



Wates in Mid Sussex

Crabbet Park

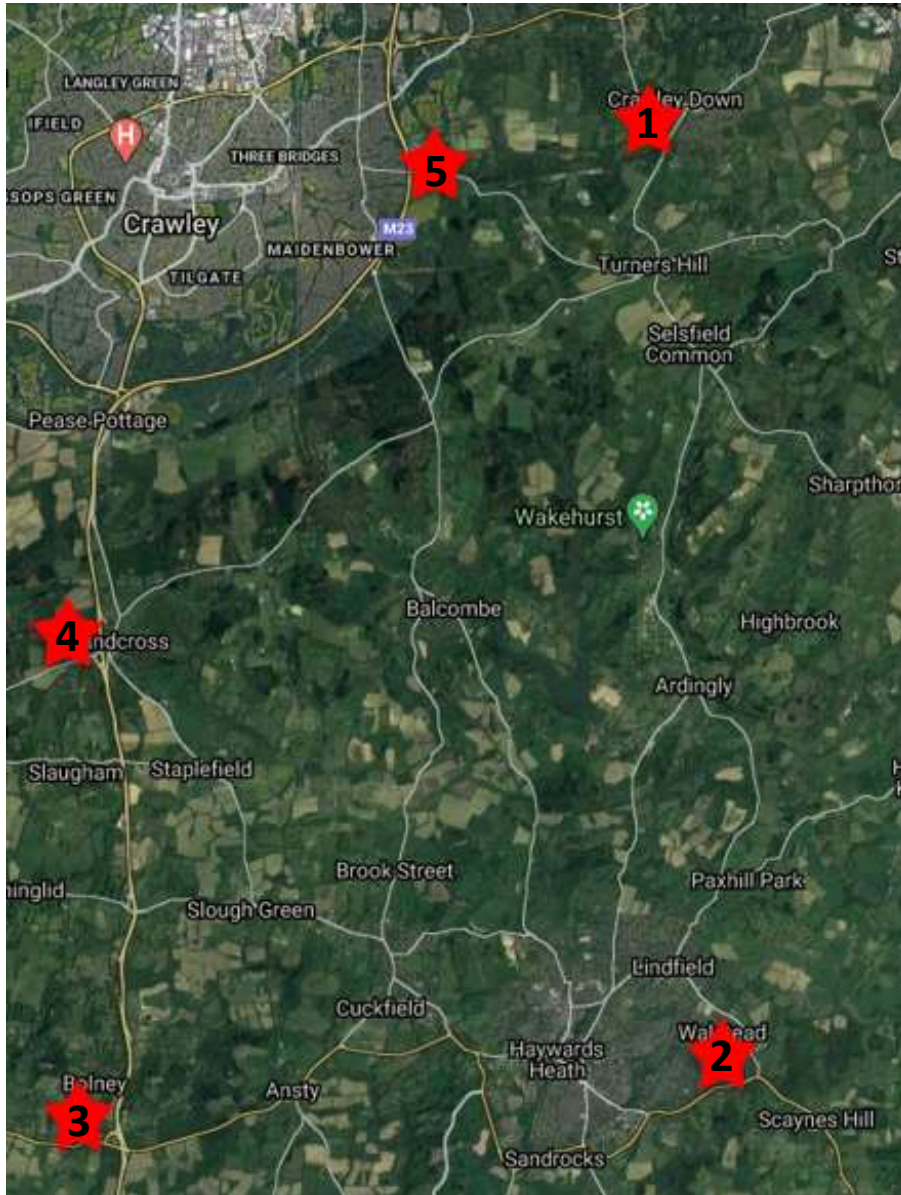
September 2021

- Introductions
- Wates in Mid Sussex
- Location, red line and aerial
- Key Constraints
- Key Opportunities
- Technical considerations
- Representations made to date
- Proposals – indicative Masterplan
- Deliverability & timeframes

Historic Housing Delivery

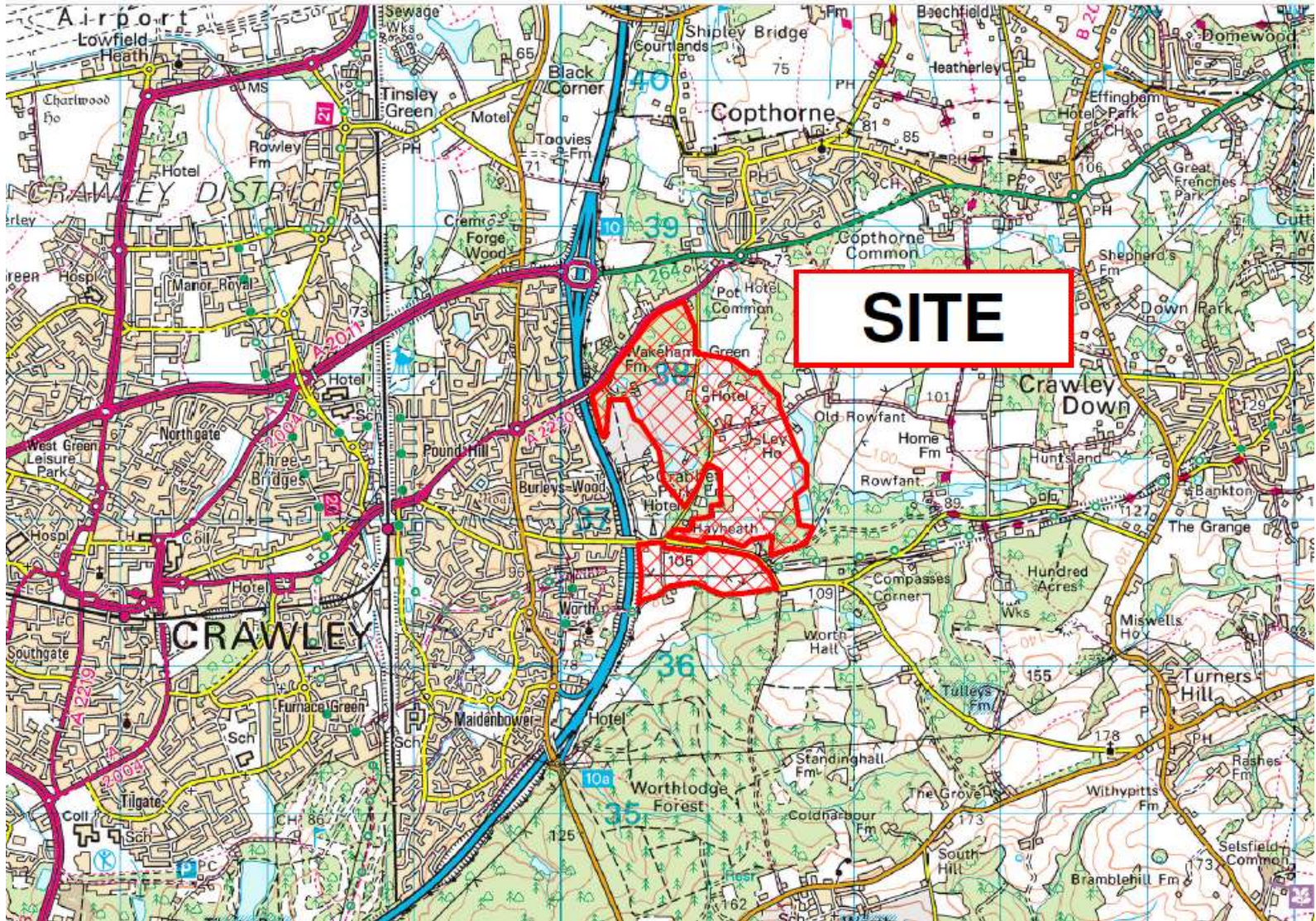
Site	Year of Planning	Number of Homes
Cuckfield	2007	63
Burgess Hill, Folders Meadow	2010	77
Burgess Hill, Hammonds Ridge	2010	12
Burgess Hill, Osborne House	2011	24
Lindfield Ph1	2011	65
East Grinstead, Holtye Road	2012	143
Lindfield Ph2	2013	220
Crawley Down, Wychwood,	2014	23
Copthorne, Holly Farm,	2015	45
Crawley Down, West of Turners Hill Road,	2018	44
Lindfield Ph3	2018	200
Felbridge, Crawley Down Road	2019	63
North Burgess Hill (allocation)	2020	1100
TOTAL		2079

Wates Current Site Locations



- 1 – Crawley Down, up to 350-400 homes
 - 2 – Lindfield, Up to 100 homes
 - 3 – Bolney, Up to 100 homes
 - 4 – Handcross, Up to 80 homes
 - 5 – Crabbet Park, Up to 2000 homes
- Total – Circa 2700 homes**

Location Plan



Site Plan



Aerial of Site



Aerial of Site



Site Constraints

Key

- Site Boundary (158.24 ha)
- ▨ Third Party Land (1.09 ha)
- Existing Footpaths
- Existing Roads
- ≡ Existing Powerlines (including a 20m setback from centre of pylons)
- Existing Water Features
- ▤ Flood Zone: Reservoir and Surface Water
- ★ Listed Buildings
- Ancient Replanted, Ancient and Semi-Natural Woodland
- Other Woodland
- Existing Hedgerows



Site Opportunities

MASTERPLAN KEY

-  Existing Roads
-  Proposed accesses
-  Proposed primary road
-  Proposed secondary road
-  Village centre:
 - Retained Ley House Farm and House
 - Proposed primary school
-  Proposed residential
-  Existing water features
-  Existing woodlands:
 - Ancient woodlands
 - Other woodlands
-  Open Space
 - formal open space
 - informal open space
 - play spaces
 - water attenuation
-  Sports fields



Transport

Future Highway Assessment will include:

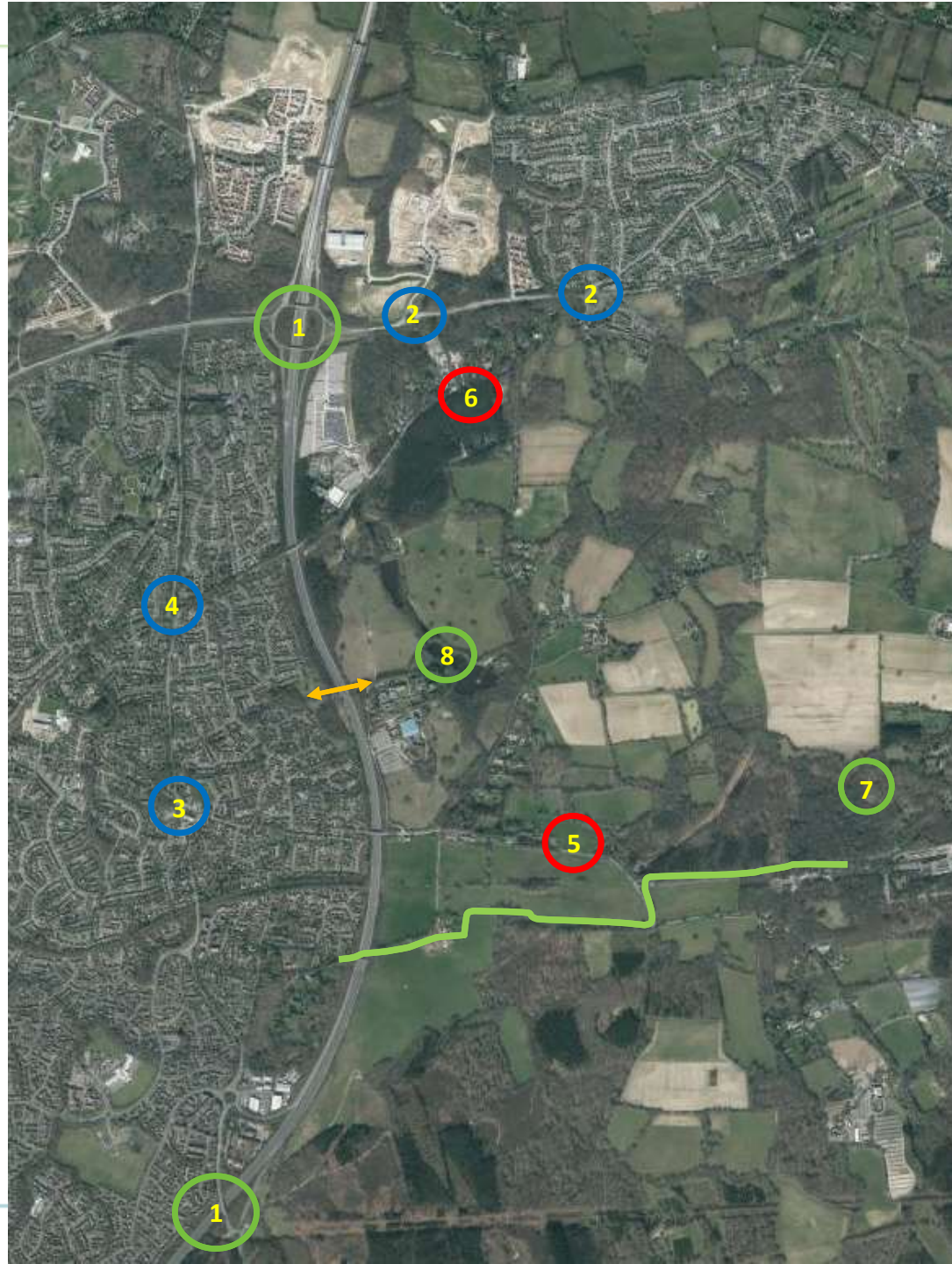
- 1 - M23 junction analysis following improvements of Smart Motorway and Forge Wood improvements
- 2 – Copthorne Way / Copthorne Common Road / A2220 roundabout analysis
- 3 – Turners Hill Road / Balcombe Road Mini-roundabout
- 4 – A2220 / Balcombe Road Roundabout

Proposed Site Access Location:

- 5 – Proposed Site Access / Turners Hill Road Priority Junction
- 6 – Proposed Site Access / Copthorne Road Priority Junction

Sustainable modes of Transport:

- 7 - Worth Way – pedestrian and cycle opportunities
- 8 - Potential upgrade of existing M23 underpass near Crabbet Park House
- Explore the Fastway Bus service for potential extension



Technical Considerations

Landscape, Heritage, Ecology & Drainage



Landscape

- The site is well-enclosed and would be screened from wider views
- The site has numerous mature tree belts that assist in containing any proposed development
- Increased landscape buffers can bolster the existing landscape

Heritage

- There are a number of existing heritage assets located in and around the proposed developable area
- Listed buildings such as Ley House and Crabbet Park House:
 - Ley House is located in the centre of the developable area, consideration given to proposed surrounding land uses, thus providing appropriate off setting to respect the heritage asset
 - Crabbet Park House located to the west of the main development has appropriate off sets with the existing bodies of water. The property has also historically undergone internal works to provide office space

Ecology

























- Phase 1 habitat survey have been carried out to identify the key existing features which will need to be accommodated
- Mitigation will be provided through any masterplan proposals
- Biodiversity net gain is deemed to be achievable based on initial calculations

Drainage

- Waste water engagement with Thames Water will be carried out to understand the conclusion of upgrade work as part of the North East Crawley & Forge Wood Copthorne developments
- Alternative options for waste water are under consideration
- Surface water will utilise sustainable urban drainage, with water attenuated and discharged to local water courses

Masterplan

Key

-  Site Boundary (158.24ha)
-  Third Party Land (1.09ha)
-  Residential Area A
-  Residential Area B
-  Residential Area C
-  Residential Area D
-  Residential Area E
-  Self Build
-  Proposed School Site
-  Retained Leyhouse Farm and Listed Building
-  Proposed Indicative Primary Road
-  Proposed Indicative Access Points
-  Existing Footpaths
-  Existing Roads
-  Existing Powerlines (Including a 20m buffer setback from centre of pylon)
-  Existing Water Features
-  Flood Zone: Reservoir and Surface Water
-  Existing Hedgerows
-  Listed Buildings
-  Ancient Replanted, Ancient and Semi-Natural Woodland
-  Other Woodland
-  Open Space (Including Informal and formal open space, play spaces, buffers, water attenuation and planting)
-  Formal Sport: Adult Football Pitch (106.07m x 69.49m including runoff)
-  Formal Sport: Mini Soccer Pitch (60.35m x 42.06m including runoff)

