

# **Crawley Down Neighbourhood Plan**



**2014 - 2031**  
**January 2016**

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## Executive Summary

- 1 This is the Neighbourhood Plan for Crawley Down Ward which is part of Worth Parish in Mid-Sussex District. A separate plan is being prepared for Copthorne Ward, which makes up the rest of Worth Parish.
- 2 The Neighbourhood Plan is a new type of planning document. It is the lowest tier of a hierarchy of development plans which include the Local Development Plan prepared by the District Council and the Government's National Planning Policy Framework (NPPF). When approved, this plan will shape the evolution of Crawley Down village and the surrounding countryside.
- 3 The Plan has been prepared by a sub-committee of Worth Parish Council and is based on substantial consultation with the local population and local businesses to identify and develop solutions for key local issues. It covers the period 2014 to 2031 and sets out a clear vision for the future of Crawley Down:

***A thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area.***

- 4 The Plan sets out 11 policies which together with the NPPF and the Local Plan ensure that new development in the Crawley Down Neighbourhood Plan Area will be sustainable and in accordance with the vision. New developments must address local housing needs, must match the existing character of their immediate locality, must ensure that the appropriate enhancement of infrastructure and services can be provided, and must avoid any loss of green or recreational spaces unless there is an overall benefit to the community. Development must not detract significantly from the openness and character of the landscape around the village. Other policies promote the local economy and local employment, or focus on protecting the countryside and wildlife, particularly the need to maintain the remaining pockets of ancient woodland.
- 5 The policies are consistent with the Local Plan, which was adopted in 2004 and updated in 2008, the 2015 draft District Plan and the NPPF. In particular, while the Neighbourhood Plan identifies a need for 109 new homes based on local needs, it also provides the flexibility necessary for additional new housing to address wider economic growth targets which may arise during the plan period.
- 6 In addition to the policies, the Neighbourhood Plan sets out 5 proposals which address the key issues identified during the community consultations:
  - Proposal 01 : Protection for Assets of Community Value
  - Proposal 02 : Traffic Management and Sustainable Transport
  - Proposal 03 : Enhancement of Green Infrastructure
  - Proposal 04 : Primary Education for Village Children
  - Proposal 05 : Affordable Housing for Local Needs

These proposals will be taken forward by Worth Parish Council.

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# 1. Introduction

- 1 The Neighbourhood Plan<sup>1</sup> is a new type of planning document. It is part of the Government's latest approach to planning, set out in the Localism Act 2011 that came into force in April 2012, which aims to give local people more say about what goes on in their area. In particular, Neighbourhood Plans set the policies which must be used to determine the location, type and design of development in the area covered by the plan. They are the lowest tier of a hierarchy of development plans, and while they must not conflict with the Local Plan prepared by the District Council, or the Government's National Planning Policy Framework (NPPF), they have substantial freedom to shape the evolution of the area covered by the plan. There is also an over-arching requirement that the policies must ensure that development is sustainable, and for the plan to comply with European regulations on strategic environmental assessment and habitat.
- 2 This is the Neighbourhood Plan for Crawley Down Ward, which is part of Worth Parish in Mid-Sussex District and comprises the village of Crawley Down and the surrounding countryside. A separate neighbourhood plan is being prepared for Copthorne Ward, which makes up the rest of Worth Parish. It is relatively unusual for a Parish to be split geographically for the purpose of preparing a Neighbourhood Plan, but it is justified in this instance by the different nature of, and challenges faced by, the two villages. The split was approved by Mid Sussex District Council (MSDC) in July 2012 and the two plans have been prepared in close consultation.
- 3 The early work on the Neighbourhood Plan was undertaken by a Steering Group comprised of Parish Councillors and local volunteers. In November 2013, Worth Parish Council (WPC) formalised the arrangements by establishing a Neighbourhood Plan Committee with separate sub-committees<sup>2</sup> for each village.
- 4 Throughout the preparation of the Neighbourhood Plan the individuals involved have attended training sessions and other meetings organised by MSDC in order to ensure that the Plan represents best practice in this evolving area of Local Government, and does not conflict with the draft District Plan.
- 5 This Neighbourhood Plan is based on substantial consultation with the local population to identify and develop solutions for key local issues. It covers the period 2014 to 2031 and sets out a clear vision for the future of Crawley Down together with the policies and proposals to realise this vision.
- 6 In addition to working in close consultation with MSDC and the team preparing the Copthorne Neighbourhood Plan, the Crawley Down sub-committee has held regular meetings to discuss over-arching issues with the adjoining or nearby Parish Councils of Turners Hill, Ashurst Wood, West Hoathly, Balcombe, and Ardingly and with East Grinstead Town Council.
- 7 The Neighbourhood Plan should be read and applied as a whole, and in conjunction with the NPPF, the National Planning Policy Guidance (NPPG), and the MSDC Local Plan<sup>3</sup>.

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<sup>1</sup> More formally referred to as the Neighbourhood Development Plan

<sup>2</sup> [http://www.worthparishcouncil.co.uk/uploads/standard/2013\\_Neigh\\_pla\\_ToR\\_Published.pdf](http://www.worthparishcouncil.co.uk/uploads/standard/2013_Neigh_pla_ToR_Published.pdf)

<sup>3</sup> The MSDC Local Plan adopted in 2004 and amended in 2008 remains the Local Development Plan for Mid Sussex. MSDC released a draft District Plan in 2013, but this was withdrawn in May 2014. A revised draft District Plan was published in June 2015.<sup>16</sup>

## 2. Crawley Down

- 9 Crawley Down is situated in the north east corner of West Sussex and at the northern boundary of Mid-Sussex. The village lies in the strategic gap between Crawley some 4 miles to the west and East Grinstead some 3 miles to the east. Gatwick airport is about 5 miles northwest of the village centre. The geographical setting of the village is shown in Figure 1.
- 10 Although Crawley Down received a passing mention in 1274, it did not exist as a village until the building of the Railway in 1848. The line between East Grinstead and Three Bridges (east of Crawley) was completed by 1855, and a station opened at Grange Road, Crawley Down in 1860.
- 11 The railway and a brickworks provided the impetus for a village nucleus to develop around what is now the village green. In 1931 the Grange Estate was sold which opened up the opportunity for residential development on land to the northwest of the village green.
- 12 In the late 1960's the brickworks closed as did the railway as part of the Beeching closures. This allowed a large parcel of land southeast of the village green known as Burleigh Woods to be developed. The Burleigh Woods development commenced in 1971 as a consequence of the 1965 village plan and was completed in 1981, doubling the village population to about 3,500.
- 13 The majority of the existing housing stock therefore dates from two periods; 1930 to 1950 and 1970 to 1980. The housing is typical of the period with medium sized detached and semi-detached and terraced houses with some bungalows. In the centre of the village are two purpose built sheltered accommodation properties which date from the 60's and 70's.
- 14 The population of Crawley Down is now approximately 5,500 and is continuing to grow with the granting of planning permissions for approximately 300 dwellings within the last three years, of which about half have been completed.
- 15 The community is served by an excellent primary school which also has an infant's school on the same site with direct progression at primary age. There is a primary care health centre housed in a large modern building which is located close to the village centre.
- 16 There is a traditional village centre with a pub, shops, parking and a village green with a children's playground. The shops include a butcher, Co-op store, delicatessen, two hairstylists, newsagents, Post Office, Indian take-away, estate agents and pharmacist. There is also an Italian restaurant and fish and chip shop in nearby Sandy Lane and the Haven Centre to the north of the village houses a Social Club, meeting rooms and a hall with a stage.
- 17 The Haven Sports field provides football pitches and a skate board facility. Additional football and tennis facilities are provided at King Georges Field off Sandy Lane. The Cricket Club has a dedicated ground and pavilion directly to the north of King Georges Field. Social meeting places are provided by the Haven Centre, All Saints Church Glebe Centre, and the Village Hall, which also houses the Parish Council offices.

**Crawley Down Neighbourhood Plan area in context**

Crawley Down is situated on the B2028 to the south of the A264 between the M23 to the west and A22 to the east.

Situated within the "Gatwick Diamond" (blue overlay) a significant proportion of employment is located to the west of the M23. The A264 is the primary route. There are a limited number of minor crossing points over the M23 elsewhere, but all are constrained by the necessity to cross the main railway line which runs roughly parallel to the M23.

The A264 at M23 Junction 10 is heavily congested, as is the A22 through East Grinstead and the A264 where it joins the A22 at Felbridge traffic lights. Consequently the B2028 is heavily used as a "rat-run".

Ashdown Forest lies to the South East of the designated plan area and the majority of the village lies within the 7km Zone of Influence of Ashdown Forest SPA. The Zone of Influence is shown as a shaded overlay.

Flight departure noise preferred routes (NPR) are shown for Gatwick. If the second runway proposals are approved, NPR departures from the second runway are expected to be 1km south of existing routes and further exacerbate the existing noise issues in the village.

**Key**

- Designated Neighbourhood Plan Area
- Crawley Down Built Up Area Boundary
- Copthorne Built Up Area Boundary
- Worth Parish
- Ashdown Forest 7km Zone of Influence
- Gatwick Noise Preferred (departure) Routes (NPR)
- Ashdown Forest SPA/SAC
- Gatwick Diamond

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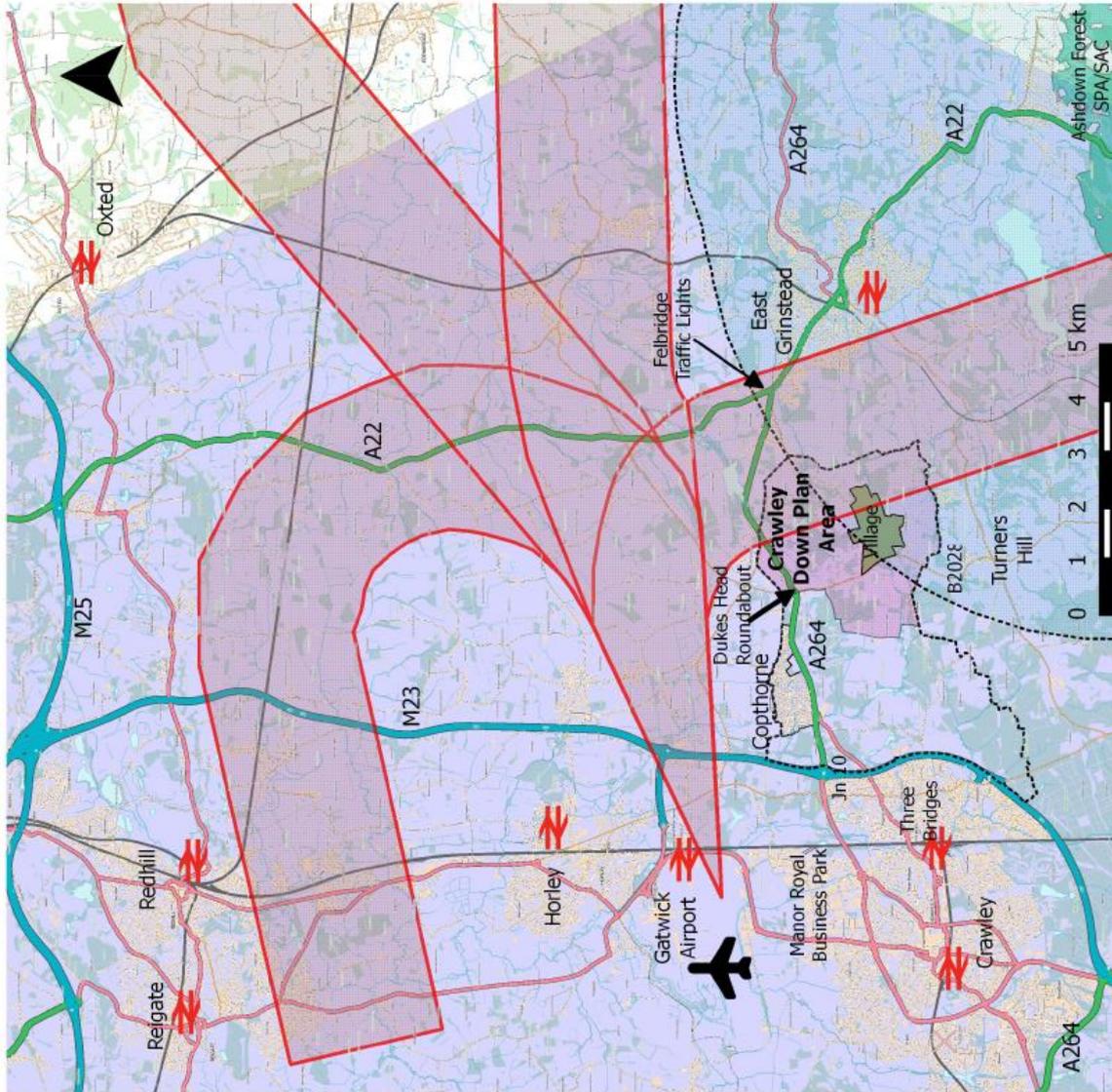


Figure 1. Geographical setting of Crawley Down

- 18 The village lies just over a mile south of the busy A264 which links Crawley, the M23 and East Grinstead. The B2028 Turners Hill Road forms the western boundary of the village and suffers from both traffic congestion at the junction with the A264 (which often extends back to the village during the rush 'hour') and speeding motorists passing through the area. The nearest railway stations are at East Grinstead, Three Bridges and Gatwick.
- 19 The village is close to the centre of the Gatwick Diamond economic zone which is part of the Coast to Capital Local Enterprise Partnership. There are several small business facilities within or near to the village, but the majority of employment is provided by East Grinstead, Crawley and Gatwick. The village has a number of bus services but these do not provide direct access to many of the principle areas of employment, due to either timetabling or route scheduling. The 2011 Census recorded a working population of just over 3,000, of whom some 70% commute to work by car.
- 20 Crawley Down Ward is part of Worth Parish which also includes the village of Copthorne. Worth Parish is one of the largest parishes in mid-Sussex. Until recently the parish also included the village of Turners Hill which lies approximately two thirds of a mile to the south of the Neighbourhood Plan Area boundary.
- 21 The High Weald and South Downs Areas of Outstanding Natural Beauty (AONB) both lie within easy access by car to the south of the village. The greater part of the village lies within the 7km Zone of Influence for the Ashdown Forest Special Protection Area (SPA), which has implications for any development.
- 22 The area covered by the plan is also within the 15km aerodrome safeguarding circle for Gatwick Airport. Any proposed development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of the airport is not compromised. It also falls within 30km of Biggin Hill aerodrome with similar restrictions. As a consequence, there may be restrictions on height, landscaping, site restoration, the detailed design of buildings or other development including any which might create a bird hazard.

### **3. The Neighbourhood Plan Area**

- 23 The Crawley Down Neighbourhood Plan covers all of the Crawley Down Ward of Worth Parish (Figure 2). A separate plan is being prepared for Copthorne and Worth Ward, which makes up the rest of Worth Parish. The application for Neighbourhood Plan Area designation was approved by MSDC in July 2012.

### **4. The Neighbourhood Plan Process**

- 24 The process for preparing the Neighbourhood Plan is shown schematically in Figure 3. together with the process for the Sustainability Appraisal (SA) or Sustainability Environmental Assessment (SEA), which is undertaken in parallel with the Neighbourhood Plan to ensure that the Plan promotes sustainable development.
- 25 Development of the Crawley Down Neighbourhood Plan and its policies has been ongoing since the designation of the Neighbourhood Plan Area in 2012. Public consultation has included two major whole population surveys, targeted workshops involving different sectors of the community, an opportunity for landowners to present their proposals, and three formally advertised open day events. There was a separate survey for under 16 year-olds, that included

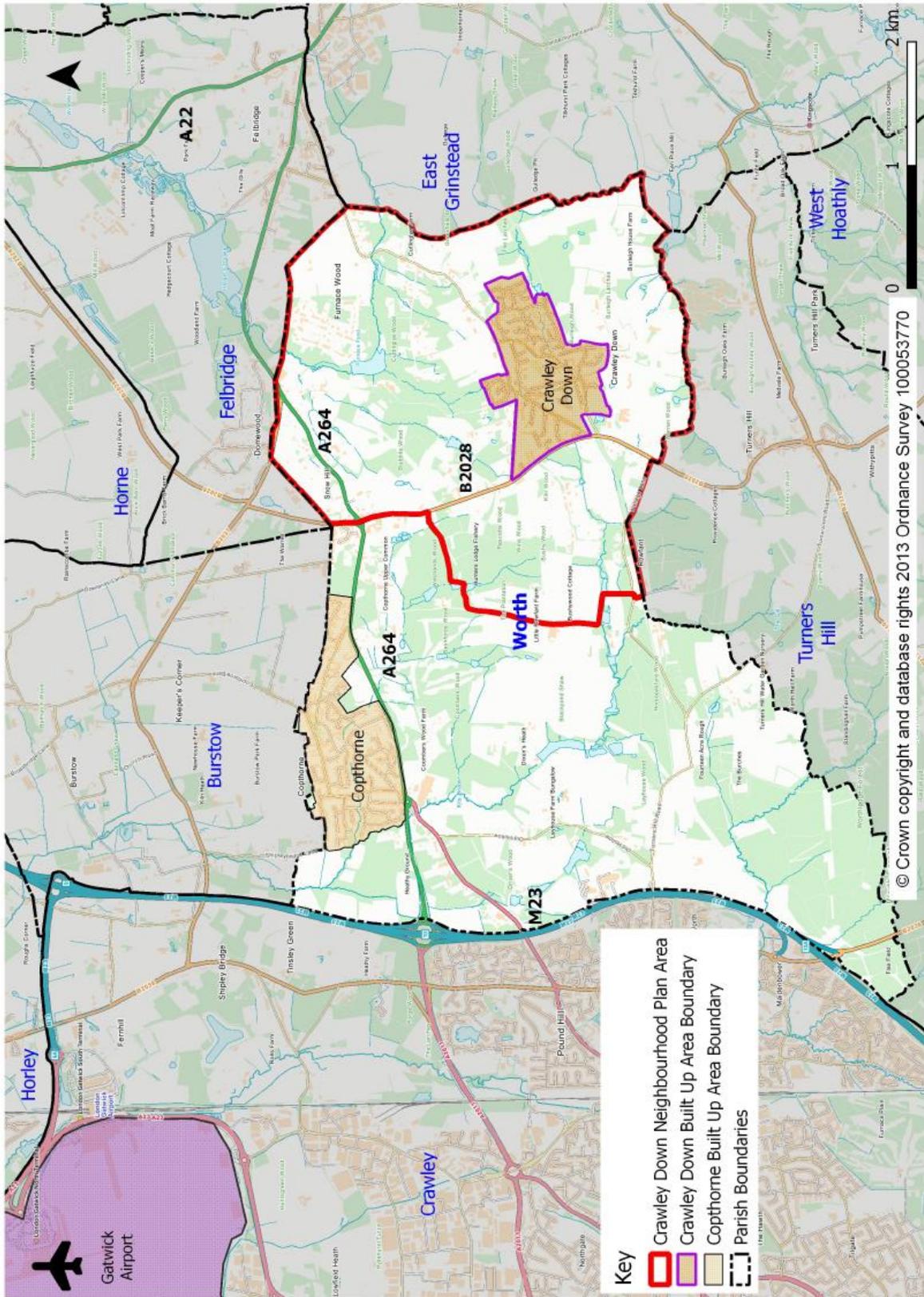


Figure 2. The Crawley Down Neighbourhood Plan Area and Worth Parish boundary

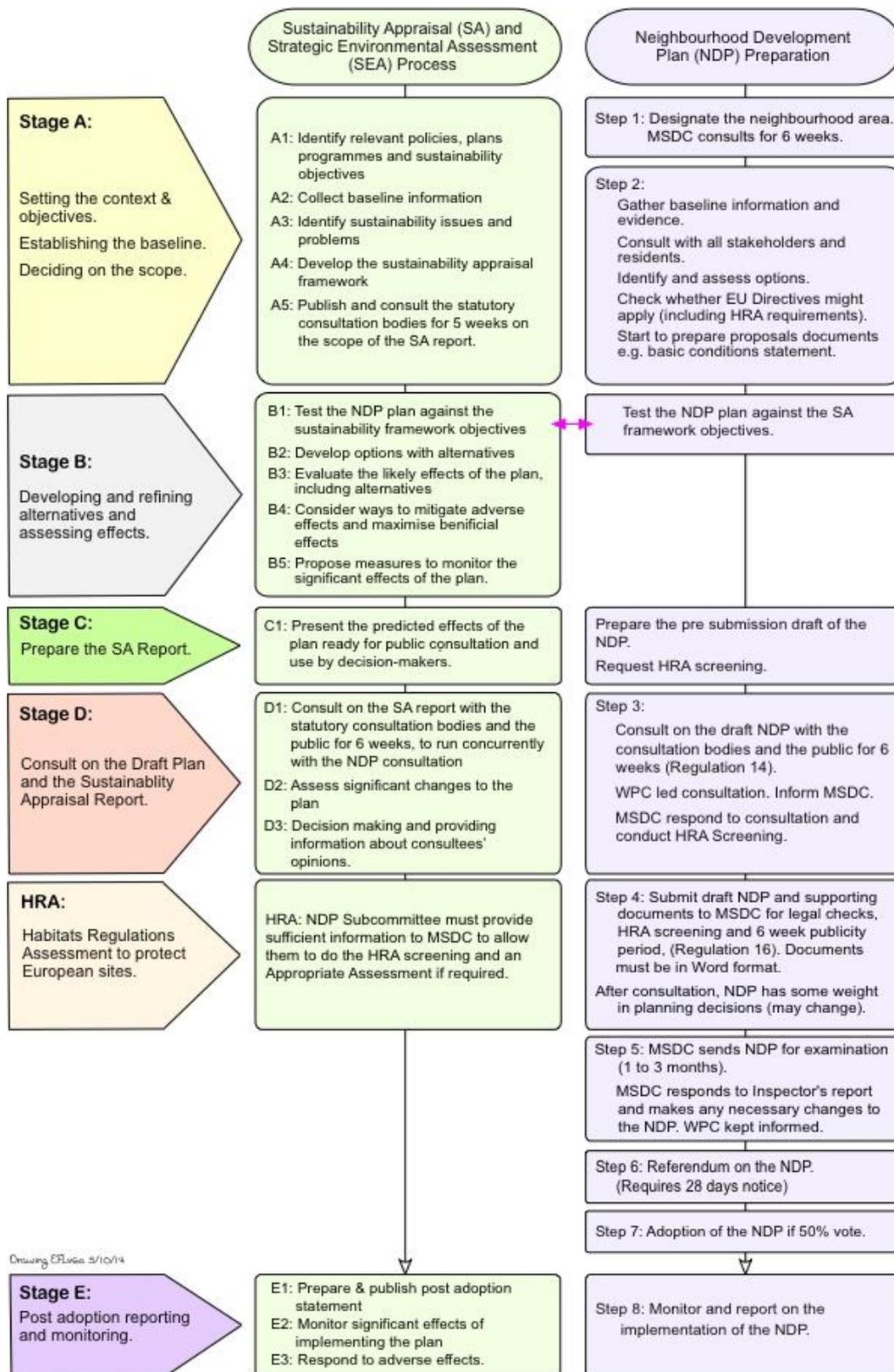


Figure 3. The Neighbourhood Plan Process

a poster competition. During the Regulation 14 consultation, copies of the plan were distributed at the annual Crawley Down Village Fayre, at an open event for local businesses, to shoppers in the village centre, and to parents/guardians at the village school. Members of the Neighbourhood Plan Committee also manned a stall at the Village Fayre.

- 26 The Plan must be approved by a local referendum after independent examination, before it can be formally adopted by MSDC. It is, therefore, essential that it addresses local concerns and promotes a vision and policies which accord with local opinion.
- 27 Ideally this Neighbourhood Plan would be prepared in the context of an adopted Mid-Sussex District Plan. MSDC released a draft District Plan in 2013, but this was withdrawn in May 2014. A revised draft District Plan was published in June 2015 and the earliest date for its adoption is Spring 2016. The MSDC Local Plan adopted in 2004 and amended in 2008, therefore remains the Local Development Plan. This Neighbourhood Plan fully complies with the Local Plan, the NPPF and the National Planning Policy Guidance (NPPG), and there has been extensive consultation with MSDC to ensure that it complies with the draft District Plan.
- 28 One key area in which a District Plan informs a Neighbourhood Plan is the number of new homes that a parish is expected to provide as a contribution to overall economic growth in the District. While no specific number of new homes for Worth Parish is stated in either the 2013 withdrawn draft District Plan or the 2014 draft, the issue has been discussed with MSDC on several occasions. They have advised that modelling work for the June 2015 draft District Plan, based on a methodology agreed with the Department for Communities and Local Government (DCLG), supports a need for 656 new homes per year in the District during the plan period<sup>4</sup>.
- 29 Much of this will be met by a strategic development in the south of the District, but a significant number of new homes will need to be built in parishes. MSDC have further advised that they propose to distribute this requirement amongst the 19 parishes in the District based on their population at the start of their plan period (i.e. 2014). This methodology prejudices a large parish like Worth with approximately 30% of the total population of the 19 parishes and the indicative figure for Worth is 804. The distribution of the Worth Parish requirement between Crawley Down and Copthorne has been discussed by the WPC Neighbourhood Plan Committee and it was agreed that the same basis (i.e. relative populations) would be used, although each village needs to take account of the new homes built or approved during the plan period in the other village. The implication for Crawley Down is that the village could be faced with a requirement that is larger than those discussed in the 2014 Housing Survey report<sup>5</sup>, which were based on the District requirement being shared out evenly amongst parishes. The Plan needs to address this uncertainty through regular review of housing needs during the plan period and policies that provide the flexibility necessary to enable additional new housing, without jeopardising the sustainability and viability of the village community.

## 5. Sustainable Development

- 30 Sustainable Development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding

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<sup>4</sup> MSDC Housing and Economic Development Needs Assessment (HEDNA) Update, June 2015

<sup>5</sup> Report of the 2014 Crawley Down Neighbourhood Plan Housing Survey; 9<sup>th</sup> April 2014

principles to achieve the sustainable development purpose.<sup>6</sup> These principles form the basis for policy in the UK and are as follows:

- Living within Environmental limits
- Ensuring a strong, healthy and just society
- Building a strong, stable and sustainable economy
- Promoting good governance
- Using sound science responsibly

This Plan seeks to achieve sustainable development by ensuring that development meets the needs of people living and working in the parish, while at the same time helping to ensure that adverse environmental impact is minimised and mitigated. The needs, benefits and adverse impacts of each development must be evaluated and balanced on a local basis.

31 The NPPF defines three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

32 In order to ensure that the policies set out in this plan deliver sustainable development against the three roles set out above, a scoping report for a Sustainability Appraisal<sup>7</sup> has been prepared, and inputs sought from statutory consultees including Natural England, the Environment Agency and English Heritage. This exercise has set objectives that have been used to ensure that the suite of policies set out in the Neighbourhood Plan achieves the goal of sustainable development. A report detailing the assessment has been published<sup>8</sup> and the mitigation measures identified for the individual policies are set out in Annex A.

33 Environmental sustainability objectives and local concerns are addressed through restrictions on the permitted location for development, the use of Sustainable Urban Drainage Systems (SUDs), measures to reduce the length of journeys, the protection of open space and vegetation, tree protection policies and the need for sustainable transport.

34 Specific measures in relation to sustainable design are covered through the NPPF, the draft District Plan, and part L of the Building Regulations and are not repeated in this Plan.

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<sup>6</sup> <http://sd.defra.gov.uk/what/principles/>

<sup>7</sup> Crawley Down Neighbourhood Plan, Scoping Report for Sustainability Appraisal; 8<sup>th</sup> May 2014

<sup>8</sup> Crawley Down Neighbourhood Plan, Sustainability Report Sustainability Appraisal; 9<sup>th</sup> December 2014

## 6. Preparing the Crawley Down Neighbourhood Plan

35 A wide range of issues have been considered in the preparation of this plan, grouped into five distinct themes:

- Community
- Housing
- Economy
- Environment
- Transport

Each of these themes was considered by a separate focus group using information and views from surveys and workshops. Details of the public consultations during the preparation of this Plan are given in the Index of Evidence. A summary of the key issues identified for each theme is given in the following sections:

### 6.1 Community

36 Crawley Down is well-served by community associations, church, sports and social clubs and societies. Community facilities include the village green, which has a recently refurbished children's playground, three sports fields, a community centre, a village hall, a scout hut and the newly opened Glebe Centre Church Hall. The village green, pub, Post Office and variety of shops provide a central focal point for village life, while restaurants and take-aways (fixed and mobile) provide a range of cuisine options. A clear conclusion of the 2013 Neighbourhood Plan Survey is that residents greatly value this mix of facilities and want to see them protected.

37 The Crawley Down Village Church of England Primary School was significantly re-organised and refurbished in 2007. The re-organisation resulted in some loss of capacity but the school was graded 'Good' in an Ofsted inspection in September 2013 and is now at capacity across all year groups. Discussions with WSCC during the preparation of this plan revealed that there are no plans to increase its capacity. After Year 6, village children generally attend Imberhorne Secondary School in East Grinstead where pupil numbers are also at capacity. Imberhorne was assessed as 'Outstanding' in an Ofsted inspection in April 2010. Good schooling is one of the major reasons for families choosing to live in Crawley Down, but the 2013 Neighbourhood Plan Survey identified serious concerns over lack of school capacity at both primary and secondary levels. Lack of school places has been reported as a significant adverse factor in the housing market.

38 The village has a health centre with five doctors covering a practice area that includes the villages of Copthorne, Ardingly, West Hoathly, Sharpthorne, Turners Hill and Felbridge. There is a separate dental surgery and pharmacy in the village centre and a dental care centre on the Turners Hill Road. In their responses to the 2013 Neighbourhood Plan Survey residents reported that waiting times for appointments with doctors had increased considerably in recent years and attributed this to the failure to increase the capacity of health services in line with the increasing village population.

39 There have been problems with the main utilities in recent years with environmental pollution, flooding, insufficient capacity in the sewage system and interruption to the electricity. The sewage system in particular is severely over-loaded with the utility operator, Southern Water, admitting that there was insufficient capacity priority to 2011. Since then, the village has seen 300 new houses completed or approved without investment in the core infrastructure and no

plans to address this issue within the next 5 years. Several innovative solutions to the sewage capacity problem have been (or are being) implemented by developers, such as storage and overnight pumping. It appears inevitable that these will cause more problems than they solve. The 2013 Neighbourhood Plan Survey delivered a strong message that residents want to see these problems resolved before there is any further development in the village.

- 40 The pub occupies a central position both geographically and socially at the heart of the Crawley Down village community. In their responses to the 2013 Neighbourhood Plan Survey residents strongly indicated that they want the Neighbourhood Plan to ensure that the pub is not lost on a temporary or permanent basis. In response, WPC registered the pub as an Asset of Community Value (ACV), but the pub closed for 6 months in 2014 following its sale by the landlord to a developer. The pub opened again in late 2014 but closed again in early 2015 and concern remains that it will be subject to re-development.
- 41 The threat of development outside the village boundary leading to coalescence with neighbouring settlements, and subsequent loss of separate identity, was seen as very real. There is a real fear that the cumulative effect of such development would be the village becoming a suburb of Crawley or East Grinstead.

## 6.2 Housing

- 42 In the past three years, the planning approvals and completions have increased the housing stock by 326 units, or some 15%. This new building has been disproportionately biased towards larger 3, 4 and 5 bed properties and the housing mix has been further distorted by extensions to add extra bedrooms to 2 and 3 bed properties. Delivery of this new housing will take several years and the community will be adjusting to the increased demands on infrastructure and services for some time.
- 43 The 2013 Neighbourhood Plan Survey showed that the community recognise the need for additional housing, but this was strongly caveated by the following concerns:
- Future development needs to address infrastructure deficiencies (school, health, water supply, sewage, traffic etc.)
  - The housing mix is out of balance with too few one and two bed properties and a lack of affordable housing for first time buyers.
  - Extensions and infill housing should reflect the character of the immediate vicinity and not be excessive or unneighbourly.
  - Reservations about the benefits of shared housing ownership.
  - Development should be focussed on the village and should not impact on the local gaps with neighbouring settlements.
  - For social housing, a need to quantify those with a real social need to live in the village.

The preference for sites for development was for existing brown field sites to be re-used and for development within existing built up areas (88% of responses). There were many comments to the effect that the village was already at capacity and needs time to integrate the new population or risk fragmentation of the community spirit.

- 44 The 2014 Housing Survey explored the needs of the local population and the levels of future growth that the village could sustain as its contribution to the wider need for more housing in Mid Sussex to support economic growth. The survey confirmed the need for affordable homes

for young adults, with a strong preference for ownership rather than rent or shared ownership, and identified a need for smaller, more manageable units, such as bungalows, for older residents wishing to downsize. Older residents seeking to downsize will release a supply of housing which can count towards economic growth requirements. The survey identified a firm need for 64 one or two bed units in the next 10 years. This figure translates to 109 new homes in the full period of the plan. A smaller study of the employees of a major employer in the Plan Area identified affordability, traffic congestion and isolation as key barriers to employees moving to the village and within walking distance of work.

- 45 Both surveys have highlighted that the Neighbourhood Plan needs to reflect why people want to live in a village like Crawley Down and preserve the rural character and village community. Issues such as privacy, space etc. need to be incorporated within design controls, particularly with respect to infilling. Developments need to be in harmony/character with the surrounding properties with an appropriate density and a minimum site size appropriate to the size of house. Potential isolation and fragmentation of community through gated developments and estates with single access should be avoided. Social housing in particular needs to be integrated with the village, not situated on the far side of busy roads.
- 46 Since the start of the Plan Period in April 2014, 116 new homes have been approved in the Plan Area by MSDC, and construction has commenced or completed on a further 93. Only one of these developments was included in the 2008 update to the Local Plan as a 'strategic development', the rest have been on 'windfall sites' and have exploited the current lack of a 5 year housing supply within the District. These numbers mean that new home completions in the village will be at a rate of approximately 100 per year for the first two to three years of the Plan Period and there are serious concerns amongst residents whether this rate is sustainable. All of these new homes will now count towards any requirement set by MSDC for Worth Parish in the District Plan. Unfortunately, few of these 209 new homes address the local need for one and two bed properties identified by the 2014 Housing Survey. These properties will still need to be built. It is also relevant that, in the majority of cases, a one or two bed new home built for local needs will result in the release of a larger property elsewhere in the village for new residents to move into the area. Overall, this represents a significant commitment to new homes in Crawley Down and it will take time for the local community to absorb the new members that this housing will generate. It will be prudent for the Plan to be subject to regular review at three to five year intervals in this period and its Policies should provide flexibility to permit additional housing. It is also clear that the Plan should use the unmet housing needs of the local community as the main driver for new development in the first 10 years of the Plan Period.
- 47 The location and size of the new housing developments since 2011 are shown schematic in Figure 4. Of the 14 multi-unit 'windfall' development sites, 7 lie within the built-up area boundary and the remaining 7 are immediately adjacent to it. As part of the process for developing the Plan, the sub-committee invited submissions from land-owners and developers in order to confirm that development targets were achievable and to identify land parcels that would satisfy local requirements. The responses to this exercise are summarised in Figure 5<sup>9</sup>. It can be seen that, while there is clearly a sufficient supply of land in the Plan Area, in contrast to the location of the recent windfall sites, no land parcels within the built-up area were nominated. In addition, none of the development proposals outlined addressed the local needs

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<sup>9</sup> Crawley Down Neighbourhood Plan, Report of the Land Owners Presentations; April 2014

identified in the Housing Survey. The sub-committee concluded that the Plan should not identify any specific land parcels for development, but should set Policies that encourage windfall sites that address local needs to be brought forward on an individual basis. It is expected that this approach will also encourage landowners and developers to identify suitable brownfield sites in the village for re-development

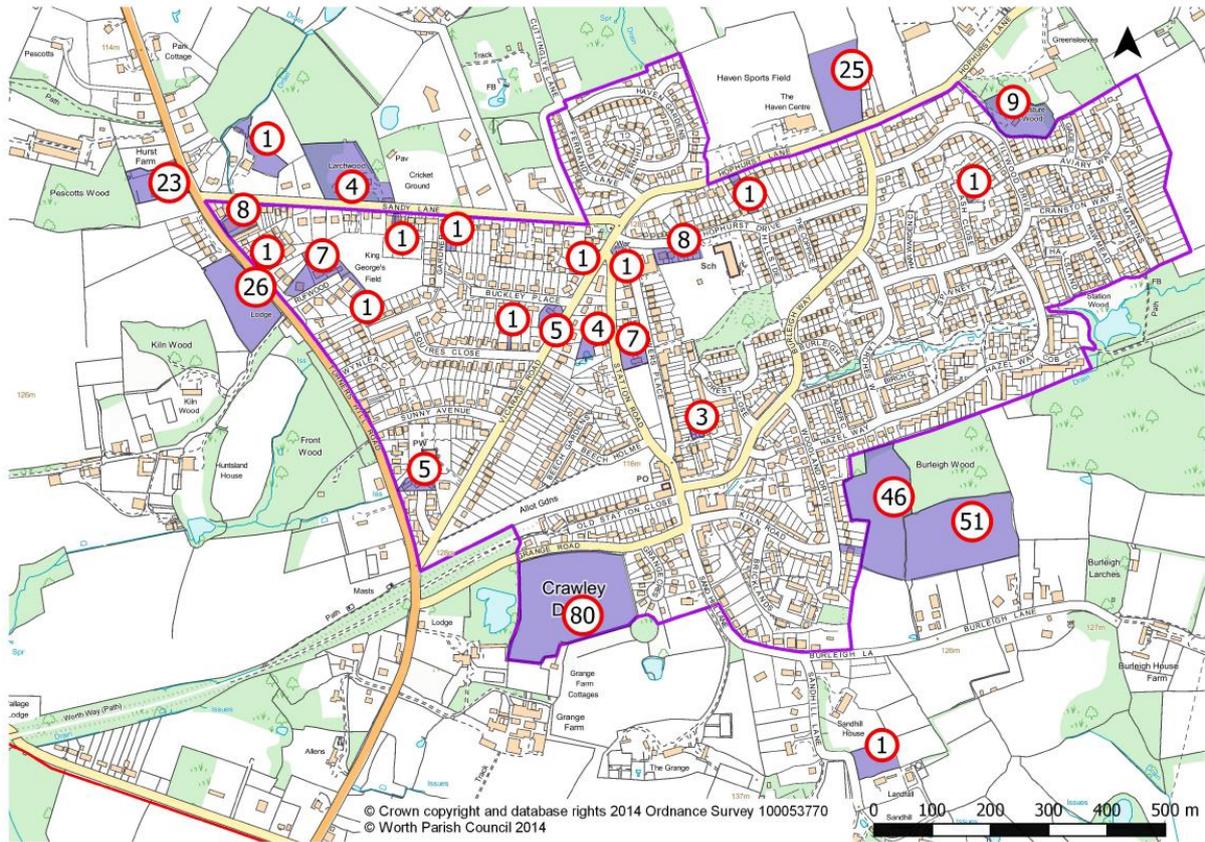


Figure 4. Location and size of the recent new housing in Crawley Down

### 6.3 Economy

48 Crawley Down did not start to grow to its present size until the closure of the major employer in the area (a brickworks) and the railway cuts of the Beching era. These released land for housing and the village expanded rapidly in the 1970's and 80's. However, the employment that was lost has not been replaced. Nowadays, Crawley Down benefits from proximity to the Gatwick Diamond which provides employment for an estimated two thirds of residents. The good access to the rail network means that there are a significant number of London commuters living in the village.

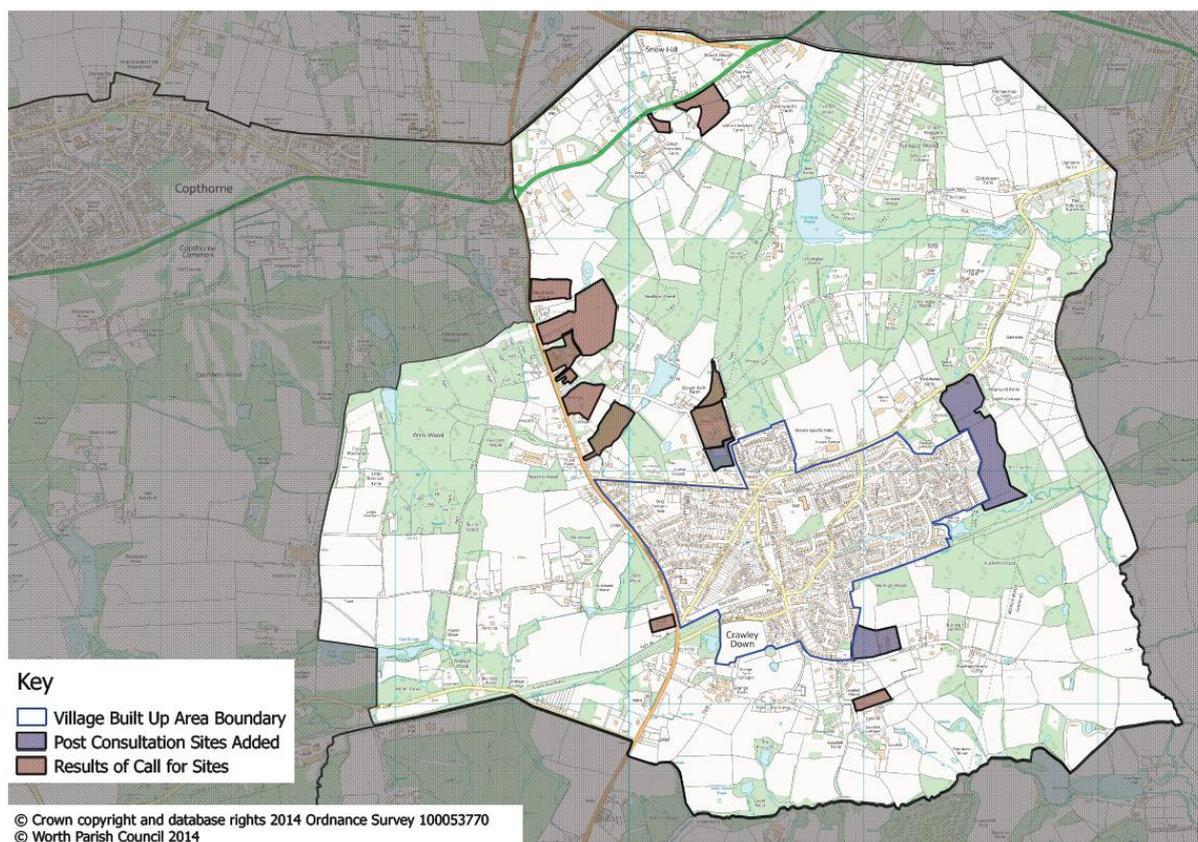


Figure 5. Land parcels nominated to the Neighbourhood Plan for future development

- 49 With regard to employment within the area, there are some medium-sized businesses that have a presence in the area, such as Crawley Down Garage Group, Empressaria, Friday Media Group and Southdown PSV, but there are few businesses which employ more than a handful of staff, and those that do are as likely to employ staff who live outside the village as those from the village.
- 50 In terms of types of business, there are a number that provide vehicle related services such as new car sales, used and classic car sales, fuel, scheduled maintenance, mechanical repair, accident repair and off-airport long-term parking. The other major group is catering related and includes restaurants, take-aways, grocers, butchers, and farm shops. There are currently no hotels although planning permission has been given for a 60 bed hotel at the junction between the A264 and B2028. Other businesses worth an individual mention include a Chimney Sweep who holds Royal Warrants from both the Queen and the Prince of Wales. There are a significant number of self-employed residents and all building trades are well-represented.
- 51 The 2013 Neighbourhood Plan survey indicated very strong support for local businesses with 95% agreeing that local businesses should be supported. The Parish Council has identified the need to develop facilities such as a business 'incubator' providing shared administrative and related services to encourage local business start-ups. It is also recognised that there is a need to improve traffic flows and mobile phone coverage.

## 6.4 Environment

- 52 The rural setting of Crawley Down with its surrounding patchwork of open fields, shaws and woodland is of great importance to residents, and is one of the main reasons that outsiders wish to move into the Village. The 2013 Neighbourhood Plan survey highlighted that the preservation of the village identity and restriction of development on local gaps between Crawley Down and neighbouring communities to prevent sprawl and preserve the village setting are overwhelming concerns for most of our residents.
- 53 The village benefits from having the Worth Way Country Park running through its centre, which not only provides essential leisure and exercise opportunities for people, but is also an important corridor for wildlife. The pond area and adjacent woodland are also important and should be high priority for protection and enhancement. The Village Green supports a thriving annual Village Fayre and provides recreational facilities for families; the other open spaces within the Village are all regularly used for sporting events and leisure activities which enhance the quality of life for residents. The 2013 Neighbourhood Plan survey shows that residents want all these spaces to be protected.
- 54 There has been a steady loss of green spaces for people and wildlife habitats outside the village due to development. The remaining areas of ancient woodland within the Neighbour Plan Area have become smaller and more fragmented, and hedgerows have been lost, with the result that wildlife corridors have been degraded or disappeared entirely. The 2013 Neighbourhood Plan survey shows that residents clearly want the Neighbourhood Plan to address these issues with policies to preserve and where possible increase these buffer zones by increasing tree and hedgerow planting, a positive tree replacement policy and to enhance the Village environment by reducing the impact of traffic and light pollution. The remaining pockets of ancient woodland should be protected by significant buffer zones to prevent mechanical damage to the roots or disturbance of the water table, allow for tree growth and to provide corridors for the free movement of wildlife.
- 55 The 2013 Neighbourhood Plan survey strongly supported the prevention of coalescence with neighbouring communities. The Plan should prevent development along the roads between the communities and maintain the Strategic Gap between Crawley and East Grinstead as represented by Policies C1 and C2 of the current Local Plan. The gaps between Crawley Down and Turners Hill, Crawley Down and Felbridge, and Crawley Down and Copthorne are particularly critical if separate village identities are to be maintained.

## 6.5 Transport

- 56 Crawley Down village has good road links to all nearby major centres and is also well positioned for access to the national road, rail and air networks, but is not particularly well-served by public transport. The distances involved mean that walking or cycling are not viable alternatives to car ownership for journeys to work or shopping centres. The Worth Way between East Grinstead and Three Bridges runs through the village and is much used for recreation by walkers, cyclists and horse-riders, but has limited value as a commuter route, although it is used as a cycling route by some students attending Imberhorne Secondary School.
- 57 A number of bus companies provide services between the village and local centres such as Crawley, East Grinstead and Haywards Heath. However, the timing of, and the routes taken by the bus services means that rail commuter journeys must generally start and finish with a car journey in the village. This is particularly unfortunate given that the majority of working

residents are employed outside the village. Until recently the Parish Council subsidised rail passes for residents over 60 years of age; a practice which has been ended by a District wide agreement. The 2013 Neighbourhood Plan Survey indicated that there is strong support for increasing the frequency and coverage of bus services.

- 58 Although the village generates a significant number of vehicle movements, the main traffic issues are speeding and congestion arising from non-village traffic passing through the area. The A264 is a key east west artery on the northern boundary of the neighbourhood area and the B2028 Turners Hill Road, which is the western boundary of the built-up area, is heavily used as a north-south route and A22 by-pass. The two roads intersect at the Duke's Head roundabout which is about a mile outside the village centre. This intersection gives priority to traffic on the A264 and at peak times this creates tailbacks on the B2028 which regularly extend as far as the village. This in turn traps vehicles leaving the village on the roads that feed onto the Turners Hill Road (Sandy Lane, Sunny Avenue, Vicarage Road and Grange Road). The recent approval of two new housing developments on the western side of the Turners Hill Road is expected to add to these problems and the 2013 Neighbourhood Plan survey indicated that residents are strongly against further development of that type.
- 59 The A264 suffers from bottlenecks at the junctions with the M23 at Copthorne and the A22 in Felbridge. Residents fear that planned large housing developments in East Grinstead and Copthorne will further increase the congestion on the A22 and A264, prompting more motorists to use Crawley Down as an alternative route for both east-west and north-south travel. In the longer term, there are fears that the proposed addition of a second runway and associated increase in the number of passengers using Gatwick will impact severely on the road network running around and through the village. Concern has been expressed that continued and increasing congestion on the westbound A264 is likely to isolate Crawley Down from key employment areas.
- 60 Within the built-up area, on-road parking causes congestion and has a significant impact on the visual appearance of most streets. High levels of car ownership per household are exacerbated by the presence of properties where extensions have taken the place of off-road parking. In the village centre there are often problems of obstruction of service and emergency vehicles. Inconsiderate parking is also a problem, but a culture of ignoring parking restrictions has arisen primarily from insufficient parking for the shops and lack of enforcement action. The Parish Council recognises that parking difficulties can limit passing trade and cause residents to shop elsewhere and has recently invested in increased parking in the village centre.

## 7. The Vision for Crawley Down

***A thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area.***

## 8. Key Objectives

- 61 The objectives derived from the consultation process for each of the five themes are set out below. These objectives underpin and give rise to the individual policies and proposals in the following two sections. The relationship between the objectives and the policies/proposals is shown in Annex B.

## 8.1 Community

- 62 Crawley Down is a village and wishes to remain a village. At least half the residents moved to Crawley Down for village life and many specifically mentioned local schooling as a priority (2014 Housing Survey and 2013 Neighbourhood Plan Survey). The Plan should respect the reasons why people want to live in Crawley Down through Policies and Proposals that:
- a. Protect and enhance the separate identity of Crawley Down
  - b. Protect and enhance community facilities.
  - c. Protect and enhance open/green areas for community use
  - d. Ensure that village children are educated in the village.
  - e. Address the need for facilities for local youth.
  - f. Address the increasing age of the population.

## 8.2 Housing

- 63 Local housing needs have not been addressed in recent developments and should now be the priority for all new development. The Plan Policies and Proposals should:
- g. Ensure that all development is viable, sustainable and supportable
  - h. Ensure that any development is in accord with its proposed setting and of good quality.
  - i. Prevent 'gated' development that creates separate communities.
  - j. Provide housing for those in genuine need of housing within the village.

## 8.3 Economy

- 64 There is relatively little local employment and many of those employed by local businesses live outside the village. The Plan Policies and Proposals should:
- k. Protect existing local shops and businesses for customers, employees and employers.
  - l. Encourage existing and new businesses to provide local employment

## 8.4 Environment

- 65 Both the countryside and the green spaces within the village are under pressure and need to be protected. The Plan Policies and Proposals should:
- m. Protect and enhance the gaps around the village.
  - n. Protect and enhance countryside features such as shaws, hedgerows, ponds and streams.
  - o. Protect and enhance footpaths, cyclepaths, bridleways and other Rights of Way
  - p. Identify and protect common land.
  - q. Support a positive woodland policy which sets buffer zones<sup>10</sup> for established trees and requires replacement trees on a two for one basis for those felled or damaged as a result of development.
  - r. Provide guidance for residents and private landowners on planting for wildlife

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<sup>10</sup> Buffer zones to be extended beyond 15m root protection zones to address safeguarding of water table and other environmental factors.

## 8.5 Transport

- 66 The high levels of car ownership in the village and its location close to large employment centres has created significant traffic problems. The Plan Policies and Proposals should:
- s. Address speeding on the main roads through the village.
  - t. Protect and promote increased use of public transport services.
  - u. Reduce on-road parking in residential streets.

## 9. Neighbourhood Plan Policies

- 67 This section sets out the Plan Policies using the same structure as Sections 6 and 8 in order to clearly indicate the relationship between the Policies (this section), local issues (Section 6), and local objectives (Section 8).

### 9.1 Policies Promoting a Healthy Community

- 68 The NPPF Social Role places an emphasis on the need to ensure that policies promote a healthy community that meets the needs of all ages and groups. There are seven policies in this group:
- CDNP01 : Securing Sustainable Local Infrastructure
  - CDNP02 : Retention and Enhancement of Recreational and Local Green/Open Spaces
  - CDNP03 : Retention of Local Retail Facilities
  - CDNP04.1 : Building extensions
  - CDNP04.2 : Infill housing
  - CDNP04.3 : Loss of existing car parking
  - CDNP04.4 : Accessible/Single Level Housing

#### ***Policy CDNP01 : Securing Sustainable Local Infrastructure***

*Development will be permitted where the necessary social, physical and green infrastructure needed to support the proposed development is in place, or can be provided in a timely manner through developer funded contributions.*

○

- 69 This policy addresses the local concerns set out in paragraphs 36 through 39 above, and objectives b., d., e. and f. in Section 8. It complements Policy DP18 of the draft District Plan; placing the emphasis on the local needs identified by the public consultations during the development of this Plan.

- 70 Financial contributions will be required, as appropriate and where permissible, from each developer to meet local priorities for sustainable local provision of:

Sewerage removal and treatment

Electricity and Gas supply

Potable water supply

Schooling

Healthcare and medical services

Fixed and mobile telecommunications links

Roads, bridleways, cyclepaths, footpaths and parking

Green spaces, allotments, and community gardens

Sports and recreation facilities

Additional local community facilities such as:

Retention of registered Assets of Community Value (ACVs)

Traffic management and sustainable transport links with other communities

Youth and other clubs

Minor works such as noticeboards and signage

- 71 The 2013 Neighbourhood Plan Survey did not try to establish the relative priority of the infrastructure problems. The Neighbourhood Plan Sub-committee has engaged with the key service providers to understand the extent to which intervention can be effective. The explicit links between services such as the ability of the power network to support the pumps required for improvements in the sewerage infrastructure, means that enhancement of the stressed local services in isolation from each other is unlikely to lead to a sustainable overall outcome.

## ***Policy CDNP02 : Retention and Enhancement of Recreational and Local Green/Open Spaces***

*The following areas, and as shown in Figure 6, are designated as local green/open spaces:*

- 1. Allotments*
- 2. King Georges Field*
- 3. Cricket Ground*
- 4. Haven and Sports Fields*
- 5. Village Green*
- 6. The Pond and associated meadowland*
- 7. Burleigh Meadow*
- 8. Hawarden*
- 9. Worth Way West*
- 10. Worth Way East*

*Proposals for built development on these Local Green/Open Space, or on land registered as an ACV, will not be permitted unless:*

- a. the proposal is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of an identified Local Green Space; or*
- b. the proposal would result in the development of local community infrastructure ;or*
- c. the proposal relates to essential water or wastewater infrastructure which cannot be reasonably located elsewhere.*

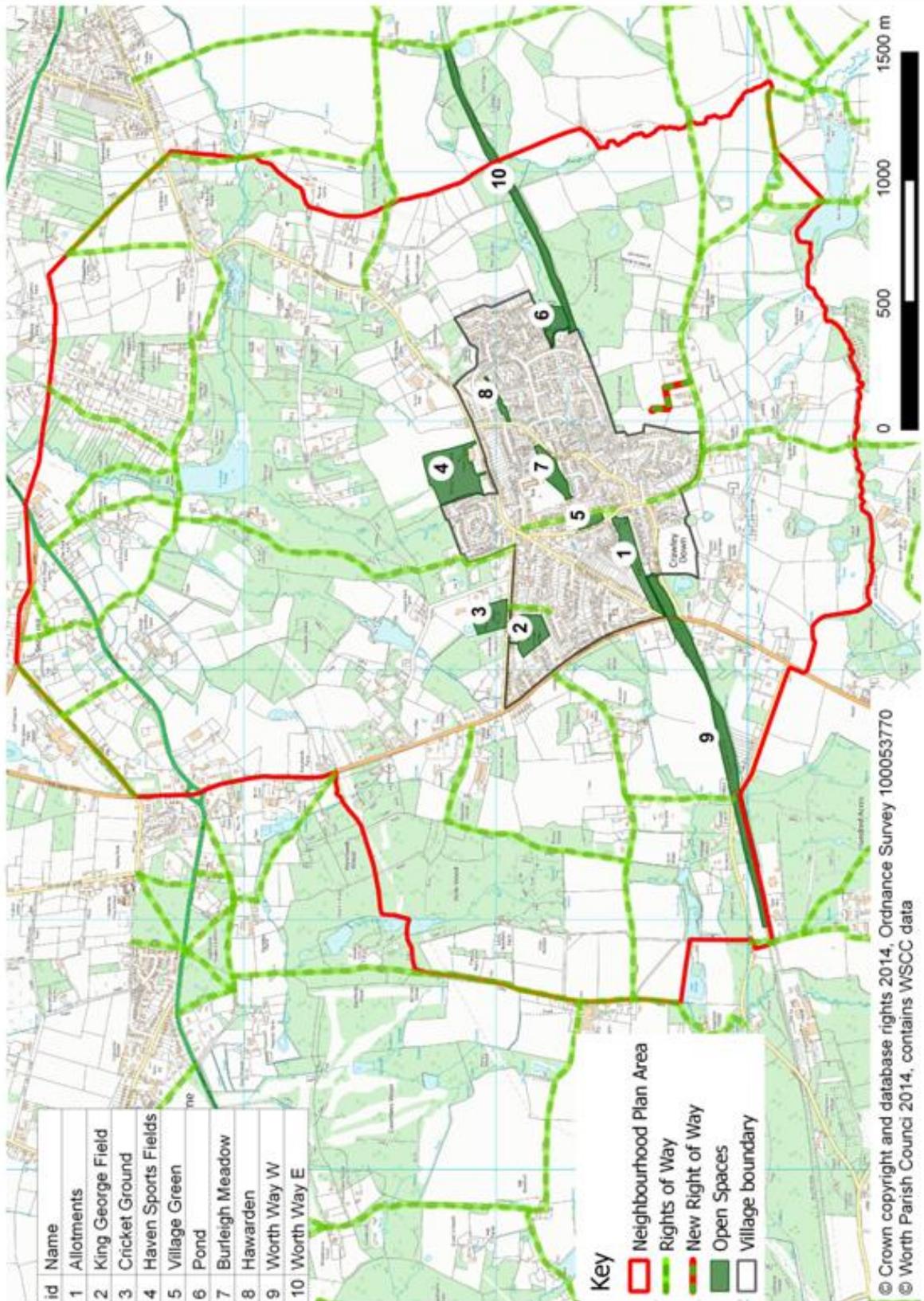


Figure 6. Open Spaces and Public Rights of Way in the Neighbourhood Plan Area

- 72 These spaces are highly valued by, the local community, in what is one of the most densely-populated parishes in the district. This policy addresses the local concerns set out in paragraph 36 above and objectives b., c., e. and f. in Section 8. It complements Policy DP22 of the draft District Plan, placing the emphasis on the local needs identified by the public consultations during the development of this Plan.

### ***Policy CDNP03 : Retention of Local Retail Facilities & Vernacular Buildings***

*Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) proposals to change the use of existing shops and retail premises within the village boundary will be resisted, unless it can be demonstrated their continued use is no longer viable.*

*Proposals for the change of use of an existing shop (A1) premises to financial/professional services (A2), or to a restaurant/café (A3) or to an office (B1a) will be supported provided:*

- a. it can be demonstrated that the established A1 use premises are no longer economically viable;*
- b. the proportional number of non-A1 uses to A1 uses will not exceed 50% as a result of the change of use; and*
- c. the design and/or use will cause no significant harm to a Listed Building or Other Buildings of Merit or Asset of Community Value or Townscape Character.*
- d. the change of use would not potentially prejudice the viability of other retail premises*

*Proposals for a change of use or redevelopment which would result in the loss of a public house will not be permitted other than in exceptional circumstances where a change of use to another community use or residential use will be permitted provided that:*

- e. it can be shown that the existing use is no longer viable; and*
- f. the proposal would not have an unacceptable impact on the amenity of the area.*
- g. Proposals for the retention of public houses which include proposals for a mixed use, combining the public house function with that of a shop, post office, bed and breakfast or self-catering facility, will be supported.*

- 74 This policy addresses the local concerns set out in paragraphs 36 and 40 above, and objectives b. and k. in Section 8. It complements Policy DP4 of the draft District Plan, placing the emphasis on the local needs identified by the public consultations during the development of this Plan.
- 75 The Neighbourhood Plan will support initiatives on village centre renewal and encourage local traders and other partners to bring forward proposals to improve the vitality and viability of Crawley Down village centre (Figure 7).
- 76 The boundary of the village centre has been drawn to include all current retail and service-related uses in these locations that are recognised by the local community as their local centre. In places, the boundary includes uses that are not conventional village centre uses to maintain a visual coherence to the centre but these have been kept to a minimum.

- 77 The Council has identified two Areas of Townscape Character in Crawley Down. The first is at the centre of the village and includes Sunnymead, an area of informal public open space, and parts of Station Road and Bowers Place. This area comprises an interesting and attractive mix of house types of varying ages, styles and plot sizes, together with prominent trees and hedges. The second is part of Sandhill Lane, an unadopted road at the southern edge of the village, where the varied house types have individual and group interest. They are substantial properties in large plots and incorporate a range of building styles.
- 78 The Council will pay particular attention to any proposals for development or redevelopment in these areas, having regard to their special townscape character. It will seek to ensure that this character is protected and where possible enhanced by any new development proposals. These areas are identified on the Figure 8.

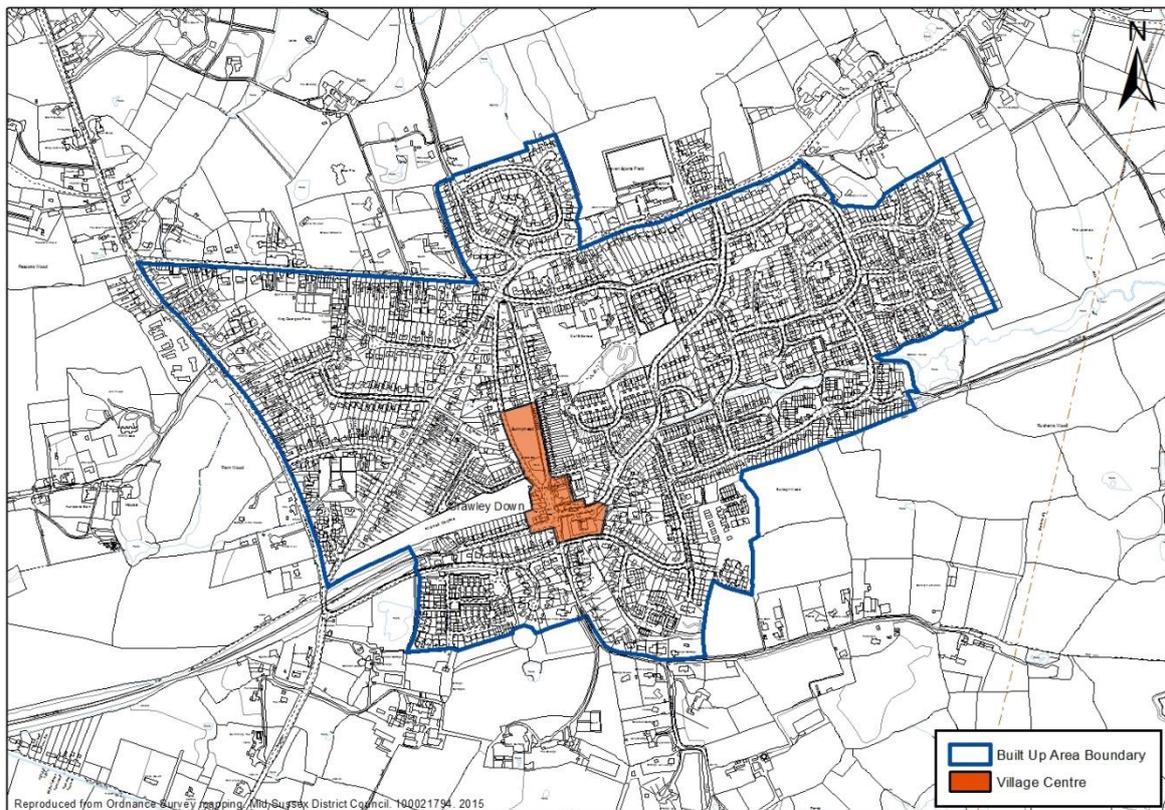


Figure 7. The village centre showing the built-up area boundary (BUAB)

### ***Policy CDNP04 : Building Extensions and Infill Housing***

- 79 This policy is divided into four elements namely:
- 5.1 A general policy on building extensions with a focus on scale/mass/amenity.
  - 5.2 A general policy on infill housing (with a focus on plot size/circulation)

- 5.3 A general policy seeking to resist the loss of existing off street car parking.
- 5.4 A policy seeking to resist proposals to increase significantly the size of existing single level/easy access dwellings

### ***Policy CDNP04.1 Building Extensions.***

*Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:*

- a) The scale, height, and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- b) The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) Suitable access and on- site parking is provided without detriment to neighbouring properties.*
- d) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) Materials are compatible with materials of existing/surrounding buildings.*

### ***Policy CDNP04.2 Infill Housing.***

*Infill housing will be permitted provided it is in accordance with the Neighbourhood Plan and meet the following criteria:*

- a) The spacing between buildings reflects the character of the street scene.*
- b) The plot size is appropriate to the scale of the building.*
- c) Gaps which provide views out of the village to surrounding countryside are maintained and materials are compatible with materials of existing/surrounding buildings*
- d) The traditional boundary treatment of an area is retained and where feasible reinforced.*
- e) Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- f) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- g) The scale, height, and form of the development should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*

### ***Policy CDNP04.3 Loss of existing car parking.***

*Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) developments within the defined village boundary which propose to remove recognised off-road parking spaces on a site will only be permitted where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site.*

*In cases where planning permission is necessary for alterations and extensions to properties support will not be given for the conversion of garage space to habitable rooms/residential use unless there is adequate space to park cars off street in line with the parking standards in appendix 1.*

- 79 The objective of the above policy is to ensure that there is adequate parking provided and retained in the neighbourhood area. A high level of car ownership has led to parking congestion in some locations resulting in highway access and safety concerns.

### ***Policy CDNP04.4 Accessible/single level housing.***

*Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the Neighbourhood Plan will resist proposals to significantly increase the gross internal floor space of existing single level, easy access dwellings that will result in the loss of local homes especially suited to occupation by older people.*

*These properties will be defined by being within the Village Boundary with a gross internal floor space not greater than 100 m<sup>2</sup>. These properties will be limited to total single storey extensions not exceeding 20% of the existing gross internal floor space other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.*

- 80 This group of policies recognises the contribution that sustainable new development can make to its immediate locality. They address the local concerns set out in paragraphs 43 and 45 above and objectives a., g. and h. in Section 8. Together they complement Policies DP23, DP24, and DP26 of the draft District Plan; placing the emphasis on the local needs identified by the public consultations during the development of this Plan.
- 81 The third element specifically addresses the relatively high level of car ownership level in the village, excessive on-street parking and above average vehicle movements to and from places of work. These problems are in part the result of a lack of affordable housing, which means that young car owning people are not in a financial position to leave home. Car parking is a problem throughout the village and has reached the point in some locations where at certain times of the day access for emergency services, trades and delivery services is difficult and public

transport can be disrupted. This policy aims to minimise further inappropriate parking due to development of existing dwellings.

- 82 The fourth element seeks to retain within the village an existing relatively small supply of single level easy access dwellings which can support the findings of the Housing Study as properties which older villagers can downsize to. The number for existing gross internal floor space uses that specified in the existing Local Plan for small dwellings outside the village boundary. The extension allowance of 20% will allow a reasonable but not disproportionately large development potential.

## 9.2 Policies Promoting the Design and Delivery of High Quality Homes

- 83 There are two policies in this group.

- CDNP05 : Control of New Developments
- CDNP06 : Sustainable Drainage Systems

Specific measures in relation to sustainable design are covered through the NPPF and part L and part M of the Building Regulations and are not repeated in this Plan

### ***Policy CDNP05 : Control of New Developments***

*Subject to the other policies of this Neighbourhood Plan; Within the Crawley Down Neighbourhood Plan Area, planning permission will be granted for residential development subject to the following criteria:*

- The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene and where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- Individual developments will not comprise more than 30 dwellings in total, with a maximum density of 25 per Ha and spacing between buildings to reflect the character of the area<sup>11</sup>.*
- Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- The individual plot sizes are proportionate to the scale of the dwelling.*
- Open green spaces are provided in accordance with the Local Plan standard provisions. Where practical open spaces should provide linkage/connection to elements of the local footpath network.*
- Construction materials are compatible with the materials of the general area and are locally sourced where practical.*

<sup>11</sup> The numbers set levels to;

- ameliorate the impact of development on any single part of the village, control rate of growth and consequent impacts on community and infrastructure.*
- to provide adequate open space and separation between dwellings.*
- to provide adequate on site space to meet the parking provisions of item r)*
- 25/Ha based on existing density of 23.64/Ha when principle non estate roads, civic/commercial areas and existing open spaces are excluded.*
- reflect the desire for smaller developments whilst recognising that sites must be viable for developers*

- g) The traditional boundary treatment of the area is provided and where feasible reinforced.*
- h) Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- i) The development is arranged such that it integrates with the village.*
- j) Housing need is justified.*
- k) The development does not impact unacceptably on the local highway network.*
- l) Issues raised in the local housing supply document site assessment are satisfactorily addressed.*
- m) Has a range of dwelling sizes and in particular provides dwellings that are suited to the needs of both young families and older residents.*
- n) Includes affordable homes as required by District policy.*
- o) Proposals for new housing developments must meet the standards set out in Appendix 1*
- p) Developments of 6<sup>12</sup> or more dwellings should provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:*

<i>Market Housing</i>	<i>At least 75% 2-3 bedroom houses and up to 25% other sizes</i>
<i>Affordable Housing</i>	<i>At least 80% 2-3 bedroom houses and Up to 20% other sizes<sup>13</sup></i>

84 This policy addresses the local concerns set out in paragraphs 43 through 45 above, and objectives g., h., i. and j. in Section 8. The policy complements a number of policies<sup>14</sup> in the draft District Plan, placing the emphasis on the local needs identified by the public consultations during the development of this Plan.

<sup>12</sup> The number 6 reflect the MSDC designation of "smaller sites" while enabling a useable split using the housing mix requirements

<sup>13</sup> The numbers are based on the need to meet the findings of the village housing study which clearly identified the above mix to meet the needs of those entering the housing market and those wishing to down size and release larger houses to the market .

<sup>14</sup> Policies DP24, DP25, DP27, DP28 and DP29

## ***Policy CDNP06 : Sustainable Drainage Systems***

*Development proposals will be expected to<sup>15</sup> demonstrate that they include sustainable drainage systems designed to manage the risk of surface water flooding within their boundaries, and that they will not increase flood risk elsewhere in the Parish. Examples of sustainable drainage systems include permeable driveways and parking areas, water harvesting and storage features (rain/grey), green roofs and soakaways. The preferred hierarchy of managing surface water drainage from any development is:*

- 1) infiltration measures;*
- 2) attenuation and discharge to watercourses;*
- 3) discharge to surface water only sewers.*

*Such measures should protect the amenity and security of other properties and should not adversely affect the water table and associated aquifers or ancient woodland. Arrangements for the maintenance of drainage systems shall be required as a condition of planning permissions and these arrangements shall include details of who will manage and fund the maintenance for the lifetime of the development.”*

85 This policy addresses the local concerns set out in paragraphs 39 and 43 above, and objective g. in Section 8. It complements Policy DP41 in the draft District Plan, placing the emphasis on the local needs identified by the public consultations during the development of this Plan.

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<sup>15</sup> *Storage lagoons and similar, discharging to surface water receptors, would not satisfy drainage requirements in the vicinity of ancient woodland.*

*Systems discharging to existing surface water receptors would require silt settling facilities prior to discharge.*

*Funding for the ongoing maintenance of such systems will be required as part of planning consent and will normally be arranged as part of any Section 106/CIL agreement.*

*The Neighbourhood Development Plan would also recommend that the performance of such drainage systems be monitored for a minimum period of say 2 years ( 2 complete season changes) from practical completion of the development, to ensure adequate performance and to require rectification if performance is found to be inadequate.*

## 9.3 Policy Promoting a Prosperous Rural Economy

### ***Policy CDNP07: Retention of Existing Employment Sites and the Use of Vernacular Buildings.***

***Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification).***

#### ***Part 1***

*Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:*

- a. it can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable; or*
- b. the alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability*

#### ***Part 2***

*New business development on land already in commercial use will be supported subject to the following criteria:*

- d. the scale and nature of the proposals would not have significant harmful impact on the amenities of adjoining activities; and*
- e. the scale of the proposal is proportionate to the existing size of the building; and*
- f. the scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities; and*
- g. the proposal would not have unacceptable impact on the local road network.*

#### ***Part 3***

*Proposals for the use of vernacular buildings for employment use will be permitted subject to the following criteria:*

- h. the building makes a positive contribution to the character and appearance of the area; and*
- i. the building is of permanent and substantial construction and is capable of being converted to an employment use without disproportionate rebuilding or enlargement; and*
- j. The scale and type of employment use is suitable for the building and its location; and*
- k. the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and*
- l. the scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities; and*
- m. the proposal would not have unacceptable impacts on the local road network*  
*Proposals for the use of non-vernacular or modern agricultural buildings for employment use will not be permitted*
- n. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*

86 This policy addresses the local concerns set out in paragraph 51 above, and objectives k. and l. in Section 8. It complements Policy DP11 in the draft District Plan, placing the emphasis on the local needs identified by the public consultations during the development of this Plan.

## 9.4 Policies Promoting the Natural Environment

87 There are two policies in this group:

- CDNP08 : Prevention of Coalescence
- CDNP09 : Protect and Enhance Biodiversity

### ***Policy CDNP08 : Prevention of Coalescence***

*Development outside the village boundary will only be permitted if it can be demonstrated that:*

- It does not detract significantly from the openness and character of the landscape.*
- It does not contribute to 'ribbon development' along the roads or paths linking the village to neighbouring settlements of Cophthorne, Felbridge, Turners Hill and Crawley.*
- It does not significantly reduce the gaps between the village and neighbouring settlements of Cophthorne, Felbridge, Turners Hill and Crawley.*

88 This policy addresses the local concerns set out in paragraphs 52 and 55 above, and objectives a. and m. in Section 8. It complements Policy DP11 in the draft District Plan, placing the emphasis on the local needs as identified by the public consultations during the development of this Plan.

### ***Policy CDNP09 : Protect and Enhance Biodiversity***

*Proposals for new residential, employment and retail development will be expected to protect and enhance biodiversity and wildlife. In particular planning applications for these proposals will be assessed against the following criteria:*

- The safeguarding or protection of designated sites, protected species, ancient or species rich hedgerows, shaws, grasslands and woodlands;*
- The provision of appropriate buffer zones around designated sites or features and/or the implementation of appropriate mitigation features.*
- The safeguarding and preservation of ecological networks*
- The protection of trees of arboricultural or amenity value*
- The appropriate planting of new native trees and hedges*
- f.*

89 This policy addresses the local concerns set out in paragraphs 52 to 55 above, and objectives n., p. and q. in Section 8. It complements Policy DP37 in the draft District Plan, placing the

emphasis on the local needs as identified by the public consultations during the development of this Plan.

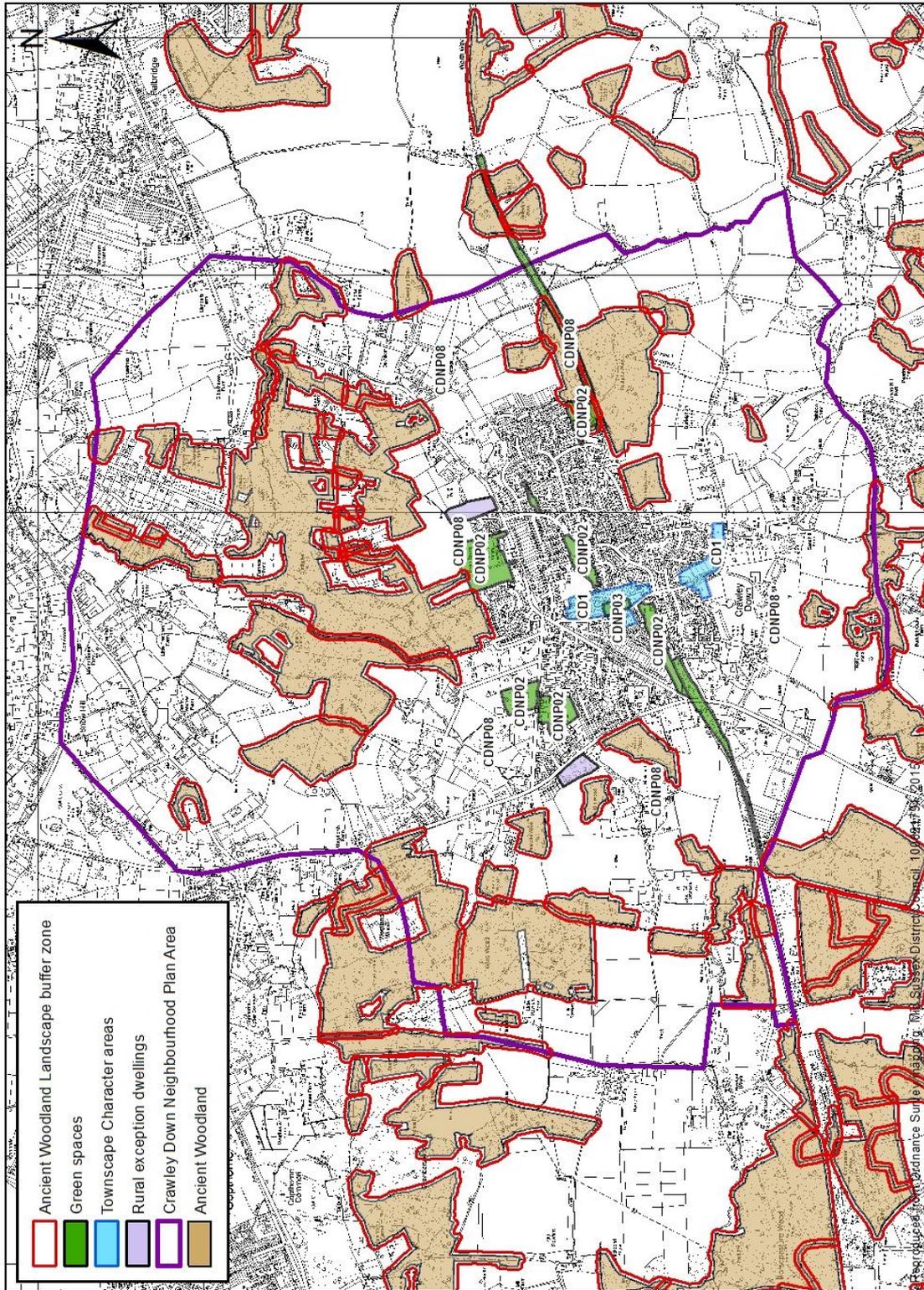


Figure 8. Policies map

## 9.5 Policy Promoting Sustainable Transport

### ***Policy CDNP10 : Promoting Sustainable Transport***

*Development that does not conflict with other Policies will be permitted provided that it promotes sustainable transport within the Neighbourhood Area by:*

- a) Providing safely located vehicular and pedestrian access with adequate visibility.*
- b) Demonstrating that adequate sustainable transport links to the principal village facilities including the village centre, the primary school, Health Centre and recreation open space already exist or will be provided.*
- c) Identifying and undertaking appropriate measures, such as highway improvements, to address any transport infrastructure inadequacies.*
- d) Where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards local transport schemes.*
- e) Development proposals for new developments should include secure cycle storage and ideally storage for children's buggies and mobility scooters where appropriate.*
- f) Development proposals would maintain or enhance the existing public footpaths, rights of way, bridle paths and twittens.*
- g) A full transport assessment is provided using current data and identified issues addressed developments of more than 50houses.*

90 This policy addresses the local concerns set out in paragraphs 57, 58 and 60 above, and objectives o., s., t. and u. in Section 8. It complements Policy DP19 in the draft District Plan, placing the emphasis on the local needs as identified by the public consultations during the development of this Plan.

## 9.6 Special Policy to reflect the proximity of Ashdown Forest

### ***Policy CDNP11 : Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)***

***In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new residential development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.***

***Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:***

***1) The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and***

***2) A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.***

***Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation. Such proposals for development will be dealt with on a case-by-case basis.***

***Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the District Council as the competent authority following advice from Natural England.***

- 91 The “Neighbourhood Planning (General) Regulations 2012” require a submitted neighbourhood plan to include a statement explaining how the proposed neighbourhood development plan meets the basic conditions set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. One of these basic conditions is that the neighbourhood plan must be compatible with EU obligations and needs to demonstrate that it is not likely to have a significant effect on a European site.
- 92 Further, the Conservation of Habitats and Species Regulations 2010 (the ‘Habitats Regulations’) requires that any proposed plan that may affect a European site (Special Area of Conservation or Special Protection Area) must first undergo an assessment to look at its potential impacts applying the precautionary principle.
- 93 Ashdown Forest, which is located adjacent to the north-eastern boundary of Mid Sussex within Wealden District, is one such site. It is classified as a Special Area of Conservation (SAC) due to the important heathland habitats present and a Special Protection Area (SPA) due to the presence of breeding Nightjars and Dartford warbler. It is a site of European Nature Conservation Importance comprising heathland and woodland habitats of around 3,000Ha.

- 94 Following consultation with Natural England, MSDC has undertaken a Habitats Regulations Assessment (HRA) to test whether the draft Mid Sussex District Plan, in combination with other plans and projects, is likely to have an adverse impact on the integrity of Ashdown Forest. The HRA report on the draft District Plan identifies that proposed new housing close to Ashdown Forest is likely to increase the number of visitors to the Forest. Such visitors could increase disturbance to rare, ground-nesting bird populations (in particular the Dartford Warbler and Woodlark).
- 95 The 'Ashdown Forest Visitor Survey Data Analysis' published in September 2010 found that most visitors to the Forest live within 7kms of its boundaries (straight line distance). The HRA therefore identified a 7km 'zone of significant effect' within which new housing developments must counter its effect by putting in place measures which reduce visitor pressure.
- 96 The Crawley Down Neighbourhood Plan area includes land within the 7km Zone of Influence, and therefore new residential development in that area must have due regard to the Habitats Regulations. The proposed approach set out in the draft District Plan includes providing Suitable Alternative Natural Greenspace sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself.
- 97 SANGs are sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas. A SANG can either be provided locally or developer contributions provided towards a strategic SANG site located elsewhere in the 7km Zone.
- 98 The criteria for a site to be suitable as a SANG site is set out on the MSDC website. The District Council is responsible for deciding how developer contributions towards the provision of SANGs and SAMMs will be calculated and delivered.

## **10. Neighbourhood Plan Proposals**

- 99 This section sets out a number of proposals for activities intended to meet the objectives of this plan and deliver the vision in Section 7 above. The location of these activities is shown in Figure 9. It is expected that these proposals will be taken forward as part of the annual business plans of Worth Parish Council.
- 100 It is expected that these proposals will be funded by the developments undertaken in the Parish and all S106/CIL monies derived from such development should be allocated within the Parish.

## ***Proposal 01 : Protection for Assets of Community Value***

The Parish Council proposes the following buildings and land are assessed by Mid Sussex District Council for designation as Assets of Community Value (ACV) as a result of their acknowledged importance to the life and enjoyment of the community:

1. Scout Hut
2. Burleigh Wood (when open to the public)
3. Haven Centre
4. Village Hall
5. Glebe Centre
6. Post Office

This list to be annually reviewed by the Parish Council.

- 101 This proposal addresses objectives b. and c. in Section 8.
- 102 WPC will submit applications when appropriate to Mid Sussex District Council to consider for designation a number of prospective Assets of Community Value, in line with the Community Right to Bid provisions of the Localism Act 2011. The Parish Council is a qualifying body to make such a proposal to the District Council.
- 103 The assets listed in the proposal are all considered to meet the definition of the Act, i.e. that “a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values.” All the assets listed are considered to meet this criteria and it is expected that others will be identified when reviewed by WPC.
- 104 Any development proposals which potentially adversely affect the value of an ACV will be resisted, unless clear evidence is provided that the development is essential to viability of the asset.

## ***Proposal 02 : Traffic Management and Sustainable Transport***

The Parish Council will promote proposals for improvements, including:

- a) To manage traffic speeds on the B2028 Turners Hill Rd;
- b) To manage traffic speeds within the village, including, but not limited to, Burleigh Way, Sandy Lane, Vicarage Road/Hophurst Lane, Hazel Way, and Grange Road.
- c) To improve the junction at Sandy Lane and B2028 Turners Hill Rd
- d) To improve the junction at Grange Rd and B2028 Turners Hill Rd
- e) To improve the junction at Vicarage Rd and B2028 Turners Hill Rd
- f) To improve and expand public, private and voluntary transport services to Crawley, Gatwick, East Grinstead, out of town shopping centres, local hospitals and other medical centres.
- g) To protect and improve car parking at the village centre

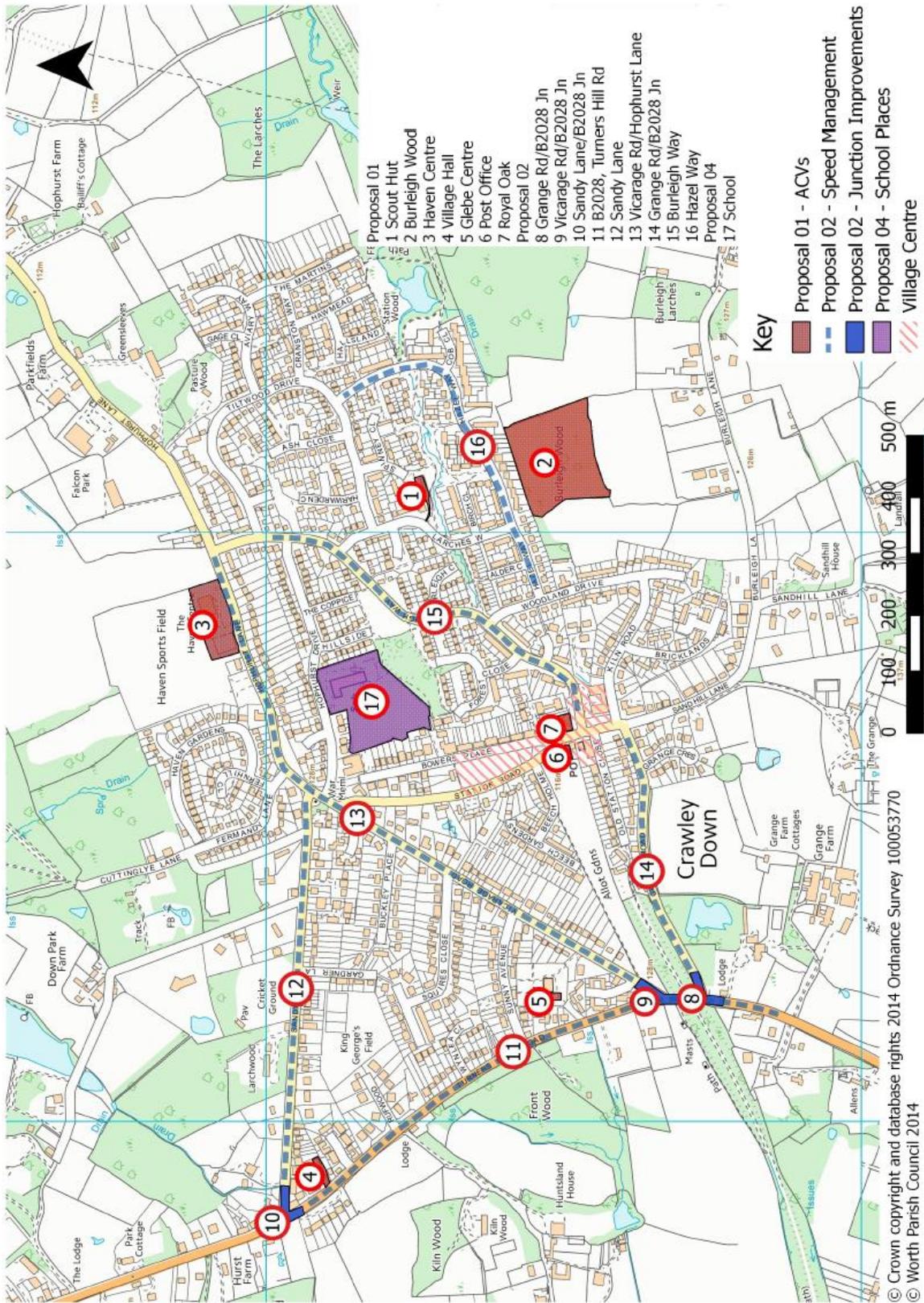


Figure 9. Proposals map

- 104 An efficient transport infrastructure and services plays an important role in facilitating sustainable development and also in contributing to wider health objectives. For that reason, local transport arrangements need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.
- 105 The Ward and Parish have limited scope for local employment. People in the area rely more on private transport and, in general, spend more on transport than their urban counterparts.
- 106 For the most part, managing transport infrastructure and services falls outside of the land use planning system. However, the CDNP and the development plan together can ensure the Travel Plans, Transport Assessments and Statements that accompany future planning applications provide a way of assessing and mitigating the negative transport impacts of development in order to promote sustainable development. This CDNP proposal can also encourage investment by the local highways authority and by future developers in its specific proposals.

### ***Proposal 03 : Enhancement of Green Infrastructure***

The Parish Council proposes the implementation over the plan period of a green infrastructure strategy that will deliver a combination of new and improved assets as follows, to be secured through the development and improvement of land and support to village organisations:

- a) Additional varied sports facilities
- b) Natural open spaces
- c) Informal recreational areas
- d) Street tree planting
- e) Sites of interest for nature conservation
- f) Further Allotments or community gardens
- g) Additional Play areas
- h) The management of all new assets will be integrated with those currently existing in the ownership of the Parish Council. The use of site-specific management arrangements will be discouraged.

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### ***Proposal 04 : Primary Education for Village Children***

This proposal provides support in principle for any potential re-organisation of primary school provision in the Crawley Down village to benefit local families and to anticipate the increasing demand as a result of existing capacity issues and any future the housing growth.

Parents have always been at risk of school place allocations out of the village and some distance away at times of oversubscription. Worth Parish Council considers it the right of any village child to a place in the village school should they wish to avail themselves of it.

The school is seen as a fundamental social centre which reinforces sense of community. Weakening that influence by dispersing children over a much wider area can easily lead to a loss of identity and increase in anti-social behaviour.

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## ***Proposal 05 : Affordable Housing for Local Needs***

This proposal recognises the need to identify and work with partners to deliver affordable housing for local needs as identified in the 2014 Housing Survey.

### **11. Summary**

- 111 This is the Neighbourhood Plan for the village of Crawley Down and the surrounding countryside. The Plan is based on substantial consultation with the local population to identify and develop solutions for key local issues. It covers the period 2014 to 2031 and sets out a clear vision for the future of Crawley Down together with the policies and projects to realise this vision.
- 112 This Plan sets out 14 policies and 5 proposals which, together with the policies of the NPPF and the Local Plan, will deliver sustainable development over the plan period.

## Index of Evidence

The following documents have provided the evidence base used to formulate this plan. They are all available at [www.crawleydownplan.org.uk](http://www.crawleydownplan.org.uk)

Landscape Character Area 7, High Weald Plateau; Mid Sussex District Council 2005

Landscape buffer strips for the protection of trees, woods and other wildlife habitats, Sussex Wildlife Trust, October 2005.

A revision of the Ancient Woodland Inventory for Mid Sussex District, West Sussex; Weald Ancient Woodland Survey, High Weald ANOB Unit, 2007

Manual for Streets, Department of Transport 2007

Ancient Tree Guides No.3: Trees and development. Woodland Trust 2007

Impacts of nearby development on the ecology of ancient woodland, Corney, P.M., Smithers, R.J., Kirby, J.S., Peterken, G.F., Le Duc, M.G.& Marris, R.H. October 2008

LTN1/04 - Policy, Planning and Design for Walking and Cycling, Department for Transport

Housing Needs Survey; Worth Parish Mid Sussex District 2009; Action in Rural Sussex

WoodWatch: Working with the NPPF, Woodland Trust June 2012

Impacts of nearby development on ancient woodland – addendum, Woodland Trust December 2012

Desktop Biodiversity Report; Land at Crawley Down, Sussex Biodiversity Record Centre ESD/13/134 dated 7 March 2013

Private Survey of Public Attitudes towards the Proposed Development of Land at Turners Hill Road; March 2013

Crawley Down Neighbourhood Plan Public Meeting; 20<sup>th</sup> April 2013

Mid Sussex, Neighbourhood Plans Strategic Environmental Assessment, Screening Report, June 2013

Crawley Down Neighbourhood Plan Questionnaire, Full Results; July 2013

Results of the under 16 Survey; July 2013

Rural Community Profile for Worth (Parish), Action with Communities in Rural England (ACRE) Rural Evidence Project; ACRE, OCSI, AiRS; July 2013

Desktop Biodiversity Report; Land at Crawley Down, Sussex Biodiversity Record Centre ESD/14/73 dated 11 February 2014

Crawley Down Neighbourhood Plan, State of the Village Report; February 2014

Crawley Down Neighbourhood Plan Stakeholders Workshop; 14<sup>th</sup> March 2014

Report of the 2014 Crawley Down Neighbourhood Plan Housing Survey; 9<sup>th</sup> April 2014

Standing Advice for Ancient Woodland and Veteran Trees, Forestry Commission, 7<sup>th</sup> April 2014

Crawley Down Neighbourhood Plan Public Meeting; 19<sup>th</sup> April 2014

Crawley Down Neighbourhood Plan, Scoping Report for Sustainability Appraisal; 8<sup>th</sup> May 2014

Crawley Down Neighbourhood Plan Housing Land Availability Assessment (CDLAA); June 2014

Population, Housing and other Statistics from the 2011 Census for Crawley Down Ward, Worth Parish and Mid-Sussex District on [www.nomisweb.co.uk/census2011](http://www.nomisweb.co.uk/census2011)

## Statement of Community Involvement

The Neighbourhood Plan is based on substantial consultation with the local population to identify and develop solutions for key local issues. It covers the period 2014 to 2031 and sets out a clear vision for the future of Crawley Down together with the policies and proposals to realise this vision.

### ***Background and initial publicity***

Application for designation was sought by Worth Parish Council in April 2012. MSDC granted permission in July 2012. Although Worth Parish encompasses the villages of Copthorne and Crawley Down, separate designations were sought for each village because of the separate identities and character of the two villages and the differing issues to be addressed. The designations areas were based on associated Parish Wards.

In the Winter Newsletter (published in February 2012<sup>16</sup>), Worth Parish Council had previously

- Highlighted the impact of the Localism Act in the “Letter from the Chairman”,
- Explained the concept of Neighbourhood Plans,
- Gave notification of Application for Designation, and,
- Sought initial resident feedback via a short survey

February 2012 marked a significant change in the way in which Worth Parish Council published and distributed newsletters. Prior to this date, distribution was based on the use of discrete collection points. From February onwards, the quarterly Newsletter was incorporated in the appropriate Church Magazines for each village. As such, they are distributed to every house in both villages: thereby ensuring that Worth Parish Council are able to keep everyone informed of plans and actions to improve the wellbeing of Parish Communities. The All Saints Parish Church newsletter for Crawley Down maintains a nominal quarterly print run of 2300 copies and its own volunteer distribution network.

### ***Formation and Evolution of the Steering Group***

In summer 2012, direct contacts were made with local community groups/organisations and invitations extended for representatives and interested residents to attend an initial meeting. This was held on 25<sup>th</sup> October 2012 at the Haven Centre.

The Chairman of Worth Parish Council, supported by fellow councillors, explained the background, the results of the first survey, the process, the benefits and initial work required, then sought volunteers to take the plan forward.

The initial group included parish and district councillors, a surveyor, a construction consultant, an engineer, scout and guide representatives, representatives from a conservation group, local businessmen (heating & plumbing, website design), retired company director, a member of the local school PTA, chairman of the residents association and a local vicar with a background in town planning. This later grew to include a town planner and a practising GP. As might be expected the composition of the group did vary according to the stage of the plan and immediate work in hand and those with special interests/experience were invited to participate in appropriate Working Groups.

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<sup>16</sup> <http://www.crawleydownvillage.co.uk/cvm/archive/c&v2012feb.pdf>

Following implementation of the Worth Parish Council governance review in November 2013, an overarching Neighbourhood Plan Committee was formed with the two independent village steering groups reporting to it as formal sub-committees. Each sub-committee elected representatives to sit on the main committee. Membership of the sub-committees is by proposal and endorsement by the main committee. Full terms of reference were published and are available on the Worth Parish Council website<sup>17</sup>.

Throughout the preparation of the Neighbourhood Plan the individuals involved have attended training sessions and other meetings organised by MSDC in order to ensure that the Plan represents best practice in this evolving area of Local Government, and reflects the emerging District Plan.

In addition to working in close consultation with MSDC and the team preparing the Copthorne Neighbourhood Plan, the Crawley Down sub-committee has held regular meetings to discuss overarching issues with the adjoining or nearby Parish Councils of Turners Hill, Ashurst Wood, West Hoathly, Balcombe, and Ardingly and also with East Grinstead Town Council.

## ***Communication***

### **Open Meetings**

There have been a number of public open meetings, commencing with a Q&A session in the Haven Centre on Saturday 19<sup>th</sup> January 2013 followed by open days on 20<sup>th</sup> April 2013 and 19<sup>th</sup> April 2014 the latter was preceded by a landowners presentation (15<sup>th</sup> April 2014) following the December 2013 formal call for sites. Over 80 attended the initial meeting of the 19<sup>th</sup> January 2013

Open days were publicised using flyers delivered to every home in the village, Worth Parish Council and village noticeboards and, once available, the plan website.

Formal meetings of the Crawley Down Neighbourhood Plan sub-committee and Worth Parish Council Neighbourhood Plan Committee are also generally open to the public. Although these fall under Standing Orders which tend to preclude or limit public interaction, they allow time for public speaking so still form a useful communication function and feedback mechanism. All minutes from sub committee meetings are published on the website.

### **Website**

The Plan website came online at the beginning of April 2013. The Home page currently lists all significant updates since first coming online. It has been used as:

- A source of general information on Neighbourhood Planning,
- Online submission of survey input
- Publicity for Neighbourhood Plan events and surveys,
- Update on plan progress
- General planning news appropriate to the process
- A source of Neighbourhood Plan documentation
- A means of providing feedback directly to the Steering Group
- A means of requesting feedback and comment on documentation as it evolves. For instance the initial Sustainability Scoping Report was published for comment on the website as it went online.

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<sup>17</sup> [http://worthparishcouncil.co.uk/uploads/standard/2013\\_Neigh\\_pla\\_ToR\\_Published.pdf](http://worthparishcouncil.co.uk/uploads/standard/2013_Neigh_pla_ToR_Published.pdf)

The website also hosts a significant proportion of the plan evidence base plus links to MSDC documents and other relevant web based information.

### **Information & Publicity**

A wide variety of publicity and information mechanisms have been used. These include

- Village forum<sup>18</sup>, where there is a dedicated section on the Neighbourhood Plan
- Plan website, as above
- Council Newsletter - quarterly since February 2012 and distributed to all homes in Crawley Down via the Church newsletter
- Saturday 23 March 2013 - members of the NP Steering group in the snow, sleet and hail outside the village shops handing out NP flyers to anyone else out in that weather. Despite that, over 100 flyers distributed. Useful feedback obtained
- Plan website constituted in April 2013
- 14 April 2013 local businesses emailed re 20th April meeting
- Briefing of Crawley Down Residents Association (CDRA) committee. Notice in CDRA newsletter
- An article in the Church & Village newsletter
- Flyers distributed to every house for targeted events,
- Ensuring that posters, information and survey/feedback forms (if appropriate) were available at the Haven Centre prior to and during significant events such as the village poll, parish council elections, Christmas pantomime, Table top sales etc.
- Posters in the village Pub, Butchers and Pharmacy and in Hurst Farm shop.
- Leaflets distributed to Scouts, Monday Club and Donkey Field pre-school
- Year groups 3, 4 and 5 of the local C o f E school sent home with drawing competition entry forms and adult survey forms in their book bags. Survey advertised in the school newsletter
- Flyers distributed at the 2013 Donkey Field pre-school fayre
- Childrens drawing competition re-advertised in Jun/July 2013 Church & Village. Entries, judged by local foot artist. Prizes announced and awarded at village fayre. Associated publicity in local press.
- Advertisements in the local newspaper.
- Inserts in RH10 – a free publication distributed to village residences.
- Open Day 19<sup>th</sup> April 2014 – advertisement in the local press plus local posters. The event included a childrens Easter Egg competition and childrens drawing table in order to attract young parents.
- Copy of the Plan executive summary on the village noticeboard outside the shops.
- Banners in the village centre.
- A stall at the 2014 Village Fayre with copies of the plan, executive summary and other supporting documents available. Representatives roaming the fayre answering questions and handing out executive summaries.

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<sup>18</sup> <http://forum.crawleydownvillage.co.uk/>

- Plan executive summary posted on the village centre noticeboard and in the bus shelter, with copies available at the Haven Centre and Parish Offices and downloadable from the website.
- Representatives outside the village shops on the morning of 4<sup>th</sup> October 2014, distributing comment forms, executive summaries and answering questions. The exercise was continued later that week when copies were distributed to parents outside the village school (50 executive summaries and 10 full copies) and to villagers using the village pub. In total well over 100 executive summaries were distributed directly handed out in this week alone, with copies on display and available at the Haven Centre and Parish Offices.

### **Call for sites**

A call for sites was issued in December 2013. This was advertised in the local press, on the plan website, on Worth Parish Council website and Noticeboards. MSDC Planning Dept was also informed.

Those landowners who responded were invited to present their proposals to a public meeting (15<sup>th</sup> April 2014). In inviting presentations, landowners and their agents were directed towards the Sustainability Scoping Report, Housing and general surveys available on the plan website.

### ***Sustainability Scoping Report and SEA***

First published in Draft form for internal review in February 2013, followed by publication for comment on the plan website in April 2013 when it “went live”. The first draft was submitted to MSDC for comment and was generally well received. Work proceeded on the Scoping Report alongside the development of the SEA which was necessarily an iterative process.

At the time of the initial release, 2011 Census results had not been released at Ward and village level. A major update was performed in April 2014 when an appropriate breakdown was available. The website was updated accordingly.

The call for sites exercise did not produce any offers which satisfied the broad neighbourhood requirements for housing mix etc, so a policy driven plan was investigated. In theory, unless sites are allocated for housing and SEA should not be required. However, following the Slaugham examination MSDC mandated an SEA for all Neighbourhood Plans on the precautionary principle (June 2013).

### ***Surveys & Consultation***

These included unofficial surveys – for example talking to parents queuing to see Santa Claus at the December 2012 Crawley Down Christmas event, feedback from open days and the business event, discussions at the 2014 village fayre etc. All group members were encouraged to provide feedback from their conversations on the subject

A formal survey was held between April 20<sup>th</sup> - July 9<sup>th</sup> 2013, using a mixture of online and hard copy returns. Online input could be given via the Plan website<sup>19</sup>, using downloadable forms or directly via Survey Monkey. Ready printed forms were available from the Parish Office, the Haven Centre and selected village shops. The Parish Office, Haven Centre and village newsagents acted as collection points for hard copy forms. The full results are published on the plan website.

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<sup>19</sup> [www.crawleydownplan.org.uk](http://www.crawleydownplan.org.uk)

An Under-16s survey was held in a similar time frame.

6th June 2013 - Parish Poll, supporting the concept of the Neighbourhood Plan. 97% in favour and turnout greater than that at Parish Council Elections.

A full housing survey was held, with forms delivered to every house in Crawley Down Village and a significant number in the wider ward. This housing survey replaced and widened the earlier private housing survey undertaken in connection with the village poll on development.

As a result of the call for sites exercise and a stakeholder meeting, the housing survey was extended with a separate survey addressing non-Crawley Down resident employees of a major local employer, to gauge the desirability of Crawley down as a place to live and work.

A Draft Crawley Down Housing Supply document was produced in accordance with MSDC Methodology as refined by the emerging policies. This was released for comment on the website in October 2013. No adverse comments have been received and the document is due to be updated to include all the site information received. As a matter of course, MSDC Planning have been informed of new potential sites on an ongoing basis.

At the 19<sup>th</sup> April 2014 Open Day, visitors to the exhibition were invited to prioritise issues as well as ask questions and provide other feedback

A stakeholders meeting was held on the afternoon of Friday 14<sup>th</sup> March 2014, in which representatives of local businesses, community and conservation groups, utility companies, Worth Way (Ranger) were invited. The meeting was facilitated by AiRS and was organised in a number of mixed groups, which then discussed key topics in turn - each with a designated facilitator.

The Draft Plan underwent Statutory Consultation earlier in 2014 and pre-submission consultation in the period 6<sup>th</sup> September to 29<sup>th</sup> October. Comments have been collated and are in the process of being discussed and resolved. Both SEA and pre-submission plan have been modified as a result of comments and advice received.

## Glossary

ACV	<p>Asset of Community Value.</p> <p>Land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations can nominate an asset to be included on their local authority's register of ACVs.</p> <p>The owner of an ACV must inform the local authority if they wish to sell the asset. If a group wants to buy the asset, they can trigger a moratorium for six months, to give them a chance to raise the money to purchase the asset. There is an associated period of 6 weeks before the moratorium in which the Asset cannot be sold. This is to enable community groups to be formed.</p> <p>The owner does not have to sell to a community group, the ACV listing only improves the chances of community groups being able to purchase by proving more time to raise funds, it does not require the owner to sell at a discount</p>
AONB	Area of Outstanding Natural Beauty
Article 4 Direction	An Article 4 Direction is a special planning regulation adopted by a Local Planning Authority to provide additional powers of planning control in a particular location. It operates by removing "Permitted Development" rights over certain specified classes of minor alterations and extensions, such as porches, replacement of windows and doors and painting of the exterior of a building.
Brownfield	Previously developed land (See definitions)
BUAB	<p>Built-up Area Boundary. This is an important spatial planning tool. It defines a clear distinction between the urban area where certain forms of development are likely to be appropriate and the countryside, where protection and enhancement are of most importance.</p> <p>See Definitions.</p>
CDHLAA	Crawley Down Housing Land Availability Assessment
CDNDP	Crawley Down Neighbourhood Development Plan
CIL	<p>Community Infrastructure Levy (CIL) - a statutory charge on new development, used to help fund future infrastructure provision.</p> <p>The CIL will replace S106 Planning Obligations as the main source of developer-funded contributions towards infrastructure. MSDC anticipate CIL to be in place as of 1<sup>st</sup> April 2015.</p>
Countryside	See Definitions
DCLG	Department for Communities and Local Government.
Grampian	A "Grampian condition" is a planning condition attached to a decision notice.

Condition	<p>Grampian conditions postpone the implementation of otherwise permitted development until a certain measure has been taken, such as provision of a piece of infrastructure. They can be used even where land is not in the ownership of the applicant, providing they are worded negatively.</p> <p>However, such negatively worded conditions, do not necessarily address the viability or otherwise, unlike a positive condition requiring performance to secure the event.</p> <p>Consequently the CDNDP requires evidence other than an imposed Grampian condition to support availability, maintenance and funding of required infrastructure within a timescale appropriate to the development and with a rolling assessment and remediation period consistent with the general building terms.</p> <p>See Definitions</p>
Greenfield	Land which has not been previously developed.
Green infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
HRA	<p>Habitats Regulations Assessment</p> <p>This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.</p>
Independent Examination	An examination of a proposed Neighbourhood Plan, carried out by an independent person, set up to consider whether a Neighbourhood Plan meets the basic conditions required.
iSAMMS	Interim Strategic Access Management and Monitoring
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Referendum	A direct vote in which communities will be asked to either accept or reject the Neighbourhood Development Plan.
LPA	<p>Local Planning Authority</p> <p>A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom. All references to local planning authority apply to Mid Sussex District Council</p>
MSDC	Mid-Sussex District Council

NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework Published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied
NPPG	National Planning Policy Guidance
Open Space	All open space of public value, including not just land, but also areas of water (such as ponds, streams, rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and may also act as a visual amenity.
Permitted Development	Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 1995
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity.
Rural Exception site	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding
S106	Section 106 (S106) of the Town and Country Planning Act 1990.  As part of the planning process, the Council and owners of a property in relation to which planning permission has been applied for may enter into a legal agreement referred to as a "Section 106 Agreement" or "Planning Obligation". This agreement sets out the terms for the owners or developer to provide or fund the provision of infrastructure, services or other impact mitigation measures on or off the development site. The agreement might also include other provisions that the developer, owners or occupiers of the site will be bound to follow.  Payments secured under S.106 agreements are collected and administered separately to CIL payments
SA	Sustainability Appraisal  A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and was required for the Neighbourhood Plan. See also SEA.
SAC	Special Areas of Conservation (SAC) are areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
SAMM	Strategic Access Management and Monitoring
SANG	Sustainable Alternative Natural Greenspace

SEA	Strategic Environmental Assessment. A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Section 278 Agreements	Section 278 Agreements (Highways Act 1980): Where it has been agreed that there are some road improvement works that can be carried out to overcome the highway objections to a development, developers are often required or requested to enter into a Section 278 Agreement with the Highway Authority. Under such Agreements, the developer is often advised that the Council reserve the right to carry out the design of all such schemes, making a charge, based on a percentage of the cost of the works.
Section 38 Agreements	Section 38/Advanced Payments Code (Highways Act 1980): Councils may operate an Advanced Payments Code, whereby developers are required to deposit, with the Council, the full cost estimated to construct the access to the nearest public highway, to adoptable standards. This may not be required where developers enter into a Section 38 Agreement with the Council.
Shaw	A small group of trees; a thicket.
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979
Spatial planning	Spatial planning refers to the methods used by the public sector to influence the distribution of people and activities in spaces of various scales. Discrete professional disciplines which involve spatial planning include land use, urban, regional, transport and environmental planning.  See Definitions.
SuD	Sustainable Drainage Systems. SuDs can include some or all of following measures and techniques: <ul style="list-style-type: none"> <li>• measures to intercept and store rainwater;</li> <li>• soakaways;</li> <li>• swales designed to hold and gradually release water;</li> <li>• porous urban features that enable run-off to filter through to the ground below instead of running off elsewhere; and/or</li> <li>• basins and pond features designed to hold excess runoff so that it can be discharged in a controlled manner over time</li> </ul> <p>Under the Flood and Water Management Act 2010 the responsibility for both the approval of most proposed drainage systems and for their ultimate maintenance and management falls to the 'Lead Authority'. The approval of the Lead Authority will be subject compliance with national standards and needs to be obtained prior to construction.</p>

Sustainable Transport modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Use Class	The legally defined category into which the use of a building or land falls (see Use Classes Order).
Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.
Wildlife corridor	Contiguous areas of habitat connecting wildlife populations.
Windfall sites	Sites which have not been specifically identified as available in the Local Plan process.
WPC	Worth Parish Council
WSCC	West Sussex County Council

## Definitions

Affordable Housing	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Affordable housing does not include low cost market housing</p>
Available Availability	<p>Availability is the degree to which an item is in a specified operable and committable state. Items may include but not be limited to infrastructure, facilities, systems, subsystems or equipment.</p> <p>Something is said to be available when availability equates to 100%.</p>
Ancient (Aged) Tree	<p>An ancient tree is one that has all or most of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) Biological, aesthetic or cultural interest, because of its great age (the biological interest is largely derived from the development of a diverse range of habitats associated with dead and decaying wood, which is largely an age-dependent process);</li> <li>b) A growth stage that is described as ancient or post-mature;</li> <li>c) A chronological age that is old relative to others of the same species.</li> </ul> <p>A distinction is sometimes made between ‘ancient’ and ‘veteran’ trees. A tree can be a veteran without necessarily being very old, so if a tree has the physical characteristics of an ancient tree but is not ancient in years compared with others of the same species, it is classed as veteran but not ancient. The term ancient is applied specifically to trees that are ancient in years.</p> <p>Paragraph 118 of the NPPF states:</p> <p><i>“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.”</i></p>
Ancient Wood Pastures	<p>Wood-pastures, often with populations of veteran trees, are typically associated with parks, areas of present or former common, upland grazed woods, and Royal Forests, or may be part of a Registered Parks and Garden. Many have not been included on the Ancient Woodland Inventory because their low tree density meant that they did not register as woodland on the historical maps consulted. Where ancient wood-pastures are subsequently identified they should receive the same consideration as other forms of ancient woodland.</p> <p>Paragraph 118 of the NPPF states:</p> <p><i>“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and</i></p>

	<i>benefits of, the development in that location clearly outweigh the loss."</i>
Ancient Woodland	<p>Ancient woodland in England is defined as an area that has been wooded continuously since at least 1600 AD. 'Continuously wooded' in that definition does not require there to have been a continuous physical cover of trees and shrubs across the entirety of a site.</p> <p>Ancient woodland includes both ancient semi-natural woodland and plantations on ancient woodland sites.</p> <p>The NPPG states that <i>'Both Ancient Semi-Natural Woodland (ASNW) as well as Plantations on Ancient Woodland Sites (PAWS) are ancient woodland. Both types should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework.'</i></p> <p>Paragraph 118 of the NPPF states:</p> <p><i>"planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss."</i></p> <p>Natural England's Ancient Woodland Inventory is recognised as the primary source for information and has been used to map ancient woodlands and derive de-facto local gaps within the Crawley Down Neighbourhood Plan Area. However, the inventory is recognised as incomplete. Omitted areas may include Ancient Wood Pastures, small sites (&lt;0.25Ha), areas of scattered veteran trees and similar.</p>
Areas of Townscape Character	Areas which exhibit a distinct character and intrinsic qualities, often based on the historic built form or historic layout in cities, towns and villages.
Brownfield	<p>Brownfield land is another term for previously developed land, or land that contains or contained a permanent structure and associated infrastructure. Brownfield land occurs in rural and urban areas, but does not include agricultural or forestry land or buildings.</p> <p>The National Planning Policy Framework encourages local authorities to plan to reuse brownfield land before greenfield sites, as long as the brownfield site is not more environmentally valuable. See also greenfield.</p>
Buffer Zone	<p>A buffer zone is an area surrounding [a] property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the property, important views and other areas or attributes that are functionally important as a support to the property and its protection.</p> <p>The area constituting the buffer zone should be determined in each case through appropriate mechanisms.</p> <p>It would, for example, be unreasonable to locate development within a buffer zone. This should be established with regard to the aspect and topography of the site and to the ultimate size of retained trees and similar – such that retained</p>

	<p>trees would be allowed to grow and mature naturally without unreasonably dominating buildings or gardens either presently or in the future and should also take account of reasonable daylight requirements. The need to prune a tree merely to create sufficient space to construct or maintain light implies that development is too close to that tree.</p> <p>In the case of Ancient Woodland and veteran trees, due regard should be given to the recommendations and advice of the Sussex Wildlife Trust, Woodland Trust and Forestry Commission.</p>
Building of Merit	A building held on a Local Register of Buildings of Merit featuring buildings and structures of local townscape, architectural or historic importance.
Built-Up Area Boundary (BUAB)	<p>Crawley Down is a settlement with strong development pressures. As such, there is a clear need for a distinction between the built form of the main settlement where certain forms of development are likely to be appropriate and the countryside, where protection and enhancement are of most importance. The Built Up Area Boundary provides that distinction.</p> <p>It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it.</p> <p>Those areas included within the Built-up Area Boundary must be sustainable and conform to relevant local and national policy to ensure the most appropriate use of land.</p> <p>Outside the boundary only uses appropriate to a countryside location are acceptable.</p> <p>Development that is close to but physically separate from the built-up area should not be included within the built-up area boundary (including ribbon and fragmented development). This is to maintain a strongly defined boundary and to avoid areas of countryside from being unnecessarily included within the BUAB.</p> <p>The BUAB does not include</p> <ul style="list-style-type: none"> <li>• school playing fields, caravan and camping sites, recreation grounds and allotments, where these adjoin the rural area;</li> <li>• groups of isolated houses or other buildings where infilling would not be acceptable</li> <li>• land within the curtilage of dwelling houses which adjoin the rural area, where ‘back land’ development would not be acceptable.</li> <li>• Land outside a strongly definable boundary</li> <li>• Rural exception sites, which are outside the BUAB by definition.</li> </ul> <p>Notwithstanding the fact that the boundary provides a useful guide for decision making, planning permission within the boundaries will not be automatically granted, as all proposals must be sustainable, viable and have regard to all other planning policies including the Neighbourhood Plan and be justified by identified local needs such as housing or employment.</p> <p>A review of the boundary was undertaken by MSDC in 2008, using the following criteria:</p>

	<p>I. Relative landscape sensitivity to development – assessed as ‘Least Sensitive’ only</p> <p>II. Proximity to existing village services – assessed as either ‘Excellent’ or ‘Good’ in respect of transport accessibility</p> <p>III. Flood risk – Flood Zone 1 only</p> <p>IV. Natural and man-made boundaries</p> <p>Only where all of the above criteria can be met is there a potential justification for a re-alignment of the boundary. In this way, the policy accords with national planning and development plan policy aimed at promoting development in rural areas but minimising its impact on the countryside and the importance of maintaining the visual separation of Crawley Down from adjacent settlements.</p>
Change Of Use	A material change in the use of land or buildings that is of significance for planning purposes e.g. from Retail to Residential.
Country/ Countryside	The area outside the defined Built Up Area Boundary.
Evidence	<p>Evidence is defined as a positive proof of statement, comprising a body of facts or information supporting a statement or proposition. In planning terms this may include, but not be limited to feasibility studies, calculations, surveys, detailed plans, confirmation of associated budget and timescale.</p> <p>By definition a Grampian condition cannot be considered as evidence.</p>
Grampian Condition	<p>A “Grampian condition” is a planning condition attached to a decision notice. Grampian conditions postpone the implementation of otherwise permitted development until a certain measure has been taken, such as provision of a piece of infrastructure. They can be used even where land is not in the ownership of the applicant, providing they are worded negatively.</p> <p>However, such negatively worded conditions, do not necessarily address the viability or otherwise, unlike a positive condition requiring performance to secure the event.</p> <p>Consequently this plan requires evidence other than an imposed Grampian condition to support availability, maintenance and funding of required infrastructure within a timescale appropriate to the development and with a rolling assessment and remediation period consistent with the general building terms.</p>
Greenfield	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.
Heritage	All inherited resources which people value for reasons beyond mere utility
Heritage assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Individual	The place where a structure or group of structures was, is or is to be located

Development	consisting of no more than 30 dwellings, in order to ameliorate the impact of development on any particular part of the village, manage the rate of growth and impact upon the community and infrastructure.
Infill	Additional dwelling(s) within the built up area boundary, typically on brownfield sites or garden splits. Infill does not apply to development in the countryside.
Infrastructure	All the ancillary works and services which are necessary to support human activities, including, but not limited to roads, sewers, utilities (water, electricity, gas, communications), schools, surgeries, hospitals, public transport, retail facilities social/leisure/sporting activities and so on.
Justification	An argument with supporting evidence and analysis put forward to verify a statement or need.
Landscape Buffer Zones/Strip/Area	<p>Transitional areas between two distinct land uses to lessen the impact of one land use type on another. For example:</p> <ul style="list-style-type: none"> <li>• Trees, groups or woodlands which provide a definite screening or softening effect to the locality</li> <li>• An area between development and ancient woodland to provide protection to the woodland habitat and associated wildlife from that development.</li> </ul> <p>Root protection areas may be contained within a landscape buffer but do not in themselves provide the required functionality.</p> <p>By definition, development is not permissible in a buffer zone. Where possible these areas should be protected during development to ensure that a good soil structure is maintained and significantly improve young tree establishment.</p> <p>The compaction of material above tree roots not only damages the root structure itself but also seals the surface, significantly reducing the amount of water and oxygen reaching the root system. Permanent paths, lightly trafficked areas and driveways near trees are undesirable and should only be positioned there when absolutely necessary and when it can be demonstrated that all reasonable alternatives have been discounted.</p>
Listed Building	A Listed Building is one that has been placed on the Statutory List of Building of Special Architectural or Historical Interest.
Local	<p>Within or immediately adjacent to the designated Crawley Down Neighbourhood Development Plan area.</p> <p>The presumption in favour of sustainable development, set out in the NPPF, means that the default response to a proposal for development is 'yes' unless the adverse impacts would 'significantly and demonstrably outweigh the benefits'.</p> <p>The CDNDP supports this policy. However, the context in which the balance between adverse impacts and benefits needs to be defined. The CDNDP implicitly defines the context as local – i.e. confined to the CDNDP plan area or potentially adversely affecting a neighbouring Parish.</p>
Local Community	Community Infrastructure comprises the entire social, physical and green infrastructure needed to support the community and maintain it as a sustainable,

Infrastructure	<p>viable, thriving community. (See sustainable communities).</p> <p>As such it includes but is not limited to the following items:</p> <ul style="list-style-type: none"> <li>• Sewerage removal and treatment</li> <li>• Electricity and Gas supply</li> <li>• Potable water supply</li> <li>• School places</li> <li>• Healthcare and medical services</li> <li>• Fixed and mobile telecommunications links</li> <li>• Roads, bridleways, cyclepaths, footpaths and parking</li> <li>• Green spaces, allotments, and community gardens</li> <li>• Sports and recreation facilities</li> <li>• Retail Facilities</li> <li>• Road network</li> <li>• Employment</li> <li>• Additional local community facilities such as: <ul style="list-style-type: none"> <li>○ Retention of registered Assets of Community Value (ACVs)</li> <li>○ Traffic management and sustainable transport links with other communities</li> <li>○ Youth and other clubs</li> <li>○ Minor works such as noticeboards and signage</li> </ul> </li> </ul>
Mitigation	Measures taken to reduce adverse effects of a development.
Net Density	The number of dwellings per hectare when the calculation of the site area excludes features such as open spaces for the benefit of the wider community, significant landscape buffers and major access roads.
Need	<p>In housing terms, need is defined as equivalent to Classes A, B and a proportion of Class C of the Common Housing Register.</p> <p>Class D requirements where the applicants are already adequately housed and relocation would free up an existing dwelling does not constitute a “need” or consequent justification for additional housing. Likewise, those in Class C seeking to move to a larger or smaller dwelling or for employment purposes would free up existing dwellings and therefore not constitute a “need” for additional housing.</p>
Off Road Parking (Residential)	Parking for cars and light commercial vehicles contained entirely on private land or within the curtilage of a dwelling with access to the highway.
On Road Parking (Residential)	Parking permitted on the highway by the local Highway Authority and following the guidance of the Highway Code.
Parking Space	Parking spaces may be provided by garage, driveway, allocated bay etc. All new

	parking spaces should meet current WSCC space standards for garages or parking bays, as appropriate.
Policy	A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Remote	For the purposes of site assessment the generally quoted and accepted maximum walking time of 15 minutes from key village facilities is used as the basis for defining “remote”. An average walking speed of 0.9m/s is used <sup>20</sup> as being representative of the demographics of key facilities users (School, Health Centre, Shops) and the topology of Crawley Down.  This represents a maximum walking distance of 810m. Approximating actual walking distance to radial distance the factor of 0.71 is used – giving 575m as the limiting radial distance from key facilities, beyond which any site is considered to be “Remote”.  This assessment assumes use of reasonable footpath standards and condition. The radial distance should be reduced for sites where there are no suitable footpaths provided, footpaths in poor condition or of inadequate width for pushchairs or similar to negotiate and/or pass another.
Retail	The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class A1 in the Town and Country Planning (Use Classes) Order 1987.
Root Protection Area/Zone	The area identified around a tree where no development of any kind is allowed. This area is vital to avoid damage to the roots or rooting environment of retained trees.  Section 5.2 of BS5837:2005 should be referred to for detailed guidance on the calculation of this area during construction.  Additional allowance should be made for natural re-seeding and future tree growth to full maturity.  The required protection distance from the stem during the construction phase may be estimated by taking the stem diameter of a single stem tree (measured at 1.5m above ground) and applying a factor of 12. In the case of multi stem trees a

<sup>20</sup> Guidelines For Providing For Journeys On Foot, The Institution of Highways & Transportation, 2000  
Todd, J. E., & Walker, A. (1980). People as pedestrians. London: Office of Population Censuses and Surveys (Social Survey Division), HMSO.

	<p>more complex calculation is required.</p> <p>The Doncaster methodology<sup>21</sup> is widely recommended and accepted as good practice.</p> <p>Note: Trees and their roots do not respect property boundaries and trees on adjacent land or in the street, may be affected by development.</p> <p>Root protection areas may form part of a landscape buffer but do not necessarily define the entire buffer.</p> <p>Ground levels must not be changed within the root protection area even by a few centimetres.</p>
Safeguarding zone	An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.
Strategic Gap	<p>This is an area(s) identified in a plan to achieve the following planning objectives;</p> <ul style="list-style-type: none"> <li>• To maintain the separate identity and amenity of settlements.</li> <li>• To main the strategic settlement pattern of the plan area.</li> <li>• To prevent settlement coalescence.</li> </ul> <p>Policy C2 of the 2004 MSDC Local Plan identified a strategic gap between Crawley and East Grinstead. The principle has effectively been endorsed under CDNDP and the emerging MSDC District Plan under Prevention of Coalescence and the NPPF.</p>
Spatial Plan	The result of Spatial Planning. It is expected that the MSDC should produce a Spatial Plan as evidence in association with housing numbers as justification for allocation of those houses.
Spatial Planning	Regional/spatial planning gives geographical expression to the economic, social, cultural and ecological policies of society. It is at the same time a scientific discipline, an administrative technique and a policy developed as an interdisciplinary and comprehensive approach directed towards a balanced regional development and the physical organisation of space according to an overall strategy. <sup>22</sup>
Sustainable	<p>The most frequently quoted definition is from “Our Common Future”, also known as the Brundtland Report<sup>23</sup> which states</p> <p>"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs"</p> <p>It contains within it two key concepts:</p>

<sup>21</sup> Planning for Trees and Hedgerows on Development Sites in Doncaster, Doncaster Metropolitan Borough Council,

<sup>22</sup> Definition taken from the European Regional/Spatial Planning Charter (often called the 'Torremolinos Charter'), adopted in 1983 by the European Conference of Ministers responsible for Regional Planning (CEMAT):

<sup>23</sup> World Commission on Environment and Development (WCED). Our common future. Oxford: Oxford University Press, 1987 p. 43.

- the concept of needs,
- the idea of imposed limitations

All definitions of sustainable development require that we see the world as a system—a system that connects space; and a system that connects time.

In the context of the CDNDP a sustainable development will be required to fully address the CDNDP policies and be assessed in a local context.

Sustainable development is defined as that which:

- creates jobs in the CDNDP area, reduces the need to travel outside the area for employment and gives people the opportunity to access jobs, shops and leisure facilities close to home;
- maximises the use of previously developed land and buildings within the built up areas and reduces to as low as reasonably practicable, the environmental impacts of development.
- increases the opportunity for people to spend more time within their communities so they can build stronger relationships with neighbours, leading to safe and socially inclusive places with a greater sense of social responsibility;
- increases opportunities to walk, cycle or use public transport, including as part of the green infrastructure network;
- maintains and enhances biodiversity with a positive tree re-planting philosophy and respect for woodland, etc.
- maintains the village setting
- reflects the need to adapt to the impacts of climate change;
- improves quality of life and the conditions in which people live, work, travel and take leisure;
- contributes to the creation of balanced communities that meet the needs of all residents with appropriate infrastructure and public facilities that are accessible to all;
- supports the local economy
- primarily addresses local needs
- does not degrade existing infrastructure or otherwise overstretch village facilities
- provides identified, funded infrastructure to support that development within the planning application and within a period appropriate to the development timescale. (Grampian and similar conditions are unacceptable).
- Provides a defined maintenance plan with associated assessment, rolling remediation period and responsibilities for any and all potential development impacts on local infrastructure

To that end, all of the above must be addressed in a “local” context when assessing whether the adverse impacts would 'significantly and demonstrably outweigh the benefits'.

Sustainable Communities	Communities which "meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity".
Sustainable Infrastructure	Engineered systems for water, energy, transport, sanitation and information that make up the infrastructure for a city, town or village, which can meet the requirements of existing and increasing population, can be readily expanded in capacity and are efficient in use and environmentally friendly.
The plan	Unless otherwise specified "the plan" refers to the Crawley Down Neighbourhood Development Plan.
Timely Manner	At a time consistent with occupation of a development or beforehand.
Townscape	The pattern and form of urban development; the configuration of built forms, streets and spaces.
Tree(s) of Merit	<p>Those of high quality and value: in such a condition as to be able to make a substantial contribution. The category may also include:</p> <ul style="list-style-type: none"> <li>• Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).</li> <li>• Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)</li> <li>• Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semiformal arboricultural features</li> <li>• Trees that function as a screen to adjoining properties or separate the countryside and urban fringe will normally be required to be retained.</li> </ul> <p>As a guide:</p> <ul style="list-style-type: none"> <li>• Trees of high quality and value, as defined by table1 of BS5837: 2005 should be retained.</li> <li>• Trees of moderate quality and value, as defined by table 1 of BS5837: 2005 should normally be retained.</li> </ul> <p>Trees of low quality and value, as defined by table 1 of BS5837: 2005 should be considered on the basis of their contribution to local amenity. It should not merely be assumed that they are of little merit and could be removed.</p>
Vernacular Buildings	<p>A category of building based on local needs, using local materials and reflecting local traditions.</p> <p>Examples of the vernacular may be recognised by:</p> <ol style="list-style-type: none"> <li>a) A manner of building shared by the community;</li> <li>b) A recognisable local or regional character responsive to the environment;</li> </ol>

	<p>c) Coherence of style, form and appearance, or the use of traditionally established building types;</p> <p>d) Traditional expertise in design and construction which is transmitted informally;</p> <p>e) An effective response to functional, social and environmental constraints;</p> <p>The effective application of traditional construction systems and crafts.”</p>
Veteran trees	<p>Veteran trees’ are trees which, because of their age, size or condition are of cultural, historical, landscape and nature conservation value. They can be found as individuals or groups within ancient wood pastures, historic parkland, hedgerows, orchards, parks or other areas.</p> <p>A distinction is sometimes made between ‘ancient’ and ‘veteran’ trees. A tree can be a veteran without necessarily being very old, so if a tree has the physical characteristics of an ancient tree but is not ancient in years compared with others of the same species, it is classed as veteran but not ancient. The term ancient is applied specifically to trees that are ancient in years.</p> <p>The Woodland Trust’s Ancient Tree Hunt dataset is currently the only record of the locations of some veteran trees and should be referred to</p> <p>Paragraph 118 of the NPPF states:</p> <p><i>“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.”</i></p>
Viable/Viability <sup>24</sup>	<p>To be viable any development proposal must fully address the CDNDP policies. With emphasis on sustainability, infrastructure and transport</p> <p>When addressing potential change of use, viability will need to be established by fully addressing the following criteria.</p> <p><b>Viability: Community facilities</b></p> <p>The release of any community facilities to other uses must be fully justified in terms of their contribution and viability. Worth Parish Council will require any application involving the loss of a facility to be supported by written evidence that the facility is no longer needed and/or no longer viable.</p> <p>The level of evidence required to be submitted will vary according to the level of access to alternative facilities in the area and the extent to which the facility contributes towards sustainable communities, but would be expected to include such evidence as:</p> <ul style="list-style-type: none"> <li>• The current and projected patterns of community use;</li> <li>• The nature and condition of the building and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation;</li> <li>• The extent of the local catchment including the location of the premises</li> </ul>

<sup>24</sup> Definition of viability, courtesy Broughton Astley Neighbourhood Plan which successfully passed referendum and was consequently “made” on 20<sup>th</sup> January 2014.

	<p>in relation to the local settlement pattern and accessibility;</p> <ul style="list-style-type: none"> <li>• The nature and location of comparable facilities;</li> <li>• The potential to relocate the use into other premises in the community;</li> <li>• Evidence of the marketing of a site should include sales literature, details of approaches and details of offers and show that it has been offered as a whole and that parts have not been identified for separate sale;</li> <li>• ☑ Evidence that the local community has been notified of the intention to close the facility and has not, within a period of one year come forward with a realistic proposal to assume operation of the facility, including proposals to finance and operate the facility.</li> </ul> <p>The importance of particular facilities will vary, and it is essential that the community is involved in considering the merits of any facility and the suitability of any proposals for alternative forms of community use should their continued viability of operation be in doubt. Applicants proposing to redevelop or convert facilities valued by the community will be expected to consult local communities about the relative importance of the facilities which could be lost.</p> <p>Not all facilities satisfactorily meet the needs of local communities, and it may be that combining or rationalising facilities might be more appropriate. Support will be given to the provision of new facilities where these will enhance the sustainability of community life and will meet the needs of an existing or growing and changing population.</p> <p><b>Viability of employment sites and retail premises:</b></p> <p><b>Evidencing non-viability</b></p> <p>It is important that the potential for all employment uses are considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, applicants will be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:</p> <ol style="list-style-type: none"> <li>i. The land/premises has/have been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. The period of marketing should be 18 months for commercial / industrial, 6 months for retail.</li> <li>ii. The land/premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period. Advertisements should be targeted at the appropriate target audience.</li> <li>iii. The land/premises has been continuously included on the agent’s website, the agent’s own papers and lists of commercial/business premises for the marketing period.</li> <li>iv. There has been an agent’s advertisement board on each site frontage to the</li> </ol>
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	<p>highway throughout the marketing period.</p> <p>v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.</p> <p>The Viability Statement should also detail the following information:</p> <p>i. Details of current occupation of the buildings and where this function would be relocated;</p> <p>ii. Details as to why the site location makes it unsuitable for existing uses.</p> <p>iii. Any physical constraints making the site difficult to accommodate existing uses;</p> <p>iv. Environmental considerations/amenity issues; and</p> <p>v. Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.</p> <p>In certain cases, for example, where a significant departure from policy is proposed, the Council may seek to independently verify the Viability Statement, and the applicant will be required to bear the cost of independent verification</p>
Village Boundary	Equivalent to the Built-Up Area Boundary
Vision	A series of statements describing the aspirations of an area during and beyond the Plan period and upon which policies should be interpreted.
Zone of Influence	<p>The 'Ashdown Forest Visitor Survey Data Analysis' published in September 2010 found that most visitors to the Forest live within 7kms of its boundaries (straight line distance). In cooperation with Natural England and Wealden District Council a Habitats Regulations Assessment therefore identified a 7km 'zone of significant effect' within which new housing developments must counter its <b>cumulative</b> effect by putting in place measures which reduce visitor pressures.</p> <p>The majority of Crawley Down BUAB and a significant proportion of the designated CDNDP area lie within the 7km Zone of Influence</p>

## Acknowledgements

The Crawley Down Neighbourhood Plan has been prepared in its entirety by local people. The following individuals in particular, and many others too numerous to mention, have given freely of their time to develop the plan and supporting evidence:

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# Appendix 1 - Parking Standards

## Residential Parking Standards

### Small Scale Development

Smaller developments of 19 dwellings or less should have parking standards as detailed in the tables below. The standards apply an allocated space to each development type and size, and identify the additional unallocated spaces which should be provided on site.

**Table 1: Parking Standards - for small developments less than 20 dwellings**

Housing type	Bedrooms	Non-Allocated*	Allocated Provision	
			Designated space	undesigned*
Owned Houses	1 bed	1.2	1	1 space per dwelling
	2 bed	1.5		
	3 bed	1.7	2	1 space per 2 dwellings
	4 bed	1.8		
Shared & Rented Houses	1 bed	1.2	1	1 space per dwelling
	2 bed	1.4		
	3 bed	1.6	2	
	4 bed	1.6		
Owned Flats	studio flat	0.0	1	1 space per 3 dwellings
	1 bed	0.0		
	2 bed	0.5	1	
	3 bed	0.6	2	
Shared & Rented Flats	studio flat	0.7	1	
	1 bed	0.7		
	2 bed	0.9	1	
	3 bed	0.6	2	

\*includes visitor spaces

## Large Scale Residential Development

For larger developments of 20 dwellings or more, parking demand standards should be calculated using the tables below:

**Table 2:** Parking Standards - for large developments in excess of 20 dwellings

Housing type	Bedrooms	Non- allocated provision	Allocated Provision		
			1 designated space	2 designated spaces	3 designated spaces
			Additional undesignated spaces		
Owned Houses	1 bed	1.2	0.5		
	2 bed	1.5	0.7	0.3	
	3 bed	1.7	0.9	0.3	0.2
	4 bed	1.8	1.0	0.3	0.2
Shared & Rented Houses	1 bed	1.2	0.6		
	2 bed	1.4	0.7	0.3	
	3 bed	1.6	0.9	0.4	0.2
	4 bed	1.6	0.9	0.5	0.2
Owned Flats	studio flat	0.0	0.2		
	1 bed	0.0	0.2		
	2 bed	0.5	0.2	0.2	0.2
	3 bed	0.6	0.2	0.2	0.2
Shared & Rented Flats	studio flat	0.7	0.2		
	1 bed	0.7	0.2		
	2 bed	0.9	0.4**	0.2	0.2
	3 bed	0.9**	0.4**	0.2	0.2

\*All unallocated parking includes for visitors spaces

\*\*Affected by limited census sample

## Annex A

### Compatibility of Plan Policies with Sustainability Objectives

- 1 As stated in Section 4, European Law requires that the Crawley Down Neighbourhood Plan (CDNP) is supported by a Strategic Environmental Assessment (SEA). The SEA is a process for identifying the environmental impacts likely to arise from the Plan. Additionally, to help ensure that the CDNP will promote sustainable development, it is best practice in the UK to undertake a Sustainability Appraisal (SA) in parallel with the development of the plan, as shown in Figure 3. The SA is a process that aims to predict and then assess the economic, environmental and social effects likely to arise from the adoption of the Plan. As both the SA and the SEA aim to predict and assess the impacts of plans, they are usually combined to avoid duplication. The combined assessment is referred to as the SA/SEA.
- 2 A Sustainability Scoping Report for the SA/SEA, setting out a range of sustainability objectives against which plan policies should be judged, based on the main issues that need to be considered when planning development in Crawley Down, was published and discussed with MSDC prior to circulation for consultation with statutory consultees and local parish councils from 19<sup>th</sup> May – 24<sup>th</sup> June 2014.
- 3 The Scoping Report notes significant deficiencies in existing key infrastructure, creating concern about the ability of the community to absorb and integrate the new homes already approved or being built in the village. Those concerns are recognised and, in mitigation, it is suggested that new development be loaded towards the latter part of the plan period or delayed until the plan is reviewed to enable the impact of the Gatwick Second runway decision to be taken into account.
- 4 The SA/SAE report, including the full assessment of the sustainability objectives against the CDNP Policies and Proposals, has been published separately and only a summary is included here. Tables A1 and A2 show the comparison of the Sustainability Objectives against the Plan Policies and Proposals respectively. Where the objectives of the Sustainability Appraisal and the Neighbourhood Plan are mutually supporting this is marked with either a light green box and a single cross, or a dark green box and a double cross according to the strength of the support. Where there is no significant conflict or benefit this is indicated by a “0”. Conflicting objectives are marked with a red box.
- 5 The internal consistency of the sustainability objectives was also assessed and conflicts between housing development, environment and infrastructure were identified. These conflicts arise from the orthogonal nature of the objectives concerned.
- 6 The analysis in Table A1 identifies three conflicts arising from the demand from all new development for additional infrastructure and its adverse effect on the environment, countryside, and viability of key services, unless adequate protection is in place. Additionally, as Social/Affordable housing does not attract S106/CIL contributions, such provisions will need to be carefully monitored and possibly indirectly supported by market housing.

Objective No	Policy CDNP01	Policy CDNP02	Policy CDNP03	Policy CDNP04	Policy CDNP05	Policy CDNP06	Policy CDNP07	Policy CDNP08	Policy CDNP09	Policy CDNP10	Policy CDNP11	Policy CDNP12	Policy CDNP13	Policy CDNP14
1/Env.	+	++	0	0	0	-	++	0	NOT USED		++	++	++	++
2/Comm	+	0	0	0	+	++	0	+	NOT USED		0	0	0	0
3/Comm.	+	0	0	++	-	0	0	0	NOT USED		0	0	++	0
4/Comm.	++	++	++	++	++	++	0	+	NOT USED		+	+	++	+
5/Env.	0	0	0	0	+	+	0	+	NOT USED		++	++	0	0
6/Env.	0	0	0	0	0	++	0	0	NOT USED		0	0	0	0
7/Env.	+	++	++	0	0	-	+	0	NOT USED		++	++	++	++
8/Env.	0	++	++	0	0	0	0	0	NOT USED		0	0	0	0
9/Econ.	+	0	0	++	0	+	0	++	NOT USED		+	+	++	+
10/Trav.	+	+	+	+	0	-	0	+	NOT USED		0	0	++	0
11/Env.	0	0	0	0	++	+	0	+	NOT USED		+	+	0	0
12/Env.	0	+	+	0	0	0	0	0	NOT USED		0	0	0	0
13/Comm	++	0	0	+	0	0	+	0	NOT USED		0	0	+	0
14/Econ	++	0	0	++	0	0	0	++	NOT USED		0	0	+	0

Table A1 - Overview of Compatibility, between Policies & Sustainability Objectives

Objective No	Proposal 01	Proposal 02	Proposal 03	Proposal 04	Proposal 05
1/Env.	0	0	++	0	-
2/Comm	0	0	0	+	++
3/Comm.	++	++	0	++	0
4/Comm.	++	+	+	++	0
5/Env.	0	0	0	0	0
6/Env.	0	0	0	0	0
7/Env.	0	0	+	0	0
8/Env.	0	0	++	0	0
9/ Econ.	0	++	0	0	+
10/Trav.	0	++	+	+	0
11/Env.	+	0	0	0	0
12/Env.	0	0	0	0	0
13/Comm.	+	0	+	++	-?
14/Econ.	+	+	0	0	0

Table A2 - Overview of Compatibility, between Proposals & Objectives

- 7 There are two Sustainability Objectives that are only weakly addressed by the objectives of the Neighbourhood Plan:

**Objective 6/Env.** *To increase energy efficiency in existing and new homes, and the proportion of energy generated from renewable sources in the parish, and to use sustainably produced and local products where possible in new development.*

Although CDNP06 specifies minimum building standards<sup>25</sup> other policies only address this indirectly, for example in reducing the need to travel by private car, the use of materials sympathetic to the area and locally sourced where practicable.

**Objective 12/Env.** *To encourage reuse, recycling and food composting in the parish.*

This is only addressed indirectly and weakly by Plan objectives to encourage allotments.

<sup>25</sup> The government has given notice that the Code for Sustainable Homes is likely to be withdrawn and the requirements subsumed by the Building Regulations. Regardless of that Code 4 for Sustainable Homes remains as the minimum standard for the purpose of this plan.

8 The SA is required to demonstrate that it has considered the full spectrum of 'sustainability'. However it is not necessary for the Plan to deal directly with these issues. Policies in the NPPF address these issues in sufficient detail to ensure that any development proposals in the Plan area must consider flooding, climate change, waste and energy efficiency and production appropriately.

9 Objectives that have additional support through the NPPF:

- Objective 3/Comm (To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools)
- Objective12/Env (To encourage reuse, recycling and food composting in the parish)
- Objective 6/Env (to increase energy efficiency and the proportion of energy generated from renewable sources in the Parish)
- Objective 8/Env (to encourage self-sufficiency in local food production and community growing within the village community) which is also supported by CDNP02 which addresses open/recreational spaces.

The NPPF will also ensure that the risk of flooding is considered through any other planning application in the Parish.

10 There are a number of areas where there is uncertainty in the extent of the impact:

- Objective 2/Comm, Policy CDNP04 and Proposal 05 – the effect of new development on local flooding is unknown without more detail of appropriate designs. Policy CDNP06 (SuDS) requires minimal net change to drainage. This information will be provided by applications adhering to the requirements of the NPPF
- Proposal 05 – the effect of incorporating a percentage of affordable housing within developments on local community wellbeing is unknown until the dwellings are inhabited. As inferred by Natural England, rural exception sites may require additional environmental mitigation measures due to the potential impact on habitat.
- Objective 6/Env – In respect of Renewable Technologies, Gatwick Airport have advised that wind turbines and large areas of solar panels have the potential to impact on radar and navigational aids used by the airport. Large areas of solar panels also have the potential to emit glare to pilots and the control tower at Gatwick airport. This will also apply to Biggin Hill Airport and will need to be assessed on an individual basis by reference to Gatwick/Biggin Hill Airport Authorities.
- The cumulative effect of developments on transport and traffic issues is unknown, but is addressed in requiring a cumulative transport assessment to support applications.
- The cumulative effect of development and associated traffic on Ashdown Forest SPA/SAC is unknown. However, MSDC are required to address this in their HRA.

11 Policies CDNP04, CDNP05 and Proposal 05 deal with the development of housing in the Plan area. All such development will have negative impacts on certain natural features, potentially stress infrastructure and increase the consumption of water, energy and the production of waste in the Plan area. These impacts are addressed through the requirements of other policies in the Plan, and in the detailed policy requirements for infrastructure provision and design included in Policies CDNP01, CDNP04 and CDNP05.

12 There is a concern that setting developers too high a target for percentage of social/affordable homes may make the development less financially viable and therefore prejudice the provision

of 2-3 bedroom market housing identified in the Housing Surveys. In mitigation, some flexibility may be afforded in this area if the overriding need for more small dwellings can be sustainably met within a development at a reduced proportion of social/affordable and larger homes.

- 13 Proximity to Ashdown Forest may require mitigation to be provided, but this is regarded as a subject to be dealt with at District level through the habitats regulation assessment (HRA). Natural England have specifically commented on the need to mitigate the impact of Proposal 05 on the designated habitats at Ashdown Forest. As a Proposal this represents an aspiration and therefore associated mitigation does not require to be addressed in the main policies. It is noted that 87% of the village BUAB falls within the 7km Ashdown Forest Zone of Influence. In order for development within the BUAB to be consistent, the relevant policies and mitigations should apply throughout the BUAB.
- 14 The SA/SEA concludes that there will be no significant net negative impact on the sustainability objectives of the Plan area, as long as the policies of the Plan are met. New development applications should be considered in the light of the policies of the Neighbourhood Plan as a whole; and taking into consideration the policies of the NPPF where issues are not covered directly by policies of the Plan. The overall effect of the implementation of the Plan will contribute to the objectives of sustainable development within the Plan area.

## Policies Cross-Reference and Consistency Assessment

- 1 The Neighbourhood Plan is the lowest tier of a hierarchy of development plans and the policies it sets out must not conflict with those of the Local Plan prepared by the District Council, or the Government's National Planning Policy Framework (NPPF). There is also an over-arching requirement that the policies must ensure that development is sustainable, and for the plan to comply with European regulations on strategic environmental assessment and habitat.
- 2 In order to demonstrate that the policies in the Crawley Down Neighbourhood Plan Pre-Submission Plan are consistent, a comparison with the Local Plan policies and the NPPF has been undertaken and is reported in this Appendix. For completion, the exercise has included the policies set out in the draft District Plan.
- 3 The Crawley Down Neighbourhood Plan policies are listed in Table B1.
- 4 The Local Plan Policies are set out in Appendix A.
- 5 The relevant paragraphs from the NPPF are listed in Appendix B.
- 6 The policies set out in the draft District Plan are listed in Appendix C.
- 7 The Pre-Submission Plan policies are cross-referenced with the Local Plan policies, NPPF paragraphs and District Plan policies in Tables B2, B3 and B4 respectively. The four elements of Policy CDNP04 have been treated as a group for the purposes of this exercise. Consistency in the policy objective is indicative by a green check box. For completeness the relationship between the District Plan Strategic Objectives (Appendix C1) and the Neighbourhood Plan Key Objectives (Section 8.) is shown in Table B5.
- 8 No inconsistencies between the Pre-Submission Plan policies and these policies groups have been identified.

CDNP01 :	Securing Sustainable Infrastructure
CDNP02 :	Retention and Enhancement of Recreational and Local Green/Open Spaces
CDNP03 :	Retention of Local Retail Facilities
CDNP04 :	Building Extensions and Infill Housing CDNP04.1 Building Extensions CDNP04.2 Infill Housing CDNP04.3 Loss of Existing Car Parking CDNP04.4 Proposals to increase the size of accessible/single level housing
CDNP05 :	Control of New Developments
CDNP06 :	Sustainable Drainage Systems
CDNP07 :	Retention of Existing Employment Sites.
CDNP08 :	Prevention of Coalescence
CDNP09 :	Protect and Enhance Biodiversity
CDNP10 :	Promoting Sustainable Transport
CDNP11 :	Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)

Table B1. Crawley Down Neighbourhood Plan Policies (key objectives from Section 8 in brackets)

Local Plan Policy	CDNP 01 Infrastructure	CDNP 02 Green Space	CDNP 03 Local Shops	CDNP 04 Extn. & Infill	CDNP05 Control Of Dev.	CDNP 06 SUDs	CDNP07 Employment	CDNP08 Coalsc.	CDNP09 Biodiversity	CDNP10 Transport	CD NP1 1 SAC/SPA
G1											
G2											
G3											
C1											
C2											
C6											
C12											
B1,B2											
B3											
B4											
B6											
B7											
B23											
B24											
H2											
H3											
H9											
H12											
H13											
E3											

E5(b)												
E6(b)												
T5,T6												
R6												
R7												
CS13												
CD1												

Table B2. Cross Reference of Crawley Down Neighbourhood Plan Policies and the Local Plan Policies. (NB. CD1 is a saved policy in the draft District Plan)

NPPF Para No.	CDNP 01 Infrastructure	CDNP 02 Green Space	CDNP 03 Local Shops	CDNP 04 Extn. & Infill	CDNP05 Control Of Dev.	CDNP 06 SUDs	CDNP07 Employment	CDNP08 Coalsc.	CDNP09 Biodiversity	CDNP10 Transport	CDNP11 SAC/ SPA
7											
10											
14											
15											
17											
20											
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72											
73											
75											
76											
100											
103											
109											
110											
119											

Table B3. Cross Reference of Crawley Down Neighbourhood Plan Policies and the NPPF.

NPPF Para No.	CDNP01 Infrastructure	CDNP 02 Green	CDNP 03 Local	CDNP 04 Extn.	CDNP 05 Contro	CDNP 06 SUDs	CDNP07 Employment	CDNP 08 Coalsc	CDNP 09 Biodiv-	CDNP 10 Trans-	CDNP11 SAC/ SPA
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		Space	Shops	& Infill	I Of Dev.				ersity	port	
DP1											
DP2											
DP4											
DP6											
DP10											
DP11											
DP12											
DP13											
DP15											
DP17											
DP18											
DP19											
DP20											
DP21											
DP22											
DP23											
DP24											
DP25											
DP26											
DP27											
DP28											
DP29											
DP36											
DP37											
DP38											

Table B4. Cross Reference of Neighbourhood Plan Policies and the draft District Plan Policies.

CDNP Key Obj	DP obj 1	DP obj 2	DP obj 3	DP obj 4	DP obj 5	DP obj 6	DP obj 7	DP obj 8	DP obj 9	DP obj 10	DP obj 11	DP obj 12	DP obj 13	DP obj 14	DP obj 15
a															
b															
c															
d															
e															
f															
g															
h															
i															
j															
k															
l															
m															
n															
o															
p															
q															
r															
s															
t															
u															

Table B5. Relationship between Crawley Down Neighbourhood Plan Key Objectives and the District Plan Strategic Objectives



## MID SUSSEX LOCAL PLAN (2004) POLICIES

### General Policies

**Policy G1** Development will not be permitted where it would:

- (a) cause irretrievable or irreplaceable loss of significant natural, created or social assets;
- (b) cause unacceptable environmental damage;
- (c) cause unacceptable disturbance or nuisance; and
- (d) be inefficient in its use of resources, including water and energy.

**Policy G2** Development will be expected to:

- (a) make efficient use of derelict or vacant land or buildings within built-up areas before using greenfield sites;
- (b) be efficient in the use of land in terms of density (to comply with PPG3 requirements);
- (c) meet high standards of design, construction and layout;
- (d) include provision, where appropriate for adequate open space;
- (e) be accessible by a choice of means of transport and not rely solely for access on the private car; and
- (f) create high quality landscape settings including, where appropriate, wildlife habitats.

**Policy G3** In considering applications for planning permission, and before consent is granted, the Council will need to be satisfied by the developer that the necessary infrastructure to support the proposed development either exists or can be provided. Unless the Council determines otherwise, any necessary infrastructure will be provided by the developer either on or off the site as an integral part of the development. Suitable conditions may be imposed and, in appropriate circumstances, Legal Undertakings and/or Agreements to this effect will be required. Alternatively, and having regard to the tests set out in Circular 1/97, such provision as may be sought by the Council may be secured by means of financial contributions. The contributions will be made by the developer and/or the landowner to the appropriate service provider who will be responsible for the provision, pursuant to any Legal Agreements that may be entered into.

As examples, and in the context of this policy, the term 'infrastructure' includes:

- utility services;
- highways and transportation works and improvements, including traffic management schemes, contributions towards enhancements to public transport facilities and the provision of bus services;
- education services, including contributions towards schools provision;
- library services;
- community buildings and other facilities of benefit to the whole community;
- leisure facilities;
- open spaces, sports and recreational provision;
- fire and rescue services;
- recycling facilities;
- social care facilities;
- nature conservation and management schemes.

### Protection of the Countryside

**Policy C1** Outside built-up area boundaries, as detailed on the Proposals and Inset Maps, the remainder of the plan area is classified as a Countryside Area of Development Restraint where the countryside will be protected for its own sake. Proposals for development in the countryside, particularly that which would extend the built-up area boundaries beyond those shown will be firmly resisted and restricted to:

- (a) proposals reasonably necessary for the purposes of agriculture or forestry;
- (b) proposals for new uses in rural buildings of a scale consistent with the building's location;
- (c) in appropriate cases, proposals for the extraction of minerals or the disposal of waste;
- (d) in appropriate cases, proposals for quiet informal recreation and/or tourism related developments;
- (e) proposals for facilities which are essential to meet the needs of local communities, and which cannot be accommodated satisfactorily within the built-up areas;
- (f) proposals for which a specific policy reference is made elsewhere in this Plan; and
- (g) proposals which significantly contribute to a sense of local identity and regional diversity.

### **Strategic Gaps**

**Policy C2** Strategic gaps have been defined and will be safeguarded between:

- Burgess Hill and Hurstpierpoint/Keymer/Hassocks;
- Burgess Hill and Haywards Heath;
- Haywards Heath and Cuckfield;
- Haywards Heath/Lindfield and Scaynes Hill;
- Crawley and East Grinstead;
- Crawley and Pease Pottage; and
- East Grinstead and Ashurst Wood

as defined on the Proposals Map and its Insets, with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements. Development will not be permitted within the strategic gap areas unless:

- (a) it is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;
- (b) it makes a valuable contribution to the landscape and amenity of the gap and enhances its value as open countryside; and
- (c) it would not compromise individually or cumulatively the objectives and fundamental integrity of the gap.

### **Trees, Hedgerows and Woodlands**

**Policy C6** Development resulting in the loss of woodlands, hedgerows and trees which are important in the landscape, or as natural habitats, or historically, will be resisted.

### **Rural Diversification**

**Policy C12** Proposals for the diversification of activities on existing farm units will be permitted if they:

- (a) are of a scale which is consistent to the location of the farm holding;
- (b) are, in terms of scale, nature and location commensurate with maintaining and where possible enhancing the character and appearance of the countryside;
- (c) are not contrary to policies for the protection of the countryside, particularly for those areas with special qualities and to those for the conversion of buildings in the countryside;
- (d) do not unreasonably affect the amenities of adjacent residents;
- (e) would not prejudice the agricultural use of a unit; and
- (f) would not generate a level of traffic which would result in substantial additional use of the local road network or which would prejudice highway safety.

### **Design**

**Policy B1** A high standard of design, construction and layout will be expected in new buildings, including alterations and extensions. All proposals for development will be required to:

- (a) demonstrate a sensitive approach to urban design by respecting the character of the locality in which they take place, especially to neighbouring buildings, their landscape or townscape setting and the regional and/or local building style. Regard should be given to the proposal's

contribution to a sense of place. In the case of alterations and extensions, including new shopfronts, the proposals must be sympathetic to the building to which they relate. Factors to be taken into consideration include the scale, massing, siting, density, views, height and orientation of the new buildings in relation to those already existing;

- (b) use materials of a quality, type and colour appropriate to the site and its surroundings, which conform to the general range in the vicinity, and which enhance the distinctiveness of traditional building materials and styles;
- (c) show that adequate consideration has been given to the spaces between and around buildings, and that effective use has been made of any existing landscape features; and
- (d) provide suitable new planting of trees and shrubs appropriate to the site and its location. Where appropriate existing wildlife habitats including green corridors and river courses should be protected and enhanced.

All planning applications should include a design statement, unless otherwise agreed with the Council.

**Policy B2** Where new residential estate development is proposed, there will be an additional requirement to:

- (a) establish a design concept for the layout of the estate;
- (b) introduce a variety of design types;
- (c) provide cohesion by using materials and design styles which reflect the local distinctiveness of building in the area;
- (d) link areas of open space and play areas within the site by footways and cycleways;
- (e) establish a co-ordinated network of footpaths and cycleways within and up to the fringes of the site to reduce distances to walk and cycle to shops, schools, bus stops and other community facilities;
- (f) ensure the estate layout is not visually dominated by roads and car parking areas; and
- (g) build walls to match the materials used for dwellings where it is necessary to screen private areas from public view

### **Residential Amenities**

**Policy B3** Proposals for new development, including extensions to existing buildings and changes of use, will not be permitted if significant harm to the amenities of nearby residents is likely to be created due to noise and disturbance; loss of privacy; overlooking; reduction in sunlight and daylight; and reduction in outlook.

### **Energy & Water Conservation**

**Policy B4** All new development proposals should have regard to maximising opportunities for:

- (a) energy efficiency relating to location, design and layout;
- (b) efficient use of water; and
- (c) natural drainage, where appropriate, through the use of landscape and topographical features such as swales, strips and retention and balancing ponds.

All new development should ensure adequate levels of daylight and sunlight, particularly to habitable rooms, are achieved.

### **Open Space in Built-up Areas**

**Policy B6** Proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted. Where such open space is to be lost to development, for whatever reason, appropriate alternative provision may be sought elsewhere.

### **Trees and Development**

**Policy B7** Development resulting in the loss of trees which are of significant public amenity value will be resisted.

Surgery on protected trees will only be permitted where their overall appearance and visual amenity value would not be adversely affected. Similarly the felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled a replacement tree or group of trees will normally be required.

### **Noise Pollution**

**Policy B23** Proposals for new developments, including roads, should be designed, located and controlled to minimise the impact of noise on neighbouring properties and the surrounding environment in order to protect the environment and residential amenity. Applicants may be required to submit a noise impact study or to assess the effect of an existing noise source upon the development proposed. Developments likely to generate significant levels of noise will only be permitted where it is satisfied that appropriate noise attenuation measures will be incorporated which would reduce the impact on adjoining land-uses, existing or proposed to acceptable levels. Particular attention will be given to the impact of noise generating developments within a Conservation Area, on a Listed Building and outside the built-up area. Noise-sensitive development will not be permitted in close proximity to existing land uses (or programmed development) generating high levels of noise unless adequate sound insulation measures are incorporated within the development.

### **Light Pollution**

**Policy B24** All new lighting proposals that require planning permission should be kept to the minimum necessary both in terms of intensity and in terms of the number of fittings proposed. Fittings should be attached to floodlights so as to restrict the emission of light to the areas for which floodlighting is required. Floodlighting which creates significant illumination beyond these areas, will not be allowed, particularly where it is likely to be detrimental to residential amenity or highway safety. There should not normally be any emission of light above the horizontal. Particular attention will be given to the impact of lighting proposals within a Conservation Area, on a Listed Building or outside the built-up area, especially within an Area of Outstanding Natural Beauty.

### **Density and Dwelling Mix**

**Policy H2** New housing developments shall include a mix of dwelling types, sizes and affordability and shall ensure that efficient use is made of land. Proposals should:

- (a) take account of the local housing needs and site characteristics;
- (b) be provided at an average net density of at least 30 dwellings per hectare, where appropriate;
- (c) include a significant proportion of affordable housing (as required by Policy H4);
- (d) include a significant proportion of smaller dwellings; and
- (e) meet the requirements of design policies B1 and B2.

Proposals which, by virtue of design, layout or size, are likely to give rise to unsatisfactory living conditions such as overcrowding or lack of privacy, will be refused. Where appropriate, in order to safeguard the amenity of adjacent dwellings, the Local Planning Authority will apply planning conditions which restrict rights of extension under the General Permitted Development Order.

### **Infill and other Housing Development within Built-up Areas**

**Policy H3** Within defined built-up areas permission will be given to proposals for residential development where the following criteria are met:

- (a) the development does not involve the significant loss of an area of nature conservation or an open or wooded area of land which in its own right makes an important contribution to the urban environment and cannot be satisfactorily replaced or compensated for;
- (b) the land or building is not within an established business area and is not allocated for any other use in this Local Plan; (c) efficient use is made of the land in terms of density and as general guidance residential development should be provided at average net densities of at least 30 dwellings per hectare;

- (c) the character and form, respects that of the locality (a detailed site and landscape appraisal together with a design statement will be required);
- (d) includes a high quality environment for prospective occupiers including appropriate landscaping and open space;
- (e) the provision for car parking and vehicle manoeuvring does not significantly reduce garden areas, including front gardens, or adversely affect adjoining property; and
- (f) the requirements of design policies B1 and B2.
- (g) In Conservation Areas and Areas of Townscape Character infill and redevelopment proposals will be carefully controlled to ensure that the specific character of the area is preserved.

#### **Extension of Dwellings within Built-up Areas**

**Policy H9** When determining applications for extensions and alterations to existing houses and bungalows within the built-up areas, account will be taken of the need to maintain a range of types of housing in each locality and proposals will be required to meet the following criteria:

- (a) the design, size and scale of the extension is in keeping with the existing dwelling;
- (b) the design, size and scale of the extension is in keeping with the surrounding dwellings and does not have an adverse impact on the character of the locality;
- (c) the proposal does not result in an overbearing or unneighbourly form of development detrimental to the amenities of nearby residents;
- (d) the character and style of the existing property is retained or improved; and
- (e) the proposal includes sufficient car parking spaces within the curtilage of the dwelling and conforms to highway and access requirements.
- (f) In considering development proposals, account will be taken of the need to maintain a range of types of housing in each settlement.

#### **Rebuilding of Existing Dwellings in the Countryside**

**Policy H12** Outside defined built-up areas proposals to replace existing single dwellings will be permitted on a one for one basis if:

- (a) the residential use has not been abandoned;
- (b) the proposal does not result in the loss of a small dwelling;
- (c) highway, access and parking requirements can be met;
- (d) the new dwelling is appropriate to its setting and is not obtrusive in the landscape, particularly in an Area of Outstanding Natural Beauty; and
- (e) the new dwelling does not change significantly the scale of the existing building and is appropriate to its built and natural setting.

The Local Planning Authority will apply planning conditions which restrict rights of extension under the General Permitted Development Order. For the purpose of this policy a small dwelling is defined as a dwelling having a gross floor space measured externally (excluding separate, external, garages and outbuildings) of 100m<sup>2</sup> or less.

#### **Extensions to Dwellings in the Countryside**

**Policy H13** Outside defined built-up areas, the extension of existing dwellings will be permitted if:

- (a) the building and site are physically suitable;
- (b) the proposal does not result in the loss of a small dwelling;
- (c) highway, access and parking requirements can be met;
- (d) the proposal is appropriate to its setting and not obtrusive in the landscape, particularly in an Area of Outstanding Natural Beauty; and
- (e) the proposal is appropriate to the scale of the existing dwelling and its built and natural setting.

For the purpose of this policy a small dwelling is defined as a dwelling having a gross floor space measured externally (excluding separate, external, garages and outbuildings) of 100m<sup>2</sup> or less.

### **Storage and Warehousing**

**Policy E3** Proposals for storage and warehousing development on existing industrial land or in suitable existing buildings will be permitted where they are of an appropriate scale and character, and where access and highway criteria can be met.

### **Proximity of Residential Property to Established Business Areas**

**Policy E4** When considering applications for the alteration or change of use of business premises on established industrial estates, full account will be taken of the implications of the proposed development on the residents of neighbouring dwellings. Planning permission will not normally be granted for the change of use of premises close to residential properties from B1/B8 to B2 or other industrial uses. In considering applications which may result in additional disturbance, appropriate planning conditions will be imposed to protect residential amenity.

### **Additional Business Development**

**Policy E5** In addition to the sites specifically allocated for business use in this Local Plan, permission will be granted in appropriate circumstances, for business development on other sites where the proposal is for:

- (a) the extension or redevelopment of existing premises within the built up areas;
- (b) the reuse of some rural buildings, with a use on a scale consistent with the building's location;
- (c) the reuse of buildings of special interest;
- (d) development to meet an identified need of a local firm which can be met in no other way;
- (e) the erection or change of use of small buildings (defined as being of less than 300m<sup>2</sup> gross floor area) in the built-up areas in order to help meet a shortfall in such accommodation. The subsequent extension or intensification of the use of such buildings which results in the loss of a small unit of business accommodation or has a detrimental impact upon the surrounding area will not be permitted; or
- (f) development proposals in the defined town centres.

### **Business Development in the Villages**

**E6** In order to meet demands for local employment permission will be given to proposals for new business development in appropriate locations within the defined built-up areas of the villages in the District where all the following criteria are met :

- (a) the proposal is small in scale, defined as being normally no more than 300m<sup>2</sup> of floorspace;
- (b) the proposed development would not adversely affect the character and appearance of the village or its countryside setting;
- (c) the proposal would not harm the amenities of surrounding development; and
- (d) the proposal would not have a detrimental impact in terms of highway or environmental issues.

Proposals for storage uses will be subject to particularly close scrutiny in accordance with Policy C4, with regard to their impact on the surrounding area including that arising from traffic generation. The subsequent extension or intensification of the use of such buildings which results in the loss of a small unit of business accommodation will not be permitted.

### **Parking Standards**

**Policy T5** The Council will base its consideration of the need for associated on-site parking provision on its parking standards in operation at the time of the planning application as set out in Supplementary Planning Guidance. Provision of parking in excess of these standards will not be allowed.

The Council may seek a lower provision than required by the standards for developments proposed in town centres, other areas accessible by other means of transport and Conservation Areas.

In determining the extent of reduced on-site parking provision, the Council will have regard to environmental and highway safety issues together with the following considerations:

- (a) the availability, type and proximity of public parking;
- (b) the availability of alternative means of transport;
- (c) potential environmental harm arising from parking demand being met elsewhere;
- (d) the extent and nature of parking restrictions in force on highways in the vicinity;
- (e) the scale and type of development proposed; and
- (f) the suitability of 'specific use' conditions attached to planning permissions;

A financial contribution may be sought towards measures which will improve the accessibility and sustainability of the development site.

#### **Cycle Parking**

**Policy T6** The provision of cycle parking will be required in any new public car parks and in, or close to, private car parking areas, in connection with development proposals.

#### **Informal Open Space**

**Policy R6** The Local Planning Authority will seek the provision of informal open space within or adjacent to new housing developments in addition to the outdoor playing space requirements set out in Policy R3.

#### **Retention of Existing Facilities in the Countryside**

**Policy R7** Development that would result in a reduction of existing recreation facilities in the countryside, including public rights of way and other recreational routes, will not be permitted.

#### **Land Drainage**

**Policy CS13** Planning permission will not be granted for development unless the Local Planning Authority, in consultation with the Environment Agency, is satisfied that the site can be adequately drained. Developers will be required, where necessary, to provide facilities to control the rate of surface water run-off from development sites or, subject to there being no detriment to the natural habitat, carry out improvements to the receiving watercourses. Proposals for the design and long term maintenance of any engineering works (e.g. balancing ponds) must be submitted to and approved by the Local Planning Authority.

#### **Areas of Townscape Character**

**Policy CD1** Areas of Townscape Character have been designated at:

- Sunnymead/Station Road/Bowers Place; and
- Sandhill Lane

## **NATIONAL PLANNING POLICY FRAMEWORK RELEVANT PARAGRAPHS**

Paragraph 7 : Three dimensions to sustainable development (economic, social, environmental)

Paragraph 10 : Plans and decisions need to take local circumstances into account so that they respond to the different opportunities for achieving sustainable development in different areas.

Paragraph 14. Presumption in favour of sustainable development.

Paragraph 15. Local application of presumption in favour of sustainable development.

### **Core Planning Principles**

Paragraph 17 : 12 principles including; take account of the different roles and character of different areas; take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

### **Delivering sustainable development**

#### **1. Building a strong and competitive economy**

Paragraph 20 : Plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century.

#### **3. Supporting a prosperous rural economy**

Paragraph 28 : promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship,

#### **4. Promoting Sustainable transport**

Paragraph 30 : Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

Paragraph 35 : Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

Paragraph 39 : local parking standards for residential and non-residential development

#### **5. Supporting high quality communications infrastructure**

#### **6. Delivering a wide choice of high quality homes**

Paragraph 48 : Allowance for windfall sites

Paragraph 50 : Plan for a mix of housing based on current and future demographic trends, ..and the needs of different groups in the community

Paragraph 53 : Resist inappropriate development of residential gardens

#### **7. Requiring good design**

Paragraph 58 : Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of the development that will be expected for the area

## **8. Promoting healthy communities**

Paragraph 70 : Use of shared space; guard against unnecessary loss of valued facilities and services; ensure that established shops are retained; ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 72 : Choice of school places

Paragraph 73 : Access to open spaces

Paragraph 75 : Public rights of way

Paragraph 76 : Ability to designate land as Local Green Space

## **10. Meeting the challenge of climate change, flooding and coastal change**

Paragraph 100 : Inappropriate development in areas at risk of flooding

Paragraph 103 : Ensure flood risk is not increased elsewhere

## **11. Conserving and enhancing the natural environment**

Paragraph 109 : Enhance the natural and local environment; protecting and enhancing valued landscapes; minimising impacts on biodiversity...

Paragraph 110 : Minimise pollution.....

Paragraph 119 : P14 does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined

## 2014 MSDC DRAFT DISTRICT PLAN POLICIES

A full list of the draft District Plan policies is given below with the related 'Strategic Objectives' for each policy shown in brackets. A full list of the objectives is given in Appendix C1.

- DP1 Sustainable Development in Mid Sussex
- DP2 Sustainable Economic Development (7, 8)
- DP3 Town Centre Development (9)
- DP4 Village and Neighbourhood Centre Development (9)
- DP5 Housing
- DP6 General Principles for Strategic Development at Burgess Hill (all)
- DP7 Strategic allocation to the east of Burgess Hill at Kings Way (all)
- DP8 Strategic allocation to the north and northwest of Burgess Hill (all)
- DP9 Protection and enhancement of Countryside (3)
- DP10 Preventing Coalescence (2)
- DP11 Sustainable rural development and the rural economy (10, 11)
- DP12 New Homes in the Countryside (3)
- DP13 High Weald AONB (3)
- DP14 Ashdown Forest Special Area of Conservation and Special Protect Area (3)
- DP15 Setting of the South Downs National Park (3)
- DP16 Sustainable Tourism (9, 10)
- DP17 Securing infrastructure (6)
- DP18 Transport (6)
- DP19 Rights of Way and other Recreational Routes (5, 15)
- DP20 Communication Infrastructure (7, 8)
- DP21 Leisure and cultural facilities and Activities (15)
- DP22 Community Facilities and Local Services (6, 12)
- DP23 Character and Design (2, 14)
- DP24 Dwelling Space standards (13,14)
- DP25 Accessibility (14)
- DP26 Noise, Air and Light Pollution (2,3)
- DP27 Housing Mix (12, 13)
- DP28 Affordable Housing (12, 13)
- DP29 Rural Exception Sites (10)
- DP30 Gypsies, Travellers and Travelling Showpeople (12, 13)
- DP31 Listed Building and Other Buildings of Merit (2)
- DP32 Conservation Areas (2, 3, 4)
- DP33 Historic Parks and Gardens (3)
- DP34 Archaeological Sites and Heritage Assets (3)
- DP35 Trees, Woodland and Hedgerows (3)
- DP36 Biodiversity (3, 5)
- DP37 Green Infrastructure (3, 5)
- DP38 Sustainable Design and Construction (1)
- DP39 Renewable Energy in New Developments (1)
- DP40 Renewable Energy Schemes
- DP41 Flood Risk and Drainage (1)
- DP42 Water Infrastructure and the Water Environment (1)

## Strategic Objectives for the 2014 Draft District Plan

<b>Priority themes</b>	<b>Strategic Objectives for the District Plan</b>
Protecting and enhancing the environment	<p>1. To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change</p> <p>2. To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence</p> <p>3. To protect valued landscapes for their visual, historical and biodiversity qualities</p> <p>4. To protect valued characteristics of the built environment for their historical and visual qualities</p> <p>5. To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes</p> <p>6. To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks</p>
Promoting economic vitality	<p>7. To promote a place which is attractive to a full range of businesses, and where local enterprise thrives</p> <p>8. To provide opportunities for people to live and work within their communities, reducing the need for commuting</p> <p>9. To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community</p> <p>10. To support a strong and diverse rural economy in the villages and the countryside</p> <p>11. To support and enhance the attractiveness of Mid Sussex as a visitor destination</p>
Ensuring cohesive and safe communities	<p>12. To support sustainable communities which are safe, healthy and inclusive</p> <p>13. To provide the amount and type of housing that meets the needs of all sectors of the community</p> <p>14. To create environments that are accessible to all members of the community</p>
Supporting healthy lifestyles	<p>15. To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destination</p>