

Land West of Turners Hill Road and North of Huntsland, including Land at Hurst Farm, Crawley Down

Wates Developments Limited

Statement of Community Involvement

February 2026



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1. Introduction

This report has been compiled by Cratus Group, a specialist in community consultation and forms part of the planning application made by Wates Developments Limited for Land West of Turners Hill Road and North of Huntsland, including Land at Hurst Farm, Crawley Down.

Wates Developments Limited previously secured outline planning permission for up to 150 homes and a 70-bed care home on Land West of Turners Hill Road and North of Huntsland – with vehicular access taken from Wychwood Place. During the extensive consultation undertaken for that application, local residents highlighted the vehicular access as a key concern.

Wates has since acquired the neighbouring land at Hurst Farm, which enables a new and improved access strategy. As a result, updated proposals have been prepared, and this submission sets out the consultation undertaken on the revised plans. The consultation has prioritised engagement with stakeholders who previously identified vehicular access as a key concern, while also providing an opportunity for the wider public to participate through a dedicated consultation website.

This report outlines the community consultation work carried out by Wates Developments Limited and informed by Mid Sussex District Council's own Statement of Community Involvement (March 2019)

The key aims of the pre-application consultation have therefore been:

- To inform the local residents of the updated proposals.
- To consult the local residents throughout the process in an open and transparent manner and provide an opportunity to give their views and ask questions.
- To provide the opportunity for local residents to contact the team for additional information through dedicated contact channels.
- To engage with the local authority and with elected members.
- To address points raised by stakeholders.

2. Site Overview and Proposals

The application site is located on the Land West of Turners Hill Road and North of Huntsland, including Land at Hurst Farm, Crawley Down.

Land West of Turners Hill Road and North of Huntsland (DPA9) is part of a wider allocation for development in the Submission Draft Mid Sussex Local Plan 2023. The Land at Hurst Farm (DPA10) is also identified as a proposed allocation in the Submission Draft Mid Sussex Local Plan, and the proposed policy wording encourages connectivity between the two sites.

The Land West of Turners Hill Road and North of Huntsland also benefit from outline planning permission for 150 homes and a 70-bed care home which was recommended for approval by the Council's Planning Officer and approved unanimously at the District Planning Committee in July 2025. This development was to be accessed via Wychwood Place.

The inclusion of Hurst Farm is a minor extension to the consented scheme, allows the access strategy to be amended and provides an opportunity to enhance the overall scheme at Land North of Huntsland.

Wates Developments Limited has submitted a planning application to Mid Sussex District Council for the following:

Description of Development

Demolition of the existing buildings and development of the site to deliver up to 230 dwellings, a 70 bed care home and community facility, and associated infrastructure including a new access point off of Turners Hill Road with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features and associated works.

3. Policy framework

The consultation process undertaken has been in accordance with both local and national guidance for pre-application engagement. This guidance is within:

- Mid Sussex District Council Statement of Community Involvement (2019)
- The Localism Act (2011)
- The National Planning Policy Framework (2024)

3.1. Mid Sussex District Council Statement of Community Involvement (2019)

Wates has conducted its community consultation work in line with the Council's own Statement of Community Involvement (2019) which states:

"The aim of consultation at this stage is to 'front-load' the process by encouraging discussion before a formal planning application is made. It should enable communities to have real influence over proposals before they are finalised. The process can help to identify improvements and overcome objections at a later stage.

Applicants undertaking consultation on major or significant developments are strongly advised to conform to the principles set out in the Council's Code of Practice 8, to demonstrate that the consultation prior to application has been effectively undertaken and to provide the Council with the results of the process.

Applicants are encouraged to engage with the Town or Parish Council in which the site falls and with any neighbouring affected parishes.

Applicants should also include elected District Councillors in early discussion of their proposals as guided by the Council's constitution.

Applications for major development should include a Community Involvement Plan including report of consultation as part of the submission material.

Mid Sussex District Council's full Statement of Community Involvement can be found here: [Statement of Community Involvement \(SCI\) 2018](#)

3.2. Localism Act (2011)

Alongside the Council's own Statement of Community Involvement (March 2019), Wates community engagement work has also met the consultation principles established in the Localism Act 2011 for consulting the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.

- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.
- To give such information about the timetable to ensure the persons wishing to comment on the proposed development may do so in good time.
- Have regard to the responses to consultation that have been made following the consultation process.

3.3. National Planning Policy Framework (NPPF) 2024

Wates' consultation work has also complied with the NPPF's Framework (2024) in relation to pre-application engagement and front-loading consultation. These principles are outlined below:

“Pre-application engagement and front loading

40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community.

41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

42. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

43. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

44. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

45. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

46. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

47. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.”

4. Community Consultation Process

Wates Developments Limited have endeavoured to conduct a consultation process which ensured that the local community were properly informed of the updated plans for the Land West of Turners Hill Road and North of Huntsland and had a chance to provide comments on the updated proposals.

Extensive public consultation was carried out previously in regard to the submission of an outline planning application for the Land West of Turners Hill Road and North of Huntsland for up to 150 homes and a 70-bed care home. Subsequently the aim of the consultation for the updated proposals was to inform local residents and elected representatives of the proposed changes and provide an opportunity for additional comments.

The consultation process carried out by Wates Developments Limited comprised the following:

- 2 no. meetings with Worth Parish Council
- Letter to ward members and local MP
- Creation of a dedicated consultation website
- Creation of dedicated communication channels to allow residents to submit their feedback and ask questions of the project team
- A press release to local media outlets about the proposals and public consultation
- Posters containing information about the consultation, displayed in the local community centre
- Requesting the Parish Council to advise local residents of the online consultation exercise

5. Stakeholder engagement

Wates Developments Limited has engaged with Worth Parish Council, ward members, the local MP, and other local stakeholders - including Crawley Down Gatwick Football Club, the Haven Centre, and representatives of the local community - to inform them of the updated proposals.

5.1. Worth Parish Council

A representative of Wates held two meetings with Worth Parish Council. The first meeting, a site walkover at Hurst Farm on 14 January 2026, provided an opportunity to review and discuss the proposals in context. Key points raised included informing the local MP of the proposed amendments, exploring the potential for retirement bungalows as an alternative to a care home, clarifying the long-term future of the site, and ensuring that residents of Wychwood Place are made aware of the proposed changes.

The second meeting was a presentation held at the Crawley Down Working Party meeting on 21 January 2026. The feedback during this meeting focussed on the capacity of key infrastructure – in particular the local power network, as it was raised that power cuts are frequent in Crawley Down. The Parish also commented on the need for smaller homes in the local area for downsizers and young families, which need to be sustainable. Finally, the parish raised several other local needs such as potential improvement to the Worth Way and the local pond.

5.2. Ward members

Ward members were approached to inform them of the updated proposals and the public consultation. A copy of the approach letter is provided as Appendix A. The ward members both responded positively to the proposed changes. A site walkover of Hurst Farm is also being arranged with one of the ward members.

5.3. Local MP

The local MP, Mims Davies, was approached to inform her of the updated proposals and public consultation. A copy of the approach letter is provided as Appendix B.

5.4. Wychwood Place Residents

Wates is in ongoing correspondence with the resident representative for Wychwood Place. We understand the Parish Council is also in correspondence with the local residents surrounding the revised access proposals.

6. Community Consultation

The consultation was open from 16 January to 3 February 2026. In total, the consultation received 1 feedback form during this period.

6.1. Consultation Invite

In order to promote the community consultation, Wates Developments Limited produced a consultation poster that was displayed in the Haven Centre, a local community centre. Furthermore, Worth Parish Council shared details of the public consultation on their social media. This can be seen in Appendix C

The poster provided details of the consultation website where more information was available and contact details for the project team.

The poster can be seen in Appendix D.

6.2. Dedicated Project Website

A dedicated project website was set up to provide further details on the updated proposals - <https://landnorthofhuntsland.co.uk/>. The website provided a detailed overview of the updated proposals and visitors to the website were able to access more information about the following topics:

- Welcome
- About Wates
- Proposed Updates
- Planning Context
- Feedback Form

The website also contained contact information to reach the project team.

The website will be updated on submission of the planning application to Mid Sussex District Council, informing website visitors about the planning application and the next steps.

During the public consultation period, the website received 99 unique visitors.

The website home page can be seen in Appendix E.

6.3. Dedicated Project Inbox

A dedicated project email – info@landnorthofhuntsland.co.uk – was set up to provide an open channel where members of the community could submit their comments and ask questions to the project team.

To date there has been **one** response to the project inbox, which focused on the principle of development.

6.4. Press Release

Wates Developments Limited produced a press release to inform the community of the updated proposals and share details of the consultation.

The press release was covered by local media outlet – The Sussex Express – and their article contained a link to the consultation website.

A copy of the press release can be seen in Appendix F.

7. Public Consultation Feedback

To provide an opportunity for residents to provide comprehensive feedback on the scheme, the project team created a dedicated feedback form that is available on the project website. The form comprised the following questions:

- To what extent do you support or oppose the vehicle access coming from Hurst Farm, rather than through Wychwood Place?
- To what extent do you support or oppose the inclusion of Hurst Farm within the Land North of Huntsland proposals, with the aim of creating a holistic development?
- The proposals currently include a 70-bed care home. What type of accommodation for older people would you like to see provided? Please tick all that apply.
 - Extra care housing (homes with care and support available if needed)
 - Retirement bungalows or ground floor homes
 - Retirement apartments
 - Care Home / sheltered accommodation (homes with shared facilities and on-site support)
 - Other
- To what extent do you support or oppose the increase in financial contributions towards local community facilities and infrastructure?
 - Strongly support
 - Support
 - Neutral
 - Oppose
 - Strongly oppose
- Any comments?

8. Conclusion

The consultation on the updated proposals for Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Crawley Down, has been undertaken in accordance with national and local guidance. The process ensured proactive engagement with stakeholders and the local community.

The scope of consultation was proportionate, reflecting the fact that extensive engagement had already been undertaken in relation to the previous proposals, and that the current consultation relates to updates rather than a wholly new scheme.

Through targeted stakeholder engagement and a public consultation, Wates Developments created clear and accessible opportunities for the community to review the updated proposals and provide feedback.

This Statement of Community Involvement demonstrates Wates Developments Limited's commitment to transparency and constructive dialogue. The updated proposals, themselves, are the result of a genuine willingness to listen and respond to the views of local stakeholders and residents.

9. Appendices

9.1. Appendix A – Approach Letter to Ward Members

Dear Cllr Gibson and Cllr Hitchcock,

I hope you are both well.

As you are aware, planning permission was granted in September 2025 for a residential development on land north of Huntsland and west of Turners Hill Road. The permission provided for 150 homes, a 70-bed care home, new public open space, footpath and cycle connections, and financial contributions towards local infrastructure and amenities.

Following the grant of permission and in response to the request from you as ward councillors, Worth Parish Council and local residents, Wates has been exploring whether vehicular access for the development could be taken from Hurst Farm.

I am pleased to confirm that Wates has been able to acquire control of Hurst Farm to enable the vehicular access to be taken from this location. This removes the need for vehicular access via Wychwood Place – with only pedestrian, cycle and emergency access provided via Wychwood Place.

As the majority of objections focussed on this element of the scheme, we are hopeful this amendment will be well received, particularly by the Wychwood residents.

In light of proposed updates to the approved scheme, we will be undertaking public consultation shortly, with a view to submitting a revised application to Mid Sussex District Council.

We met the Parish Council on site on 14th January and have informed them of our intentions to move the access, which they are supportive of.

We would be happy to show you around the site and discuss the revised proposals further with you, should that be of interest.

If you have any queries in the meantime, please let me know.

Kindest regards,

Louise

On behalf of Wates Developments

9.2. Appendix B – Approach Letter to Local MP

From: Louise Hingley
Sent: 28 January 2026 11:29
To: mims.davies.mp@parliament.uk <mims.davies.mp@parliament.uk>
Subject: Land North of Huntsland and West of Turners Hill Road, Crawley Down

Dear Mims Davies MP,

I am writing in relation to the residential development on Land North of Huntsland and West of Turners Hill Road.

This site is part of a wider allocation for development in the Submission Draft Mid Sussex Local Plan and is key to meeting the identified housing needs locally. The delivery of the site, during the Plan period, is fundamental to the district's housing supply trajectory.

In September 2025, planning permission was granted for 150 homes, a 70-bed care home, new public open space, footpath and cycle connections, and financial contributions towards local infrastructure and amenities - following full officer support and a unanimous decision of Mid Sussex District Council's planning committee.

As you may recall, Wates previously had some correspondence with you regarding your constituents' concern about the vehicular access being taken from Wychwood Place. Subsequently, ward councillors, Worth Parish Council and local residents asked Wates to explore an alternative access arrangement utilising Hurst Farm and therefore avoiding Wychwood Place being used for vehicular access.

Following the grant of permission, and in response to the request, I am pleased to confirm that Wates has been able to secure Hurst Farm to enable the vehicular access to be taken from this location. As a result, it is now proposed that only pedestrian, cycle and emergency access will be provided via Wychwood Place.

An application for 230 homes, a 70-bed care home, new public open space, footpath and cycle connections, and financial contributions towards local infrastructure and amenities is thus being prepared for Land North of Huntsland and the addition of Hurst Farm – with access via Hurst Farm.

Land at Hurst Farm is also identified as a residential allocation in the Submission Draft Mid Sussex Local Plan and the policy wording encourages connectivity between the two sites.

We are currently undertaking public consultation on the proposals, with a view to submitting a revised application to Mid Sussex District Council in the near future. The Consultation Website can be found here: <https://landnorthofhuntsland.co.uk/>

As most comments previously focused on the access arrangements, we are hopeful that the revised application will be positively received, particularly by residents of Wychwood Place.

Wates met with Worth Parish Council on 14th and 21st January to discuss this approach and has written separately to the ward councillors, both of whom have expressed their support.

Wates has had a long-standing partnership with Mid Sussex in supporting the Local Planning Authority with the delivery of much needed homes for many years.

We are one of the largest development and construction companies in the UK employing over 6,500 people nationally. The company remains privately owned, now in the 4th generation, with legacy and working collaboratively critical to our mission in developing suitable and sustainable sites for new homes.

We are committed to working collaboratively with the local community in Crawley Down and are proud of our work to date, with local groups like Crawley Down Gatwick FC and The Haven Centre, both of whom supported the previous application. We would be delighted to discuss the proposed updates to the scheme in more detail with you should this be of interest.

Kindest regards,

Louise
On behalf of Wates Developments

Louise Hingley

Associate Director

Public Consultation

Updated proposals for Land North of
Huntsland and West of Turners Hill Road



Scan here to visit the
Consultation Website



landnorthofhuntsland.co.uk

The proposed updates include taking the main vehicular access from Hurst Farm - instead of Wychwood Place. Only pedestrian, cycle and emergency access would be provided via Wychwood Place.

Public Consultation is open until 3rd February 2026.

Contact Us

 info@landnorthofhuntsland.co.uk
 0203 026 3229

 Wates

9.4. Appendix D – Worth Parish Council Facebook Post



Worth Parish Council · Follow

23 January at 17:31 · 🌐



A new consultation is live for Land North of Huntsland and Land West of Turners Hill Road including Land at Hurst Farm. Follow the link to view the proposed changes to the scheme.

The consultation has been published by Wates: <https://landnorthofhuntsland.co.uk/what-are-the-changes/>

NOTE: This is not a Parish Council consultation, but may be of interest to residents.



LANDNORTHOFHUNTSLAND.CO.UK

Proposed Updates - Land North of Huntsland

9.5. Appendix E- Public Consultation Website Homepage



Welcome to our consultation website, where we are seeking your views and input into our updated proposals for Land North of Huntsland, and West of Turners Hill Road including Land at Hurst Farm, Crawley Down.

Planning permission was granted in September 2025 for 150 homes, a 70-bed care home, new public open space, footpath and cycle connections and financial contributions towards local infrastructure and amenities on Land North of Huntsland, and West of Turners Hill Road, Crawley Down.

This site is part of a wider allocation for development in the Submission Draft Mid Sussex Local Plan and is key to meeting the identified housing needs locally. The delivery of the site, during the plan period, is fundamental to the district's housing supply trajectory.

Following the grant of permission, at the request of councillors and residents, we have been exploring an alternative access arrangement – which avoids Wychwood Place being used as the main vehicular access.

Wates has therefore now secured the Land at Hurst Farm to enable the main vehicular access to be taken from this location. This removes the need for a primary vehicular access via Wychwood Place, with only pedestrian, cycle and emergency access provided via Wychwood Place

The inclusion of Hurst Farm provides an opportunity to enhance the overall scheme at Land North of Huntsland in a number of ways:

- Relocating the care home to a different part of the site so that it benefits from being closer to the village centre and bus stops, providing sustainable access to staff
- Delivering more affordable housing and public green space
- Delivering even greater funding for improvements to The Haven Centre and bringing football to a greater number of adults and children locally through increased funding towards a 3G pitch for Crawley Down Gatwick FC
- *All other aspects of the proposals, including the significant biodiversity enhancements, new footpath and cycle links and commitments to sustainability, remain the same*

This consultation provides information on the proposed changes and gives the local community the opportunity to give feedback on the revised proposals. A revised planning application will be submitted in the near future to Mid Sussex District Council.



9.6. Appendix F – Press Release

Media release



Wates Developments launches public consultation on updated plans for homes in Crawley Down, Sussex

Wates Developments is inviting local residents to take part in a public consultation on its updated proposals for homes in Crawley Down, Sussex, from today, 23 January to 2 February 2026.

In September 2025, planning permission was granted for 150 homes on Land North of Hunstland and West of Turners Hill Road in Crawley Down. The proposals also included new public open space, footpath and cycle connections, a 70-bed retirement home and financial contributions towards local infrastructure.

This site is part of a wider allocation for development in the Submission Draft Mid Sussex Local Plan and is key to meeting the identified housing needs locally. The delivery of the site, during the plan period, is fundamental to the district's housing supply trajectory.

Since then, Wates Developments has acquired land at Hurst Farm so that the main vehicular entrance for the development can be accessed from this location, rather than via Wychwood Place as set out in the consented scheme. The proposed change follows feedback from ward councillors, Worth Parish Council and local residents who asked Wates to explore an alternative access arrangement. The updated proposals would mean Wychwood Place would only be used for pedestrian, cycle and emergency access.

The updated proposals would also unlock a higher level of investment in local facilities. Under the revised scheme, Wates Developments expects to contribute around £3.8 million towards community and infrastructure improvements, including enhanced funding for The Haven Centre, a 3G pitch for Crawley Down Gatwick Football Club, local healthcare services and local education provision.

A dedicated consultation website, where residents can view the revised plans and submit their feedback ahead of the revised application being submitted to Mid Sussex District Council, is now live.

Jordan Van Laun, Operations Director – Portfolio and Wates Commercial & Logistics,

said: *"Wates Developments is committed to reimagining places where people can thrive. The inclusion of Hurst Farm not only responds directly to what the community asked us to do by moving the main vehicular access away from Wychwood Place but also enables us to deliver more open space and affordable housing, along with increasing the funding towards local community facilities."*

Media release



"This consultation is an important opportunity for local people to review the updates and help shape the final submission and we welcome any and all feedback."

Visit the consultation website for more information and to contribute to the consultation here:

ENDS

For more information contact:

WatesDevelopments@CavendishConsulting.com

About Wates Developments

Wates Developments is part of Wates Land and Development division – a division of Wates Group. Wates Land and Development division specialises in land and planning for residential and commercial development, securing land and delivering planning consents in urban and sustainable edge-of-settlement locations where new homes and workspaces are needed, as well as the development of nature-based solutions. For more information, visit:

<https://www.wates.co.uk/sectors/land/>

About Wates Group

Established in 1897, Wates is one of the UK's leading family-owned development, building and property maintenance companies. In 2024, we generated underlying pre-tax profit of £33.4m from a turnover of £2.40bn, working with a wide range of public and private-sector customers and partners. With 6,000 employees and now in our fourth generation of family ownership, we're committed to the long-term sustainability of the built environment and to making our industry more inclusive and representative of the communities we work in. We are an Investors in People Gold accredited company, driven by our purpose of **reimagining places for people to thrive**.

[Wates.co.uk](https://www.wates.co.uk)

In 2024, Wates Group generated £395 million in social value and spent £8.7 million with social enterprises. The Wates Family Enterprise Trust (WFET), a charity set up by the owners of Wates Group, is now in its 16th year and has provided funding to over 2000 charities and organisations across the country including gardening groups, food banks, clubs for older people, disability and carers groups and homelessness initiatives.