

Tuesday 20<sup>th</sup> June 2023  
659/A3/JJAStrategic Planning,  
Town Hall,  
The Boulevard,  
Crawley,  
RH10 1UZ**By Email Only**

Dear Sirs

**Re   Crawley Submission Draft Local Plan consultation 2023  
     Representations on behalf of Wates Developments Limited**

I write with reference to the above. As you know I act for Wates Developments Limited who are promoting the development of the land at Crabbet Park which lies within Mid Sussex, but adjacent to the borough boundary with Crawley, to the south of Copthorne Road, north of Turners Hill Road, east of Kits Brook and west the M23.

Having regard to the above, we note that policy H1 advises that:

*'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.'*

We also note the content of paras 12.39 and 12.40 in terms of the constrained nature of Crawley's land supply, and scale of the unmet need, and associated need to liaise through the DTC with the other authorities within the Northern West Sussex HMA (including MSDC) about their ability to help meet some of Crawley's unmet need; and continued need to explore the opportunities for urban extensions immediately adjoining Crawley's borough boundaries, taking into account the issues set out in paragraphs 12.17-12.23 of the draft plan. We further note the content of paras 12.18 – 12.23 of the draft plan in terms of CBC's aspirations when it comes to any future urban extensions.

To this end we would like to say that Wates support in general the overall strategy advocated towards potential urban extensions to Crawley in policy H1 and paras 12.17 – 12.23, 12.39 and 12.40.

In the context of the above you will be aware that policy DPSC3 of the Mid Sussex Reg 18 Plan that was consulted on last year looks to allocate land at Crabbet Park for a mixed-use development which would provide for:

- Approximately 2,300 new homes, 1,500 of which are within the Plan Period (to 2039); including provision of extra care housing.
- Employment land to support local jobs.
- An all-through school with 2FE at Primary and 4FE at Secondary, with or without Sixth Form.
- Neighbourhood centre with community facilities, including self-service library, healthcare provision extra care housing provision and transport hub nearby, as well as associated leisure and play space provision.
- Improved linkages to the cycling and walking network to improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including links to the Worth Way.
- Wastewater infrastructure.

Policy DPSC3 also looked to provide for financial contributions towards the provision of sport facilities, community buildings, emergency services and healthcare; to mitigation the impact of the

development on the AONB which lies to the south of the site and required adherence to the General Principles for Site Allocations set out in policy DPH4 of the MSDC Reg 18 Plan.

Having regard to the policy position being promoted by Mid Sussex and the Vision Document produced on behalf of Wates, which is enclosed for information, we believe the proposed development of Crabbet Park will comply with the aspirations set out in paras 12.17 – 12.22, 12.39 and 12.40 of the Crawley Submission Draft Plan, and the criteria set out in para 12.23 of the Submission Draft Plan; and would like to assure the council of our desire to work with them and Mid Sussex in bring this proposed strategic allocating forward. To this end we would, having regard to meetings we have already had with officers of CBC reiterate Wates commitment to:

- Creating a well-planned urban extension which provides a comprehensive, sustainable new neighbourhood with local facilities and services that meet the day-to-day needs of residents.
- A development that relates well to the landscape character of the area and protects the setting of Crawley's neighbourhoods.
- A development that is laid out and designed to be reflective of its location and will not harm to the setting of the master planned New Town nor result in urban sprawl or unplanned merging of settlements. Indeed, the whole masterplan ethos is based upon a detailed assessment of the landscape structure, form and character of the area, which is as you will be aware, is characterised by woodlands, enclosed country lanes and hedgerow corridors which provide contained views and a sense of enclosure.
- Working with officers of MSDC to ensure any future development is a blended mix of MSDC and Crawley's housing needs, in particular the affordable housing needs, in terms of housing mix, type, and tenure. And that it also provides an opportunity to meet unmet employment needs, and infrastructure requirements such as education and health, as well as the extent to which it could provide strategic leisure facilities serving the wider area.
- Reviewing the infrastructure impacts of any future development cumulatively, including impacts upon existing facilities in Crawley and the timing of the delivery of mitigation measures.
- Actively encouraging and maximising the use of sustainable transport modes and ensuring that linkages are maintained and enhanced to and from Crawley's neighbourhoods thus providing sustainable routes into Crawley for future residents and ensuring that existing residents of Crawley have enhanced access to the countryside beyond the town.
- Ensuring the design of the urban form and infrastructure is of a high quality which is not prominent in the existing landscape setting.
- Ensuring that areas of ancient woodland, veteran trees and TPO trees are respected and where the loss of existing trees is unavoidable, appropriate replacement trees are be provided.
- The development incorporates strategic Green Infrastructure throughout, providing ecological linkages and biodiversity net gains.
- The development is designed to exemplar sustainability standards.

Whilst we will leave the council to liaise directly with MSDC about the need for a Joint Area Action Plan and Area Wide Design Assessment, we would suggest that in addition to completing SoCG with those authorities in the Northern West Sussex HMA to address the issue of how CBC's unmet housing need is to be addressed, CBC look to enter into a tripartite agreement with MSDC and Wates about the merits of Crabbet Park, and its potential role on meeting the housing needs of the area/ or individual SoCG with MSDC and Wates to address this point. To this end we can confirm that Wates are happy to work with CBC and MSDC on any such SoCG/ tripartite agreement.

Overall, we believe the proposed allocation and ultimate development of the land at Crabbet Park whilst within Mid Sussex will do much to help address the local housing need and hope that we can work with CBC to ensure that they can support said allocation/ development having regard to the

aspirations set out in policy H1, and paras 12.17 – 12.23, 12.39 and 12.40 of the Crawley Submission Draft Plan

Yours sincerely

A handwritten signature in black ink that reads "Judith Ashton". The signature is written in a cursive, flowing style.

**JUDITH ASHTON**

**Judith Ashton Associates**

Encl

Vision Document Land at Crabbet Park

C.c. Andrew Marsh - MSDC  
Jordan Van Laun – Wates Developments Ltd