



Matter 7 – Policy DPSC2 Crabbet Park

Hearing Statement

REPRESENTOR

Peacock 5 Ltd

DATE

February 2026

Introduction

This short Hearing Statement has been prepared on behalf of Peacock 5 Ltd ('Peacock 5') in relation to the Mid Sussex District Plan 2021-2039 (MSDP) to confirm its position in relation to the above Policy Allocation for strategic development at Crabbet Park (Policy DPSC2).

Land Ownership

Peacock 5 owns the land as shown in red on the Plan appended to this Statement.

Peacock 5 has promoted this land for strategic development through the preparation of the MSDP and supports the inclusion of the land as part of the proposed strategic growth at Crabbet Park (Policy DPSC2). Its land holding forms the western part of the Allocation. The remaining element of this application is being promoted by Wates.

Peacock 5 has agreed Options terms with Slingsby Property Group ('SPG'). The Option Agreement is well progressed and in legals for signing. It is anticipated the Option will be completed prior to the Hearing Session in relation to Policy DPSC2 on 18th March.

Delivery

SPG is looking to deliver the development on the land owned by Peacock 5. SPG has already entered into pre-application discussions with Mid Sussex District Council ('MSDC') and is looking to progress an outline planning application in the short term (2026). To inform these discussions it has drawn up an illustrative masterplan for the western part of the Allocation, in the context of the work undertaken to date to inform the MSDP. A full technical team is in place.

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A Statement of Common Ground (SoCG) between MSDC and SPG has been agreed and signed (12 February 2026) and forms part of the documents submitted by MSDC as part of the Examination. This sets out how SPG intends to deliver the development and confirms that SPG will work proactively with both MSDC and Wates (the promoter for the remainder of the Allocation) to bring forward the development.

We do not seek to repeat the content of these SoCG but confirm Peacock 5 is in agreement with SPG's approach and timeframes. In particular, the approach to provide contributions to the necessary infrastructure and delivery and phasing assumptions.

Conclusion

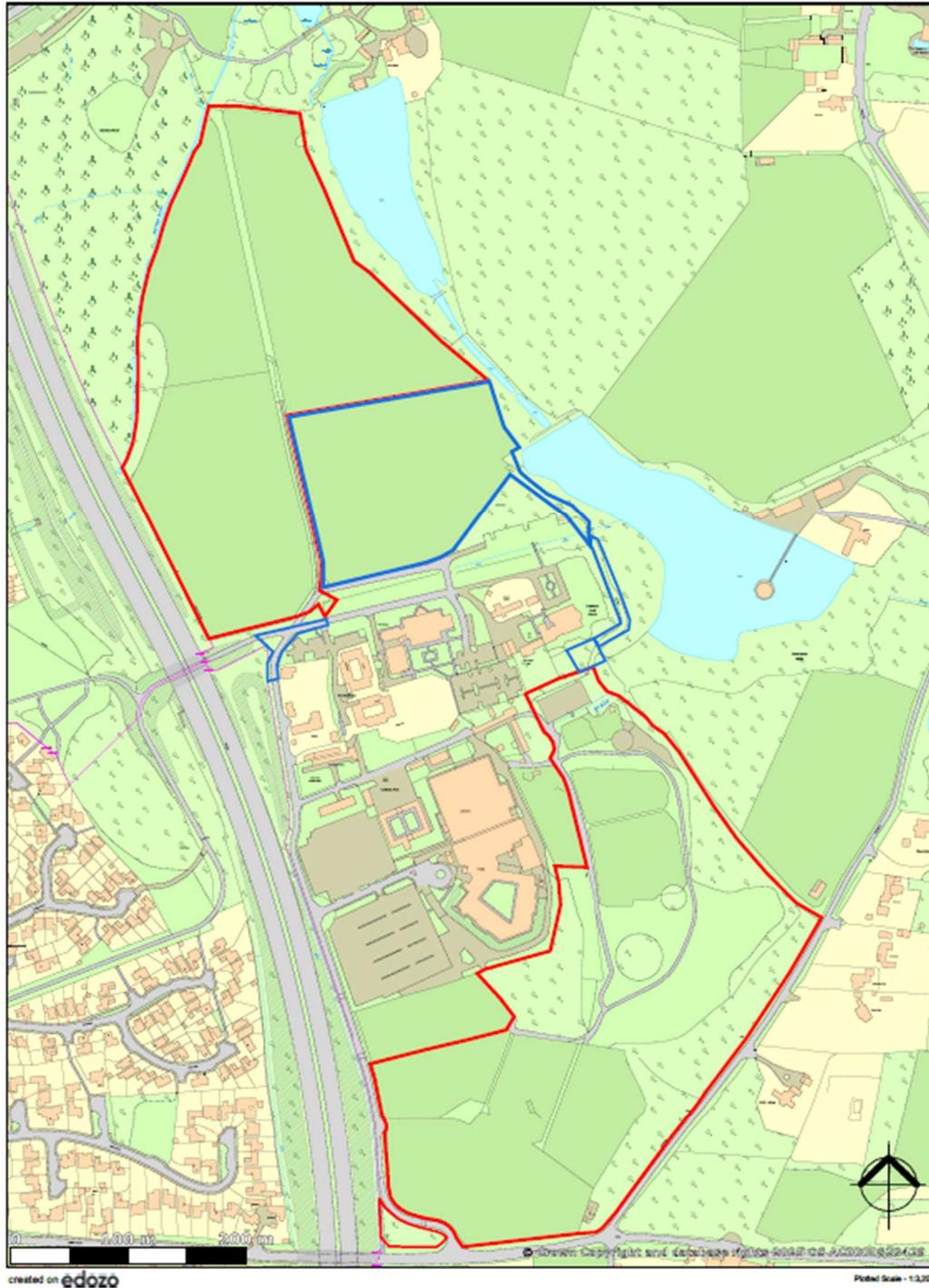
Peacock 5 owns the land which forms the western part of the Crabbet Park allocation, and confirms the land is available for development to facilitate the strategic growth as promoted through Policy DPSC2).

Peacock 5 is progressing an Option with SPG and this is due to be completed imminently. SPG is already working closely with MSDC to prepare an outline planning application for residential development in 2026.

The Site is therefore available for development, and will be delivered over the plan period, as detailed within the signed SoCG between SPG and MSDC.

Appendix 1: Peacock 5 Site Ownership Plan

Crabbet Park Livery Services Ltd, Crabbet Park Equitation
Centre, Turners Hill Road, Worth, Crawley, RH10 4ST



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