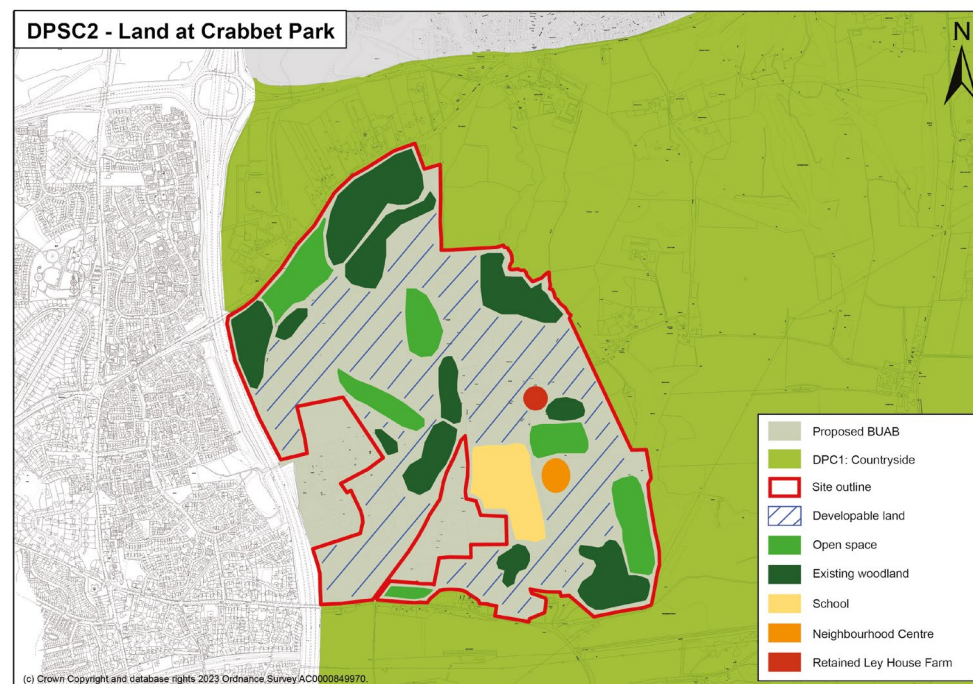


DPSC2: Land at Crabbet Park

Crabbet Park lies to the south of Copthorne village and is separated from Crawley by the M23. Whilst the site is capable of delivering around 2,000 new homes, it is estimated only 1,500 will be deliverable within the Plan period to 2039. Any additional supply above 1,500 will be maximised and subject to further work, this will be considered during the next Plan review.

The boundary shown on the site map below represents the extent of the site inclusive of all allocations (residential, employment, facilities and services) listed under "Allocation" below. Built development may not extend to the site boundary; for instance, landscape buffers, retention of existing natural boundaries, open space and village/country parks will be included within and/or on the site boundary.

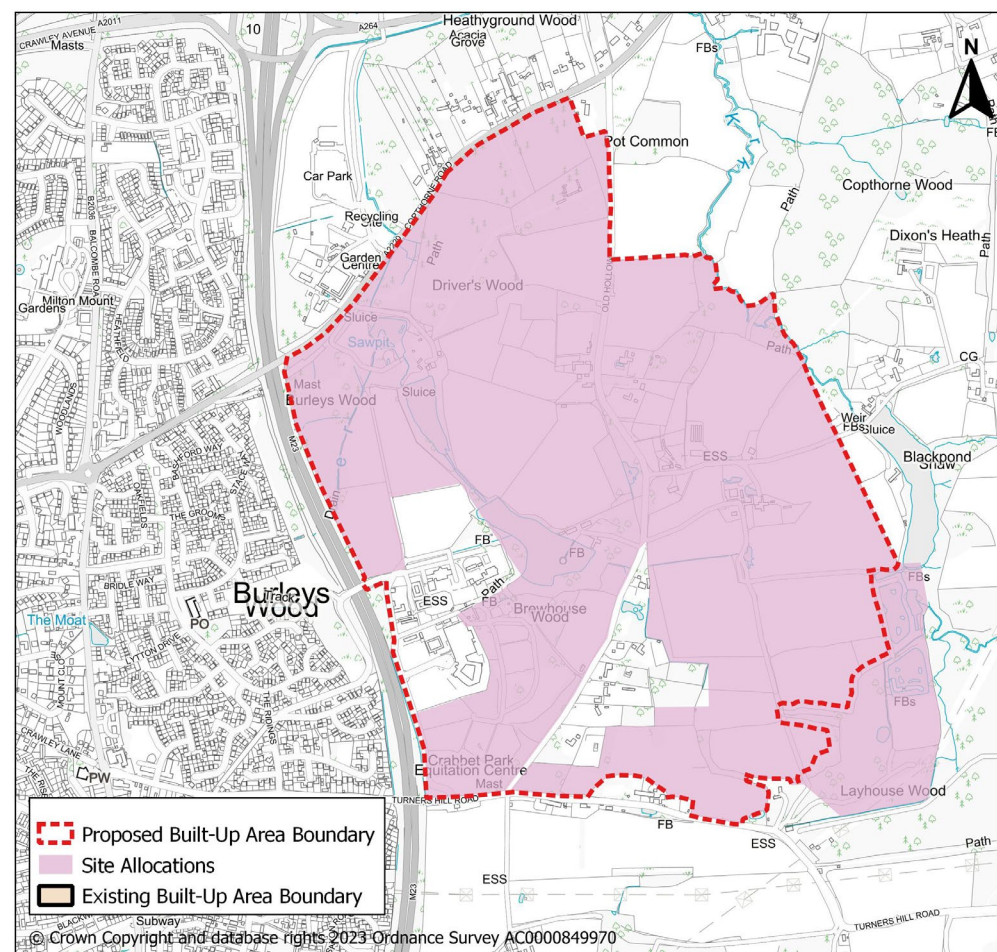
The site promoter has prepared a visioning document for this site, which is available to view at www.midsussex.gov.uk/DistrictPlan by following the links to District Plan Review and Evidence Base. An indicative plan showing the approximate location of uses and mitigation is available below. This is for illustrative purposes only and subject to detailed masterplanning by the promoter at the planning application stage.



DPSC2: Land at Crabbet Park					
SHELAA Ref:	18	Settlement:	Copthorne (Mid Sussex) Crawley (Crawley)	Gross Site Area (ha):	172
Indicative Development Capacity					
Net Residential Dwellings	2,000 (approximately 1,500 to 2039)				
Employment	1,000sqm E Class				
Older Persons Accommodation	Contribution towards identified need				
Retail / Community	TBC				
Gypsy and Traveller Provision	Provision of equivalent financial contribution towards off-site provision of pitches.				

Infrastructure	<p>On site:</p> <ul style="list-style-type: none"> • Land for education provision with associated all-through school with 3FE at Primary and 4FE (expandable to 6FE at Secondary, with or without Sixth Form, with Early Years and Special Support Centre. • Space for provision of full-day care nurseries • Self-service Library • Community buildings • Local Community Infrastructure including allotments, public realm, public seating, public rights of way and cycle tracks • Community facilities • Leisure • Extra Care housing provision⁵⁰ • Play area • Other outdoor provision • Outdoor sports • Informal outdoor space including community orchards • Wastewater infrastructure <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Emergency services • Healthcare <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport measures and provision • Highways works
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⁵⁰ Housing that is suitable for older persons and those with specialist accommodation or care needs



Policy Requirements

Land at Crabbet Park, as shown on the inset map, is allocated for a mixed-use development. Development shall provide all of the following:

1. Approximately 2000 new homes, 1,500 of which are within the Plan Period, including provision of extra care housing.
2. New all-through 3FE primary and 4FE (expandable to 6FE) secondary school with Early Years and Special Support Centre Provision and associated playing pitches.
3. Potential for Special Education Needs and Disability (SEND) facilities.
4. A Neighbourhood centre with a range of community facilities including library, retail, employment and potential healthcare.
5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.
6. A transport mobility hub located close to/within the neighbourhood centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
7. A layout which prioritises active and sustainable travel connections throughout the site:
 - a) To improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including links to the Worth Way, and
 - b) Integrating green travel corridors for active travel throughout the site, including the potential for Old Hollow to be used by non-vehicular modes of travel/ creation of a 'Quiet Lane'.
8. Mitigation of impact of the development on the AONB which lies to the south of the site.
9. Address any impacts associated with ancient woodland (on and adjacent to the site) including Burleys Wood, Drivers Wood, Old Hollow Wood, Brewhouse Wood, Hotel Wood, Layhouse Wood, Compasses Wood and Horsepasture Wood which will be excluded from development.
10. Informed by a Heritage Statement, provide a layout and design which preserve the setting of Grade II* Listed Building Crabbet Park, the Orangery and Tennis Court and Grade II Listed Buildings Pear Tree House, Ley House, Rowfant Mill, Rowfant Mill House and Rushmore Cottage.
11. Integrate and/or enhance the existing PROWs that cross the site, reflecting their purpose within the overall scheme, and maximise opportunities to improve connections beyond the site.
12. Assess noise impacts associated with the M23 and provide good acoustic design to address noise impacts in the western part of the site.

13. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
14. Meet the requirements of other relevant development plan policies.

