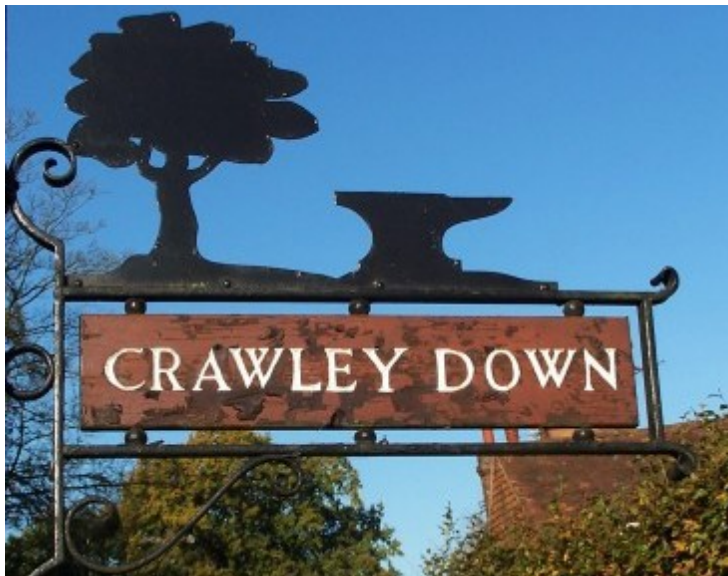


Crawley Down Neighbourhood Development Plan



Sustainability Report Sustainability Appraisal (Incorporating Strategic Environmental Assessment)

January 2016

Issue Record

Issue	Date	Description of Changes
1	5/9/2014	Initial Issue for Consultation in conjunction with the Pre-submission Plan
2	9/12/2014	<p>Submission document</p> <p>Update of document to reflect incorporation of comments from consultation in the Pre-submission Plan documentation set:</p> <p>Updated maps, more detail added to the Process diagram.</p> <p>Update policy names, numbering and wording as per updated Pre-submission Plan.</p> <p>Review policy assessments and update accordingly.</p>
3.3(Review)	2/2/2015	Incorporate MSDC comments on presentation of alternatives for Submission. Review Copy Not for release.
3	3/2/2015	Correct minor typographical errors, add map (Figure 3) and option clarification as discussed and agreed with MSDC (2/2/2015). Formally released for consultation at the Crawley Down Neighbourhood Plan meeting of 3 rd February 2015.

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Section 1: Introduction

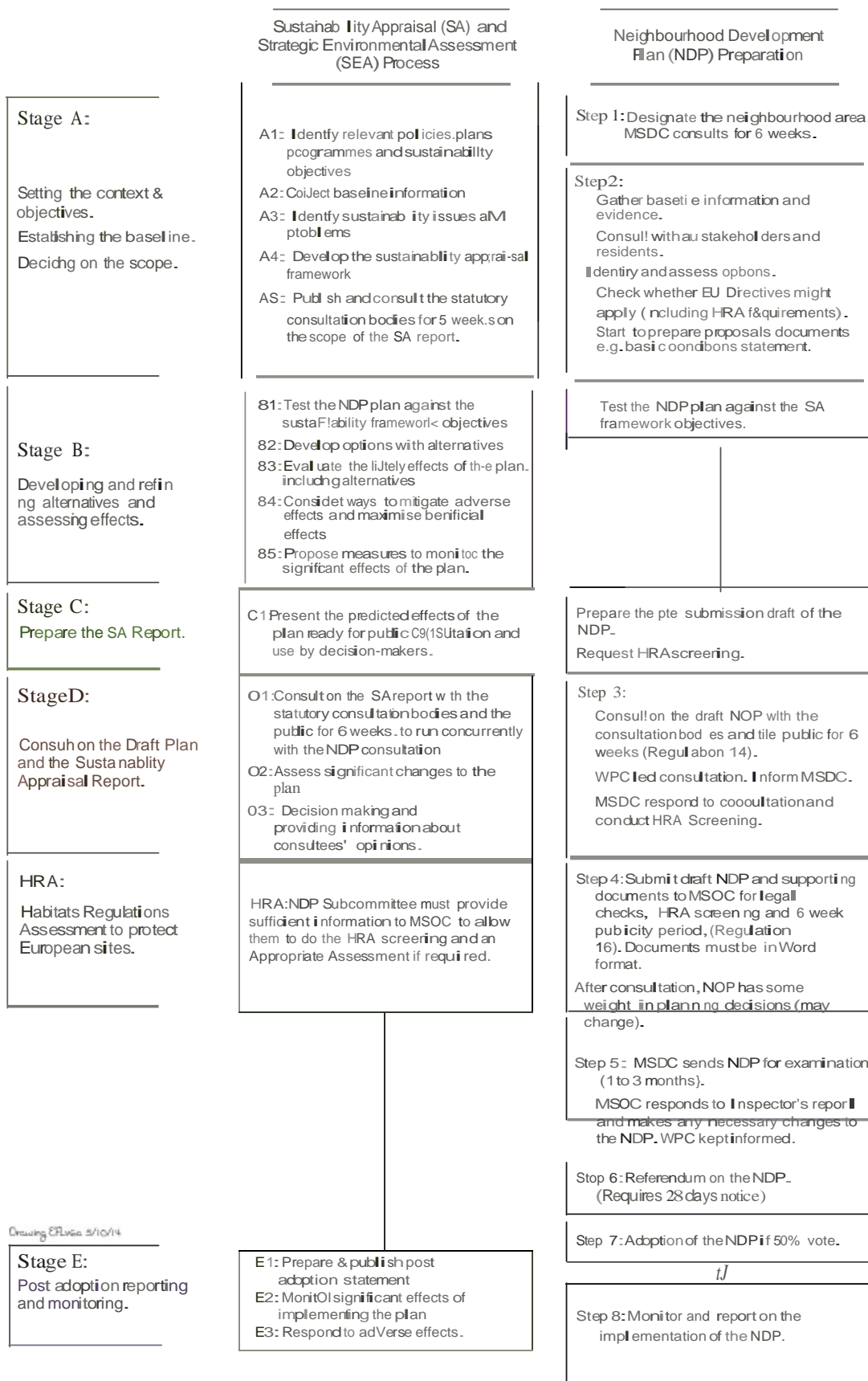
What is Sustainability Appraisal/Strategic Environmental Appraisal?

- 1 We are required by European Law to undertake what is known as a Strategic Environmental Assessment (SEA) of the Crawley Down Neighbourhood Development Plan (CDNDP). A SEA is a process for identifying the environmental impacts likely to arise from the Plan.
- 2 To ensure that the CDNDP will promote sustainable development, it is best practice to undertake a Sustainability Appraisal (SA) to identify the policies that best meet the plan objectives. An 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 Neighbourhood Plan.
- 3 As both the SA and the SEA aim to predict and assess the impacts of plans, they are usually combined to avoid duplication. They are referred to as the SA/SEA.
- 4 A Sustainability Scoping Report was first published in 2013 outlining the main issues that will need to be considered when planning development in Crawley Down. We have carried out SA/SAE of the Crawley Down Neighbourhood Development Plan during its preparation and the results are included in this Report. The Plan explains how the recommendations of this report were considered when finalising the Plan Policies.
- 5 For the avoidance of any doubt, this report should be read in conjunction with the most current issue of the Scoping Report, which together form a compilation of the information required under the Environmental Assessment of Plans and Programmes Regulations 2004.
- 6 Contents of Sustainability Report
 - This section describes what a Sustainability Appraisal is for, how this one has been carried out, and what area it covers. It also describes the existing policy context that the Plan is being prepared under.
 - Section 2 summarises key issues facing Crawley Down now and in the future, based on the evidence gathered during preparation of the Plan (evidence documents are available on the Crawley Down Plan website¹ and are summarised in the submission Neighbourhood Plan).
 - Section 3 describes the Sustainability Objectives for the Neighbourhood Plan. Development meeting these objectives will be considered to be ‘sustainable development’ by the Parish Council. This section also includes monitoring indicators that will be used to determine whether development is meeting the objectives or not.
 - Section 4 outlines how the Sustainability Objectives are aligned with existing policy and the objectives of the Draft Neighbourhood Plan, and whether the aims of sustainable development conflict with the aims for development within the Parish.
 - Section 5 describes the Sustainability Appraisal of the Crawley Down Neighbourhood Development Plan policies, and recommendations arising from the Appraisal. (The full Appraisal is in Appendix 2).

¹ www.crawleydownplan.org.uk

- 7 This document is submitted to Mid Sussex District Council in advance of examination by an independent examiner. If approved by the Examiner, the Plan will be taken forward to referendum for the residents of Crawley Down Ward.

Process



Drawing EFL/SEA 5/10/14

Figure 1 - Neighbourhood Plan Process

Methodology of SA

- 8 At the first stage of the SA/SEA scoping of the Plan, the Crawley Down Neighbourhood Plan sub-committee of Worth Parish Council collected contemporary information on social, environmental and economic issues in Crawley Down. This is known as the 'baseline' data. This information was
- Collected from studies and surveys, to inform the preparation of the Crawley Down Neighbourhood Plan
 - Public engagement on the Neighbourhood Plan carried out in 2013/14
 - Feedback from public
 - Directly via surveys and meetings
 - At social and other public events
 - Consultation in July 2013
 - Stakeholder meetings, and
 - Other evidence published at District and County levels.
- 9 This information enabled the key issues facing the Crawley Down Neighbourhood Development Plan area today to be identified.
- 10 The next stage of the process was to identify and analyse all plans, programmes and policies that could impact on the Neighbourhood Plan. These plans, programmes and policies include documents relevant to Crawley Down. Mid Sussex District Council are preparing a District Plan and have identified plans policies and programmes from International to District level that affect Mid Sussex.
- 11 A wide range of issues have been considered in the preparation of this plan, grouped into five distinct themes:
- Community (including Infrastructure)
 - Housing and development
 - Economy
 - Environment
 - Transport (including Traffic)
- 12 Each of these themes was considered by a separate focus group using information and views from surveys and workshops.
- 13 A Scoping Report was prepared containing a summary of the known baseline information; the implications of concurrent plans, policies and programmes on Crawley Down; proposed Sustainability Objectives (SOs) and monitoring indicators. The scoping report was submitted to Mid Sussex District Council for initial review and comment (April 2013 and March 2014) and any issues raised addressed prior to statutory consultation.

- 14 The Scoping Report was circulated for consultation with statutory consultees and local parish councils from 19th May – 24th June 2014.
- 15 Potential policies were generated on the basis of identified objectives and alternative policies considered in an iterative process by which this Sustainability Report, Appraisal, (Incorporating SEA) evolved in parallel. The associated methodology required working/focus groups to address the derived and evolving objectives under a number of headings –
- What do we want to do?
 - How might it be achieved? (Options)
 - Justification
 - Suggestions
- 16 All policy areas and the various alternative options developed for each policy have been appraised in order to assess their impact on the sustainability objectives outlined in Section 3 Sustainability Objectives. Where it was considered that there was only one realistic option for a policy area, this has been appraised against a “Do Nothing” scenario - in other words “To not have a policy”.
- 17 The resulting options including “Do Nothing” were then collated and used to formulate policies. Whilst it is a requirement of Strategic Environmental Assessment to appraise all reasonable alternatives, there is no need to devise alternatives just to comply with this directive hence only realistic alternatives have been identified.
- 18 The term “To not have a policy” refers to the fact there will not be a policy on the subject within the Crawley Down Neighbourhood Development Plan. It does not ignore the fact that some policy topics are still covered by legislation, national planning policy, or other material guidance.
- 19 In many cases, the “Do Nothing” alternative was found to be unviable/unacceptable due to the high level approach defined by the NPPF and lack of an up to date Local/District Plan to address requirements at the appropriate level of detail.
- 20 Potential Housing sites were assessed against objectives and policies using the 2008 MSDC Methodology² as refined by the proposed policies. Strategic Housing Allocation policy was informed by assessment of alternative options against the identified objectives and the findings of the 2013 Housing Survey. Options considered were:-
- Allocate land for housing
 - Allocate land for housing only within the village boundary
 - Do not allocate land for housing but adopt policies that support development within the village boundary
 - Do not allocate land for housing but adopt policies that support development that gives priority to local housing needs.
 - Do not allocate land for housing and rely on the NPPF.

² As used by MSDC in compiling the 2013 Housing Supply Document.

- 21 The Sustainability Appraisal was published (at Issue 1) as part of pre-submission consultation (26th September – 29th October 2014). Comments and advice received have been incorporated in the associated plan and the Sustainability Appraisal updated and reviewed accordingly.
- 22 Feedback from the various consultations has been taken into account, and modifications made to the evidence base, and some of the Sustainability Objectives and Monitoring Indicators.
- 23 The topics and sustainability priorities of most concern to Crawley Down have been confirmed following the draft Scoping Report and Statutory Consultation.
- 24 This SA is being prepared by Worth Parish Council who are also responsible for the development of the Neighbourhood Development Plan. To ensure the SA is subject to impartial scrutiny, we have involved an independent examiner as an ‘expert friend’ to critically review and advise on the pre-submission documents and associated evidence base.
- 25 The Sustainability Appraisal of the Submission Plan is detailed in Appendices 1 and 2. Policies in the Plan have been assessed against the Sustainability Objectives. Where appropriate, the recommendations of this SA have been taken into account in the Plan.
- 26 The Sustainability Objectives have been chosen to represent the economic, environmental and social issues facing the Parish – enabling the assessment to show whether policies would result in balanced, ‘sustainable’ development, or would favour one of these three themes over another.
- 27 Each policy or policy option is assessed against each Sustainability Objective and scored according to whether its impact on the Objective would be: significantly negative; negative; neutral; positive; significantly positive, or whether the impact is not known.
- 28 The Appraisal has been carried out bearing in mind the cumulative effect of policies with:
- Mid Sussex District Plan development proposals
 - Adjacent Neighbourhood Plan area policies
 - The wider impacts of development within the district as a whole are considered by the Sustainability Appraisal and Habitats Regulations Assessment of the District Plan.

Planning Context

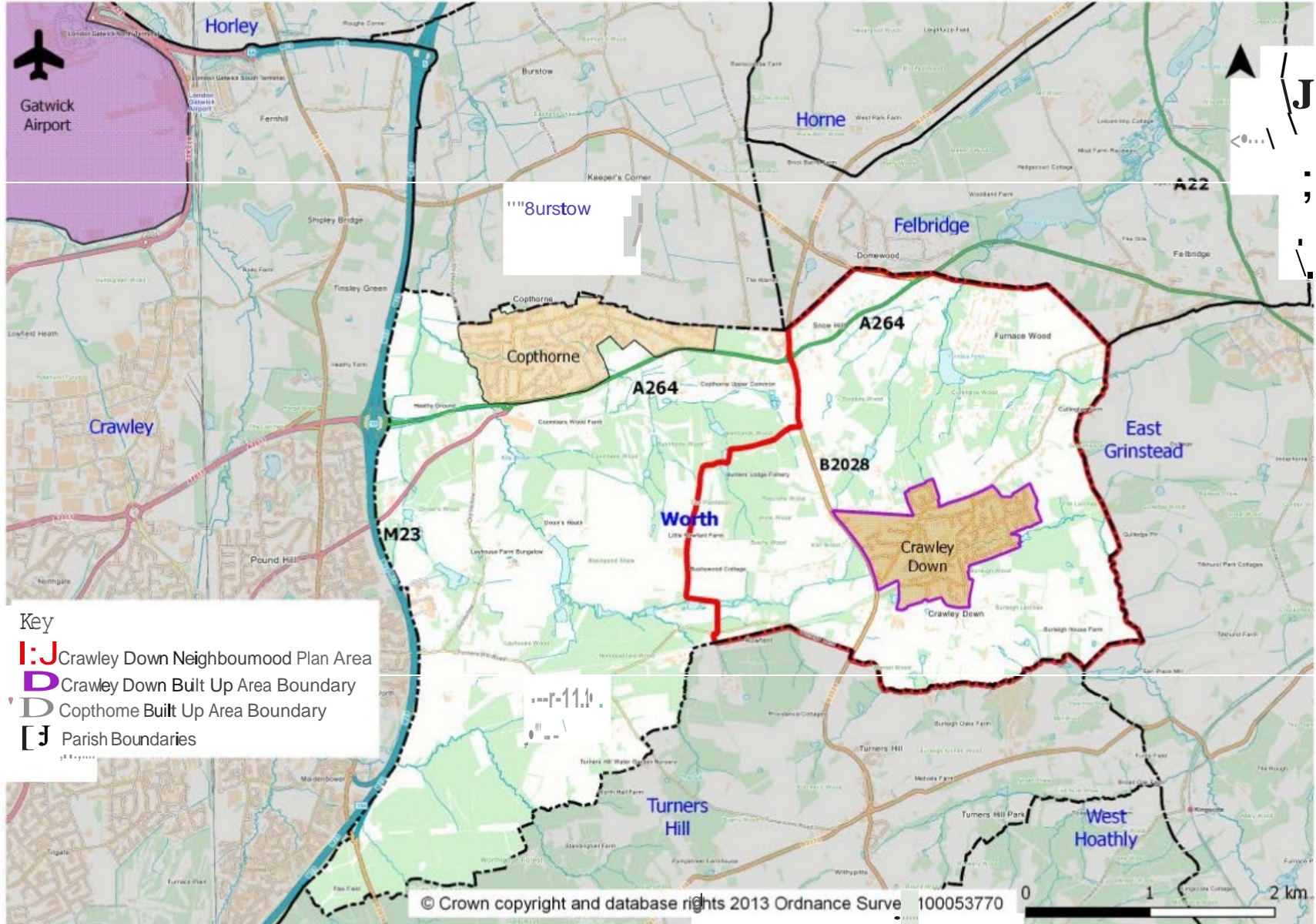
- 29 **The Localism Act** gives additional powers to local communities to control their local areas. The Act was given royal assent in November 2011 and the parts of the act dealing with Neighbourhood Planning came into force in March 2012.
- 30 **The National Planning Policy Framework (NPPF)** and **National Planning Policy Guidance (NPPG)** should be taken into account in the preparation of neighbourhood plans (NPPF Para 2). The NPPF requires that planning policy and development decisions be made in light of the Government policy to permit ‘Sustainable Development’
- 31 The UK Sustainable Development Strategy *Securing the Future* set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly

- 32 The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously.
- 33 **Mid Sussex Local Plan (2004)** sets strategic policies for land including housing and employment targets, land and location. Policies of the Local Plan that have been retained are available on the Mid Sussex website. It describes the characteristics important to the two townscape character areas in the village.
- 34 In September 2007 the Government Office for the South East (GOSE) confirmed that the majority of policies within the adopted MSDC Local Plan have been saved (Appendix 4). This means that the majority of policies are saved until they are replaced by policies within a future Development Plan Document.
- 35 **MSDC Housing Supply Document (2013)** assesses small scale housing sites to 2031.
- 36 **Mid Sussex District Plan** will replace the current adopted **Mid Sussex Local Plan**, and will be produced in conformity with the NPPF. Mid Sussex District Council published a **Draft Submission Plan** in May 2013. Strategic policies seek to provide the level of development necessary for the district to support the need for housing, jobs and growth of both the local and regional economy, and protect, enhance and benefit from the rural character of the District and its many features of visual and ecological value.
- 37 Mid Sussex District Council submitted its District Plan to the Secretary of State in July 2013. The first hearing session took place on the 12th November 2013. The Inspector concluded that he was not satisfied that the Council had met the Duty to Cooperate, and advised that the District Plan should be withdrawn. The Council formally withdrew the District Plan on 27th May 2014.
- 38 The Council has subsequently prepared a **revised District Plan** to an updated timetable. This was issued for consultation in November 2014 and MSDC currently expect adoption in April 2016. In the absence of any other significant issues raised by the Inspector, the Crawley Down Neighbourhood Development Plan has sought compatibility with this plan insofar as it does not conflict with overriding policies such as the NPPF.
- 39 **Worth Parish Vision** (2014, adopted by the Parish Council but not the District Council) sets out aims for the Parish to achieve a more thriving economy and better environment for Crawley Down. It will be used to inform, but will not dictate, the contents of the Neighbourhood Plan.

Neighbourhood Plan Area

- 40 The Neighbourhood Plan is for Crawley Down Ward of Worth Parish (Figure 2). Formal plan designation was sought in April 2012 and approved in July 2012. A separate plan is being prepared for Copthorne, which constitutes the remainder 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 and challenges faced by the two villages.
- 41 The Crawley Down Neighbourhood Development Plan has been prepared in close consultation with the Copthorne Neighbourhood Development Plan. The latter is at the statutory consultation stage and is expected to be brought forward for examination in a similar timeframe as the Crawley Down Neighbourhood Development Plan.

- 42 The SA addresses the area within the Ward Boundary that the Plan affects. However, the area of open space between Crawley Down, Copthorne and Crawley to the west is of particular concern to the residents of Crawley Down, and partially falls outside the Ward and/or Parish. Likewise the areas of open space between Crawley Down, Felbridge and East Grinstead to the east and Turners Hill to the south are of particular concern to the residents of Crawley Down, and partially fall outside the Ward and/or Parish. The gap between Turners Hill and Crawley Down villages is particularly small and therefore of major concern.
- 43 Worth Parish Council will examine options for how this area will be addressed in the Copthorne and adjoining Neighbourhood Plans, in continuing dialogue with adjoining parishes and Mid Sussex District Council. In relation to secondary or indirect effects of the Neighbourhood plan, the SA has considered the impact of policy proposals on the areas adjacent to the Parish Boundary where development would have a significant impact on land or development potential of these areas. The SA may be applied to these and other areas beyond the Ward Boundary during the life of the Plan.



Key

- Crawley Down Neighbourhood Plan Area
- Crawley Down Built Up Area Boundary
- Copthorne Built Up Area Boundary
- Parish Boundaries

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Section 2: Key Issues for Crawley Down

44 Consultation, local studies and engagement with stakeholders and the wider community has indicated a number of key issues faced by the parish.

COMMUNITY

- The village is fortunate to have an extensive network of community groups and local meeting places which need to be nurtured.
- There is reasonable local provision for formal and informal recreation activities
- The very rapid expansion of Crawley Down has not been matched with adequate provision of infrastructure. Continued sustainability and community viability is threatened.
 - Need for new transport infrastructure, school provision, improved health services and additional playing pitches and allotments within the village.
 - Lack of school places is starting to have an adverse effect on the housing market.
 - Sewerage provision has been recognised as operating at/near capacity since 2010 and tankers are regularly used to alleviate problems with the system. Despite this, permission has been granted for over 300 houses since 2011 and there have been a number of pollution incidents in the village.
 - Crawley Down suffers from water stress along with the rest of the South East region of England. Water meters have been compulsorily installed and pressure reducers fitted to try and extend the life of ageing pipework.
 - Mobile phone reception is patchy, which can limit business.
 - Internet access has recently improved with the provision of Fibre to the Cabinet (FTTC), but is fundamentally limited by ageing cabling within the village.
- Flooding
 - The geology of Crawley Down pre-disposes it to rising water and surface water runoff. There is a need to control surface water runoff and ensure it does not adversely impact flooding elsewhere, or water quality in the surrounding countryside.
 - The village centre has a history of flooding events exacerbated by back flow from the stream. It is assessed as High Risk of Surface Water Flooding by the Environment Agency.

HOUSING AND DEVELOPMENT

- There is a need for smaller homes with easy internal access suitable for more elderly residents wishing to downsize and young first time buyers. Preference is to buy rather than social/affordable schemes.
- Lack of available smaller homes and developers who are pre-disposed to build more profitable larger homes limits “churn” within the village housing market. This, combined

with stamp duty charges³, tends to encourage building of extensions, which further unbalances the market and can create additional parking issues in the streets of the village.

- The unbalanced situation has contributed towards a large proportion of “empty bedrooms” in the village.
- Affordable/social homes require local employment in order for them to be sustainable.
- Design and Heritage
 - The architectural character of Crawley Down is protected in two Townscape Character Areas and should continue to be protected.

ENVIRONMENT

- Access to open countryside is an important distinctive village feature.
- The tracts of ancient woodland around the village make it generally sensitive to built development.
- The gaps between Crawley Down and adjacent villages/towns prevent coalescence of the settlements but are under threat from uncontrolled development.
- The countryside with its network of footpaths provides connectivity and an important recreational facility for residents of the area.
- Pressures to build housing or other built development could threaten areas of open space, views and the landscape setting of the village and accessibility to the countryside.
- Crawley Down village is situated on the Worth Way (a linear country park) and is surrounded by several tracts of ancient woodland.
- There are areas within the parish which could be improved to enhance their ecology and biodiversity.

ECONOMY

- The local economy is focussed on the village services (including shops, professional services, schools, doctors).
- Tourism is attracted by the Worth Way and cycle path links, but is predominantly passing trade and can bring problems with parking in the village.
- Most people work outside the village.
- Agriculture and rural businesses may be threatened from development on agricultural land.
- Demand for housing could result in the loss of some employment space.
- Local employment is required to make local social/affordable homes sustainable.

³ Changes in stamp duty effective from 3rd December 2014 would reduce the stamp duty payable on an average price property of £417,083 (source RightMove, 1st Feb 2015) from £12,500 to £10,900. Although welcome, the reduction of £1,600 is not expected to significantly alter the situation.

- Concerns that congestion on the A264 may throttle the economic viability of Crawley Down by reducing access to the main employment areas. Any further development along the A264 can only exacerbate the situation.

TRANSPORT AND TRAFFIC

- The village centre is often congested with parked cars, with the situation exacerbated by lack of parking enforcement.
- The B2028 Turners Hill Road is a very heavily used road, which forms the west boundary of the village built up area. Heavy traffic and regular speeding can make exit difficult and the Sandy Lane junction is recognised as particularly difficult.
- Peak hour congestion on the B2028 causes long tailbacks from the A264 junction and can make exit from the village difficult. Events such as the Ardingly International Antique Fair, South of England Show or Heart Foundation Bike Ride can tend to close the village down.
- The B2028 is used as a rat-run. Congestion on the A22 in East Grinstead tends to exacerbate traffic issues in Crawley Down as do any new developments in East Grinstead.
- The interlinking network of paths is an important asset.
- Public transport is not generally timetabled at suitable times for commuters.

GATWICK AIRPORT

- Gatwick Airport is a major employer. The second runway decision could have very significant impact on transport, infrastructure, jobs and quality of life. Whilst this is a national policy decision which the Neighbourhood Plan cannot affect, it would be negligent to ignore the potential issues and not to plan and mitigate accordingly.

Section 3 Sustainability Objectives

- 45 The Sustainability Objectives for Crawley Down Neighbourhood Development Plan were derived from
- Review of applicable Policies and Documents
 - Review of Mid Sussex District Sustainability Objectives
 - An Understanding of the key issues facing Crawley Down
- 46 Initial Objectives were then informed and refined in consultation with Mid Sussex District Council, resident surveys, focus groups, stakeholder and open events.

Sustainability Objectives & Indicators

- 47 Sustainability Indicators are monitoring indicators that may be used to gather data during the lifetime of the Neighbourhood Plan. They are chosen to be reasonably practicably monitored, and to give a good indication of the level to which each Objective is being met.
- 48 The Sustainability Objectives and Indicators for Crawley Down are as follows:

Table 1 - Sustainability Objectives & Indicators

Objective No	Objective	Sustainability Indicators
1/Env.	To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads.	<ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps
2/Comm	To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home.	<ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection
3/Comm.	To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools.	<ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times

Objective No	Objective	Sustainability Indicators
4/Comm.	To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle.	<ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch.
5/Env.	To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate.	<ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development
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.	<ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.	<ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors.
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community.	<ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time
9/Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses.	<ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village • Number of shops within the parish
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village.	<ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness.	<ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent

Objective No	Objective	Sustainability Indicators
12/Env.	To encourage reuse, recycling and food composting in the parish.	<ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development	<ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy.	<ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use.

49 In referencing objectives the convention has been adopted whereby the category of objective is reflected in the name, ie.

- Env – Environment,
- Comm – Community,
- Econ – Economy.

Section 4: Sustainability Framework

Community Vision

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.

- 50 Our vision for Crawley Down for the next 15-20 years is to maintain and enhance the quality of life for all sections of the community, ensuring above all that Crawley Down retains its village character.
- 51 We wish to make our neighbourhood an even better place to live, work and visit. We wish to sustain or enhance the beauty and vitality of our neighbourhood and ensure that our infrastructure is capable of supporting us.
- 52 We must ensure that any increased population also brings enhanced infrastructure and addresses existing shortfalls.

Framework

- 53 The issues derived from the consultation process are summarised and re-grouped below to form the policy framework. These objectives underpin and give rise to the individual policies and proposals in the Crawley Down Neighbourhood Development Plan.

Community

- 54 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.

Housing

- 55 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.

Economy

- 56 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

Environment

- 57 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 local 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 zones⁴ for established trees and requires replacement trees for those felled/damaged.
 - r. Provide guidance for residents and private landowners on planting for wildlife

Transport

- 58 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.
- 59 Where developments do not directly accord with the above village vision they must demonstrate sufficient local benefits to justify adoption and outweigh adverse effects and consequences in the locality. The Statement of Common Vision should provide the main context for evaluating any such proposals and be the fundamental basis on which policies are proposed.

Compatibility of Sustainability Objectives

- 60 It is a difficult balancing act for all policies within the plan to satisfy Social, Environmental and Economic Sustainability aims concurrently and consequently some conflicts may be expected.
- 61 Prior to appraising the strategy and policies within the Crawley Down Neighbourhood Plan, the individual Sustainability Objectives have been evaluated against key issues identified in the consultation process and summarised above
- 62 The Sustainability Objectives were then individually evaluated for compatibility with all the other objectives (Table 3). This exercise helped to identify where there may be possible conflicts between the objectives themselves.

⁴ Buffer zones to be extended beyond 15m root protection zones to address safeguarding of water table and other environmental factors in accordance with Woodland Trust and Sussex Wildlife Trust guidelines.

- 63 Where the objectives of the Sustainability Appraisal are mutually supporting this is marked with a tick in Table 3. Where there is no significant conflict or benefit there is no marking. Conflicting objectives are marked with a cross.
- 64 As Table 3 demonstrates, most of the objectives are compatible with one another, or have a neutral impact. The high number of compatible objectives shows that the Neighbourhood Plan has been prepared positively with regards to solving some of the sustainability issues identified, and that the Sustainability Objectives are appropriate to measure the extent to which it does.
- 65 Finally, each individual policy and proposal with associated alternative option (if applicable) was assessed against each individual sustainability objective. For clarity of presentation, selected options have been designated as “Option A” with rejected alternatives designated as “Option B”.
- 66 In summary, the objectives of the Neighbourhood Plan and the Sustainability Objectives have been evaluated with other objectives and policies in order to
- highlight any potential conflicts between objectives,
 - review compatibility between Objectives and Policies,
 - review compatibility between Objectives and Proposals.
- 67 Details are provided in Appendix 2 and summarised in the matrices of Table 3, Table 4, Table 5, Table 6 and Table 7 below.
- 68 The preferred policy option from all of the options appraised has been based on the overall impact against the sustainability objectives, with the option with the most positive predicted impact determined as the ‘preferred option’. In order to record the sustainability of the varying options, a range of colours and symbols has been used:

Table 2 Marking Convention

++	Significant positive impact on the sustainability objective
+	Positive impact on the sustainability objective
0	No significant impact, no impact or neutral impact on the sustainability objective
-	Negative impact on the sustainability objective
--	Significant negative impact on the sustainability objective

Issues arising are discussed later.

Strategic Housing Allocation Policy

- 69 A number of possible housing land allocation options have been considered:
- A. Allocate land for housing
 - B. Allocate land for housing only within the village boundary
 - C. Do not allocate land for housing but adopt policies that support development within the village boundary

- D. Do not allocate land for housing but adopt policies that support development that gives priority to local housing needs.
- E. Do not allocate land for housing and rely on the NPPF.

- 70 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 the land parcels that would satisfy local requirements. The responses to this exercise are summarised in Figure 3 which also appears in the Neighbourhood Plan (Issue 2) as Figure 5.
- 71 No land parcels within the built up area were nominated. In addition, none of the land parcels outlined addressed the local needs identified in the Housing Survey.

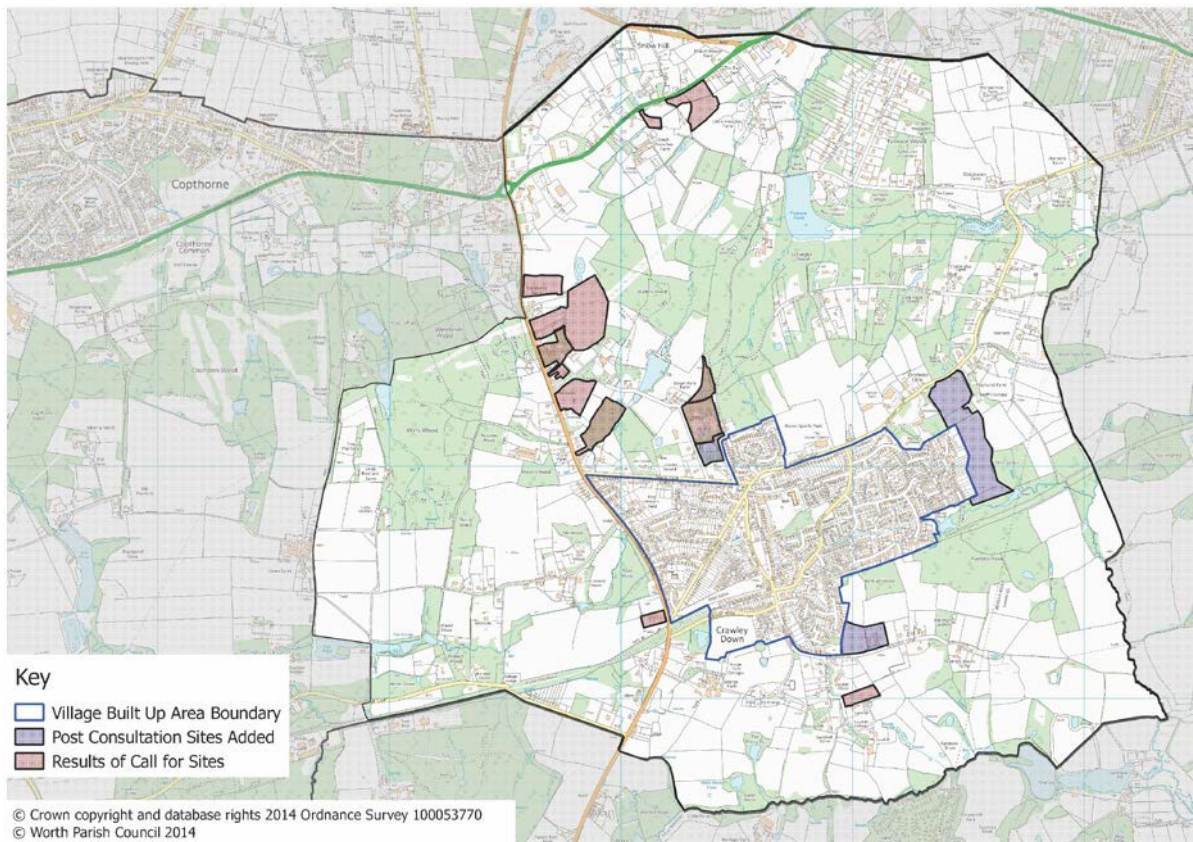


Figure 3 Land parcels nominated to the Neighbourhood Plan for future Development

- 72 Details of the associated appraisal are provided in Appendix 1 and summarised in Table 3. The same marking convention is used as defined in Table 2.

Table 3 Summary of Strategic Housing Allocation Options

Objective No	Impact of Option A	Impact of Option B	Impact of Option C	Impact of Option D	Impact of Option E
1/Env.	--	0	0	-	--
2/Comm	--	--	+	++	--
3/Comm.	--	-	0	0	--
4/Comm.	-	0	+	++	-
5/Env.	--	0	++	++	--
6/Env.	0	0	0	0	0
7/Env.	--	0	0	0	--
8/Env.	-	-	-	-	-
9/ Econ.	0	0	0	0	0
10/Trav.	-	-	-	-	-
11/Env.	0	0	0	0	0
12/Env.	0	0	0	0	0
13/Comm	-	-	0	0	-
14/Econ	0	0	0	0	0

- 73 The analysis supports the adoption of a policy led Plan for housing rather than the selection of specific site from those the proposals on offer with one or both of Options C or D being the best in 7 of the 14 objectives. It is clear from Table 2 that all the options have a largely negative impact on sustainability. This is not surprising given that Crawley Down is, as reflected in the plan' Vision', a traditional Sussex village and new housing development must be set in this context.
- 74 The analysis indicates that Option D is better able to deliver local housing needs (Objective 2) and enhance community (Objective 4), at the expense of some negative impact on the natural beauty of the area (Objective 1). Option D is therefore taken forward as the preferred outcome of the sustainability appraisal.

Table 4 – Compatibility of Sustainability Objectives within the Framework

Objective No	Key												
2/Comm Affordable Housing	×												
3/Comm. Key Services		×											
4/Comm. Sustainable Community	✓	×	✓										
5/Env. Rural Village setting	✓			✓									
6/Env. Energy Efficiency		✓		✓									
7/Env. Biodiversity	✓	×		✓	✓								
8/Env. Self Sufficiency				✓			✓						
9/Econ. Local Business		✓	✓	✓									
10/Trav. Traffic Impact			✓	✓	✓					✓			
11/Env. Historic Environment		×			✓								
12/Env. Recycling				✓				✓					
13/Comm Infrastructure		×	✓	✓		✓			✓	✓			
14/Econ Employment Base				✓					✓	✓			
	1/Env. Natural Beauty	2/Comm Affordable Housing	3/Comm. Key Services	4/Comm Sustainable Community	5/Env Rural Village setting	6/Env Energy Efficiency	7/Env Biodiversity	8/Env. Self Sufficiency	9/ Econ Local Business	10/Trav Traffic Impact	11/Env Historic Environment	12/Env. Recycling	13/Comm Infrastructure

Key	
✓	Compatible
×	Potentially Incompatible

Table 5 Overview of Alternative Options and Policy Compatibility with Objectives, Policies CDNP01 - 07

	Policy CDNP01		Policy CDNP02		Policy CDNP03		Policy CDNP04		Policy CDNP05		Policy CDNP06		Policy CDNP07	
	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B
1/Env.		+	+	0	++	--	0	0	0	0	-	-	++	-
2/Comm		0	+	-	0	0	0	0	+	+	++	-	0	0
3/Comm.		0	+	-	0	0	++	--	-	--	0	0	0	0
4/Comm.		0	++	--	++	-	++	--	++	-	++	0	0	0
5/Env.		+	0	0	0	0	0	0	+	--	+	-	0	0
6/Env.		0	0	0	0	0	0	0	0	0	++	0	0	0
7/Env.		+	+	0	++	-	0	0	0	0	-	--	+	-
8/Env.		0	0	0	++	--	0		0	0	0	0	0	0
9/Econ.		0	+	-	0	0	++	--	0	0	+	+	0	0
10/Trav.		+	+	-	+	-	+	0	0	0	-	--	0	0
11/Env.		0	0	0	0	0	0	0	++	-	+	0	0	0
12/Env.		0	0	0	+	0	0	0	0	0	0	0	0	0
13/Comm		0	++	--	0	0	+	-	0	0	0	0	+	-
14/Econ		0	++	--	0	0	++	--	0	0	0	0	0	0

DELETED

Table 6 Overview of Alternative Options and Policy Compatibility with Objectives, Policies CDNP08 - 14

	Policy CDNP08		Policy CDNP09		Policy CDNP10		Policy CDNP11		Policy CDNP12		Policy CDNP13		Policy CDNP14			
	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B	OPTION A	OPTION B		
1/Env.	0	0	NOT USED	0	NOT USED – Part of CDNP11	+	+	+	++	-	++	0	++	++		
2/Comm	+	-		0		-	0	0	0	0	0	0	0	0	0	0
3/Comm.	0	0		0		0	0	0	0	0	0	0	++	-	0	0
4/Comm.	+	0		+		0	+	+	+	0	++	0	++	0	+	+
5/Env.	+	0		+		++	+	+	++	-	0	0	0	0	0	0
6/Env.	0	0		0		0	0	0	0	0	0	0	0	0	0	0
7/Env.	0	0		0		+	++	++	++	-	++	-	++	-	++	++
8/Env.	0	0		0		0	0	0	0	0	0	0	0	0	0	0
9/Econ.	++	-		+		+	0	0	+	0	++	0	++	0	+	+
10/Trav.	+	0		+		0	0	0	+	0	0	++	0	0	0	0
11/Env.	+	0		0		+	+	0	+	+	0	0	0	0	0	0
12/Env.	0	0		0		0	0	0	0	0	0	0	0	0	0	0
13/Comm	0	0		0		0	0	0	0	0	0	0	+	-	0	0
14/Econ	++	-		+		0	0	0	0	0	0	0	+	0	0	0

Unsurprisingly, rejected alternatives show as substantially incompatible with objectives. The exception is Policy CDNP14 where the alternative was more prescriptive than the selected option, but was rejected on the advice of MSDC.

Table 7 Summary - Compatibility of Selected Options with Objectives

Objective No	SELECTED POLICIES																
	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.	DELETED	+	++	0	0	-	++	0	NOT USED	NOT USED	+	++	++	++			
2/Comm		+	0	0	+	++	0	+			0	0	0	0			
3/Comm.		+	0	++	-	0	0	0			0	0	0	++	0		
4/Comm.		++	++	++	++	++	0	+			+	+	++	+			
5/Env.		0	0	0	+	+	0	+			+	0	0	0			
6/Env.		0	0	0	0	0	++	0			0	0	0	0	0		
7/Env.		+	++	0	0	0	-	+			0	0	0	++	++	++	++
8/Env.		0	++	0	0	0	0	0			0	0	0	0	0	0	
9/Econ.		+	0	++	0	+	0	++			++	0	0	+	++	+	
10/Trav.		+	+	+	0	-	0	+			+	0	0	0	++	0	
11/Env.		0	0	0	++	+	0	+			+	0	0	0	0	0	
12/Env.		0	+	0	0	0	0	0			0	0	0	0	0	0	
13/Comm		++	0	+	0	0	0	+			0	0	0	0	+	0	
14/Econ		++	0	++	0	0	0	0			++	0	0	0	+	0	

75 The policies referenced here and reproduced in Appendix 2 have been extracted directly from the Draft Neighbourhood Plan for ease of reference against the Sustainability Objectives. Maps mentioned within the policies refer to maps within the Draft Neighbourhood Plan. In the event of conflict between the policy wording quoted here and the Neighbourhood Plan, the Plan shall take precedence.

Table 8 - Overview of Compatibility, between Proposals & 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

76 The matrix of Table 3 indicates that, apart from the implicit and well recognised conflicts between housing development, environment and infrastructure, there are no objectives that directly conflict with each other. Proximity to Ashdown Forest may require mitigation to be provided, but this is regarded as a subject to be addressed at District level when assessing requirements under the HRA.

77 87% of the BUAB falls within the Ashdown Forest SPA/SAC 7km Zone of Influence. Consideration of the geography of the area would indicate that the remaining 13% of properties would be likely to use the same routes as the 87% and value Ashdown Forest equally. Consequently, the Precautionary Principle should apply and all development within the BUAB be subject to consideration under policy CDNP14. However, MSDC have advised that they would not support this.

- 78 Natural England have specifically commented on the need to mitigate the impact of Proposal 05⁵ 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. The resolution of this issue is primarily a matter for the MSDC Local Plan and the work arising from its HRA.
- 79 Provision of Housing implicitly requires additional infrastructure and could adversely affect environmental factors and the viability of key services unless adequate infrastructure and countryside protection is in place. 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.
- 80 The Sustainability Scoping Report notes significant deficiencies in existing key infrastructure, concerns about the proportion of new homes being built in the village further stressing the infrastructure and of the ability of the community to absorb and integrate such a large increase in such a short time. Those concerns are recognised and, in mitigation, it is suggested that new development under CDNP06 be loaded towards the latter part of the plan period, individual developments be limited to a maximum number of dwellings and no significant development occur before the Gatwick Second runway decision and the associated Plan review.
- 81 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, 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.

- 82 The SA is required to demonstrate that it has considered the full spectrum of 'sustainability'. However it is not necessary for the Crawley Down Neighbourhood Development Plan to deal directly with these issues. Policies in the National Planning Policy Framework (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.

⁵ Affordable Housing for Local Needs (some 64 units)

Section 5: Sustainability Appraisal of Neighbourhood Plan Policies:

Summary and Recommendations

- 83 The Strategic Housing Allocation Policy is detailed in Appendix 1 where each housing allocation policy option is assessed against each Sustainability Objective; the impact of the policy on the objective is symbolised as positive, negative, neutral or unknown, and a commentary is given as appropriate.
- 84 The Sustainability Appraisal of the Neighbourhood Plan policies is provided in Appendix 2. Each policy is assessed against each Sustainability Objective; the impact of the policy on the objective is symbolised as positive, negative, neutral or unknown, and a commentary is given as appropriate.
- 85 The policy appraisals are tabulated in Appendix 2. This exercise ensures that the policies within the Neighbourhood Plan are the most sustainable, given all reasonable alternatives. In some cases, a number of alternative policy options have been developed but not appraised. In most cases this is because the option is either not realistic (in that it is undeliverable or unlikely to be implemented) or is not significantly different to option(s) already appraised.
- 86 Determining the preferred policy option has been based on the overall impact against the sustainability objectives, with the option with the most positive predicted impact determined as the “preferred option”. Where it is unclear which option performs best, the predicted impact on the sustainability objective(s) most closely related to the policy topic have been given more importance.
- 87 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 CDNP03 which addresses open/recreational spaces and CDNP02 h) – community gardens.
- 88 The NPPF will ensure that the risk of flooding is considered through any other planning application in the Parish.
- 89 Specific measures in relation to sustainable design are covered through the NPPF and part L Building Regulations (Code Level 4 mandatory for all housing development from April 2012) and are not repeated in the Plan. The Mid Sussex District Council District Plan when adopted may also contain specific measures. Notice has been given that Code 4 requirements are intended to be subsumed into general Building Regulations. However, the general requirements of Code 4 should be retained as minimum standards regardless of the nature of legislation.

Areas of unknowns:

- Objective 2/Env, Policy CDNP05 and Proposal 05 – the effect of new development on local flooding is unknown without more detail of appropriate designs. Policy CDNP07 (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.
- Policy CDNP05 - the effect of new small developments on local flooding is unknown without more detail of appropriate designs. This information will be provided by applications adhering to the requirements of the NPPF
- 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 Airport and will need to be assessed on an individual basis by reference to Gatwick/Biggin 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.

Negative impacts

- 90 Policies CDNP05, CDNP06 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.
- 91 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 CDNP02, CDNP05 and CDNP06.
- 92 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.

Conclusions

- 93 It is concluded that there will be no significant net negative impact on the sustainability objectives of the Plan, as long as the policies of the Plan are met. The overall effect of the implementation of the Plan will contribute to the objectives of sustainable development within the Plan area.

- 94 It is concluded that the Neighbourhood Plan should not allocate specific housing sites but adopt policies that support development that gives priority to local housing needs and overall sustainability.
- 95 It is recommended that development applications be considered in the light of the policies of the Neighbourhood Plan as a whole; and taking into consideration the policies of the National Planning Policy Framework where issues are not covered directly by policies of the Neighbourhood Plan, or saved policies of the 2004 MSDC Local Plan.
- 96 It is recommended that, should there be any future debate as to interpretation and application of the policies that reference be made to the original vision and objectives which implicitly define the intent and should, therefore take precedence over any subsequent re-interpretation.
- 97 A Plan review should be scheduled post the Gatwick second runway decision once more information on associated timescales, employment and infrastructure are known.
- 98 The Objective monitoring indicators should be critically reviewed and refined as part of the annual Parish Council review.

Next Steps

- 99 For an overview of the process refer to Figure 1.
- 100 This is the Sustainability Appraisal of the Crawley Down pre-Submission Neighbourhood Plan. SA of the draft plan and options considered for policies is included in the Draft Sustainability Report that was subject to statutory consultation 19th May – 24th June 2014, which also contains information on the evidence base leading up to the Plan.
- 101 Pre-submission consultation (Regulation 14) was conducted between 6th September and 29th October 2014 and both Sustainability Appraisal and Pre-submission Plan updated accordingly.
- 102 The draft Plan and accompanying documentation will be submitted for legal checks and review prior to submitting for examination (Regulation 16).
- 103 Following adoption of the Plan, development within the Parish will be monitored to ensure the implementation of the Plan is sustainable. The monitoring indicators proposed are described in Table 1. These will be refined and optimised on a continuing basis as experience is gained

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Appendix 1 – STRATEGIC APPROACH TO HOUSING ALLOCATION

Alternative Approaches to Housing Allocation	
OPTION A : Allocate land for housing	Based on proposals submitted by landowners to the Neighbourhood Plan in support of the Call for Sites (December 2013) and subsequently; the 2013 MSDC Housing Supply Document (including associated Methodology) and the Crawley Down Housing Land Availability Assessment prepared in parallel with the Plan.
OPTION B : Allocate land for housing only within the village boundary	This is a hypothetical option as no land parcels within the village boundary are included in any of the documents above.
OPTION C : Do not allocate land for housing but adopt policies that support development within the village boundary	The option would deliver Option B in future.
OPTION D : Do not allocate land for housing but adopt policies that support development that gives priority to local housing needs.	
OPTION E : Do not allocate land for housing and rely on the NPPF.	This option recognises that the housing policies of the current Local Plan are ‘out of date’.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Option A	Impact of Option B	Impact of Option C	Impact of Option D	Impact of Option E
1/Env.	To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, - <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields 	A : Development outside the built-up area leads to significant damage to the natural beauty of the area. B : Does not impact on objective C : Does not impact on objective D : Option permits some development outside the built-up area with some negative impact on habitat and	--	0	0	-	--

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Option A	Impact of Option B	Impact of Option C	Impact of Option D	Impact of Option E
	<ul style="list-style-type: none"> Area of ancient woodland within the parish Number of tree preservation orders (TPOs) within the parish Enforcement of TPOs Loss of any of these features through grant of planning consent Positive action on tree replacement and hedgerows Habitat screening assessments Local Gaps 	<p>local gaps</p> <p>E : The current situation will continue and development will be focussed outside the built-up area with significant damage to the natural beauty of the area.</p>					
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> Bands A and B of Common Housing Register, Number rehoused, Number of affordable homes completed, Turnover of dwellings, Local housing needs assessment Number housed without direct local connection 	<p>A : Developments focussed towards large homes that do not meet local needs.</p> <p>B : Developments would be focussed towards large homes that do not meet local needs.</p> <p>C : Policies would ensure that developments are focussed towards homes that meet local needs but land capacity may be an issue and the supply of new homes for retirement may be restricted</p> <p>D : Policies would ensure that developments are focussed towards homes that meet local needs and allowing some development outside the built-up area would ensure an adequate supply of land..</p> <p>E : The current situation will continue and development will be focussed towards large homes that do not meet local needs.</p>	--	--	+	++	--
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> Distance the population of the parish live from key services Availability of regular public transport Number of shops in village School capacity GP and hospital waiting times 	<p>A : Developments outside the village boundary will increase traffic and pressure on services</p> <p>B : Negative impact on many services</p> <p>C : Does not impact on objective</p> <p>D : Negative impact of development outside the built-up area can be mitigated by positive impact of policies that support local services.</p> <p>E : The current situation will continue and development will be focussed towards large homes that do not meet local needs.</p>	--	-	0	0	--

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Option A	Impact of Option B	Impact of Option C	Impact of Option D	Impact of Option E
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	<p>A : Developments outside the village boundary will not contribute to the community and may lead to increased crime.</p> <p>B : Does not impact on objective</p> <p>C : Significant benefits to community from new homes for young/retired residents but supply may be restricted by land capacity.</p> <p>D : Significant benefits to community from adequate supply of new homes for young/retired residents.</p> <p>E : Developments outside the village boundary will not contribute to the community and may lead to increased crime.</p>	-	0	+	++	-
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	<p>A : Only greenfield sites offered.</p> <p>B : Recent history prior to NPPF coming into force indicates that developers are prepared to re-use larger sites but there was also significant additional building of new houses in gardens.</p> <p>C : Significant benefit to objective, supported by 2012 village survey.</p> <p>D : Development outside the built-up area can be mitigated by policies that direct development to brownfield sites adjacent to the built –up area.</p> <p>E : The current situation will continue and development will be focussed towards greenfield sites</p>	--	0	++	++	--
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	All options have the same impact on the objective	0	0	0	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Option A	Impact of Option B	Impact of Option C	Impact of Option D	Impact of Option E
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species. <ul style="list-style-type: none"> Data from Sussex Biodiversity Records Office Land in EU Stewardship schemes Condition of ancient woodland in parish Wildlife corridors. 	A : Development outside the built-up boundary impacts negatively on habitat and wildlife corridors. B : Does not impact on objective. C : Does not impact on objective. D : Negative impact of development outside the built-up area can be mitigated by policies that enhance habitat and wildlife corridors. E : Development outside the built-up boundary impacts negatively on habitat and wildlife corridors..	--	0	0	0	--
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> Number of families on allotments waiting list Number of allotment spaces Average waiting time 	All options have the same impact on the objective (increased pressure on allotments)	-	-	-	-	-
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> Data on local employment including part time and work experience, Number of incentive schemes to shop locally in the village – Number of shops within the parish 	All options have the same impact on the objective	0	0	0	0	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> Speed data from police & volunteer groups Proportion of journeys to work by sustainable methods Number of local businesses with green travel plans Number of safe crossing points in village 	All options have the same impact on the objective	-	-	-	-	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Option A	Impact of Option B	Impact of Option C	Impact of Option D	Impact of Option E
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> Number of Listed Buildings in parish Number of applications applying for Listed Building Consent 	All options have the same impact on the objective	0	0	0	0	0
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> Amount of waste collected Amount of recycling material in blue bins Initiatives on recycling of toxic products eg batteries, mobile phones Data from SE Water on water consumption Type of operations within catchment area Data from environment agency on water quality Water usage of WPC 	All options have the same impact on the objective	0	0	0	0	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> Capability of/deficiencies in existing infrastructure, School places GP waiting times Grampian conditions 	A : Increased pressure on services without local priority on developer contributions has negative impact. B : Increased pressure on services without local priority on developer contributions has negative impact. C : Increased pressure on services can be mitigated by local priority on developer contributions. D : Increased pressure on services can be mitigated by local priority on developer contributions. E :Increased pressure on services without local priority on developer contributions has negative impact.	-	-	0	0	-
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> Increasing employment floorspace, Reducing travel time to work, Change of use. 	All options have the same impact on the objective	0	0	0	0	0

Summary of Appraisal

The analysis supports the adoption of a policy led Plan for housing rather than the selection of specific site from those the proposals on offer with one or both of Options C or D being the best in 7 of the 14 objectives .

In none of the other 7 objectives was there any difference between the options in terms of their impact (i.e. in no objective was allocation of land better than a policy led approach). In 2 objectives (8 : Environment and 10 : Travel) all the options have a negative impact.

The 2012 village survey strongly supported policies that would restrict development to brownfield sites within the built-up area (Option C), but the analysis indicates that Option D is better able to deliver local housing needs (Objective 2) and enhance community (Objective 4), at the expense of some negative impact on the natural beauty of the area (Objective 1).

Option D is therefore taken forward as the preferred outcome of the sustainability appraisal.

Appendix 2 – SUSTAINABILITY APPRAISAL OF NEIGHBOURHOOD PLAN POLICIES

- 104 The policies quoted here are extracted directly from the Draft Neighbourhood Plan (December 2014) for ease of reference against the Sustainability Objectives. Maps mentioned within the policies refer to maps within the Draft Neighbourhood Plan. In the event of conflict between the policy wording quoted here and the Neighbourhood Plan, the Plan shall take precedence.
- 105 In the absence of a current local plan a “do nothing” alternative option would rely on the out-dated 2004 Local Plan and the high level, less detailed nature of the NPPF. This is considered to be a generally unacceptable situation. The following appraisal reflects the likely results of “doing nothing” where appropriate.

A Spatial Plan for Crawley Down

Policy CDNP01: A Spatial Plan for the Neighbourhood Area	
OPTION A	To not have a policy.
OPTION B	Support for development within the BUAB providing that it meets other policies and supports local needs such as housing or employment. Development outside the Crawley Down BUAB required to conform to additional policies that control development in the countryside. Development that detracts from the openness and character of the landscape and/or fails to fully conform to the environmental requirements of the Plan would be resisted.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, - <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, 			+

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
	<ul style="list-style-type: none"> • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 			
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 			0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 			0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 			0
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 			+
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 			0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 			+

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 			0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 			0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 			+
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 			0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	<p>To encourage reuse, recycling and food composting in the parish –</p> <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 			0
13/Comm	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development –</p> <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 			0
14/Econ	<p>To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. –</p> <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 			0

Policy numbering retained in order to maintain traceability to earlier issues.

Policy deleted as per comments and advice received from the independent examiner contracted as an ‘expert friend’ to critically review and advise on the pre-submission documents and associated evidence base during the pre-submission consultation. Consequently this option has not been assessed further.

Option B would be the less ambiguous option as strictly delineating between countryside and BUAB in policies. However, Option A is the selected option following advice and comment received during the pre-submission stages.

Policies Promoting a Healthy Community

Policy CDNP02: Securing Sustainable Local Infrastructure

OPTION A

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.

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

- a) Sewerage removal and treatment
- b) Electricity and Gas supply
- c) Potable water supply
- d) Schooling
- e) Healthcare and medical services
- f) Fixed and mobile telecommunications links
- g) Roads, bridleways, cyclepaths, footpaths and parking
- h) Green spaces, allotments, and community gardens
- i) Sports and recreation facilities
- j) Additional local community facilities
 - 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

OPTION B

Not to have a policy on this issue in the Neighbourhood Plan, rely instead on national guidance and legislation (from April 2015, Section 106 agreements alone).

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	<p>This policy is not directly applicable to this objective, but Option A indirectly supports it via CDNP02 g) and h).</p> <p>CDNP02 g) enables access to the wider area of Worth via well controlled routes, thus reducing potential damage.</p> <p>CDNP02 h) provides for local alternatives, thus reducing levels of traffic which may otherwise damage the wider natural and semi-natural environment.</p>	+	0
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	<p>Option A directly supports the objective in ensuring that key infrastructure requirements are in place and thereby providing a better quality of living.</p>	+	-
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	<p>Option A directly supports the objective. Without adequate infrastructure, key services will become increasingly distant from the village</p>	+	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	<p>Option A is applicable to this objective in ensuring the provision of necessary infrastructure for a high quality and healthy lifestyle in a timescale appropriate to the development.</p> <p>Option B would potentially prejudice this</p>	++	--
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This policy is not applicable to this objective	0	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This policy is not applicable to this objective	0	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	<p>Option A is not directly applicable to this objective, but indirectly supports it via CDNP02 g) and h).</p> <p>CDNP02 g) enables access to the wider area of Worth via well controlled routes, thus reducing potential damage.</p> <p>CDNP02 h) provides for local alternatives, thus reducing levels of traffic which may otherwise damage the wider natural and semi-natural environment.</p>	+	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This policy is only applicable to this objective to the extent that allotment provision is included.	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	Option A supports the objective. Without key services in place, local businesses will suffer Option B would potentially prejudice this	+	-
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	Option A supports the objective	+	-
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This policy directly supports the objective	++	--
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This policy supports the objective in ensuring the key infrastructure necessary for business survival	++	--

No up to date local/district plan in place, so Option B would not address concerns about existing stresses on infrastructure or implicit requirements for leisure and recreational facilities for an expanding population. ACVs would not necessarily be registered and therefore community amenities either not protected or be subject to greater development pressure.

Option A defines where contributions need to be spent based on local priorities and requires those priorities to be explicitly addressed at the planning stage, with a defined timeframe appropriate to the development and associated funding. Negative planning conditions such as Grampian conditions would not satisfy this policy. Whereas Option B would allow funds to be spent on less sustainable solutions (such as bussing/taxiiing children) and in an inappropriate timeframe. Option A Selected.

Policy CDNP03: Retention and Enhancement of Recreational and Local Green/Open Spaces

OPTION A

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.

OPTION B

To not have a policy on this subject and rely on National Planning Guidance and future District Plan.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	<p>Option A strongly supports the objective by protecting open spaces of strategic importance and local visual amenity value</p> <p>It also provides for local leisure alternatives, thus reducing levels of traffic which may otherwise damage the wider natural and semi-natural environment.</p> <p>Without protection these spaces will come under increasing development pressure.</p>	++	--
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This policy is not applicable to this objective	0	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This policy is not directly applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	Option A strongly supports the objective by providing easy access to open spaces and thereby the opportunity for a high quality and healthy lifestyle.	++	-
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This policy is not applicable to this objective	0	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This policy is not applicable to this objective	0	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	<p>Option A directly supports the objective.</p> <p>It provides for local leisure alternatives, thus reducing levels of use and associated traffic which may otherwise damage the wider natural and semi-natural environment</p>	++	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	Option A directly supports the objective in defining allotment spaces Option B would potentially allow development on the allotments and any replacement would not be within acceptable walking distance of the village centre	++	--
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This policy is not applicable to this objective	0	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	Option A indirectly supports the objective in ensuring an open environment and thereby making walking more attractive. The Worth Way also forms a useful, but perhaps under used alternative to public transport or private car for those heading towards East Grinstead of Crawley.	+	-
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	<p>To encourage reuse, recycling and food composting in the parish –</p> <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	Option A indirectly supports the objective in encouraging allotment use.	+	0
13/Comm	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development –</p> <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This policy is not applicable to this objective	0	0
14/Econ	<p>To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. –</p> <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This policy is not applicable to this objective	0	0

Option B is not acceptable, as Green/Open Spaces would have reduced protection against development contrary the requirements of the residents.

Option A selected.

Policy CDNP04: Retention of Local Retail Facilities

OPTION A

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 Building or Structure of Special Character or Asset of Community Value.
- 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.

OPTION B

To not have a policy on this subject and rely on National Planning Guidance and future District Plan

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	This policy is not applicable to this objective	0	0
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This policy is not applicable to this objective	0	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	Option A is directly applicable to this objective. Protection of retail facilities ensures access.	++	--

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	Option A is directly applicable to this objective. Social sustainability requires social hubs such as the shops, pub, school etc.	++	--
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This policy is not applicable to this objective	0	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This policy is not applicable to this objective	0	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community. <ul style="list-style-type: none"> Number of families on allotments waiting list Number of allotment spaces Average waiting time 	This policy is not applicable to this objective	0	
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses <ul style="list-style-type: none"> Data on local employment including part time and work experience, Number of incentive schemes to shop locally in the village – Number of shops within the parish 	Option A is directly applicable to this objective. Crawley Down village is a popular access and rest point for users of the Worth Way, thus providing additional business. There are also a number of visitors to the village to use the ATMs and retail facilities.	++	--
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> Speed data from police & volunteer groups Proportion of journeys to work by sustainable methods Number of local businesses with green travel plans Number of safe crossing points in village 	Option A is indirectly applicable to this objective in limiting the need to travel	+	0
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> Number of Listed Buildings in parish Number of applications applying for Listed Building Consent 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	Option A is applicable to this objective	+	-
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	Option A directly applicable to this objective. Retail businesses are significant employers within the village.	++	--

Option B would not afford protection to existing established businesses or control types of development or business classification. May lead to reduced employment opportunities, contrary to other policies and identified Neighbourhood requirements. Would afford little or no protection to specific village community assets such as the sole village public house which is currently under threat.

Although the government has very recently announced the intention of removing some permitted development rights from public houses listed as ACVs, there are no guarantees that the intention would be implemented in a suitable timescale to address the Neighbourhood Plan requirements, or at all.

Option A selected.

Policy CDNP05: Building Extensions and Infill Housing

OPTION A

Subsequent to Issue 1, This policy has been 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

CDNP05.1 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 fit unobtrusively with and subservient to the existing building and the character of the street scene.
- 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.

CDNP05.2 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.
h) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
CDNP05.3 Loss of existing car parking.
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.
CDNP05.4 Proposals to increase the size of accessible/single level housing.
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 100m ² . 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.
OPTION B To not have a policy on this subject and rely on National Planning Guidance and future District Plan
OTHER OPTIONS CONSIDERED BUT NOT ASSESSED To not split the policy : The policy was split into 4 parts on the advice of an Independent Examiner as being beneficial in planning terms.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, - <ul style="list-style-type: none"> Routeways, Ancient woodlands, 	Option A indirectly reinforces policy on hedgerows via CDNP05.1. d) etc	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
	<ul style="list-style-type: none"> • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 			
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	<p>Option A allows appropriate development within the Neighbourhood Plan area that is required to meet local housing need.</p> <p>CDNP05.1 also restricts extensions which would unacceptably reduce the housing stock required to accommodate those wishing to downsize to more supportable housing in later life and younger families.</p> <p>CDNP05.4 specifically addresses provision of suitable homes for later life.</p> <p>Option B would not restrict development , but could lead to lower quality</p>	+	+
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	<p>Option A could have an indirect detrimental effect on key services if infrastructure becomes stretched as a result of cumulative small developments or bedroom extensions</p> <p>In removing controls, Option B would have a more severe effect than Option A</p>	-	--

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	<p>This policy strongly supports the objective by describing the quality of design required in the parish and by requiring protection and incorporation of natural features within development.</p> <p>Maintaining an open aspect and appropriate spacing between buildings also helps to address crime.</p>	++	-
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	<p>Option A supports the objective by describing the quality of design required in the parish, use of appropriate materials and addressing infill developments on brownfield sites</p>	+	--
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	<p>This policy is not directly applicable to this objective, but Building Code Level 4 is expected to be mandatory for all housing development from October 2013.</p>	0	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	<p>This policy is not applicable to this objective</p>	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This policy is not applicable to this objective	0	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	This policy is not applicable to this objective	0	0
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This policy is directly applicable to this objective in maintaining the village character	++	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This policy is not applicable to this objective	0	0
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This policy is not applicable to this objective	0	0

Contrary to CDNP05.1 Option A, Option B would not control local on street parking or the need to produce buildings that fit with existing. There would potentially be no control over existing resident amenity contrary to identified requirements.

Likewise CDNP05.2 specifically addresses the issues of overdevelopment and protection for the amenities of adjoining neighbours which Option B would not address.

Under Option B, development would exacerbate existing unacceptable on street parking conditions and on street parking from developments could lead to even greater difficulties for emergency services, utilities and public transport.

OPTION A selected.

Policies Promoting the Design and Delivery of High Quality Homes

Policy CDNP06: Control of New Developments

OPTION A

Within the Crawley Down Settlement Area, planning permission will be granted for residential development subject to the following criteria:

- a) The minimum standard for housing construction will comply with Code 4 for sustainable homes.
- b) The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene.
- c) 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 area⁶.
- d) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
- e) The individual plot sizes are proportionate to the scale of the dwelling.
- f) 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.
- g) Gaps which provide views out of the village to surrounding countryside are to be maintained.
- h) Construction materials are compatible with the materials of the general area and are locally sourced where practical.
- i) The traditional boundary treatment of the area is provided and where feasible reinforced.
- j) Suitable access and on-site parking is provided without detriment to neighbouring properties.
- k) A habitat screen assessment is performed to justify development if within the Ashdown Forest 7km SPA/SAC zone of influence.
- l) The development is arranged such that it integrates with the village.
- m) Housing need is justified.

⁶ *The numbers set levels to;*

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

- n) The development does not impact unacceptably on the local highway network.
- o) Issues raised in the local housing supply document site assessment are satisfactorily addressed.
- p) Has a range of dwelling sizes and in particular provides dwellings that are suited to the needs of both young families and older residents.
- q) Includes affordable homes as required by District policy.
- r) Proposals for new housing developments will have adequate on-site parking to meet current and future needs unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.

1-2 bedroom dwellings	2 on plot car parking spaces
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3+ bedroom dwellings	1 on plot car parking space per bedroom.
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- s) Developments of 6⁷ or more dwellings should provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:

Market Housing	At least 75% 2-3 bedroom houses and up to 25% other sizes
Affordable Housing	At least 80% 2-3 bedroom houses and Up to 20% other sizes ⁸

OPTION B

To not have a policy on this subject and rely on National Planning Guidance and future District Plan

⁷ The number 6 reflects the MSDC designation of "smaller sites" while enabling a useable split using the housing mix requirements

⁸ 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..

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	Both Options indirectly and implicitly conflict with the objective.	-	-
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	<p>Option A directly supports the objective</p> <p>Option B would not ensure the required mix and quality of housing</p>	++	-
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This policy is not applicable to this objective, but may indirectly and adversely affect school and health service spare capacity (if any)	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	Option A directly supports the objective by defining high quality homes with access to open spaces and protected amenities.	++	0
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	Option A indirectly supports the objective by maintaining the visual aspects of any new development with respect to the external landscape	+	-
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	Option A specifies Building Code Level 4 as the minimum standard. As such it is directly applicable	++	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	<p>This policy may implicitly conflict with this objective</p> <p>Without the controls of Option A, the conflict may be more severe</p>	-	--

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This policy is indirectly applicable to this objective in that it provides a larger customer base for retail facilities.	+	+
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	This policy conflicts with this objective in that any increase in population will inevitably lead to more traffic. This is partially mitigated by the requirement for off-road parking spaces, which should aid visibility for those using footpaths and roads. Such mitigation would not be provided via Option B	-	--
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This policy directly supports the objective by defining high quality homes that merge with and are subservient to the pre-existing environment	+	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	<p>To encourage reuse, recycling and food composting in the parish –</p> <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development –</p> <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This policy is compatible with this objective	0	0
14/Econ	<p>To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. –</p> <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This policy is not applicable to this objective	0	0

Under Option B

Car parking requirements would be based, as they are now, on the WSCC car parking calculator which is hopelessly out of date - being based on the 2001 census with a 2009 update and not allowing for the specific requirements of rural communities.

The car parking calculator fails to address socio/economic factors such as percentage of the working population who commute by vehicle, housing costs, local rents, mortgage sizes and mortgage deposits. Most homes will require 2 working salaries leading to 2 commuting vehicles. Young adults can afford a car but not a mortgage deposit therefore they stay at home leading to additional parking requirements. In addition to the above many homes will also be parking a commercial/business vehicle.

There would be no ability to influence market and affordable housing mixes required by the results of the local housing survey.

There would no ability to influence the rate at which development needs to integrated into the existing society, by control density and maximum development plot numbers.

The required housing mix could not be extended to small infill without a control number of 6 or more.

No current protection from the emerging local plan regarding the Ashdown Forest 7km SPA/SAC.

OPTION A selected.

Policy CDNP07: Sustainable Drainage Systems

OPTION A

Development proposals will be expected to⁹:

- a) be designed and constructed to minimise the overall level of flood risk within the parish and,
- b) provide appropriate surface water drainage ; and
- c) open existing culverts where practical; and
- d) protect the property and amenity of local neighbours and minimise any impact on local ancient woodland; and.
- e) to identify a funded management and maintenance plan with associated remediation period (commencing at full occupation level).

In circumstances appropriate both to the site and the development proposed, the following sustainable drainage facilities will be supported:

- permeable driveways and parking areas
- water harvesting and storage facilities (rain/grey)
- green roofs
- soakaways and soakaway/ boreholes

Development will not be permitted in flood attenuation areas where that development would reduce the ability of that area to alleviate flooding.

Proposals that would create new culverts (unless essential to the provision of access to water systems) will not be permitted.

Proposals that result in the loss of open water courses will not be permitted.

⁹ *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.

OPTION B

To either To not have a policy on this subject and rely on National Planning Guidance and future District Plan or to remove developer flexibility afforded in Option A and include specific conditions similar to Section 38/Advanced Payments Code (Highways Act 1980).

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	<p>Option A seeks to ensure that developments do not lead to surface flooding, adversely affect the water table or local aquifers and therefore lead to longer term environmental damage. As such it is directly applicable</p> <p>Without controls on developments which may affect the water table and associated aquifers irreparable damage may be done to ancient woodlands</p>	++	-
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	Option A is only indirectly applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This policy is not applicable to this objective	0	0
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	This policy is not applicable to this objective	0	0
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This policy is only indirectly applicable to this objective	0	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species. <ul style="list-style-type: none"> Data from Sussex Biodiversity Records Office Land in EU Stewardship schemes Condition of ancient woodland in parish Wildlife corridors. 	This policy is applicable to this objective in that it protects ancient woodland and preserves the environment external to developments	+	-
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> Number of families on allotments waiting list Number of allotment spaces Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> Data on local employment including part time and work experience, Number of incentive schemes to shop locally in the village – Number of shops within the parish 	Option A is only applicable to this objective to the extent that the village centre is at medium to high risk of surface water flooding. In requiring SuDs and thereby attempting to contain surface water within a site, it is hoped that the situation will not degrade with further development.	0	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> Speed data from police & volunteer groups Proportion of journeys to work by sustainable methods Number of local businesses with green travel plans Number of safe crossing points in village 	This policy is not applicable to this objective	0	0
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> Number of Listed Buildings in parish Number of applications applying for Listed Building Consent 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> Amount of waste collected Amount of recycling material in blue bins Initiatives on recycling of toxic products eg batteries, mobile phones Data from SE Water on water consumption Type of operations within catchment area Data from environment agency on water quality Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> Capability of/deficiencies in existing infrastructure, School places GP waiting times Grampian conditions 	Option A directly applies to this objective in reducing load on surface water drainage facilities and thereby reducing the risk of flooding.	+	-
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> Increasing employment floorspace, Reducing travel time to work, Change of use. 	This policy is not applicable to this objective	0	0

Under Option B there would be

- No control over potential flooding or the type and use of drainage systems in our varied and challenging ground conditions.
- No protection for ancient woodlands from inappropriate use of storage lagoons.
- No funded management and maintenance systems or remedial periods to offer residents protection.

Given the geology of the area and history of surface water run-off, to not have a policy on this subject and rely on National Planning Guidance and future District Plan was not a viable option. Option A selected.

Policies Promoting a Prosperous Rural Economy

Policy CDNP08: Retention of Existing Employment Sites.

OPTION A

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

OPTION B

To not have a policy on this subject and rely on National Planning Guidance and future District Plan

OTHER OPTIONS CONSIDERED BUT NOT ASSESSED

To split the policy : Not considered to offer any benefit in planning terms.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	<p>Option A indirectly supports this objective in ensuring local employment – a pre-requisite to support affordable/Social housing.</p> <p>Without adequate local employment there is a need to travel to work with consequent expense, thus making it less viable for low income families to live in the area.</p> <p>An over-supply of social/affordable housing would be unsustainable.</p>	+	-
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This policy is not applicable to this objective	0	0
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	Option A supports this objective in that employment tends to constrain crime and unemployment is often linked to poor health.	+	0
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	Option A supports this objective in maintaining existing agricultural buildings and associated employment wherever possible	+	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
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. – <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This policy is not applicable to this objective	0	0
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species. <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	This policy is not applicable to this objective	0	0
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	Option A directly supports the objective Development pressures are building to convert commercial/ business units into residential because of the larger profit margin. The effects are more pronounced in a rural environment where employment opportunities are usually less than in an urban environment	++	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
10/Trav.	<p>To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village.</p> <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	Option A indirectly supports this objective. Availability of local employment reduces the need to travel	+	0
11/Env.	<p>To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness.</p> <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	Option A indirectly supports this objective in maintaining the existing environment	+	0
12/Env.	<p>To encourage reuse, recycling and food composting in the parish –</p> <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development –</p> <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
14/Econ	<p>To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. –</p> <ul style="list-style-type: none"> Increasing employment floorspace, Reducing travel time to work, Change of use. 	Option A directly supports this objective	++	-

Option B would potentially allow uncontrolled use of existing employment sites, not provide support for new business development on existing commercial sites. Also lead to local employment loss leading to new commuting employment with associated additional car use.

Option A selected.

Policy CDNP09: Promotion of Home Working.
<p>OPTION A</p> <p>Policy Deleted as not quantifiable following assessment at the pre-submission stage.</p>
<p>OPTION B</p> <p>Policy to support building of extensions and/or permit partial change of use in support of home working and increasing local employment - subject to there being appropriate parking and neighbouring residents not being affected.</p>

Option B sought to increase local employment and reduce commuting by facilitating working from home.

Assessed in the pre-submission SA/SEA and deleted on the basis of not being a quantifiable or controllable parameter. Option A selected.

Policies Promoting the Natural Environment

Policy CDNP10: Landscape.

OPTION A

Policy deleted and proposals incorporated in CDNP11.

OPTION B

To protect and enhance the openness and character of the countryside, with particular emphasis on views from public rights of way and thereby enhance tourism and protect the village setting.

Assessed in the pre-submission SA/SEA. Effect of policies similar to those of CDNP11 and therefore policies combined. Option A selected

Policy CDNP11: Prevention of Coalescence

OPTION A

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

- a. It does not detract from the openness and character of the landscape, or have a detrimental impact on the perception thereof.
- b. It does not contribute to 'ribbon development' along the roads or paths linking the village to neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.
- c. It does not impact on the local gaps between the village and the neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.

The areas to which this policy applies are shown in the Policies Map (Figure 8.)

OPTION B

Nil development outside existing boundaries (Option B in the land allocation assessment).

OTHER OPTIONS CONSIDERED BUT NOT ASSESSED

a) Allow development everywhere (Option E in the land allocation assessment); not assessed further as contrary to Neighbourhood Plan Survey and Strategic Housing Allocation Appraisal.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	<p>Option A is a compromise that allows some development.</p> <p>Option B directly supports the objective, but would not necessarily provide opportunities to enhance the setting</p>	+	+
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	<p>This policy is not applicable to this objective</p>	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
3/Comm.	To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools – <ul style="list-style-type: none"> Distance the population of the parish live from key services Availability of regular public transport Number of shops in village School capacity GP and hospital waiting times 	This policy is indirectly applicable to this objective in that, in preventing coalescence, it directs building closer to village facilities. Both Options would support this	0	0
4/Comm.	To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. – <ul style="list-style-type: none"> Census figures on long term illness and general health Number/area of green spaces within walking distance of homes, and per head of population. Crime statistics -secured by design - neighbourhood and farm watch. 	This policy indirectly supports this objective. Isolated homes or scattered groups of homes in the country are targets for crime. By definition, those living outside the village have a diluted experience of community. Allowing a perception of coalescence to take hold would weaken village identity and sense of community.	+	+
5/Env.	To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate, <ul style="list-style-type: none"> Including reuse of materials. Development of brownfield sites New employment floorspace on previously developed land Quality and quantity of agricultural land lost to development 	Option B directly supports this objective by maintaining the village setting to a greater extent than Option A, but the associated controls should allow for an acceptable compromise.	+	+
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. – <ul style="list-style-type: none"> Number of solar energy panels installed Renewable energy schemes obtaining planning permission Reduction in energy use in public buildings in parish Low energy streetlights 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species. <ul style="list-style-type: none"> Data from Sussex Biodiversity Records Office Land in EU Stewardship schemes Condition of ancient woodland in parish Wildlife corridors. 	Both options directly support this objective in protecting the countryside from development sprawl and maintaining wildlife corridors.	++	++
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> Number of families on allotments waiting list Number of allotment spaces Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> Data on local employment including part time and work experience, Number of incentive schemes to shop locally in the village – Number of shops within the parish 	This policy indirectly supports this objective in protecting the village setting and therefore making it more attractive to tourists	0	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> Speed data from police & volunteer groups Proportion of journeys to work by sustainable methods Number of local businesses with green travel plans Number of safe crossing points in village 	This policy is indirectly applicable to this objective, in reducing unnecessary sprawl, it may reduce the use of cars. Option B and building into the country would have less reliance on private transport	0	+

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> Number of Listed Buildings in parish Number of applications applying for Listed Building Consent 	Option B supports this objective by preserving the village setting and separate identity. Option A could lead to urban sprawl which would lose the village setting. However the proposed controls should provide an acceptable compromise	0	+
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> Amount of waste collected Amount of recycling material in blue bins Initiatives on recycling of toxic products eg batteries, mobile phones Data from SE Water on water consumption Type of operations within catchment area Data from environment agency on water quality Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> Capability of/deficiencies in existing infrastructure, School places GP waiting times Grampian conditions 	This policy is only indirectly and weakly applicable to this objective. Allowing development outside the village boundary may require existing infrastructure to be stretched.	0	0
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> Increasing employment floorspace, Reducing travel time to work, Change of use. 	This policy is not applicable to this objective.	0	0

Policy for nil development outside existing boundaries was found to be impractical due to potential conflict with NPPF leading to probable legal challenge. Likewise, to not have a policy on this subject and rely on National Planning Guidance and future District Plan was not regarded as acceptable.

It is conceivable that Option A may have a negative sustainability impact on Objective 2/Comm, as it could restrict the amount of housing that could be delivered. That impact has been assessed as minor (0) given the extent of current housing provision vs requirement and appropriate weight being given to the overwhelming mandate expressed for the retention and protection of village identity.

Saved policies C1 and C2 within the 2004 local plan are no longer supported by the local authority or by inspectors at appeal despite the contradictory support for, and validation of, policy H5 (which only exists as an exception to C1) and continued reference to C1 and C2 in Planning Officers Reports. Consequently, there are no viable current policies protecting against coalescence and thereby protecting village setting, community and identity. Also there is no control offered against existing significant pressure through planning applications to develop along connecting roads and within strategic gaps. The designated strategic gaps do not offer protection - a local gaps policy addresses that deficiency.

The emerging District Plan seeks to have a policy (DP10) that seeks to prevent the coalescence of settlements but does not refer to, or define, Local Gaps (effectively de-designating them but providing a policy hook for Neighbourhood Plans or other appropriate planning documents to define Local Gaps). The SEA appraisal concludes that *“In the short term, the de-designation of existing local gaps could have negative impacts on the countryside and historic environment, although speedy preparation of Neighbourhood Plans will ensure that major positive benefits for these objectives will be obtained in the long term, as preserving land between certain settlements is shown to have positive effects both directly, and indirectly.”*

The lack of an up to date Local/District Plan has allowed housing developments which encroach on local and strategic gaps and increase proximity to other settlements by default. Option A recognises the unacceptable encroachment into local gaps, creeping urban sprawl and the positive effects of preserving land around Crawley Down and seeks to control that as per the MSDC SEA appraisal.

Option A selected.

Policy CDNP12: Protect and Enhance Biodiversity

OPTION A

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:

- a) The safeguarding or protection of designated sites, protected species, ancient or species rich hedgerows, shaws, grasslands and woodlands; b) The provision of appropriate buffer zones around designated sites or features and/or the implementation of appropriate mitigation features.
- c) The safeguarding and preservation of ecological networks
- d) The protection of trees of arboricultural or amenity value
- e) The appropriate planting of new native trees and hedges
- f) The use and adoption of sustainable drainage facilities and a restrictive use of storage lagoons or similar retentive systems discharging to surface water receptors.

OPTION B

To not have a policy on this subject and rely on National Planning Guidance and future District Plan

OTHER OPTIONS CONSIDERED BUT NOT ASSESSED

- (i) To prevent all forms of development within and close to all areas of importance in terms of biodiversity and nature conservation.
- (ii) To mandate and define the extent of minimum buffer zones associated with ancient woodland and wildlife corridors
- (iii) Require funded biodiversity/nature conservation/arboricultural enhancements for all new developments and prevent all forms of development that would or could, either directly or indirectly, cause a loss in biodiversity, unless there are adequate mitigation and compensation measures such as to increase overall biodiversity within the plan area.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	<p>Option A directly supports the objective</p> <p>Option B would offer no defined protection and lead to the inevitable decline</p>	++	-
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This policy is not applicable to this objective	0	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. – <ul style="list-style-type: none"> Census figures on long term illness and general health Number/area of green spaces within walking distance of homes, and per head of population. Crime statistics -secured by design - neighbourhood and farm watch. 	Option A indirectly supports this objective in providing an appropriate environment and village setting for a high quality and healthy lifestyle	+	0
5/Env.	To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate, <ul style="list-style-type: none"> Including reuse of materials. Development of brownfield sites New employment floorspace on previously developed land Quality and quantity of agricultural land lost to development 	Option A is directly applicable to this objective Option B could lead to conflict	++	-
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. – <ul style="list-style-type: none"> Number of solar energy panels installed Renewable energy schemes obtaining planning permission Reduction in energy use in public buildings in parish Low energy streetlights 	This policy is not applicable to this objective	0	0
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species. <ul style="list-style-type: none"> Data from Sussex Biodiversity Records Office Land in EU Stewardship schemes Condition of ancient woodland in parish Wildlife corridors. 	Option A is directly applicable to this objective Option B could lead to conflict	++	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This policy is indirectly applicable to this objective in supporting tourism aspects	+	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	This policy is not applicable to this objective	0	0
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	Option A is applicable to this objective in protecting the village setting	+	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	<p>To encourage reuse, recycling and food composting in the parish –</p> <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development –</p> <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This policy is not applicable to this objective	0	0
14/Econ	<p>To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. –</p> <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This policy is not applicable to this objective	0	0

Whilst national planning policy and guidance gives a level of protection to ancient woodland and aged/veteran trees, a locally specific policy will give more protection to these important features, especially since the area has a large area of woodland, mainly ancient, which is coming under increasing development pressure.

Under Option B there is the undesirable potential for gradual erosion of local biodiversity leading to loss of wildlife, local amenity and a reduction in living environment quality.

By preserving woodland more stringently, Option A is predicted to have a positive impact on health, as these woodland areas could be heavily used for leisure activities such as walking, cycling, horse riding, etc. Option A selected.

Policy Promoting Sustainable Transport

Policy CDNP13: Promoting Sustainable Transport

OPTION A

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 6 houses.

OPTION B

To not have a policy on this subject and rely on National Planning Guidance and future District Plan

OTHER OPTIONS CONSIDERED BUT NOT ASSESSED

- (i) To extend the policy to mandate general criteria for the location of development to minimise travel. This was removed from consideration following the decision to follow a policy driven approach to housing site allocation and the MSDC site assessment methodology which implicitly excludes remote sites from assessment.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	Option A directly supports the objective by maintaining and enhancing the existing public footpaths, rights of way, bridle paths and twittens	++	0
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This policy is not applicable to this objective	0	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	<p>Option A directly supports this objective</p> <p>Option B could lead to loss of access</p>	++	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	Option A directly supports this objective in providing safe walking routes, cycle storage etc.	++	0
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This policy is not applicable to this objective	0	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This policy is not applicable to this objective	0	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	Option A supports the objective by maintaining and enhancing the existing public footpaths, rights of way, bridle paths and twittens, thereby maintaining wildlife corridors.	++	-

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> Number of families on allotments waiting list Number of allotment spaces Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> Data on local employment including part time and work experience, Number of incentive schemes to shop locally in the village – Number of shops within the parish 	Option A directly supports this objective in providing transport links to the village and key services Option B does nothing	++	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> Speed data from police & volunteer groups Proportion of journeys to work by sustainable methods Number of local businesses with green travel plans Number of safe crossing points in village 	Option A directly supports this objective in providing sustainable transport. Option B does nothing	++	0
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> Number of Listed Buildings in parish Number of applications applying for Listed Building Consent 	This policy indirectly supports this objective in reducing car use	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	Option A supports this objective in making key services such as health and schools more accessible	+	-
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	Option A directly supports this objective in providing sustainable transport	+	0

Option A directly supports the NPPF with specific local transport issues. Option B not acceptable.

Option A selected.

Special Policy to Reflect the Proximity of Ashdown Forest

Policy CDNP14: Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)	
OPTION A	Any proposed development within the 7km Ashdown Forest zone of influence will be subject to a Habitats Regulations screening assessment, followed, if necessary by an Appropriate Assessment of the cumulative impact and any necessary/appropriate mitigation measures.
OPTION B	Alternatives included - To not have a policy on this subject and rely on National Planning Guidance and future District Plan or extending the requirement for this policy to cover the whole of the BUAB of Crawley Down.

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	<p>This policy directly supports the objective in requiring screening assessment and associated mitigation - which may include additional enhancement and protection</p> <p>The Comment applies to both options</p>	++	++

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This policy is not applicable to this objective	0	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This policy is not applicable to this objective	0	0
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	<p>This policy supports this objective in providing the environment necessary for a high quality and healthy lifestyle</p> <p>The Comment applies to both options</p>	+	+
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	<p>This policy is indirectly applicable to this objective</p> <p>The Comment applies to both options</p>	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
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. – <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This policy is not applicable to this objective	0	0
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species. <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	This policy is directly applicable to this objective The Comment applies to both options	++	++
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This policy is not applicable to this objective	0	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This policy indirectly supports development of a visitor and tourism sector The Comment applies to both options	+	+

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
10/Trav.	<p>To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village.</p> <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	This policy is not applicable to this objective	0	0
11/Env.	<p>To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness.</p> <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This policy is not applicable to this objective	0	0
12/Env.	<p>To encourage reuse, recycling and food composting in the parish –</p> <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This policy is not applicable to this objective	0	0
13/Comm	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development –</p> <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This policy is not applicable to this objective	0	0

Objective No	Statement & Indicators	SA Assessment of Policy	Impact of Policy Option A	Impact of Policy Option B
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This policy is not applicable to this objective	0	0

In the absence of an up to date Local/District Plan, to not have a policy on this subject and rely on National Planning Guidance and future District Plan is not an acceptable option in addressing the requirements of Neighbourhood Planning (General) Regulations 2012, EU Legislation and Conservation of Habitats and Species Regulations 2010.

The proposal to extend application to the entire BUAB was on the basis that the 7km Ashdown Forest zone of influence covers just under 90% of the BUAB, and residents of developments just outside the zone but still inside the BUAB would effectively be constrained to the same travel routes as the 90% and therefore have very similar impact on the Forest as those within the 7km. Apart from applying the precautionary principle in adhering to the principles embodied in Option A it would also make administration considerably easier.

Although extending the area over which the policy applied is the preferred option it was discounted following discussions with MSDC.

Option A selected.

Neighbourhood Plan Proposals

These proposals represent aspirations that should form part of the Neighbourhood vision and therefore influence council philosophy. As such, the only alternatives assessed were to include or exclude the proposal. In effect these are the alternatives.

Proposal 01: Protection for Assets of Community Value

OPTION A

The Neighbourhood Plan proposes the following buildings and land are assessed by the local planning authority 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.

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs 	This aspirational proposal is not applicable to this objective	0

Sustainability Report, Appraisal, Incorporating SEA

January 2016

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
	<ul style="list-style-type: none"> Loss of any of these features through grant of planning consent Positive action on tree replacement and hedgerows Habitat screening assessments Local Gaps 		
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> Bands A and B of Common Housing Register, Number rehoused, Number of affordable homes completed, Turnover of dwellings, Local housing needs assessment Number housed without direct local connection 	This aspirational proposal is not applicable to this objective	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> Distance the population of the parish live from key services Availability of regular public transport Number of shops in village School capacity GP and hospital waiting times 	This aspirational proposal is directly applicable to this objective in maintaining key facilities and amenities	++
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> Census figures on long term illness and general health Number/area of green spaces within walking distance of homes, and per head of population. Crime statistics -secured by design - neighbourhood and farm watch. 	This aspirational proposal is directly applicable to this objective	++

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This aspirational proposal is not applicable to this objective	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This aspirational proposal is not applicable to this objective	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	This aspirational proposal is not applicable to this objective	0
8/Env.	<p>To encourage self-sufficiency including local food production and community growing within the village community..-</p> <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
9/Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> Data on local employment including part time and work experience, Number of incentive schemes to shop locally in the village – Number of shops within the parish 	This aspirational proposal is indirectly applicable to this objective	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> Speed data from police & volunteer groups Proportion of journeys to work by sustainable methods Number of local businesses with green travel plans Number of safe crossing points in village 	This aspirational proposal is not applicable to this objective	0
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> Number of Listed Buildings in parish Number of applications applying for Listed Building Consent 	This aspirational proposal is indirectly applicable to this objective in maintaining character buildings such as the Village Hall and Royal Oak.	+
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> Amount of waste collected Amount of recycling material in blue bins Initiatives on recycling of toxic products eg batteries, mobile phones Data from SE Water on water consumption Type of operations within catchment area Data from environment agency on water quality Water usage of WPC 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This aspirational proposal is indirectly applicable to this objective	+
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This aspirational proposal is indirectly applicable to this objective	+

Proposal 02: Traffic Management and Sustainable Transport

OPTION A

The Neighbourhood Plan will promote proposals, as shown on the Proposals Map:

- a) To manage traffic speeds in 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

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	This aspirational proposal is not applicable to this objective	0
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This aspirational proposal is not applicable to this objective	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This aspirational proposal is directly applicable to this objective. Traffic management and sustainable transport can only improve access to key facilities	++

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	This aspirational proposal is directly applicable to this objective in encouraging road safety	+
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This aspirational proposal is not applicable to this objective	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This aspirational proposal is not applicable to this objective	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This aspirational proposal is not applicable to this objective	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This aspirational proposal is directly applicable to this objective by enhancing parking facilities in the village centre and thereby making village shopping more attractive	++
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	This aspirational proposal is directly applicable to this objective	++
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This aspirational proposal is not applicable to this objective	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This aspirational proposal is not applicable to this objective	0
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This aspirational proposal is indirectly applicable to this objective. Improving road junctions and controlling traffic should reduce travel times and increase safety.	+

Proposal 03: Enhancement of Green Infrastructure

OPTION A

The Neighbourhood Plan 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.

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	This proposal directly supports the objective in providing local leisure alternatives and thereby reducing pressure on fragile natural amenities.	++
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This aspirational proposal is not applicable to this objective	0
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	This aspirational proposal is directly applicable to this objective in providing the environment for a high quality and healthy lifestyle	+
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This aspirational proposal is not applicable to this objective	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This aspirational proposal is not applicable to this objective	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	This aspirational proposal is directly applicable to this objective	+

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This aspirational proposal is directly applicable to this objective	++
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This aspirational proposal is indirectly applicable to this objective as reviewed for tourism benefit	0
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	This aspirational proposal is directly applicable to this objective. Provision of more open and recreational spaces should encourage more people to walk.	+
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This aspirational proposal is not directly applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This aspirational proposal is not applicable to this objective	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This aspirational proposal is directly applicable to this objective. Open/recreational space is an important infrastructure component.	+
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This aspirational proposal is not applicable to this objective	0

Proposal 04: Primary Education for Village Children

OPTION A

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. The CDNP recognises 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.

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	This aspirational proposal is directly applicable to this objective. Without sufficient village school places, such housing can become unsustainable and undesirable in a competitive housing market.	+
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This aspirational proposal is directly applicable to this objective	++
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	This aspirational proposal is directly applicable to this objective in that the school forms an important social hub and provides the framework to inhibit anti-social behaviour	++
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This aspirational proposal is not applicable to this objective	0
7/Env.	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species.</p> <ul style="list-style-type: none"> • Data from Sussex Biodiversity Records Office • Land in EU Stewardship schemes • Condition of ancient woodland in parish • Wildlife corridors. 	This aspirational proposal is not applicable to this objective	0
8/Env.	<p>To encourage self-sufficiency including local food production and community growing within the village community..-</p> <ul style="list-style-type: none"> • Number of families on allotments waiting list • Number of allotment spaces • Average waiting time 	This aspirational proposal is not applicable to this objective	0
9/ Econ.	<p>To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses –</p> <ul style="list-style-type: none"> • Data on local employment including part time and work experience, • Number of incentive schemes to shop locally in the village – • Number of shops within the parish 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
10/Trav.	<p>To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village.</p> <ul style="list-style-type: none"> • Speed data from police & volunteer groups • Proportion of journeys to work by sustainable methods • Number of local businesses with green travel plans • Number of safe crossing points in village 	This aspirational proposal is indirectly applicable to this objective. Lack of local school places directly implies additional travel	+
11/Env.	<p>To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness.</p> <ul style="list-style-type: none"> • Number of Listed Buildings in parish • Number of applications applying for Listed Building Consent 	This aspirational proposal is not applicable to this objective	0
12/Env.	<p>To encourage reuse, recycling and food composting in the parish –</p> <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This aspirational proposal is not applicable to this objective	0
13/Comm	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development –</p> <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This aspirational proposal is directly applicable to this objective. The community requires more school places.	++

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This aspirational proposal is not applicable to this objective	0

Lack of school places has been identified as a serious infrastructure deficiency which is already having an anecdotal effect on the housing market. It is not a sustainable situation, but beyond the remit of a Neighbourhood Plan to control. It is therefore included as a Proposal.

Proposal 05: Affordable Housing for Local Needs

OPTION A

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.

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
1/Env.	<p>To preserve and enhance the natural beauty of Worth in terms of its geology, landform, water systems and climate, ridgetop settlement pattern and historic farmsteads, -</p> <ul style="list-style-type: none"> • Routeways, • Ancient woodlands, • Shaws and small fields • Area of ancient woodland within the parish • Number of tree preservation orders (TPOs) within the parish • Enforcement of TPOs • Loss of any of these features through grant of planning consent • Positive action on tree replacement and hedgerows • Habitat screening assessments • Local Gaps 	<p>This aspirational proposal is not directly applicable to this objective.</p> <p>However, Natural England note that, as Crawley Down village falls substantially within the Ashdown Forest 7km Zone of Influence there is a requirement to mitigate the impact on the designated habitats at Ashdown Forest.</p> <p>Although they recognise that the resolution of this issue is primarily a matter for the MSDC Local Plan and the work arising from its HRA</p>	-
2/Comm	<p>To ensure that those with genuine local connections with Crawley Down and with genuine housing need in the area have the opportunity to live in a decent, well-built, sustainably constructed and affordable home. –</p> <ul style="list-style-type: none"> • Bands A and B of Common Housing Register, • Number rehoused, • Number of affordable homes completed, • Turnover of dwellings, • Local housing needs assessment • Number housed without direct local connection 	<p>This aspirational proposal is directly applicable to this objective</p>	++

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
3/Comm.	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools –</p> <ul style="list-style-type: none"> • Distance the population of the parish live from key services • Availability of regular public transport • Number of shops in village • School capacity • GP and hospital waiting times 	This aspirational proposal is indirectly applicable to this objective	0
4/Comm.	<p>To promote active, safe, cohesive and socially sustainable community. To ensure that the community has a high quality and healthy lifestyle. –</p> <ul style="list-style-type: none"> • Census figures on long term illness and general health • Number/area of green spaces within walking distance of homes, and per head of population. • Crime statistics -secured by design - neighbourhood and farm watch. 	This aspirational proposal is not applicable to this objective	0
5/Env.	<p>To protect and enhance the outstanding rural landscape setting of the village through the reuse of previously developed land and buildings where appropriate,</p> <ul style="list-style-type: none"> • Including reuse of materials. • Development of brownfield sites • New employment floorspace on previously developed land • Quality and quantity of agricultural land lost to development 	This aspirational proposal is not applicable to this objective	0
6/Env.	<p>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. –</p> <ul style="list-style-type: none"> • Number of solar energy panels installed • Renewable energy schemes obtaining planning permission • Reduction in energy use in public buildings in parish • Low energy streetlights 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
7/Env.	To protect and enhance the biodiversity of the parish, its wildlife habitats, key landscape features and species. <ul style="list-style-type: none"> Data from Sussex Biodiversity Records Office Land in EU Stewardship schemes Condition of ancient woodland in parish Wildlife corridors. 	This aspirational proposal is not applicable to this objective	0
8/Env.	To encourage self-sufficiency including local food production and community growing within the village community..- <ul style="list-style-type: none"> Number of families on allotments waiting list Number of allotment spaces Average waiting time 	This aspirational proposal is not applicable to this objective	0
9/ Econ.	To protect and support local businesses including the development of a sustainable visitor and tourism sector. To encourage the community to shop locally and utilise local businesses – <ul style="list-style-type: none"> Data on local employment including part time and work experience, Number of incentive schemes to shop locally in the village – Number of shops within the parish 	This aspirational proposal is indirectly applicable to this objective	+
10/Trav.	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village. <ul style="list-style-type: none"> Speed data from police & volunteer groups Proportion of journeys to work by sustainable methods Number of local businesses with green travel plans Number of safe crossing points in village 	This aspirational proposal is not applicable to this objective unless the location is such that dependence on car use is implicit.	0
11/Env.	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness. <ul style="list-style-type: none"> Number of Listed Buildings in parish Number of applications applying for Listed Building Consent 	This aspirational proposal is not applicable to this objective	0

Objective No	Statement	SA Assessment of Policy	Impact of Proposal
12/Env.	To encourage reuse, recycling and food composting in the parish – <ul style="list-style-type: none"> • Amount of waste collected • Amount of recycling material in blue bins • Initiatives on recycling of toxic products eg batteries, mobile phones • Data from SE Water on water consumption • Type of operations within catchment area • Data from environment agency on water quality • Water usage of WPC 	This aspirational proposal is not applicable to this objective	0
13/Comm	To ensure the provision of sufficient infrastructure to meet the requirements of the community in conjunction with any proposed development – <ul style="list-style-type: none"> • Capability of/deficiencies in existing infrastructure, • School places • GP waiting times • Grampian conditions 	This aspirational proposal is not directly applicable to this objective, although any further development without ensuring and guaranteeing suitable infrastructure could unacceptably load the pre-existing situation.	-?
14/Econ	To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. – <ul style="list-style-type: none"> • Increasing employment floorspace, • Reducing travel time to work, • Change of use. 	This aspirational proposal is not applicable to this objective	0

Appendix 3 - TERMS, ABBREVIATIONS & DEFINITIONS

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>
Article 4 Direction	<p>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.</p>
Brownfield	<p>Previously developed land (See definitions)</p>
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	<p>Crawley Down Housing Land Availability Assessment</p>
CDNDP	<p>Crawley Down Neighbourhood Development Plan</p>
CDNP	<p>Crawley Down Neighbourhood Plan. The CDNDP.</p>
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 1st April 2015.</p>
Countryside	<p>See Definitions</p>
DCLG	<p>Department for Communities and Local Government.</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 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
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 Mid-Sussex 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.
SAMMS	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"> • measures to intercept and store rainwater; • soakaways; • swales designed to hold and gradually release water; • porous urban features that enable run-off to filter through to the ground below instead of running off elsewhere; and/or • basins and pond features designed to hold excess runoff so that it can be discharged in a controlled manner over time 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.

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>
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>
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"> • school playing fields, caravan and camping sites, recreation grounds and allotments, where these adjoin the rural area; • groups of isolated houses or other buildings where infilling would not be acceptable

- land within the curtilage of dwelling houses which adjoin the rural area, where ‘back land’ development would not be acceptable.
- Land outside a strongly definable boundary
- Rural exception sites, which are outside the BUAB by definition.

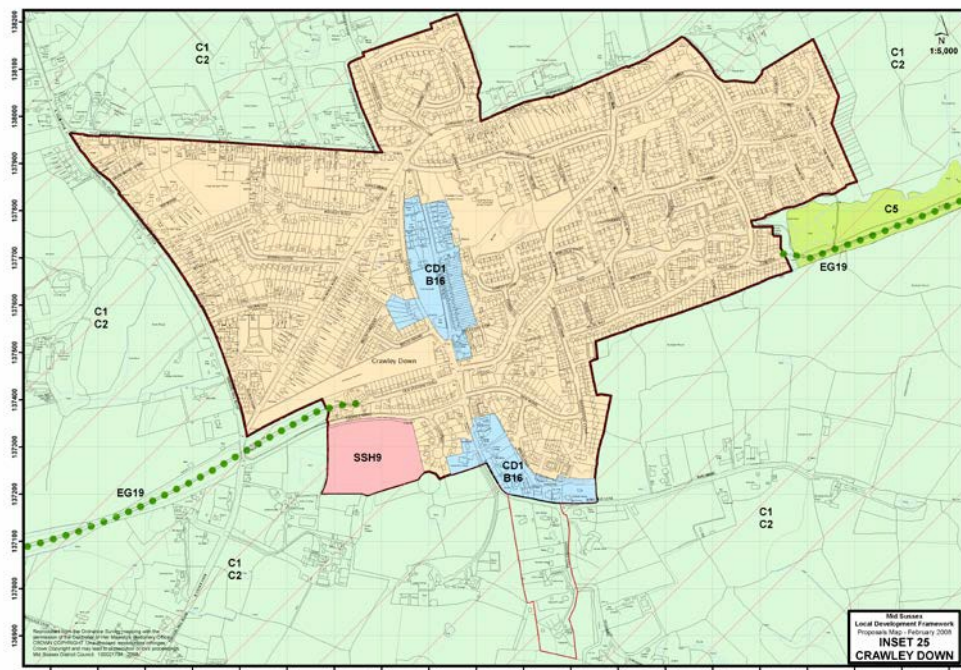
Notwithstanding the fact that the boundary provides a useful guide for decision making, planning permission within the boundaries will not be automatically granted, as all proposals must be sustainable, viable and have regard to all other planning policies including the Neighbourhood Plan and be justified by identified local needs such as housing or employment.

A review of the boundary was undertaken by MSDC in 2008, using the following criteria:

- I. Relative landscape sensitivity to development – assessed as ‘Least Sensitive’ only
- II. Proximity to existing village services – assessed as either ‘Excellent’ or ‘Good’ in respect of transport accessibility
- III. Flood risk – Flood Zone 1 only
- IV. Natural and man-made boundaries

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.

For the purposes of the Crawley Down Neighbourhood Development Plan the Built Up Area Boundary is defined as per the MSDC Local Plan (Amended 2008) Proposals Map Inset 25 (Feb 2008) which is reproduced below.



CDNDP vision directs future development in the parish to the settlement of

	Crawley Down as defined by the BUAB and seeks to protect the essential countryside character of the defined settlement gap around Crawley Down
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	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. By definition a Grampian condition cannot be considered as evidence.
Grampian Condition	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. However, such negatively worded conditions, do not necessarily address the viability or otherwise, unlike a positive condition requiring performance to secure the event. 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.
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.
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.
Local	Within or immediately adjacent to the designated Crawley Down Neighbourhood Development Plan area. The presumption in favour of sustainable development, set out in the NPPF,

	<p>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 – ie confined to the CDNDP plan area or potentially adversely affecting a neighbouring Parish.</p>
Local Gap	<p>An area of countryside designated by the Neighbourhood Plan or Local Planning Authority as a means of conserving the separate identity of settlements. A local gap acts as a buffer, helping to retain the rural character of sensitive and/or vulnerable areas and/or protect the setting of a settlement. Supports Prevention of Coalescence.</p> <p>CDNDP vision directs future development in the parish to the settlement of Crawley Down as defined by the BUAB and seeks to protect the essential countryside character of the defined settlement gap around Crawley Down</p>
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>
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	<p>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 used¹⁰ as being representative of the demographics of key facilities users (School, Health Centre, Shops) and the topology of Crawley Down.</p> <p>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”.</p> <p>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.</p>
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.
Safeguarding zone	An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.
Small Dwelling	<p>The 2004 MSDC Local Plan defines a small dwelling as a dwelling having a gross floor space measured externally (excluding separate, external, garages and outbuildings) of 100m² or less." (policy H13, Extensions to Dwellings in the Countryside).</p> <p>The CDNDP also uses the term to describe dwellings of 3 bedrooms or less.</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. ¹¹

¹⁰ 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.

¹¹ 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):

Sustainable	<p>The most frequently quoted definition is from “Our Common Future”, also known as the Brundtland Report¹² 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> <ul style="list-style-type: none"> • the concept of needs, • the idea of imposed limitations <p>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.</p> <p>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.</p> <p>Sustainable development is defined as that which:</p> <ul style="list-style-type: none"> • 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
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¹² World Commission on Environment and Development (WCED). Our common future. Oxford: Oxford University Press, 1987 p. 43.

	<ul style="list-style-type: none"> • 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 <p>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'.</p>
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.
Viable/ Viability ¹³	<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>Viability: Community facilities</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"> • The current and projected patterns of community use; • The nature and condition of the building and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation; • The extent of the local catchment including the location of the premises in relation to the local settlement pattern and accessibility; • The nature and location of comparable facilities;

¹³ Definition of viability, courtesy Broughton Astley Neighbourhood Plan which successfully passed referendum and was consequently “made” on 20th January 2014.

- The potential to relocate the use into other premises in the community;
- 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;
- 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.

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.

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.

Viability of employment sites and retail premises:

Evidencing non-viability

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:

- 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.
- 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.
- 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

	<p>period.</p> <p>iv. There has been an agent’s advertisement board on each site frontage to the 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 cumulative 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>

Appendix 4 SAVED POLICIES CONTAINED IN THE MID SUSSEX LOCAL PLAN 2004

Policy Number	Title/Purpose
G1	Sustainable Development
G2	Sustainable Development
G3	Infrastructure Requirements
C1	Protection of the Countryside
C2	Strategic Gaps
C3	Local Gaps
C4	Areas of Outstanding Natural Beauty
C5	Nature Conservation
C6	Trees, Hedgerow and Woodlands
C8	Farm Fragmentation
C9	Incorporation of Agricultural Land into Residential Curtilages
C10	Prior Notification
C11	Livestock Units
C12	Farm Diversification
C13	Reuse and Conversion of Rural Buildings
C14	Reuse of Institutional Buildings and Country Houses
C15	Extensions to Institutional or Converted Rural Buildings in Business Use
B1	Design
B2	Residential Estate Developments
B3	Residential Amenities
B4	Energy and Water Conservation
B5	Designing for the Disabled
B6	Open Space
B7	Trees and Development
B8	Public Art
B9	Crime Prevention and Design

B10	Listed Buildings
B11	Buildings of Merit
B12	Conservation Areas
B13	Demolition in Conservation Areas
B14	Pavements in Conservation Areas
B15	Setting of Conservation Areas
B16	Areas of Townscape Character
B17	Historic Parks and Gardens
B18	Archaeological
B19	Advertisements
B20	Advertisements in Conservation Areas
B21	Area of Special Control
B22	Shop front Security
B23	Noise Pollution
B24	Light Pollution
B25	Satellite Dishes
H1	Housing Allocation
H2	Density and Dwelling Mix
H3	Infill within Built-up Areas
H4	Affordable Housing
H5	Rural Exception Housing
H6	Conservation of Residential Accommodation
H7	Housing for the Elderly
H8	Nursing and Residential Care Homes
H9	Extensions of Dwellings in Built-Up Areas
H10	Conversion of Flats and Housing in Multiple Occupation
H11	Housing in the Countryside
H12	Rebuilding of Existing Dwellings in the Countryside
H13	Extensions to Dwellings in the Countryside

H14	Gypsy Sites
H15	Safeguarding Existing Gypsy Sites
H16	Sites for Travelling Show people
E1	Allocated Business Sites
E2	Retention of Business Land
E3	Storage and Warehousing
E4	Proximity of Residential Property to Established Business Areas
E5	Additional Business Development
E6	Business Development in the Villages
E7	New Business Development in the Countryside
E8	Inappropriately Located Uses
S1	Town Centre Shopping Developments
S2	Requirements for New Retail Developments
S3	Primary Shopping Frontages
S4	Secondary Shopping Frontages
S5	Vacant Space above Shops
S6	Local Shopping Areas
S7	Local Shopping Facilities
S8	Developments on Edge-of-Centre Sites
S9	Development on Out-of-Centre Sites
S10	Garden Centres and Farm Shops
T1	Road Building
T2	A23 Improvements
T3	Heavy Goods Vehicles
T4	New Development
T5	Parking Standards
T6	Cycle Parking
T7	Lorry and Coach Parking
T8	Road Side Facilities

T9	Gatwick Airport Related Car Parking
R1	Sporting and Recreational Development in the Built-Up Areas
R2	Protection of Existing Recreational Open Space
R3	Outdoor Playing Space
R4	Off Site Provision of Outdoor Playing Space
R5	Artificial Turf Pitches and Flood Lights
R6	Informal Public Open Space
R7	Retention of Existing Facilities in the Countryside
R8	New Countryside Recreational Facilities
R9	Golf Courses
R10	After Use of Mineral Workings
R11	Noisy Sports
R12	Equestrian Development
R13	Proposals for New or Extended Tourism Facilities
R14	The Bluebell Railway
R15	Hotel and Other Serviced Accommodation
R16	Self-Catering Accommodation
R17	Static Holiday Caravan Sites
R18	Touring Caravan and Camp Sites
CS1	New Educational Facilities
CS2	Dual Use of Educational Facilities
CS3	Reuse of Educational Land and Facilities
CS4	Pre-School Educational Facilities
CS5	Medical Practitioners
CS6	Retention of Community Facilities
CS7	Retention of Public Houses
CS8	Extension of Community Facilities
CS9	Requirements of New Residential Development for Community Facilities
CS10	Retention of Allotments

CS11	Infrastructure
CS12	Water Supplies and Sewerage
CS13	Land Drainage
CS14	Safeguarding Flood Defences
CS15	Flooding
CS16	Water Quality
CS17	Telecommunications
CS18	Recycling Facilities
CS19	Renewable Energy
CS20	Derelict and Contaminated Land
CS21	Unstable Land
CS22	Pollution
CS23	Hazardous Sites
CO1	Areas of Townscape Character