

1. Welcome

The purpose of this exhibition is to provide you with an update on progress on the Kilnwood Vale Scheme.

In order to improve the scheme and deliver key facilities earlier in the development, in discussion with Horsham District Council, we are proposing some limited amendments to the layout of the next phases of development.

The amendments that we are proposing are related to the layout of the scheme only. We are not proposing to increase the amount of development or change the uses already approved. The proposed amendments will deliver key community facilities such as the school and leisure uses earlier in the development programme. Furthermore, we believe that the amendments we propose to the scheme layout will result in a better

environment.

Further details of the limited amendments that we propose to make to the masterplan layout are set out on the following pages, along with details of what has happened so far and the next stages of development. Thank you for your interest and if you have any comments or queries, please contact us by using the details provided in the Next Steps page.



Phase 1 Gateway Village Green



Phase 1 North Square



Phase 1 Entrance Green

Background

Following extensive consultation, outline planning permission was granted in 2011 for up to 2,500 new homes on the Kilnwood Vale site along with a new neighbourhood centre, school, open spaces and a new rail station.

Since planning permission was granted, good progress has been made with the delivery of 291 new homes in Phase 1, with a number now occupied. It is anticipated that Phase 1 will be completed in Spring 2016.

The road construction and infrastructure stage of Phase 1 is now well advanced, which includes the completion of the roundabout; primary and secondary junctions from the A264; installation of signalised junctions; incorporation of associated landscaping, pedestrian and cycle way provision; and the completion of key areas of open space. Key public transport services in the form of the Metrobus Service Gatwick Direct 200 have been delivered in advance of Crest's obligations.

The Gateway Village Green was informally opened to residents in March 2015 ahead of an official opening ceremony in April 2015. The neighbourhood park incorporates informal and formal play facilities, as well as a formal recreational green and has been delivered ahead of Crest's obligation to provide this open space. Both the early delivery of the public transport provision and the neighbourhood park demonstrate Crest's commitment to providing a high quality living environment for residents.

Gateway Village Green Opening



2. Proposed Amendments

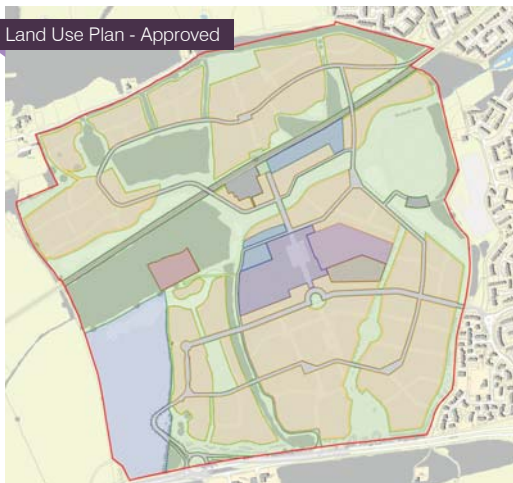
Proposed Amendments to Masterplan

The driver for proposing amendments to the approved masterplan is to relocate the school and early years centre from Phase 3 into Phase 2. This means that the school will be delivered significantly earlier than they would under the existing masterplan. This will enable residents to benefit from these key services sooner rather than later.

The plans below show the approved layout under the 2011 planning permission (plan below left) and the revised layout that is now proposed (plan below right). This shows that the school will remain in a central location within the scheme and will relate well to key access routes, open spaces and the neighbourhood

centre, making it accessible for all residents within the development.

Relocating the school in an earlier phase of development has resulted in a knock on effect to the layout of the neighbourhood centre, which has been reconfigured as part of the proposed amendments. The retail and employment uses, along with the school are now located around a central focal point within the development, where the main routes within the development join. This will maximise accessibility to key services and facilities within the development for the convenience of all residents, as envisaged by the approved masterplan.



- Site Boundary
- Residential (including local access)
- Reserve Land for 3FE School
- Neighbourhood Centre
- Employment
- School
- Main Infrastructure
- Energy Centre Area
- Reserve Land
- Open Space
- Station, Railway Line & Car Park



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Open Space

The reconfiguration of the neighbourhood centre has enabled the provision of a new neighbourhood park, which will be located adjacent to the neighbourhood centre to provide a generous leisure and amenity space in this part of the development. The park will include multi use games and community green areas as well as play areas for children of all ages. This is shown in the plan below right. These proposed changes deliver a more comprehensive, well planned leisure provision in a central accessible location compared to the currently proposed leisure facilities which are in various locations across the development site.

The new leisure park will in turn link to the Kilnwood Vale Park via a green spine, which as well as further sports and play provision, will also include allotments. The central greenway has been realigned to provide a central

spine through the entire length of the site, providing a pleasant walking and cycling route to the neighbourhood centre, the newly proposed leisure park and linking to additional green routes beyond. This will provide a network of connected open spaces and enhance on an already strong masterplan.

Whilst the Knoll open space at the southern end of the central spine has reduced in size, it will still provide a focal point where views of the wider site and beyond can be enjoyed. The reduction in the scale of the Knoll has not reduced open space provision in the scheme, which has actually increased as a result of the amendments proposed. The amendments have improved open space provision through creating more usable open spaces with a range of sports and play areas, which are now located in a more central location within the new leisure park.



- Site Boundary
- Civic Spaces
- Green Corridor
- Community Green
- Neighbourhood Park
- Kilnwood Vale Park
- Natural Green Space
- Opportunity for Formal Provision within School Land
- Balancing Facility
- Land Retained in Agricultural Use (Reserve Land)



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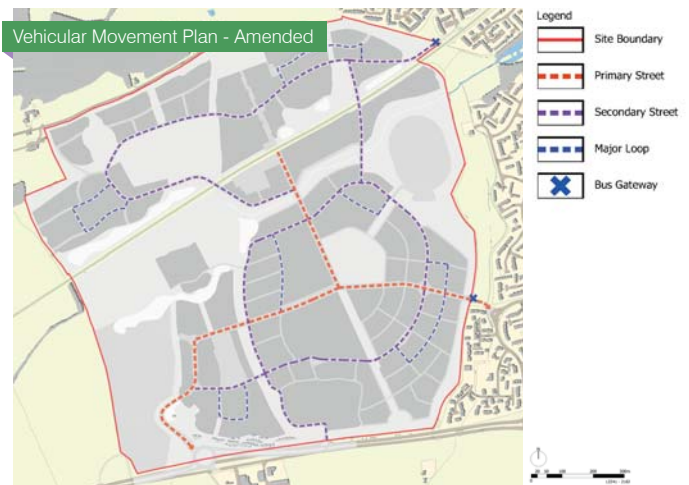
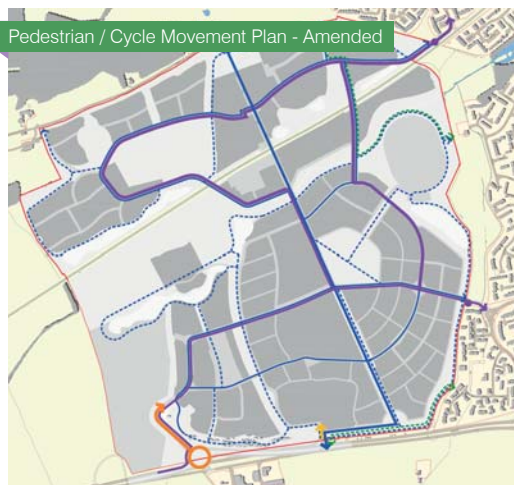
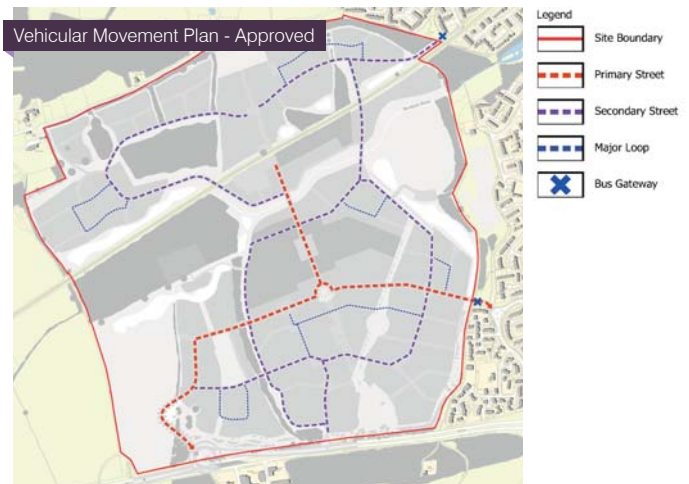
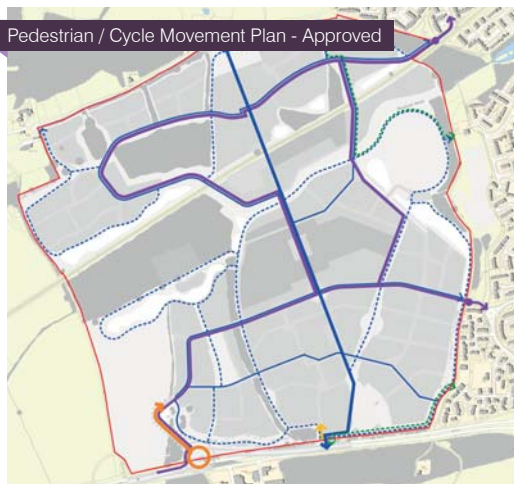
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3. Proposed Amendments

Access and Movement

As shown in the plans below, the key principle pedestrian, cycle and vehicular routes that were approved as part of the extant outline consent remain broadly unchanged as a result of the proposed amendments. The primary streets still run north from the neighbourhood centre along a central

spine and from east to west through Phase 1 and the neighbourhood centre. The secondary routes also follow a similar pattern as that approved. The scheme will still facilitate a permeable network of streets and leisure routes to provide direct, attractive connections between facilities and residential areas, as envisaged through approved scheme.



4. Proposed Amendments

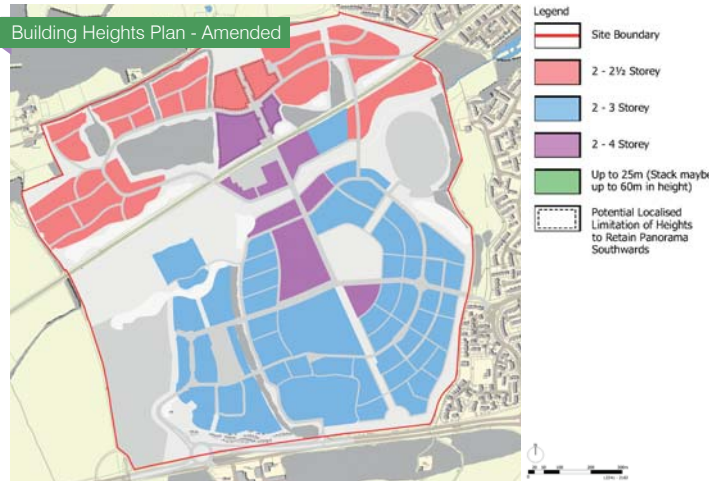
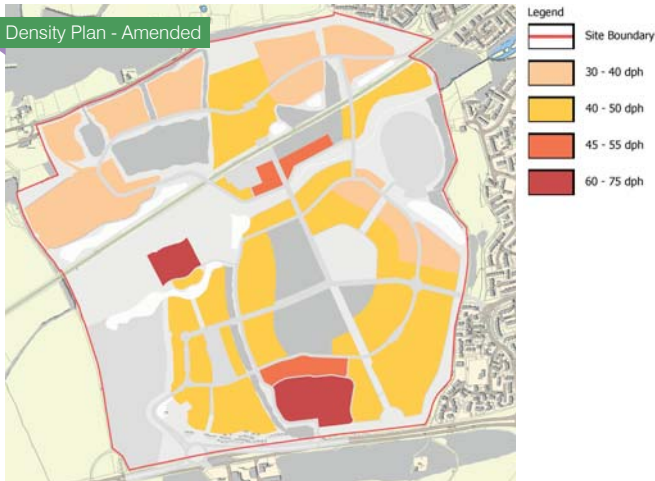
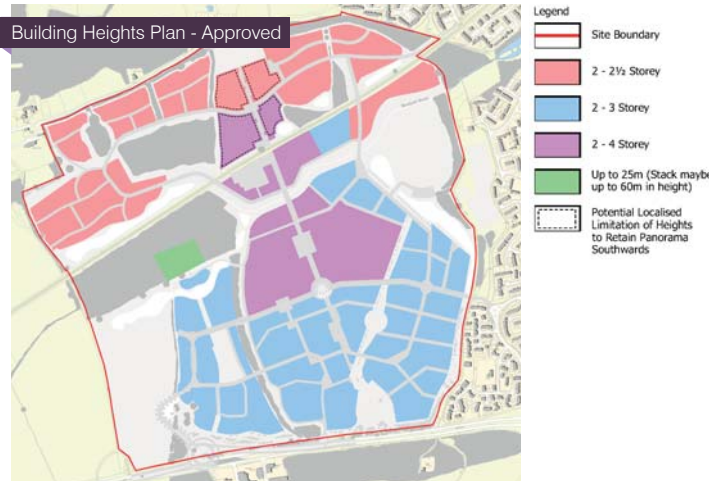
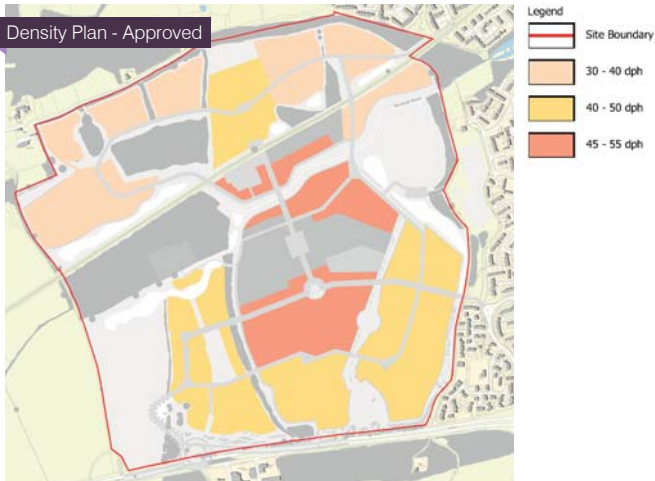
Density and Building Heights

Density

Again, the plans below demonstrate that densities across the development remain broadly the same as the approved masterplan. The residential areas surrounding the reconfigured neighbourhood centre and the new neighbourhood park have reduced densities on these parts of the site as a result of the proposed amendments. This is offset through increased densities in the land parcels to the south of the neighbourhood centre, adjacent to the secondary access. The amount of residential development across the site will not increase as a result of the proposed amendments, which will remain as up to the approved potential 2500 new homes across the site.

Building Heights

The plans below show that the proposed building heights remain broadly the same as the approved masterplan. The only difference is that the amendments would enable the triangular piece of land adjacent to the south-east of the central junction (shown in purple) to potentially be 2-4 storeys instead of 2-3 storeys. This takes account of its prominence at this key junction and its relationship with the neighbourhood centre. However, this is offset with the provision of the neighbourhood park adjacent to the neighbourhood centre, which reduces built form and heights on this part of the site. The building heights across the rest of the site do not change as a result of the amendments proposed.



5. Next Steps

With Phase 1 approaching completion, it is Crest's intention to now commence with the next phases of development in order to continue to deliver much needed new housing and related infrastructure. To facilitate this, works associated with the landform remodelling have started on site.

Two reserved matters applications have recently been submitted to Horsham District Council to deliver 300 homes in Phase 2 in accordance with the approved outline consent. A further reserved matters application will be submitted by the end of the year to deliver the Western Greenway and Spine Road to provide pedestrian, cycle and vehicular access to this part of the site, as well as a key recreational route.

Through detailed assessments, it has been found that the CHP Plant is no longer required to meet the sustainable energy objectives of the scheme, which are now being delivered through building more energy efficient units in line with Government policy. As such, the land set aside for the CHP Plant will be the subject of a planning application to deliver 72 new homes, which will be submitted in November 2015.





Overall, the development of Phases 2 and 3 of the Kilnwood Vale scheme will result in the delivery of the neighbourhood centre, the new primary school and a further 900 to 1,300 new homes in accordance with the approved planning permission.







The amendments proposed to the masterplan have developed as part of an iterative process with both Horsham District Council (HDC) and Crawley Borough Council and result in a better scheme layout and enable the delivery of key facilities at an earlier stage of the development.

Although the amendments are limited to the scheme layout and will not change land uses or the amount of development approved under the 2011 outline planning permission, they will require planning permission and have been fully assessed by our professional team.

Crest will be submitting a Minor Material Amendment planning application to Horsham District Council by the end of November to seek approval for the proposed amendments.



-  Reserved Matter Application 2.1A - submitted
-  Reserved Matter Application 2.1B - submitted
-  Western Greenway and Spine Road Reserved Matter Application - to be submitted
-  Planning Application 1D - to be submitted (former CHP land)

- Legend
-  Site Boundary
 -  Phase 1 Residential
 -  Phase 2 Residential
 -  Phase 3 Residential
 -  Phase 4 Residential
 -  Phase 5 Residential

Further information

If you have any comments or queries relating to the scheme or the proposed amendments, please contact us by:

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Thank you for your time.