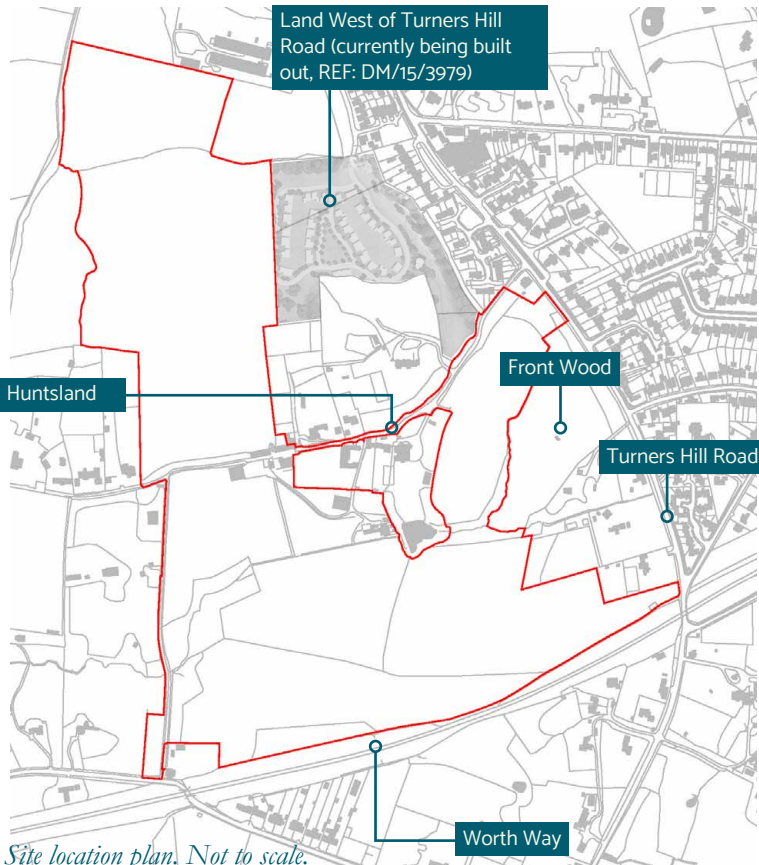
View looking east across the site

THE SITE

The site is located to the west of Crawley Down, within a six to seven minute walk of the village centre facilities.

The site extends to some 34.68 hectares and is dominated by arable fields with internal vegetation including trees, hedgerow and woodland, delineating their boundaries.

The site is located to the west of Crawley Down and covers a total area of approximately 34.68 hectares.



The site is bound to the:

- north by existing Ancient Woodland and a farm shop
- west by areas of Ancient Woodland residential properties and a lane
- south by existing vegetation with Worth Way beyond
- east by existing vegetation, new development at Turners Hill Road and Crawley Down village

Two public rights of way cross the site on a north-south and east west axis allowing for direct access into Crawley Down to the east and Worth Way to the south.



The site. Not to scale.

OUR VISION: LIVING LOCALLY

‘Living locally’ seeks to meet everyday needs, nearby.

The world has changed and change presents a once in a generation opportunity to reconsider the way we live, work and play to promote sustainable placemaking.

The COVID-19 pandemic has revealed a different way of living and working that will echo long into the future. We now enjoy and expect a different and more balanced way of living and working, with part of the week spent at the home and the remainder in the workplace. People have rediscovered the enjoyment of **‘living locally’** with doorstep access to parks, green spaces and other facilities including shops and schools now high up the agenda.

The concept of ‘living locally’ is at the heart of our proposals and is designed to meet the shifting needs in a post pandemic world. Put simply, the **‘living locally’** concept seeks to create **‘20 minute neighbourhoods’**, places where residents do not have to travel far to meet their daily needs. Our proposal will allow people of all ages and abilities to grow their own food, enjoy opportunities outdoors to promote health and wellbeing, walk to the local shop and school, work comfortably from home, participate in local social networks and groups, converse with neighbours and conveniently and sustainably travel further afield for work, learning or leisure.



‘Living locally’: The 20 Minute Neighbourhood

The idea of the ‘20-minute neighbourhood’ (also known as 15-minute cities) has grown with interest around the world, especially since the COVID-19 pandemic put a spotlight on the importance of the liveability of where we reside.

Another way of describing a complete, compact and connected neighbourhood, where people can meet their everyday needs within a short walk or cycle. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people’s health and wellbeing, increasing social connections in communities and tackling climate change.

As a ‘20 minute neighbourhood’, the Land West of Crawley Down is a sustainable location for new development and benefits from a wide range of nearby facilities in the village centre and wider area.

The proposals create a range of landscapes that promote health and wellbeing

There is evidence associating the quality of the built and natural environments with the health and wellbeing of communities. The Land West of Crawley Down will provide a range of high-quality landscapes to promote health and wellbeing. Landscapes could include:

- door-step food production and allotments
- sensory gardens
- children's play areas
- opportunities for social interaction
- seating areas
- re-wilding areas, including the creation of wetland landscapes, allowing habitats to develop naturally over time

New homes for everyone

The development offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or downsize. Accessible and adaptable homes enable people to stay in their homes as their needs change. This approach encourages social cohesion by providing the opportunity for residents to stay in the local area and maintain all-important friend and family networks throughout their lifetime. Homes will also be designed to facilitate comfortable home working and be future-proofed for flexible working arrangements.

Retirement living

The site proposes high quality retirement homes. This specialist accommodation and services for older people will be provided in an attractive environment, in a location that is accessible to visitors and convenient for staff. The option for retirement accommodation allows for the residents of Crawley Down to

downsize into specialist accommodation, stay in the village and maintain all-important friend and family networks.

Sports pitches

The site can accommodate the delivery of four new on-site sports pitches for the community to enjoy which include:

- Mini 5v5 pitch (U7/U8)
- Mini 7v7 pitch (U9/U10)
- Youth 9v9 pitch
- Youth 11v11 pitch (U15/U16)

The site also proposes an associated changing facility for the sports pitches.

Community infrastructure

Our proposals include the provision for a new community hub/doctors surgery and changing facilities for the sports pitches. These will help strengthen the accessibility to facilities missing, or in demand, locally for both existing and new residents of Crawley Down.





ANALYSIS

A SUSTAINABLE LOCATION

Facilities

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

The site is situated in a highly sustainable location due to its relationship with Crawley Down village centre. Crawley Down has a range of facilities within walking distance of the site to support development, these include:

- Hurst Farm Farmshop
- Crawley Down Village C of E School
- A health centre
- Co-op Food Store
- King George V Playing Field
- The Carriage Restaurant
- A Post Office
- Crawley Down Community Centre

Three Bridges local centre (Crawley), is accessible within a twenty minute cycle via Worth Way, or bus journey. This local centre along with East Grinstead to the east offers a range of facilities amenities, employment, leisure, and recreation opportunities to also support development at this location.

The facilities and connectivity plan opposite demonstrates that the site is a sustainable location, with good access to local facilities and services in Crawley Down to meet the day to day needs of its residents, whilst also providing transport links to the local area. The site also has the capacity to deliver additional facilities to complement existing ones.

Connectivity Audit: Public transport

There are several bus stops within a five minute walk of the site, situated along the B2028 Turners Hill Road and Sandy Lane. The bus stops on Turners Hill Road provide regular service to Crawley, Forest Row, Tunbridge Wells, East Grinstead and Haywards Heath.

Whilst Crawley Down does not have a railway station, Three Bridges Station is a twenty minute cycle via the Worth Way.

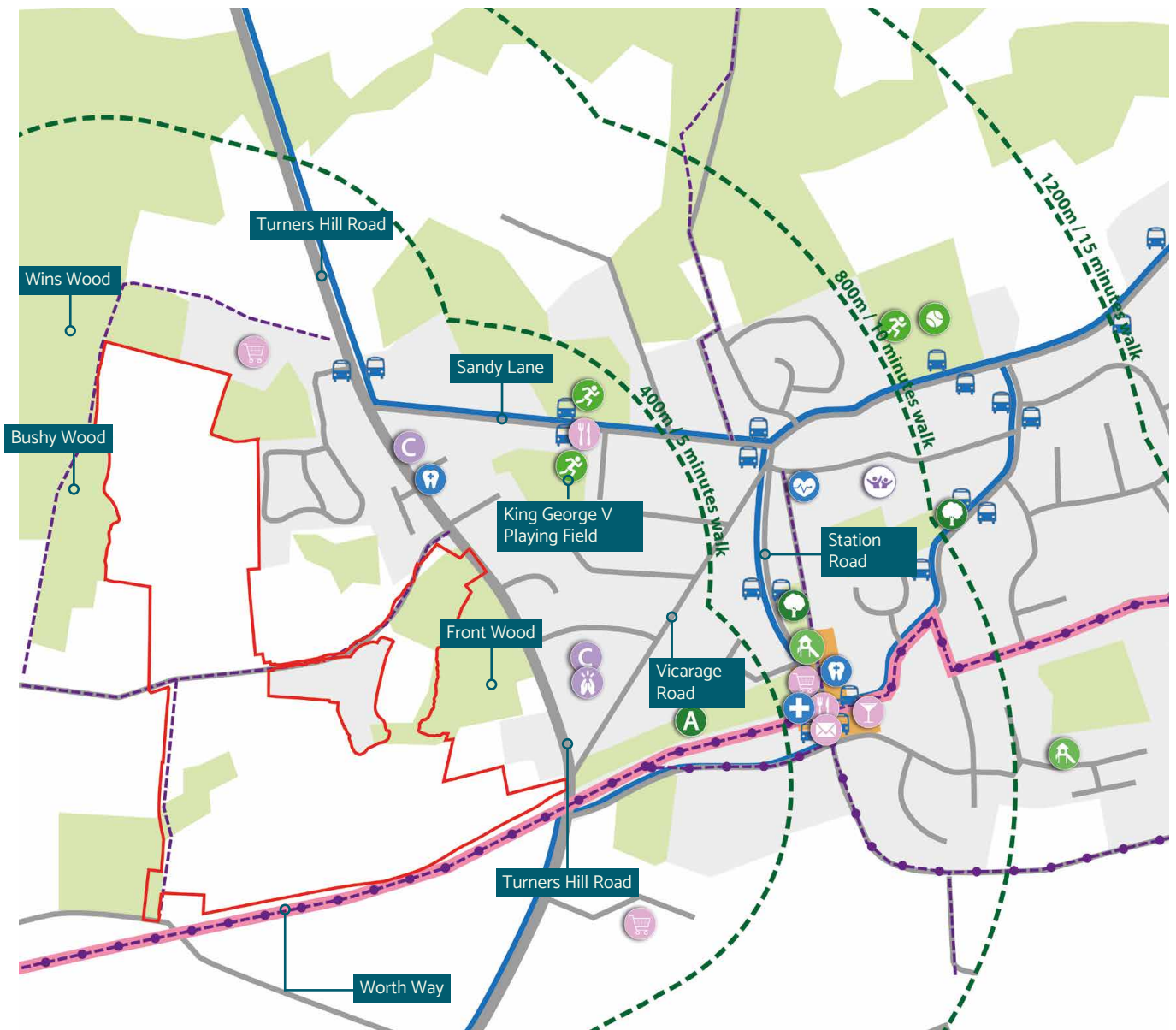
Connectivity Audit: Pedestrian and cycle network

The site benefits from a well-established pedestrian and cycle network. Worth Way, a traffic free shared use path, is a disused railway and is situated immediately south of the site, connecting Crawley Down to Three Bridges Station to the west and East Grinstead Station to the east. The route can be accessed from Turners Hill Road as well as the public right of way that runs within the site. The footpath also allows for direct access into Crawley Down.

Connectivity Audit: Road network

The site benefits from excellent access to the local and strategic road network. The B2028 lies immediately to the east of the site and connects to the A264 to the north allowing for direct access into Crawley to the west and East Grinstead to the east.

The A264 connects directly to the M25 which allows for regional connectivity including London.



Facilities and connectivity audit. Not to scale.

Key

- | | | |
|--|--------------------------|--|
| — Site boundary | GP practice | Bus stops |
| - - - 400m isochrones | Pharmacy | — Bus route |
| ■ Village centre | Park or open space | - - - Public Right of Way: footpath |
| Food shop | Allotment | - - - Public Right of Way: long distance trail |
| Restaurant | Children's play area | — National cycle route 21 |
| Public house | Recreation ground | |
| Post Office | Crawley Down Gatwick F.C | |
| Community centre | | |
| Place of worship | | |
| Primary school | | |
| Dentist | | |

CONSIDERATIONS

The consultant team has the following technical assessments of the site:

1. Highways
2. Ecological
3. Arboricultural
4. Heritage
5. Flood Risk Assessment
6. Landscape
7. Topographical

As is normal for development of this scale, the site has a number of technical considerations and opportunities which our design accommodates such as maintaining and enhancing existing trees, hedgerows and boundary vegetation.

Our approach involves responding to these considerations in an informed and considered manner in order to contribute positively to the local area and help to create a unique and distinctive addition to the village.

The plan to the right summarises our findings.

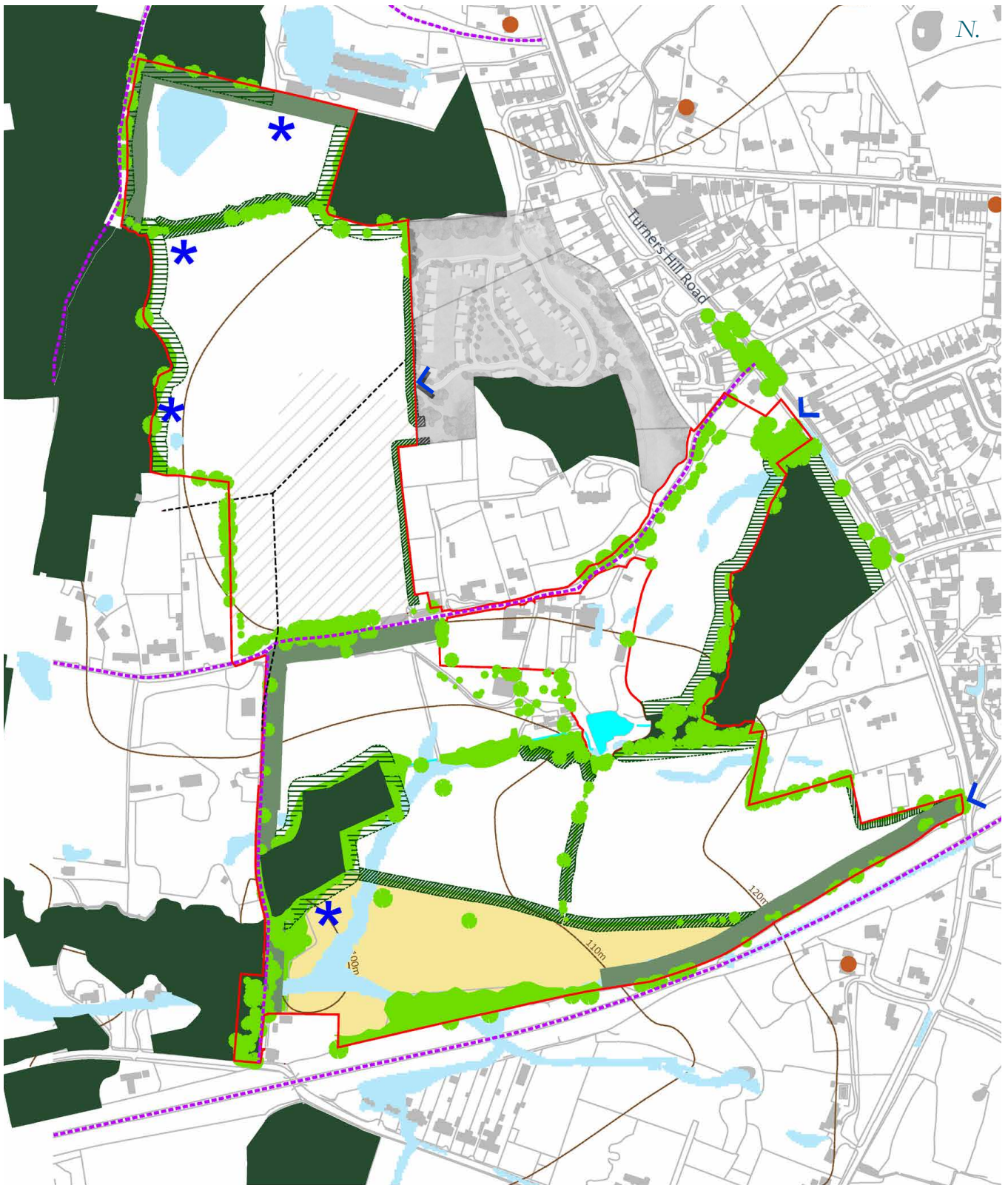


View taken from the north looking south east



View taken from the south looking north

Key	
	Site boundary
	10m contours
	Public right of way
	Ancient Woodland with 15m buffer
	Opportunity for woodland buffer planting
	Existing trees/hedgerow
	5m landscape buffer to existing hedgerows
	Semi-improved neutral grassland
	Potential locations for attenuation basins (subject to survey work)
	Existing water body
	Extents of surface water flood risk
	Highest, and most visible, point of site. Any potential development in this area would be considered carefully
	Potential vehicular access point
	Listed buildings
	Existing low voltage electricity lines



Considerations. Not to scale.



VISION

DESIGN PRINCIPLES

The following pages set out a sequence of diagrams to show the key organising principles for the proposed development at Land West of Crawley Down.

The design rationale has been developed in response to contextual analysis and technical constraints work set out earlier in this document. This includes landscape, ecology, heritage, arboricultural, drainage and highways work.



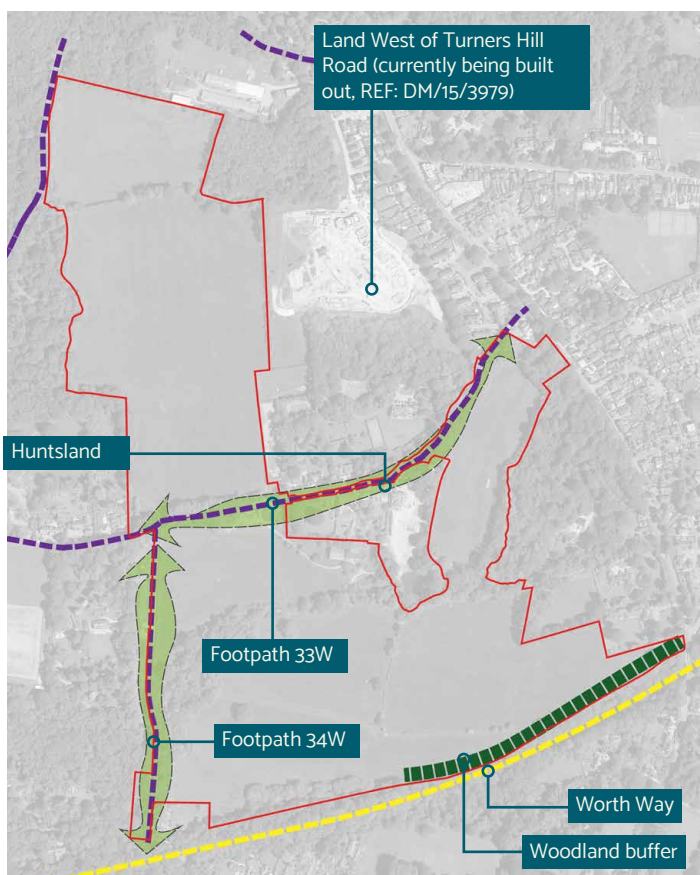
01 Retain and enhance existing landscape features to help form a green infrastructure network

Existing planting will be retained and enhanced through new green infrastructure to help create biodiversity enhancements and a leisure resource.

The retention of trees and hedgerows provides mature planting and will help to mitigate the visual impact of future development.

Existing Ancient Woodlands will be retained with a minimum 15m buffer from the proposed development.

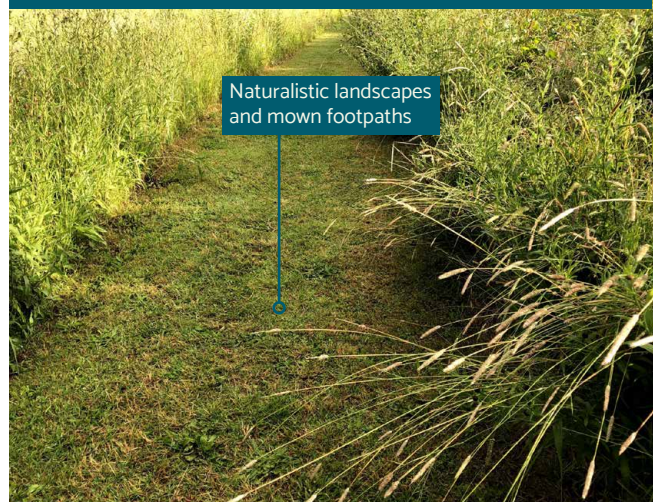


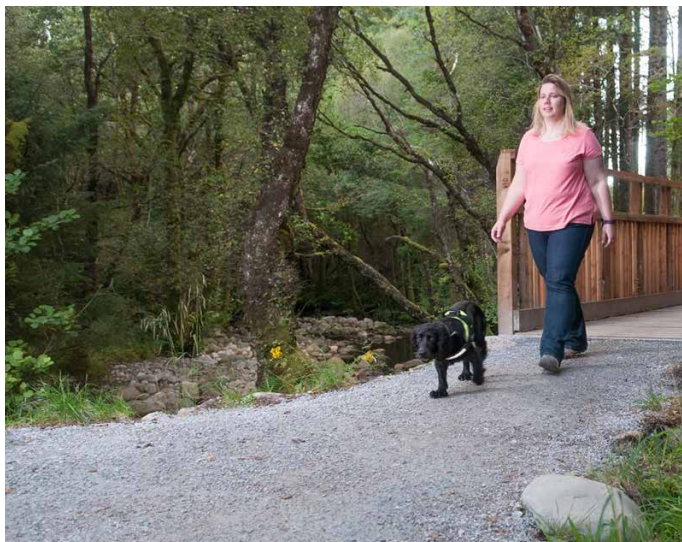
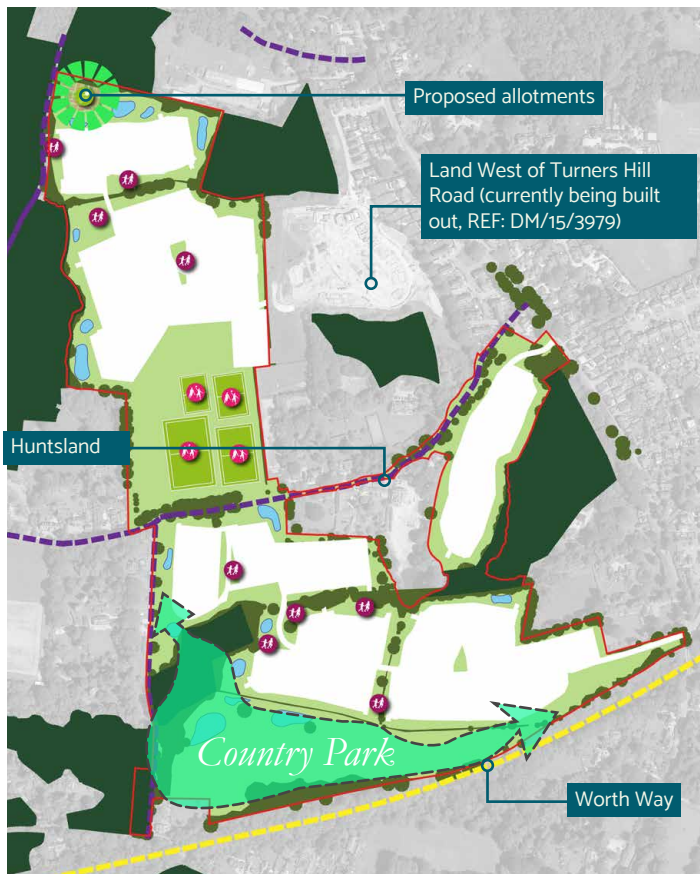


O2 Maintain public rights of way within green landscape corridors

Existing public rights of way provide direct connections into Crawley Down, the Worth Way (sustrans route 21) and the surrounding countryside. The footpaths within the site (footpath 33W and 34W) will be retained, enhanced where appropriate and set within landscape corridors to promote walking and cycling.

A woodland buffer has been proposed along the southern boundary to enhance existing vegetation. Development will also be set back from Worth Way to mitigate any potential visual impact to the route and to help to enhance its setting.





03 Create a comprehensive green infrastructure network

A comprehensive linked green infrastructure network will:

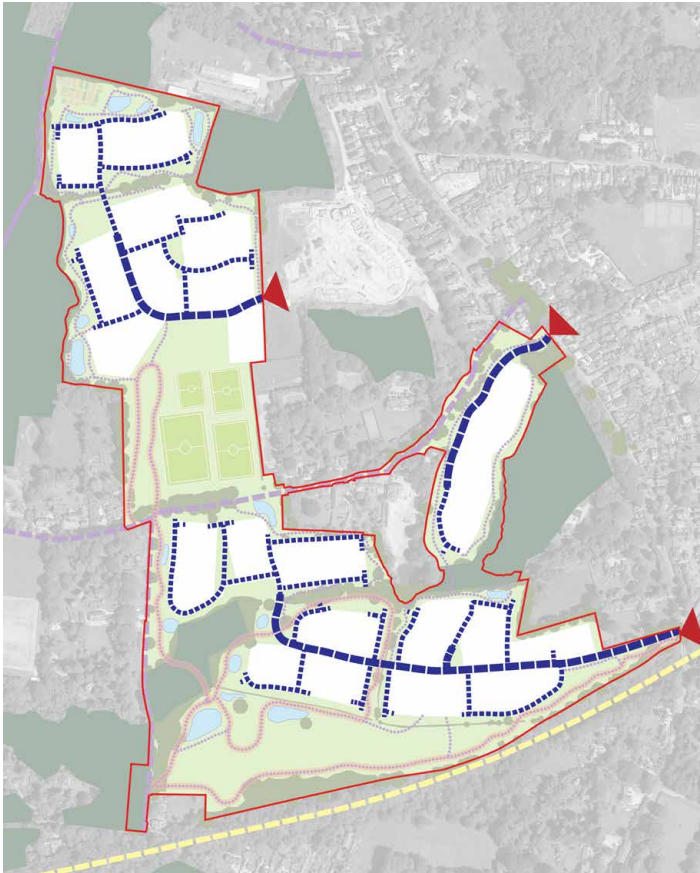
- promote walking and cycle links with Crawley Down and the countryside
- reinforce a naturalistic and tree planted soft edge between the site and open countryside to help soften the setting of the development
- promote health and wellbeing through the provision of a variety of active and leisure landscapes, such as a trim trail circuit
- incorporate areas of formal and natural play to promote health and wellbeing
- connect existing green and blue infrastructure assets, including the watercourse, to enhance biodiversity
- create an attractive outlook for new homes to create a truly distinctive place

The creation of a sustainable drainage system network provides the opportunity for semi-wetland habitats to enhance biodiversity. Swales and ponds also provide places for people to enjoy nature and relax.

No development is proposed at the highest point of the site to avoid potential effects on long-distance views. Sports and recreation will be located in this area, at the heart of the development.

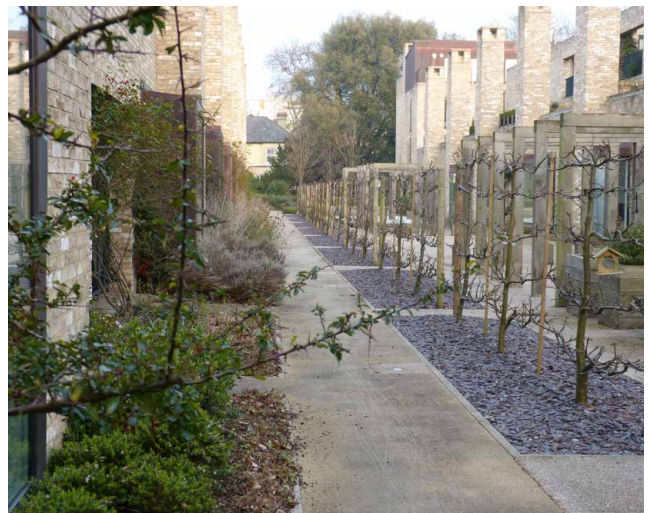


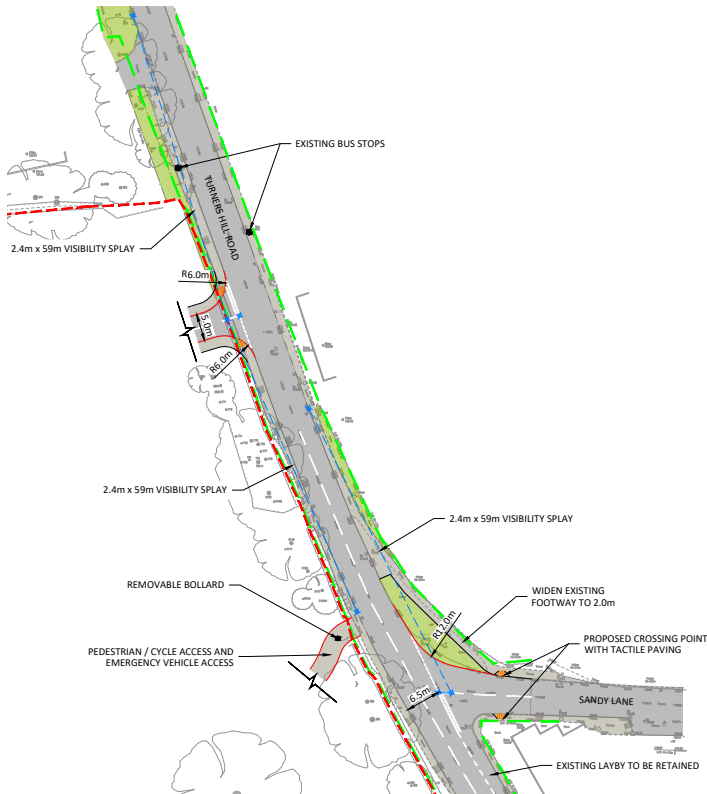
From top left, clockwise: opportunity for a network of growing landscapes, including community orchards and community gardens, sustainable urban drainage, biodiversity enhancements, wetland and educational landscape, opportunity for cycle connections, natural play features,.



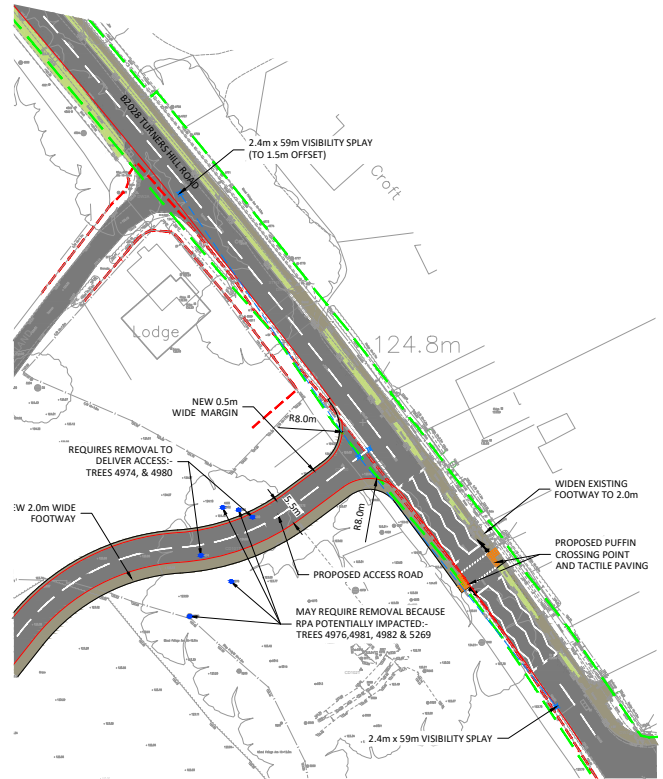
04 Create a network of safe and attractive streets

The scheme will naturally promote walking and cycling over private car use by providing multiple points of access into the site, making use of (and enhancing) the public right of way network. A network of footpaths and cycleways will be provided on site while streets will be designed so as to minimise vehicle speeds. The design will build on the principles of Manual for Streets, Building for a Healthy Life and LTN1/20 and give the development a sense of identity and residents a place where they are safe to walk, cycle or indeed socialise safely.

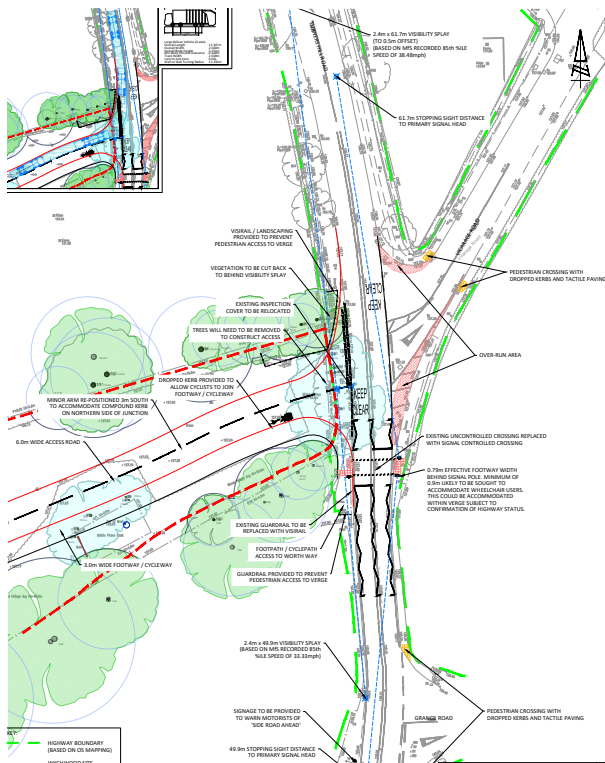




Existing northern access point. Not to scale.

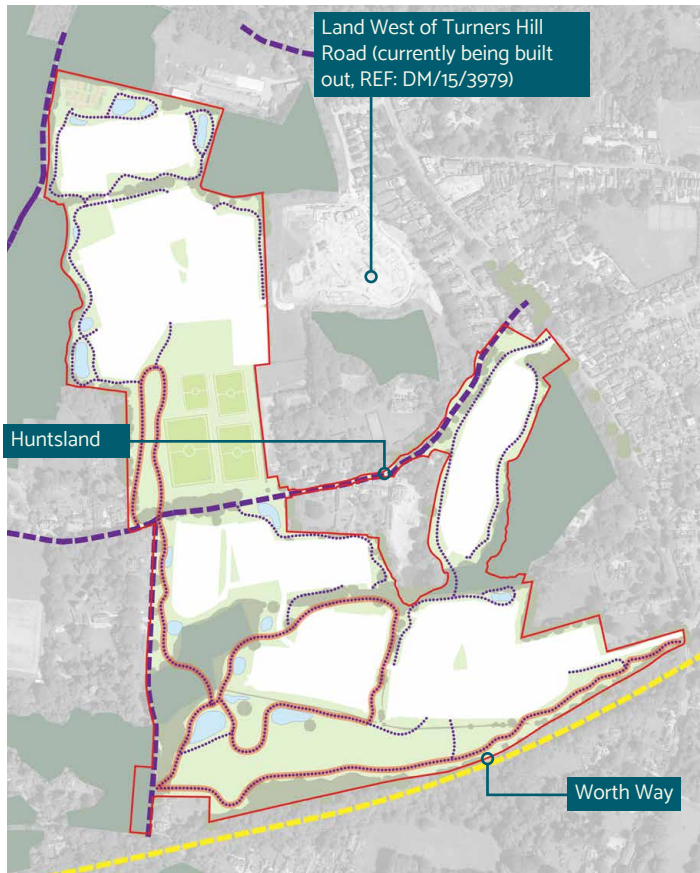


Proposed central access point. Not to scale.



Proposed southern access point. Not to scale.

To maximise permeability for non-motorised users and disperse traffic increases on the local highway network, three vehicular access points are proposed, the design and location of which have been agreed in principle with WSCC. The junctions have been designed to accommodate expected peak traffic demands. Signal controlled crossings will be installed on Turners Hill Road to improve pedestrian connectivity to and from the village.

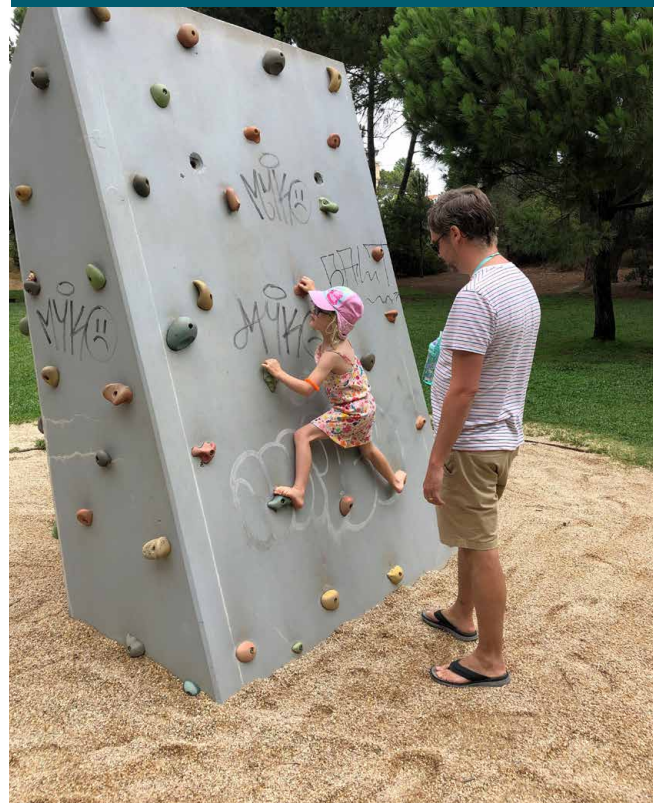


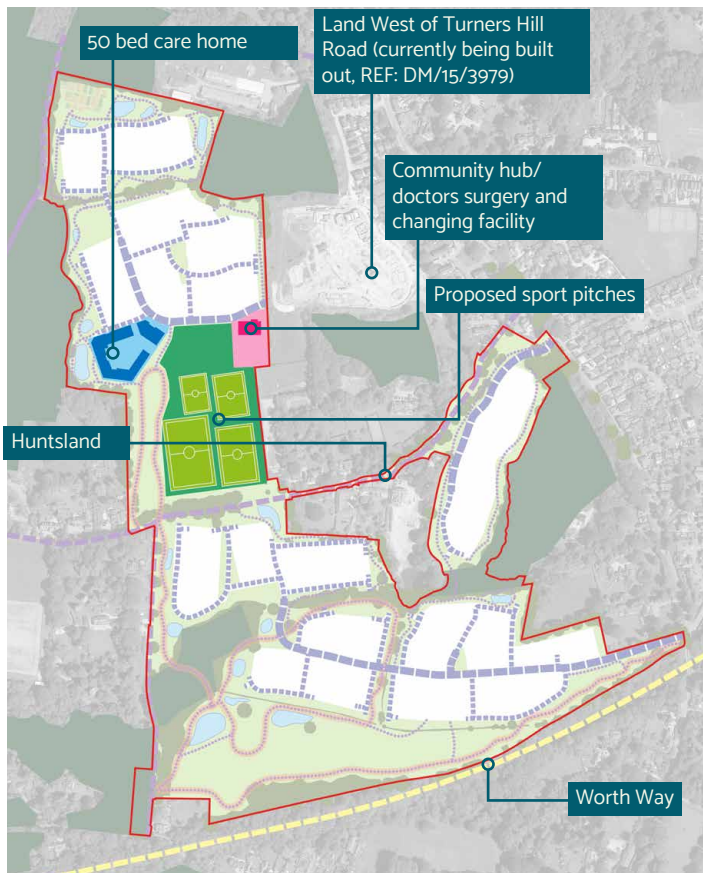
05 Opportunity to provide a safe and attractive trim trail around the site to encourage running and general exercise.

In addition to new and improved pedestrian and cycle connections and the maintained public rights of way, the site will deliver a trim trail to promote healthy lifestyles. Areas of the trail will be wheelchair accessible allowing access for a range of people regardless of ability.

The trim trail will allow people:

- to enjoy the outdoors and improve their general fitness and physical health and wellbeing
- use challenging equipment to build their confidence
- Provide safe access to the Country Park





06 Provide new facilities for the benefit of all

The scheme includes provision for a new 50 bed care home, with associated facilities/staff parking to allow elderly residents to remain within the village and maintain their social network.

The proposals accommodate community infrastructure including a community hub/doctors' surgery to meet the day to day needs of residents. The proposals also include sports pitches (and changing facilities), with the proposed configuration focused on junior football, thereby complementing existing pitch provision in the local area, and serving the age groups that have seen the largest growth in participation:

- Mini 5v5 pitch (U7/U8)
- Mini 7v7 pitch (U9/U10)
- Youth 9v9 pitch
- Youth 1v11 pitch (U15/U16)



FRAMEWORK MASTERPLAN

A new sustainable and well-connected mixed use and sustainable neighbourhood for Crawley Down based upon the principles of Living Locally.

The proposals for the Land West of Crawley Down could deliver **350 homes at 26dph**, or up to **450 homes at 34dph**, demonstrating that the site could deliver a higher number of homes, whilst still maintaining an appropriate density, reflective of local character.

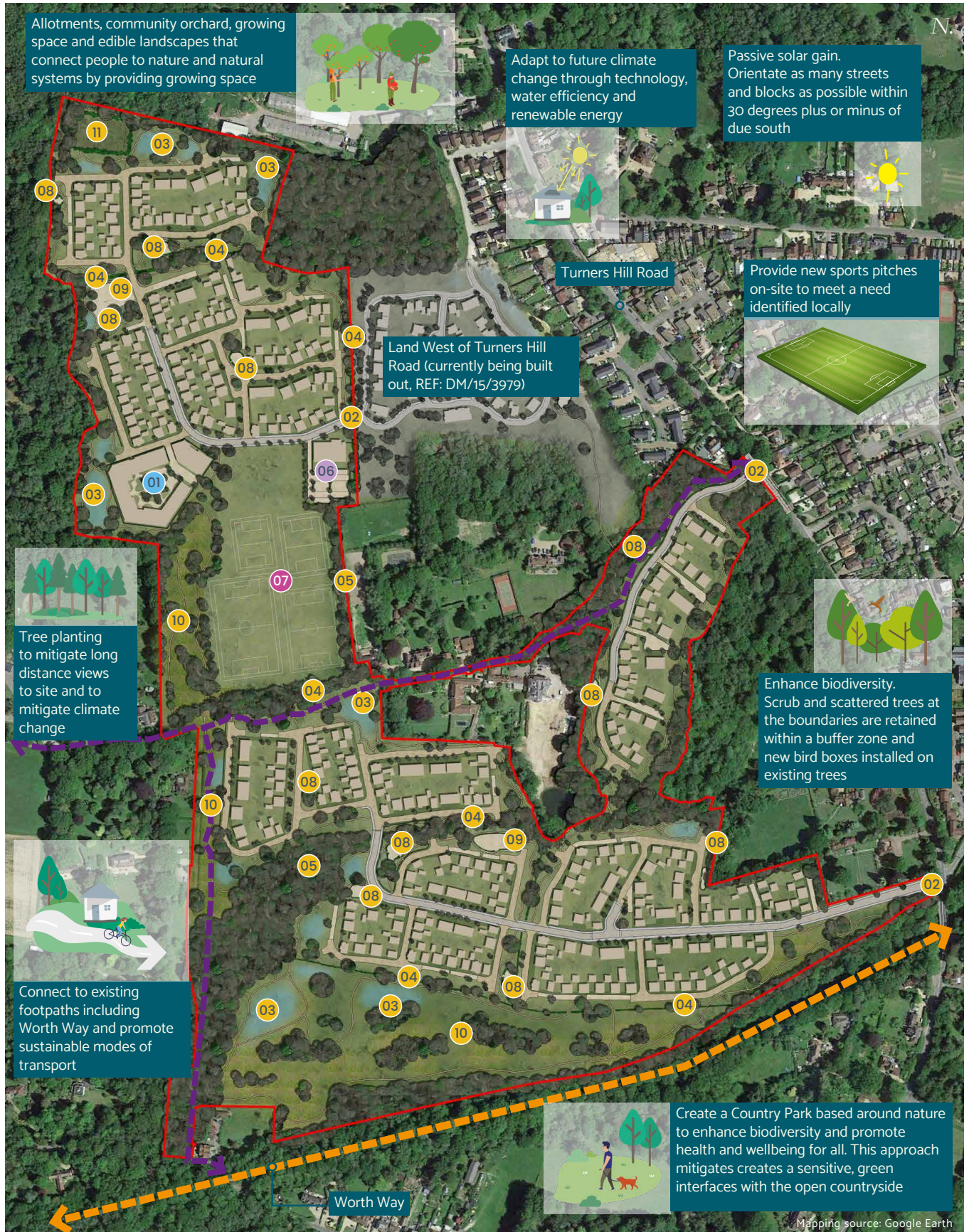
The scheme also includes the potential for:

- improved and enhanced pedestrian links to Worth Way to encourage active travel into and around Crawley Down
- a new 50 bed care home
- a new community hub/doctors surgery and changing facility
- provision of four new sports pitches
- a considerable amount of new publically accessible open space, including a new Country Park of over 9 hectares/22 acres for the benefit of all. New green infrastructure will create biodiversity enhancements across the site.
- edible landscapes including new allotments

Whilst the site is currently allocated for 350 homes, further masterplan testing, as shown on page 31, has demonstrated that the site could deliver up to **450 new homes**, positively contributing to local housing need. This is without detriment to green infrastructure with approximately 50% of existing green infrastructure being retained and enhanced as part of the proposals and maintaining appropriate densities.

Key

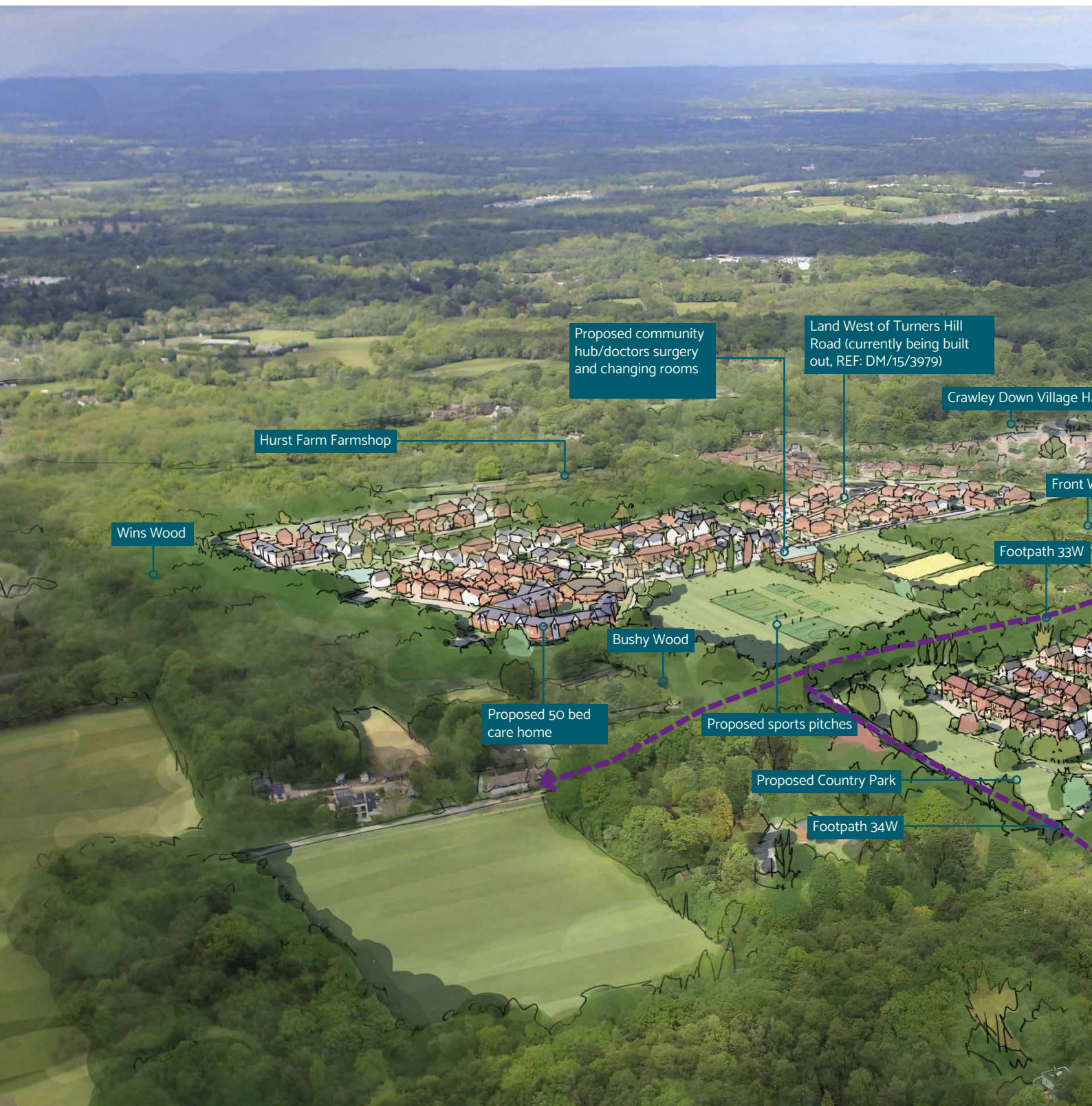
- 01 50 bed care home
- 02 Vehicular access point
- 03 Sustainable Drainage System (SuDS)
- 04 Retained hedgerow planting
- 05 Enhanced planting belt
- 06 Community hub/doctors surgery and changing rooms
- 07 Sports pitches
- 08 Local Area for Play (LAP)
- 09 Local Equipped Area for Play (LEAP)
- 10 Country Park
- 11 Allotments



Framework plan. Not to scale.

AERIAL ARTIST'S IMPRESSION

This artist's impression illustrates Land West of Crawley Down is a place that is sustainably connected with its neighbours and surrounding countryside. Our proposals are of an appropriate scale that complements the character of the settlement and provides for its organic growth



We have sought to deliver a sensitive landscape and biodiversity-led design. This view to the north east demonstrates how our proposals respond to the prevailing townscape and landscape character.



**MOOD BOARD: HIGH QUALITY HOMES, SPORTS
PROVISION AND RETIREMENT LIVING**



MOOD BOARD: COUNTRY PARK

Potential activities within the country park.

1. Ecological enhancement areas
2. Dog walking paths
3. Picnic areas
4. Allotments, community gardens and productive and edible landscapes
5. Walking and cycling routes
6. Outdoor trim trail & outdoor gym equipment
7. Nature interpretation boards
8. Meadow landscapes
9. Quiet areas
10. Public art
11. Formal play areas
12. Natural play areas
13. Education landscapes
14. Wildlife habitats and hides



Creating a Nature Recovery Network

1. Improve species diversity

2. Connect a network of semi-natural habitats

3. Allow habitats to develop naturally over time in accordance with rewilding principles

Play for all

Play for all ages including formal children's play area, natural play and nature trails.





CONCLUSION

This document has demonstrated the site is deliverable, technically unconstrained and is an inherently sustainable location for new development.

This document has also set out our overall vision for the site and development capacity options.

Overall, Land West of Crawley Down provides an excellent opportunity to deliver new housing, a 50 bed care home, sports provision and new community uses, including the delivery of a community hub/doctors surgery and changing facility, very close to local supporting facilities within the village. In addition to providing much needed new housing in a suitable location, the site offers the opportunity to create a Country Park and allotments while increasing biodiversity and the health and wellbeing of its residents.

The Land West of Crawley Down is a small to medium sized site which the NPPF clarifies, at paragraph 68, can make an “important contribution” to meeting housing requirements, as it can be built out relatively quickly and is not reliant on significant infrastructure delivery.

Within this context, first consideration should be given to the Land West of Crawley Down. We would be delighted to work with Mid Sussex District Council and other stakeholders to bring forward this exciting opportunity.

