

# Local Plan modifications representation

## FPLPM599338617

### Crawley Local Plan

#### Part A personal details

Title	Miss
First name	Victoria
Last name	A Bennion
Organisation	Rapleys
Is the address	Outside Crawley, or not found
House name or number	66
Street	St James's Street
Town	London
Postcode	SW1A 1NE
Email	victoria.bennion@rapleys.com
Confirm email	victoria.bennion@rapleys.com
Mobile number	07795672154
Has a planning agent been appointed?	Yes

#### Part A agent details

Title	Miss
First name	Victoria
Last name	Bennion
Organisation	Rapleys
Need to enter address manually?	Outside Crawley or not found
House name or number	66
Street	St James's Street
Town	London
Postcode	SW1A 1NE
Email	victoria.bennion@rapleys.com
Confirm email	victoria.bennion@rapleys.com
Mobile (Please remove spaces)	07795672154

#### Part B your representation

Which document would you like to make a representation on?	Crawley Borough Local Plan Main Modifications
Enter the Main Modification reference number that this representation relates to	Policy H2
Which policy or paragraph in the Local Plan does this representation relate to?	Policy
Please give details using the Schedule of Main Modifications	Policy H2 and Paragraph 12.61
Legally compliant?	Yes
Sound?	Yes
Please give details explaining your response	Please see representation for St Catherine's Hospice attached.
Please set out what modification(s) you consider necessary to resolve the issues you have identified above	Please see representation for St Catherine's Hospice attached.
Upload any supporting documentation or files	Crawley Local Plan Main Modifications Representation March 2024.pdf
Form submitted by:	Miss Victoria Bennion of Rapleys on 25/03/2024

Planning and Development Management Team  
Town Hall  
The Boulevard  
Crawley  
RH10 1UZ

Date: 25 March 2024

Dear Sir/Madam,

## **Crawley Borough Council Local Plan Main Modifications Representation 2024**

### **St Catherine's Hospice, Malthouse Road, Crawley, RH10 6BH**

We act on behalf of Preferred Homes who have an interest in the St Catherine's Hospice site on Malthouse Road, Crawley. This representation has been prepared in response to the proposed Crawley Borough Council Local Plan Main Modifications Consultation in relation to the proposed site allocation and associated development parameter wording for St Catherine's Hospice under Draft Policy H2.

Preferred Homes have been progressing with pre-application discussions with Planning Officers at Crawley Borough Council in relation to the redevelopment of the St Catherine's Hospice Site for an Extra Care development (Use Class C2).

To inform the proposed design of the scheme being put forward by Preferred Homes, a large amount of site analysis has been undertaken to determine the appropriate density for an extra care development at this site. Following the detailed site analysis and design development, pre-application discussions have been undertaken based on a proposal for *"the demolition of the main hospice building and the two associated administration buildings, the retention of 128 Malthouse Road and the construction of a three to four storey development to provide 80 extra care apartments, communal lounge areas, community café alongside associated car parking, open space and landscaping (Use Class C2)"*.

To date, the principle of the proposed development has been supported by planning officers through pre-application discussions in November 2022 and March 2024. In light of the progression of the pre-application discussions on the development of this site, Preferred Homes seek to comment on the proposed development criteria wording for the St Catherine's Hospice site detailed in Draft Policy H2 of the Crawley Borough Council Local Plan Main Modifications consultation document.

Preferred Homes support the inclusion of the St Catherine's Hospice Site as a proposed allocation for 'Housing for Older People and those with Disabilities.' However, in order to further define the development parameters listed in Draft Policy H2 in relation to the proposed use and number of units suitable for an extra care scheme, Preferred Homes believe that the policy wording could be improved upon slightly. Given this is the final stage of the local plan consultation, Preferred Homes would therefore like to take the opportunity to comment on the final proposed wording of Policy H2.

In accordance with the above, Preferred Homes suggest that the policy wording should be amended accordingly:

**Rapleys – 66 St James's Street St James's London SW1A 1NE**

T: 0370 777 6292 E: [info@rapleys.com](mailto:info@rapleys.com) [www.rapleys.com](http://www.rapleys.com) @rapleys [linkedin/twitter](#)

*St. Catherine's Hospice (deliverable) as residential Class C3 use for older people (60 dwellings) and/or residential rooms as Class C2 (Extra Care/ Residential Home) use for circa 80 units.*

And for paragraph 12.61:

*The existing St. Catherine's Hospice site is to become vacant following the move to a new facility in Pease Pottage. This site offers the council and St. Catherine's Hospice the opportunity to identify a further site for older people's housing and/or extra care/residential care home. The site's location and constraints including its size, changes in levels and location adjacent to a Conservation Area make it particularly appropriate for this type of housing.*

The inclusion of 'Extra Care' in the policy wording allows for consistency within the policy and supporting justification. This amendment would enable further policy support for more flexible uses within Use Class C2.

The addition of the proposed quantum 'for circa 80 units' is based on the ongoing site analysis for the suitability of an extra care scheme. The site analysis has been based on the immediate surrounding context but equally addresses the key HAPPI principles in order to bring forward the extra care use.

The suggested wording amendments go one step further in supporting the more detailed parameters of the development proposed by Preferred Homes, enabling the delivery of this site to come forward for development in the short term.

I hope that the proposed amendments detailed above will be considered as part of the final stage of consultation and should any additional supporting information be required, please do not hesitate to contact me using the details below.

Yours faithfully,

**Victoria Bennion**  
MPlan MRTPI  
Associate  
Victoria.bennion@rapleys.com  
07795672154