

A VISION FOR
CRABBET PARK VILLAGE
OCTOBER 2022



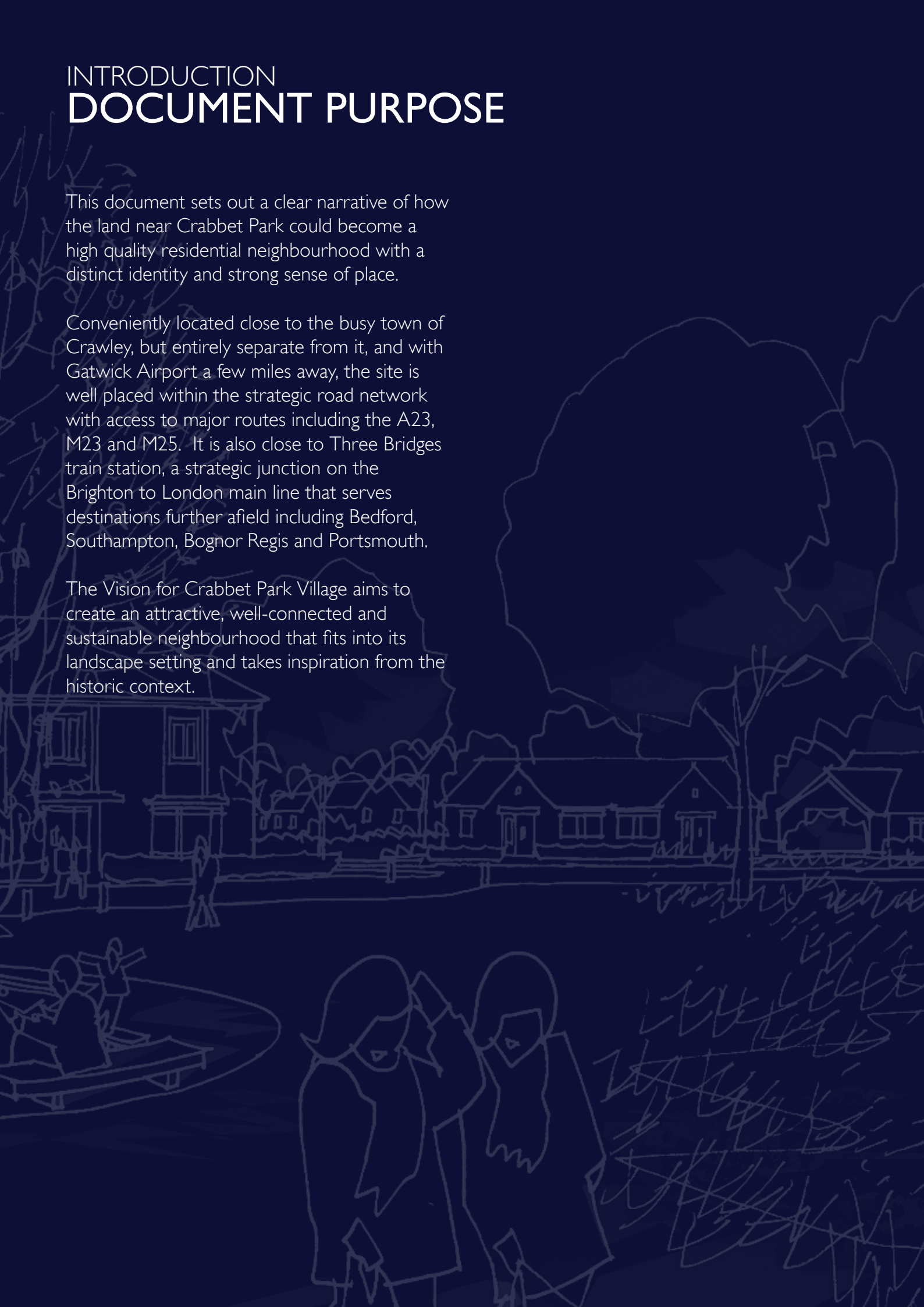
INTRODUCTION

DOCUMENT PURPOSE

This document sets out a clear narrative of how the land near Crabbet Park could become a high quality residential neighbourhood with a distinct identity and strong sense of place.

Conveniently located close to the busy town of Crawley, but entirely separate from it, and with Gatwick Airport a few miles away, the site is well placed within the strategic road network with access to major routes including the A23, M23 and M25. It is also close to Three Bridges train station, a strategic junction on the Brighton to London main line that serves destinations further afield including Bedford, Southampton, Bognor Regis and Portsmouth.

The Vision for Crabbet Park Village aims to create an attractive, well-connected and sustainable neighbourhood that fits into its landscape setting and takes inspiration from the historic context.



INTRODUCTION ABOUT US



Burgess Hill, West Sussex

WATES

The Wates Group, founded in 1897 by Edward Wates is today one of the largest family-owned construction, development and property services businesses in the UK.

Committed to the long term, our award winning Corporate Social Responsibility and Sustainability programmes underpin our vision to become the most trusted partner in the built environment, leaving a positive legacy for the communities in which we work and live.

With over 4,000 employees, we work with more than 10,000 supply-chain operatives and partners to successfully deliver our projects throughout the UK. The Group and our Board of Directors are committed to upholding the highest standards of conduct and ethics among our businesses, our employees and our supply chain and we take our corporate governance responsibilities very seriously.

Our dedicated teams of experts are some of the best in the industry and help us ensure that time after time our clients return bringing some of the most dynamic and inspiring buildings and communities to life.



The Frythe, Welwyn

INTRODUCTION THE TEAM



The Frythe, Welwyn

WATES DEVELOPMENTS

Wates Developments has a long history of successfully working alongside Mid Sussex District Council to deliver high quality new homes.

Wates will always look to work proactively with all of the key stakeholders involved in the delivery of housing to maximise the social, economic and environmental benefits which are delivered to new and existing developments.

Wates track record of delivering planning consents and new homes in the District should give the Council confidence that any site allocated within a local plan review will be delivered in a timely and quality manner to ensure a constant supply of homes.

In the past 15 years, Wates has been involved in the delivery of planning consents accommodating some 2,079 homes in Mid Sussex from sites in the following settlement: Cuckfield, Burgess Hill, Lindfield, East Grinstead, Crawley Down, Copthorne and Felbridge.



Woodgate, Pease Pottage

JTP

JTP LLP is a well established AJ100 placemaking practice of 130 architects, masterplanners and support teams across studios in London and Edinburgh.

Formed in 1994, JTP has extensive experience of delivering successful residential-led placemaking projects for both private and public sectors throughout the UK and Europe. JTP undertakes placemaking projects at every scale; from cities, towns, neighbourhoods and streets, to the design of individual buildings; creating new places and breathing life into old ones. The Practice works across all RIBA stages from visioning, strategic masterplanning, outline planning, detailed planning and, on selective projects, through to technical design and completion.

JTP has successfully worked alongside Mid Sussex District Council to deliver projects of this scale including a new high-quality mixed-use neighbourhood at Woodgate in Pease Pottage.

Our unique approach and investment in people has received high praise, recognised with over 250 design and people-related awards including BD's Best Architectural Employer of the Year 2019, AJ100 Employer of the Year 2019 and Highly Commended 2021, ranked number 40 in the AJ100 and a Sunday Times 100 Best Medium Company to Work for 2022.

INTRODUCTION

THE TEAM



Land at Walstead Park, Haywards Heath

JUDITH ASHTON ASSOCIATES (JAA).

JAA is an independent planning consultancy that specialises in the promotion of complex residential led developments across the southeast. Judith Ashton Associates are known to show an astute and innovative approach to the projects they are involved in, constructively engaging with everyone involved in the development process to try and achieve a positive outcome for all involved.

Judith Ashton has over 30 years' experience in the planning and development industry and has assisted a range of clients on Local Plan promotions and Development Management matters, having compiled many complex strategic applications (including Environmental Impact Assessment schemes), and appeared as an expert witness at EIP's, Local Plan Inquires and Section 78 appeals/ informal hearings.

Judith Ashton has a long standing relationship with officers of Mid Sussex District Council, having been actively involved in the promotion of land at Burgess Hill in the South East Plan, a member of the Mid Sussex Developers Forum at the Mid Sussex Local Plan examination, and in numerous planning applications in Mid Sussex, including several for Wates Developments such as Land at Walstead Park near Haywards Heath.

Judith Ashton has also been chair of the HBF Southern Region for over 15 years, and sits on the HBF's national planning committee.



Chesterton, Cirencester

I-TRANSPORT

i-Transport LLP is a leading independent transport planning consultancy that specialises in providing transport planning advice to the development for both private and public sector clients across the country through every step of the planning process.

Taking an innovative approach to problem solving, i-Transport combines comprehensive knowledge of the planning system with extensive traffic engineering skills to develop transport solutions that are tailored to each projects individual needs.

i-Transport has extensive experience in developing transport strategies to support strategic scale development and delivering sustainable development across West Sussex.

Forge Wood
(consented development)
Up to 1,900 homes, a primary school, community centre, office and industrial space, retail space and parkland.

Land West of Copthorne
(consented development)
Up to 500 new homes, a primary school, employment, GP surgeries, allotments, formal and informal open space.



INTRODUCTION SITE ANALYSIS



M23 looking north from Turners Hill Road



Listed House on Turners Hill Road



Mill Pond to the east of the site



















Houses on Turners Hill Road



Old Hollow

KEY:

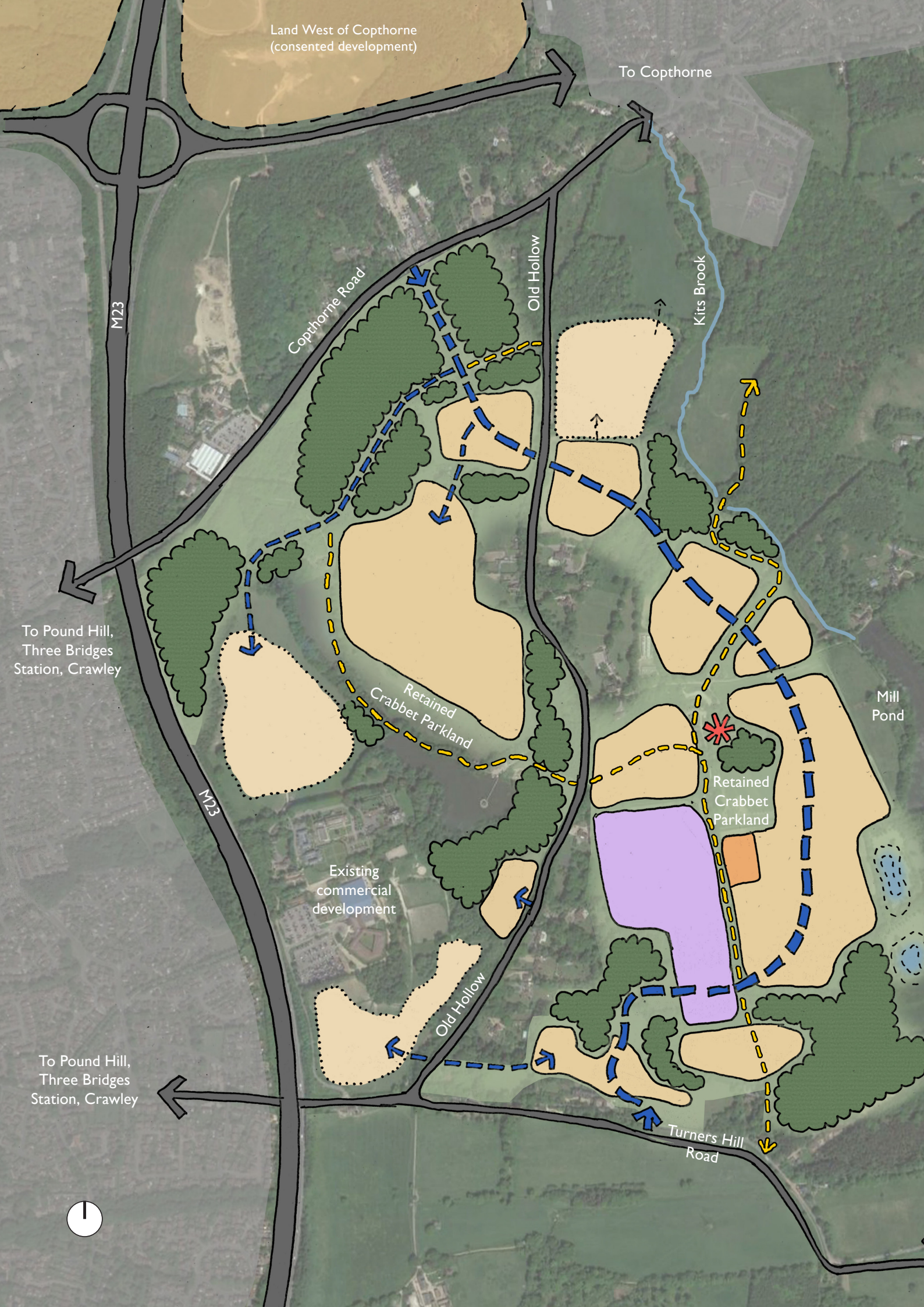
-  Indicative Access Points
-  Existing Footpaths
-  Existing Roads
-  Existing Powerlines (including a 20m buffer setback from centre of pylon)
-  Existing Water Features
-  Flood Risk: Extent of flooding potential from Reservoirs
-  Flood Risk: Extent of flooding potential from Surface Water
-  Listed Buildings
-  Existing Hedgerows
-  Ancient Replanted, Ancient and Semi-Natural Woodland
-  Other Woodland
-  Existing Bus Stops
-  Potential Village Centre
-  Potential Gateways
-  Three Bridges Station
-  Railway Line

Planned junction improvements as part of the Forge Wood development:

- 1 M23 / Crawley Avenue / Copthorne Way Roundabout
- 2 Copthorne Road / Balcombe Road / Worth Park Avenue Roundabout

Existing bus routes:

- | | | |
|---|---|---|
|  27 |  272 |  400 |
|  281 |  84 | |



Land West of Copthorne
(consented development)

To Copthorne

M23

Copthorne Road

Old Hollow

Kirs Brook

To Pound Hill,
Three Bridges
Station, Crawley

M23

Existing
commercial
development

Retained
Crabbet Parkland

Mill
Pond

Retained
Crabbet
Parkland

Old Hollow

To Pound Hill,
Three Bridges
Station, Crawley

Turners Hill
Road



A SENSE OF DISCOVERY







The new neighbourhood has the potential to be a highly desirable living environment, benefitting from the combination of its convenient location and strong landscape fabric. The masterplan has been designed to respond sensitively to the gently rolling topography, beautiful, varied landscape setting and heritage assets. Open fields, formed over time by agricultural uses, are lined with rich tree cover to produce a series of woodland pockets, some extensive and others more intimate.

The site's heritage context is based on Crabbet Park's illustrious history of horse training, as well as a number of Grade II listed structures including Ley House, located at the centre of the site.

A compact village centre will be created as a community 'anchor', with retail, employment and leisure opportunities as well as a new mobility hub and 6FE Through School.

The design concept aims to create a genuine **sense of discovery** arising from a series of unique residential quarters of contrasting but complementary character, situated in wooded environments, large and small, open and hidden. These will be linked by scenic vehicular routes that make their way through the existing vegetation, retaining mature trees, where possible. These are complemented by new pedestrian and cycle tracks that will enhance the existing footpath network to promote connectivity, not only within the village but also out into the surrounding landscape.

KEY:

-  Existing Roads
-  Proposed primary road
-  Access to potential residential parcels
-  Proposed 6FE Through School (comprising 2FE Primary School and 4FE Secondary School)
-  Mixed-Use Village Centre, including retail, employment, leisure, later living and mobility hub
-  Retained Ley House Farm
-  Proposed Footpaths
-  Proposed residential
-  Existing water features
-  Existing woodlands:
 - Ancient woodlands
 - Other woodlands
-  Open Space
 - formal/ informal open space
 - play spaces
 - water attenuation



Southern entrance to Old Hollow



Southern side Grade II listed Ley House Farm



To Copthorne

Old Hollow

Copthorne Road

Kits Brook

M23

M23

Retained Crabbet Parkland

Existing commercial development

Old Hollow

Retained Crabbet Parkland

Mill Pond

Turners Hill Road

To Pound Hill,
Three Bridges
Station, Crawley



CONCEPT MASTERPLAN



Proposed northern access, off Cophthorne Road



Looking south-west along Cophthorne Road



Proposed southern access point off Turners Hill Road



Looking west along Turners Hill Road

KEY:

- 1 Access
- 2 Primary road
- 3 Proposed 6FE Through School (comprising 2FE Primary School and 4FE Secondary School)
- 4 Mixed use village centre including retail, employment, leisure, later living and mobility hub
- 5 Ley House Farm
- 6 Potential residential parcels
- 7 Traffic calming zones
- 8 Pocket green parks
- 9 Woodland blocks
- 10 Habitats of moderate ecological value
- 11 Existing trees omitted

To
Turners
Hill

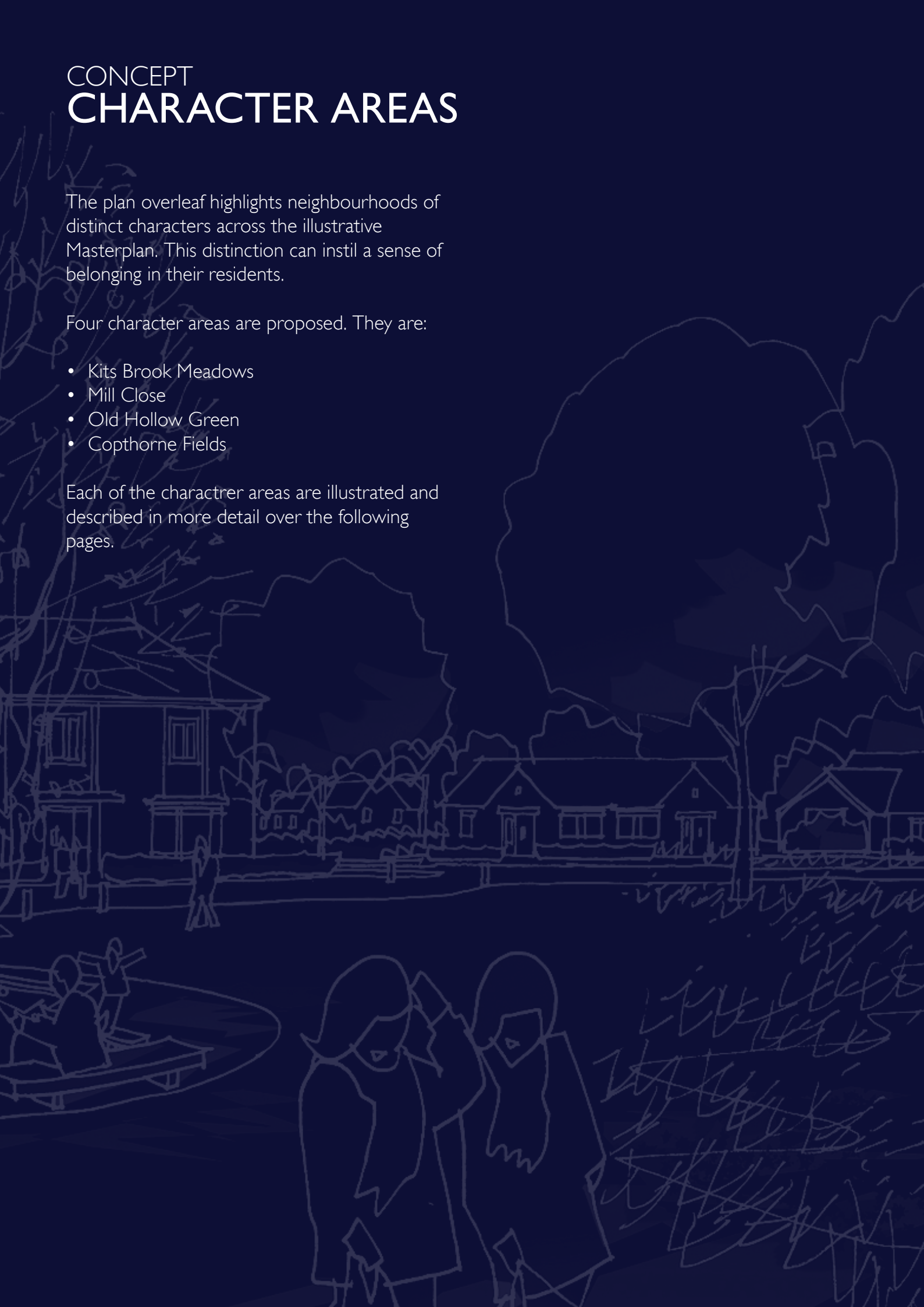
CONCEPT CHARACTER AREAS

The plan overleaf highlights neighbourhoods of distinct characters across the illustrative Masterplan. This distinction can instil a sense of belonging in their residents.

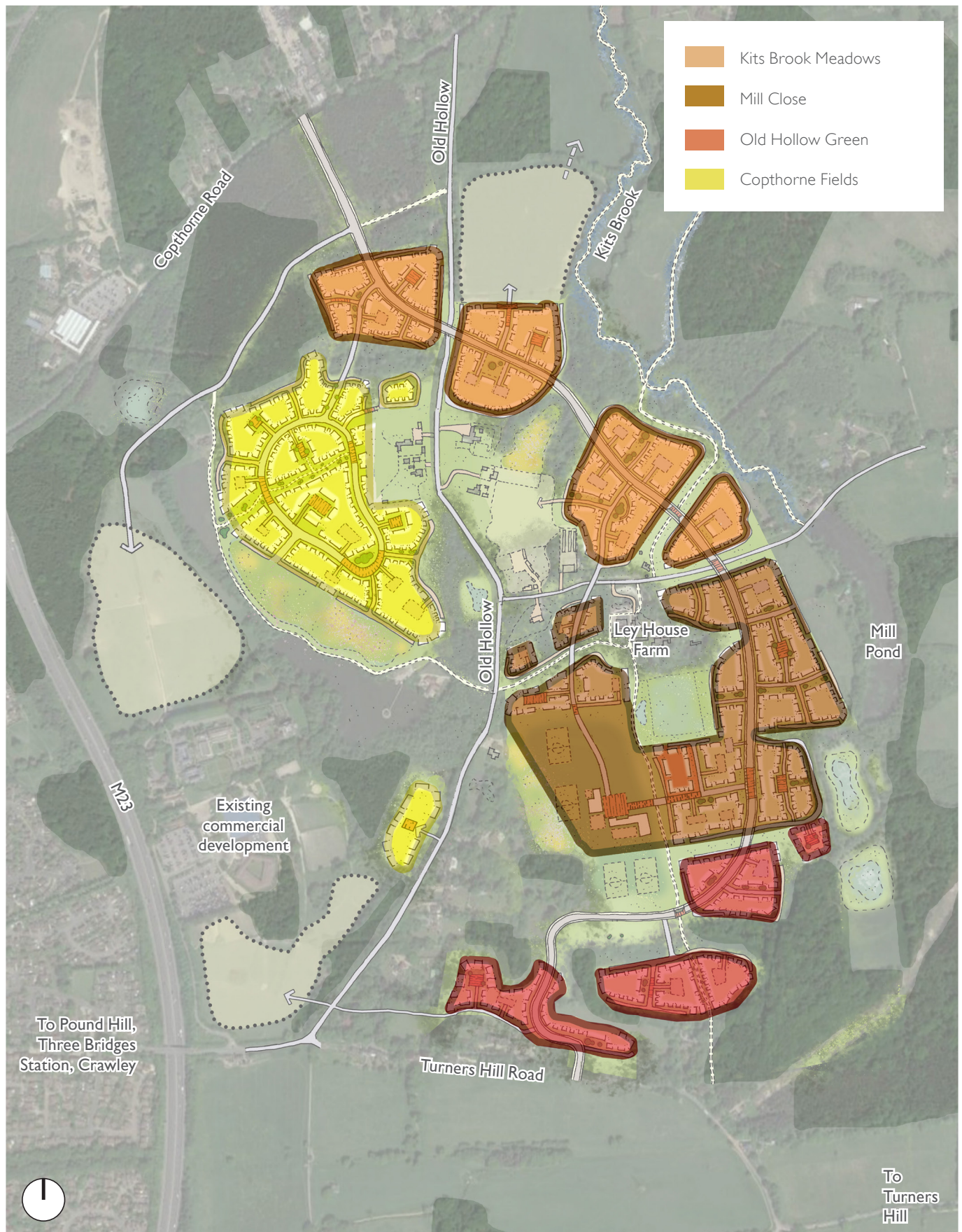
Four character areas are proposed. They are:

- Kits Brook Meadows
- Mill Close
- Old Hollow Green
- Copthorne Fields

Each of the character areas are illustrated and described in more detail over the following pages.



CONCEPT CHARACTER AREAS



Character Area Plan

CONCEPT CHARACTER AREAS



Artist's impression of a residential quarter where a strong sense of place is created by feature buildings and a rich landscaped setting.



Location Plan

KITS BROOK MEADOWS

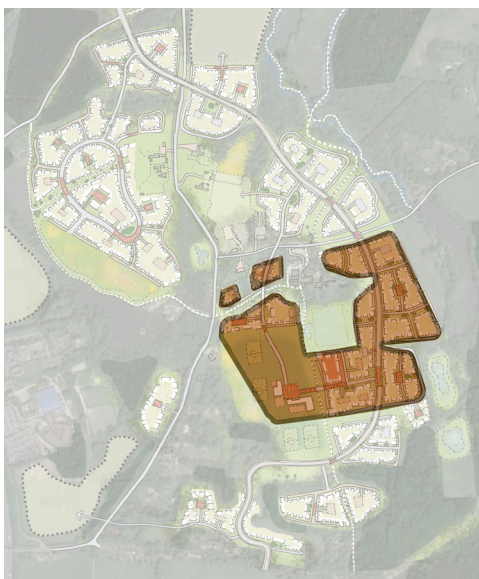
A residential quarter located at the northern gateway to Crabbet Park Village. This Character Area will provide a strong sense of place between Copthorne Road and the Mill Close Character Area, positioned at the heart of the site.

Framed by a strong woodland setting, feature buildings will create a strong sense of arrival for residents and visitors. The positioning of buildings will be set to sensitively respond to the existing and retained landscape features. A range of dwelling types across varying densities can be provided here to ensure tenure choice to new residents.

CONCEPT CHARACTER AREAS



Artist's impression of a local centre where a mix of community and commercial uses provide for residents and visitors.



Location Plan

MILL CLOSE

This Character Area forms the heart of the new neighbourhood and focus for the new community. Characterised by a mix of uses including retail, employment, leisure, education and a new mobility hub.

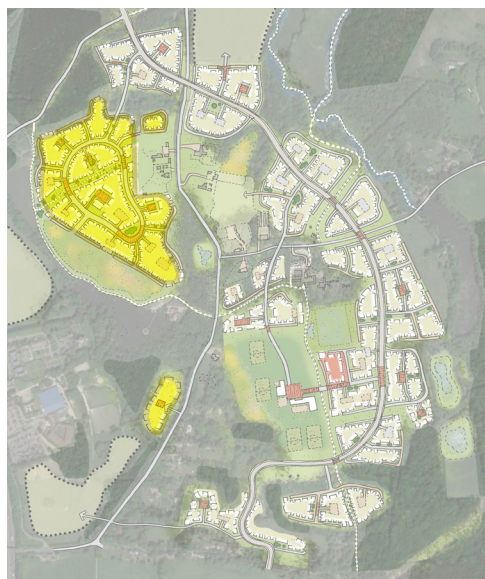
The village centre is located at the convergence of pedestrian and cycle routes, as well as residential streets which in turn will ensure that the centre is a successful heart at Crabbet Park.

This area will also provide higher density development with a more diverse mix to that of the other Character Areas across the site.

CONCEPT CHARACTER AREAS



Artist's impression of a rich landscape setting where new homes are nestled within and framed by retained 'green' and 'blue' features.



Location Plan

COPTHORNE FIELDS

Nestled in the western side of Crabbet Park, Copthorne Fields is a residential area located to the south of the northern gateway and Kits Brook Meadows. Characterised by the 'green and blue' enclave within which it sits, this area is to provide an attractive mix of family homes. Strongly informed by existing field patterns and water features, lower density areas will be located at the western and southern edges with medium densities at the northern, central and eastern areas.

CONCEPT CHARACTER AREAS



Artist's impression of a low density residential area set within a landscaped setting where residents can walk, play and meet and greet.



Location Plan

OLD HOLLOW GREEN

The landscape structure of this Character Area lends itself towards residential parcels sensitively positioned within a woodland setting. The nature of this Character Area could include larger detached house types fronting retained landscape features. The northern part of this area could become more dense as it edges the adjoining Mill Close Character Area. Its location provides easy access to the southern access off Turners Hill Road, whilst also being self-contained, thus isolating it from wider construction activity and allowing a phased approach.

This area would offer the opportunity for large family homes and self and custom build house set out in medium to low densities.

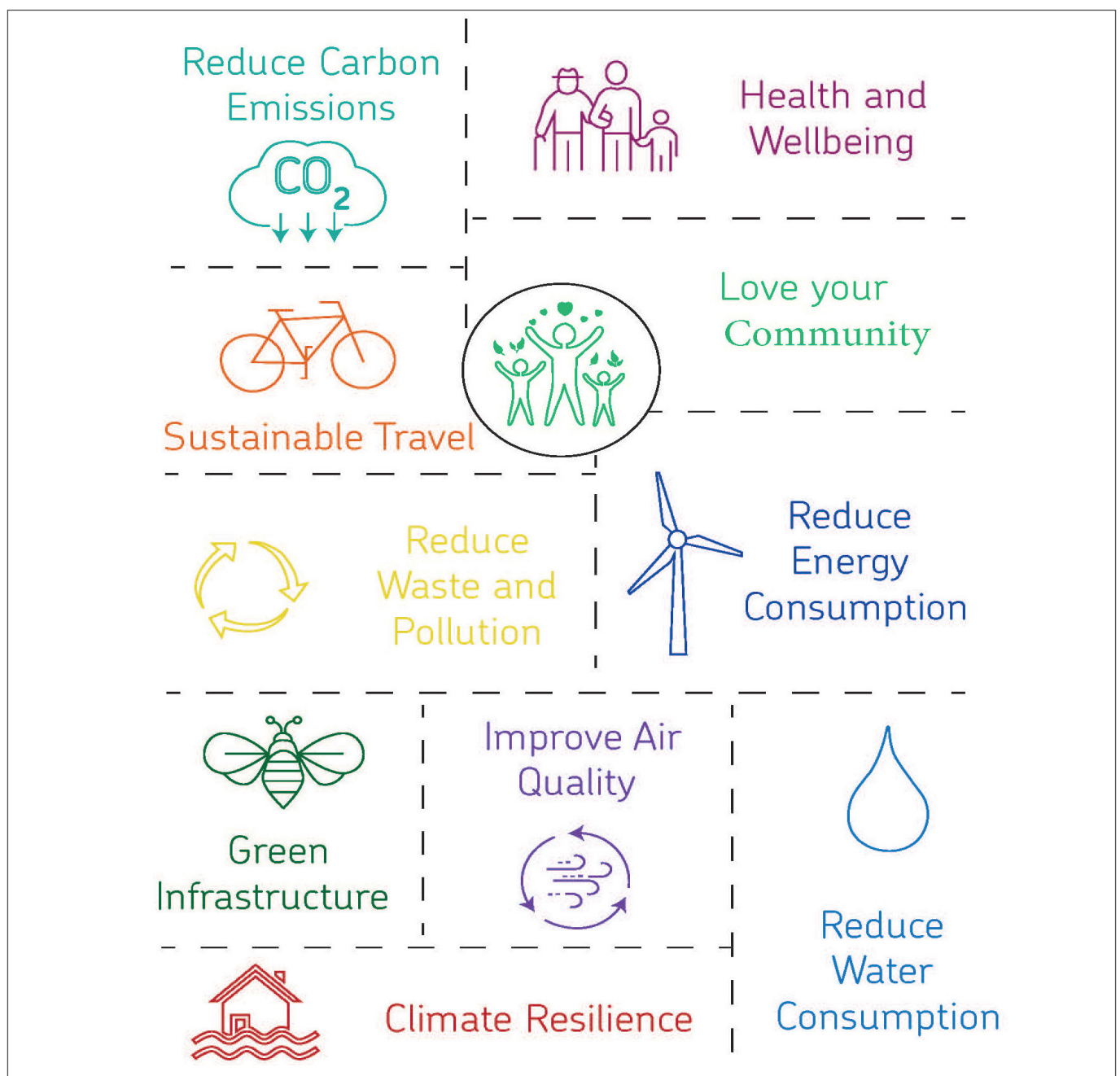
SUSTAINABILITY KEY PRIORITIES

SUSTAINABILITY VISION

.Our masterplan at Crabbet Park will provide a new, low carbon community. The scheme is underpinned by ten key priorities to ensure further sustainable development through both Carbon Emission Reduction and Sustainable Design. The design is grounded by a strong sense of identity and community. It will enhance the area with a focus on biodiversity and health and wellbeing to develop an inclusive community.

The development will be a fantastic addition to Crabbet Park and will be beneficial for both new and existing residents, beyond the perimeter of the site.

Wates received the Queen's Award for Enterprise: Sustainable Development for the third time in 2022. We are the only organisation in our sector to have achieved this



SUSTAINABILITY BIODIVERSITY



Walking routes through parkland



Multi-purpose green Infrastructure

NATURE NETWORK

The existing established trees, woodland and hedgerows will be retained forming a strong landscape setting. Protected ancient woodland are found throughout the site, creating a rich landscape fabric connecting to the retained Crabbet Park parkland and the Area of Outstanding Natural Beauty (AONB) to the south .

ECOLOGICALLY RICH & BIODIVERSE

The landscape structure of the site will be enhanced and landscaped edges established, incorporating structural vegetation and ecotone to create habitat diversity. The landscape strategy will recognise the site's sensitivities to Gatwick airport and the potential issues with bird strikes.

Opportunities for movement of wildlife will be provided within and around the site through strengthening of existing treelines and hedgerow corridors and associated seminatural habitats alongside provision of new linear habitats including hedgerow, tree and scrub planting. These initiatives demonstrate a proactive and positive approach to achieving biodiversity net gain.

The retained Crabbet Park parkland will be the key landscape features of the site and provide naturalistic open space incorporating swathes of meadow, native tree and shrub planting and damp marginal habitats associated with the sustainable urban drainage basins and wetland habitats. The parkland also provides opportunities for leisure routes and informal play to promote active lifestyles.

New wetland habitats including ponds, ditches, swales, reedbeds and wet grasslands will be sympathetically designed as part of the surface water drainage strategy, complementing the existing aquatic habitats in the wider area. These will be of wildlife friendly design including gently shelving margins, areas of open water and native aquatic/ marginal planting.



Flowering Meadows

SUSTAINABILITY KEY DESIGN PRINCIPLES

Waste Mitigation and Recycling

On-site compost facilities and recycling to ensure the development moves towards zero waste and promotes sustainable lifestyles



Engage the Community

Creating a Greener Crabbet Park with community at the heart of the development



Food Growing Space

An area will be created to provide valuable community gardening space creating the opportunity for food growth as well as an educational space



Minimum 10% Biodiversity Net Gain

Maintenance and improvement of habitats on-site



Tree Planting and Maintenance of Existing Habitats

Habitat maintenance including existing hedgerows and oak trees located on site



Water Butts

Water collection and storage implemented to conserve and reduce the volume of water required in the development



Reduce Water Consumption

Water saving technology will be implemented to reduce consumption to 110 lt of water per person per day. This will include low flush toilets, spray taps, tap aerators and flow regulators, reducing potable water use



Drought Resistant or Low Water Use Plants

Planting will be site specific with a focus on plants which require less water to reduce water usage of the development



Community

Designated community and mixed use shared green spaces and sports pitches for residents to build and connect with



Love your Community • Green Infrastructure • Reducing Water Consumption

and Recycling

and infrastructure for
development works
promotes sustainable
s

Reduce Single Use Plastic In Construction

Reduce reliance on single use plastic combined
with reducing and reusing packaging on-site and
recycling where possible



Waste and Pollution

Electric Charging Points

EV charging points will be provided in line
with future needs to aid the shift to zero
emissions technologies



Active Travel

New cycling and walking routes will
connect the development to ensure
sustainable methods of transport are
safe and easily accessible



Public Transport

Public transport integrated into the
design including bus stops which will
have shelter, lighting and electronic
bus timetables



Overheating

Overheating assessments will be
undertaken to ensure appropriate design
features are chosen to respond to
changing climates



Flood Prevention

Sustainable Urban Drainage Systems
will be implemented to create natural
drainage



Home Working Strategy

Separate, quiet home working area integrated
into design together with high speed
broadband connection



Dwellings For All

The scheme will promote an inclusive and
diverse community, encouraging all
residents to enjoy healthy and happy
lifestyles



Space

se spaces which will include
es, providing an opportunity
with the existing community



Health and Well-being

SUSTAINABILITY TRANSPORT STRATEGY

TRANSPORT VISION

The National Planning Policy Framework seeks to put sustainable transport at the heart of planning, providing residents and visitors the opportunity to undertake day-to-day journeys by a range of sustainable travel modes.

The NPPF states that planning policies should align strategies and investments for sustainable transport with development patterns, managing growth so that:

- the potential impacts of development on transport networks can be addressed
- opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised
- opportunities to promote walking, cycling, and public transport use are identified and pursued
- the environmental impacts of traffic and transport infrastructure can be identified, assessed, and considered (including appropriate opportunities for avoiding and mitigating any adverse effects and for net environmental gains)
- patterns of movement, streets, parking, and other transport considerations are integral to the design of schemes and contribute to creating high-quality places

STRATEGY

A mobility strategy is being developed for Crabbet Park that seeks to take a 'Reduce, Contain and Facilitate Alternatives' approach to travel demands, reducing demand for private car use at the source and reducing network pressure. Engagement has commenced with key stakeholders to ensure that the mobility strategy provides a foundation for the development of the site.

Site masterplans should seek to 'tip the balance' in favour of sustainable modes – the masterplan will strive to ensure that access to services and facilities within the development will always be quicker, easier and cheaper by sustainable modes than the private car.

Development at Crabbet Park will be accompanied by a comprehensive package of sustainable travel infrastructure improvements, providing connectivity within the site and to the wider area, including the enhancement of pedestrian routes, cycle networks, public transport connectivity and Public Rights of Way.

However, it is not enough to simply provide infrastructure – the Crabbet Park Mobility Strategy will include a range of other measures to actively encourage the uptake of these sustainable modes of travel including; access to Car Club vehicles, electric vehicle charging, bike repair, cycle hire, parcel drop and storage, sustainable travel display screen equipment and on-site access to public transport services.

The strategy will also be underpinned by a wide ranging Travel Plan, that will be subject to annual monitoring and auditing by West Sussex County Council.



The images shown on the following page are examples of the possible facilities and sustainable opportunities Crabbet Park could provide. These measures will be brought together through a mobility hub, providing a 'one stop shop' for sustainable travel needs of residents.



Mobility as a Service



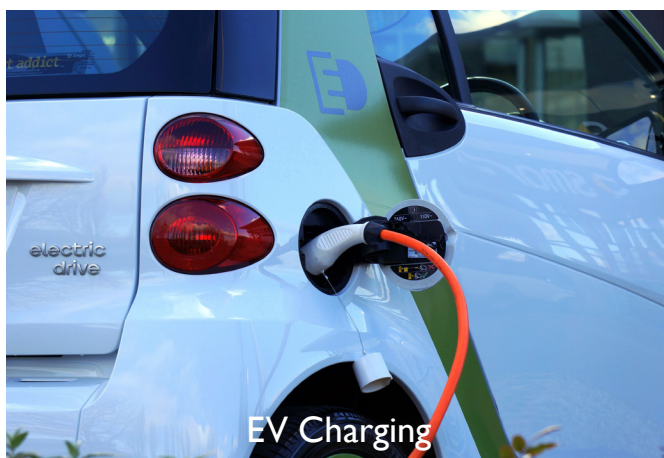
Cycle Parking



EV Car Club



Cycle Hire



EV Charging



Central Mobility Hub



Parcel Drop & Storage



Sustainable Travel

SUMMARY

SCHEME BENEFITS

A distinct and attractive place that provides new homes across a wide spectrum of types, tenures and sizes, a 6FE Through School and other community facilities including retail, employment, leisure and recreation.

Crabbet Park will cater for all ages and different housing needs, which in turn will create a mixed, balanced and socially sustainable community.



High-quality homes
with a range of housing
types and tenure



Local centre including
retail, employment, leisure
and recreation



6FE through school
comprising 2FE primary school
& 4FE secondary school



High-quality parkland
and open space



Affordable homes to suit
all needs



Homes for
later living



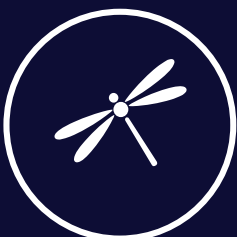
Accessible homes designed
for those with greater needs



Improved
connectivity



Zero carbon sustainable
homes with EV charging &
water efficiency



Biodiversity
Net Gains



Flexible
home working



Highways
improvements



High Quality Homes



Homes for Later Living



Improved Connections



High Quality Open Space & Net Biodiversity Gains



School Provision - similar sized purpose built facility at Bohunt Horsham



Local Centre & Community Facilities



Flexible Home Working



High Quality Parkland & Open Space

*Wates has recent experience in delivering a school in Horsham as part of a similar sized development proposal.



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