



Introduction

Homes England supports the retention of Land East of Tinsley Lane as an allocation in the Crawley Local Plan and welcomes the opportunity to respond to the Inspectors MIQs.

By way of introduction, and to bring the Inspector up to speed, key milestones which have progressed since the adoption of the current Local Plan in 2015 are as follows::

- 2017 Tinsley Lane Development Brief SPD prepared jointly with Crawley Borough Council policy team
- 2018 outline application submitted for 'up to' 150 homes + sports and open space
- Sept 2020 outline application refused at committee on amenity and density grounds, against Officer's advice
- May 2021 revised application submitted for 'up to' 138 homes + sports and open space. Officer recommendation to approve for 2nd time.
- Water Neutrality moratorium
- Local Plan Examination / MIQ Response December 23.

Current Planning Position

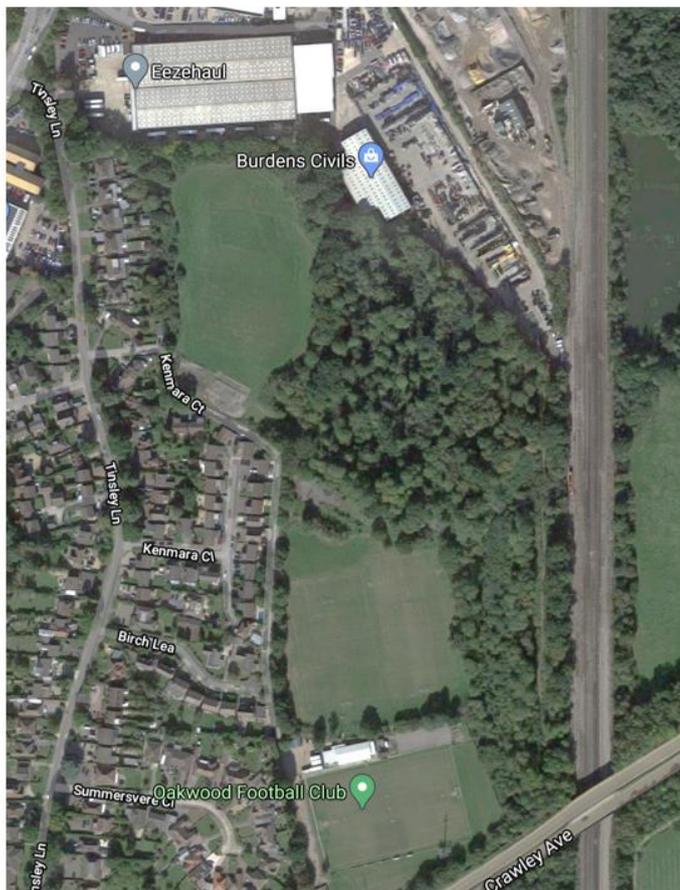
A revised outline planning application was submitted in 2021 (reference: CR/2021/0355/OUT) for

development of up to 138 new market and affordable homes (Use Class C3); demolition of the existing Oakwood Football Club facilities and provision of a new clubhouse, senior all-weather and junior grass football pitch; provision of new public open space and woodland access; new site access from Birch Lea and improvements to the existing site access from Kenmara Court; and other ancillary works.

138 homes can comfortably be accommodated on the site and reflects the previous Local Plan Inspector's view that 138 homes can be accommodated on the central and southern land parcels on the proviso the football facilities can be provided on the northern land parcel, which is achievable.

The application was due to go to Committee in September 2021 with a recommendation for approval when Natural England paused the determination of all applications in the Borough until a strategic water neutrality solution was put forward. Homes England has a water neutrality solution underway and will seek for the application to go to Committee in 2024 with a supporting Water Neutrality Statement.





Current site arrangement showing northern, central and southern parcels. Indicative masterplan showing 138 homes, open space and reprovided/ enhanced football facilities

9.6: Would there be appropriate provision for recreation, including reserved space for Oakwood Football Club?

In relation to Tinsley Lane, Homes England’s proposals can accommodate all required open space, recreation and sports provision comfortably on site.

The requirements for reprovicion (including community use arrangements) are set out in the proposed allocation. In line with the previous Local Plan Inspector’s report, the scheme can accommodate the football club, parking and pitch requirements on the northern land parcel with the remaining central and southern parcels providing sufficient space for 138 new homes, open space and recreation. As per FA guidelines the facilities have been designed to a level above where Oakwood FC currently are in the league. Sport England support this approach.

Homes England is proposing a new senior/full size artificial pitch which will increase the capacity and quality of pitch space within Crawley, and will be available for use by the wider community as well as Oakwood FC. This level of provision goes beyond the Local Plan allocation policy, which only seeks a junior artificial pitch. A grass junior pitch will also be provided. Homes England have sought outline planning permission (CR/2021/0355/OUT) which would secure the principle and commitment of the reprovicion of open space and reserved space for improved Oakwood FC facilities.

Homes England’s response to Matter 6, Question 6.5 outlines the overall sports provision position within the borough and how the reprovicion under the proposed allocation represents a betterment in quantity and quality of provision at Tinsley Lane and also addresses identified borough shortfalls in the CBC Playing Pitch Strategy.



A large play area is currently proposed in the centre of the site addressing a deficiency in the local area as well as provision for new residents. Public open space exceeds policy requirements and incorporates a high standard of accessible linked open space, new play equipment and 'play on the way' facilities.

Additionally, Summersvere Ancient Woodland will be managed and formalised with improvements to access, routes through, and biodiversity, guided by a woodland management plan.

The new pitches, clubhouse and Summersvere Wood will all be transferred into Council ownership, creating a valuable community asset for use by existing and new residents alike.

