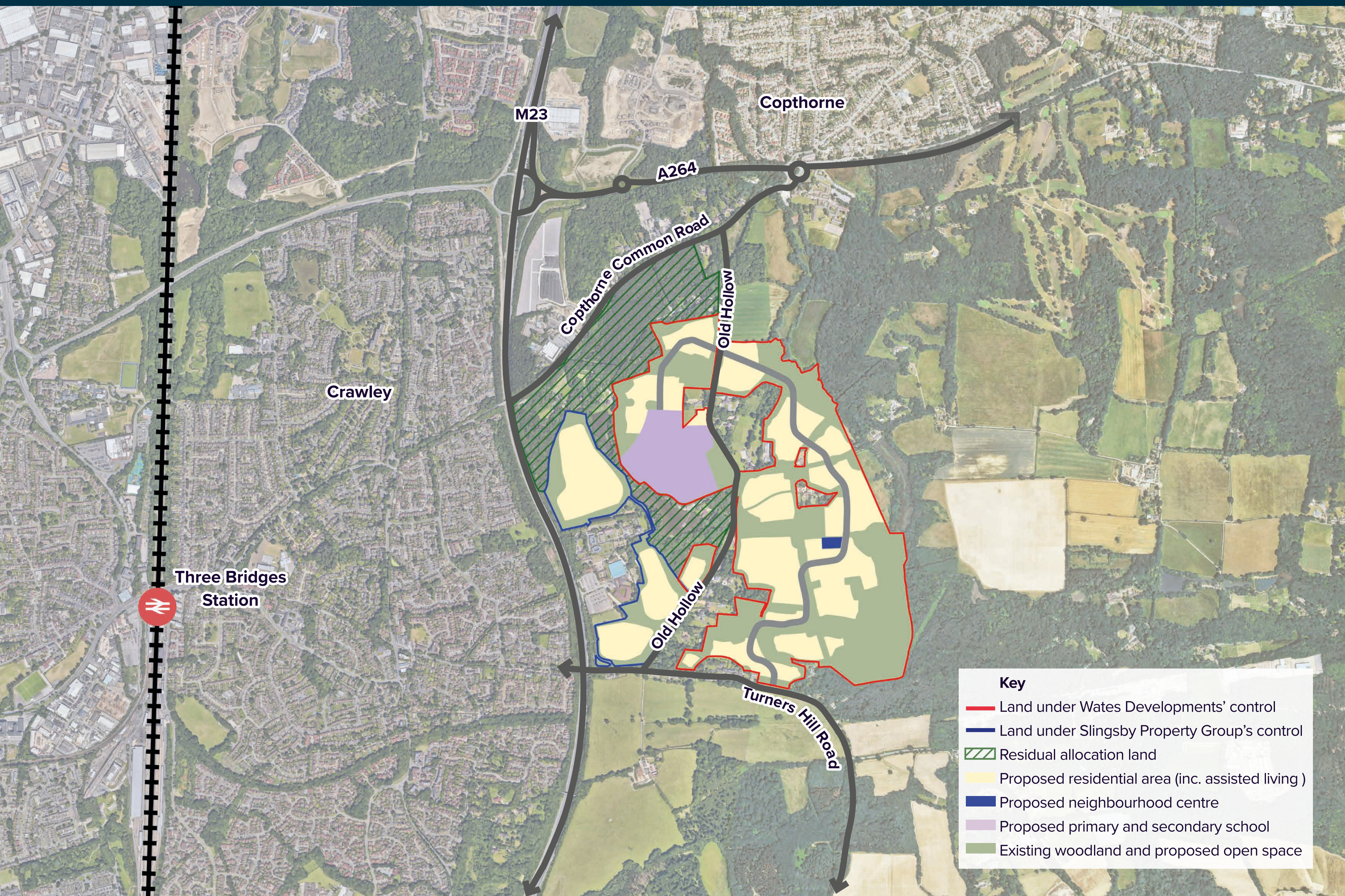


Crabbet Park



Welcome

We're excited to bring forward Land at Crabbet Park – a site allocated in Mid Sussex District Council's (MSDC) Submission Draft Local Plan that will deliver around 1,950 new homes alongside the facilities and infrastructure that help communities thrive.

Thank you for taking the time to visit this exhibition. The team is here to answer your questions, listen to your ideas, and gather your feedback to help inform the emerging proposals.

Wates Developments and Slingsby Property Group are working together to create a vibrant, sustainable place where people want to live, work and spend time. The proposals include:



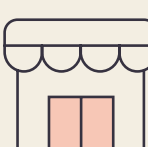
New homes for local people, including 30% affordable homes;



Education facilities for young people growing up here and in the local area;



Employment space bringing job opportunities closer to home;



A neighbourhood centre with shops and services on your doorstep;



Public open space for wildlife, play and relaxation; and



Sustainable transport making it easy to get around.

Purpose of the consultation

This consultation covers two aspects: the site-wide masterplan, which sets the overarching framework for the entire development, and Wates Developments' site-specific masterplan for the larger eastern area (approximately 1,500 homes).

We're consulting on Wates Developments' detailed proposals now which include the essential infrastructure and community facilities, including schools, employment space, and the neighbourhood centre, that will serve the whole development.

Slingsby Property Group will bring forward its own consultation on the site-specific masterplan for the western area (approximately 450 homes) in due course. The Slingsby team is here today to answer any questions you may have about the land under its control and the proposals being brought forward as part of the wider masterplan.

Crabbet Park

Meet the Team

Wates Developments



Wates Developments is part of Wates Group, a fourth-generation, family-owned business founded in 1897 and one of the UK's leading development, building, and property maintenance companies.

As specialists in land, planning, and development, we are driven by our purpose: **re-imagining places for people to thrive**. This is at the heart of everything we do and drives our commitment to creating high-quality, truly sustainable places where people want to live.

We have a strong track record across Sussex, including our recently approved development at Land West of Turners Hill Road in Crawley Down, which was commended by the planning committee for its significant public open space and thorough community consultation.



Daedalus Waterfront, Lee-on-Solent, Wates Developments

Slingsby Property Group



Slingsby Property Group ("SPG") is led by Tom Slingsby, a property developer with more than 18 years of experience across the residential and living sectors, including affordable housing, purpose-built student accommodation ("PBSA"), co-living, hotels and mixed-use regeneration.

Prior to founding SPG, Tom spent over a decade at Southern Grove, where he served as Group Chief Executive Officer and was responsible for the origination, acquisition, planning, financing, development and delivery of major projects across London and the UK. During this period, he worked extensively with institutional investors, local authorities, housing providers, landowners and development partners across a broad range of asset classes.

Tom's wider track record includes securing approval for major affordable housing and residential schemes. SPG draws on this experience to bring forward high-quality, sustainable and affordable residential-led developments, working in partnership with public and private sector organisations.



Pearson Heights, Whitstable, 51 family homes

Wates Developments' Design Team



JTP

Masterplanning Consultant



Judith Ashton Associates

Planning Consultant



SLR Consulting

Landscape Consultant



Ecosupport

Ecology Consultant



iTransport

Transport Consultant



Pegasus Group

Heritage Consultant



RSK

Drainage and Engineering Consultant



SJA Trees

Arboricultural Consultant

Crabbet Park

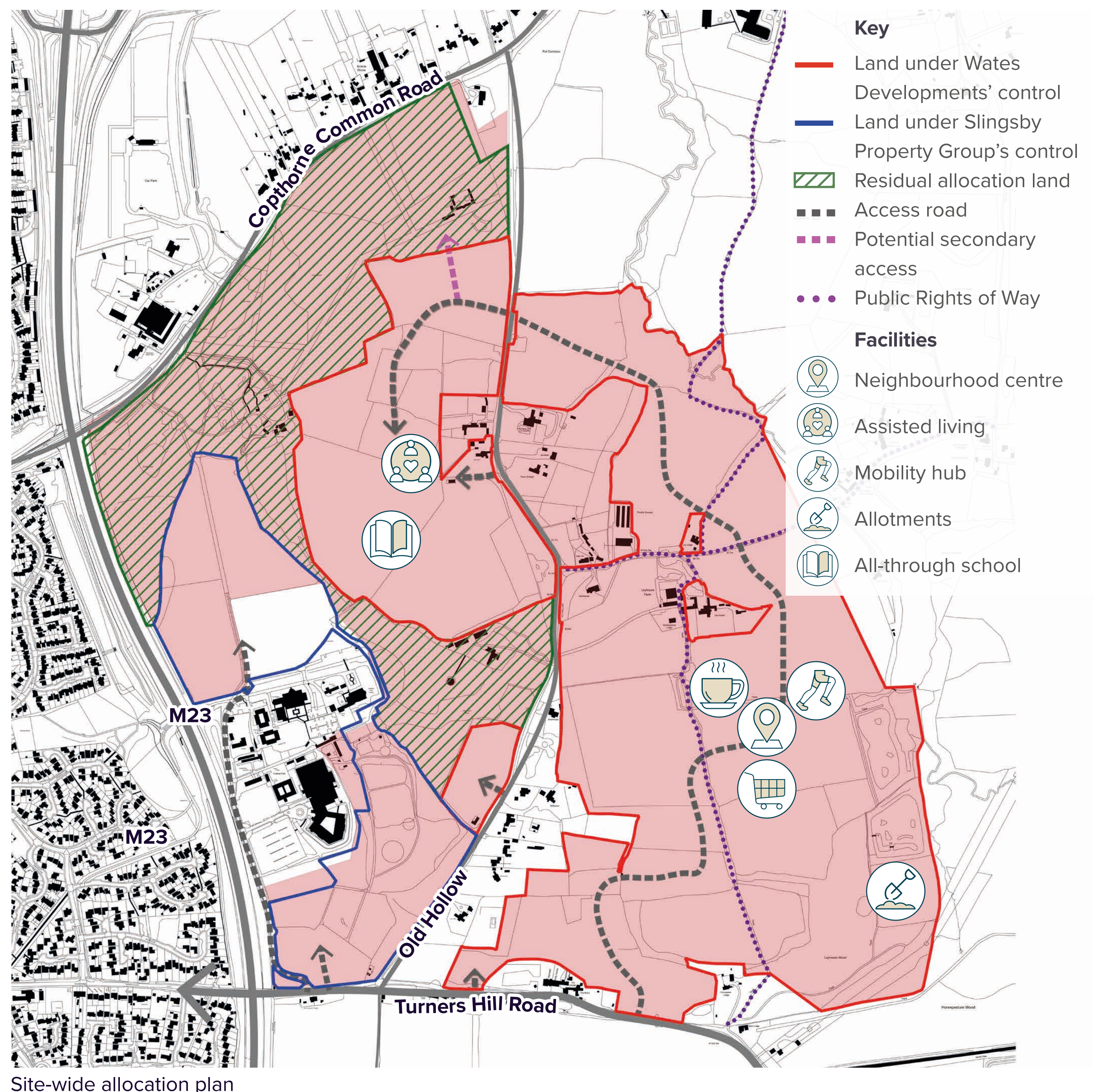
Why is this site coming forward?

Site-Wide Allocation

The Land at Crabbet Park is a strategic urban extension identified in the draft Mid Sussex District Plan as a proposed allocation pursuant to Policy DPSC2 for a mixed-use sustainable community.

The site-wide allocation seeks to deliver a new neighbourhood at Crabbet Park of approximately 1,950 homes. The development goes beyond housing, aiming to create a vibrant, well-connected, sustainable place with the facilities and infrastructure needed to support a thriving community and a lasting positive legacy, including:

- **A range of housing** – A mix of homes to meet a range of needs, from first-time buyers to families and downsizers. 30% of the homes will be **affordable housing**, with 75% of these being for social rent;
- **Accommodation for the elderly** – opportunity to deliver assisted living facility, providing homes for all needs within the community;
- **Community facilities and infrastructure** – making sure a new all-through school, mixed-use neighbourhood centre, green spaces, and other facilities are designed around what local people need; and
- **Opportunities for young people and employment** – helping to create a sustainable community, with spaces and initiatives to support young people, jobs, and education facilities.



Policy DPSC2 - Policy specifics and infrastructure requirements

1. Approximately 1950 new homes
2. New all-through school with 2 FE primary and 4FE (expandable to 6FE) at secondary school, with or without Sixth Form and Special Support Centre Provision and associated playing pitches.
3. Land for the provision of a new Special Education Needs and Disability (SEND) school.
4. A Neighbourhood centre with a range of community facilities falling within class E and F including but not limited to, library, employment, potential healthcare and up to 1,000sqm of retail floorspace.
5. Extra care housing to contribute towards the overall identified need
6. A transport mobility hub located close to/within the neighbourhood centre with public transport connections, such as bus and/or train links with co-location of delivery lockers and shared transport facilities — cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
7. A layout which prioritises active and sustainable travel connections within and off-site:
 - a. To improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment, including Manor Royal and Gatwick Airport and links to the Worth Way, and
 - b. Integrating green travel corridors for active travel throughout the site, including the potential for Old Hollow to be used by non-vehicular modes of travel/creation of a 'Quiet Lane'
8. Have appropriate regard to the setting of the High Weald Area of National Landscape (NL) which lies to the south of the site, including utilising a landscaped approach. When having regard to the setting of the High Weald NL, consideration should be had to the historic landscape and ecological importance of Old Hollow.
9. Avoid any direct or indirect impacts associated with ancient woodland (on and adjacent to the site) including Burleys Wood, Drivers Wood, Old Hollow Wood, Brewhouse Wood, Hotel Wood, Layhouse Wood, Compasses Wood and Horsepasture Wood which will be excluded from development. A layout which is informed by a Heritage Statement, provide a layout and design which preserve and enhance the setting of Grade II* Listed Building Crabbet Park, the Orangery and Tennis Court and Grade II Listed Buildings Pear Tree House, Ley House, Rowfant Mill, Rowfant Mill House, and Rushmore Cottage.
10. The integration and/or enhancement of the existing PRoWs that cross the site, reflecting their purpose within the overall scheme, and maximise opportunities to improve connections beyond the site. An assessment of noise impacts associated with the M23 and the use of good acoustic design to address noise impacts in the western part of the site.
11. An investigation of any land contamination issues arising from former uses of the site or from uses, or former uses, of land in close proximity to the site, and associated mitigation.
12. A community building/s
13. Local Community Infrastructure including allotments, public realm, public seating, public rights of way and cycle tracks.
14. Community facilities.
15. Leisure facilities including play areas, outdoor sport provision and informal outdoor space including community orchards
16. Wastewater infrastructure

Crabbet Park

Crabbet Park's relationship to Crawley

Site-Wide Allocation

While Crabbet Park is located within Mid Sussex District, its close relationship with Crawley means the new neighbourhood will benefit from, and contribute to, the wider network of services, employment opportunities and transport connections available in Crawley.

As a result, MSDC and Crawley Borough Council (CBC) are working together to ensure that the development is planned in a coordinated way and supported by appropriate infrastructure.

Crawley Borough Local Plan 2023 to 2040 (October 2024)

Urban extensions 'At Crawley' - Key considerations

Housing development through urban extensions on or close to Crawley's administrative borough boundaries will be supported by Crawley Borough Council where it can be shown that:

1. Cumulative infrastructure needs are clearly identified and programmed for delivery in coordination with new development, and the proposal would not result in severe cumulative impacts of the development for existing residents in Crawley, including in terms of traffic and transport, flooding and drainage, air quality, town centre and community and social facilities;
2. If development is proposed to the western side of Crawley, the scoping, design and delivery of the comprehensive Western Multi-Modal Transport Link (connecting from the A264 to the A23, north of County Oak, Policy ST4) should be agreed and provided prior to the completion of properties unless otherwise agreed by the three local authorities: Horsham District, Crawley Borough and West Sussex County Councils;
3. Crawley's character as a compact town within a countryside setting, developed on a neighbourhood principle which maximises the use of sustainable transport is maintained;
4. The design of the urban form and infrastructure is of high quality design which is not unnecessarily prominent in the existing landscape setting;
5. Developments are designed and progressed as comprehensive neighbourhoods rather than incremental ad hoc development;
6. Neighbourhood centres containing local facilities and services are provided in order to meet the day-to-day needs of residents;
7. The development helps address unmet development needs arising from Crawley, including in relation to housing mix, type, tenure and affordability (including meeting the 40% affordable housing levels and agreements in relation to the nomination rights for those on the Crawley housing register); complementary employment and economic growth needs; social, education and health needs; and strategic recreation and leisure requirements;
8. Linkages are maintained from Crawley's neighbourhoods through new development to the countryside beyond (both in terms of active transport and visual links) as well as prioritising sustainable modes of transport links (public transport, cycling and walking routes) into existing Crawley neighbourhoods and the town centre, making car journeys a longer, more circuitous option;
9. A landscape character, setting and heritage appraisal has been undertaken which:
 - a. identifies the scale, extent and spatial characteristics of the existing landscape structure and grain, including natural and man-made features, field patterns, views, landscape structure, tranquillity and sense of space or enclosure, and provides an understanding of how they are experienced, used and perceived; and this
 - b. has led to an assessment of the impact of the development on the landscape character, setting and heritage of the area, and the setting of Crawley's neighbourhoods and development is planned to ensure the key landscape features, character areas, areas of tranquillity and settings are protected, and the way they can be experienced is enhanced.
10. Development has been designed and planned to carefully address both its connections to existing Crawley neighbourhoods as well as the wider countryside beyond, providing defensible boundaries which both prevents inappropriate merging of settlements or the effects of urban sprawl and ensures the careful stitching together of existing and new built form where appropriate;
11. Ancient woodland or veteran trees would not be damaged or lost and an appropriate buffer, in accordance with national guidance, is provided between any such trees and the edge of the development's construction. Any TPO protected trees should be retained where possible and measures to avoid damage and root compaction should be implemented. Where the loss of existing trees is unavoidable, appropriate replacement trees are to be provided;
12. Development must incorporate strategic Green Infrastructure throughout, providing ecological linkages, in particular to support pollination, and result in a Net Gain to biodiversity;
13. Development must be designed to exemplar sustainability standards, taking advantage of the potential of a masterplanned approach and economies of scale, and must design in tight energy and water efficiency targets from the outset in order to futureproof developments for a zero carbon future and a changing climate;
14. Development proposals use bespoke Area Wide Design Assessment tools from the outset which will aim to set out and enable development proposals to identify, understand and fit in with the overall form and layout of their surroundings.

Crabbet Park

Affordable Housing at Crabbet Park

Site-Wide Allocation

The proposals for the site-wide allocation aim to provide approximately **1,950 homes**, making a significant contribution towards meeting local housing needs.

Development at Crabbet Park will provide a full range of housing options, taking into account the different types of homes that local people need. This includes **30% affordable homes**, with the majority provided as homes for **affordable rent** (75%) and the remainder offered as **intermediate housing** (25%), in line with Mid Sussex policy requirements.

What is affordable or social rented housing?

These homes will be available for rent rather than sale. Rents will be set below market levels, helping to provide affordable housing for those in need, and the homes will remain available as affordable rented properties in the long term.

Interested in applying for social housing?

Households interested in Social Housing can apply through Mid Sussex District Council using the link below. As 50% of nomination rights for the affordable homes at Crabbet Park will be allocated to Crawley Borough Council, eligible households may also apply through Crawley Borough Council's Housing Register.

Mid Sussex District Council:

<https://www.midsussex.gov.uk/housing-council-tax/apply-for-social-housing/>

Crawley Borough Council:

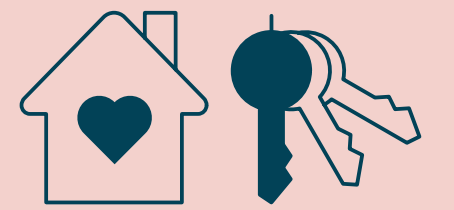
<https://crawley.gov.uk/housing/finding-home/housing-register/>



What do we actually mean by 'Affordable Housing'?

Affordable housing has a specific definition in planning terms: it is housing with specific tenures designed to make it easier for eligible people to rent and buy properties.

The type of affordable housing provided will be agreed with Mid Sussex District Council through the planning application process.



The affordable housing mix will be informed by local housing needs and is expected to include a combination of social or affordable rented homes, and intermediate housing options, such as first homes and shared ownership.

It is anticipated that affordable homes will comprise a mix of 1 and 2-bed apartments, and 2, 3 and 4-bed homes.

What is intermediate housing?

Intermediate housing provides an affordable route into home ownership for households who cannot afford to buy a home on the open market. This may include:

- **First homes**, which are sold at a discounted price to eligible first-time buyers;
- **Shared ownership** homes, where residents purchase a share of their home and pay rent on the remainder; and
- **Other eligible intermediate products**, depending on housing need evidence and government policy at the time the application is determined.

These products help local people access home ownership and remain within their community.

What are first homes?

First homes provide an affordable route into home ownership for eligible first-time buyers. These homes are sold at a minimum 30% discount to their market value, helping local people who may otherwise be unable to buy a home in the area.

The discount is secured in perpetuity, meaning it is retained for all future sales so that the homes remain affordable for future generations. First homes can help young people, families and key workers put down roots locally, supporting the creation of balanced and sustainable communities.

What is shared ownership?

With shared ownership, you buy part of a property owned by a Housing Association, and rent the rest. You then have the option to buy more of the home over time.

Some of the main attractions to those on a budget and first time buyers are:

- It's cheaper to access: you only need to get a mortgage for between 25-40% of the value of the property on the open market;
- Lower monthly costs: even though there will be rent to pay on the part you do not buy, overall monthly costs work out well below what you would pay on a comparable property if you bought it outright;
- Flexibility: although you might only buy 25% of the property to begin with, you will get the opportunity to increase your investment by buying additional percentage shares of the house if you choose to in due course; and
- Security: you deal with a well-established housing association, with a Government-approved lease to ensure rents do not increase unreasonably.



Crabbet Park

Local Facilities & Connectivity

Site-Wide Allocation

The site is situated on the eastern edge of Crawley, close to established services and facilities within both Crawley and Copthorne.

Key

- Land under Wates Development control
- Land under Slingsby Property Group's control
- Residual allocation land
- Bus routes
- National rail line
- Public Rights of Way
- National Cycle Network
- Worth Way
- Bus stops near the site

Retail

- 1 Morrisons Daily
- 2 Crawley Garden Centre
- 3 Pets Corner
- 4 Heathfield General Stores
- 5 Asda Express
- 6 Pound Hill Parade
- 7 Greggs/ Cafe/ The Bookstall
- 8 Lidl
- 9 Tesco Extra
- 10 Three Bridges Road Shopping Parade

Health

- 1 Copthorne Mediparmacy
- 2 Copthorne Surgery
- 3 ABC Health Centre
- 4 Kamsons Pharmacy
- 5 Pound Hill Medical Group
- 6 South lodge Dental Practice

Leisure

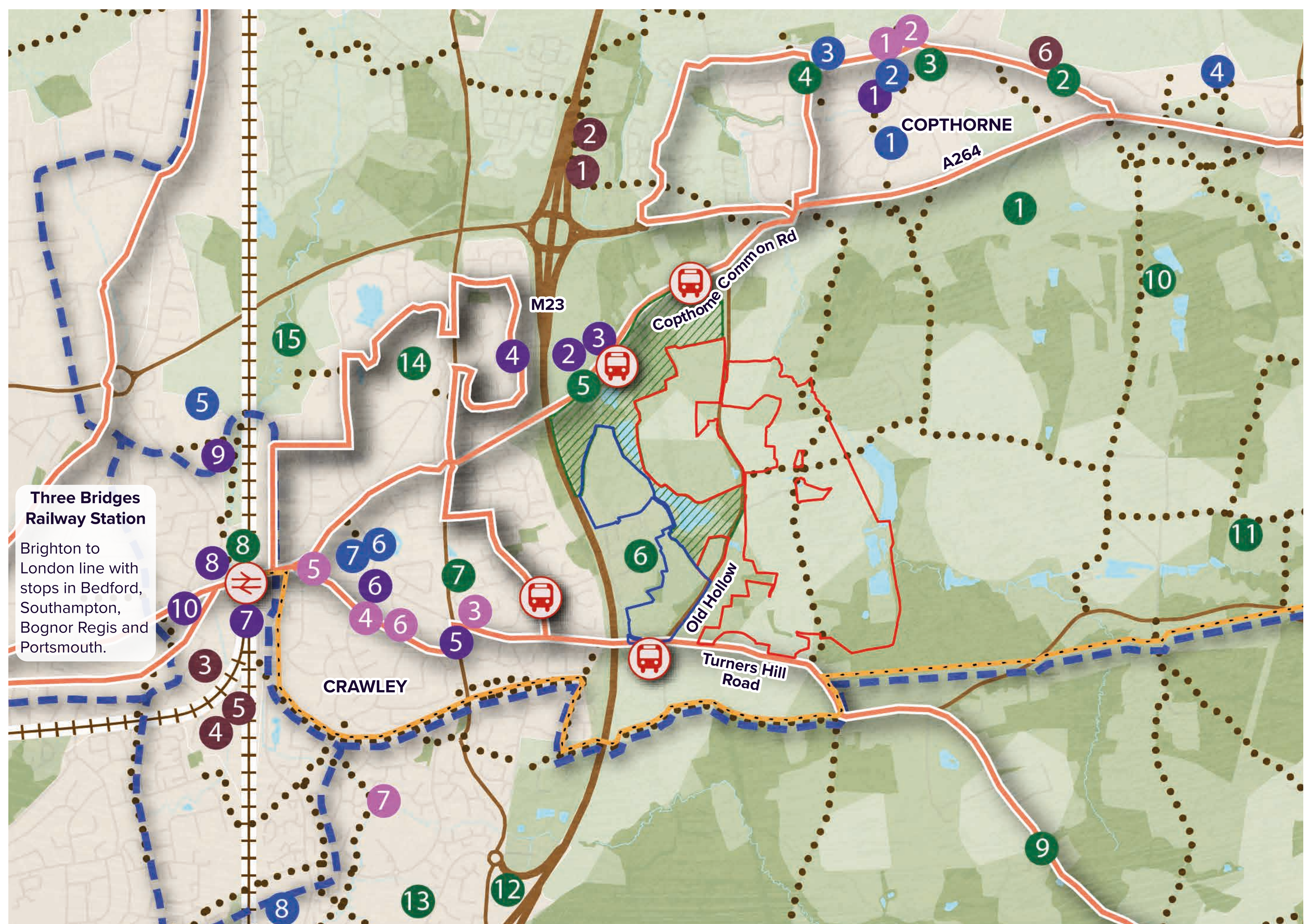
- 1 Copthorne Golf Club
- 2 Olivers Coffee and Wine
- 3 St John and the Evangelist Church
- 4 The Prince Albert PH
- 5 Gardener's Retreat at Crawley Garden Centre
- 6 Nuffield Health and Wellbeing Gym
- 7 The Hillside Inn PH
- 8 The Snooty Fox PH
- 9 Tulleys Escape Rooms
- 10 Hunters Lodge Fishery
- 11 Rowfant Vineyard
- 12 Europa Gatwick Hotel
- 13 Maidenbower Park & 3G Pitch
- 14 Worth Park Gardens
- 15 Grattons Park

Education

- 1 Fairway Infant school
- 2 Copthorne C of E Junior School
- 3 St John's Sunshine Pre-School
- 4 Copthorne Preparatory School
- 5 Hazlewick Sixth Form College
- 6 Pound Hill Infant Academy
- 7 Pound Hill Junior School
- 8 Oriel High School

Employment

- 1 Amazon Warehouse
- 2 DHL Depot
- 3 Stephenson Way Industrial Estate
- 4 National Rail Three Bridges
- 5 Siemens Three Bridges
- 6 Borers Yard



Context and Connectivity Plan

Crabbet Park

Site Analysis

The site is situated immediately east of the M23, with the motorway forming its western boundary.

The site is characterised by open fields, formed over time by agricultural uses, which are lined by trees and hedgerows. A number of **woodland clusters** of various sizes, including ancient woodland, are also located within the site boundaries, strengthening the landscape character of the site.

The site's **heritage context** is based on Crabbet Park's history of horse training, as well as a number of **Grade II listed** structures including Ley House, Crabbet Park House, Tennis Court and Orangery.

An existing **Public Right of Way** runs through the centre of the Wates Developments' site from north to south, connecting the site to Crawley, the **High Weald National Landscape** and the countryside beyond the site boundary.

Vehicular access can be obtained from Turners Hill Road.

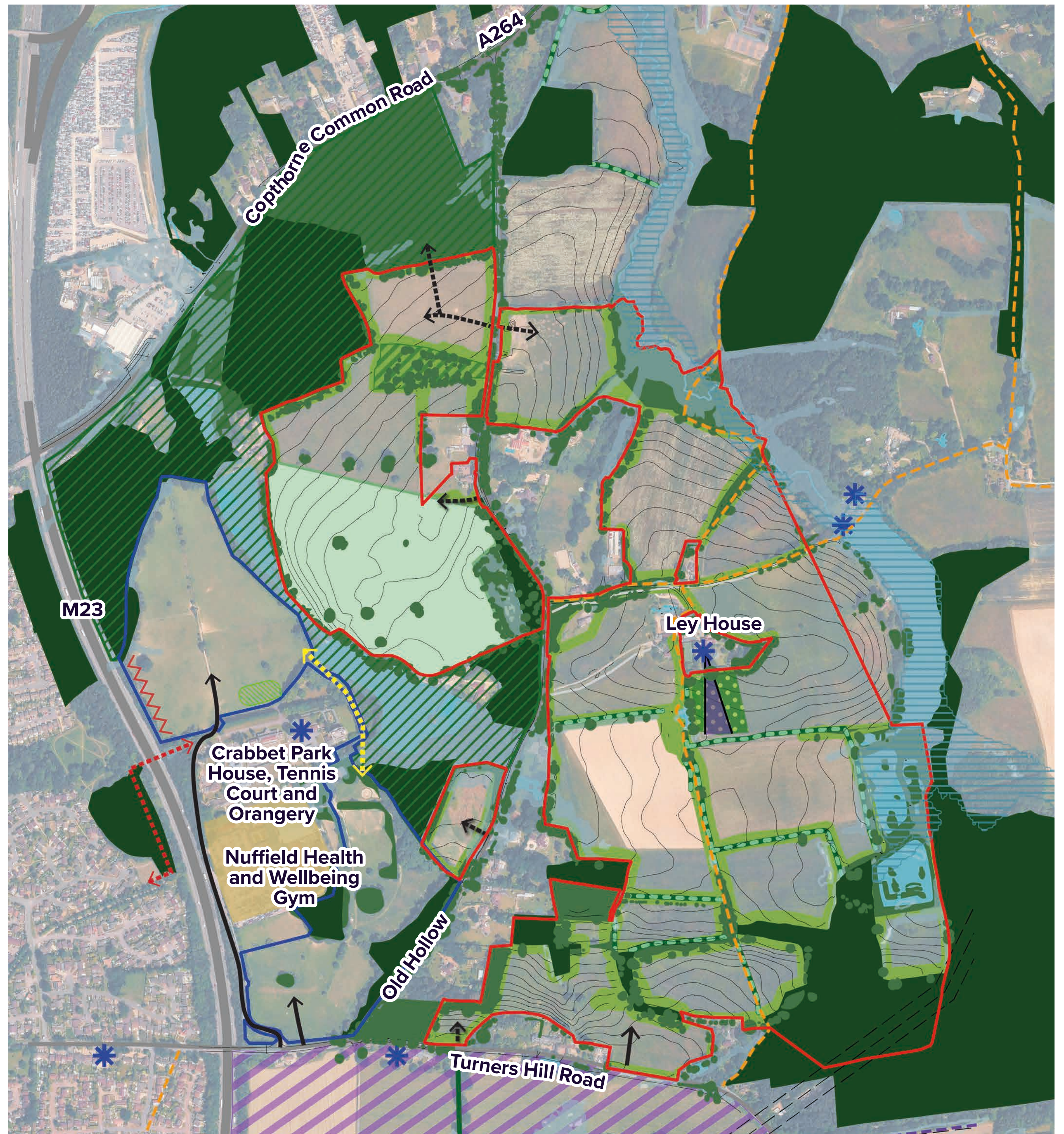


Southern side Grade II listed Ley House



View looking south along PRow WOR-14W

Site-Wide Allocation



Key Considerations Plan

Key

- Land under Wates Developments' control
- Land under Slingsby Property Group's control
- Residual allocation land

Access points and PRow network

- Public Right of Way
- Long distance route / National trail
- Potential footpath link
- Potential enhanced footpath link under M23
- Potential vehicular access point
- Potential secondary vehicular access points

Flood Risk and Surface Water Drainage

- Existing water feature (potential Priority Habitat)
- Flood zone 2

Heritage Assets

- Listed Building

Landscape and Ecology

- Existing trees and woodland
- Ancient woodland
- Potential ancient woodland
- Ecology buffer
- Parkland (Priority Habitat)
- High Weald National Landscape
- Field to be preserved within the view
- Hedgerow / Treeline
- Topography (1m contours)
- Landscape buffer to listed buildings
- Motorway noise mitigation area
- Utilities
- Existing overhead powerline (including a 20m set-back)

Crabbet Park

Site-Wide Masterplan & Key Principles

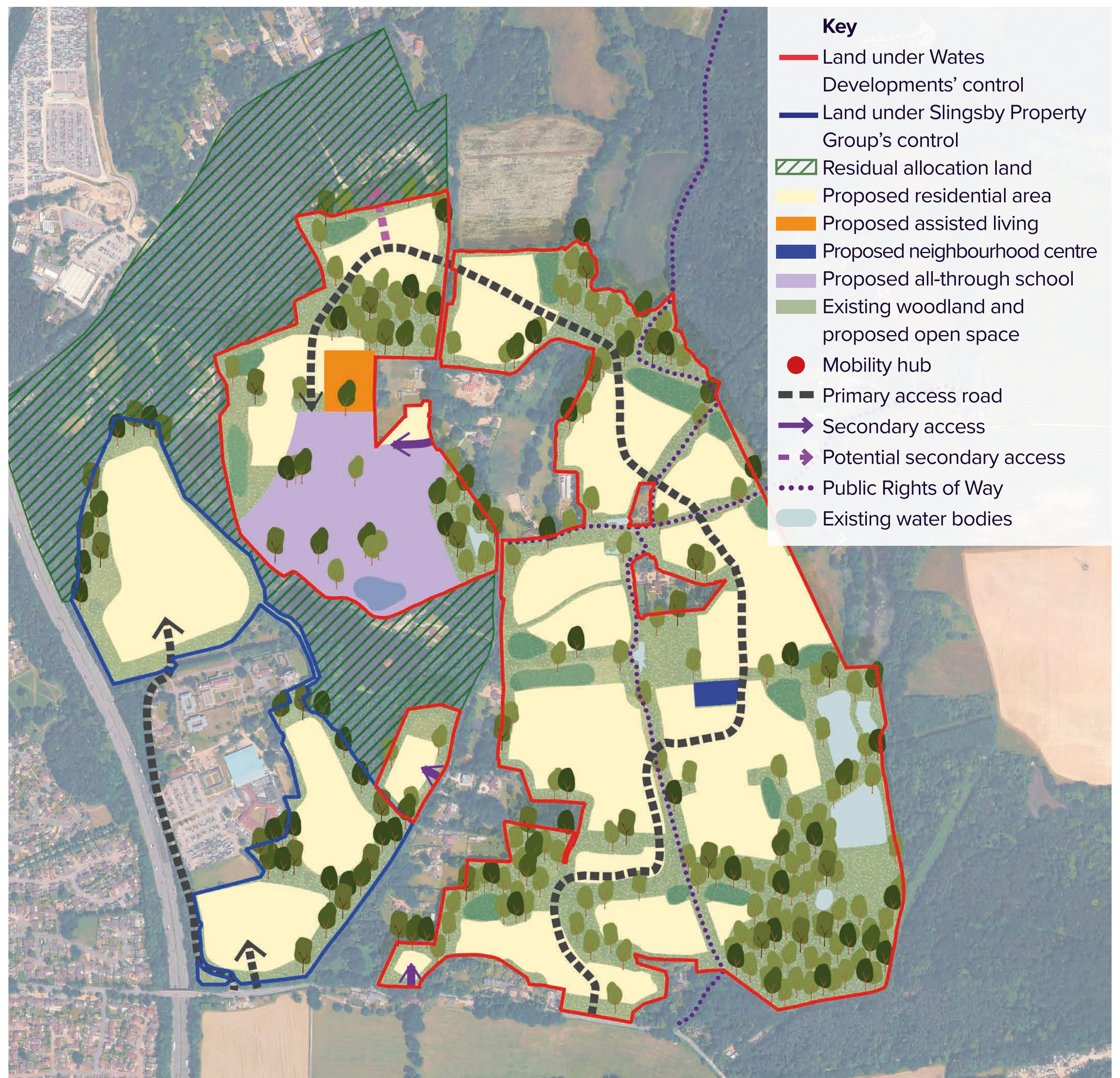
Site-Wide Allocation

Wates Developments and Slingsby Property Group are working together to bring the proposals for the site-wide allocation to life:

- **Wates Developments** is creating approximately 1,500 homes, alongside key community facilities including schools, employment space, and a neighbourhood centre.
- **Slingsby Property Group** is developing the western area, delivering approximately 450 homes.

Wates Developments and Slingsby Property Group are working collaboratively to bring forward the development, ensuring a coordinated and consistent approach to planning and design across the site.

Together, they are preparing a single, cohesive masterplan that responds to local needs, creates a strong sense of place and fulfils the requirements of the allocation policy. This collaborative approach will help ensure that homes, green spaces, community facilities and infrastructure are planned and delivered as part of a well-connected, integrated and high-quality neighbourhood.



Site-wide Masterplan

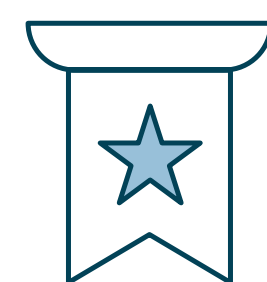
Central to the development proposals is a clear commitment to delivering community benefits.

A set of key principles lies at the heart of the vision, ensuring the development delivers lasting social, environmental and economic value.



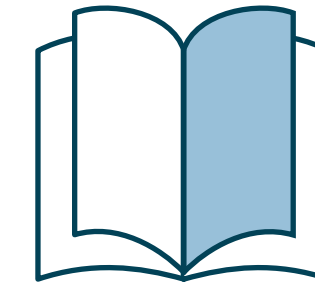
Create Thriving Local Services and Facilities

Delivering a range of accessible services and community facilities, including a neighbourhood centre and assisted living, to support everyday needs and wellbeing.



Champion Sustainability and Sensitive Design

Embedding sustainable development principles while respecting heritage assets and integrating them sensitively into the character of the place.



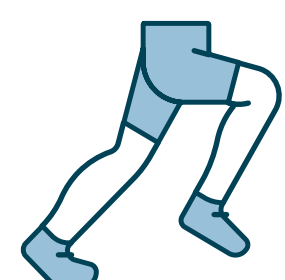
Foster Education

Providing an all-through education offer, including early years provision, a primary school and a secondary school, to support learning at every stage of life.



Deliver Homes for the Future

Providing a diverse mix of high-quality homes, including affordable homes, that cater to the needs of all generations and lifestyles.



Promote Active Lifestyles and Connectivity

Encouraging healthy and sustainable travel through connected walking and cycling routes, supported by a mobility hub and integrated transport options.



Enhance Nature and Biodiversity

Protecting and strengthening ancient woodland, mature trees, hedgerows and priority habitats to create a thriving natural environment.



Off-site Contributions

Meeting policy requirements with additional off-site contributions to existing facilities in Copthorne and Crawley, secured through Section 106 contributions to MSDC.

Crabbet Park

Emerging Masterplan

Land under Wates Developments' Control

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

The framework masterplan shows how the land under Wates Developments' control could accommodate around 1500 homes, including a **mixed-use neighbourhood centre**, assisted living and an **all-through school**.

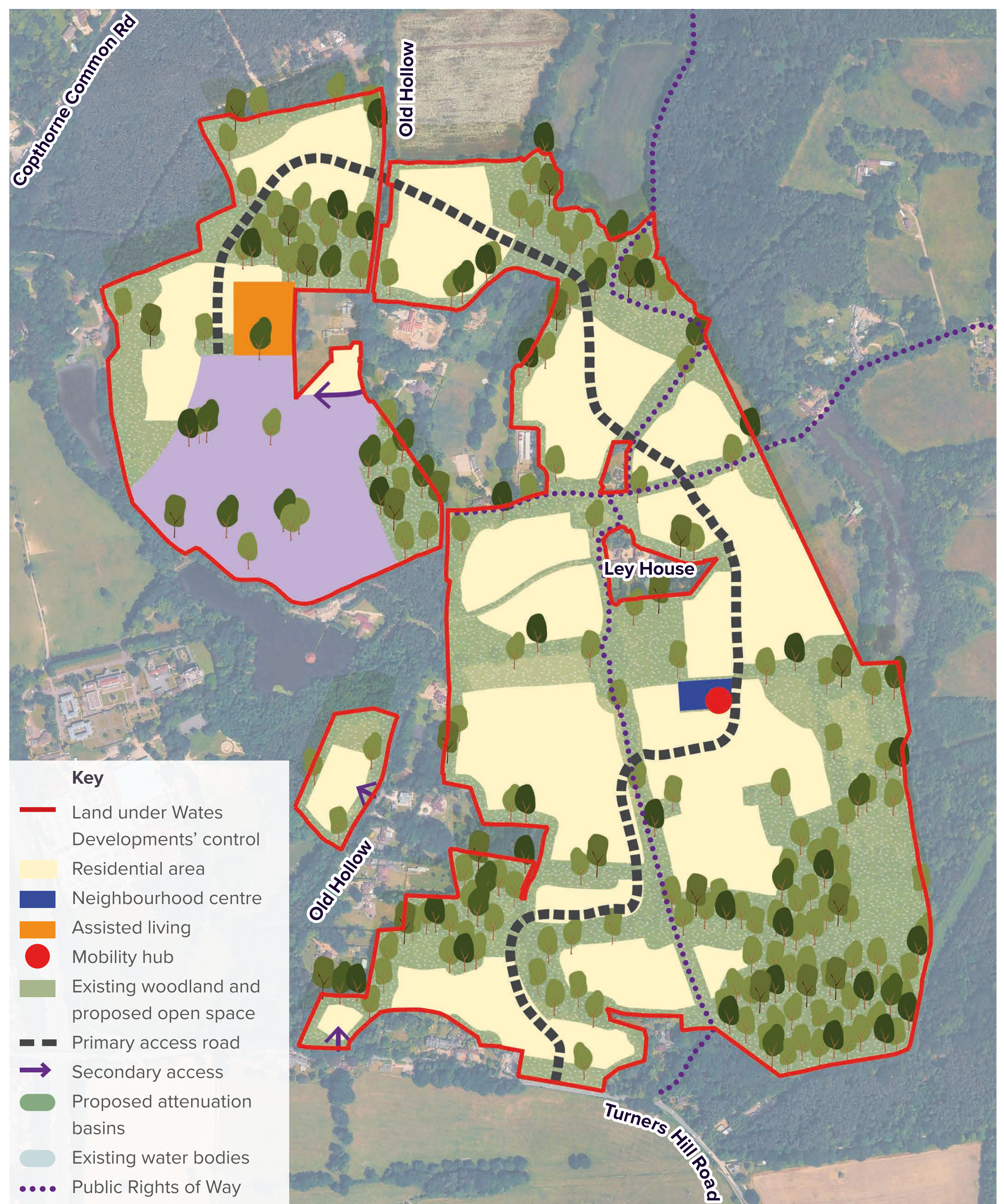
The proposed development will provide a wide **range of homes** of varied housing mix and tenure that meet local needs while remaining appropriate to its context.

The developable area has been shaped around the site's key constraints and opportunities. Parcels have been sized to allow residential frontages to face onto streets, paths and green spaces, promoting natural surveillance and supporting the safe and **active use of these public spaces**.

Parcels are set back from the boundary of Ley House to sensitively respond to its setting and protect existing views. A landscape buffer with new planting is proposed along the northern, eastern and western boundaries.

Land for a **6FE all-through school** is provided in the westernmost part of the site, limiting development on the retained Crabbet parkland. The school will accommodate: 2FE primary and 4FE secondary school (expandable to 6FE), with associated playing pitches, and potential land for a Special Education Needs and Disability (SEND) school.

Assisted living is proposed to the north of the all-through school, to foster meaningful intergenerational connections, promoting social wellbeing and a stronger sense of community.



Neighbourhood Centre

A mixed-use neighbourhood centre is proposed at the centre of the site, located along the primary road and active travel routes, easily accessible from all parts of the site. It will deliver a range of community facilities falling within class E and F including but not limited to:

- library
- employment
- potential healthcare
- up to 1,000sqm of retail floorspace
- transport mobility hub



Example of vibrant neighbourhood centre



Example of high quality homes set in landscape

Crabbet Park

Design Principles

Land under Wates Developments' Control



Enhance Nature and Biodiversity

Protecting and strengthening ancient woodland, mature trees, hedgerows and priority habitats to create a thriving natural environment. Connecting existing landscape assets through a network of green corridors, enhancing habitat connectivity.



Champion Sustainability and Sensitive Design

Respecting and responding to heritage assets such as Ley House, and important landscape features such as the historic parkland and the High Weald National Landscape by integrating them sensitively into the character of the place.



Deliver Homes for the Future

Providing a diverse mix of high-quality homes, including affordable homes that cater to the needs of all generations and lifestyles. Nestling new homes within the wider landscape framework of green and blue infrastructure, creating attractive, sustainable places to live.



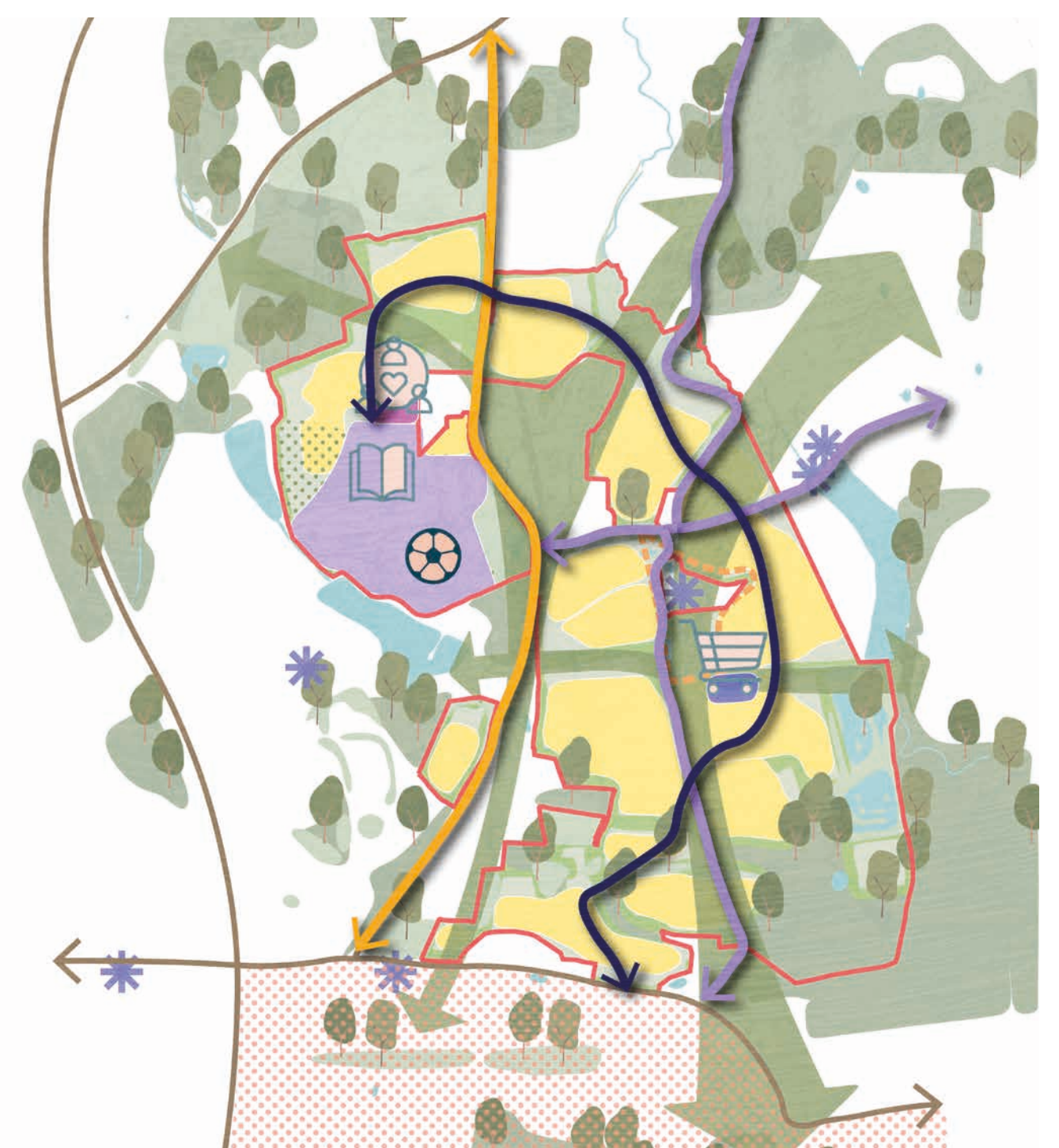
Foster Education

Providing an all-through education offer, including early years provision, a primary school and a secondary school, to support learning at every stage of life.



Create Thriving Local Services and Facilities

Delivering a range of accessible services and community facilities, including a neighbourhood centre and assisted living, to support everyday needs and wellbeing.



Promote Active Lifestyles and Connectivity

Encouraging sustainable travel through a network of connected walking and cycling routes that provide safe, convenient, and attractive connections throughout the development. Supporting mobility by introducing a new bus route through the site and a mobility hub within the neighbourhood centre.

Crabbet Park

Building Heights & Character

Proposed Building Heights

The proposed building heights plan illustrates the maximum building height tested across the site. It is anticipated that the majority of the developable area will accommodate 2/2.5-storey dwellings, reflecting the local residential built form.

In select locations, such as along the access road and at key corners within the residential parcels, occasional 3-storey buildings could be delivered. These increases in height will help define key routes and frame key views within the development, contributing to a varied and legible street hierarchy.

A limit of up to 4-storeys is being proposed along the access road where the neighbourhood centre is proposed, to allow for non-residential uses at ground floor.

Key

- Land under Wates Developments' control
- Up to 2 storeys (max 11m ridge height)
- Up to 2.5 storeys (max 12m ridge height)
- Up to 3 storeys (max 14m ridge height)
- School Building Area (max 15m ridge height)
- Up to 4 storeys (max 17m ridge height)

NOTE: The proposed building heights indicate an “up to” maximum height that is being tested for visual assessment purposes and should not be interpreted as a uniform proposal across all parcels.

Heights will vary within each parcel to reflect the proposed housing typologies, urban design principles, and local character, creating a development that is responsive to its context and sense of place.

Land under Wates Developments' Control



Proposed Building Heights Plan

Proposed Character Areas

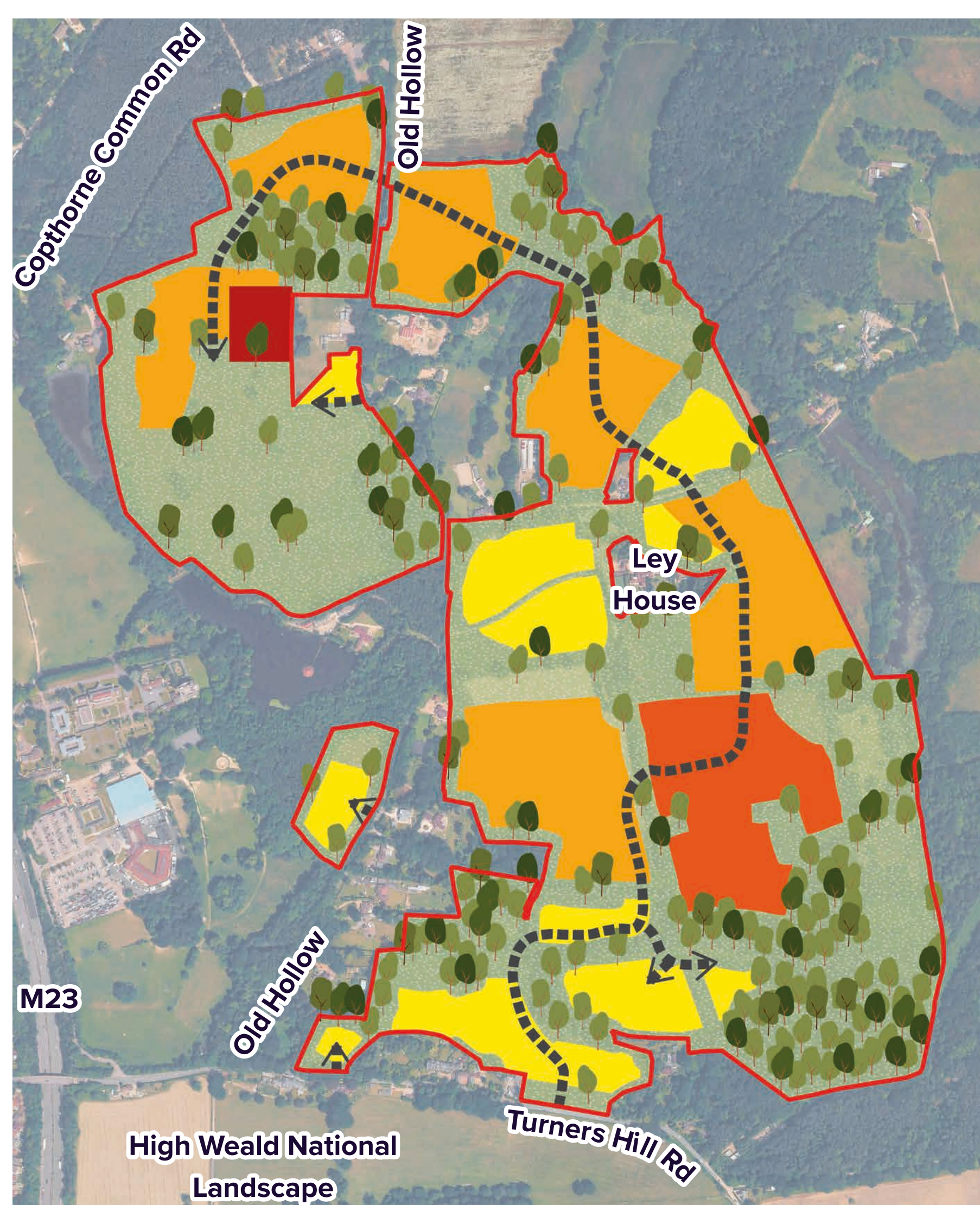
The proposed character areas plan illustrates the range of residential character areas proposed across the site. The majority of development parcels are anticipated to comprise a neighbourhood character, providing a mix of homes including detached, semi-detached and terraced dwellings of 2 to 2.5-storeys, together with occasional 3-storey apartment buildings along the proposed bus route and at other key locations.

A softer, green edge character is proposed in the parcels around Ley House and within the southernmost parts of the site, adjacent to the High Weald National Landscape. This approach responds appropriately to the surrounding landscape setting and heritage context.

A more urban character is proposed around the neighbourhood centre, creating a focal point for the community and supporting a concentration of homes within easy walking distance of new services, facilities and public spaces.

Key

- Land under Wates Developments' control
- Green edge character
- Neighbourhood character
- Urban character
- Assisted living



Proposed Character Areas Plan

Crabbet Park

Landscape & Ecology

Land under Wates Developments' Control

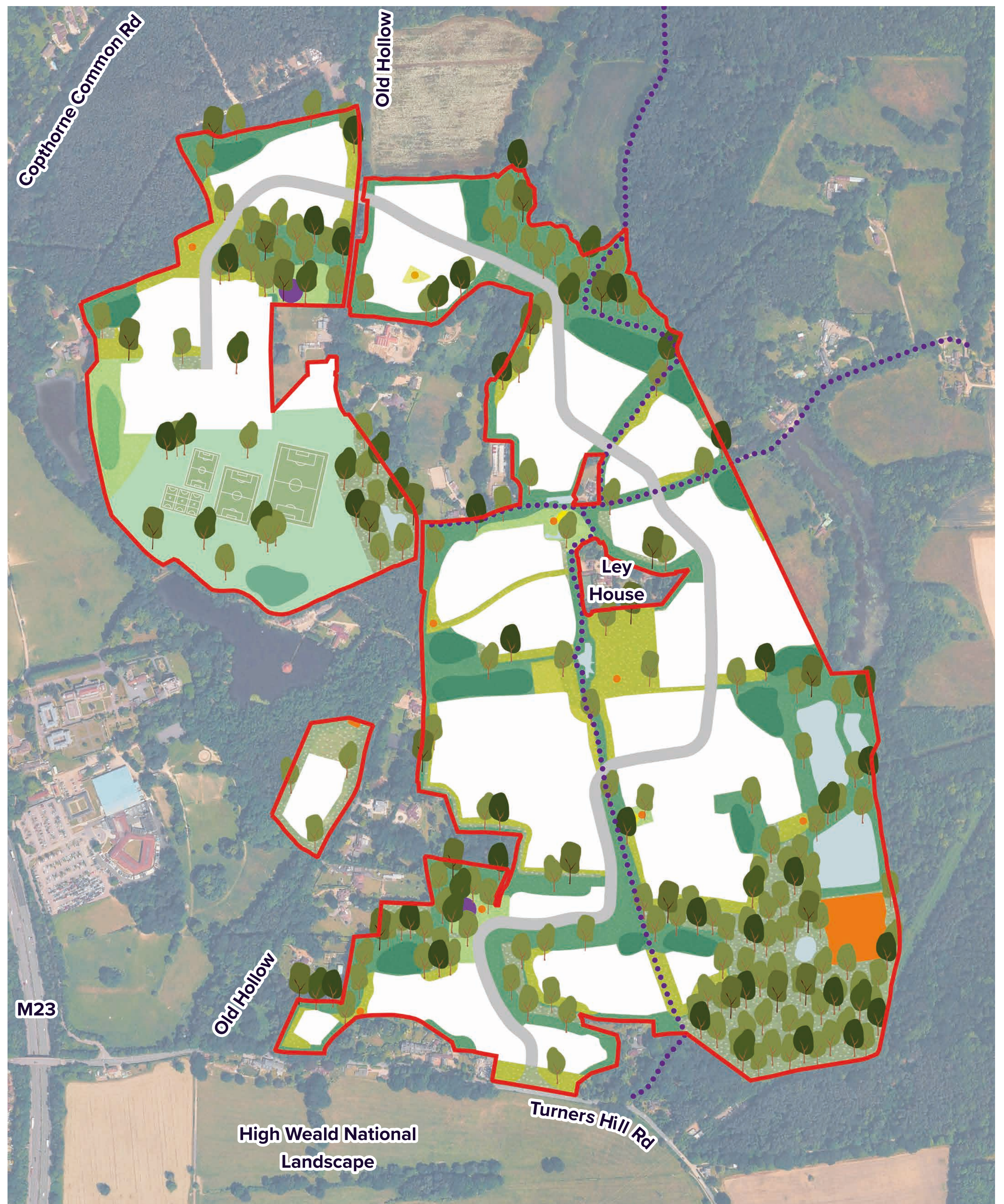
The framework masterplan has been carefully designed to respond to the site's landscape, ecological and heritage assets. By integrating these features into the development framework, the proposals would create a well-connected and attractive place that supports active travel, enhances biodiversity and provides everyday access to nature.

The proposal aims to create a sustainable new neighbourhood set within an extensive **network of woodland, hedgerows and mature trees**. Existing landscape features would be retained and enhanced wherever possible, helping to establish a distinctive sense of place that responds positively to its context and respects the nearby **High Weald National Landscape**.

The retained woodlands, trees and hedgerows would form a strong **network of green corridors**; providing attractive and accessible routes throughout the development and connecting residents to key destinations, including the neighbourhood centre and schools. These corridors would also strengthen connectivity to the High Weald National Landscape to the south, Copthorne to the north, and the wider countryside to the east, including habitats associated with Kits Brook and Mill Pond.

This network of green corridors and parkland would also provide opportunities for **leisure routes**, as well as access to a range of **recreational facilities** for adults, teenagers and children. Together, these spaces would **promote healthy lifestyles**, support well-being, **encourage social interaction** and help foster a strong sense of community.

The existing network of treelines, hedgerow corridors and associated semi-natural habitats will be strengthened to provide **opportunities for wildlife**, alongside targeted habitat enhancements for flora and fauna designed to deliver a biodiversity uplift.



Landscape and Ecology plan

Key

- | | |
|--|-------------------------|
| — Land under Wates Developments' control | ■ Sports field |
| ■ Natural/ semi-natural green space | ■ Allotments |
| ■ School sports ground | ● NEAP |
| ■ Amenity green space | ● LEAP |
| ■ Parks and gardens | ● LAP |
| ■ Attenuation features | — Existing water bodies |
| | ●●● Public Right of Way |



Example of high-quality open space



Example of multi-purpose green infrastructure

Crabbet Park

Heritage & Drainage

Land under Wates Developments' Control

Heritage

Heritage has been a key driver in the formulation of the emerging masterplan for the proposed development.

Listed Buildings

The Grade II* Listed Crabbet Park House lies to the west of the site, together with the Grade II* Listed Tennis Court and Orangery and Grade II Listed former Stables.

Crabbet Park House was rebuilt in its current form in 1873 in Neo Queen Anne style, although a house had been present there since the 18th century. The house has significant historic connections, being designed by Lady Anne Blunt, Lord Byron's granddaughter, whose husband was a prominent horse breeder. The stables at the estate, which are Grade II Listed, predate his activities, dating to the 18th-century. The estate was also the base of the Crabbet Park Club in the early 20th century, which included leading politicians within its membership. The Grade II* Listed Tennis Court and Orangery were constructed in about 1900, with their use by the Crabbet Park Club mentioned in their List Description.

The Grade II Listed Ley House lies within an area surrounded by the site. This is a 17th-century or earlier timber framed building.

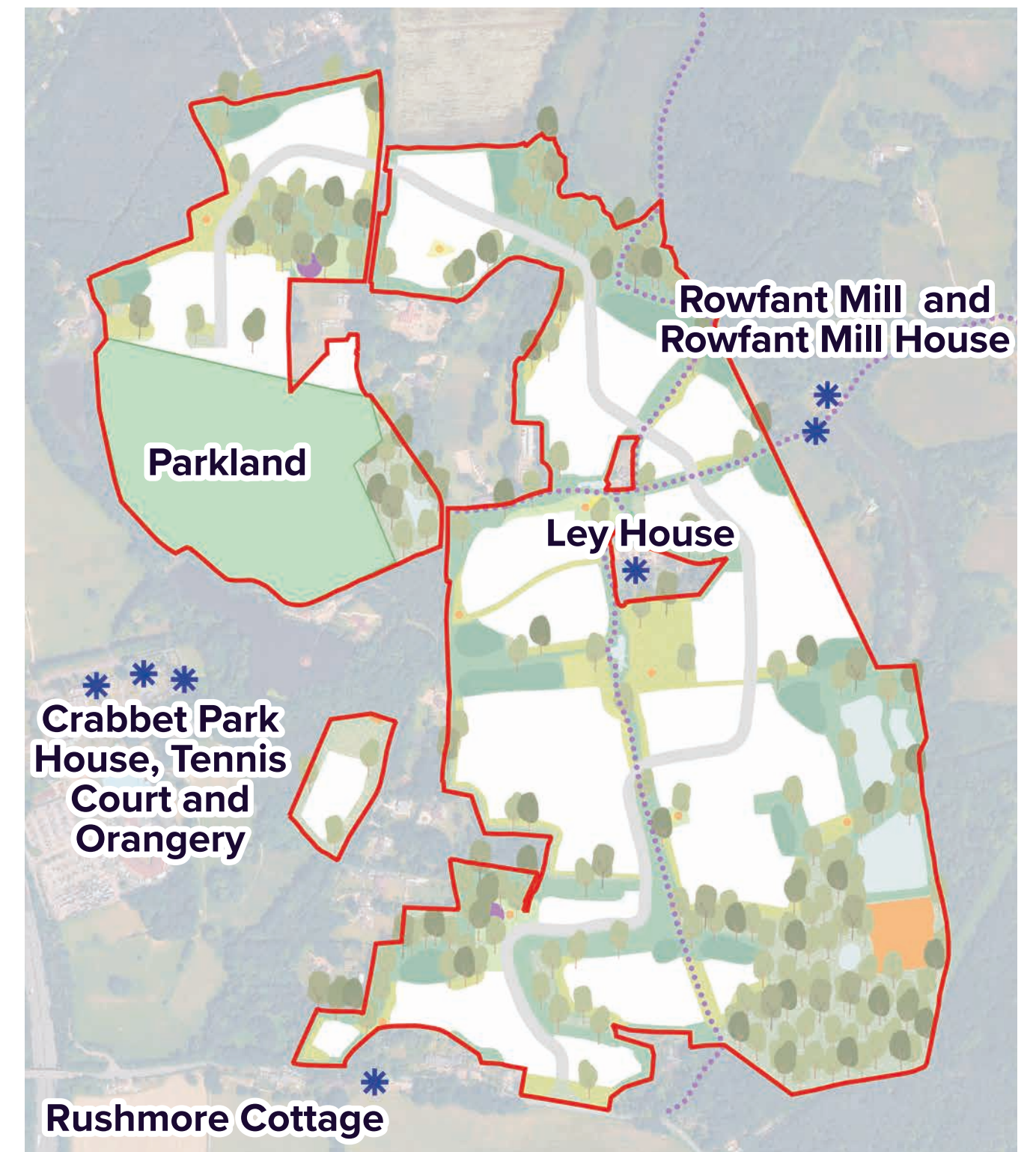
Ley House lies in large gardens with a pond to the north and a complex of buildings to the north and north-west. The asset also has views to the south beyond its grounds, and development has been placed to retain this open aspect, beyond its gardens.

Development has also been set back on the eastern edge of the site, where a public footpath leads on to the Grade II Listed 18th-century Rowfant Mill and Rowfant Mill House.

Crabbet Parkland

The complex lay within extensive parkland, much of which has been changed in character due to the construction of the motorway and developments west of that area. Elements of the designed landscape survive within the site, including an area of pasture with scattered mature trees in the western area of the site.

Here, development has sought to retain the areas overall legibility through land uses with an open character, such as sports pitches and public open space being placed between the retained trees.



Heritage plan

Key	
	Land under Wates Developments' control
	Parkland
	Listed buildings

Drainage and Sustainable Drainage Systems (SuDS)

Drainage and flood risk have been key drivers in the formulation of the emerging masterplan. The location of development areas, green corridors and open space has been informed from the outset by the site's topography, watercourses and flood risk constraints.

The proposal aims to manage surface water in a way that works with the site's existing landscape rather than against it. The natural fall of the land, existing ditches and watercourse corridors would be retained and used to shape the drainage strategy. Kits Brook flows northward to the east of the site before passing onto the north-east of the site.

Although areas along Kits Brook are subject to fluvial flooding, being within Flood Zones 2 and 3, none of the proposed development areas are located within these zones. Instead, this land would be retained as open space forming part of the wider network of green corridors.

Surface water (pluvial) flood risk across the site is largely confined to the low-lying ground within and surrounding the ponds and Kits Brook.

Surface water would be managed through a treatment train of sustainable drainage features (SuDS), beginning at source with permeable surfaces, filter strips, and leading to attenuation basins and ponds set within the green corridors and landscaped areas. These SuDS features would be designed as multifunctional spaces rather than engineered basins tucked away behind fencing.

Marginal planting and open, accessible edges would allow them to sit comfortably within the parkland and green corridors, contributing to biodiversity, landscape character and everyday amenity, while still performing their flood risk function.

Wetland and marginal habitats associated with the basins would complement the wider ecological network and the habitats along Kits Brook, Mill Pond and the existing ponds at the west.

Foul drainage would be conveyed to the public sewer network, with capacity and connection points agreed with the statutory undertaker in advance of development.

Long-term maintenance of the drainage system would be secured through a management arrangement, ensuring the SuDS features continue to function effectively, and remain attractive for the lifetime of the development.



Example of SuDS

Crabbet Park

Movement & Transport

Land under Wates Developments' Control

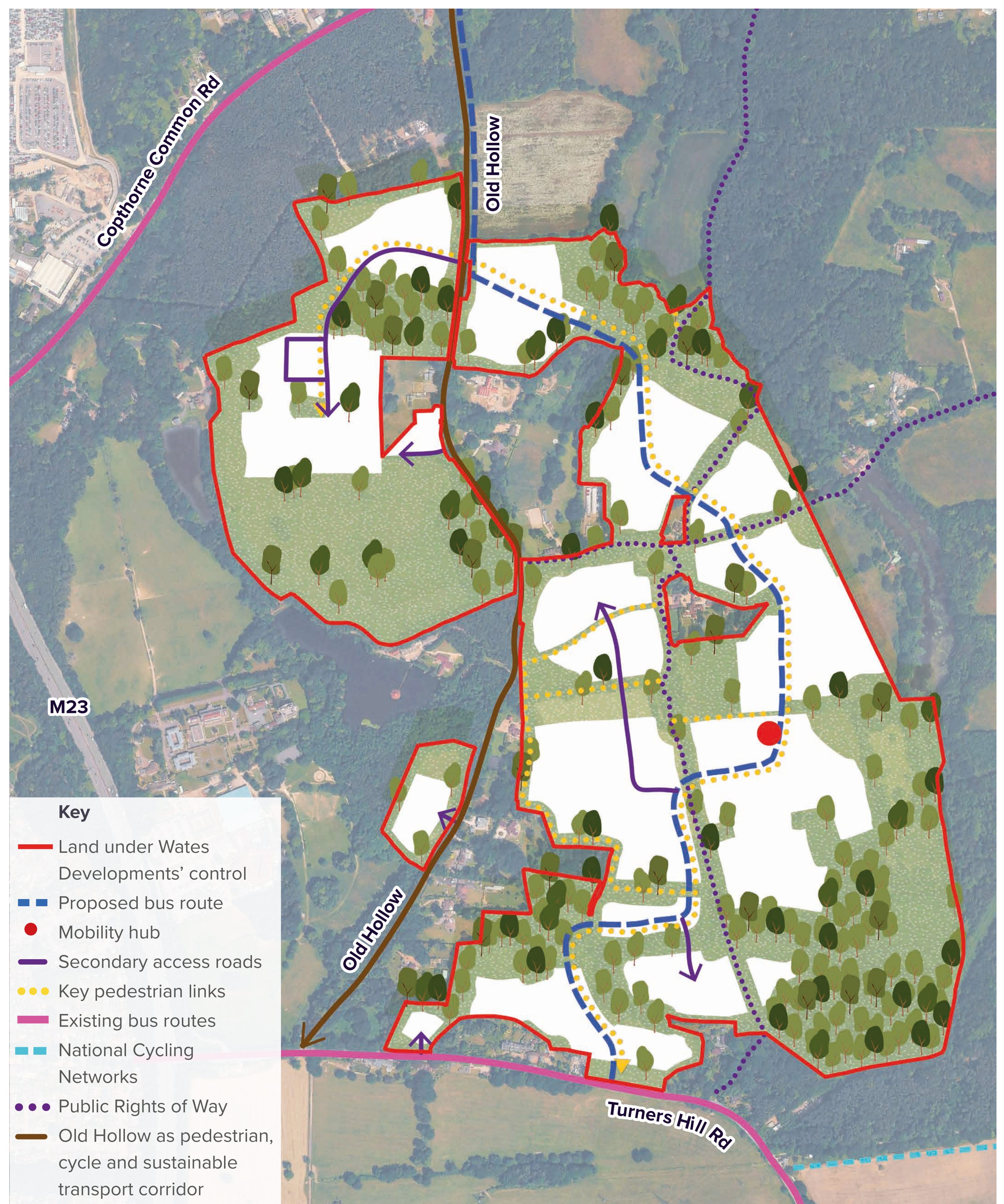
A mobility strategy is being developed for Crabbet Park that seeks to take a 'Reduce, Contain and Facilitate Alternatives' approach to travel demands, reducing demand for private car use at the source and reducing network pressure.

The proposals seek to 'tip the balance' in favour of sustainable modes – the framework 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 by private car.

Bus services that route along the main spine road are being explored with the bus operator, connecting the site to existing public transport network and onward rail services at **Three Bridges Station**.

The proposal integrates the **existing Public Right of Way**, providing connectivity within the site and to the wider area. **New footways and cycleways** are proposed to meander through the proposed green corridors, development parcels and along the primary road to create a permeable neighbourhood, connected to its surroundings.

In addition to the proposed active travel infrastructure, the strategy will include a range of other measures to actively encourage the uptake of these sustainable modes of travel including the delivery of a **mobility hub** that provides access to car club vehicles, electric vehicle charging, bike repair facilities, cycle hire, parcel lockers, and sustainable travel information screens.



Movement plan



Example of cycling routes through open space



Example of cycle hire



Example of walking routes through parkland

Crabbet Park

Transport Vision

Land under Wates Developments' Control

The emerging transport vision for Crabbet Park is being developed to reflect the 'avoid, replace, improve' principles.

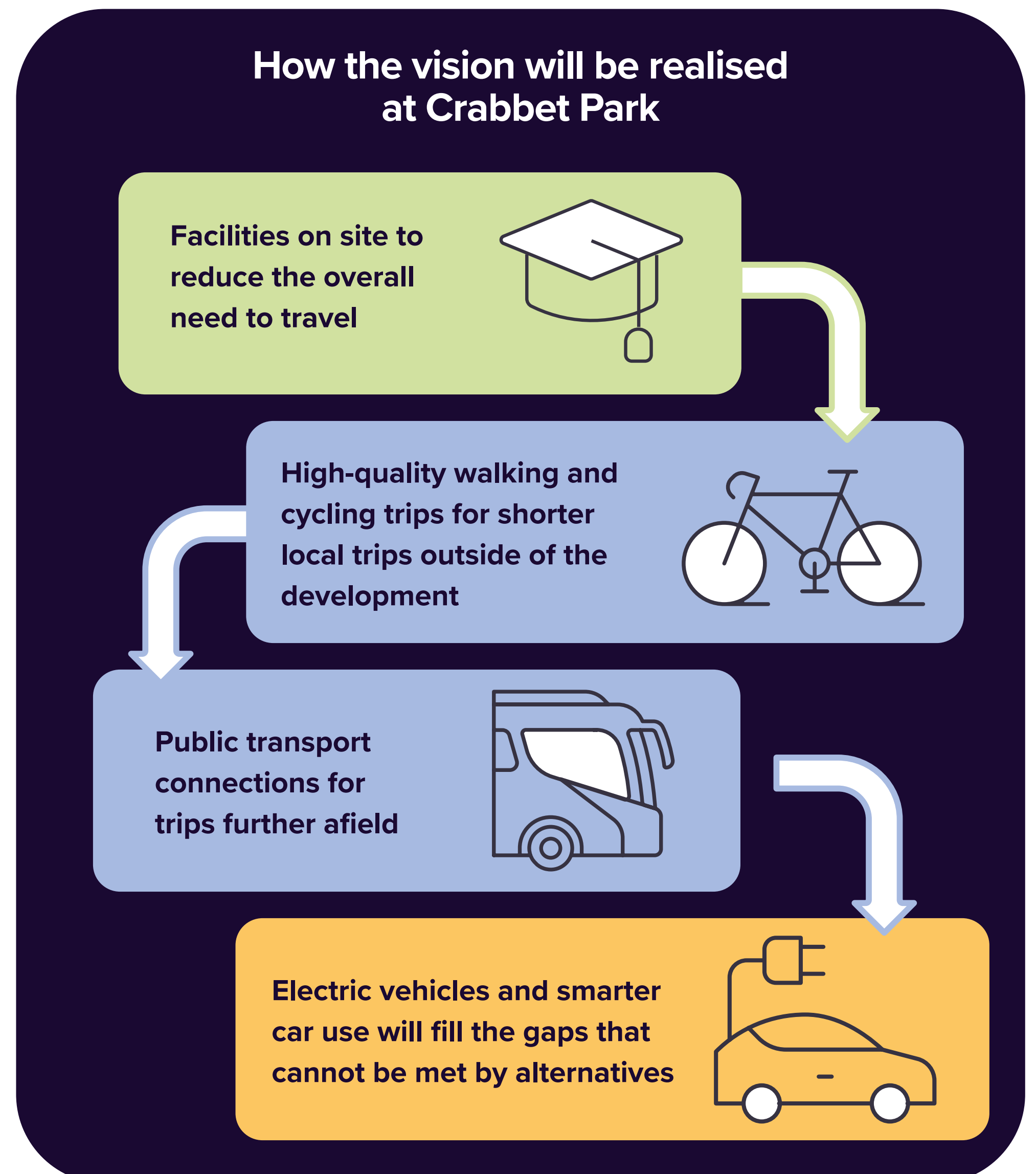


The emerging transport vision is:

"The development at Crabbet Park will create a sustainable community offering future residents the opportunity to live locally through the provision of a neighbourhood centre and amenities within a 20-minute walk of their home.

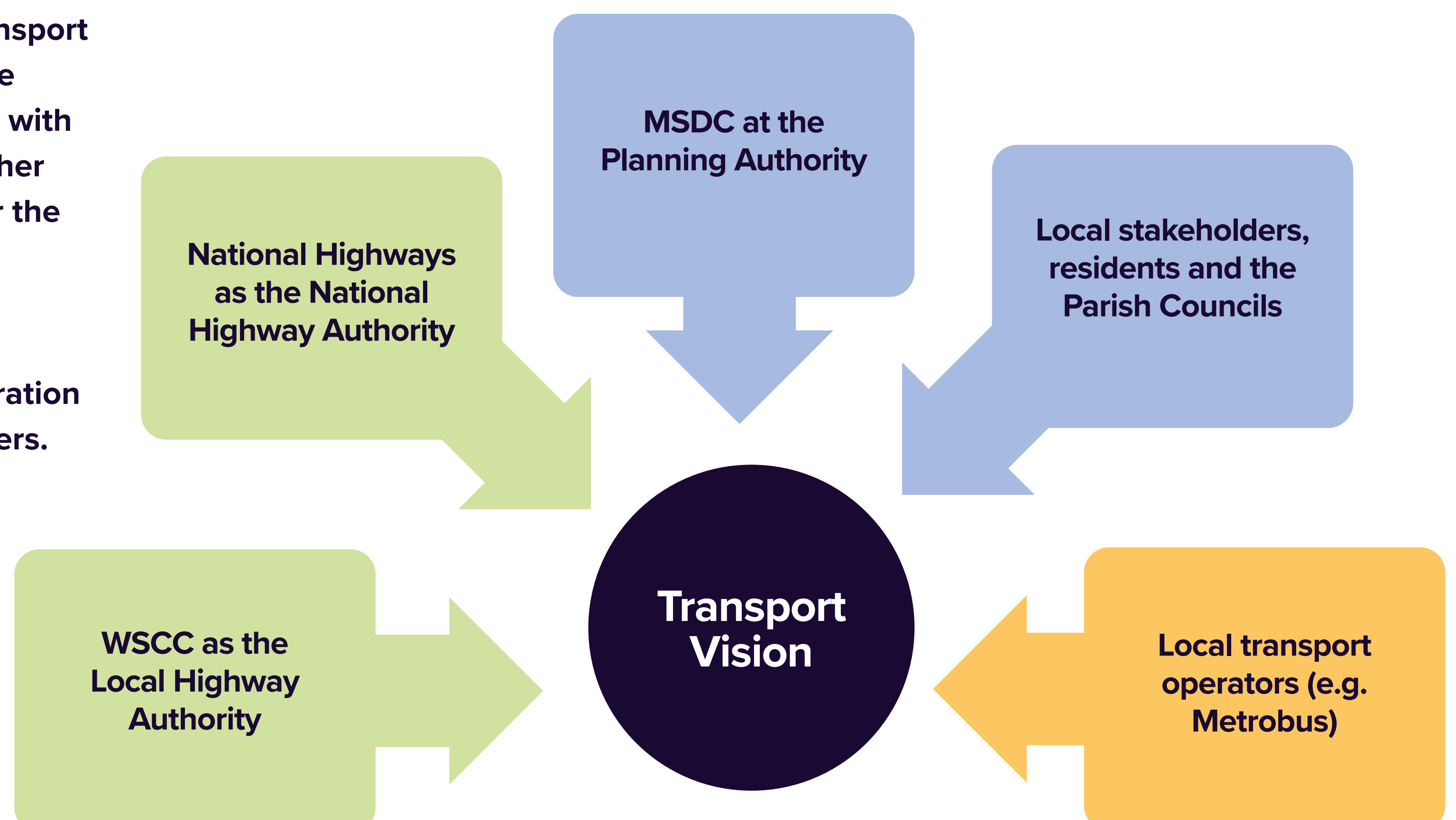
Active modes will be the natural choice for shorter, local trips and public transport will be easily accessible for trips further afield. Electric vehicles and smarter car use will fill the gaps that cannot be accommodated by active travel and public transport, providing future residents with real options for how they travel".

How the vision will be realised at Crabbet Park



Engagement regarding what the transport vision for the site should look like are underway, with discussions ongoing with relevant local stakeholders, and further community engagement planned for the coming months.

The emerging transport vision will continue to be developed in collaboration with all local and national stakeholders.



Crabbet Park

Transport Vision

Land under Wates Developments' Control

Avoid Unnecessary Travel: Providing facilities on site

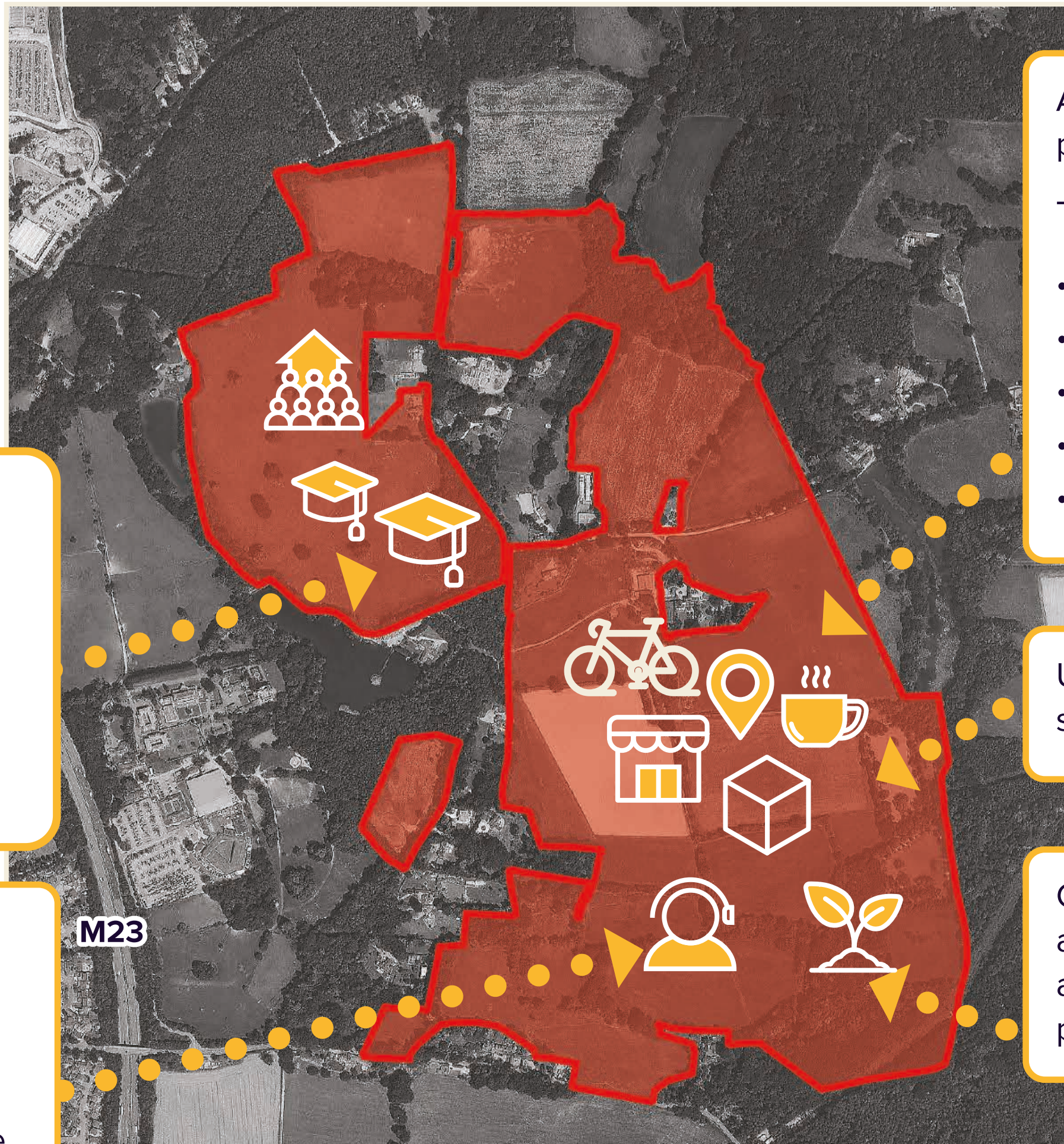
Facilities on site will meet many of the day-to-day needs of residents. This will remove the need to travel further afield to access these facilities.

Education facilities on site including:

- A primary school
- A secondary school
- Land for the provision of full-day care nurseries for Early Years
- Potential land for the provision of a SEND facility

Allowing for digital accessibility through:

- High speed broadband to allow for home working
- Parcel collection hubs and parcel lockers
- Dedicated space within the layout to allow for home delivery vehicles



A neighbourhood centre will be provided at the heart of the site.

This could include:

- A library
- Retail
- Potential health care facilities
- Meeting places for the community
- A mobility hub

Up to 1,000 sqm of employment space

Community allotments to provide a connection with nature and allow residents to grow their own products

Sustainable Alternatives: Bus and rail connectivity

- In line with previous discussions held with metrobus, there is ambition to deliver a new (or rerouted) bus service through the site.
- Transformation of Old Hollow to deliver a sustainable transport corridor
- Investigate opportunities to improve connections to Crawley Three Bridges Railway Station



Key

- Existing bus routes
- Existing walking and cycling routes
- Old Hollow
- Railway Line
- Three Bridges Railway Station

Crabbet Park

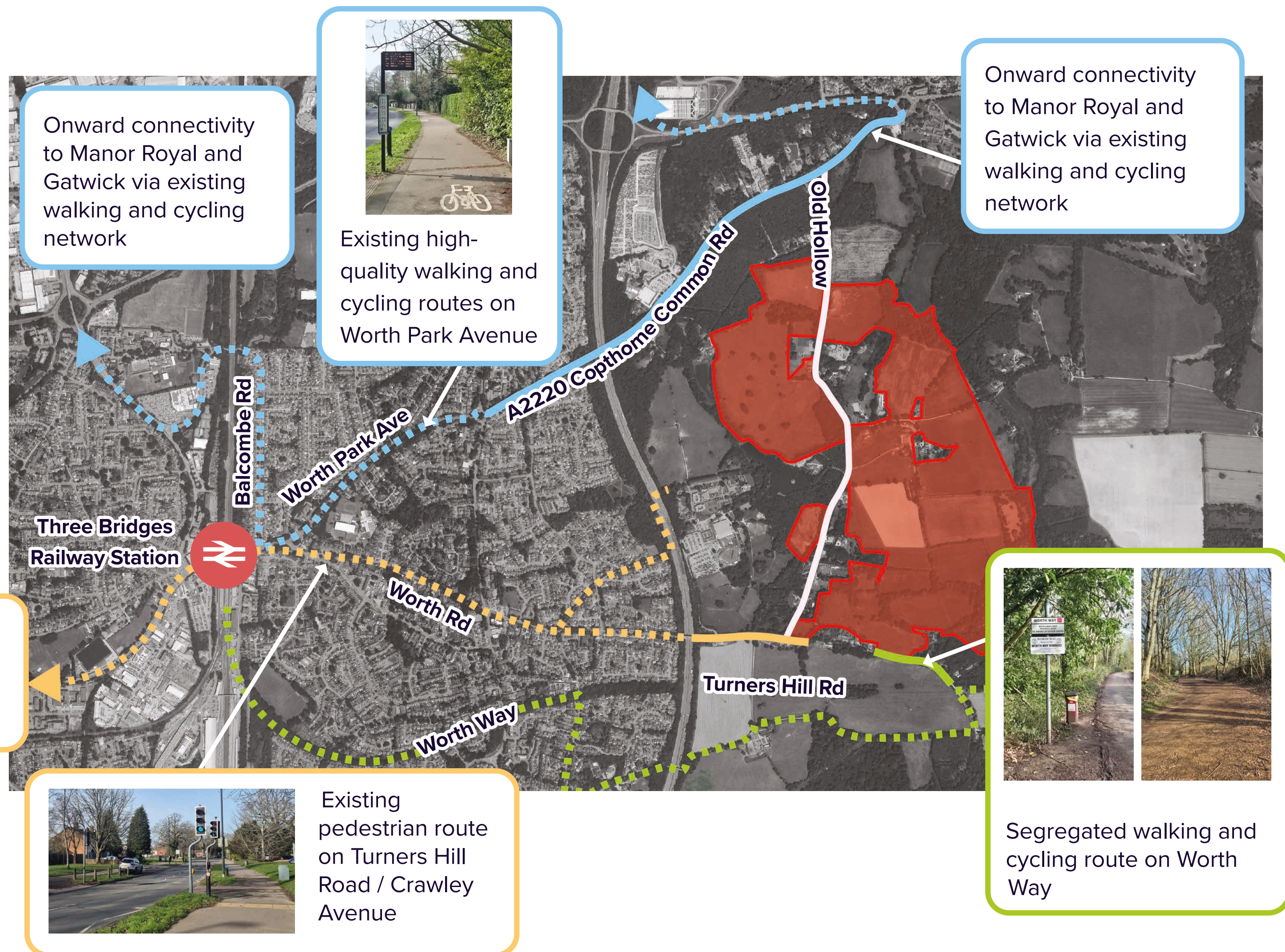
Transport Vision

Land under Wates Developments' Control

Sustainable Alternatives: Existing Walking and Cycling Corridors

Key

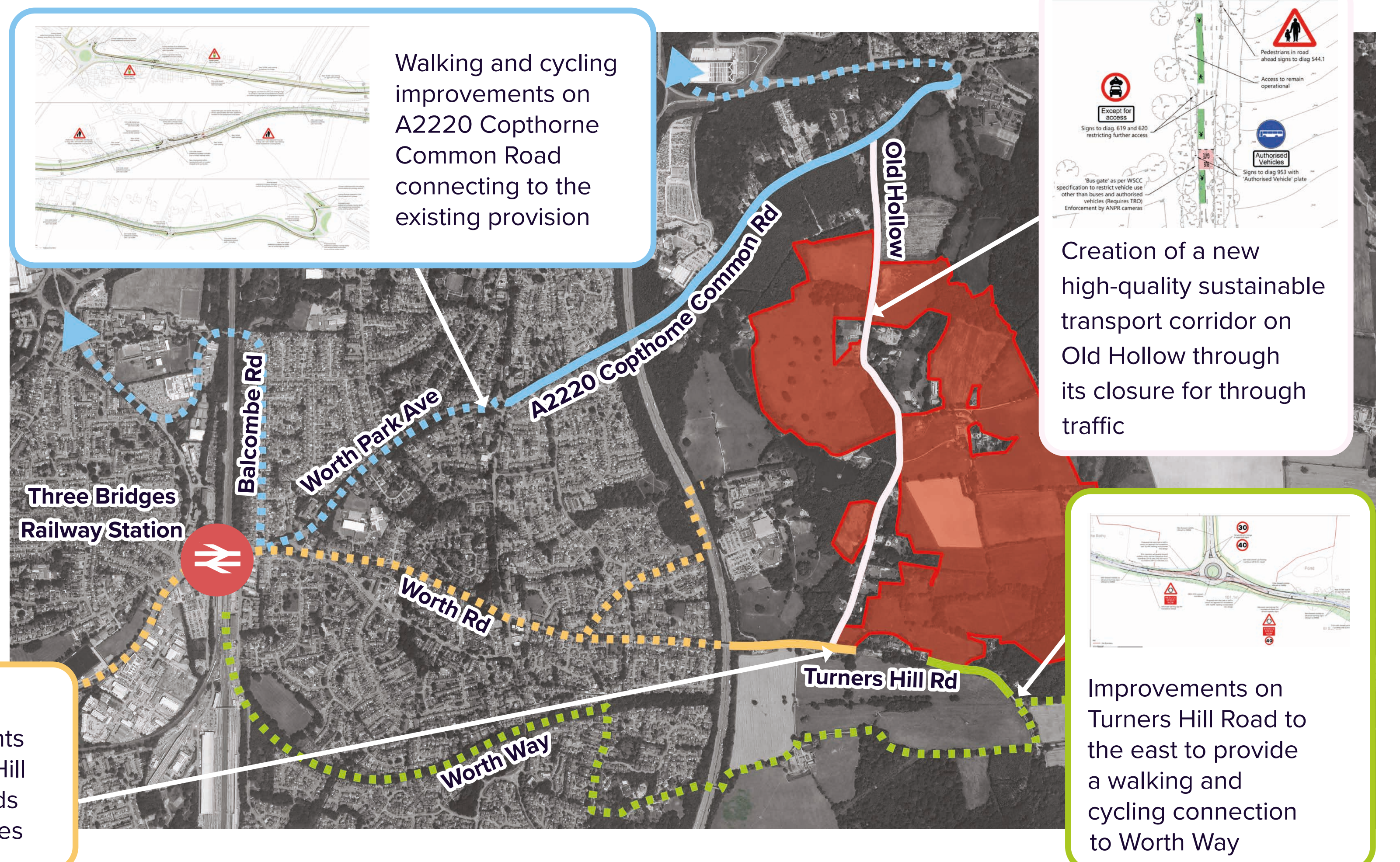
- Route to Gatwick / Manor Royal
- Route to Railway Station / Town Centre
- Leisure route (Worth Way)
-  Three Bridges Railway Station



Sustainable Alternatives: Proposed Walking and Cycling Improvements

Key

- Route to Gatwick / Manor Royal
- Route to Railway Station / Town Centre
- Leisure route (Worth Way)
-  Three Bridges Railway Station



Crabbet Park

Transport Vision

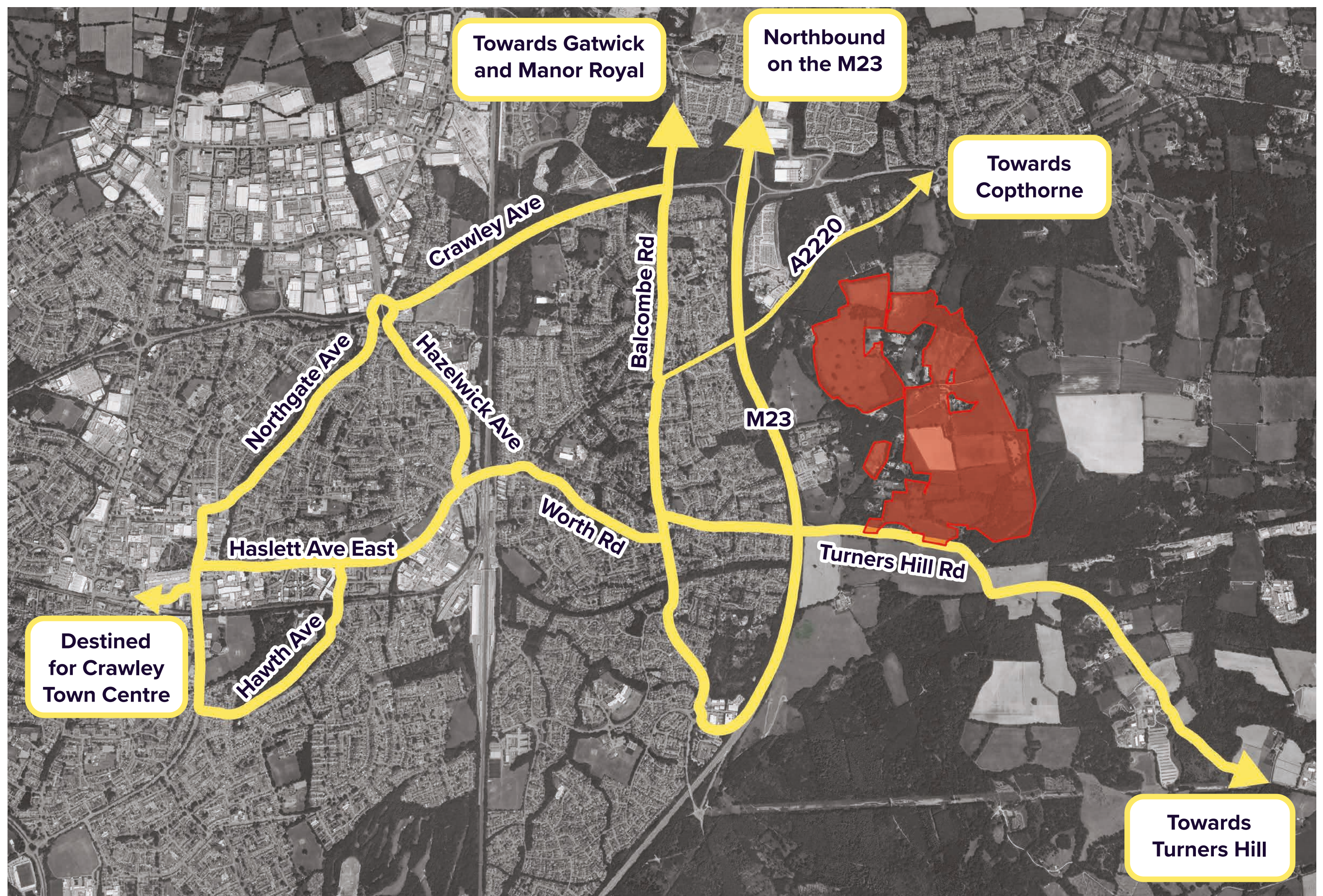
Land under Wates Developments' Control

Improve Car Use: Improve Access

- Initial traffic distribution analysis has identified the study area for the traffic assessment
- On-going discussions with MSDC and WSCC on the scope and methodology of the traffic assessment
- The Transport Assessment will contain a comprehensive traffic impact assessment and outline any proposed mitigation required

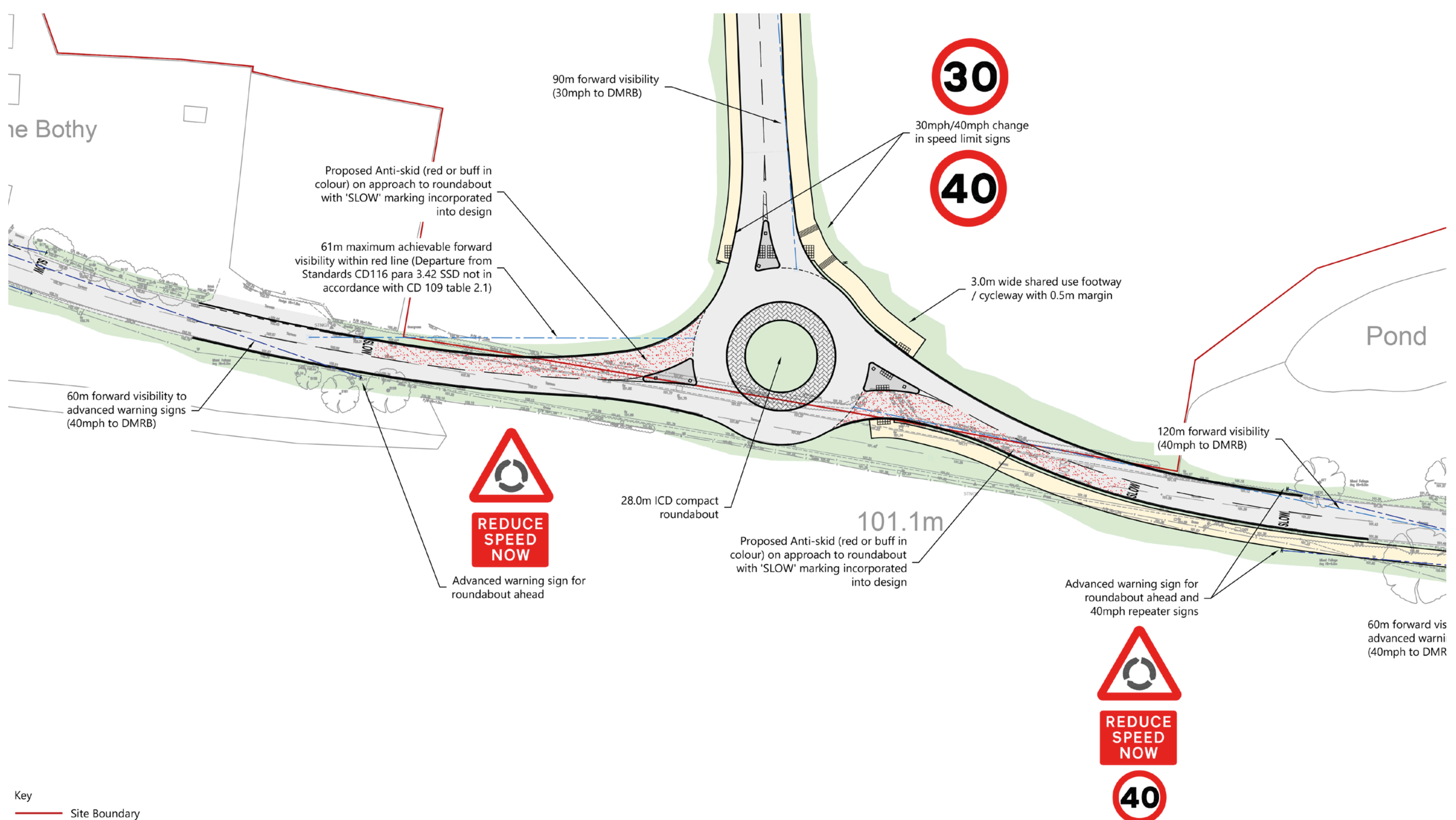
Key

Forecast distribution of vehicle trips generated by the development across the road network



Improve Car Use: Proposed Site Access

- The primary vehicle access to the Wates development will be via a new roundabout on Turners Hill Road.
- There will be a secondary vehicle access to the Wates development serving only a small number of properties, which will take the form of a new priority junction on Turners Hill Road.
- Both accesses have been designed in accordance with relevant design standards.
- Existing 40mph speed limit on Turners Hill Road to be extended to the east, as so the new accesses are in a 40mph zone.



Crabbet Park

Emerging Masterplan

Land under Slingsby Property Group's Control

Slingsby Property Group is at the early stages of developing proposals for the parcels of land under its control. The proposals will be guided by the following key principles:

- Delivery of around 450 homes;
- Seeking to maximise the delivery of affordable homes;
- Improvements to local connectivity, including the M23 underpass;
- A landscape led masterplan, seeking to ensure easy access to green spaces; and
- Pedestrian links between the northern and southern development parcels.

We will shortly be holding our own consultation on proposals for the site, where we will be seeking feedback from the community on the emerging proposals. This feedback will help to shape the plans ahead of submitting a planning application to MSDC for determination. We expect to be in a position to consult on our proposals in Autumn / Winter 2026.

If you would be interested in being added to our mailing list to receive further information on the consultation once available, please scan the QR code provided or add your name to the hard copy form available at today's event.

- Key**
- Land under Slingsby Property Group's Control
 - Noise mitigation
 - Development parcel
 - Woodland edge
 - Pedestrian link
 - Spine road
 - Existing access road
 - Entrance gateway
 - Green spaces



Emerging Masterplan



Illustrative view of mews style terraced houses with landscaped frontages



Detached and semi-detached houses with pedestrian friendly routes



Landscape led approach delivering a high quality public realm

Crabbet Park

Next steps & how to get involved

Where to have your say

Thank you for taking part in the Crabbet Park consultation which we're running for three-weeks from **Friday 11 September** to **Friday 2 October 2026**, and there are several ways for you to have your say:

Share your thoughts online
crabbetpark.com

Completing a feedback form
Available in-person at the two drop-in events

Email us
community@jtp.co.uk

Call us
Freephone 0800 012 6730 (Monday to Friday 9am-5:30pm)

Write to us
Freepost JTP (no further address details or stamps required)



visit crabbetpark.com

Next Steps

We'll carefully review all feedback received and publish a consultation report showing how your views have shaped the plans.

Wates Developments' Anticipated Project Timeline

2027 - 2028

- Wates Developments OPA submission: Early 2027
- Committee: Summer 2027
- S106 signed and OPP issued: Autumn 2027
- Wates Developments onward sale: Late 27/ early 28
- Formulation of RM app - including pre apps with MSDC and public consultation: Spring 2028
- Submission of Reserved Matters: Summer 2028

2029 - 2030

- Approval RM: Early 2029
- Discharge of conditions: Early 2029
- Start on site: Late 2029
- First completions: Spring 2030

Slingsby Property Group's Anticipated Project Timeline

2026

- Pre-application meetings with MSDC - August to December
- Design Review Panel - October
- Public consultation on emerging proposals - Late 26/ early 27

January/February 2027

- Public Consultation updates
- Final pre-application meetings
- Planning Application Submission - February

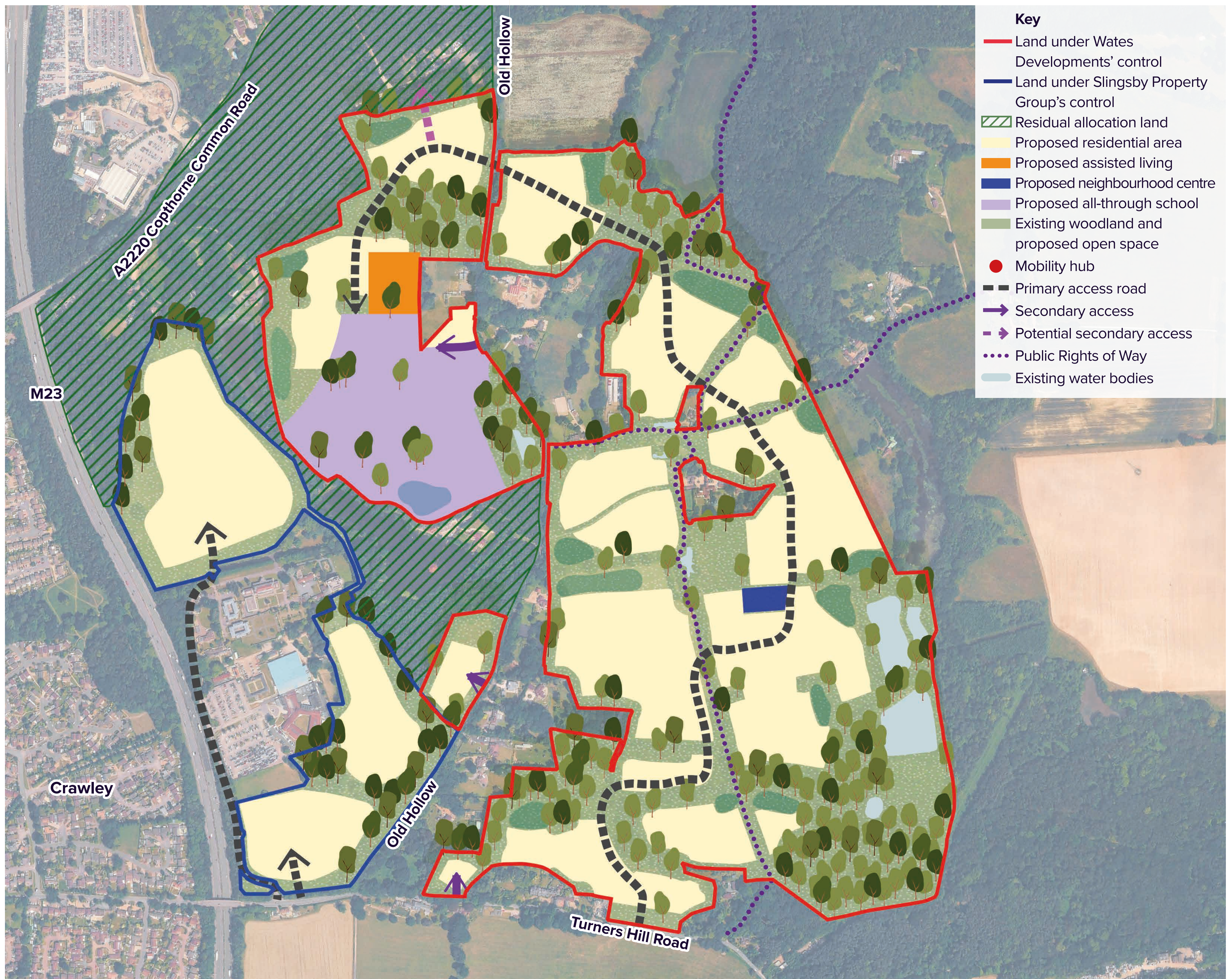
March/September 2027

- Planning application validation
- Planning application determination

Crabbet Park

Ideas Board

Site-Wide Allocation



Put your ideas onto this board!

What would you and your family like to see at Crabbet Park?

What type of homes would you or your family be interested in at Crabbet Park?

The proposals may include flexible workspace to support local employment. What type of workspace would you use?

If we had the right infrastructure and services in place, how would you prefer to travel?

Would you support sports facilities at Crabbet Park? Which sports or play facilities would you or your family like to see?

Would you prefer traditional or contemporary character for the new homes at Crabbet Park?