



# Crawley Local Plan

<p><b>Ref No:</b></p>  <p><i>Office use only</i></p>
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## Crawley Submission draft Local Plan Representation

Please return your completed representation form to Crawley Borough Council.

Representations can be made via this form and emailed to [strategic.planning@ Crawley.gov.uk](mailto:strategic.planning@ Crawley.gov.uk) or sent via post to: Local Plan Consultation, Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, RH10 1UZ. Alternatively, representations can be made online using the [eform](#) which allows attachments of documents.

This form has two parts:

### PART A – Personal details

By law, representations cannot be made anonymously. All representations will be published alongside your name, company name (if applicable), and your client’s name/company (if applicable). The Council will use the information you submit to assist with formulating planning policy.

Further information about Data Protection Rights in line with the provisions of the General Data Protection Regulations and Data Protection Act 2018, for example, how to contact the Data Protection Officer, how long information is held or how we process your personal information can be found at [www.crawley.gov.uk/privacy](http://www.crawley.gov.uk/privacy). Specific reference to the Local Plan and planning policy related public consultation can be found [here](#).

### PART B – Your representation

Please fill in a separate sheet for each representation you wish to make. You may submit multiple “PART B” sections with a single “PART A” completed.

## PART A – Personal details

Please ensure that you complete all fields in 1. If a planning agent is appointed, please enter the Title, Name and Organisation in 1, and complete the full contact details of the agent in 2.

	1. Personal details	2. Agent’s details
Title:	<input type="text"/>	<input type="text" value="Mr"/>
First name:	<input type="text"/>	<input type="text" value="David"/>
Surname:	<input type="text"/>	<input type="text" value="Murray-Cox"/>
Organisation:	<input type="text" value="A2Dominion Group"/>	<input type="text" value="Turley"/>
Address line 1:	<input type="text"/>	<input type="text" value="The Pinnacle"/>

Address line 2:	<input type="text"/>	20 Tudor Road
Town/city:	<input type="text"/>	Reading
Postcode:	<input type="text"/>	RG 1NH
Telephone:	<input type="text"/>	<input type="text"/>
Email:	<input type="text"/>	<a href="mailto:David.murray-cox@turley.co.uk">David.murray-cox@turley.co.uk</a>

## PART B – Your representation

### 3. Please tick the document that you would like to make a representation on:

- Crawley submission Local Plan
- Crawley submission Local Plan Map
- Crawley submission Sustainability Appraisal
- Habitats Regulation Assessment Screening Report

### 4. Which part of the Local Plan does this representation relate to?

Paragraph:  Policy:  Other:

### 5. Do you consider the Local Plan to be: (Please tick)

- 5.1. Legally compliant? Yes  No
- 5.2. Sound? Yes  No
- 5.3. Compliant with the duty to co-operate? Yes  No

### 6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

See representations. The key issue identified is that the Plan should not seek to restrict the manner in which Crawley's unmet need is accommodated.

*If required, please continue your response on an additional piece of paper and securely attach it to this response*

### 7. Please set out what modification(s) you consider necessary to resolve the issues you have identified above. You need to state why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to suggest how the wording of any policy or text should be revised. Please be as clear as possible. Any non-compliance with the duty to co-operate is incapable of modification at examination.

See representations.

*If required, please continue your response on an additional piece of paper and securely attach it to this response*

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations. **After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues s/he identifies for examination.***

**8. If your representation is seeking a modification, do you consider it necessary to participate in the public examination hearings? (Please tick)**

No, I do not wish to participate in the examination hearings

Yes, I wish to participate in the examination hearings

**9. If you wish to participate in the public examination hearings, please outline why you consider this to be necessary:**

The issue of Crawley's unmet housing need is complex and A2Dominion would wish to participate and explain how the Plan should not seek to restrict the way in which that could be addressed.

*The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.*

If you would like to make a representation on another policy or part of the Local Plan then please complete a separate PART B section of the form or securely attach an additional piece of paper. Copies of the representation form can also be downloaded from the council's website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

**Signature**

David Murray-Cox, Turley

**Date**

27/05/21

17 May 2021

**Delivered by email**

Strategic Planning,  
Town Hall,  
The Boulevard,  
Crawley,  
RH10 1UZ

Ref: A2DS3001

Dear Sir / Madam

## **CRAWLEY LOCAL PLAN REVIEW – REPRESENTATIONS ON BEHALF OF A2DOMINION HOUSING GROUP**

We write to set out representations on behalf of A2Dominion Housing Group to the Regulation 19 Crawley Local Plan Review which has been published for consultation. We note that additional material has been published and the deadline for comments extended. Although we do not expect to do so, we may make further comments if additional material is published after these representations have been published.

### **A2Dominion**

A2Dominion is a residential property group and award-winning housing developer. They pursue their business with a social purpose, reinvesting profits from private sales into building new affordable homes, managing existing homes and supporting local communities. They deliver on all tenures on their development sites, retaining a long term interest via the ownership and management the affordable housing and open areas.

A2Dominion's vision is to improve people's lives through high-quality homes and services. A2Dominion has over 38,000 homes across London and southern England and are committed to developing new homes that are genuinely sustainable.

A2Dominion have led the development of a new flagship eco town at North West Bicester; a pioneering project backed by environmental integrity and a long-term vision for the area.

### **Cottesmore Village**

A2Dominion has recently promoted an area of land to the west of Pease Pottage for residential development to Mid Sussex District Council. However more recently, A2Dominion has provided details to Horsham District Council of a wider opportunity referred to as 'Cottesmore Village' where the vision is for a sustainable new community located in close proximity to Crawley.

The Pinnacle  
20 Tudor Road  
Reading  
RG1 1NH

T 0118 902 2830 [turley.co.uk](http://turley.co.uk)



The site is circa 83ha, and is currently in use as Cottesmore Hotel and Country Club. Due to the recent decline in Golf the site opens up a new opportunity to create a sustainable community incorporating the existing Hotel and Country Club, open space, community sports facilities and business hub within a landscaped setting. The site can be separated into two areas of land connected by a pedestrian footpath. Current access into the site is taken from Forest Road to the south, where the current Club main facilities are located including a Club House, Hotel and Spa.

A Vision Document, setting out key considerations, and the form of development which could be accommodated, is included at **Appendix 1** of this letter.

Cottesmore Village is in a strategically significant location on the edge of the major urban area of Crawley (and its range of facilities, employment opportunities and transport connections), close to the strategic highway network and within the 'Gatwick Diamond' which has followed from the consistent recognition of this area's importance in regional planning.

The interaction between Horsham District and Crawley was acknowledged in the HDPF which states explains how the 2001 Census showed 40% of working people who live in Horsham District commute outside it to work. Of these, 58% travelled to Crawley and London. The HDPF also explains how the District has been recognised as operating at a pivotal point of a triangle of large urban communities between Crawley/Gatwick and Portsmouth and Brighton on the south coast.

A number of local authorities in the area (Surrey County Council, West Sussex County Council, Crawley Borough Council, Horsham District Council, Mid Sussex District Council, Mole Valley District Council, Reigate and Banstead Borough Council, Tandridge District Council) have formed the Gatwick Diamond local authorities. The Authorities published a Gatwick Diamond Local Strategic Statement in 2012, with an updated version published in June 2017. A Memorandum of Understanding (MoU) exists between the Gatwick Diamond authorities as a mechanism for interauthority co-operation to promote the planning of sustainable development across the area. The Local Strategic Statement from 2017 explains that the Vision to 2031 is *"By 2031 the Gatwick Diamond will be a worldclass, internationally recognised business location achieving sustainable prosperity and growth."*

A2Dominion consider that these considerations, allied with the significant unmet housing need arising from within Crawley Borough reinforce the strategic location of the area and the role in which Cottesmore Village could play.

The work undertaken by A2Dominion demonstrates that Cottesmore Village could provide:

- Residential areas totalling circa 19.67ha across the site. There will be differing character areas to each parcel with lower densities around the development edge and set back from a listed building adjoining the site. All residential development is within a landscape country park setting respecting the natural character of the site;
- A local centre, which could include uses such as a doctors' surgery, community hall, coffee shop, convenience store and Business and Innovation Hub including a delivery hub as we change to online shopping more and other facilities subject to detailed masterplanning;
- A primary school;
- Sports/play pitches;
- A community food production area; and
- Significant levels of open space.

Vehicular access to the site is proposed from Forest Road via a new roundabout junction. The scheme can be designed to facilitate home working, e.g. through ensuring that there is a space within the home where it is possible to work productively in terms of having sufficient room, segregation from the rest of the household as well as having somewhere comfortable, well ventilated and well lit. In addition, fast broadband speeds will be important.

Cottesmore Village will bring forward new facilities to offer new and existing residents much greater opportunity to travel locally on foot and by bicycle. The emerging masterplan shows the following connections:

- A connection eastwards to a signed cycle route to Crawley and off-site enhancements of that cycle route;
- A connection northwards to Crawley via Bridleway 1546 which will benefit from improved surfacing, drainage and lighting (particularly the well-used underpass beneath the A264) all of which can be delivered by Cottesmore Village;
- A connection north-eastwards via Footpath 1545 through Buchan Country Park and connecting with Horsham Road, Crawley.
- A connection south-eastwards via Footpath 1545 to Forest Road. It is proposed to provide a footway in the existing highway verge along the northern side of Forest Road/Horsham Road to connect the site to Pease Pottage and vice versa.

In addition to the site's location close to Crawley, there is good opportunity for future bus routes (e.g. extended and enhanced existing services and/or new services) to be incorporated into Cottesmore Village. The proposed scheme could enhance the public transport connections in a number of ways including:

- Increasing the frequency of an existing bus route and divert it to serve Pease Pottage and the site e.g.;
- Extend the existing 271/273 Crawley to Brighton buses from eastern Pease Pottage to the site and increase the frequency from 1 to 2 per hour to every 20-minutes; and/or
- Divert the existing 23 Crawley to Worthing via Horsham buses from the A264 to serve Pease Pottage and the site and increase the frequency to every 20-minutes; and/or
- Deliver a new hopper bus service between the site, Pease Pottage and central Crawley and/or Horsham (including the station(s)) operating with a circa 20-minute frequency.
- The provision of bus stops with seating, timetable information and shelter within the site so that new residents have a very short walk to access buses.
- The provision of real time information at the bus stops and on local buses.

The concept of development in the area where Cottesmore Village is located is outside of Crawley Borough and primarily within Horsham District and so A2Dominion acknowledge that it is not the role of the Crawley Borough Local Plan Review to allocate development in this area. However as these representations consider, it is appropriate for the Local Plan Review to include text regarding the scale of unmet housing need, its economic significance and the way in which these matters could be addressed.

Furthermore, we expect that Crawley Borough Council will be familiar with the concept of development in the area where Cottesmore Village is located as this was considered in a document published in September 2005 and titled 'Feasibility Study for Development Options at Crawley'.

## REPRESENTATIONS

The following section of this letter sets out specific representations on behalf of A2Dominion in response to the content of the Regulation 19 Local Plan consultation document.

### Meeting Housing Needs

#### **Paragraph 2.20**

The text in the Local Plan states that “Crawley’s development as a New Town, in addition to the influence of Gatwick Airport, has significant implications for the future of the town in terms of population growth; and the need to accommodate development remains a key challenge for Crawley. By 2037, to meet the needs of its growing population, the town would need a further 12,000 new homes. Accommodating even some of this need involves difficult decisions and invariably places pressure on some of the key features that define Crawley’s character.”

We reserve the opportunity to submit further comments and evidence regarding the extent of the housing requirement as the Plan progresses and further evidence emerges.

### Crawley’s Unmet Housing Needs

#### **Paragraphs 2.26 – 2.29**

We welcome the recognition that the Crawley Local Plan is unable to make provision for all of the housing need within the Council’s administrative boundaries. Furthermore, we welcome the recognition that “*Crawley’s housing market functions within a wider geographic area – identified as the Northern West Sussex Housing Market Area, which is predominantly within the local authority administrative areas of Crawley Borough, Horsham and Mid Sussex Districts; extending northwards into the administrative area of Reigate and Banstead Borough to a lesser degree*”.

In our submission, the economic significance of Crawley, and the role that it plays in the HMA and in the wider area (for example the wider Gatwick Diamond area) means that all efforts should be made to accommodate the unmet needs arising from the town. The failure to do so puts the economic growth and success of Crawley and the wider area at risk.

We note that the Local Plan identifies that the unmet need to 2037 equates to 6,680 dwellings with this calculated by deducting the planned requirement (5,320 dwellings) from the identified housing need (12,000 dwellings). However we understand that the planned requirement is a ‘supply-led’ calculation and as such, when calculating the degree of unmet need to be addressed by adjoining authorities, it may be necessary for them to provide a ‘buffer’ to ensure greater certainty that, in combination, the needs will be addressed.

Furthermore, we would encourage dialogue to ensure that it is not just the total numerical housing requirement which is achieved as there remains a significant need for affordable housing in the HMA.

We reserve the opportunity to submit further comments and evidence regarding the extent of the unmet need as the Plan progresses and further evidence emerges.

### Development adjacent to Crawley

#### **Paragraphs 2.30 – 2.33**

In combination these paragraphs refer to the growth of Crawley outside of its administrative boundaries and, in turn:

- Paragraph 2.31 refers to planned development in other authorities

- Paragraph 2.32 states that *“Other potential urban extensions to Crawley may include extensions to the east and/or west of the borough boundary. All opportunities are being explored to understand whether these would constitute the most sustainable housing development locations in the context of the wider housing market area and travel to work area and whether the existing infrastructure, and environmental constraints can be resolved.”*
- Paragraph 2.33 states that *“This plan should not be considered as an indicator of the extent of acceptable development adjacent to Crawley.”*

In our opinion, the Crawley Local Plan should not seek to identify the potential locations for growth outside of Crawley. However that is what appears to be inferred by paragraph 2.32. It is quite right that the Local Plan does identify a significant unmet housing need, but it is for the adjoining authorities to accommodate this. Further analysis may well indicate that such opportunities exist to the south of Crawley. Our proposed approach is reinforced by the text at paragraph 12.21 of the Local Plan which refers to the complexities associated with the westward expansion of Crawley and the Western Link Road.

We consider that paragraph 2.32 should be amended as follows in order to ensure consistency with paragraph 2.33:

*~~“Other potential urban extensions to Crawley may include extensions to the east and/or west of the borough boundary. All opportunities are being explored to understand whether these would constitute the most sustainable housing development locations around Crawley can accommodate its growth in the context of the wider housing market area and travel to work area and whether the existing infrastructure, and environmental constraints can be resolved.”~~*

However in looking to accommodate options for the growth of Crawley, it is worth considering the comments set out in the Statements of Common Ground with adjoining authorities, for example:

- The SoCG with Mole Valley District (January 2021) records that the two authorities are within different HMAs (Mole Valley being in the Kingston and North East Surrey Housing Market Area) and that *“Due to the need to undertake site-specific exceptional circumstances testing to determine whether it is appropriate for individual sites to be released from the Green Belt, it is not currently considered possible to meet any of Crawley’s housing needs within Mole Valley.”*
- The SoCG with Mole Valley District (January 2021) records that the *“There is some relationship between the North West Sussex Housing Market Area and the Horley area. However, RBBC as a whole falls within the East Surrey Housing Market Area.”* In addition, the SoCG records that *“RBBC is not in a position to meet any of CBC’s unmet housing need”*

Furthermore, the delays associated with the Tandridge Local Plan are well known, with the Inspector having advised that significant work is required in relation to highways matters for example. In any event, it is relevant to note that the examination version of the Tandridge Local Plan does not make provision for the unmet needs of Crawley Borough Council.

There are five authorities surrounding Crawley (Mole Valley, Reigate & Banstead, Tandridge, Mid Sussex and Horsham). Two of those have agreed common ground with Crawley BC that they are unable to accommodate the town’s unmet need, whilst the third makes no such provision in its emerging Local Plan. In addition, the capacity of the land to the north of Crawley is also reduced by the presence of Gatwick Airport. The remaining two (Horsham and Mid Sussex) are at differing stages in the plan-making process. In our submission, this wider context reinforces the fact that the Crawley Local Plan should not include any text which might be taken as suggesting that the growth of Crawley should only occur in certain directions.

## Urban Extensions: 'At Crawley'

### Paragraph 12.18

We welcome the recognition that sustainable new neighbourhoods could play an important role in meeting Crawley's housing needs. We also welcome the recognition that other potential urban extensions to Crawley outside its administrative area could be explored in the future in order to meet the arising housing need of the borough. As with our earlier comments, the Local Plan should not be used as a tool to support/discourage specific locations for that growth as all such opportunities should be considered.

### Paragraph 12.23

We welcome the fact that Crawley Borough Council has provided guidance as to the circumstances where it will support housing development through urban extensions on or close to its administrative borough boundaries.

The following table sets out A2Dominion's explanation as to how the proposal at Cottesmore Village could achieve those expectations:

Criterion	Response
i. 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.	In the event that Cottesmore Village is taken forward, A2Dominion would work with stakeholders, including relevant Local Planning Authorities to consider the impact of the proposals, their impact and the need for infrastructure.
ii. If development is proposed to the western side of Crawley, the scoping, design and delivery of the comprehensive Western Link Road (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.	This is not relevant as Cottesmore Village is to the south of Crawley.
iii. 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.	Cottesmore Village has been informed by a detailed analysis of the landscape character and further design and masterplanning work can be undertaken. The accompanying material also demonstrates how the scheme could utilise and enhance public transport services.
iv. The design of the urban form and infrastructure is of high quality design which is not unnecessarily prominent in the existing landscape setting.	Cottesmore Village has been informed by a detailed analysis of the landscape character and further design and masterplanning work can be undertaken. A2Dominion would work with stakeholders to develop a scheme of high quality urban design.

<p>v. Developments are designed and progressed as comprehensive neighbourhoods rather than incremental ad hoc development.</p>	<p>Cottesmore Village offers the opportunity to design a new community in a comprehensive manner.</p>
<p>vi. Neighbourhood centres containing local facilities and services are provided in order to meet the day-to-day needs of residents.</p>	<p>Cottesmore Village is envisaged as a new community including a local centre to meet day-to-day needs.</p>
<p>vii. 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.</p>	<p>Cottesmore Village is strategically located so as to help meet the market and affordable housing needs of Crawley Borough. A2Dominion would be willing to engage with local stakeholders, including local planning authorities, in relation to the affordable housing obligations.</p>
<p>viii. 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.</p>	<p>Cottesmore Village is located close to the existing communities within Crawley and the accompanying material demonstrates how connections with be achieved to these neighbourhoods, including via public transport.</p>
<p>ix. A landscape character, setting and heritage appraisal has been undertaken which:</p> <p>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</p> <p>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.</p>	<p>Cottesmore Village has been informed by a detailed analysis of the landscape character and further design and masterplanning work can be undertaken.</p> <p>A2Dominion would work with stakeholders to develop a scheme of high quality urban design which is informed by the detailed understanding of landscape and heritage considerations for example..</p>
<p>x. Development has been designed and planned to carefully address both its connections to existing neighbourhoods as well as the wider countryside beyond, providing defensible boundaries which both prevents inappropriate merging of settlements or the effects of</p>	<p>Cottesmore Village will not lead to the merging (actual or perceived) of settlements. It is located close to the existing communities within Crawley and the</p>

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urban sprawl and ensures the careful stitching together of existing and new built form where appropriate. accompanying material demonstrates how connections with be achieved to these neighbourhoods.

The landscape structure around the site offers the potential to accommodate the new community within defensible boundaries.

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xi. 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.

The initial proposals for Cottesmore Village have been prepared based on assessments of the site and area, including in relation to arboricultural matters. A2Dominion’s further masterplanning will develop these elements of the proposal as part of a holistic scheme.

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xii. Development must incorporate strategic Green Infrastructure throughout, providing ecological linkages, in particular to support pollination, and result in a Net Gain to biodiversity.

The initial proposals for Cottesmore Village have been prepared based on assessments of the site and area, including in relation to ecology and landscape matters. A2Dominion’s further masterplanning will develop these elements of the proposal in order to support biodiversity net gain.

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xiii. 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.

If Cottesmore Village is to be taken forward then A2Dominion would commit to working with relevant stakeholders through the masterplanning and detailed design stages so that these considerations are taken into account throughout the process.

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xiv. 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.

If Cottesmore Village is to be taken forward then A2Dominion would commit to working with relevant stakeholders through the masterplanning and detailed design stages so that the scheme is informed by a detailed analysis and understanding of the wider area and its character.

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## Strategic Policy H1: Housing Provision

A2Dominion welcome the specific reference in Policy H1 to the remaining unmet housing need and the commitment that the Council will “work closely with its neighbouring authorities, particularly those which form the Northern West Sussex Housing Market Area, in exploring opportunities and resolving infrastructure and environmental constraints in order to meet this need in sustainable locations”.

We reserve the opportunity to submit further comments and evidence regarding the extent of the housing requirement, supply and unmet need as the Plan progresses and further evidence emerges.

## SUMMARY

We trust that these representations are useful and would be willing to engage with Crawley Borough Council and other stakeholders to explore the important contribution which Cottesmore Village could play in addressing the unmet needs of Crawley.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Murray-Cox', is positioned below the closing text.

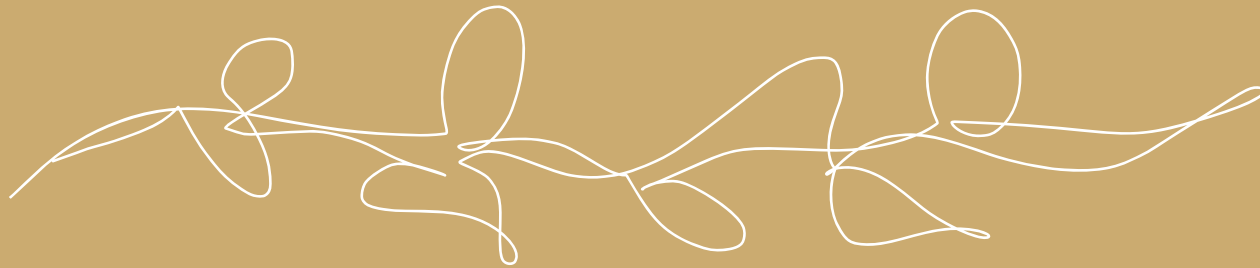
David Murray-Cox  
**Director**

david.murray-cox@turley.co.uk



A VISION FOR

# COTTESMORE VILLAGE



A NEW SUSTAINABLE COMMUNITY

OUR VISION FOR COTTESMORE VILLAGE IS TO PROVIDE A BESPOKE COMMUNITY IN A COUNTRY PARK SETTING, WHILST OFFERING A VARIETY OF HOUSING TO SUIT A RANGE OF NEEDS, AS WELL AS COMMUNITY AND LEISURE FACILITIES.

**Contact**

**Club Manager**

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**Date of issue**

October 2020

**Project Ref**

A2DS3001

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# FOREWORD

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This Vision Document has been produced by Turley Design, in conjunction with Turley Planning and a wider project team of environmental and technical consultants, on behalf of Cottesmore Hotel and Country Club and their developer, A2 Dominion. It refers to the future vision of Cottesmore Village, Horsham.

Primarily based on desktop assessments, it sets out an indicative masterplan for the site, explains the principles behind its development and provides a vision for the overall progression and delivery of the proposal. The initial technical and design work that has been undertaken to inform the Vision Document has demonstrated that the site is available, suitable and achievable for the scale of development proposed.



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WHO ARE WE?

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**COTTESMORE HOTEL AND  
COUNTRY CLUB**



Since Cottesmore Hotel & Country Club was established in the 1970's it has grown to be a successful and popular local leisure venue. Whilst originally centred around the golf course, this side of the business has been in decline over the last decade, a trend that is in line with the national picture identified by golf's ruling body, the R&A, in February 2020.

The fire that substantially destroyed the leisure club and events parts of the buildings two years ago led to a radical reappraisal of the business. As a consequence it was decided that following the decline in golfing members and the number of rounds played in a year, compared with ten years ago, that this would no longer be the core part of the business in the future.

The rebuilding works have enabled the significant enlargement of the leisure club areas, in particular the gym, in response to the well being demands of the local community. The events element of the business e.g. weddings and conferences now has purpose built function rooms available thereby attracting a much larger market. A new dedicated restaurant was also included within the rebuild to serve hotel residents, country club members and local residents.

With these new facilities opened and bedding in we see the potential to further expand the Cottesmore Hotel and country club in the coming years. The aim is to realign the venue with modern leisure habits whilst adding facilities such as a golf driving range, cricket pitch, outdoor swimming pool and creche to further compliment the existing.

As we implement our plans we are aware of the considerable need for new housing in the local area, and specifically that via its Local Plan review HDC is looking for suitable sites to meet that need over the coming decades. As is explained later in this document our land is sustainably located and its partial redevelopment for housing would help address this local housing need and secure a certain future for the country club.

To achieve this vision, Cottesmore Hotel & Country Club has agreed to partner with A2Dominion to develop the concept of a new 'Cottesmore Village' that sits nearby, but separate from, Pease Pottage. It is envisaged that the club will become the heart of the Cottesmore Village along with the new junior school and shops.

A2Dominion is a residential property Group and award-winning housing developer. They pursue their business with a social purpose, reinvesting profits from private sales into building new affordable homes, managing existing homes and supporting local communities. Of key importance to the club is that A2Dominion retain a long-term interest in their development via the ownership and management of the affordable housing and open areas. Cottesmore Hotel & Country Club look forward to working with A2Dominion and being neighbours maintaining and investing in the new Cottesmore Village for many decades into the future.











# COTTESMORE VILLAGE

## INTRODUCTION



COTTESMORE VILLAGE IS A UNIQUE OPPORTUNITY TO DELIVER A NEW COMMUNITY WITH ITS OWN IDENTITY, RESPONDING TO THE CHARACTER OF THIS PART OF WEST SUSSEX IN A HIGHLY SUSTAINABLE LOCATION.

COTTESMORE VILLAGE IS ROOTED IN ITS SURROUNDINGS AND WILL DELIVER A SUSTAINABLE 21ST CENTURY COMMUNITY FOR ALL.





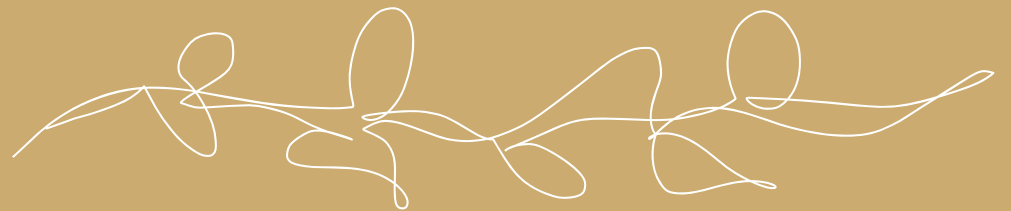






# COTTESMORE VILLAGE

## **THE SITE**



# THE SITE

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## Site Location

The site is located to the west of Pease Pottage and to the south west of Crawley. Buchan Country Park is located directly north west of the site, whereas Cottesmore School is located centrally to the site. The site is located within easy access of A264 and the M23 corridors, connecting the site to Horsham, Brighton, London and beyond. Gatwick Airport is located 6.5 miles north of the site. The site is strategically well connected via both roads and public transport links.

## Site Description

The site is circa 83ha, and is currently in use as Cottesmore Hotel and Country Club. Due to the recent decline in Golf the site opens up a new opportunity to create a sustainable community incorporating the existing Hotel and Country Club, open space, community sports facilities and business hub within a landscaped setting. The site can be separated into two areas of land connected by a pedestrian footpath. Current access into the site is taken from Forest Road to the south, where the current Club main facilities are located including a Club House, Hotel and Spa.

The site boundary is predominately defined by mature hedgerow and trees. In its current use, the site has significant areas of managed landscape associated within it, as well as existing ponds.





Buchan  
Country Park

CRAWLEY

Cottesmore  
Hotel and  
Country Club

Cottesmore  
School

A264

Crawley  
Horsham

Crawley  
Mid Sussex

Mid Sussex  
Horsham

PEASE  
POTTAGE

Forest Road

Horsham Road

A23

Fig. 1. Site Location Plan



# ACCESS AND MOVEMENT

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## Pedestrian and Cycle Connections

The site is well located to the existing walking and cycling network. It is crossed by the Public Rights of Way (PRoW) network including a bridleway crossing between Forest Road and the southern side of Crawley; and a footpath between Forest Road and Buchan Country Park.

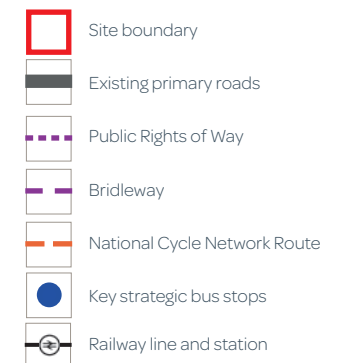
In addition, there is a signed cycle route passes on Old Brighton Road to the east of the site. This connects northwards to Crawley and eastwards to the National Cycle Route 20, which provides a long distance continuous route between London to Brighton. There is therefore good opportunity for the site to connect into the surrounding pedestrian and cycle network.

## Public Transport

The nearest railway station to the site is Crawley Station, which operates on the Southern Line. The train station is located less than three miles north of the site and can be reached from Pease Pottage within 12 minutes by bus.

The nearest bus stop to the site is located on Horsham Road, a 20 minute walk, this provides good connections to the existing bus network including bus services 271 and 273 (to Crawley and Brighton).

There is good opportunity for future bus routes (e.g. extended and enhanced existing services and/or new services) to be incorporated into Cottesmore Village.





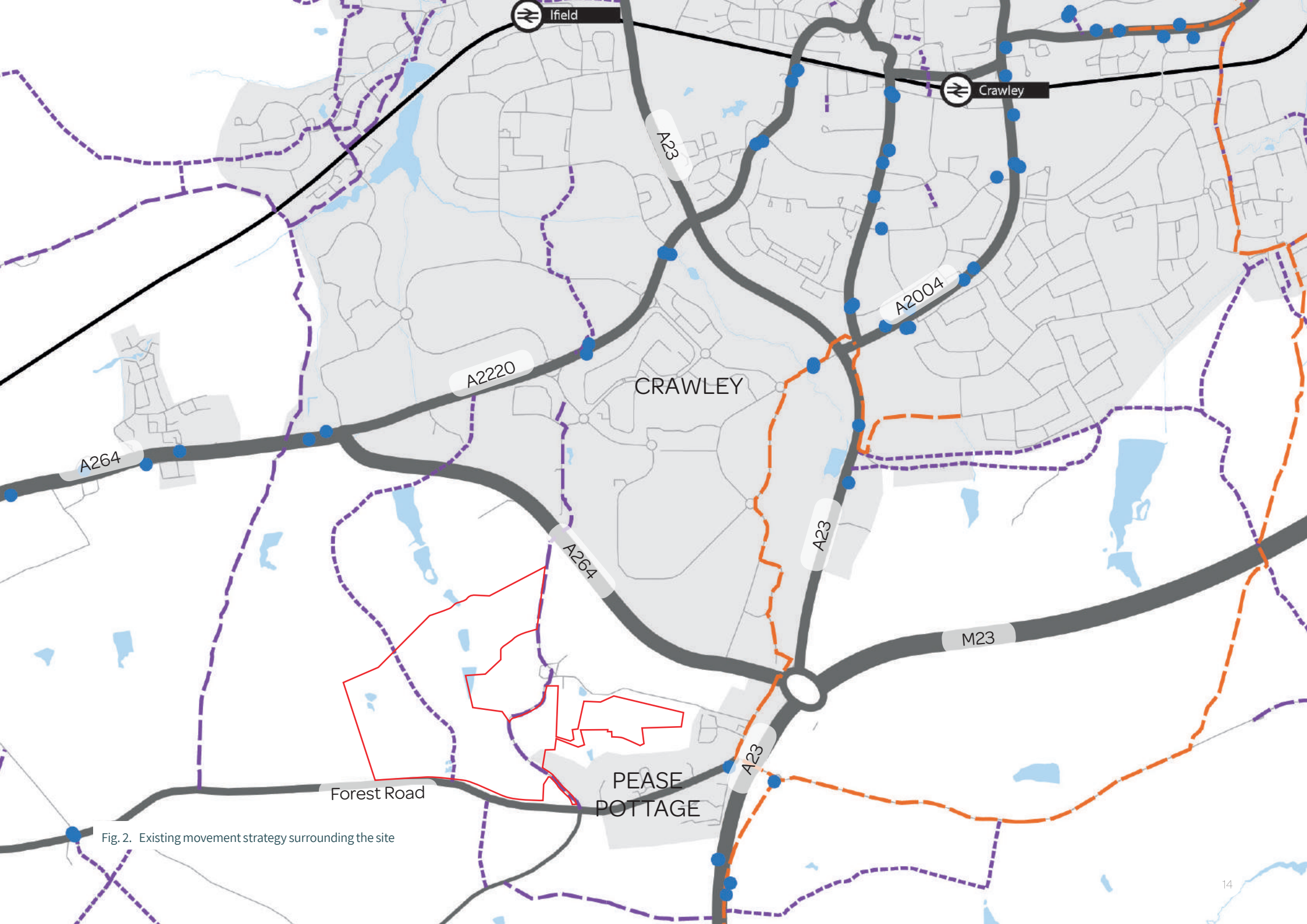


Fig. 2. Existing movement strategy surrounding the site

# LOCAL FACILITIES

Pease Pottage provides local facilities, including a public house and recreation ground. In addition, Buchan Country Park is located immediately west of the site and provides a well-used area for recreational walks, cycling and other activities.

Historically, Pease Pottage has been considered to be an in-principle acceptable location for new housing, with several schemes completed in the area, including the 600 homes on land east of Brighton Road.

The National Travel Survey identifies that 80% of trips of up to 1 mile (1.6km) are made on foot and that a third of trip up to two miles are made by walking. Against this background, there is a good range of facilities and services within a walkable (and indeed cyclable) distance from the site. These facilities and services will be enhanced by Cottesmore Village to the benefit of both new and existing residents.

The site is therefore well located to meet the three 'key transport tests' identified by paragraph 108 of the National Planning Policy Framework and reflected in local policy:

- **The opportunities for sustainable travel can be appropriately taken up.** The site is well located to existing facilities; with good connectivity to the local area (including direct links to Crawley); and will deliver additional facilities and services to accommodate trips on-site as well as improving the sustainability of the local area.
- **Safe and suitable access will be provided.** A permeable access strategy will be implemented. This will include connecting with and enhancing the PROW network through and near the site, as well as providing vehicular access on to Forest Road that accords with design guidance.
- **The traffic impacts will be acceptable.** The site is of a scale where it can deliver meaningful improvements to the local transport network. The aim will be to accommodate the additional traffic movements and seek to resolve existing congestion issues on the local area. The impact will be thoroughly considered in a Transport Assessment and, where necessary, junction

- |    |                                   |    |                             |
|----|-----------------------------------|----|-----------------------------|
| 1  | Cottesmore Hotel and Country Club | 18 | Asda Superstore             |
| 2  | Cottesmore School                 | 19 | M&S Food                    |
| 3  | Broadfield Library                | 20 | The Black Swan              |
| 4  | Broadfield Primary Academy        | 21 | Imperial                    |
| 5  | Seymour Primary School            | 22 | The New Moon                |
| 6  | Thomas Bennett Community College  | 23 | CoffeECO                    |
| 7  | Desmond Anderson Primary School   | 24 | Costa Coffee                |
| 8  | Waterfield Primary School         | 25 | Buchan Country Park         |
| 9  | Gossops Green Primary School      | 26 | Tilgate Park                |
| 10 | St Wilfrid's Catholic School      | 27 | Tilgate Forest Golf Course  |
| 11 | Hilltop Primary School            | 28 | Crawley Town Football Club  |
| 12 | Southgate Primary School          | 29 | Broadfield Park             |
| 13 | The Oaks Primary School           | 30 | Bewbush Green Playing Field |
| 14 | St. Andrew's Primary School       | 31 | Tilgate Nature Centre       |
| 15 | Iceland                           | 32 | The Forest Gym              |
| 16 | Co-Op Food                        | 33 | Coachmans Medical Practice  |
| 17 | Tesco Express                     | 34 | K2 Leisure Centre           |

 Walking Distances - Each Ring is 5 minutes



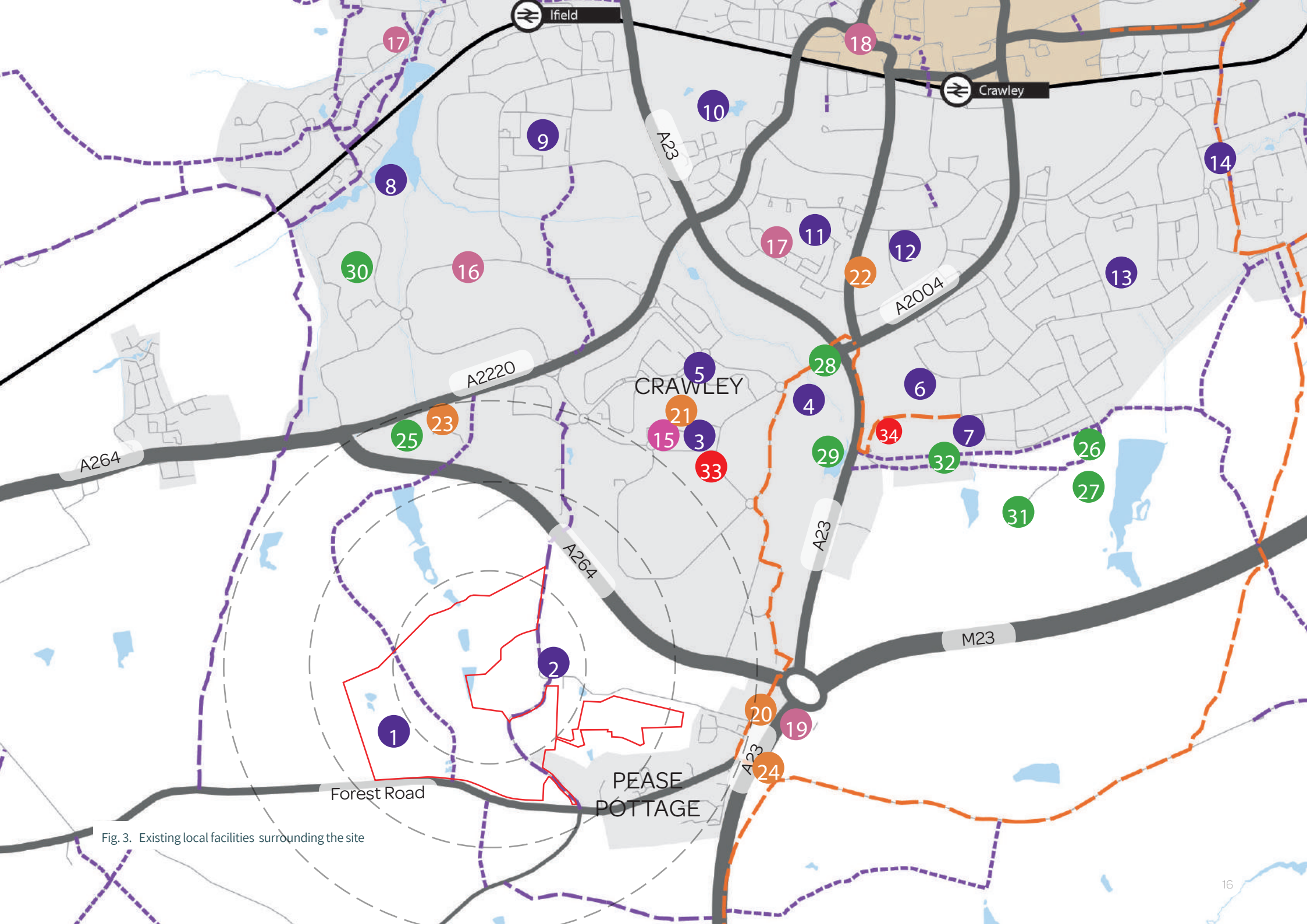


Fig. 3. Existing local facilities surrounding the site

# LANDSCAPE CHARACTER

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## Existing Landscape Character

The Horsham District Council's Landscape Character Assessment classifies the site is located in L1:St Leonards Forest, a substantial tract of land between Horsham and Crawley. The key characteristics recorded which are relevant to the site include confined views and hidden hammer ponds. The condition of the landscape is considered by the Council to be in decline.

Notably, but unsurprising given the focus on the undeveloped aspects of the landscape in this publication, little mention is made regarding the presence of Crawley, the M23, A264 or the managed landscapes of the golf course and educational establishments. In the northern part of the character area these features are distinctive and at odds with the description of an isolated, remote rural forest landscape. The site is an extensive area of managed amenity grassland, used for formalised recreation. There is no 'field pattern', remnant trees from historic boundaries remain, although much of the tree planting has been implemented as part of the designed golf course.

The northern and eastern parts of the character area have a simpler topographic form being located on the higher flat plateau compared with the narrow ghylls to the west. The landform is gently undulating, with some distinct dips associated with the ponds. Artificial landforms have been created as part of the course design.

The use of the land, its management and its association with the settled rather than rural context gives a peri-urban character to this man-made landscape. The wider wooded

context combined with the tree belts incorporated into the golf course does provide for visual containment and an enclosed landscape. Overall, there are a number of localised departures associated with the site and its context from the description contained in published character.

## Landscape Capacity

The Council's Capacity Study in 2014, (updated in 2020) classifies the site in Zone 1: North Horsham to Crawley. In this document reference is made to the previous landscape characterisation and acknowledges the urban influences of Crawley, A264 and the rail corridor. The capacity study concludes that the landscape within Zone 1, Local Landscape Character Area (LLCA) 9: Buchan Hill Forest has NO/LOW capacity for either medium scale housing (<550 dwellings) and large scale housing (>500 dwellings).

There are a number of discrepancies with the approach adopted in the capacity assessment which should be explored as part of the promotional strategy. Having taken the approach of considering landscape compartments which may be either land use specific or broader irrespective of the previously defined Landscape Character Areas, there are inevitably some generalisations affecting the broader compartment which do not occur on a land use specific assessment cell, ultimately affect the overall conclusions.

For example for Zone 1, LLCA 9, despite recognising the visual enclosure of the landscape indicating a low visual sensitivity (supported by the visual sensitivity attached), more open

views to the north change the classification for the entire assessment cell to Moderate High.

In respect of LLCA 7 (Ifield Golf Course) the Landscape Sensitivity to accommodate housing is classified as Low-Moderate. However, because the Cottessmore golf club is assessed as part of a wider character area it has a landscape sensitivity of high. There is no reason why the two golf courses are any different in terms of the Landscape Sensitivity.

On the basis of these revised conclusions the Overall Sensitivity for the site would be more accurately as Low-Moderate.

There is no dispute that the value of the landscape is High due to the statutory landscape designation. Using Table 5 in the 2020 capacity study this would suggest that the capacity is high, which is clearly not correct, it is considered that there is an error in the table. However, using the original table in the 2014 report the capacity of the site, taking account the correct Visual Sensitivity, and Overall Landscape Capacity, would be low to moderate.

A low to moderate capacity is defined as being an area which:

"...only has potential to be able to accommodate development in limited locations without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation."

This conclusion indicates that the site, using the Council's methodology, has capacity to accommodate new housing, the debate will relate to the quantum.



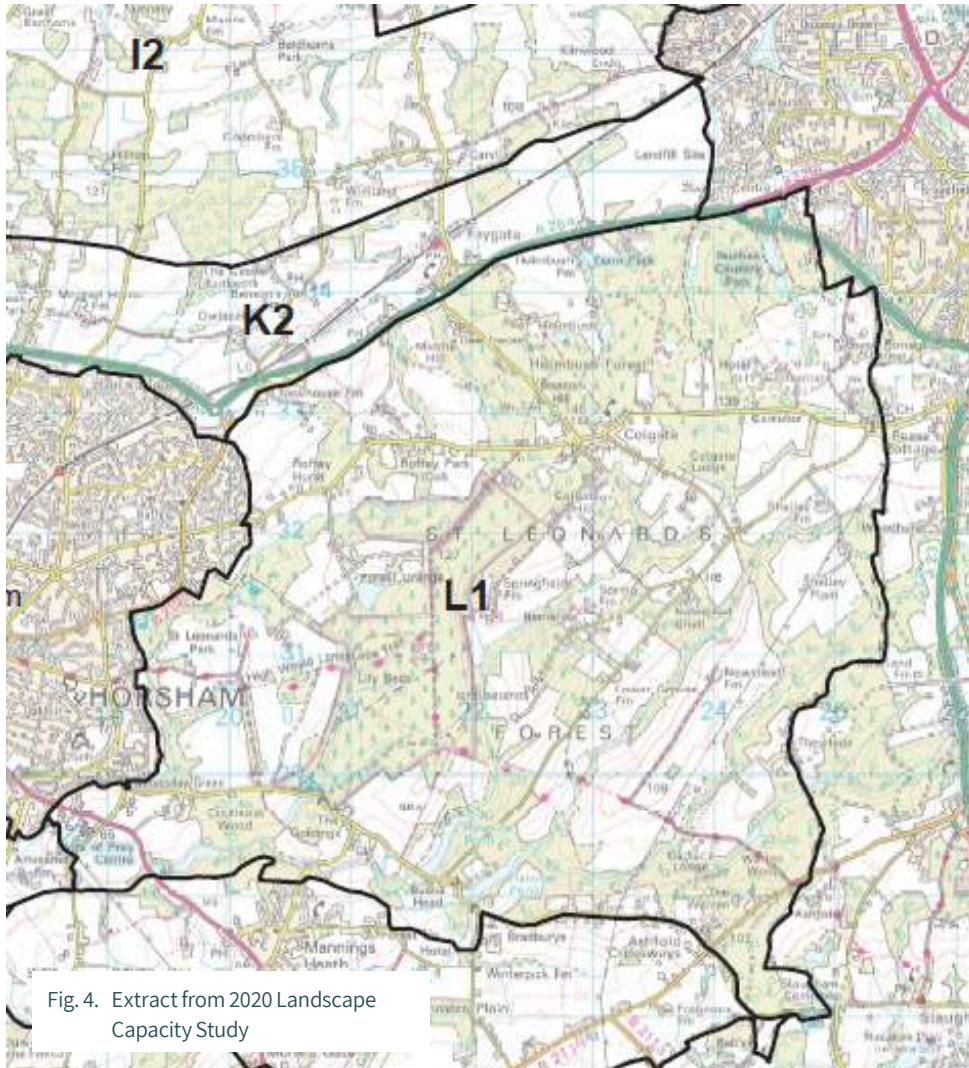


Fig. 4. Extract from 2020 Landscape Capacity Study

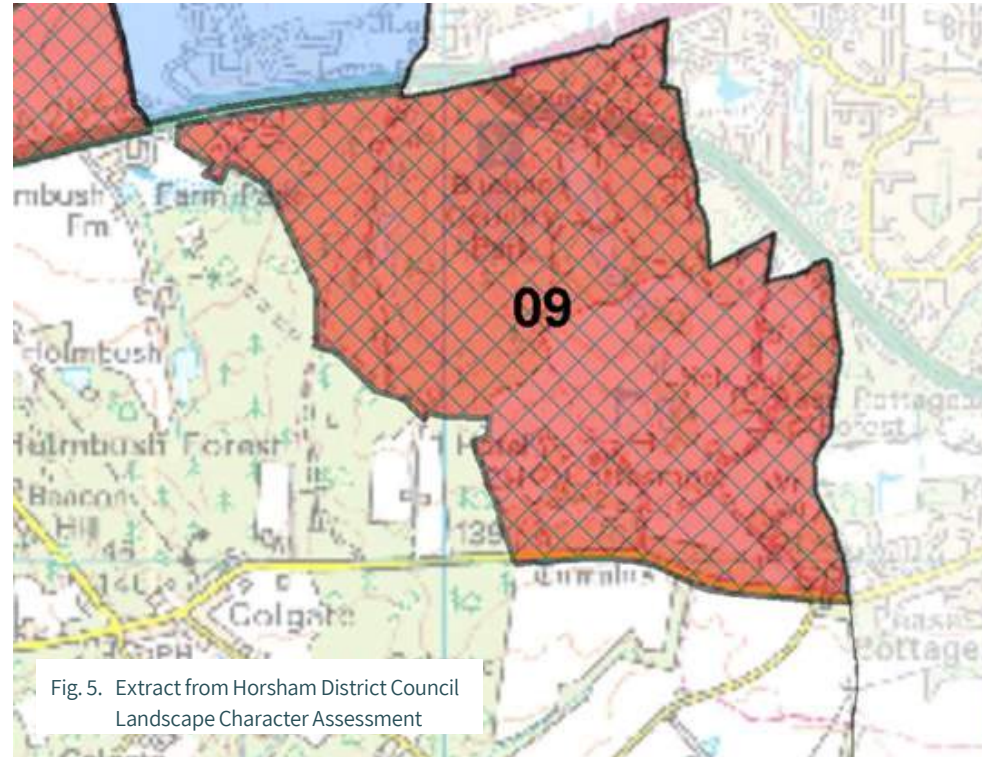


Fig. 5. Extract from Horsham District Council Landscape Character Assessment



# TOPOGRAPHY AND VISUAL APPRAISAL

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## Topography

The topography of the site has been manipulated locally to accommodate the golf course, and bunding exists to the peripheries where spoil mounds covered in scrub often contain views from adjacent roads. This has an urbanising influence on the character of the landscape.

## Visual Appraisal

The Site benefits from the characteristic woodland elements of this part of the district, as a result the site is highly contained physically and visually.

The opportunities to view the Site are restricted to the footpaths which cross the golf course or lead through the grounds of Cottesmore School. Views from Forest Road and the Buchan Hill Country Park are obscured by the boundary vegetation and the wider woodland (See Plate 5 and the ZTV Analysis attached).

The visual composition is characterised by a foreshortened depth of view resulting from the boundary and intermediate tree cover. The landscape appears manicured with the woodland forming the backdrop and local skyline (Plates 6 - 9). Further examination of the visual context and visibility should be reviewed during the winter months.

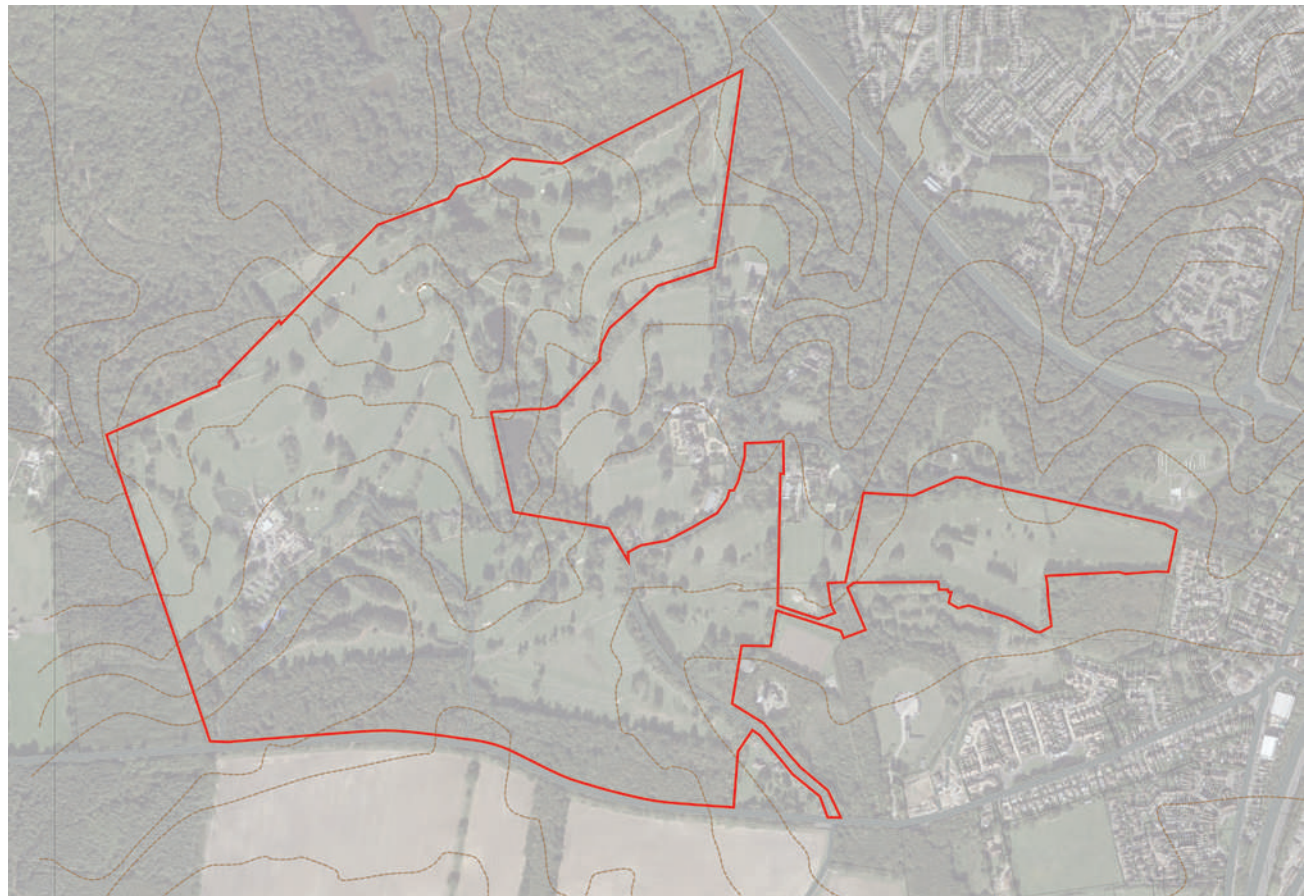


Fig. 6. Existing site contours





Fig. 7. Edge of Country Park to the north on the footpath looking south west



Fig. 8. General view of the Golf Course



Fig. 9. Looking north towards Redhill Aerodrome



Fig. 10. Clusters of non native trees located between fairways



# HERITAGE AND ARCHAEOLOGY

## Heritage Assets

A scheduled monument in the form of a Bowl Barrow is located on the southern boundary of the site. Dating back to the late neolithic period, the bowl barrow survives well and contains archaeological remains and environmental evidence relating to the monument and the landscape in which it was constructed.

Cottesmore School, a Grade II Listed building is also located with the vicinity of the site. Originally a mansion built in Elizabethan style in 1882-3. The historical setting of the building should be considered as part of the proposals.

Any development located within the setting of either heritage asset should be consistent with continued preservation and the sustainable future of the heritage assets. As set out in Policy 34 of Horsham District's Planning Framework the proposals should "Reinforce the special character of the districts historic environment through appropriate siting, scale, form and design".

## Archaeological Sites

The site includes two archaeological sites of interest as outlined in the Horsham District's Planning Framework. One located adjacent to Forest Drive and another in the north east section of the site. Both of these areas should be preserved as part of the proposals however further archaeological work should be undertaken prior to determination of any applications.

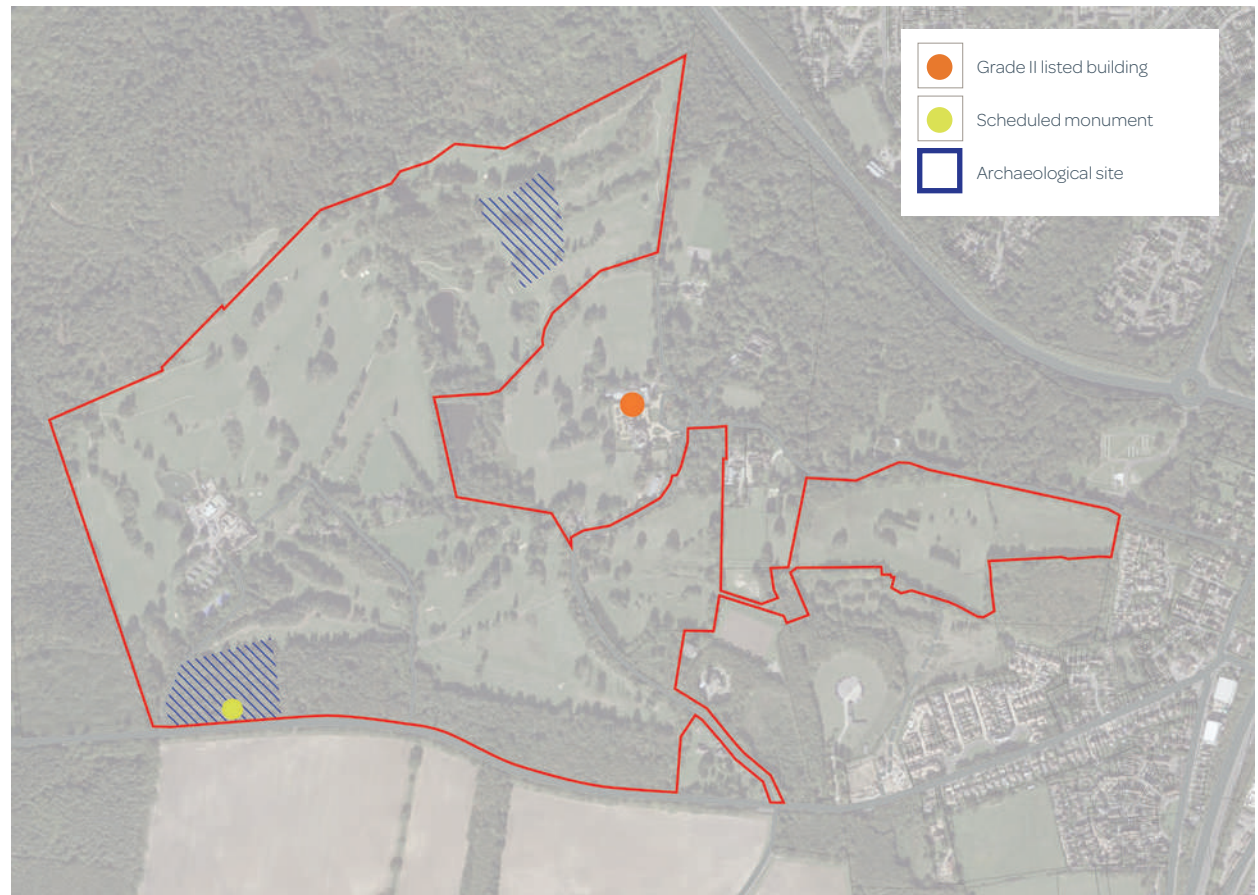


Fig. 11. Existing heritage and archaeological site assets



# DRAINAGE & UTILITIES

## Utilities

According to asset records provided by the utility companies, the proposed development could be served with potable water, gas, electricity, sewerage and telecommunications via existing infrastructure in the vicinity of the site.

There are a number of water mains crossing the site. A water trunk main crosses the south eastern part of the site in a diagonal fashion connecting to the adjacent reservoir. Other water mains run along the periphery of the eastern edge of the site. Both of these water mains will need to be retained as part of the proposals with suitable easements. A 11kV overhead cable and several 11kV underground cables also run across the site. These are likely to be grounded or diverted as part of the proposals.

All utility companies should be consulted to confirm points of connection and that there is sufficient spare capacity to serve the proposed development.

## Existing Drainage

The site naturally drains towards the on-site watercourses and ponds. The site is located within Flood Zone 1 (indicating a low-level risk of river flooding) and that the site is not at risk of flooding from any watercourses or ponds.

Surface water flows arising from the developed site will be restricted to the existing surface water runoff rates. Flows will be directed to the on-site watercourses mimicking the natural drainage at the site. The restriction to existing greenfield runoff rates will ensure that the development will not increase flood risk downstream of the site.

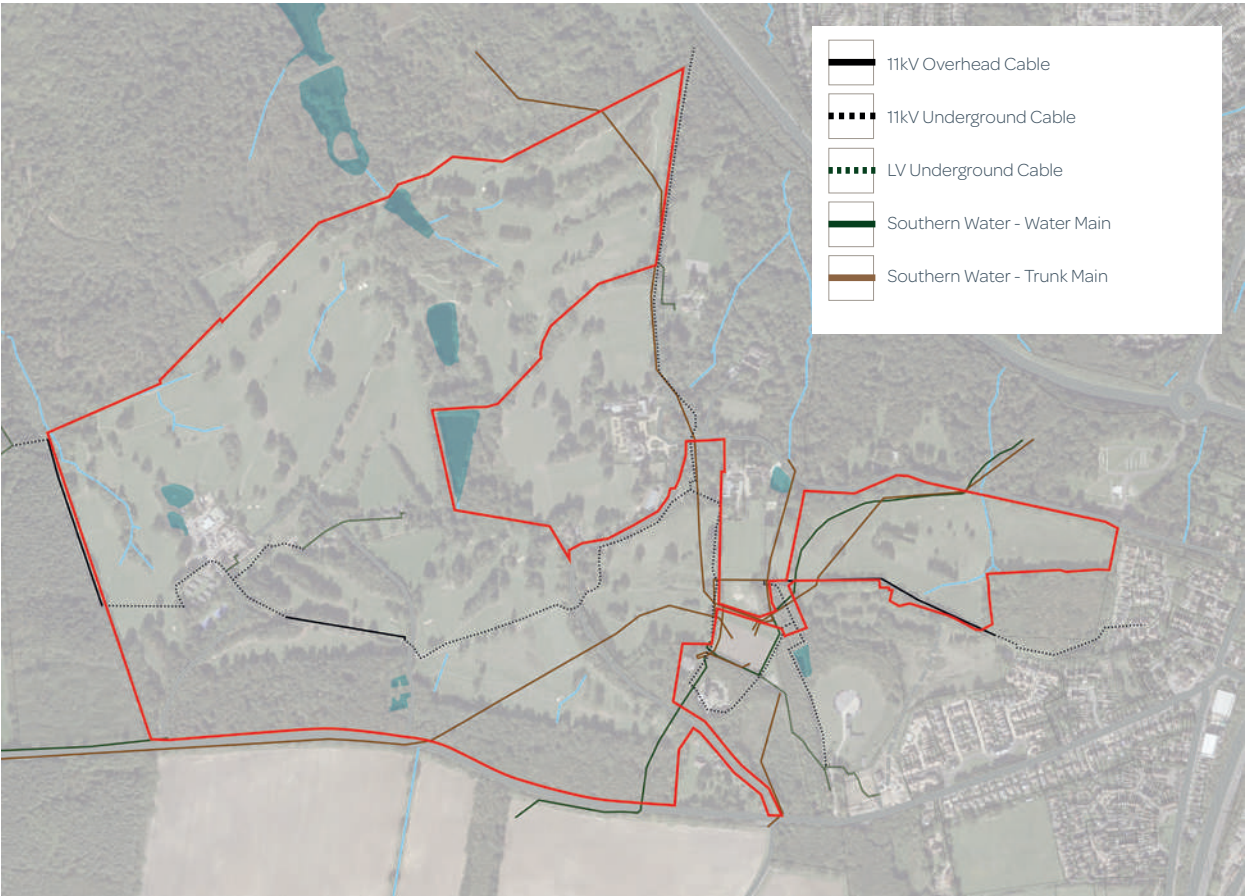
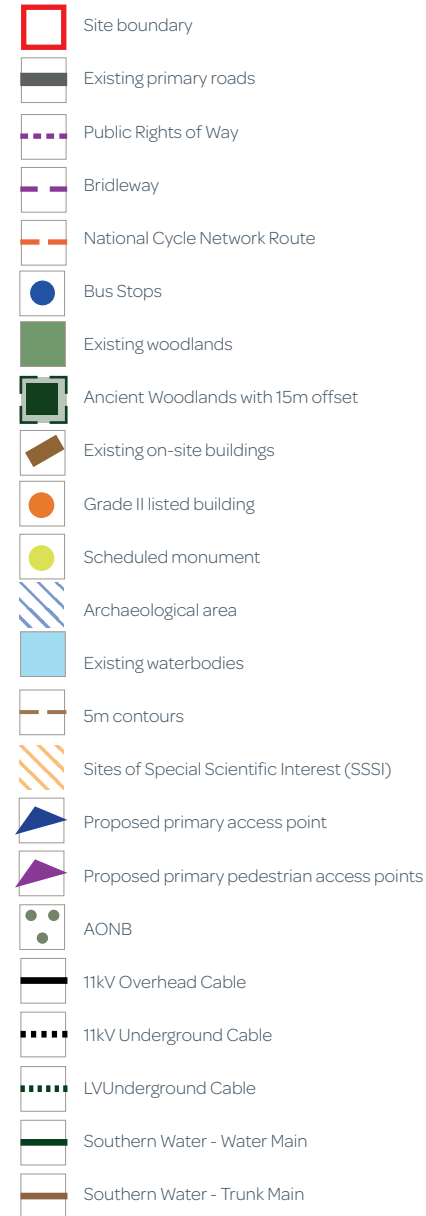


Fig. 12. Existing drainage and utilities plan

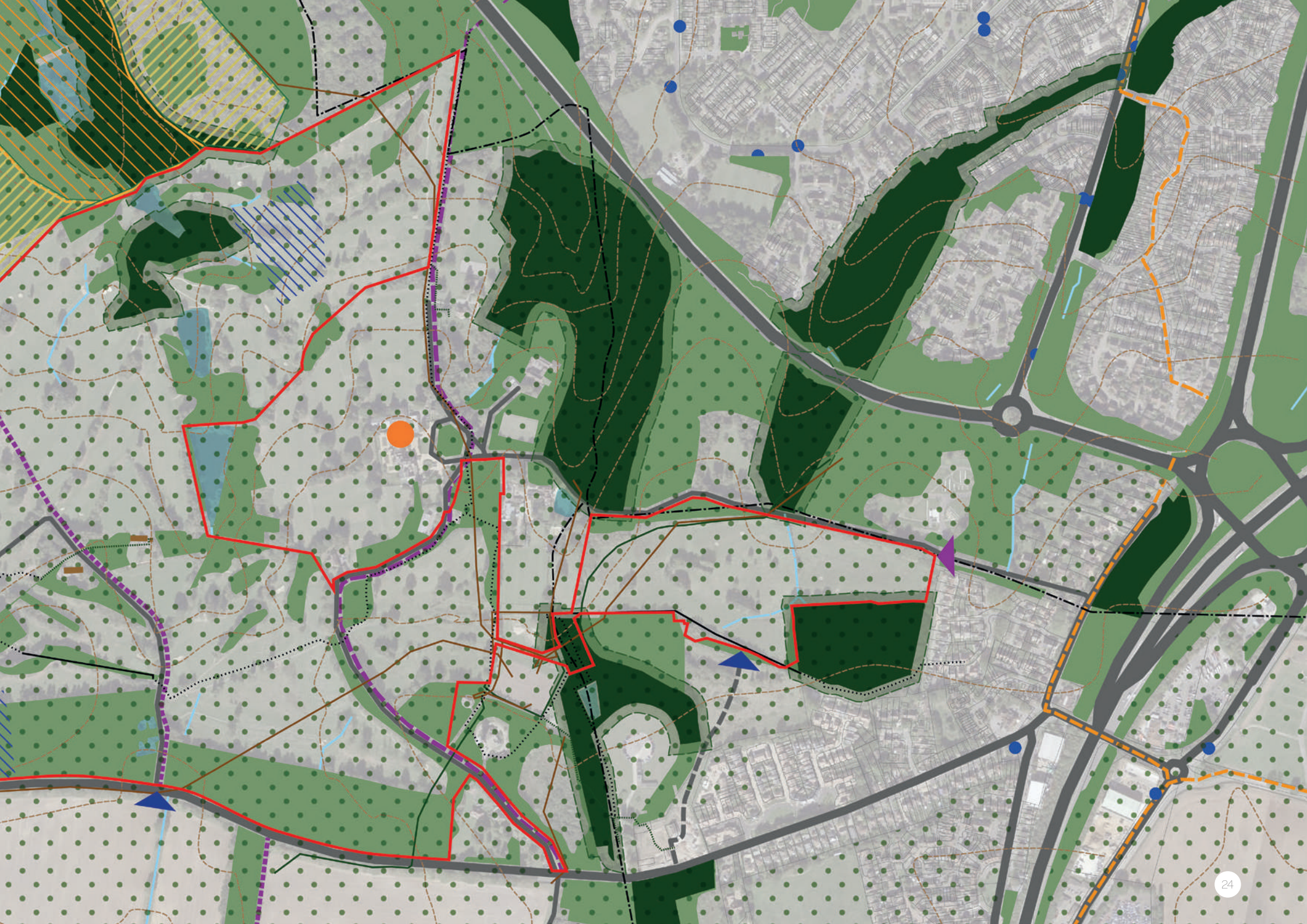
# KEY DESIGN CONSIDERATIONS

The site assessment has identified a number of site constraints and opportunities that will help establish the principles for the site development.

- The Cottesmore Hotel & Country Club will be retained as part of the proposals. There is opportunity to incorporate the existing facilities into the proposed Cottesmore Village.
- Retain the woodland features on all site boundaries and supplement these features with appropriate under-story to maximise the screening function, particularly from Forest Road.
- The setting of Grade II Listed Cottesmore School should be respected and retained.
- The Bowl Barrow of Black Hill (Scheduled monument) should be retained and its setting respected. The retention of open character within these parts of the site is important to provide an effective landscape setting to the scheduled monument.
- Existing ponds should be retained and enhanced through biodiversity net gains.
- Existing access into the site should be retained. Upgrading vehicular access from Forest Drive will be required.
- Land adjacent to Buchan Country Park, the SSSI and SNCI should be retained as green infrastructure. This area could be improved through measures to conserve and create a biodiversity corridor.
- Ensure the drainage strategy is evolved sufficiently so that attenuation features can be incorporated into the development proposals. SUDs will generally be situated at the lowest part of the site.
- Existing Public Right of Way and Bridleway which run across to site should be retained and set within green corridors where possible.
- The existing water mains running across the site will need to be retained and set within suitable easements.







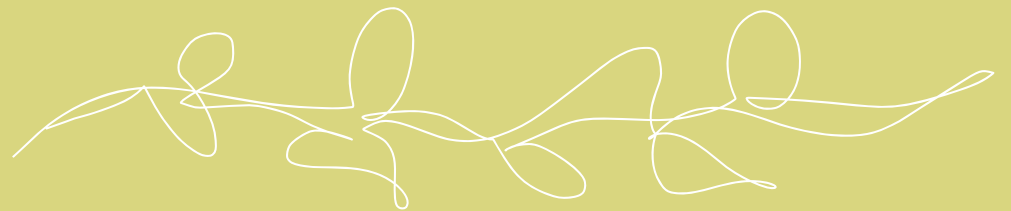






# COTTESMORE VILLAGE

**WHY?**





# A STRATEGIC LOCATION

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Cottesmore Village is in a strategically significant location on the edge of the major urban area of Crawley (and its range of facilities, employment opportunities and transport connections), close to the strategic highway network and within the 'Gatwick Diamond' which has followed from the consistent recognition of this area's importance in regional planning.

Although it has largely been revoked, the South East Plan (2009) provides useful background information as it established a 'Gatwick Sub-Regional Strategy Area'. Prior to that RPG9 identified a "Western Policy Area". The South East Plan explained that "Gatwick Airport is the single most important element of the area's economy and is of significant economic importance to the Region as a whole".

Crawley itself was identified as a Regional Hub and Centre of Significant Change in the South East Plan.

In relation to the housing growth in the Sub-Regional Strategy Area, the South East Plan explained that the majority of future growth would be in the form of major developments at or adjoining Crawley (supporting its role as a transport hub and regional centre).

Subsequently, a number of local authorities in the area (Surrey County Council, West Sussex County Council, Crawley Borough Council, Horsham District Council, Mid Sussex District Council, Mole Valley District Council, Reigate and Banstead Borough Council, Tandridge District Council) have formed the Gatwick Diamond local authorities.

The Authorities published a Gatwick Diamond Local Strategic Statement in 2012, with an updated version published in June 2017. A Memorandum of Understanding (MoU) exists between the Gatwick Diamond authorities as a mechanism for inter-authority co-operation to promote the planning of sustainable development across the area.

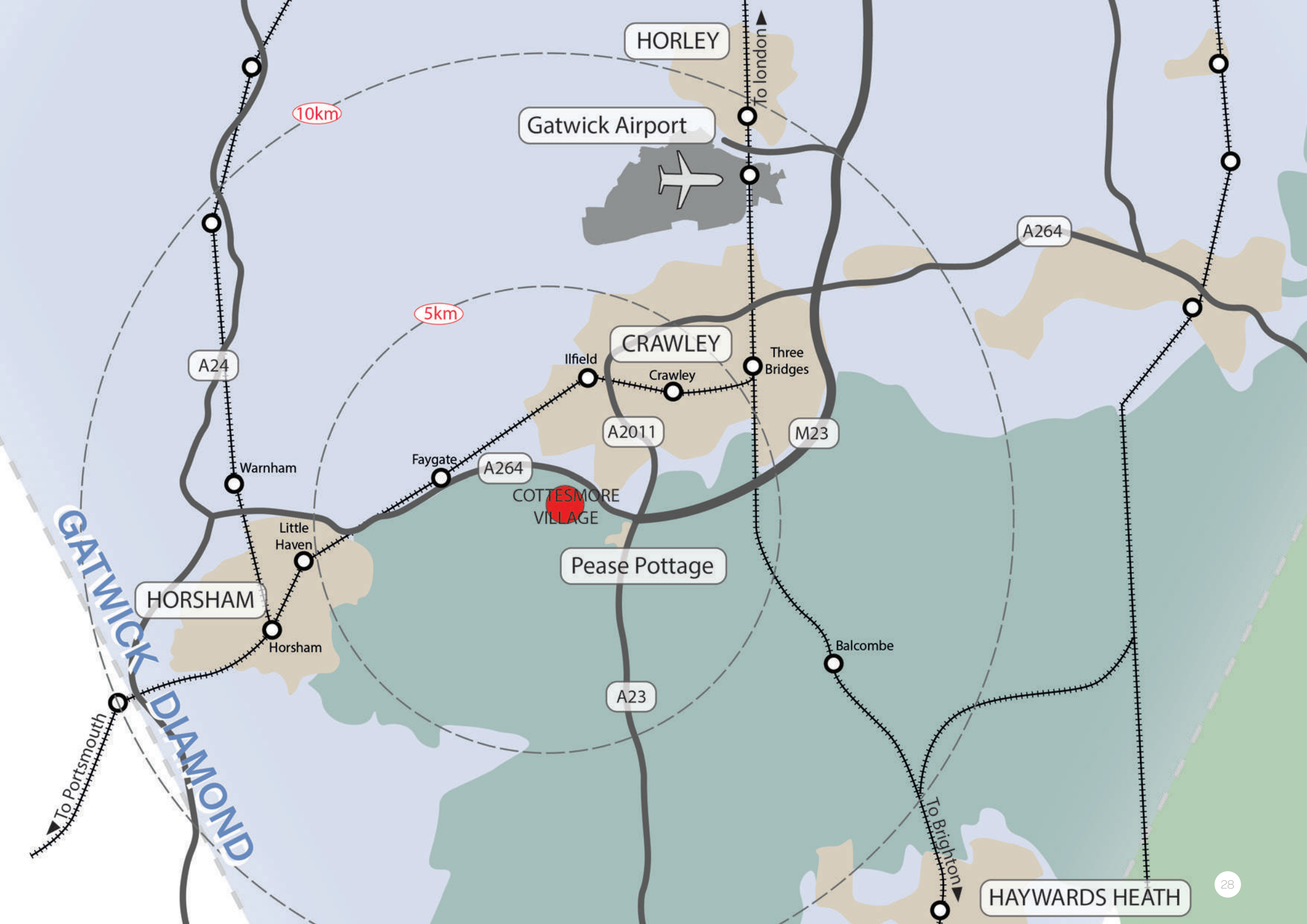
The Local Strategic Statement from 2017 explains that the Vision to 2031 is "By 2031 the Gatwick Diamond will be a world-class, internationally recognised business location achieving sustainable prosperity and growth."

The interaction between Horsham District and Crawley was acknowledged in the HDPF which states explains how the 2001 Census showed 40% of working people who live in Horsham District commute outside it to work. Of these, 58% travelled to Crawley and London. The HDPF also explains how the District has been recognised as operating at a pivotal point of a triangle of large urban communities between Crawley/Gatwick and Portsmouth and Brighton on the south coast.

The area around Gatwick has consistently been identified for its role in supporting economic growth and at the heart of that area lies Crawley, a major urban area in its own right, with that role reinforced by the scale of economic activity associated with the Airport and other businesses as well. That role is also reinforced by the strategic location of Crawley west of the

M23 and on a key route between the south coast and the M25/London, as well as the rail connections available into London and the south coast.

However the opportunities to accommodate growth associated with and to support the continued role of Crawley are limited by the nature of administrative boundaries. Cottesmore Village offers the opportunity to help meet those needs in an area close to Crawley at the heart of the Gatwick Diamond.



HORLEY

Gatwick Airport

A264

5km

CRAWLEY

A24

Ilfield

Crawley

Three Bridges

A2011

M23

Warnham

Faygate

A264

COTTESMORE VILLAGE

Pease Pottage

Little Haven

HORSHAM

Horsham

Balcombe

A23

GATWICK DIAMOND

To Portsmouth

To London

To Brighton

HAYWARDS HEATH

# EXISTING AND EMERGING POLICY CONTEXT

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The proposed location for Cottesmore Village is largely within Horsham District, but also within Mid Sussex District. The boundary of Crawley Borough Council is located close to the northern extent of the site and the proximity of the site to that major settlement is a key spatial planning policy context.

## Horsham District

The Horsham District Planning Framework (HDPF) was adopted in December 2015 and seeks the delivery of 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum.

Horsham District Council is at the early stages of producing a Local Plan Update, with this expected to be adopted in April 2022. At this stage, the level of growth required, and the spatial strategy of this Update are still to be confirmed. However it is likely that the Local Plan Update will continue to be based on high levels of housing growth.

The Interim Sustainability Appraisal of Strategic Sites and Growth Options explained that: *“failure to provide some level of growth which is well related to Crawley, may fail to best respond to economic realities of the area. Moreover, a strategy which is not well related to Crawley would miss the opportunity to respond positively to the unmet housing need arising from Crawley specifically.”*

## Mid Sussex

The Mid Sussex District Plan 2014-2031 was adopted in March 2018 and is based on an ‘objectively assessed need for the District of 14,892 dwellings over the Plan period’. Provision is also made of 1,498 dwellings to ensure unmet need is

addressed in the Northern West Sussex Housing Market Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031. In recognition of those unmet housing needs, the Mid Sussex District Plan identified a strategic allocation at Pease Pottage as a direct response to those of Crawley Borough Council.

The Mid Sussex District Plan 2014-2031 identifies Pease Pottage as a ‘category 3 settlement’ which this tier categorised as “Medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities.”

Mid Sussex District Council is also in the process of producing a draft Site Allocations Development Plan, the primary purpose of which is to provide for the remaining requirements of the District Plan. A Neighbourhood Plan has been prepared and was made in September 2019 in relation to Slaugham Parish, within which Pease Pottage is located. That Neighbourhood Plan was prepared and made in the context of the Mid Sussex District Plan.

## Crawley Borough

The Crawley Borough Local Plan 2015 – 2030 was adopted in December 2015 and makes provision for the development of a minimum of 5,100 net dwellings in the borough in the period 2015 to 2030. However the Local Plan (Policy H1) also set out that:

*“There will be a remaining unmet housing need, of approximately 5,000 dwellings, arising from Crawley over the Plan period. The council will continue to work closely with its neighbouring authorities, particularly those which form the Northern West Sussex Housing Market Area, in exploring*

*opportunities and resolving infrastructure and environmental constraints in order to meet this need in sustainable locations. This will include continued assessment of potential urban extensions to Crawley.”*

The Borough Council is in the process of preparing a Local Plan to cover the period 2020 – 2035, with consultation on the submission draft held in early 2020. The draft Local Plan continues to acknowledge the constraints to accommodating growth (paragraphs 2.25/2.26):

*“The scale of unmet need of approximately 5,925 dwellings over the Plan period is fully acknowledged and is being discussed with neighbouring authorities in a constructive and effective manner, including across the Gatwick Diamond and West Sussex and Greater Brighton.”*

*“Crawley’s housing market functions within a wider geographic area – identified as the Northern West Sussex Housing Market Area, which is predominantly within the local authority administrative areas of Crawley Borough, Horsham and Mid Sussex Districts; extending northwards into the administrative area of Reigate and Banstead Borough to a lesser degree. Taken as a whole, the towns within the Northern West Sussex Housing Market Area provide a complementary role, offering housing opportunities for the local population and workforce for each stage and socio-economic position within lifecycles, and providing housing for employees working at Gatwick Airport and Manor Royal. This highlights a critical inter-dependence and reliance between areas with regard to housing and economic growth.”*





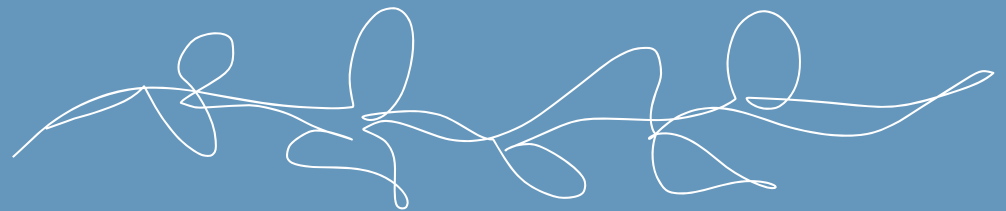






# COTTESMORE VILLAGE

**HOW?**



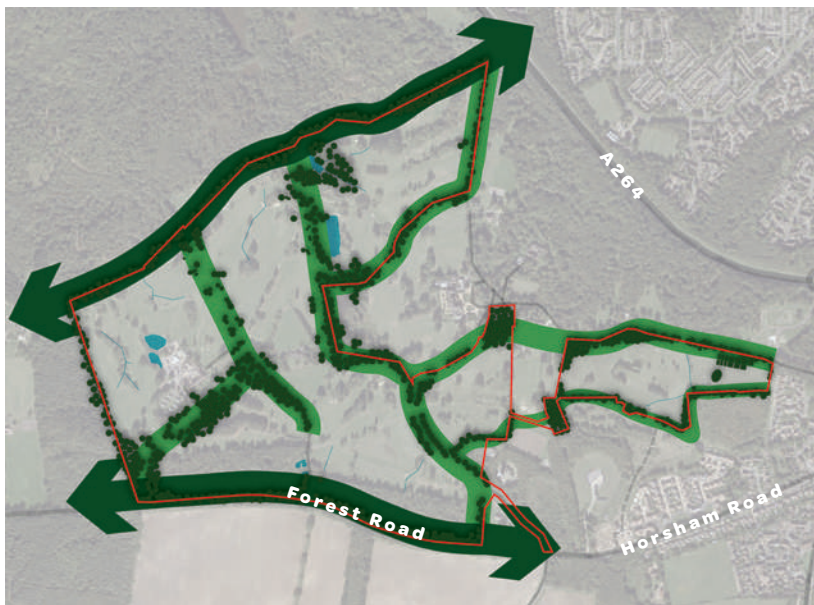


# DESIGN PRINCIPLES

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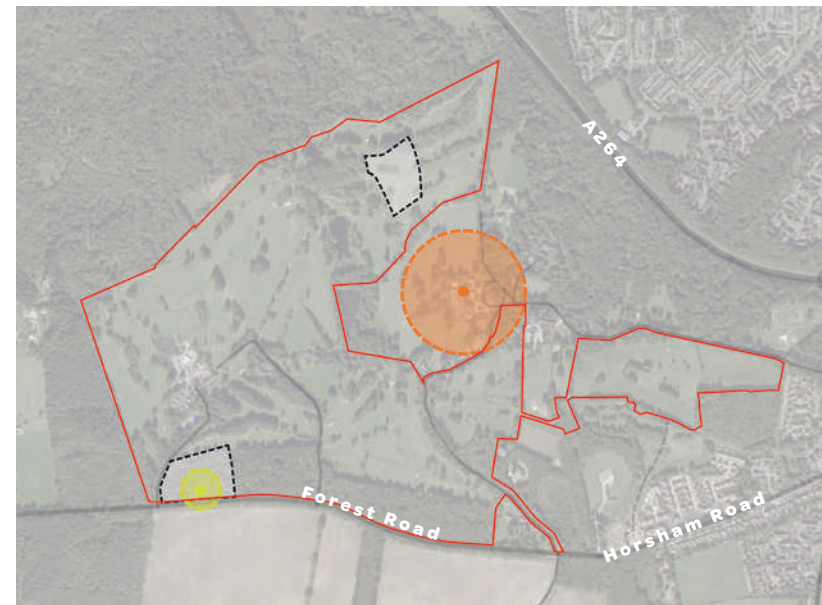
Development at Cottesmore Village will provide local benefits including the delivery of market and affordable homes and provision of new high quality open space. The following diagrams explore the overarching benefits of locating a new residential neighbourhood at Cottesmore Village.

## 1. Landscape and ecological assets



To maintain and enhance existing landscape assets on site. The retention of trees and hedgerows provides mature planting with ecological value, in addition to aesthetic value that helps to mitigate the visual impact of future development.

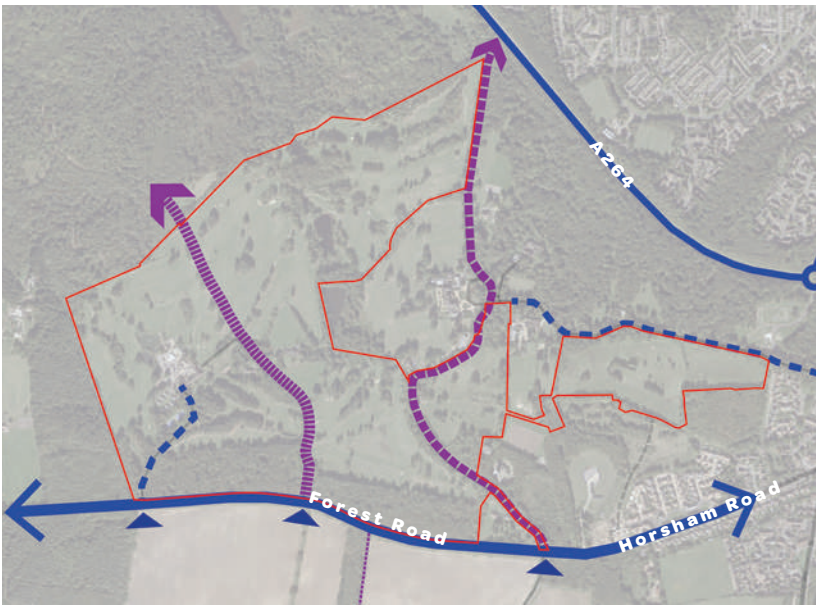
## 2. Surrounding heritage assets



To respect and retain the setting of the Grade II Listed Building north east of the site and the Scheduled Monument in the south west corner. Additionally the two Archaeological areas featured will not be developed.

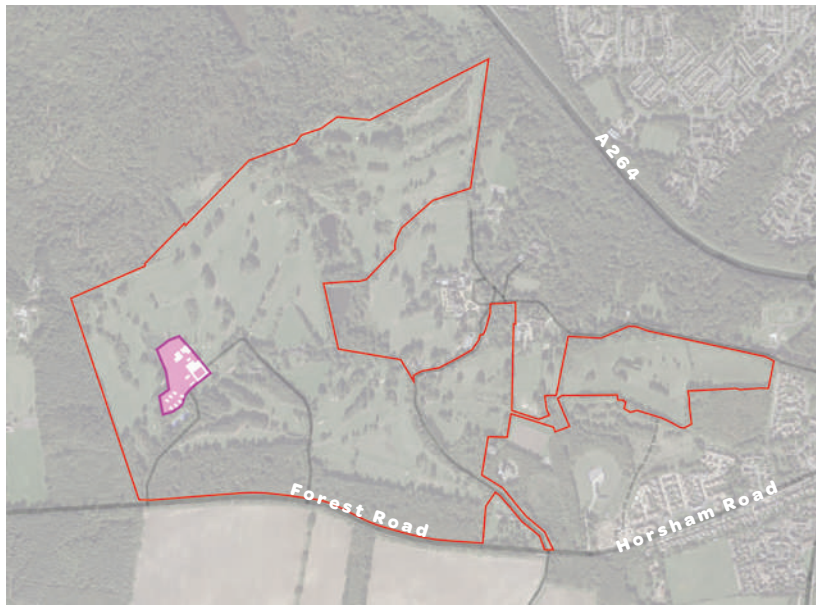


### 3. Existing Movement



By using the existing movement opportunities of the Public Rights of Way across the site, the site & it's surrounding context become easily accessible for the local community and new residents of the development. From the existing routes, new connecting routes will develop to create an establish pedestrian and cycle network.

### 4. Existing Facilities

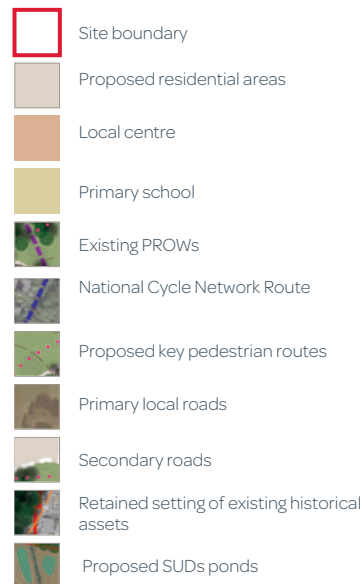


Retaining the existing facility on site, Cottesmore Hotel and Country Club, located within the western perimeters.

# PROPOSED MASTERPLAN

The site provides an opportunity for a residential community alongside a local centre and primary school set within enhanced biodiversity amenity green space. The proposed illustrative masterplan responds to the design principles and context of the site.

- Around 1000 new homes
- A local centre including; Doctors Surgery, Community Hall, Coffee Shop, Convenience Store, Business and Innovation Hub
- Provision of new community / leisure facilities including sports provision
- Two form entry Primary school
- Open space which will wrap around the development creating a network of connections to the open countryside. This could include; Country park, retained and enhanced woodland planting, allotments, new native planting to maximises biodiversity potential and attenuation features.
- Existing hedgerows will be retained where possible and additional landscape will be introduced to reinforce the landscape structure of the site. Key nodal spaces have been created at the convergence of the primary road and green corridors creating a sense of place.
- The existing Public Right of Way and Bridleway will be set within green corridors



- 1 Cottlesmore Hotel and Country club retained
- 2 Proposed cricket pitch with pavillion
- 3 Proposed Golf driving range
- 4 Challiswood House to be retained
- 5 Country Park
- 6 Proposed diversion of school drive
- 7 Development pulled back from archaeological feature
- 8 A network of open space uses
- 9 Pedestrian connections between development and cottlesmore Hotel
- 10 Robust boundary woodland planting retained along Forest Road
- 11 Land in the same ownership but subject to a separate application



Fig. 14. Illustrative Framework Masterplan



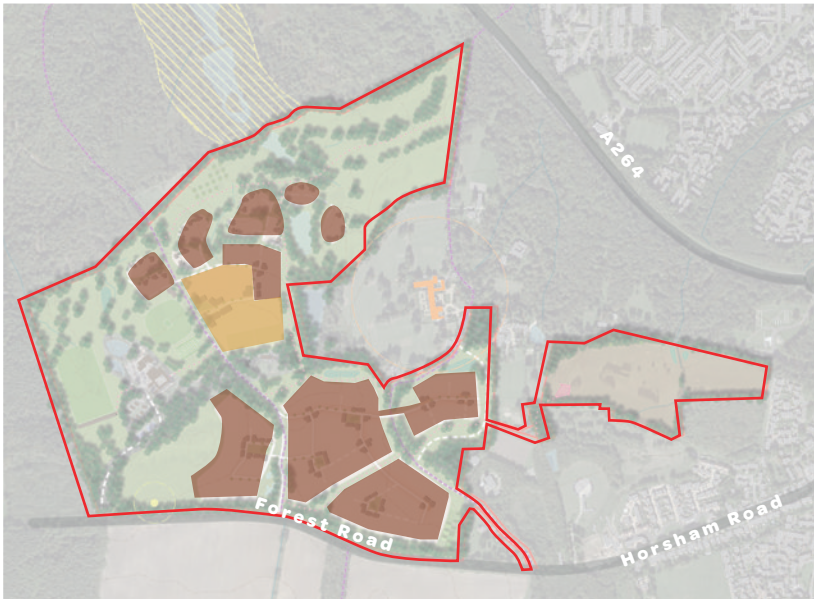




# MASTERPLAN STRATEGIES

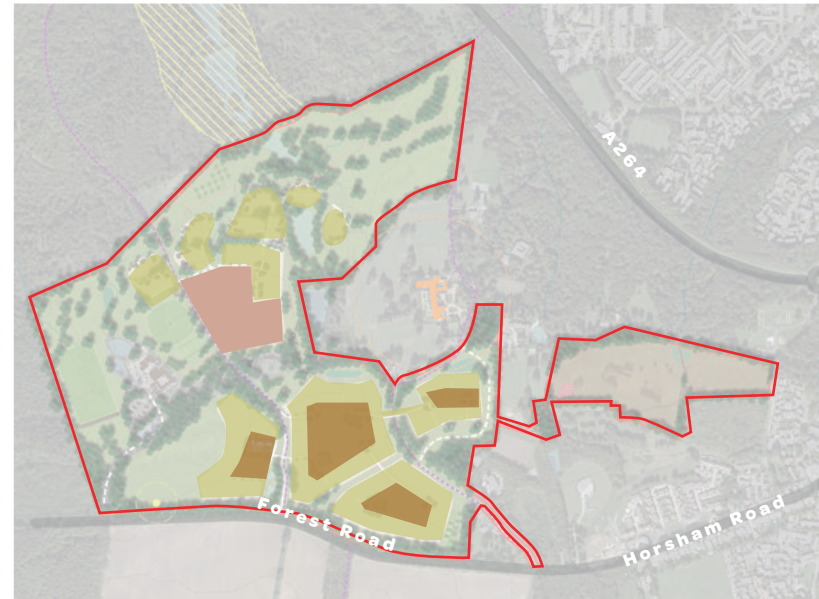
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## Land Use



- Residential
- Community Use
- Open Space

## Residential Density & Building Height



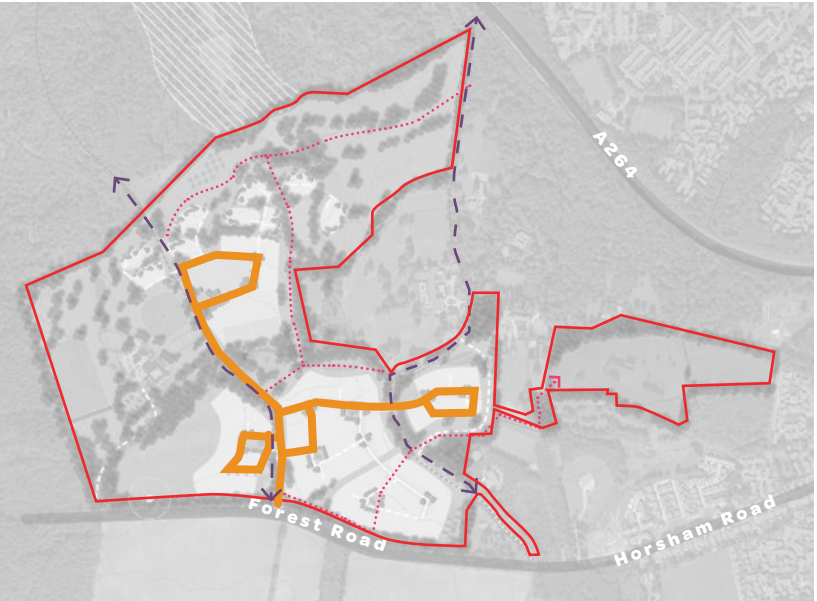
- Higher density (Up to 35-45dpha / 2.5 storeys)
- Lower Density (circa 25dpha / 2 storeys)
- Community building (1storey)







### Green & Blue Infrastructure



### Access & Sustainable Movement



-  Loop Access Primary Route
-  Existing Public Right of Way
-  Existing Bridleway
-  New Footpath Links

# LAND BUDGET

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There are three key developed areas within the masterplan. Each of these areas will provide a different use and have their own character. The proposals have been based on the following land uses with areas associated set out opposite. This is indicative at this stage and will require further technical input and market testing.

## Residential

The residential areas total circa 19.67ha across the site. There will be differing character areas to each parcel with lower densities around the development edge and set back from the listed building adjoining the site. All residential development is within a landscape country park setting respecting the natural character of the site.

## Local Centre

The local centre will be mainly for the use of residents on site and visitors. It is envisaged a convenience shop and community use such as a village hall will be provided here. Parking and accessibility will be vital and this will be detailed at a later stage.

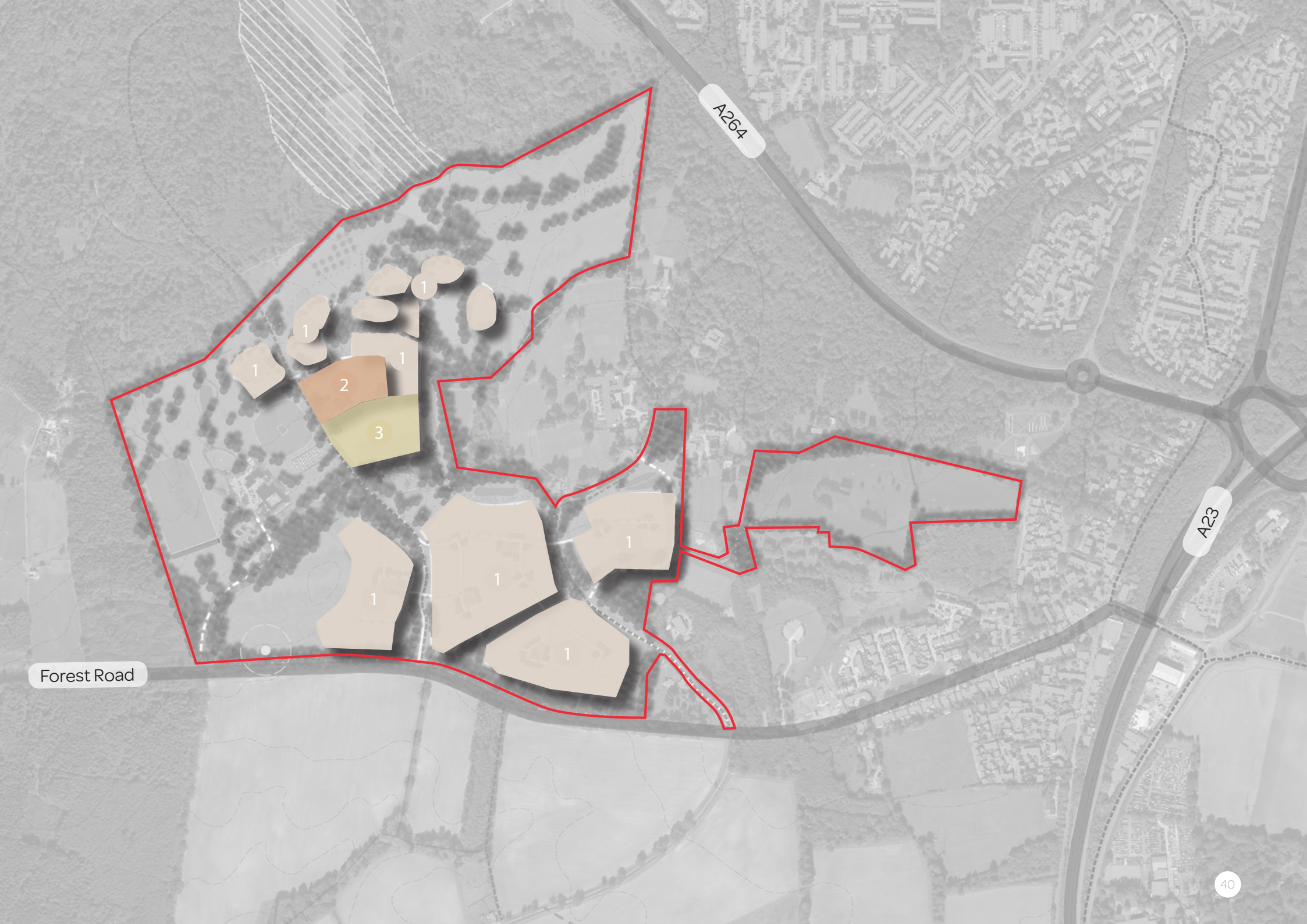
Other facilities to be considered are:

- A local centre including; Doctors' surgery, Community hall, Coffee shop, Convenience store, Business and Innovation Hub including a delivery hub as we change to online shopping more
- Sports/play pitches
- A community food production area

## Primary School

The primary school will be a 2 form entry school with playing fields provided for the school and community facilities.

Area 01: Residential Development	19.67ha	Range of residential housing mix and tenures.
Area 02: Local Centre	1.0ha	Including local shop and potential for other community uses.
Area 03: Primary School	2.1ha	Including playing fields and facilities.



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# ACCESS AND SUSTAINABLE MOVEMENT

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## Access Strategy

Vehicular access to the site is proposed from Forest Road via a new roundabout junction. A roundabout has been selected in order to provide sufficient capacity to accommodate traffic demands, whilst also resulting in slower vehicle speeds on Forest Road.

Initial access design has been undertaken, informed by speed and volumetric traffic counts, and shows that a scheme that complies with design standards can be provided. It will also be supplemented by additional pedestrian/cyclist/emergency vehicle access points, therefore a single vehicular access is acceptable. Safe and acceptable access is therefore readily achievable.

## Minimise Trip Making

One of the long-term effects of the Covid-19 pandemic will be changing how we work. In the future, many of us will be working more flexibly and more remotely than we have before. There is the opportunity for the new homes to be designed to facilitate home working, e.g. through ensuring that there is a space within the home where it is possible to work productively in terms of having sufficient room, segregation from the rest of the household as well as having somewhere comfortable, well ventilated and well lit. In addition, fast broadband speeds will be important.

The pandemic has also accelerated the shift to on-line shopping. Cottesmore Village will be designed to accommodate delivery vans appropriately as well as providing a local centre that will include a facility for deliveries to be held for collection later on.

## Contain Trips

Cottesmore Village will bring forward new facilities to offer new and existing residents much greater opportunity to travel locally on foot and by bicycle. The scheme could include the following:

- A local centre including; Doctors' surgery, Community hall, Coffee shop, Convenience store, Business and Innovation Hub.
- A primary school
- Sports/play pitches
- A community food production area

All facilities could be linked to the existing Cottesmere Hotel e.g. linked to conference and other business-related facilities.

## Facilitate Non-Car Trips

### *Walking and Cycling*

The emerging masterplan shows the following connections:

- A connection eastwards to a signed cycle route to Crawley and off-site enhancements of that cycle route.
- A connection northwards to Crawley via Bridleway 1546. This route will benefit from improved surfacing, drainage and lighting (particularly the well-used underpass beneath the A264) all of which can be delivered by Cottesmore Village.
- A connection north-eastwards via Footpath 1545 through Buchan Country Park and connecting with Horsham Road, Crawley.

A connection south-eastwards via Footpath 1545 to Forest Road. It is proposed to provide a footway in the existing highway verge along the northern side of Forest Road/Horsham Road to connect the site to Pease Pottage and vice versa.

### *Public Transport*

Pease Pottage is currently relatively poorly served by buses. A development of the scale proposed offers the opportunity to deliver a step change in bus provision. The proposed scheme could enhance the public transport connections in a number of ways including;

- Increasing the frequency of an existing bus route and divert it to serve Pease Pottage and the site e.g.;
- Extend the existing 271/273 Crawley to Brighton buses from eastern Pease Pottage to the site and increase the frequency from 1 to 2 per hour to every 20-minutes; and/or
- Divert the existing 23 Crawley to Worthing via Horsham buses from the A264 to serve Pease Pottage and the site and increase the frequency to every 20-minutes; and/or
- Deliver a new hopper bus service between the site, Pease Pottage and central Crawley and/or Horsham (including the station(s)) operating with a circa 20-minute frequency.
- The provision of bus stops with seating, timetable information and shelter within the site so that new residents have a very short walk to access buses.
- The provision of real time information at the bus stops and on local buses.



## Sustainable Movement Strategy

The following hierarchy will be applied:

Firstly, minimise the number of trips that will be made

Seek to contain as many trips that are made as possible

For trips that are made off-site, facilitate the use of non-car modes

Only then, mitigate the traffic impacts

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- Loop Access Primary Route
- Secondary loop access
- Tertiary routes
- Existing Rights of Way
- New Footpath/Cycle Links





# GREEN AND BLUE INFRASTRUCTURE

## Landscape Strategy

The proposals include a large quantum of green infrastructure allowing for an extensive country park setting to the proposed development. The illustrative masterplan incorporates the following principles in order to optimise the development opportunities at Cottesmore Village:

- Ensure separation between the new housing and Buchan Country Park so that the park retains its sense of separation from urban context;
- Provide enhancement of the grassland and woodland coverage to facilitate informal extension of the Country Park;
- Ensure that the natural landform and distinctive 'hollows' are maintained to provide contrast and a reference to the wider environment;
- Retain mature native species trees where appropriate, utilise the existing trees to create the basis for an interconnected network of Green Infrastructure assets. Green Infrastructure assets should maximise multifunctionality in the landscape for all relevant communities;
- Remove 'alien' species from the open space and replace with native, locally sources species. Retain the central woodland feature with the hammer ponds (House Pond and Fish Pond)
- Retain woodland to the north of Forest Road to maintain the characteristic enclosed character of the landscape. Diversify the woodland edges to provide understorey planting and reinforce the physical and visual containment.

## Minimise visual impacts

In order to minimise the visual impacts on local receptors the proposals will retain the woodland features on all site boundaries and supplement these features with appropriate under-story to maximise the screening function, particularly from Forest Road. The masterplan will also create visual interest to aid legibility in the landscape, in the absence of 'of-site' landmarks.

## Blue Infrastructure

The proposed development will incorporate a surface water drainage scheme based on sustainable drainage principles to mitigate the risk of surface water flooding. The control of runoff rates will be achieved through the use of on-site attenuation storage facilities and flow control devices. The form of storage used will be determined at detailed design stage but is anticipated to include attenuation basins located throughout the site (as illustrated within the Framework Masterplan). Other sustainable drainage techniques such as permeable paving, filter drains, filter strips, swales and attenuation ponds may be also be incorporated.



- 1 Country Park
- 2 Community Sports
- 3 Community Allotments
- 4 Community Orchard
- 5 Opportunities for Natural Play
- 6 Existing Woodland
- 7 Buchan Country Park
- 8 Swales and Attenuation
- 9 Existing Ponds
- 10 Walking Loops





Forest Road

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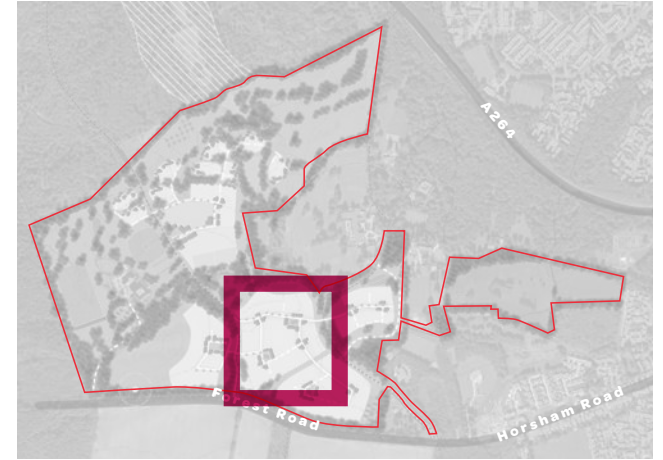
# COTTESMORE VILLAGE

**LIFE**

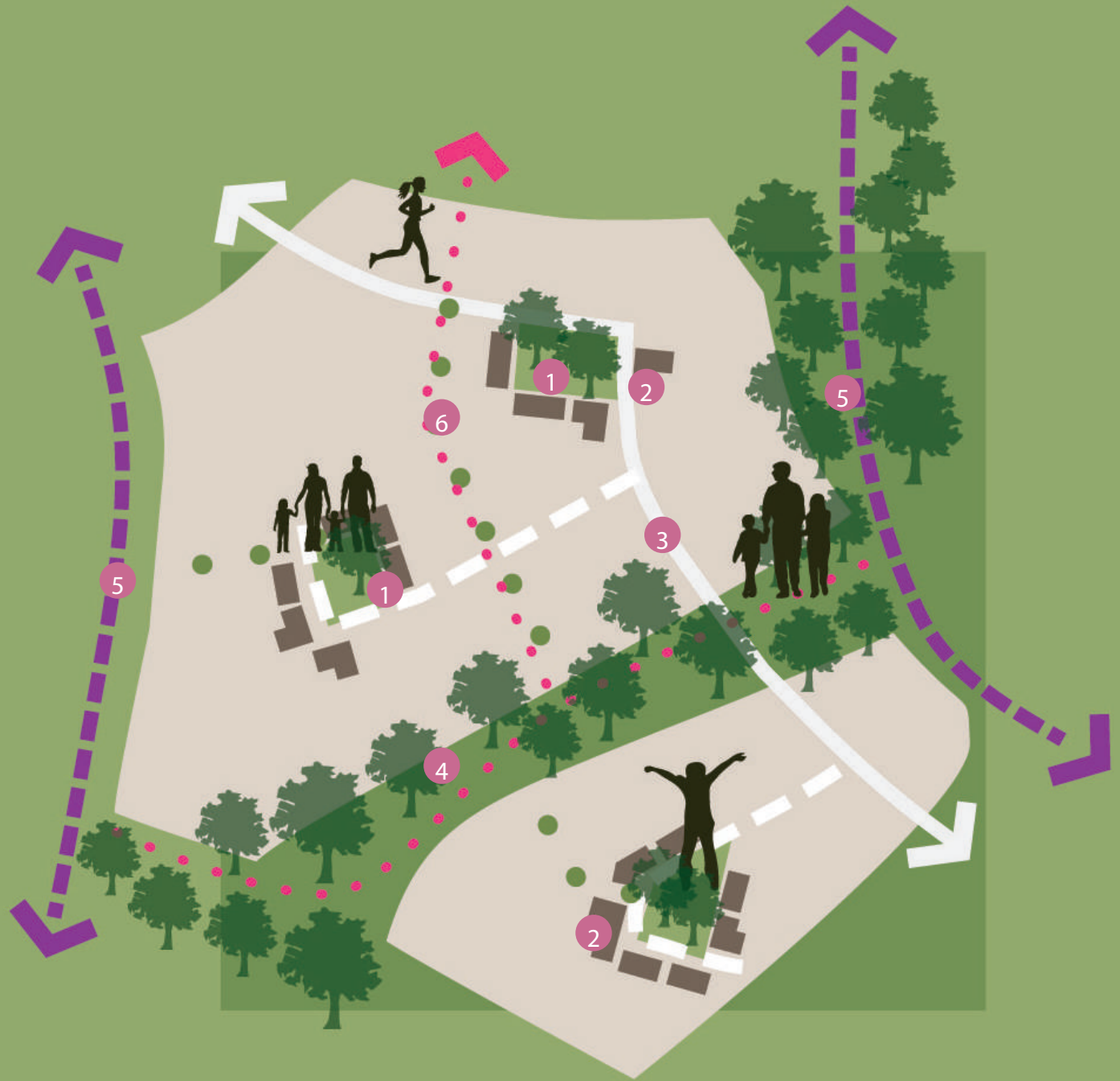


# CHARACTER AREA

## RESIDENTIAL



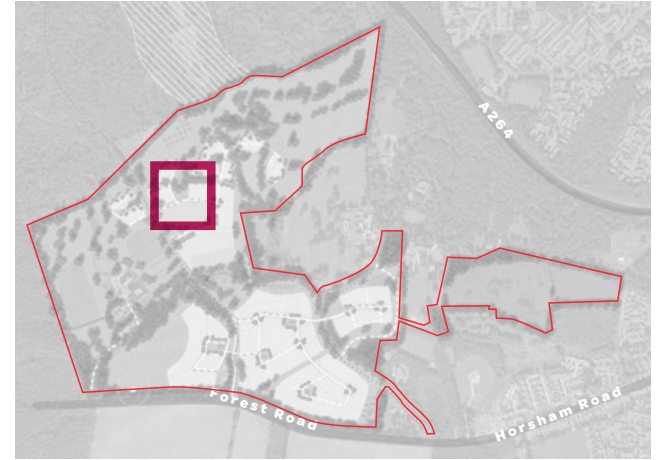




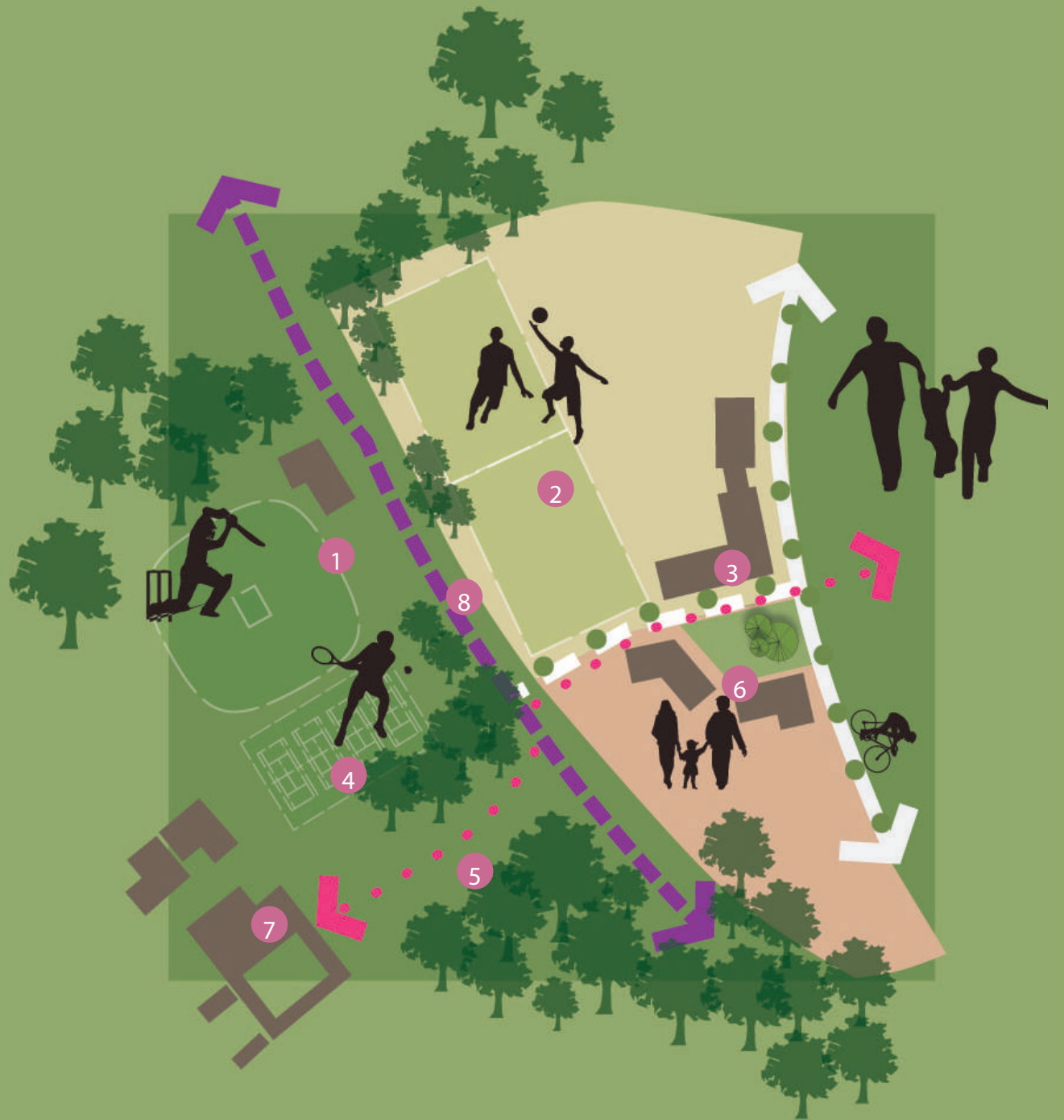
- 1 Pocket parks
- 2 Key building frontage
- 3 Tree lined primary route
- 4 Landscape integrated into the development
- 5 Existing right of way set in green setting
- 6 Cycleways provided through the development

# CHARACTER AREA

## LOCAL CENTRE



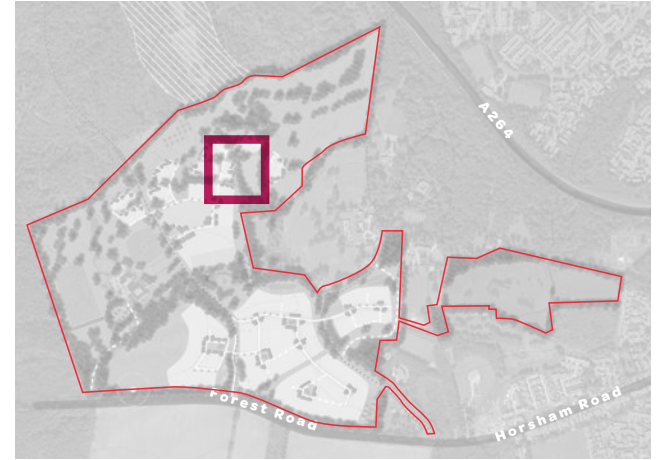




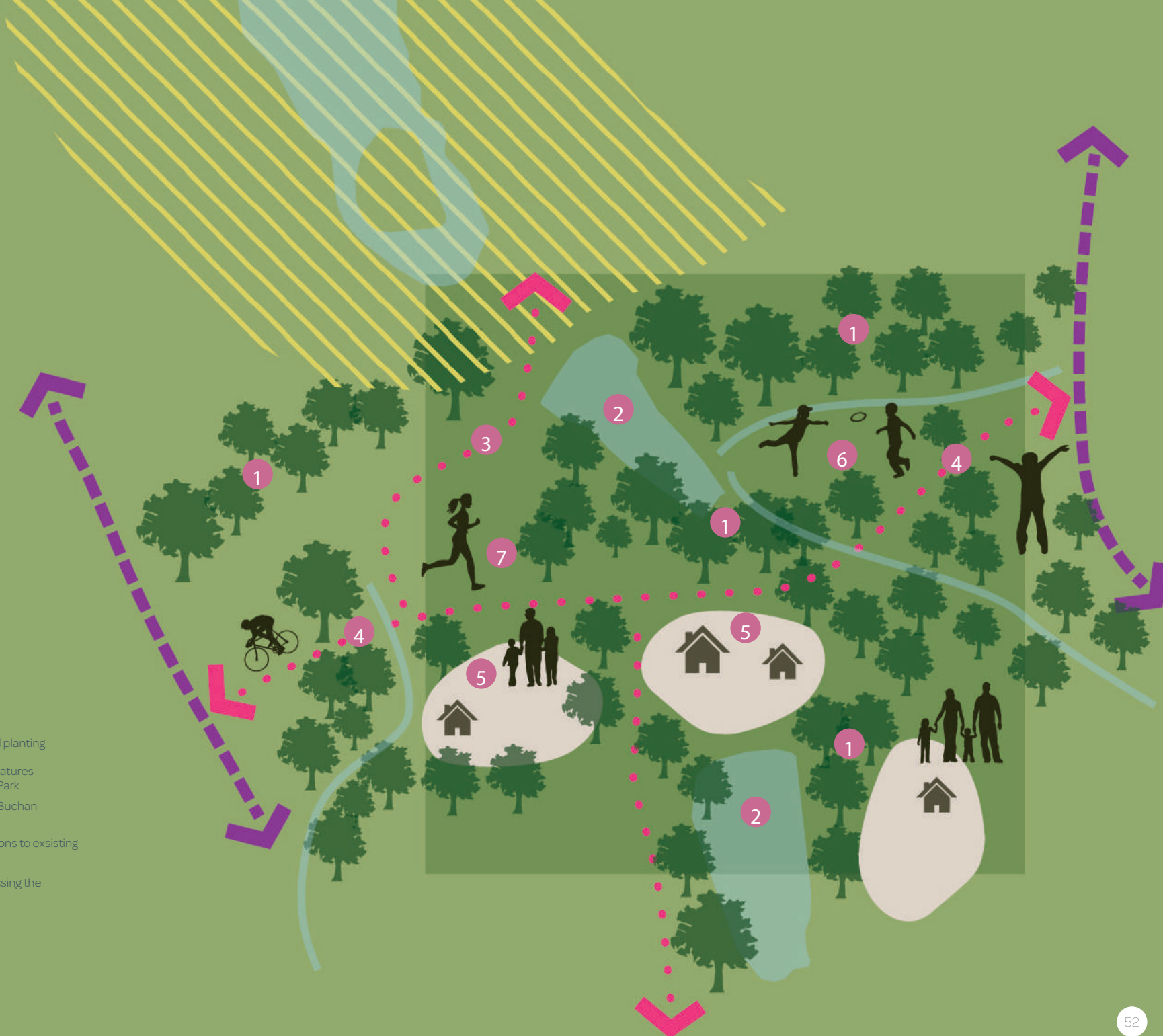
- 1 Cricket pitch and pavilion
- 2 Opportunity for community Sports pitches
- 3 Primary school
- 4 Tennis courts
- 5 Direct connections to existing Hotel and Country Club
- 6 Community buildings surrounding village green
- 7 Cottessmore Hotel and Country Club
- 8 Existing right of way connecting community aspects together

# CHARACTER AREA COUNTRY PARK SETTING

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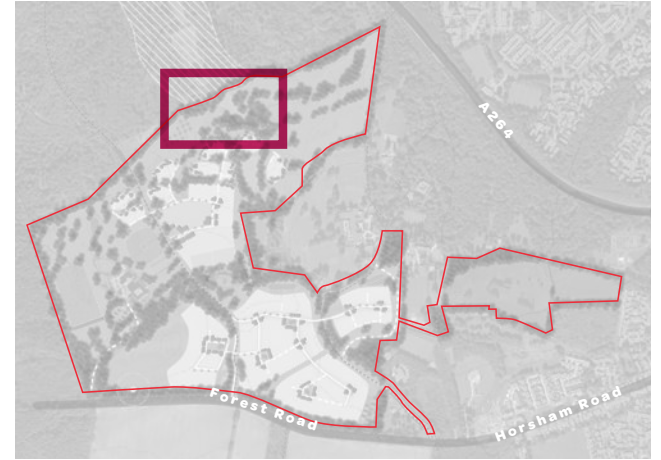


- 1 Retained existing woodland planting
- 2 Existing ponds and water features forming setting of Country Park
- 3 Pedestrian connections to Buchan Country Park
- 4 Pedestrian / cycle connections to existing Rights of Way
- 5 Low density housing addressing the Country Park
- 6 Nature play spaces
- 7 Walking /running routes



# CHARACTER AREA OPEN SPACE

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- 1 Community allotments
- 2 Orchard planting
- 3 Nature play
- 4 Walking / running routes
- 5 Cycle connections to existing infrastructure
- 6 Pedestrian connections into Pease Pottage
- 7 Public open space









# COTTESMORE VILLAGE

## **NEXT STEPS**



# CONCLUSION

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The Hotel & Country Club and A2Dominion are committed to working in partnership with local stakeholders to deliver a high quality, sustainable scheme at Cottesmore Village in this strategically important location.

This engagement will help shape the form, nature and identity of this new community so that it can make a positive contribution, with its own identity, and support both the existing and future communities.

## **Deliverability**

As set out within this document, initial assessments have demonstrated that the Site is free from significant environmental and infrastructure constraints usually associated with larger strategic sites without significant adverse impacts on the countryside or wider landscape.

As illustrated in the preceding sections of this document the Site is available for development and has the capacity to deliver new housing, education facilities, a local centre and to support local business, as well as providing a significant area of new and more widely accessible public open space.

## **The Way Forward**

It is important to understand the needs of local residents, the business community, the wider needs for housing and schools and the requirements for access and transport links.

This Vision Document is the start of the preparation of more detailed development proposals for Cottesmore Village. Further detailed work and consultation will be undertaken to develop the mix of uses for the Site that can deliver as many of the District's needs as possible. As part of our technical work, we will also aim to meet with as many of the relevant organisations as we can and will continue to do this as we work on the details of the development proposals.





a2dominion 



**Turley**