

WELCOME

15 CRAWLEY DOWN ROAD, FELBRIDGE

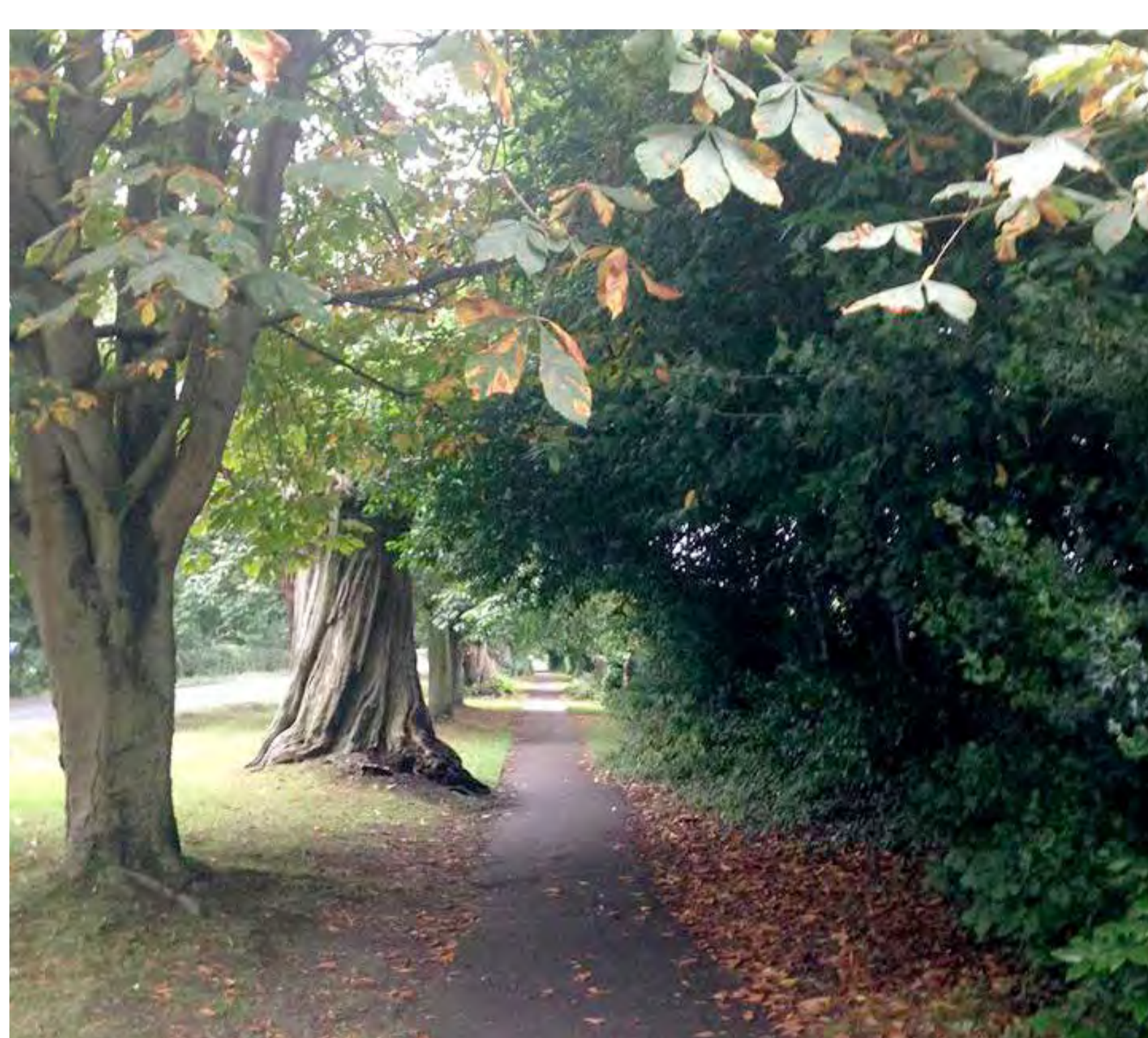
Welcome to this public exhibition relating to our draft residential proposals for 15 Crawley Down Road, Felbridge.

Today gives you the opportunity to have an active role in shaping these proposals as we work towards submitting a planning application.

This exhibition outlines draft proposals for approximately 70 new homes (30% affordable) along with public open space and local community benefits. The project team is on hand so please feel free to ask any questions you may have.



LOCATION PLAN



LOCAL PICTURES

Wates

WHO IS WATES DEVELOPMENTS?

15 CRAWLEY DOWN ROAD,
FELBRIDGE

Wates Developments is an expert in delivering residential planning consents throughout Southern England and forms part of the Wates Group founded in 1897. Today the family business, now led by the fourth generation, is one of the largest privately owned development and construction companies in the UK.

The importance of community and sustainability is at the very core of the business and we see every development as an opportunity to enhance and improve. By engaging with local people, understanding their needs and aspirations for the future of their environment, we are able to build a picture that informs how a scheme is put together. Wates Developments' open and consultative approach with the community is consistent with the highly regarded corporate responsibility credentials of the Wates Group.

Wates Giving is a charitable programme set up by the family with the aim of strengthening the role business has to play in society, focused on making a real difference to the communities in which we live, work and build. Since 2008, Wates Giving has invested over £8m in local initiatives through five themes: Education; Employment and Training; Social Enterprise; Sustainability; and Community Building. Wates Group has twice won the Queen's Enterprise Award, recognition of the commitment of all to working closely in our communities.



THE WATES FAMILY



RECENT WATES DEVELOPMENTS SCHEME IN EAST GRINSTEAD



RECENT WATES DEVELOPMENTS SCHEME IN UCKFIELD



RECENT WATES SCHEME IN BURGESS HILL

Wates

SITE AND SURROUNDINGS

15 CRAWLEY DOWN ROAD, FELBRIDGE

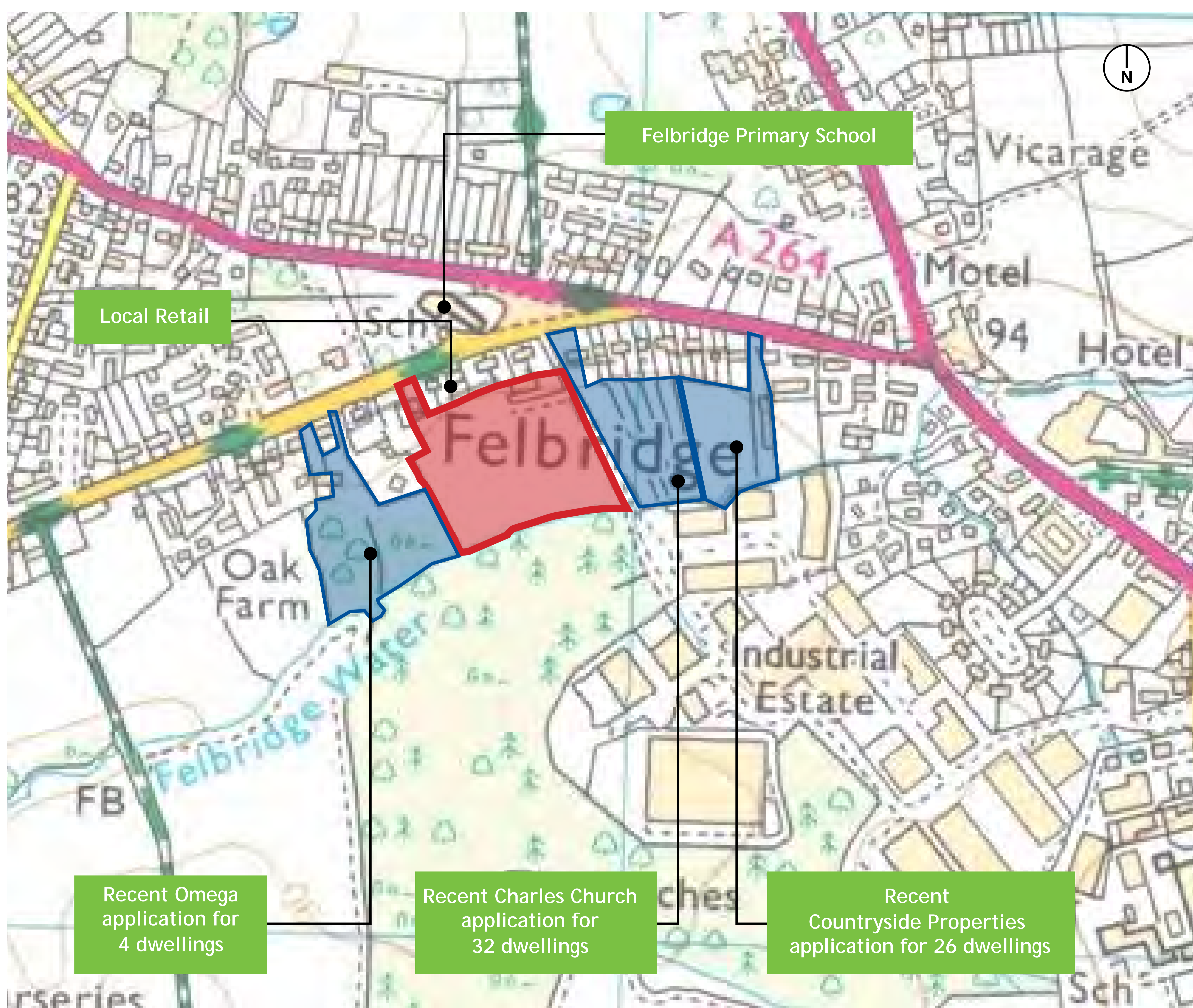
The site is located to the south of the existing properties which front Crawley Down Road. Measuring 6.3 acres (2.56 hectares), it comprises the existing properties and is well enclosed with good defensible woodland boundaries to the east, south and west

To the immediate east and west lies garden land which has been subject to a number of recent planning applications and appeals.

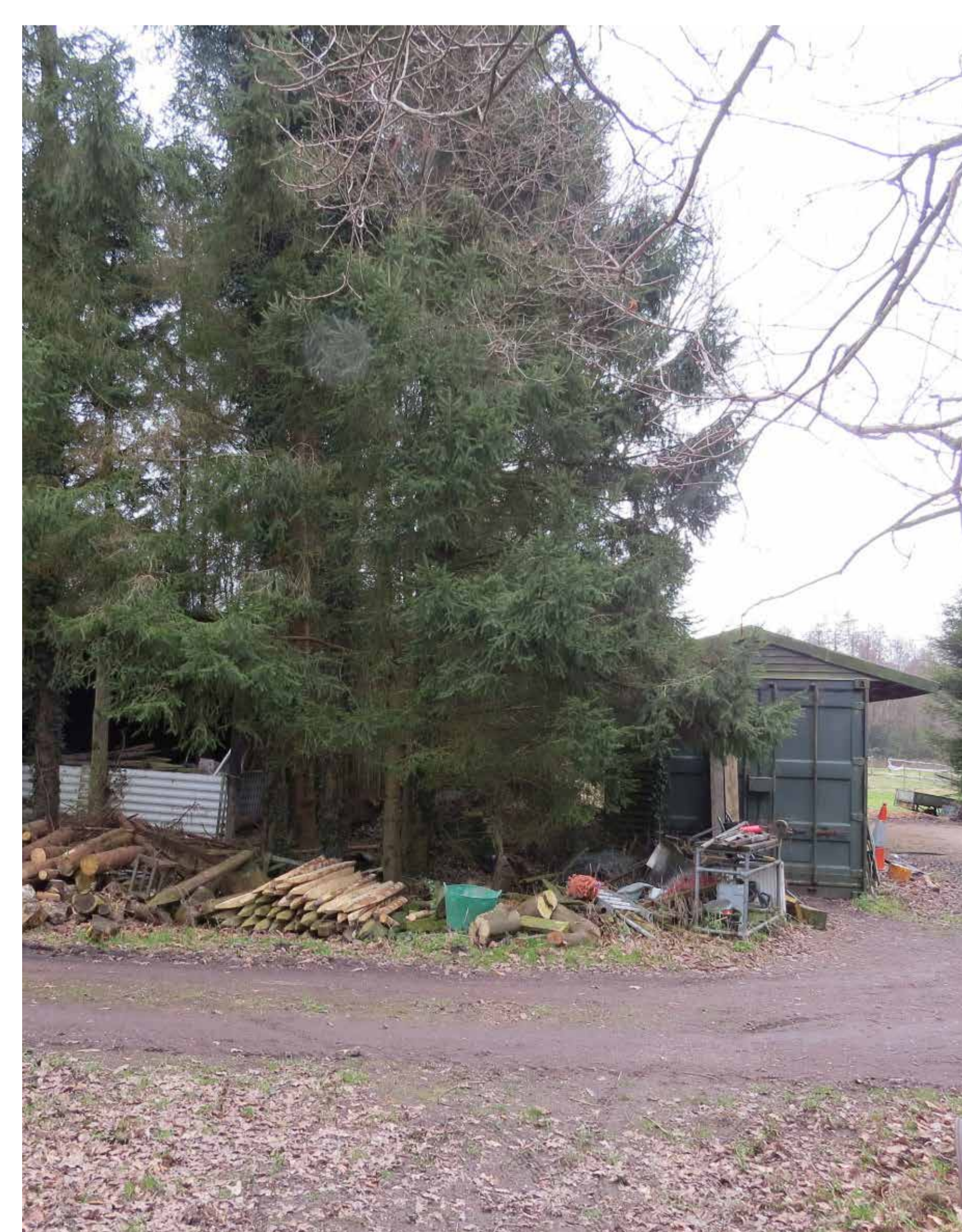
Within easy walking distance, the Felbridge Village facilities can be reached including the parish church, village pub, hotel, primary school, pre-school and village shop.

Locally, Felbridge is also home to the Evelyn Chestnut trees and Hedgecourt Lake which is a designated Site of Special Scientific Interest (SSSI).

Wider afield, the site is located within close proximity to East Grinstead, the M23 and M25.



CONTEXT PLAN (SITE SHOWN IN RED)



SITE PHOTOGRAPHS

Wates

PLANNING POLICY CONTEXT

15 CRAWLEY DOWN ROAD, FELBRIDGE

LOCAL PLAN

The National Planning Policy Framework (NPPF) requires all local planning authorities to maintain a five year supply of land for new housing.

In recent years the supply of housing land and in Mid Sussex District has fallen significantly short of its requirements.

The Council is currently preparing a new Local Plan to address this shortfall. During the recent examination, the Inspector confirmed that there is a need to increase the supply of housing, identifying the overall housing requirement of 1,026 dpa in Mid Sussex.

It is acknowledged by the Council that a significant number of these homes will be delivered through Neighbourhood Plans.

EAST GRINSTEAD NEIGHBOURHOOD PLAN (EGNP)

The EGNP was 'made' in November 2016. This provides a framework for how housing proposals will be considered. In doing so, it provides criteria based policy (EG5) which we believe this site is compliant with. Primarily these are:

- the proposed development contributes to sustainable development
- the environmental and visual impact including appropriate mitigation measures are acceptable

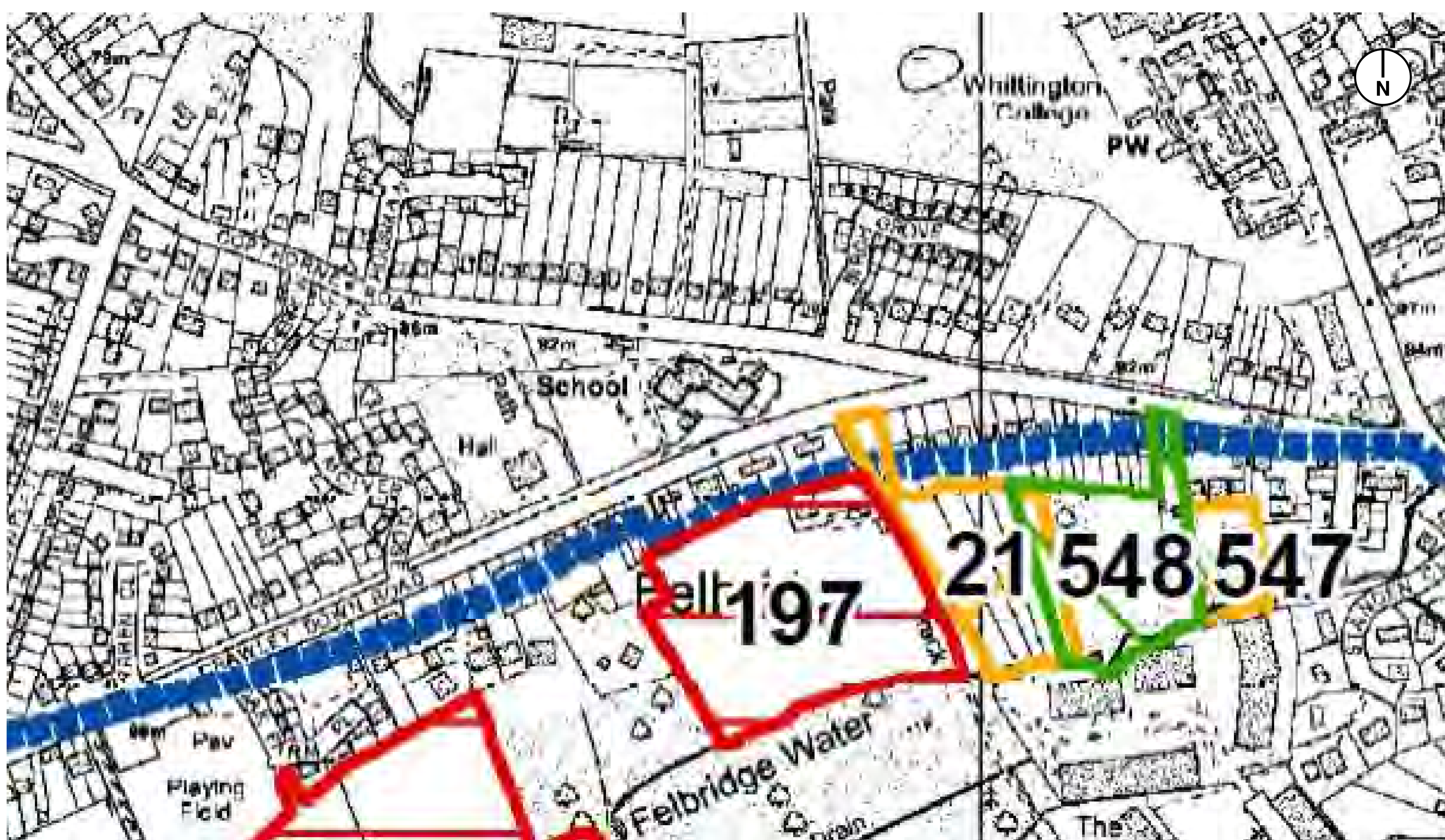
- the impact of the proposal on the local highway network will not cause severe cumulative impact on road safety and congestion after proposed mitigation is taken into account
- the proposal complies with Design Guidance or a relevant development brief
- the proposal provides a mix of tenure types including private, social rented and shared equity
- contributions are made towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)
- the proposal meets its own infrastructure needs

SHLAA

Overall, the site has been given a positive rating in the District Councils Strategic Housing Land Availability Assessment (SHLAA). This states the site is :

- Suitable, with good defensible boundaries;
- Available; and
- Unachievable due to lack of access. This has now been resolved.

Therefore the site is now deemed to be fully deliverable.



MSDC SHLAA EXTRACT SHOWING SITE (197)

Wates

SITE CONSIDERATIONS



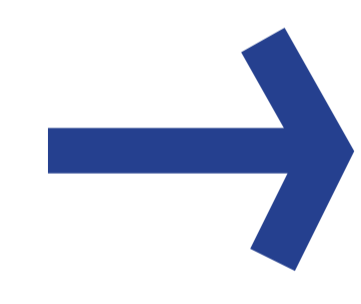


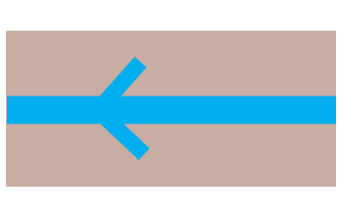



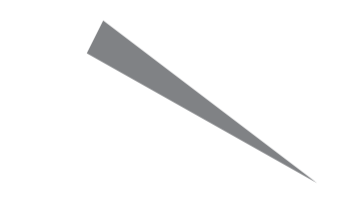
15 CRAWLEY DOWN ROAD, FELBRIDGE

In developing our proposals we have sought to take on board all relevant design considerations as highlighted by the plan below.

These help to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.



SITE CONSIDERATIONS PLAN

- | | | | |
|---|---|---|---------------------------------------|
|  | Site boundary |  | Ancient Woodland buffer |
|  | Proposed access via former St. John Ambulance building |  | Existing buildings |
|  | Crawley Down Road |  | Existing sewers and easements |
|  | Tandridge District Council/Mid Sussex District Council boundary |  | Relationship with adjacent properties |
|  | Existing trees/hedgerows |  | Fall of the land |

Wates

INDICATIVE SITE LAYOUT

15 CRAWLEY DOWN ROAD,
FELBRIDGE



INDICATIVE SITE LAYOUT PLAN

KEY FEATURES

- 1 Ancient Woodland buffer
- 2 Proposed vehicular access point from Crawley Down Road
- 3 Proposed open space
- 4 Shared surface "homezone"
- 5 Retained boundary planting
- 6 Retained mature oak trees

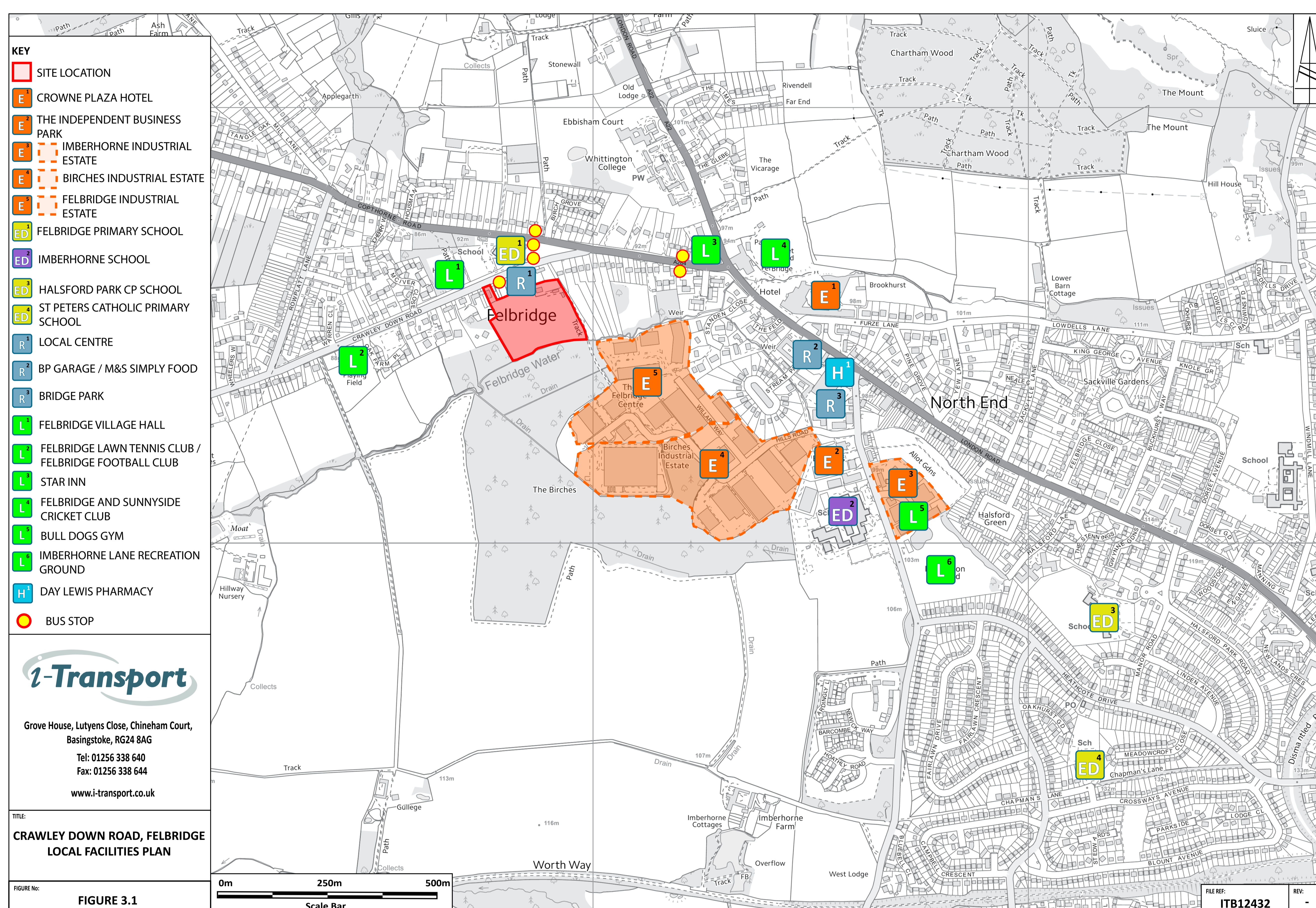


RECENT WATES DEVELOPMENTS SCHEME IN EAST GRINSTEAD


Wates

TRANSPORT AND HIGHWAYS

15 CRAWLEY DOWN ROAD, FELBRIDGE



LOCAL AMENITIES PLAN

ACCESS

- Access is proposed via a new T-junction with Crawley Down Road.
- The design of the access will comply with design guidance and take into account existing speeds and on-street parking demands.
- The emerging access scheme includes the provision of additional parking that will be available for local people to use.

SUSTAINABILITY

- The site is well located to local facilities and services including the primary school, village hall and local shops.
- Nearby bus stops are served by the 281, 291 and 400 bus services, which provide hourly services to Crawley, East Grinstead, Tunbridge Wells and Gatwick.

TRAFFIC IMPACT

We are fully aware of local traffic issues, particularly around the A22/A264 traffic signals and the Cophorne Road/Crawley Down Road junction.

We have recently undertaken traffic surveys and we are in ongoing discussions with Surrey County Council to:

- a) ensure that we test our impact robustly including allowing for nearby permitted schemes; and
- b) identify how we can help with their strategy for improvements to deal with existing issues.

The development will not be allowed to proceed if it has an unacceptable traffic impact.



FORMER ST. JOHN AMBULANCE BUILDING TO BE DEMOLISHED TO PROVIDE ACCESS

Wates

SUSTAINABILITY AND DRAINAGE

15 CRAWLEY DOWN ROAD, FELBRIDGE

DOES THE SITE FLOOD?

Fluvial

The site is located in the Environment Agency's Flood Zone 1 (lowest risk of flooding) where the annual probability of fluvial flooding is less than 1 in 1000 years.

Surface Water

As shown on the plan below, lowest point of the site has a small area of susceptibility. This has been designed around and will be effectively managed in the overall scheme.

FOUL DRAINAGE

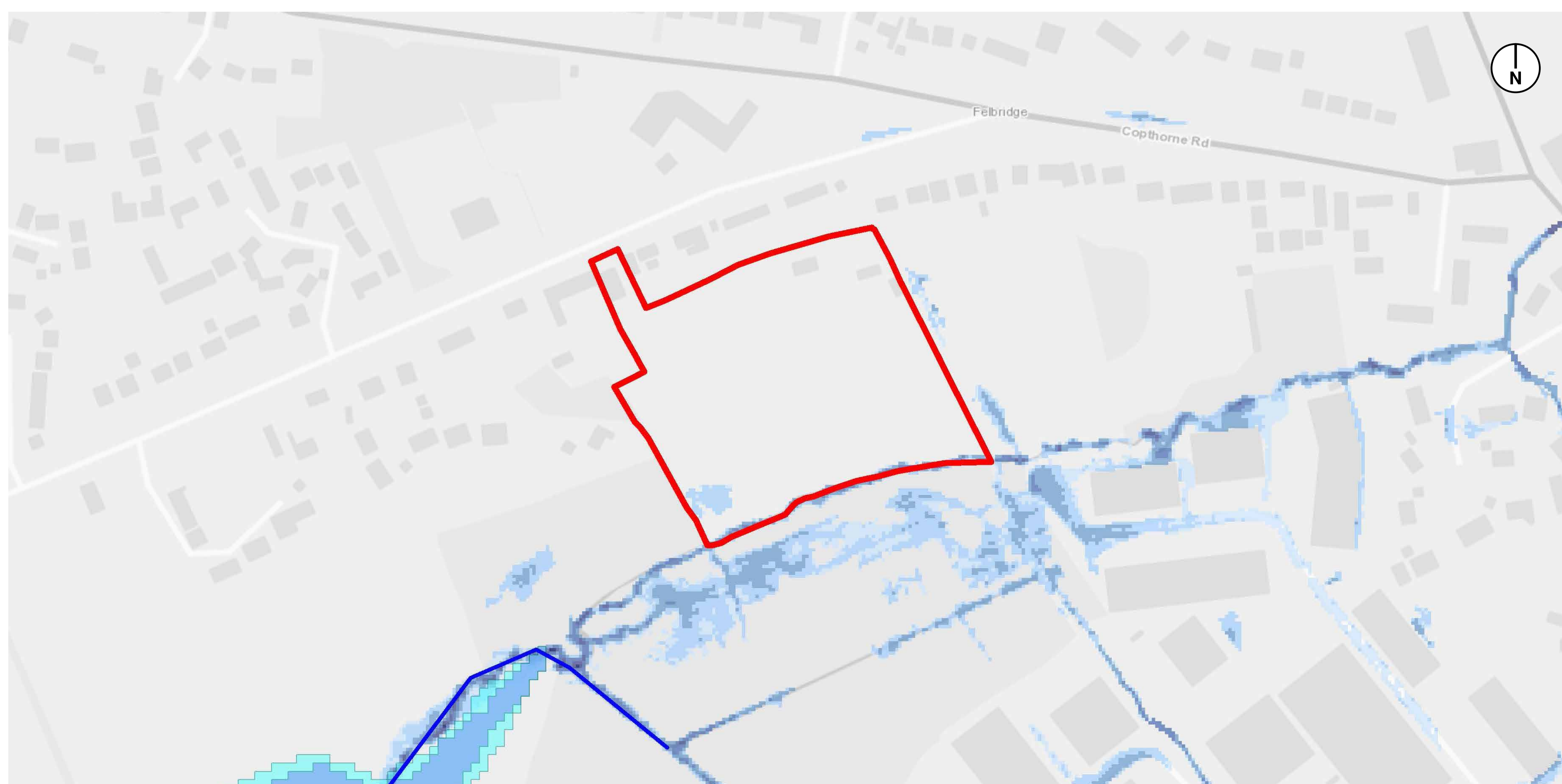
Southern Water has confirmed that there is adequate capacity to accommodate the proposals.

OTHER SERVICES

All other services are available within Crawley Down Road



RECENT WAITES DEVELOPMENTS SCHEME IN UCKFIELD



FLOOD RISK PLAN (ENVIRONMENT AGENCY)

Legend

- Site Boundary
- Watercourse
- Flood Zone 3
- Flood Zone 2

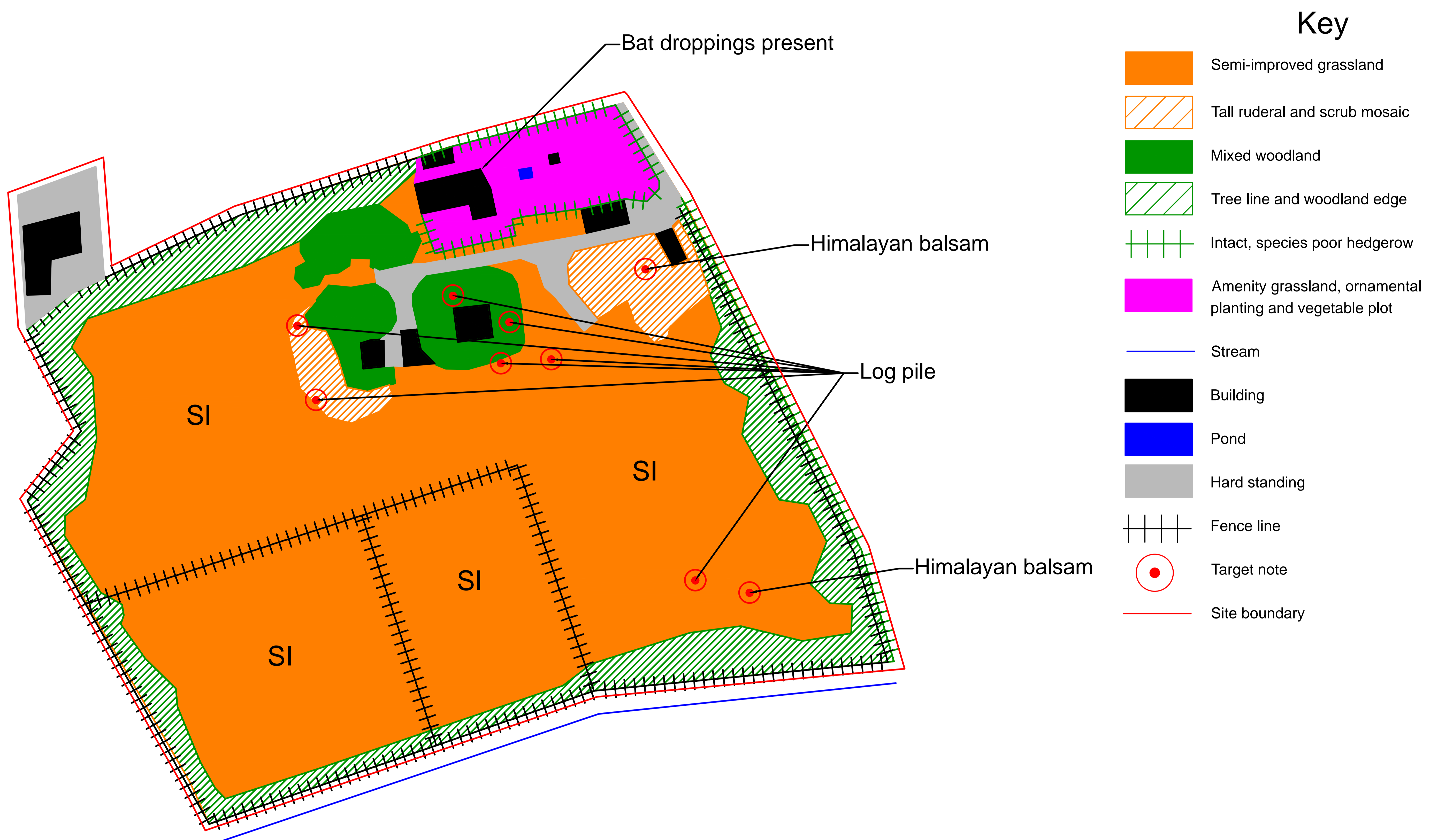
Risk of Flooding from Surface Water Depth: 3.3 percent annual chance

- DEPTH (Six bands)
- Below 150mm
 - 150-300mm
 - 300-600mm
 - 600-900mm
 - 900-1200mm
 - Over 1200mm

Wates

NATURAL ENVIRONMENT

15 CRAWLEY DOWN ROAD,
FELBRIDGE



PHASE 1 HABITAT PLAN

WILL THE NEW HOMES DAMAGE THE EXISTING WILDLIFE ON THE SITE?

Detailed ecological surveys have so far identified that the site is of minimal ecological value.

The layout seeks to conserve and protect features of ecological value and to increase the diversity of habitats on the site in the long term.

Bats

- The existing hedgerows that abut the site are used as bat commuting and foraging corridors.
- These hedgerows will be retained and enhanced via planting up of gaps and planting new trees around the site.
- A mitigation strategy and compensatory features on site will be incorporated into the layout.

Common Reptiles

- A small number of common lizard and grass snake have been recorded during survey work.
- Areas of enhanced green space will be provided for these species.

Dormice

- On going survey work for dormice have yet to find presence of the species.
- Suitable habitat for the species such as hedgerow and woodland edge habitat will be maintained and enhanced.

HOW WILL THE ANCIENT WOODLAND BE PROTECTED?

- Providing a 15 metre buffer between built development and the ancient woodlands, in accordance with Natural England advice.
- This will contain a mosaic of native scrub, native trees and woodland mix planting to widen and diversify the woodland edge habitat present.

WILL THE TREES ON SITE BE RETAINED?

- A tree survey has been undertaken of all trees and hedgerows in the vicinity of the site
- The majority of trees are located along the boundaries of the site.
- Tree loss would be kept to a minimum with the vast majority being retained and supplemented by new tree planting.



Wates

BENEFITS OF THE PROPOSALS

15 CRAWLEY DOWN ROAD, FELBRIDGE



LANDSCAPE PROPOSALS

- Approximately 70 new high quality family homes (30%, circa. 21 Affordable Homes) in a sustainable location where there is a recognised need.
- Ecological enhancements through new areas of open space and new woodland planting, together with enhanced landscaping.
- Potential to offset parking from Crawley Down Road.
- Informal play opportunities.
- Economic vitality of the village by supporting local businesses and shops.
- Financial contributions will be made towards improving local infrastructure and public services.
- Well designed homes reflecting the character of the surrounding development.
- Well contained location with few visual receptors.



RECENT WATES DEVELOPMENTS SCHEME IN UCKFIELD


Wates

Above all, it's about people

wates.co.uk

WHAT NEXT?

15 CRAWLEY DOWN ROAD, FELBRIDGE

WHAT NEXT?

You now have the opportunity to provide your comments formally on the feedback form. This can either be done today or by post via the freepost envelopes provided.

The project team will be ensuring all comments discussed today will be reviewed and, where possible, taken on board to further shape our proposals moving forward.

TIMESCALES FOR SUBMISSION

The planning application submission will be amended to reflect any changes following today's exhibition, comments from local people and the team's continuing assessment of the site.

We would anticipate submitting an outline application in the next month or so and expect this would be determined by the end of the year. If it is granted consent, a Reserved Matters application would be submitted during 2018 and work could start on site during 2019.

For further info, please feel free to get in touch with the team via

naomi@consulolimited.co.uk

or phone: 0800 294 1304



RECENT WATES DEVELOPMENTS SCHEME IN BURGESS HILL



RECENT WATES DEVELOPMENTS SCHEME IN CUCKFIELD



RECENT WATES DEVELOPMENTS SCHEME IN LINDFIELD

Wates

Above all, it's about people

wates.co.uk