

Statement of Community Involvement Land West of Turners Hill Road, Crawley Down

1. Introduction

This report has been compiled by Cratus Communications, a specialist in community consultation and forms part of the planning applications made by Wates Developments Limited for:

Development of Land to the West of Turners Hill Road, Crawley Down

This report outlines the community consultation work carried out by Wates 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 identify key stakeholders in the local community which could inform and benefit from the proposals
- To inform the local community of the emerging proposals
- To consult the local community 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 sites are located on Land to the West of Turners Hill Road, north and south of Huntslands, Crawley Down. Together they cover some 35-hectares and comprise an area identified for new homes and community facilities in the Submission Draft Mid Sussex Local Plan 2024 (MSLP).

Wates has prepared two planning applications to Mid Sussex District Council for the following:

- A) Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntslands, Crawley Down, West Sussex

- B) Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility; and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and north of Huntslands, Crawley Down, West Sussex

3. Policy Framework

Mid Sussex District Council Statement of Community Involvement (March 2019)

Wates has conducted its community consultation work in line with the Council's own Statement of Community Involvement (October 2020) 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.

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.

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 has endeavoured to conduct a consultation process which ensured that the local community were properly informed of the plans for Land to the West of Turners Hill Road, Crawley Down, whilst having a chance to comment on and influence the scheme

The consultation process carried out by Wates comprised:

- Pre-application meeting with Mid Sussex District Council on 20 November 2024
- Pre-application meetings with Worth Parish Council and the
- Meetings with representatives from the Haven Centre
- Meeting with the Crawley Down Gatwick Football Club
- Meeting with local residents who live adjacent to the site
- Circulation of the consultation event invitation leaflet to 2,396 addresses.
- The provision of printed materials containing key information on the proposals at the Haven Centre in Crawley Down, as well as postal feedback forms.
- The creation of a dedicated website updated throughout the consultation period.
- The creation of a dedicated email address to allow residents to submit their feedback throughout the consultation period and ask questions of the project team.

5. Pre-Application Meetings

The proposed scheme has been designed in collaboration with officers at Mid Sussex District Council, Worth Parish Council and key stakeholders, including statutory providers. Some of these items are considered in the table below.

Wates initially met with Worth Parish Council on 12 February 2024 to discuss their representation to the Mid Sussex Local Plan, with particular regard to local services and how the allocations policy requirements of the sites allocation might be better utilised at existing facilities in the village

Wates held a pre-application meeting with Mid Sussex District Council on November 20, 2024, with the Planning Officers and Ward Councillor John Hitchcock. Alongside this, Wates has continued to engage with West Sussex as lead on highways and drainage/ flooding related matters, to ensure the proposals are acceptable from a technical perspective.

Wates met with Worth Parish Council again on 26 November 2024 to present the emerging proposals and seek their feedback.

Both outline planning applications reflect the outcomes from these discussions and aim to create a landscape-led development which responds to the site's characteristics by incorporating the more sensitive areas of the site into new areas of public open space. Sustainable and innovative technologies will also be incorporated to futureproof the homes, alongside accessible and adaptable features that enable people to stay in their own homes as their needs change.

Issues raised across meetings	Outcomes
Impact on traffic speed on Turners Hill Road, with traffic calming measures suggested.	<p>In response to the feedback, a traffic calming scheme will be introduced within the village, incorporating visual narrowing's and repeater roundels, consistent with the aspirations of Worth Parish Council and Proposal 02 of the Neighbourhood Plan.</p> <p>Additionally, the inclusion of a signalised pedestrian crossing at the southern access on Turners Hill Road will help slow traffic and make crossing safer there.</p> <p>The proposals will also seek to introduce a village gateway feature.</p>

<p>Lack of way finding and signposting through the Wychwood Place access, with the suggestion of an additional pedestrian link.</p>	<p>In response to this suggestion, an additional pedestrian connection into Wychwood Place has been introduced to enhance permeability.</p>
<p>Confirmation that the middle fields, F2 and F3, would not be used for development.</p>	<p>This was confirmed, the sites will be retained and managed by a Management Company, the Parish Council or the Lands Trust, and this will be addressed through the Section 106 agreement.</p>
<p>Provision of community facilities such as sports pitches, allotments, multi-use games area, and a community facility, with the suggestion that locally that the funds would be better utilised at existing facilities in the village.</p>	<p>Following discussions with Council officers, the sports pitches, multi-use games area, and community facility were removed from the site and replaced with financial contributions towards improving existing facilities in the village, including the Haven Centre, at the request of Worth Parish Council.</p> <p>Discussions are ongoing with the Haven Centre and football club around the building and creation of new community sports pitches there.</p> <p>We will consider the removal of the proposed allotments subject to their being sufficient capacity at the existing allotments.</p>
<p>Concerns around play space provision and the location of play areas to ensure these served existing community.</p>	<p>Following discussions with Council officers, 'play on the way' facilities were included in the southern part of the site by Turners Hill Road to serve both the development and adjacent Peasantry site.</p> <p>The proposals also now include the addition of the St Leonards Lookout, a community gathering and viewing space featuring a bandstand, picnic area, children's play area, and community orchards within the centre of the northern part of the overall site.</p>

<p>Concerns around the site layout, legibility and the relationship between key views, landmark buildings, key corners, and gateway spaces.</p>	<p>In response to discussions with Council officers, the masterplan was reviewed with several changes made.</p> <p>Amendments were made to the shared 3 metre foot and cycle route, including formal tree planting along its length to create a clear and legible route through the masterplan.</p> <p>In addition, the green corridor by the care home was widened with homes oriented to front the open space, enhancing natural surveillance and creating a welcoming green corridor with long distance views to St Leonards Church.</p> <p>Proposed planting nearby was also removed in response to discussions with Council officers to create a stronger link between homes and St Leonards Lookout place.</p> <p>Further details are provided within the Design and Access Statement.</p>
<p>Potential to increase the number of beds included in the care home.</p>	<p>The size of the care home was increased from 50 beds to 65 beds, to reflect this feedback.</p>

The comments received during the pre-application process have informed the final scheme design as now proposed.

Full details are set out in Chapter 3 of the accompanying Design and Access Statement.

6. Community Consultation

Wallage Lane Neighbours

Wates met with a representative of the residents on Wallage Lane and Hunstland on 12 February 2024 to discuss the proposals and seek their feedback. We have continued dialogue to ensure the proposals respond to their concerns as best as possible.

The Haven Centre

Wates visited the Haven Centre to meet with their representatives of the Crawley Down Community Centre Association (CDCCA) on 16 September 2024 and met with them again on 10 December 2024 to discuss making financial contributions towards required improvements as well as the creation of new community sports pitches. Wates also attended the Strategic Impact Event on the 25th September held by the Haven Centre where it shared its findings from a recent Social Impact consultation and showcased its facilities, providing an understanding of its aims and aspirations.

The Haven Centre supports a variety of clubs and services including, but not limited to, a Youth Club attended by 20 people, Theatre Company Drama Club attended by 20 people, Twinkle Tots Music Group attended by 18 people and the Crawley Astrological Society attended by 30 people.

The Haven Centre is also home to the Crawley Down Gatwick Football Club, who Wates met as part of their engagement, which coaches male and female junior teams ranging from Under 5's to U16's and adult sides from U18's to open aged.

A display of the clubs and activities supported by the Haven Centre is seen in **Appendix F** and a list of these clubs and activities with the numbers of those attending them can be seen in **Appendix G**.

Consultation Invite

Alongside its key stakeholder engagement meetings, Wates decided to host a community consultation event to seek feedback on the proposals. In order to promote the community consultation, Wates produced a consultation invite that was distributed to 2,396 addresses. The distribution area was based on ensuring that a large section of the community was made aware of the proposals

The leaflet can be seen in **Appendix A** and the distribution area in **Appendix B**.

Dedicated website

In order to explain and visually demonstrate our proposals, , a dedicated project website was set up: www.westofturnershillroad.co.uk. The website provided an overview of the proposals and visitors to the website were able to access a consultation booklet with more information.

The website also enabled Wates to provide ongoing updates to residents about the scheme as it progresses through the planning system. The website will be updated following submission of the planning application to Mid Sussex District Council to inform visitors about the planning application proposals.

The website was advertised on the consultation invite, by Worth Parish Council on their website and notice board, and at the Haven Centre where printed materials were available, for those who are not online.

The website home page can be seen in **Appendix C**.

Printed Materials

150 printed copies of the material available on the website as well as the feedback form were supplied to the Haven Centre, providing residents unable to access the website with information and the chance to provide their feedback on the proposals.

The printed material available can be seen in **Appendix E**.

Dedicated project inbox

From November 2024, a dedicated project email address (contact@westofturnershillroad.co.uk) was available to receive feedback from members of the community, with the inbox advertised on the consultation leaflets and was also prominently referenced in the printed material at the Haven Centre.

Consultation Feedback

At the time of writing, the project inbox has received 28 unique enquiries; these enquiries have included both questions and comments. Top categories of questions/concerns can be found in the table below with our response to the main issues raised found in Section 8 of this SCI.

Prevalence	Topic	Number of Responses to Date
	Infrastructure contribution	13
	Access via Wychwood Place	7
	Impact on roads and congestion	6
	Flooding and drainage	5
	Impact on wildlife	3
	Construction traffic management	2
	Sustainability measures proposed	1
	Car parking space provision	1

	Type of housing	1
	Website technical issue	1
	Access to Worth Way	1

To provide an opportunity for residents to provide comprehensive feedback on the scheme, the team created a dedicated feedback form that was available both online and in person at the Haven Centre, and which can be seen in **Appendix D**. It could also be sent to the project team via FREEPOST to Cratus Group. The form comprised the following questions:

- Which type of accommodation is needed in the local area?
- How do you feel about the provision of new homes (including 30% affordable) and community facilities in the local area?
- What would you like to see included in the areas of outdoor public open space?
- Comments on what facilities the village would benefit from as a result of the proposals.
- When considering the proposals, which features do you think are most important?
- Do you support the inclusion of significant new public open space within the development?
- Comments on how the new public open space could be used by the community.
- What are your views of the enhanced green spaces, landscape buffering, potential SANG and green corridors that have been embedded within the scheme?
- Do you think that the sustainable transport measures – enhanced pedestrian and cycle links, and contributing to enhanced bus services, the introduction of a car club, EV charging facilities and electric bikes – are a good idea?
- Comments on transport measures that would benefit the local community.
- Other comments
- Overall, what are your views of the proposed scheme?

Feedback Results

The consultation was open from 18 November to Friday 6 December. In total, the consultation received 100 feedback forms during this time period. Respondents did not always answer every question but the number of responses per question is set out below.

1. Which type of accommodation is needed in the local area? (94 responses)

Affordable homes: 37%

Accommodation for older people: 25%

Adaptable housing: 12%

Homes for first time buyers: 39%

Family homes: 33%

Smaller homes for those downsizing: 33%

2. How do you feel about the provision of new homes (including 30% affordable) and community facilities in the local area? Rate your answers from 1 to 5, with 1 being Strongly Opposed and 5 being Strongly Supportive. (100 responses)

1: 64%

2: 17%

3: 15%

4: 3%

5: 1%

3. What would you like to see included in the areas of outdoor public open space? (95 responses)

Community orchards: 49%

Traditional play areas: 41%

Foraging routes: 38%

Picnic areas and tables: 32%

Allotments: 40%

Trim trails: 35%

Nature inspired play area: 52%

3. Do you support the inclusion of a 50-bed care home in the proposals? (100 responses)

Note: This has subsequently been increased to a 65-bed care home.

Yes: 32%

No: 48%

Unsure: 20%

4. Comments on what facilities the village would benefit from as a result of the proposals. (99 responses)

The most prevalent sentiments mentioned were:

Infrastructure including GP surgeries, shops and schools as most needed: 55%

Improved roads: 10%

Sports facilities: 6%

Improvements to the Haven Centre: 6%

Sample responses from 99 total responses:

- *“Additional doctors surgery (currently not fit for the size of the village), dentist, additional primary and secondary schools and local shops/restaurants/ cafes.”*
- *“The 50-bed care home, and retaining the footpaths is the only thing I see beneficial to the village. No other facilities seem to be planned.”*
- *“Improved community facilities.”*
- *“Improve sports facilities at Haven Centre.”*

5. When considering the proposals, which features do you think are most important? (95 responses)

Variety of house types: 25%

New walking and cycle routes: 35%

Play area: 23%

Walkable distance to local amenities: 34%

Good public transport links: 49%

Allotments: 27%

New social and community spaces: 27%

New countryside open spaces: 65%

6. Do you support the inclusion of significant new public open space within the development? (98 responses)

Yes: 82%

No: 18%

7. Comments on how the new public open space could be used by the community. (98 responses)

The most prevalent sentiments mentioned were:

Retained as open spaces: 10%

Walking and cycling routes: 12%

Dog walking: 7%

Sporting use: 4%

Sample responses from 98 total responses:

- *“Public secure dog walking field space to give people a safe area to exercise the ever increasing pet population without fear of their pets getting injured if they are loose. Walkable routes for foot and boke routes [sic]”.*
- *“Open countryside trails.”*
- *“Sports, places to walk with dogs, places to exercise.”*

8. What are your views of the enhanced green spaces, landscape buffering, potential SANG and green corridors that have been embedded within the scheme? Rate your answer from 1 to 5, with 1 being Strongly Opposed and 5 being Strongly Supportive. (99 responses)

1: 28%

2: 7%

3: 28%

4: 5%

5: 31%

9. Do you think that the sustainable transport measures – enhanced pedestrian and cycle links, and contributing to enhanced bus services, the introduction of a car club, EV charging facilities and electric bikes – are a good idea? (98 responses)

Yes: 44%

No: 31%

Unsure: 25%

10. Comments on transport measures that would benefit the local community. (98 responses)

The most prevalent sentiments mentioned were:

Road improvements: 20%

Alternate routes of access to the site: 10%

Improved bus services: 13%

Traffic calming measures: 4%

More cycling and walking routes: 3%

More parking: 3%

Sample responses from 98 total responses:

- *“Safer pedestrian and cycle access to amenities, thought given to the over use of Turners Hill Road and surrounding roads, which are currently being shared by HGV’s and cyclists, making it very unsafe.”*
- *“A much more frequent bus service.”*
- *“The access this development cannot be only via Wychwood Place as the road is already very narrow and houses are built very close to each other.”*
- *“The issue is road infrastructure to account for the significant increase in vehicles to the turners hill road and village itself”*
- *"Traffic calming. Both Vicarage Road & Turners Hill Road are problematic when it comes to speeding.*

11. Other comments (100 responses)

The most prevalent sentiments mentioned were:

Impact on local infrastructure (GP surgeries, schools etc): 62%

Impact on roads and traffic: 59%

Complaints about access via Wychwood Place: 20%

Impact on wildlife: 14%

Impact on flooding and drainage:10%

Sample responses from 100 total responses:

- *“The access this development cannot be only via Wychwood Place as the road is already very narrow and houses are built very close to each other. It is also not safe as the flow of*

traffic is only going to increase and the road is actually private property as resident pay maintenance fee for the upkeep.”

- *“The proposed development would put additional pressure on the doctors and school, both of which are over stretched.”*
- *The village won't be able to cope with the new volume of traffic which comes with this plan.*

12. Overall, what are your views of the proposed scheme? Rate your answer from 1 to 5, with 1 being Strongly Opposed and 5 being Strongly Supportive. (99 responses)

1: 65%

2: 17%

3: 15%

4: 2%

5: 0%

8. Feedback Summary and Response

During the community consultation period, the key concerns identified by local residents were regarding the impact on infrastructure, roads, wildlife and flooding. Those who submitted formal responses to the consultation via the feedback form voiced concern over the additional strain that this development would put on local services.

Response to consultation feedback

Topic	Project Team Response
Impact on existing local infrastructure and community facilities including GP surgeries, schools and shops	<p>Wates' proposals include extensive additional infrastructure and improvements to existing community facilities for the benefit of new and existing residents.</p> <p>Wates will be providing new local infrastructure to complement existing infrastructure, notably a 65-bed care home, increased from 50-beds following discussion with Mid Sussex District Council about capacity, in order to meet local needs.</p>

	<p>Following discussions with Council officers, the sports pitches, multi-use games area, and community facility were removed from the site and replaced by financial contributions towards improving existing facilities in the village, including the Haven Centre. Discussions are currently ongoing with representatives of the Haven Centre and Worth Parish Council around the creation of new community sports pitches there.</p> <p>In response to a desire for more play areas and through discussions with Mid Sussex District Council. 'play on the way' facilities have been included in the southern part of the site close by Turners Hill Road to serve both the development and adjacent Peasantry site.</p> <p>The development is designed so that most of the site is located within a 10-to-20-minute walk of villages services and facilities, with the site having been identified for new homes and community facilities in the Draft Mid Sussex Local Plan.</p> <p>The consultation feedback highlighted that residents want to see the outdoor public space used for amenities such as orchards, play areas and picnic spaces. As a result, the development includes the addition of the St Leonards Lookout, a community gathering and viewing space featuring a bandstand, picnic area, children's play area, and community orchards within the centre of the northern part of the overall site.</p> <p>To address residents concerns about the lack of available infrastructure, Wates will also be making financial contributions to support</p>
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	<p>increasing the capacity of local services and infrastructure through a Section 106 Agreement</p>
<p>Impact on wildlife and biodiversity</p>	<p>We have conducted comprehensive ecological surveys to understand the wildlife within and around the site. Over 13 hectares (+30%) of public open space will be provided within the site and along its boundaries to provide attractive open spaces and protect existing woodland, hedgerows and trees. This will create a mature landscape for the new housing, embedding it within its surroundings while protecting and encouraging wildlife connectivity and habitats.</p> <p>The proposals also present an opportunity to deliver biodiversity enhancements. This will be achieved by retaining semi-improved neutral grassland and proposing new high-quality habitats for the betterment of wildlife. By designing the site in accordance with biodiversity net gain principles, an overall biodiversity net gain in excess of 10% will be achieved.</p>
<p>Access and traffic concerns, including congestion, safety, and the use of Wychwood Place as the northern access to the site</p>	<p>Wates has carried out extensive assessment and modelling works to understand the traffic levels pre and post development and identified several improvements to mitigate certain junctions.</p> <p>To address concerns about safety and road improvements raised in the consultation, there will be a signalised pedestrian crossing at the southern access on Turners Hill Road which will help slow traffic and make crossing safer there.</p> <p>In addition, following discussions with Mid Sussex District Council and feedback from consultation responses, we are introducing a</p>

	<p>traffic calming scheme within the village, incorporating visual narrowing's and repeater roundels, consistent with the aspirations of Worth Parish Council and Proposal 02 of the Neighbourhood Plan.</p> <p>Wates has also been engaging with West Sussex County Council on the scope of the Transport Assessment, which will support the two e planning applications.</p> <p>We are making contributions towards community infrastructure including sustainable transport measures such as enhanced bus services, the introduction of a car club, electric vehicle charging facilities, and enhanced pedestrian links between the site and the village centres.</p> <p>Wychwood Place is an identified access point in the Draft Mid Sussex Local Plan. Under these plans the status quo would be retained as any additional homes would be required to pay their fair proportion towards the maintenance costs on a per homes basis. In response to feedback about safety and more pedestrian access, , we are including an additional pedestrian connection into Wychwood Place to enhance permeability.</p>
<p>Impact on flooding and drainage</p>	<p>As part of the proposed development a surface water drainage strategy has been developed which includes the use of attenuation ponds and swales that have been designed to provide sufficient storage volume for all rainfall events up to and including a 1 in 100 year event with an appropriate allowance of +40% for climate change. In addition, the proposed surface water drainage features have been strategically located across the site to collect and transport</p>

	<p>surface water via Sustainable Drainage Systems (SuDS) away from current risk areas.</p> <p>Discharge rates out of the attenuation features will be limited to the greenfield runoff rate for a low return period rainfall event, which will considerably reduce the peak flows presently emanating from the site area. The strategy will therefore improve upon the current situation with regard to surface water management and flood risk.</p> <p>Wates have already undertaken positive discussions with the Mid Sussex District Council and West Sussex County Council regarding the strategy, who have indicated they are content overall with our drainage proposals.</p> <p>A full drainage strategy plan will be appended to the Drainage Strategy report upon submission of the applications.</p> <p>In addition to a Surface Water Drainage Strategy report and plan, a full Flood Risk Assessment (FRA) has been undertaken for the site which will be submitted to accompany the planning applications.</p>
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9. Conclusion

Throughout the development of the proposal, the project team has sought to engage proactively with the community to provide opportunities to influence and shape the future of plans.

Wates will continue to engage with the community through the planning application determination and beyond. The consultation website and email address, which will remain live, offered a variety of alternative methods for local people to provide their feedback on the proposals and suggest improvements for the local area.

As demonstrated, Wates continues to liaise with representatives of the Parish Council, the Haven Centre and the Crawley Down Gatwick Football Club to help facilitate improvements to this key community asset. This represents a real opportunity to support the long-term sustainability of the building, which Wates is committed to supporting. Initially, Wates has agreed to carry out some preliminary surveys of the Haven Centre and surrounding land to understand how this could be improved through any future planning applications.

The consultation period was vital in highlighting some of the concerns held by Mid Sussex District Council, Worth Parish Council and local residents which allowed Wates to make changes based on their feedback.

Wates will continue to work with local elected representatives throughout the process, to ensure local residents remain informed about the stages of the application.

10. Appendix

Online Public Consultation Land West of Turners Hill Road, Crawley Down

Monday 18th November to Friday 6th December 2024

Wates



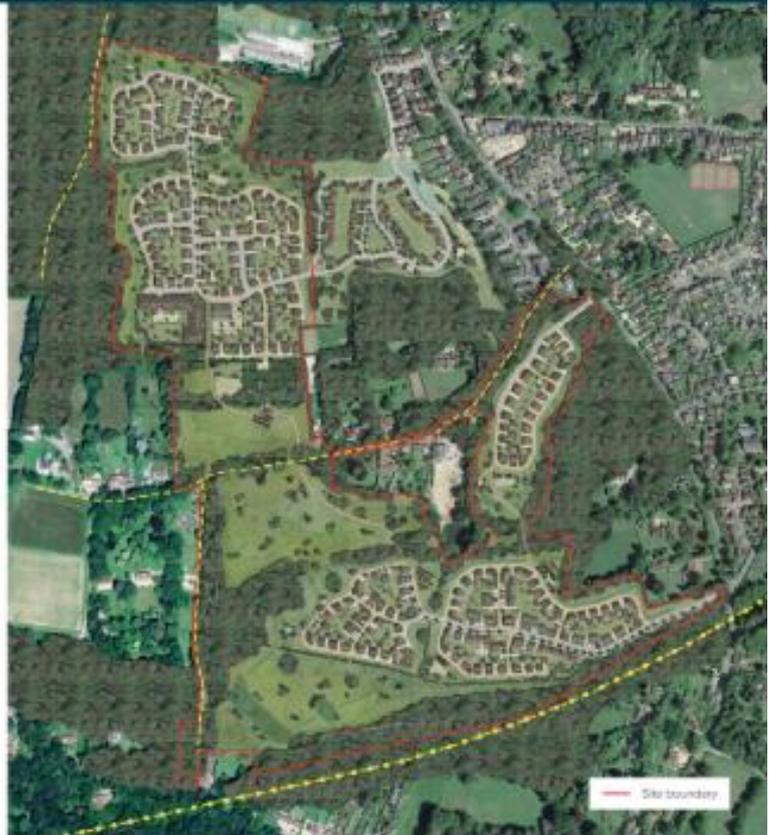
Wates Developments would like to invite you to an online consultation event to share your views and feedback on our proposals to create:

- 350 new homes (30% affordable, 105 homes)
- a 50-bed care home
- over 13 hectares of public open space, comprising over 30% of the whole site
- play spaces and allotments for the benefit of new and existing residents

This site has been identified for new homes and community facilities in the Draft Mid Sussex Local Plan (MSLP) 2024.

Wates has had an interest in the land for over 10 years, and has recently submitted a pre-application proposal to the Council for a new, well-connected, mixed use, sustainable neighbourhood for the area.

The emerging vision for the site is based around the concept of 'Living Locally' - prioritising homes where people can meet most of their daily needs within a short 20-minute walk or cycle ride - and where the sustainability aspects of the development are maximised.



The proposed scheme is located to the west of Crawley Down village, with most of the site within an approximate 10-20 minute walk of the village's services and facilities. It covers an area of around 35 hectares, primarily consisting of grassland fields delineated and surrounded by trees and hedgerows.

Wates

Contact us

Wates



We want to share these plans to ensure you are kept updated on the latest proposals, and that the scheme is best placed to deliver local benefits, ahead of an application being submitted.

To make it as easy and as accessible as possible for everyone to comment, we will be running an online consultation via our dedicated project website – www.westofturnershillroad.co.uk.

For anyone wishing to view the details in printed format, we will be providing booklets containing the key information, as well as postal feedback forms at The Haven Centre between Monday 18th November and Friday 6th December 2024. The Haven Centre office is open from 9am to 4pm, Monday to Friday.

Contact us

We hope you will be able to take part in our online consultation event. However, if you are unable to do so, please feel free to get in touch with us to offer your feedback by email, telephone, post or via our project email address contact@westofturnershillroad.co.uk.

@ contact@westofturnershillroad.co.uk

✉ Freepost – CRATUS COMMUNICATIONS
(no further address details or stamps required)

🌐 www.westofturnershillroad.co.uk

☎ 0203 026 3143

Event details

The online consultation will run from:

Dates: Monday 18th November to Friday 6th December 2024

Website: westofturnershillroad.co.uk

Location of printed materials:

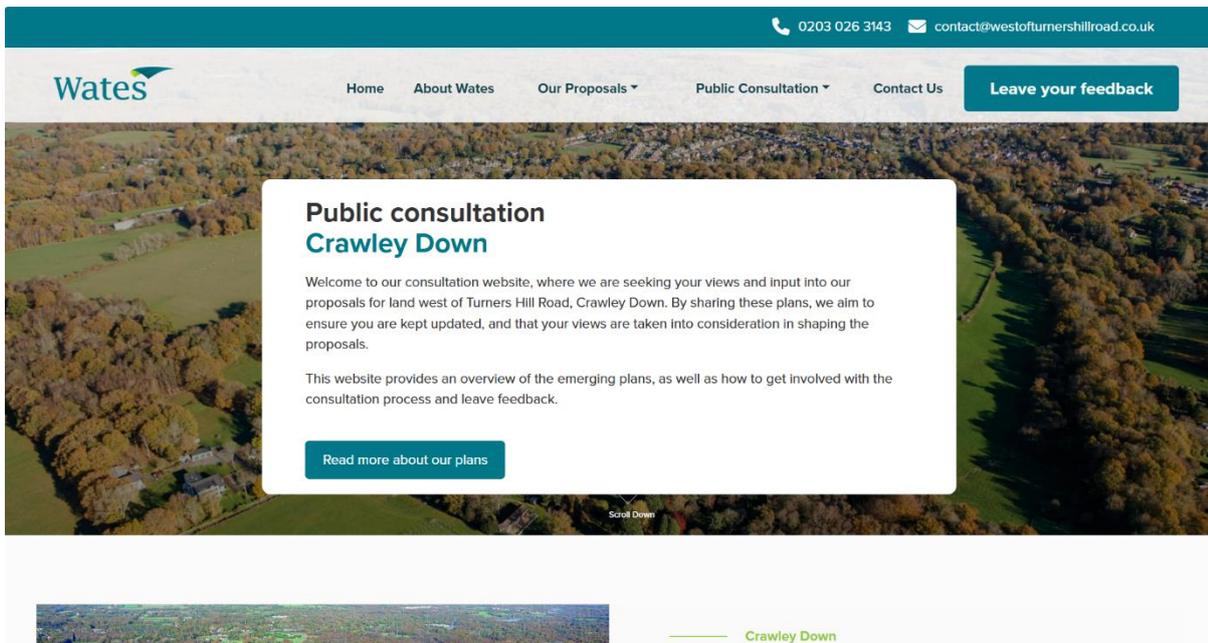
The Haven Centre, Hophurst Lane,
Crawley Down, Crawley RH10 4LJ

Wates

Appendix A: Leaflet distributed to 2,396 addresses.



Appendix B: Leaflet distribution area comprising 2,396 addresses.



Appendix C: Website home page.

Public Consultation Crawley Down

Feedback Form

Wates



Name	
Phone	
Email	
Address	Postcode

Age: Under 18 18-35 36-55 56-70 70+ Prefer not to say

Are you at: Local resident Community group representative Prefer not to say
 Local business Elected representative

1. Are you aware of the draft Mid-Sussex Local Plan (MSLP) 2024, and that this site is proposed as a draft housing allocation within the Plan? Yes No Unsure

2. How do you feel about adding new homes and community facilities in the local area? Rate your answer from 1 to 5, with 1 being Strongly Opposed, and 5 being Strongly Supportive.

Strongly opposed 1 2 3 4 5 Strongly supportive

3. Which type of accommodation from our proposals do you feel is most needed in the local area? Tick as many as you feel relevant.

- | | | |
|---|---|---|
| <input type="checkbox"/> Affordable homes | <input type="checkbox"/> Accommodation for older people | <input type="checkbox"/> Adaptable housing |
| <input type="checkbox"/> Homes for first time buyers | <input type="checkbox"/> Family homes | <input type="checkbox"/> Other – please specify |
| <input type="checkbox"/> Smaller homes for those downsizing | | |

4. Do you think that including a 50-bed care home in the proposals is a good idea? Yes No Unsure

5. Please tell us what you would like to see included in areas of outdoor public open space.

- | | | |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | |

Privacy notice: Your comments and details will be held by Cratus Group on behalf of the applicant. Your information may be passed onto the Local Planning Authority as part of a future planning application.

6. What facilities do you feel would be useful to have at The Haven Centre, and how the building could be used in future?

7. When considering the proposals, which features do you think are most important. Tick as many as you feel relevant.

- | | | |
|---|---|-------------------------------------|
| <input type="checkbox"/> Variety of house types | <input type="checkbox"/> New walking and cycle routes | <input type="checkbox"/> Play area |
| <input type="checkbox"/> Walkable distance to local amenities | <input type="checkbox"/> Good public transport links | <input type="checkbox"/> Allotments |
| <input type="checkbox"/> New social and community spaces | <input type="checkbox"/> New countryside open spaces | |

8. What are your views of the enhanced green spaces, landscape buffering, SANG and green corridors that have been embedded within the scheme? Rate your answer from 1 to 5, with 1 being Strongly Opposed, and 5 being Strongly Supportive.

- | | | | | | | |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------|
| Strongly opposed | 1 | 2 | 3 | 4 | 5 | Strongly supportive |
| | <input type="checkbox"/> | |

9. Do you think that the sustainable transport measures - enhanced pedestrian and cycle links, and contributing to enhanced bus services, the introduction of a car club, EV charging facilities and electric bikes – are a good idea? Yes No Unsure

10. Do you think that designing the scheme so that shops and facilities are within a short walk or bike ride is a good idea? Yes No Unsure

11. Please provide any other comments that you have on these proposals.

12. Overall, what are your views of the proposed scheme? Rate your answer from 1 to 5, with 1 being Strongly Opposed, and 5 being Strongly Supportive.

- | | | | | | | |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------|
| Strongly opposed | 1 | 2 | 3 | 4 | 5 | Strongly supportive |
| | <input type="checkbox"/> | |

Contact us

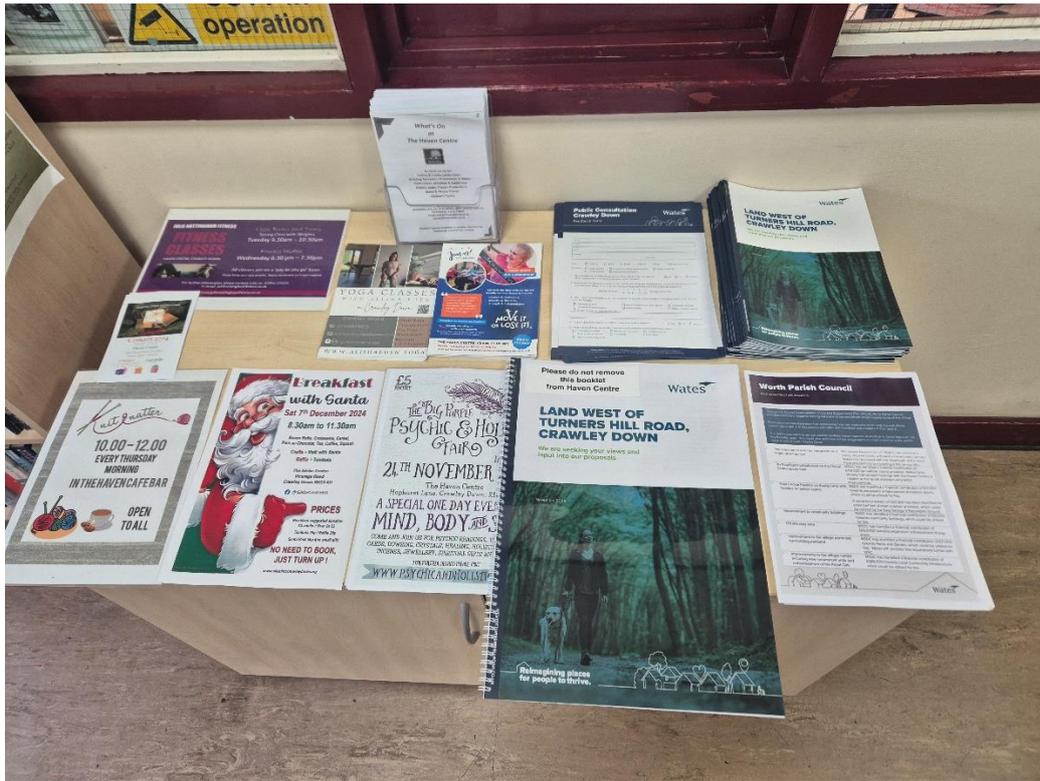
For further information, please contact us by using any of the following:

✉ FREEPOST – Cratus Communications
(no further address details or stamps required)

✉ contact@westofturnershillroad.co.uk

🌐 www.westofturnershillroad.co.uk

☎ 0203 026 314



Appendix E: Printed material available at the Haven Centre.



Appendix F: Display of clubs and services available at the Haven Centre.

Appendix G: Clubs at the Haven Centre and the numbers of people who attend them, provided by the Haven Centre.



Haven Centre

WEEKLY TIMETABLE

GROUPS & CLASSES



Monday	10.00 – 2.30pm	Crawley Down Monday Club (over 70's lunch club) x 50
	10.00 – 11.00am	Wall Pilates – Birch Room x 10
	3.30 – 5.30pm	Youth Club x 20
	7.30 – 9.30pm	Crawley Down Ladies Choir – Oak Room x 20
	6.00 – 7.00pm	Crawley Down Taekwon-do – Junior Class - Hall x 15
	7.00 – 9.00pm	Crawley Down Taekwon-do – Advanced Class - Hall x 15
Tuesday	9.30 – 10.30am	Legs, Bums & Tums Toning Class with weights – Hall x 20
	10.45 – 11.45am	Intermediate Line Dancing – Hall x 20
	1.30 – 2.30pm	Move it or Lose it – Hall x 20
	4.30 – 8.30pm	Sadowski Dance <i>VARIOUS LESSONS</i>
	6.00 – 7.00pm	Wall Pilates – Birch Room x 10
	7.30 – 8.30pm	Haven Theatre Company Drama Club – Birch Room x 20
Wednesday	9.15 – 10.15am	Swoove – Dance/Fitness Class suitable for all abilities x 20
	11.00 – 12.00pm	Parkinsons Physio – Hall + Group Meeting 1 st Wed of month (Birch) x 10
	12.30 – 1.30pm	Chair Yoga with Alisha – Hall x 20
	6.30 – 7.30pm	Julie Nottingham Fitness Pilates Class – Hall x 20
	7.30 – 9.00pm	Haven Theatre Company – Birch Room x 20
Thursday	10.30 – 11.15am	Twinkle Tots Music Group 0-5yrs – Hall x 18
	10.00 – 12.00	Knit & Natter in the Haven Café x 12
	2.30 – 4.00pm	Social Dance - Hall x 14
	5.00 – 6.00pm	Body Blitz with Amanda – Hall x 18
	6.30 – 7.30pm	Crawley Down Taekwon-do - Junior – Hall x 20
	7.30 – 9.30pm	Crawley Down Taekwon-do – Advanced – Hall x 15
	8.00 – 10.00pm	Crawley Down Camera Club – Oak Room – 2 nd & 4 th Thursday x 20
Friday	9.30 – 11.00am	Parent & Toddler Group x 50
	2.00 – 4.00pm	Short Mat Bowls x 20
	7.30 – 10.00pm	Crawley Astronomical Society (third Friday of the month) x 30

+ MEETING ROOMS – *VARIOUS DATES / NUMBERS*
- Saturday and Sunday available for private hire -

Keep up to date with "what's on" by visiting our facebook page
@cdhavencentre