

Crawley 2030:
Crawley Borough Local Plan 2015 – 2030

Land East of Balcombe Road/Street Hill, Worth Development Brief

Consultation Draft
November 2018

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Glossary

BUAB	Built Up Area Boundary: this is the boundary around the area defined in the Local Plan as being built up (urban), distinguishing it from the countryside.
Development Brief	A Supplementary Planning Document (SPD) which informs developers, land owners and other interested parties of the opportunities and constraints of a site and the type of development expected or encouraged by local planning policies. It is prepared in conformity with the adopted Local Plan and does not seek to introduce new planning policies. It is site-specific and provides guidance related to the development of the site.
EA	Environment Agency: an executive non-departmental public body, set up by the Department for Environment, Food and Rural Affairs, to protect and improve the environment. Responsibilities include managing the risk of flooding from main rivers, reservoirs, estuaries and the sea, as well as water quality, conservation and ecology, and the treatment of contaminated land and regulating major industry and waste.
FRA	Flood Risk Assessment: A site-specific flood risk assessment is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site. This Assessment must demonstrate that the development will be safe for its lifetime taking climate change into account and with regard to the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
NPPF	National Planning Policy Framework: revised and published in 2018, this document sets out the government's national planning policies for England and how these are expected to be applied to produce local and neighbourhood plans and in development management decisions.
The Local Plan	The Crawley Borough Local Plan 2015 – 2030 (Crawley 2030); adopted in December 2015, this document forms the council's adopted Local Plan for the borough, as the primary planning policies against which development management decisions are made. In law this is described as a development plan document adopted under the Planning and Compulsory Purchase Act 2004. It guides development of the local area for the future and was drawn up by the local planning authority in consultation with the community, developers, landowners and technical stakeholders.
SHLAA	Strategic Housing Land Availability Assessment: a technical study that forms part of the evidence base for the Local Plan. It identifies potential housing sites and assesses whether these sites are developable, how many units could be accommodated on them and when they could be delivered.
SPD	Supplementary Planning Document: these expand upon identified Local Plan policies to provide more detailed guidance on how the policy should be interpreted and applied.

SNCI	Sites of Nature Conservation Importance: locally (county level) important sites of nature conservation adopted by local authorities for planning purposes and designated in the Local Plan.
SRN	Strategic Road Network
SuDS	Sustainable Urban Drainage System
TPO	Tree Preservation Order
WSCC	West Sussex County Council

1. Introduction

Land East of Balcombe Road/Street Hill Development Brief

This Development Brief covers a greenfield site on land east of Balcombe Road/Street Hill, Worth, in southeast Crawley.

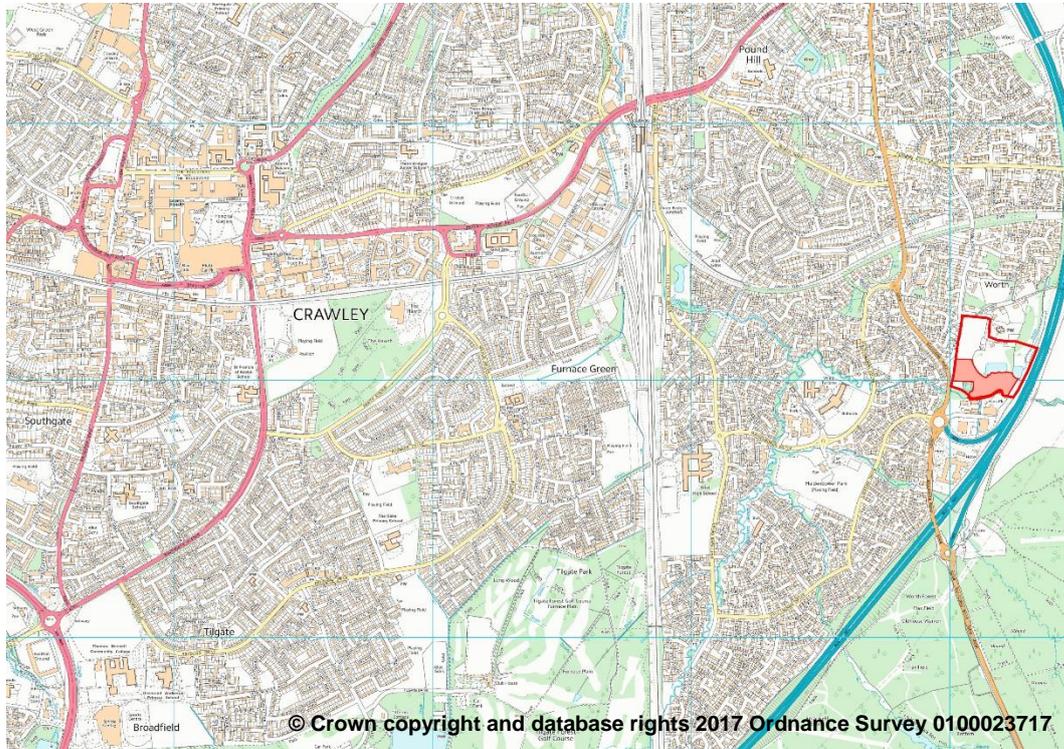


Figure 1: Location of Land East of Balcombe Road/Street Hill.
The wider Housing, Biodiversity and Heritage Site is indicated by the thick red line and the Indicative Key Housing site is the portion filled in red.

Development Brief Context

This Development Brief has been prepared to support the delivery of a site allocated for development and enhancement by Policy H2 of the Crawley Borough Local Plan¹ (the Policy extract is set out on pages 9–10 below).

Due to the intricate and complex nature of the allocated site, it has been allocated as an integrated site for housing, biodiversity and heritage. This Development Brief covers the whole Housing, Biodiversity and Heritage allocation, as well as providing guidance for progressing schemes within the Indicative Key Housing site.

This Development Brief is to be adopted as a Supplementary Planning Document to inform developers, land owners and other interested parties of the opportunities and constraints of a site and the type of development expected or encouraged by local planning policies. It is site-specific and provides guidance related to the development of the site.

This Development Brief expands upon the criteria and description set out in the Policy and supporting text and provide guidance to aid conformity and adherence to the Local Plan requirements from the early stages of the design and layout of a proposed development scheme. If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination

¹ Crawley 2030: Crawley Borough Local Plan 2015 – 2030 (adopted December 2015) CBC

must be made in accordance with the Plan unless material considerations indicate otherwise. As this document will be adopted Supplementary Planning Document, it will form part of the material planning considerations for the purposes of Development Management decisions. The relevant Local Plan policies are referenced throughout this document alongside the associated supporting guidance.

Detailed guidance set out in this Development Brief will help to ascertain the type of development suitable and appropriate to the site and help facilitate the planning application process. Through the use of this Development Brief, the council seeks to influence the design of any development on the site so as to bring about high quality development and ensure mitigation and compensation measures to minimise the harm caused on the site's special assets, as required by Local Plan Policy H2.

Development Brief Preparation

The Development Brief has already been subject to initial informal engagement with key stakeholders which led up to a formal eight week public consultation undertaken between July and September 2017. All representations received during the public consultation have been collated and summarised in the consultation statement which accompanies the Development Brief (published separately) along with the details of the council's response and where changes have been made to this Development Brief as a consequence.

The indicative time frame for the production of this Development Brief is as follows:

Milestone	Indicative Date
Eight week consultation period	17 July to 11 September 2017
Review of comments and production of amended Brief	Autumn 2017 – Autumn 2018
Four week consultation period	23 November – 21 December 2018
Review of comments and production of final Brief	January 2019
Development Brief adopted	February 2019

Consultation

This is an amended draft version of the Development Brief, incorporating changes arising from feedback to the previous consultation. A further, four-week, public consultation is being undertaken² between 23 November and 21 December 2018. Comments on the changes proposed in this document are welcomed, and must be made in writing by 5pm on 21 December 2018. This should be submitted by email to forward.planning@crawley.gov.uk or by post to:

Forward Planning
Crawley Borough Council
Town Hall
The Boulevard
Crawley
RH10 1UZ

Feedback received during consultation will be taken into account in the final drafting of the document. A summary of all feedback received during the consultation, and the council's responses, will be published alongside the final version of this Development Brief.

² in accordance with Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Land East of Balcombe Road/Street Hill Housing, Biodiversity and Heritage Site (Local Plan Policy H2)

National Planning Policy Framework

The core theme of the National Planning Policy Framework (NPPF) is the delivery of sustainable development through the presumption in favour of sustainable development, where this is in accordance with policies in the NPPF and the local development plan for the area, here this is Crawley's adopted Local Plan.

The NPPF instructs councils to identify small and medium-sized sites as a recognised contribution to meeting the housing requirement of an area³ and to make effective use of land⁴. Alongside this, planning decisions are expected to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting⁵.

Given the heritage value of the allocated site, in particular the Conservation Area and the historical setting the site offers to St Nicholas' Church, paragraph 193 of the NPPF is of particular note:

...when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's preservation (and the more important the asset, the greater the weight should be).

Crawley 2030: Crawley Borough Local Plan 2015 – 2030

Crawley's Local Plan provides a supply of housing sites to support delivery towards meeting the needs of present and future generations. Key Housing Sites are set out in Policy H2 of the Local Plan. Despite its limited size, this site is allocated within this Policy as one of these key sites.

This site contains a variety of heritage and nature conservation assets of national, regional and local significance including the following:

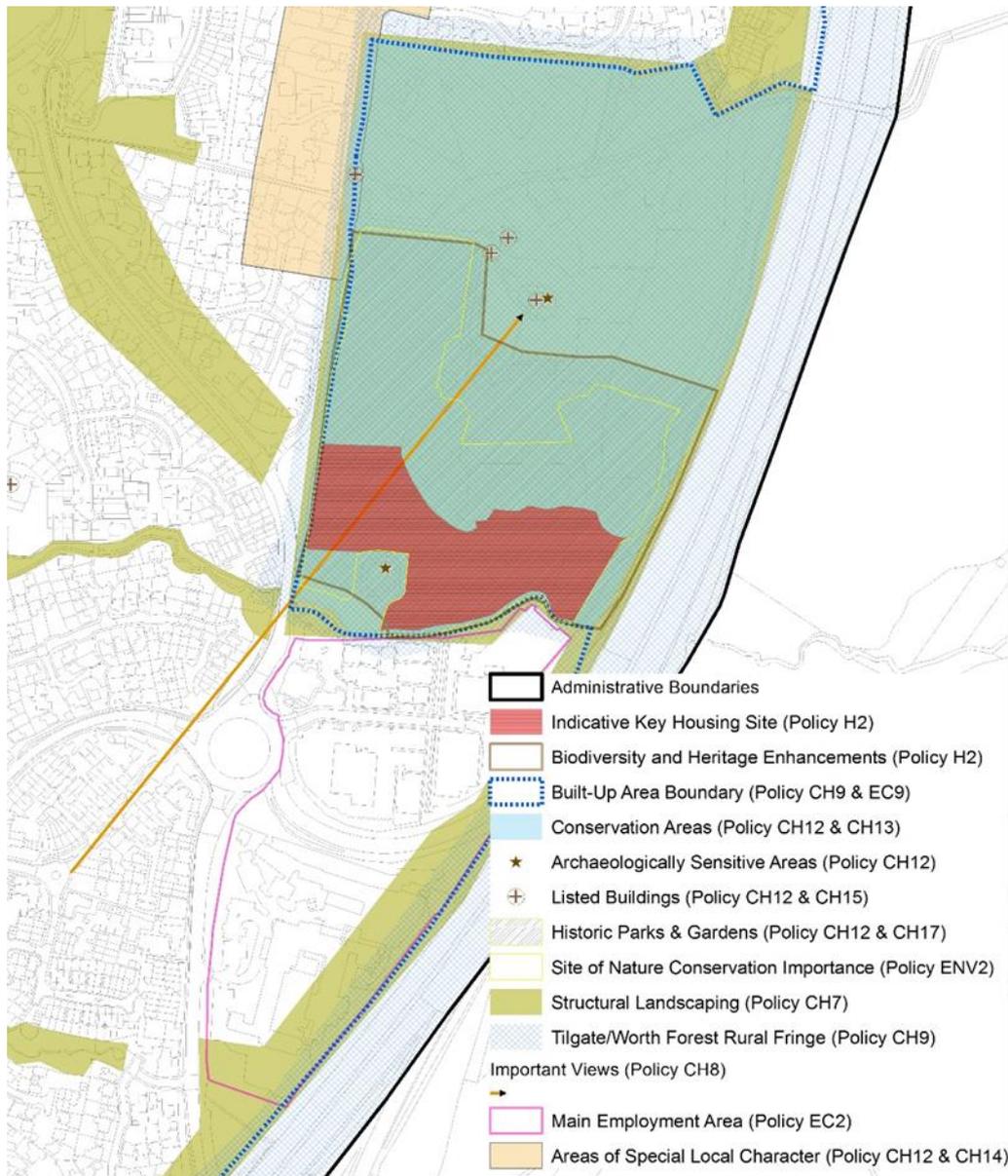
- Forms part of the countryside setting of the Grade I Listed St Nicholas' Church;
- Located within the Worth Conservation Area;
- Designated as a Site of Nature Conservation Importance;
- Contains an archaeologically sensitive asset;
- Forms part of a Historic Park/Garden;
- Located outside the Built-Up Area Boundary of the town, within the Tilgate/Worth Forest Rural Fringe;
- Crossed by the Balcombe Road Linear Contained View from Grayrigg Road and Balcombe Road towards the Grade I Listed Church;
- Adjacent to the Gatwick Stream, and within Flood Risk Zones 2 and 3;
- Moderate to high expected presence of legally protected species;
- Adjacent to mature woodland surrounding the Grade I Listed Church to the east of the site boundary and trees protected by Tree Preservation Orders along Balcombe Road to the west of the site boundary.

The important assets and sensitivities associated with the site are the reason for its allocation as a Key Housing Site, and it has been designated under a sub category as a "Housing, Biodiversity and Heritage Site" to ensure all elements are respected (see the Local Plan Map site extract below). The background to this allocation is set out for information in Annex 1 of this Development Brief.

³ National Planning Policy Framework, para. 68 (2018) MHCLG

⁴ National Planning Policy Framework, Chapter 11 (2018) MHCLG

⁵ National Planning Policy Framework, para. 127(c) (2018) MHCLG



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In order to address the balance between the constraints associated with the site and the development of housing, the Local Plan Policy sets out a range of criteria to which a development proposal must conform. Below is an extract of Policy H2 of the Local Plan relating to the allocation of this site.

Policy H2: Key Housing Sites (extract)

Housing, Biodiversity and Heritage Site

- Land east of Balcombe Road/Street Hill, Pound Hill (developable) 15 dwellings. The design and layout of the development of this site must:
 - i. respect its setting outside the built up area and the rural character of the Worth Conservation Area;
 - ii. concentrate the residential element and associated infrastructure towards the least sensitive areas, where possible, and to be located

- within the southern section of the housing, biodiversity and heritage site;
- iii. reflect, enhance and ensure no significant harm to the locally designated historic parkland;
- iv. allow a suitable unbuilt margin around the archaeologically sensitive Moat;
- v. limit harm to the species-rich meadow grassland which contributes to the Site of Nature Conservation Importance;
- vi. maintain the woodland vegetation barrier between the development and the church, to retain the historic significance of the context of Worth Church; and
- vii. be accompanied by a long-term commitment to the ecological enhancement and proper management of the remainder of the SNCI (excluding the ponds and woodland in the centre and north-east in separate ownership) for the benefit of biodiversity.

Detailed ecological and archaeological assessments must be carried out and adequate mitigation and compensation measures provided to offset any harm caused to the site's important assets.

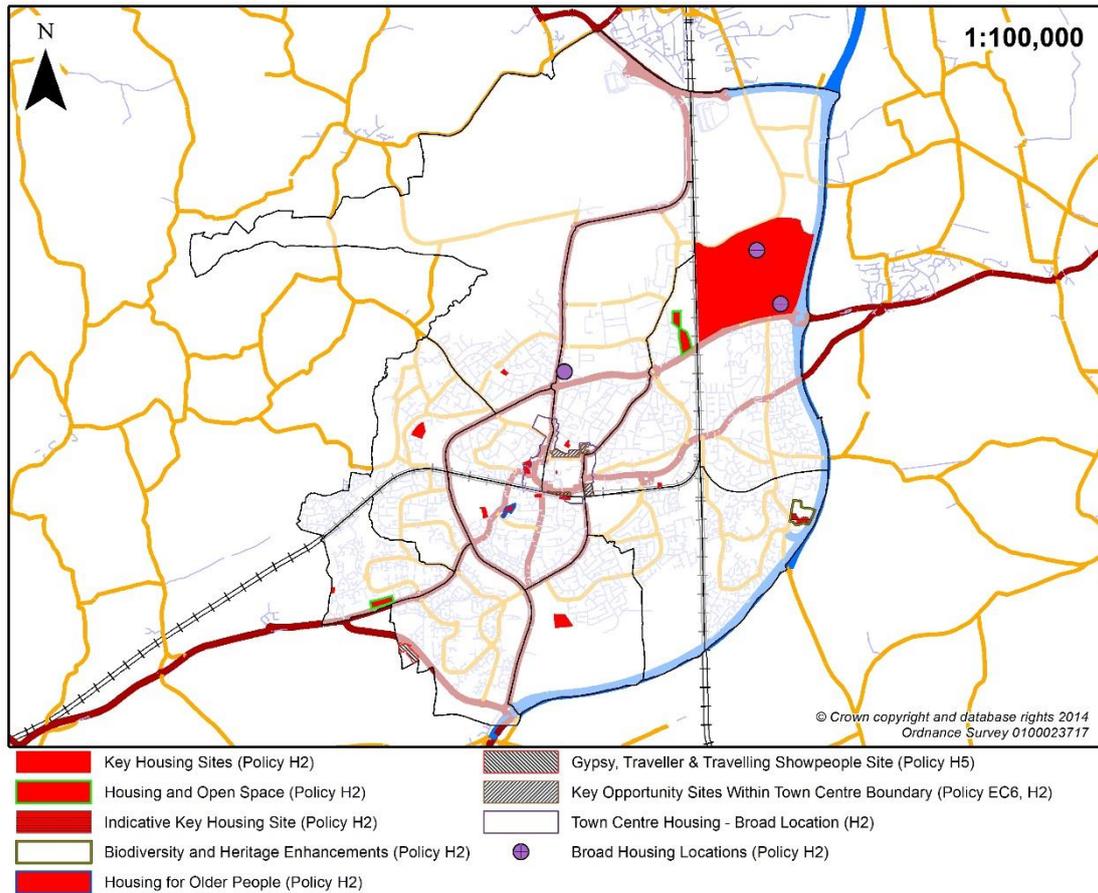
These requirements will be set out in full in a Development Brief.

Reasoned Justification

6.54 *Land east of Balcombe Road/Street Hill has a number of heritage and environmental constraints which must be carefully considered and addressed through the design and layout of a development scheme. These include:*

- i. Forming part of the historic countryside setting of the Grade I listed Church;*
- ii. Its allocation within the Worth Conservation Area;*
- iii. Its Site of Nature Conservation Importance designation (with species-rich meadow grassland as its important ecological attribute);*
- iv. Containing an archaeological sensitive asset: the Moat;*
- v. Forming part of an Historic Park and Garden;*
- vi. Being located outside the Built-Up Area Boundary of the town.*

To ensure an appropriate balance between the need for housing and the important heritage and environmental assets and characteristics of the site, a maximum capacity of 15 dwellings is considered likely to be appropriate. Harm to the character of the Worth Conservation Area must be minimised by a scale and design of development which respects the rural nature of the Conservation Area, as a loose-knit low density layout clearly distinct from the suburban character of Maidenbower. The potential impact of the development and long-term degradation of the valuable habitat on the site and the harm to the Moat can be mitigated against through the appropriate high quality enhancement of the remainder of the site. Therefore, an unbuilt margin around the archaeological asset and its appropriate management must be retained and an appropriate scheme for its future management, and that of the two-thirds of the SNCI not affected by development and controlled by the landowner, will be required as part of the development. To protect the valuable nature of the site, measures must be incorporated within the development, and management proposals, to control the pressures created from the development on the remaining ecological assets, including informal recreation, dog walking and fly tipping. Due to the complex character and assets associated with this site, it is shown on the Local Plan Map as a housing, biodiversity and heritage site, with the area most likely to be suitable for housing indicated within the southern part of the site.



Accordingly, Policy H2 in the Local Plan requires the preparation of a Development Brief to guide development on this site. The anticipated housing element is shown as an indicative area to the southern section of the wider site, with the Policy requirement to concentrate, where possible, residential development and associated infrastructure towards the least sensitive areas. The constraints and assets within the Housing, Biodiversity and Heritage site must be carefully considered and integrated into any design and layout of the development and harm minimised, mitigated and as a last resort, compensated for. These are presented in detail in this document.

Key Local Plan Policies and Supporting Documents

The Local Plan must be read as a whole. However, the following policies are of particular relevance to the site:

Character

CH2	Principles of Good Urban Design
CH3	Normal Requirements for New Development
CH4	Comprehensive Development
CH5	Standards for All New Dwellings
CH6	Tree Planting and Replacement Standards
CH7	Structural Landscaping
CH8	Important Views
CH9	Development Outside BUAB
CH12	Heritage Assets
CH13	Conservation Area
CH15	Listed Buildings and Structures
CH17	Historic Parks and Gardens

Housing

H1	Housing Provision
H2	Key Housing Sites
H3	Future Housing Mix
H4	Affordable/ Low Cost Housing

Environment

ENV1	Green Infrastructure
ENV2	Biodiversity
ENV3	Open Space, Sport and Recreation
ENV5	Provision of Open Space and Recreation
ENV6	Sustainable Design and Construction
ENV8	Development and Flood Risk
ENV11	Development and Noise
ENV12	Air Quality

Infrastructure

IN1	Infrastructure Provision
IN2	Strategic Delivery of Telecommunications Infrastructure
IN3	Development and Requirements for Sustainable Transport
IN4	Car and Cycle Parking Standards

Supplementary Planning Documents (SPDs)

The [Urban Design SPD](#) provides clear guidance on good design to a range of end users, including developers and applicants so as to bring forward successful developments based on good urban design principles. Good urban design leads to the creation of 'places' that are functional, desirable, enjoyable, sustainable, safe and inclusive.

The [Green Infrastructure SPD](#) sets out the key elements which make up the important Green Infrastructure network assets within the borough and expand upon the Local Plan policies established to protect and enhance this network.

Further information and guidance in relation to designing developments in relation to mitigation and adaptation for climate change is provided in the [Planning and Climate Change SPD](#).

The [Affordable Housing SPD](#) provides guidance in relation to meeting the Local Plan requirement for all new residential development to provide 40% affordable housing. Guidance to support smaller residential developments is provided in a supporting document published alongside the adopted SPD: [Summary Guidance for Small Residential Developments](#)

Development on the allocated site should strive to meet the objectives set out in the SPDs, as they provide clear advice and up-to-date information in relation to the implementation of the Local Plan policies.

In addition, the [Worth Conservation Area Statement](#), provides the clear context in relation to the heritage assets and key features of the Worth Conservation Area which will need to be taken into account, and preserved or enhanced accordingly, as part of any planning application for the site. As such, the Conservation Area Statement is a material consideration that will be taken into account when the council determines planning proposals for the area.

Land East of Balcombe Road/Street Hill Development Brief Objectives

This document has been prepared in order to provide a planning framework and guidance for prospective developers considering development on this site.

It seeks to expand upon the criteria set out in Policy H2 and collate the detail from the supporting evidence base documents, to provide a clear position from which development can be designed to fit within and proposals can be considered against.

Primary, Overarching Objectives for Development within the Housing, Biodiversity and Heritage Site:

Development should:

1. Maintain a priority for loose-knit, low density residential development.
2. Protect and preserve the assets of the site and optimise and facilitate the delivery of housing of a high quality design that fits into the site constraints.
3. Establish methods to respect, preserve and enhance the historic, rural setting of the site.
4. Ensure appropriate protection and mitigation and long-term management measures for the site's inherent biodiversity and heritage assets.

2. The Site in Context

Site Location

This privately owned site is located in Pound Hill, southeast Crawley. It is bounded to the west by Balcombe Road and Street Hill, to the east by the M23 Motorway and to the south by Gatwick Stream, which separates the site from Maidenbower Business Park.

While the surrounding area of Maidenbower and Pound Hill neighbourhoods is predominantly suburban, the site is situated outside the Built-Up Area Boundary and is undeveloped.

The site is particularly unique since, despite being almost entirely surrounded by urban development and infrastructure, it retains both visual and physical links to the rural countryside beyond the borough boundary across the M23.

The site is completely contained within the Worth Conservation Area and a number of heritage assets can be found in close proximity to the site.

Historic maps (Appendix A) clearly show the site's continued role in the rural setting of the Listed Church.

Site Allocation Description

The allocated site is part of the overall historic and rural setting identified in the Worth Conservation Area Statement. It is believed that the site or part of it originally formed part of the grounds associated with the Grade I Listed St Nicholas' Church and the location and retention of the Rectory gardens in situ are a testament to this.

Vegetation screens the Conservation Area and, in particular, the site from the wider built up area and, in doing so, maintains a rural, historic setting for the Conservation Area.

A mixture of shrub and grasslands can be found on the site and much of it is designated as a Site of Nature Conservation Importance for its locally significant biodiversity value.

Housing Allocation Description

The site is allocated to facilitate a loose-knit, low density housing development in a limited location in addition to, and as part of, natural and heritage improvements to the wider site.

Housing, Biodiversity and Heritage Site

The allocation as a housing, biodiversity and heritage site will place development on the site within the context of the important designations and assets associated with the area. This combines the housing development allocation with the protection of the designations and links any design, layout and proposals with mitigation and enhancement opportunities across the wider site.

The boundary of the allocation site is coterminous with the boundary of the site's designation as a Historic Park and Garden within Local Plan Policy CH17, and incorporates the main features of importance: including the full extent of the Site of Nature Conservation Importance and the archaeologically sensitive Moat. It includes some small areas of land outside that of the single landownership which holds the majority of the site – for example, the woodlands and ponds in the northeast of the site.

Indicative Housing Site

Clause ii. of the site's allocation within Policy H2 confirms the design and layout of development of this site must "concentrate the residential element and associated infrastructure towards the least sensitive areas, where possible, and to be located within the southern section of the housing, biodiversity and heritage site".

The Local Plan Map shows an indicative housing site, within the wider Housing, Biodiversity and Heritage Site. This area reflects that indicated in the Strategic Housing Land Availability Assessment (see Annex 1 for further information). This irregularly shaped site of approximately 1.95 hectares is about 250 metres long and about 85 metres wide at its extremities, and is located on land which slopes to the north west.



Figure 2: Housing, Biodiversity and Heritage Allocation Site showing the Indicative Key Housing site contained within

Technical evidence gathered through the detailed assessments (set out in Chapter 4) required as part of the Development Management process may amend the boundary considered appropriate for development to ensure harm to the important assets on the site is minimised and the opportunities high quality enhancement measures are included.

Site Character

a) Rural Character

Built-Up Area Boundary (BUAB)

The allocated site is located outside Crawley's Built-Up Area Boundary (BUAB). The role of the BUAB is to maintain and protect vibrant multifunctional landscapes around the urban parts of Crawley and the character of the master planned Crawley New Town as a compact urban town in a countryside setting, with clear defendable boundaries⁶. Such landscapes contribute to the quality of life of residents and visitors as well as to the environment and the local economy.

The Crawley Borough Local Plan encourages proposals that respect the individual character and distinctiveness, and role of the landscape character or edge in which it is proposed, in areas beyond the BUAB. Development that would contribute towards the rural fringe becoming incrementally more suburban will be resisted.

The allocated site is situated on the edge of the BUAB. This unique location is illustrated by the rural and open character of the site and surrounding area. The site retains a strong countryside character and this is clearly evident in the undeveloped nature of the site and its historical significance.



Figure 3: The site vis-à-vis Crawley's built up area of Crawley and the BUAB

Crawley's Local Plan Policy CH9: Development Outside the Built-Up Area identifies distinct character areas of lands outside the BUAB. The site is located within Tilgate/Worth Forest and Fringes Edge. The landscape of this area is set out in Mid

⁶ Crawley Borough Local Plan, Policies SD1(2) and CH9 (December 2015) CBC

Sussex's Landscape Character Assessment⁷. The Green Infrastructure SPD provides a detailed description of this character area and acknowledges the important role the Worth Conservation Area plays as part of it, in providing direct access to open countryside beyond Crawley's eastern municipal boundary.



Figure 4: The Housing, Biodiversity and Heritage Site and Indicative Key Housing site vis-à-vis the Tilgate/Worth Forest Fringe Landscape Character Area

Topography

The topography of the allocated site features an increasing incline towards the north. St Nicholas' Church and the other listed buildings in the Conservation Area are positioned topographically higher than the location of the Indicative Key Housing site, while the moat is set below.

Views and Landmarks

The spire of St Nicholas' Church is a key landmark in the wider Conservation Area and serves as a focal point for views. In accordance with paragraph 4.45 of the Crawley Borough Local Plan, the Worth Conservation Area Statement (February 2018) sets out valued local views and landmarks within and around the Conservation Area. The following are important viewing corridors relevant to the housing allocation site:

- Linear view from the roundabout on B2036 (Balcombe Road) south west of the allocated site and across the site towards the Church. This view corridor is recognised in Policy CH8 of the Local Plan (listed in Crawley Borough Local Plan as Important View – Policy CH8).
- Glimpsed views of the Church through the woodlands, uphill from the housing site (winter time only).

⁷ <http://www.midsussex.gov.uk/leisure-recreation-tourism-events/nature-conservation/landscape-and-biodiversity/#character>

- Views of the Church spire from the Maidenbower Business Park below the housing site.



Figure 5: Views across the Indicative Key Housing Site

b) Heritage

Worth Conservation Area

The site is situated wholly within the Worth Conservation Area. The rural Conservation Area is approximately double the size of the overall site and about four times the size of the housing site. The site extends to much of the southern and south western boundaries of the Conservation Area.

The aim of the Conservation Area is to:

...seek to preserve and enhance the rural character and appearance of the open setting of St Nicholas Church within the Worth Conservation Area.

Conservation Areas are designated because they are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”⁸. Accordingly, the council is pledged to protect and enhance these areas.

The Worth Conservation Area was designated in 1987 in order to preserve and enhance the character of the setting of St Nicholas’ Church, described as one of the most significant specimens of a Saxon building in England. Views of the Church can be seen from the site and across the site – with a protected linear view identified in the Local Plan from Balcombe Road to the Church.

Despite the urban growth of Crawley around the Conservation Area and the construction of the adjacent M23, a rural character has been maintained in the Conservation Area. This character features a small number of large houses

⁸ Section 91 of the Planning (Listed Buildings and Conservation Area) Act 1990.

surrounding the Church, several open fields, plentiful tree cover and country lanes and paths. As one of Crawley's last remaining greenfield sites, the Housing, Biodiversity and Heritage Site significantly contributes to the wider context of the historic rural character of the Worth Conservation Area.

The Worth Conservation Area is dominated by the Grade I Listed St Nicholas' Church. However, in addition to the Church, the Conservation Area includes three Grade II Listed Buildings; tree preservation orders; and areas with undesignated archaeological and cultural assets. Detailed information on these assets can be found in the Worth Conservation Area Statement and is summarised below.

Listed Buildings

- St Nicholas' Church

The Grade I Listed Church, which is the centre piece of the Conservation Area, is located adjacent to the northern boundaries of the wider Housing, Biodiversity and Heritage allocation, and some 180 metres north of the Indicative Key Housing site.

The Church is situated at the end of Church Road, a narrow, tree-lined street without footpaths and is surrounded by a large and well vegetated churchyard.

The surrounding area is noticeably wooded with mature, broadleaved, deciduous trees and, accordingly, the Church is well screened from the surrounding areas in the summer months.

The Church was not part of a settlement but originally stood in a clearing in the Wealden forest. It was originally established at the confluence of a number of tracks, serving many scattered and often temporary settlements. It existed virtually in rural isolation for many hundreds of years, with only a few other buildings being built nearby. Despite the growth of Crawley and the construction of the M23 in recent decades, the largely rural situation of Worth Church and open character of the Conservation Area has remained.

While there is historical evidence of structural changes to the Church, its arches are regarded as one of the earliest remaining examples of stone arches and it exhibits finishes and construction methods that differ greatly from other Sussex churches. Likewise, the remarkable church spire commands a series of valued views from a number of different angles around Worth, including from within the allocated site.

- Toll House, Street House and Lychgate

Three other structures are situated nearby the Church and, together, form a historic and rural composition which adds greatly to the overall setting of the area:

- The 19th Century Toll House which marks the main entry into the Conservation Area, currently occupied as a private dwelling;
- The Grade II Listed 16-17th century Lychgate, a low wooden gateway with a pitched roof; and
- The adjacent 18th century Street House, a two storey dwelling.

All these elements together contribute significantly to the "rural character and appearance of the open setting of St Nicholas' Church" (as indicated in the aims of the Character Area Statement).

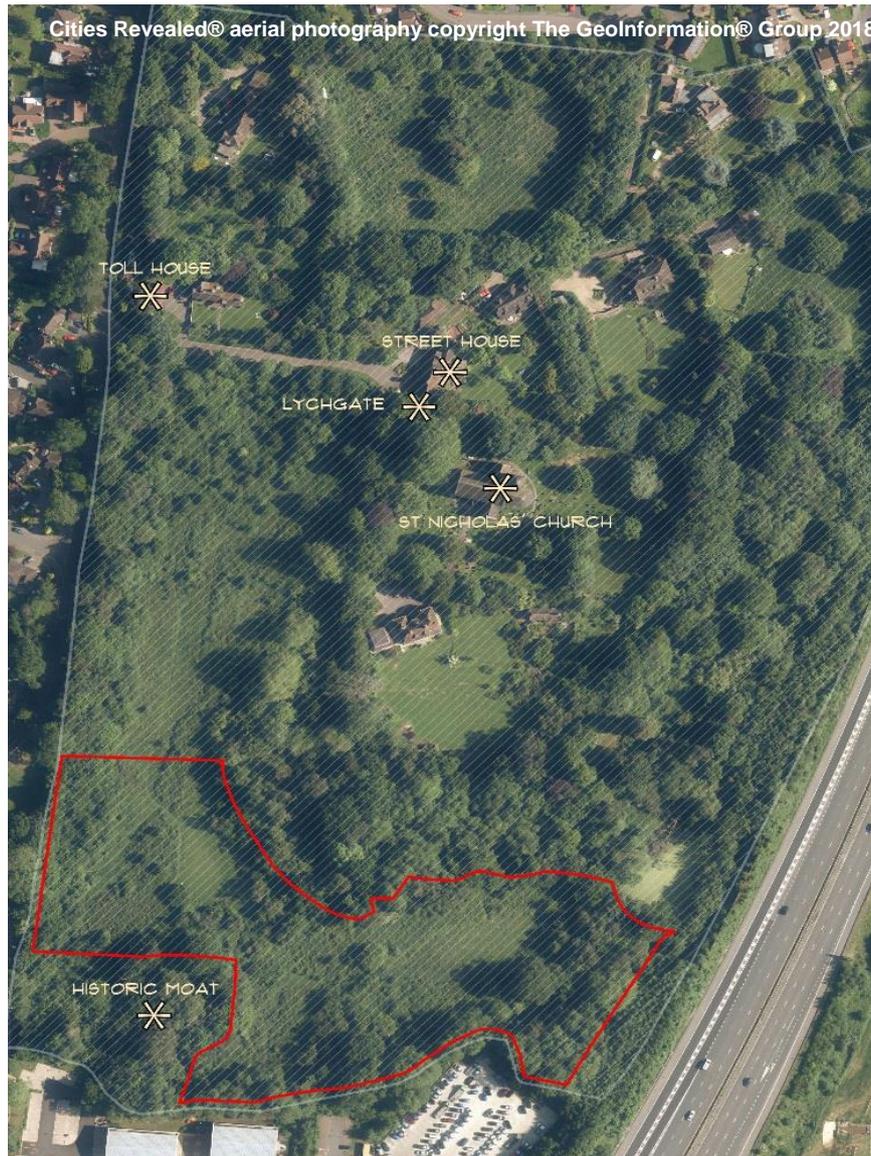


Figure 6: Heritage Assets in the Worth Conservation Area and the Indicative Key Housing site

Archaeologically Significant Sites

The moat located in the Conservation Area is an undesignated archaeological asset. While undesignated assets do not have statutory protection, due to their value, they do constitute material considerations to the planning application process. The NPPF recognises the importance of considering the impact of development on an undesignated asset⁹.

The medieval moat site lies within the wider housing, biodiversity and heritage allocation and directly abuts the southwestern corner of the housing site. A comprehensive history of the moat is unknown but it is locally listed as an archaeologically sensitive area.

⁹ National Planning Policy Framework, para 197 (2018) MHCLG

Moats of this type are commonly associated with medieval structures of particular importance or status. Accordingly, it is assumed that a medieval hunting house may have once stood on this site.

The moat remains undeveloped and is setback from Street Hill, hidden behind thick vegetation. Regardless of a lack of detailed history, its presence and location contribute significantly to the open and rural setting of the Conservation Area.

The allocated site is deemed to be of high archaeological potential. It is likely that medieval remains and/or outbuildings or other historic evidence connected with the moated site may be located within the grounds of the allocated site.

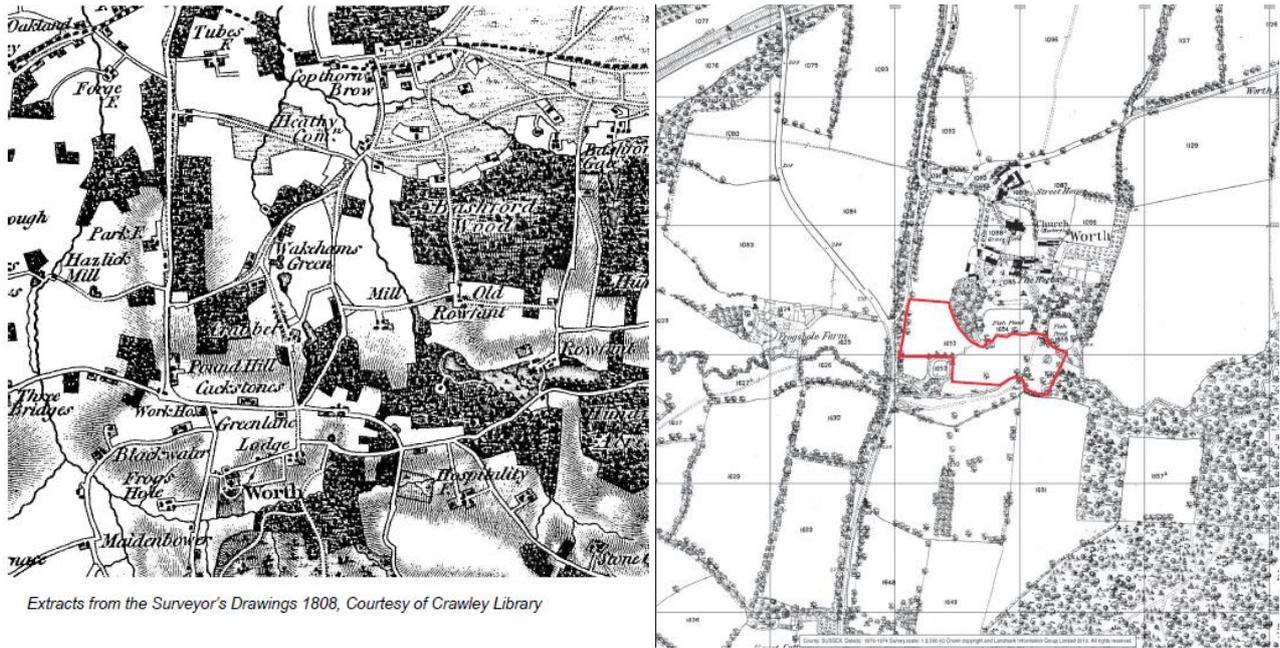
Historic Park and Garden

The land around St Nicholas' Church, in particular to its south, is considered to have been part of the grounds of the Old Rectory of St Nicholas' Church.

These gardens are significant in their illustration of how the setting of the Church has changed over time. Historical maps and documents show parklands in and around these areas. A series of early maps also indicate a link or path leading from the medieval moat north east into the parklands and towards the Church.

While the full extent of these parklands remain unknown, the Housing, Biodiversity and Heritage allocation follows the boundary of the Historic Park and Garden designated by Policy CH17 of the Local Plan. This is presumed to be the extent of the historic park of St. Nicholas' Church, based on the Historic Parks and Gardens report prepared by the Sussex Gardens Trust and historic maps, and is characterised by largely undeveloped land.





Extracts from the Surveyor's Drawings 1808, Courtesy of Crawley Library

Figure 8: In the historic maps from 1808 (left) and 1873-4 (right) evidence of the Historic Park and Garden can be seen.

c) Natural Elements

Site Landscape

The landscape of the site is largely undeveloped and rural, covered by a mix of shrubs, grasslands and woods. The existing landscape serves as a backdrop to the urban setting of the adjacent neighbourhoods. In particular, the rural landscape shields the heritage assets within the Conservation Area from encroaching urban development to the north, south and west. Also, the dense vegetation surrounding the site offers noise barrier qualities, shielding the existing residents in properties along Street Hill from the volume of the M23 motorway.

In addition to extant vegetation, two former fish ponds lie within the wider allocation on the northern flank of the housing site. Although overgrown and not attended to, these form important components of the historical landscape of the Conservation Area.

Structural Landscaping

The site falls within Structural Landscaping as defined in the Crawley Borough Local Plan. These areas of soft landscaping are an important component of Crawley's fabric – providing character, structure, screening and softening to the surrounding built up area.



Figure 9: Structural Landscaping and the allocated site

Ecology and Biodiversity: SNCI

The site is noted for containing several habitats in a relatively small area. Of particular note are the species-rich meadowlands and woodlands.



Figure 10: Extent of the SNCI and the allocated site

Due to the ecological and biodiversity significance of these vegetation types, much of the wider Housing, Biodiversity and Heritage allocation was designated as a Site of Nature Conservation Importance in 1992. The Indicative Key Housing site falls entirely within the SNCI designation.

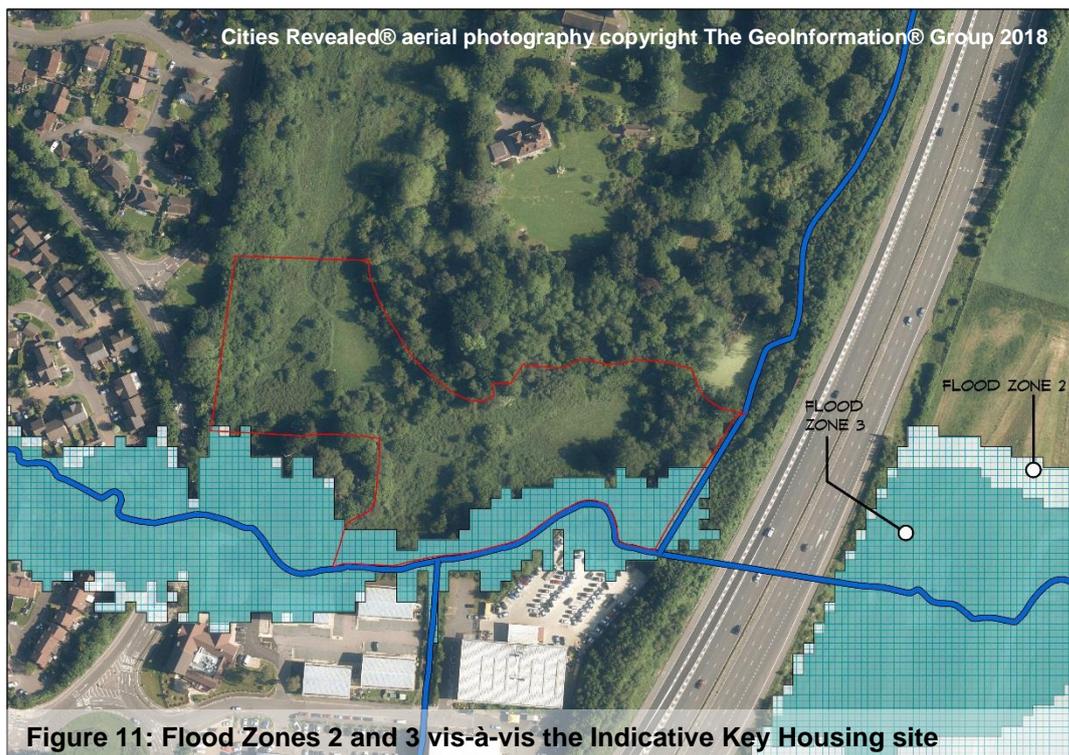
Of particular concern is the current condition of the grasslands on the site. Recent investigations have shown the encroaching bramble scrub has led to noticeable deterioration and decline of the grasslands, so much so that the landscape is at risk of losing the vegetation for which it was initially designated an SNCI.

Watercourses, Floodplain and Surface Drainage

Gatwick Stream runs along the southern flank of the site, separating the site from the Maidenbower Business Park.

Due to the proximity to Gatwick Stream, the southern part of the site falls within Flood Zone 3 (functional floodplain) and Flood Zone 2 (medium probability of flooding). Residential uses are not permitted in the functional floodplain (Flood Zone 3), due to the high probability of flooding. In Flood Zone 2, residential uses are generally resisted but can be permitted subject to a Flood Risk Assessment, taking into account the most up-to-date climate change guidance, that demonstrates that the development is acceptable in flood risk terms.

The topography of the Worth Conservation Area follows a gradual decline from north to the development site at the south, with the M23 motorway on an embankment forming a raised boundary to the east.



An attenuation pond north of the Housing, Biodiversity and Heritage Site, west of the footbridge was designed and built to serve only the local housing estate around Saxon Road and provides minor attenuation for this development. This is a dry balancing pond which only comes into use during severe storm conditions. During normal conditions surface water flows are managed via the use of surface water sewers bypassing the balancing pond and eventually discharging flows into the Gatwick Stream further downstream.

Surface water drains from north to south, either over land or via a drainage ditch that links to the Gatwick Stream. The watershed for the M23 parallel to the site comprises drainage from the north and southbound carriageways, which flow into pipes that connect into Gatwick Stream. Residual surface runoff on the northern carriageway (west side of M23) runs down the embankment into a ditch which also flows into the Stream.

An upstream control structure on the Gatwick Stream significantly limits downstream flows, potentially providing sufficient capacity in the channel to accommodate current increased run-off during times of heavy rainfall and flood. However, limited hydrological data was available at the time of writing and it would be on the onus of a developer to investigate this further. Development proposals should demonstrate that surface water is managed in a fully sustainable manner and greenfield run-off levels are maintained or reduced. Free flow of surface water into the Gatwick Stream should be avoided.

There is a topographic low spot on the south western corner of the allocated site, between the western banks of the moat and Balcombe Road. In the event of flooding, it is likely that this area will flood or, at least, serve as storage.

Water attenuation is also provided for on the south side of the Housing, Biodiversity and Heritage Site as part of the Maidenbower Business Estate. The effectiveness of this attenuation channel is currently unknown.

Protected Trees and Woodland

Running along the western flank of the allocated site is a series of individually protected trees (Tree Preservation Orders). These trees line the eastern side of Street Hill and screen the site and the wider Conservation Area from view. In addition, a number of protected groupings of trees (Tree Protection Areas) are found to the south and west of the site, most notably south of the intersection of Street Hill and Balcombe Road.



Figure 12: Tree Preservation Orders in and around the allocated site

Woodland cover remains a feature of the site. The northern flank of the site and the area surrounding the moat retain relatively thick woodlands.

The protected trees and the remaining woodlands offer some screening from surrounding development when viewed from within the site.

In addition to Tree Protection Orders and Areas, most trees in the Conservation Area are subject to control under the Listed Buildings and Conservation Areas Act 1990. More detail can be found in the Worth Conservation Area Statement (February 2018) and the Green Infrastructure SPD.

2.3 Opportunities



2.4 Constraints



Development Constraints:

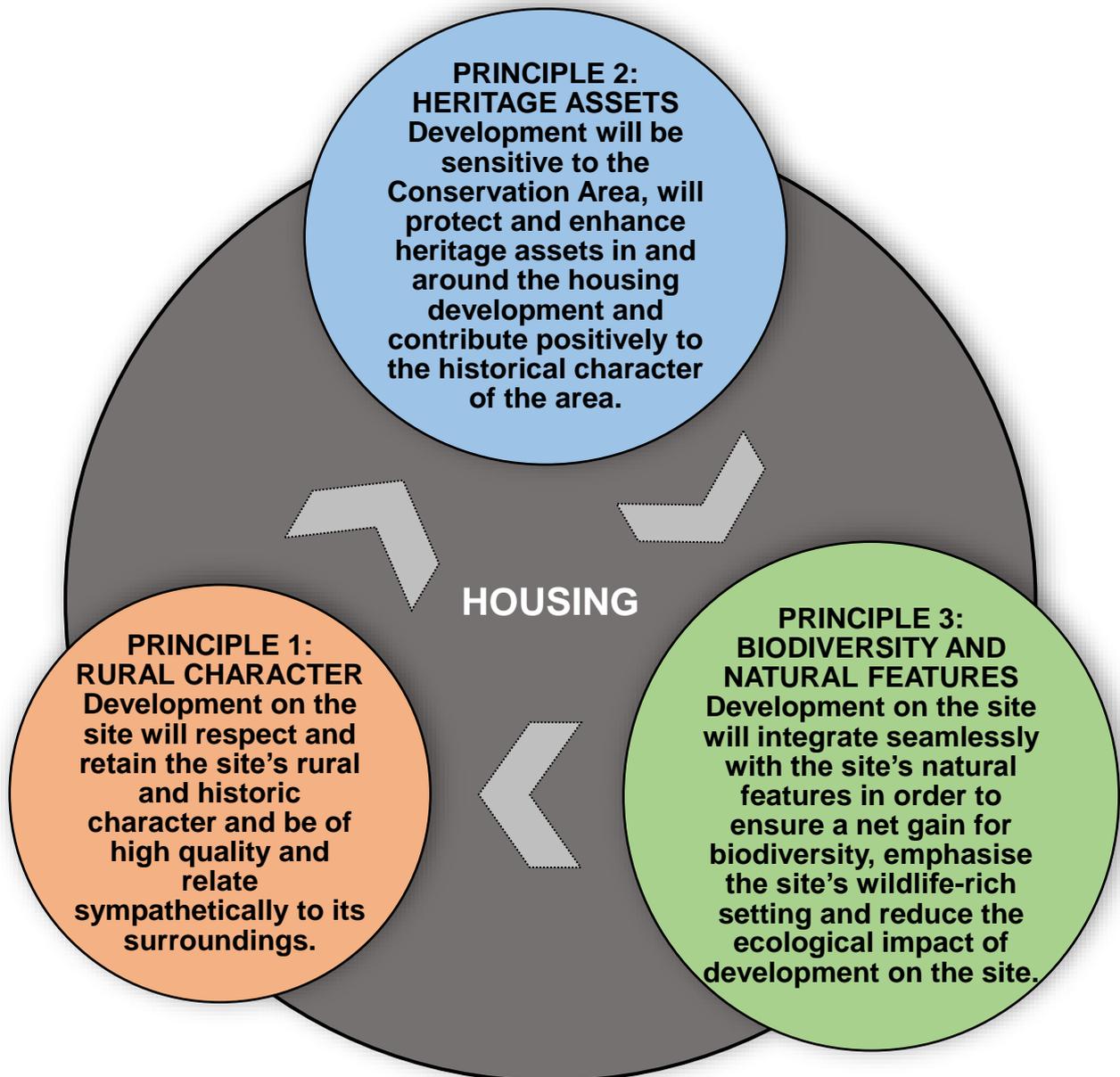
1. **Views**
Existing views of St Nicholas' Church need to be protected.
2. **Suburban development**
The suburban style development of Maidenbower should not encroach into the site.
3. **Grasslands**
Continued decline of retained important grasslands must be arrested and reversed.
4. **Topography**
Require design that reflects and acknowledges the site's sloping topography.
5. **Buffers**
Buffer zones from Gatwick Stream including its associated floodplains and ecological buffer, the historic moat and the M23 reduce developable land.
6. **Trees**
Protected trees must be maintained, unless their loss can be justified by strong evidence which clearly shows every opportunity has been taken to ensure their retention and adequate replacement agreed.

- Housing, Biodiversity and Heritage Site
- Indicative Key Housing Site

3. Development Principles

Development Principles

Taking into account the site-specific characteristics and the constraints and opportunities identified in the previous Chapter, the provision of housing on the site will need to adhere to the following principles:



The following Chapter sets out the detailed guidance to support the delivery of these three development principles, and highlights how these are in conformity with, and will achieve the successful implementation of, the policies required by the Local Plan.

Development Principle 1: Rural Character

Principle 1:

Development on the site will respect and retain the site's rural and historic character and be of high quality and relate sympathetically to its surroundings.

Form of Development

The built form in the Conservation Area is noticeably low density and rural. Dwellings tend to be of traditional styles, generally two storeys in height, large and detached and situated on irregular plots, well separated from one another. Existing development within the Conservation Area does not overshadow or dominate the Conservation Area's assets, namely the Church and the other Listed structures[§].

Development on the site must maintain a loose-knit, low density character that reflects both that of the Worth Conservation Area and its location outside the built up area of Crawley.

Development Guidance:

The site should be subdivided into irregular plots that are sufficiently spaced from one another and provide for one single, detached dwelling with sufficient front and rear amenity space (compliant with council standards)[§].

Plot sizes should be larger than those found in adjacent suburban areas of Pound Hill and Maidenbower and of a size that accentuates the visual transition from urban to rural all the while without creating a semi-urban environment[§].

Development Guidance:

The distribution of plots on the site should be consolidated in the least sensitive parts of the allocated site's interior, to ensure that the rural style development can be sufficiently screened and visually detached from the surrounding suburban area to the west.

While plots should be carefully and strategically spaced around the site, this does not override the need to conform to other topographical, natural, historical, ecological or statutory constraints inherent to the site.

Development Guidance:

Dwellings on the site should:

- *Be limited in height to no more than two storeys[§], unless a detailed scheme is supported by clear evidence, for example in relation to land levels, overall heights of buildings and view montages, which ensure the rural character of the Conservation Area is preserved.*
- *Be designed in an appropriate style in keeping with the character of the Conservation Area[§].*
- *Promote high quality design that is both contextual and/or reminiscent of the Conservation Area and where possible, enhance and reflect the significance of the area's heritage assets.*
- *In line with the Conservation Area Statement, have regard for typical features and materials found in the Conservation Area[§].*

[§] [Planning permission CR/2015/0637/FUL](#) was granted in February 2016 for one large, double storey, detached dwelling on a generous and irregular plot and presenting a design and appearance that is in-keeping with the Conservation Area. This permission provides an example of dwellings and plots which would be consistent with the principles set out in this Brief.

- *Each be sited on their own plot in a manner that limits their visibility and minimises any effect of suburbanisation created by the development when entering the site from Street Hill in the west.*
- *Each be designed for single household occupancy⁸.*

The Inspector, in commenting on the site, felt that harm as resultant from development could be mitigated through scale and design that respect the rural nature and open historic character of the Worth area.

While the Inspector initially suggested the site, in principle, would be suitable for around 15 dwellings¹⁰, he later clarified that it would be challenging to achieve the required loose-knit character with as many as 15 dwellings¹¹. Accordingly Policy H2 of the Local Plan sets the upper limit of 15 dwellings on the site, in line with the Inspector's comments.

Development on the site should not be driven by an attempt to reach the maximum of 15 houses. Rather, development must reflect and be moulded by the character of the site, the potential it offers to create low density, spacious homes unusual in Crawley, and the opportunities and constraints of the site highlighted in this Brief. These factors will ultimately determine the number of dwellings on site.

A development proposal for the site needs to demonstrate how the number of houses proposed will respect and enhance the low density character and spacious landscaped settings of the site and its surroundings.

Development Guidance:

The site should feature low density development. In order to maintain a rural, low density character and address other constraints, the Local Plan confirms that development should be limited. This will allow any new development to provide large high quality homes consistent with those along Worth Way and will prevent the generation of excessive flows of people and traffic.

Access and Road Layout

The distinctively rural character of the site will be reflected in the access to and movement through development. A road network should be rural in character, similar to that of Worth Way as it runs through the Conservation Area. Consideration should be given to surfacing materials in-keeping with the character of the area, limited road markings, and quantity, design and location of signs and street lights. In addition to the appearance of surfacing materials, consideration should be given to the permeability of new hardstanding to reduce levels of surface water runoff.

Access to the site must provide good connectivity to the surrounding area but should avoid protected trees and limit visual intrusion into the site.

Development Guidance:

Access to the site should be provided on the western side of the site, at a break between the protected trees that separate the site from Street Hill, just north of the intersection with Balcombe Road.

An alternative access point could be investigated for the south-western corner of the site, off Balcombe Road. However, an access point at this location would be likely to have an impact on protected trees. Therefore, strong justification and careful design would be necessary to support this.

¹⁰ Inspector's Preliminary Findings to the Crawley Borough Local Plan Examination, 26 May 2015, p.3.

¹¹ Inspector's Report to the Crawley Borough Local Plan Examination, November 2015, cl. 56.

Development schemes should only propose one vehicular access point, and not both.

The potential alternative access points are shown on the indicative plan below. An access point from Street Hill could help to facilitate an appropriate road layout within the Indicative Key Housing site and offers sufficient space for the provision of a new junction to Street Hill at this location. However, the approval and advice of WSCC Highways will be required prior to the detailed planning stage for either access to be pursued.

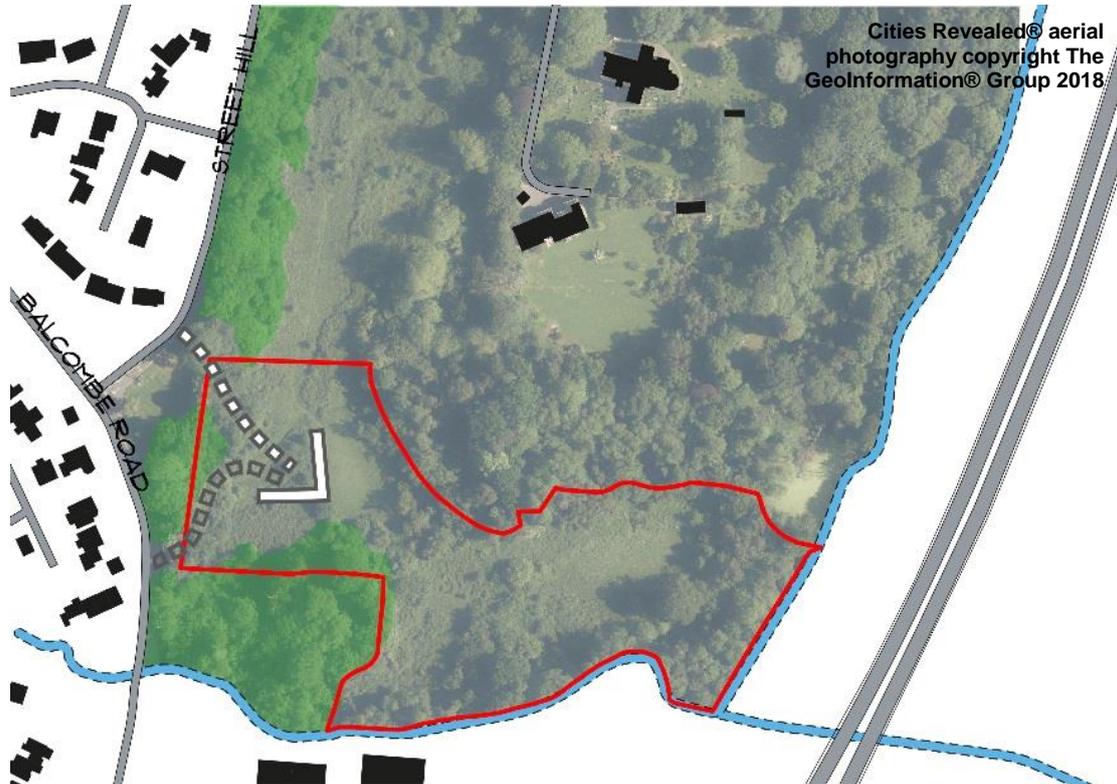


Figure 13: Indicative Alternative Access Options

Access to the site via the Maidenbower Business Park, which features commercial and industrial uses, would not be acceptable as it would not contribute a rural character to the road network and would, therefore, be incompatible with the low density, rural character required of the residential development on the allocated site. Furthermore, the Business Park is separated from the allocated site by the Gatwick Stream; in the interests of biodiversity protection, a vehicular crossing over the stream will not be allowed because it will significantly detriment the stream corridor. In addition, the narrow spine road through the Business Park was not designed to be extended to provide access to a residential neighbourhood and would need to be significantly upgraded in order to be able to accommodate access into the allocated site.

Development Guidance:

The design of the road network within the site will need to:

- *Place an emphasis on non-motorised means of movement including walking and cycling, and make provisions for these within the roadway and access to the site.*
- *Provide a rural approach into the development by means of an informal, non-linear layout with a reduced road width, appropriate surface treatments and verges that meet adoptable standards.*

- Consider the quantity, location and design of street signs and lighting to minimise urbanisation and negative impacts on wildlife and maintain a rural, informal feel.
- Ensure the site remains distinct and detached from the surrounding urban development, by limiting the capacity for visual intrusion into the site from Street Hill.

If adoptable highway standards cannot be met, a developer would need to provide a plan for future maintenance in perpetuity.

Vehicular, cycle and pedestrian access must be carefully considered to minimise visual harm from the development and maximise highway safety.

Parking standards (cars and cycles) are provided in the Urban Design SPD, and must be taken into account in the layout and design of the development of this site.

Pedestrian access to the moat should be facilitated through the developed site.

Development Guidance:

Vehicular and pedestrian access must be sensitive to the local environment and meet highway safety standards.

The development must meet the council's parking standards for cars and cycles.

Housing Mix and Affordability

Policy H3 of the Crawley Borough Local Plan requires the provision of a mix of housing types that is appropriate to the size and characteristics of the specific site. This Policy is supported by the borough-wide Market Housing Mix study¹² which concludes there is a relative lack of larger four+ bed market dwellings and a need to create a wider choice and flexibility of market housing sizes to address this. This site offers the opportunity to meet a niche market need which is currently under-represented in Crawley.

A small number of large, detached dwellings will help create a low density rural-like development, as envisaged by the Local Plan Inspector when considering the site's allocation and as established by the policies in the Local Plan.

The benefit of providing large dwellings on this site means there is opportunity to cater to different family sizes. Single family occupancy dwellings can also facilitate a housing mix that is appropriate to the size and character of the allocated site.

Development Guidance:

Dwellings on the allocated site should vary in size in terms of the number of bedrooms provided, with each dwelling offering either three, four, five or more bedrooms.

Policy H4 of the Crawley Borough Local Plan requires all residential developments to provide 40% affordable housing, typically on a 70/30 tenure split between rental and intermediate tenures, with allowance for schemes of 5 dwellings or less, or on land less than 0.2 hectares in size, to make an off-site commuted payment.

The Affordable Housing SPD explains the proportionate approach the council seeks to apply in considering affordable housing contributions on smaller residential developments and provides the link to the Affordable Housing Calculator for determining financial contributions for schemes where an off-site payment in lieu of on-site provision is agreed.

¹² Market Housing Mix (November 2016) Chilmark Consulting

Development Guidance:

Affordable Housing will be required in accordance with Local Plan Policy H4. It is recommended that applicants contact the council to discuss this provision at an early stage.

The details and formula for the provision of affordable housing can be discussed with the [Council's Housing Enabling and Development Manager](#).

Noise Abatement

Due to the proximity of development to the M23 Motorway, it is likely there will be significant noise on the allocated site. The removal of vegetation on the site may further exacerbate this.

Policy ENV11 of the Local Plan indicates that residential development will be permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise disturbance from existing or future uses. Where residential development will be proposed in an area that is exposed to significant noise, it will be permitted where it can be demonstrated that appropriate mitigation, through careful planning, layout and design will be undertaken to ensure that the noise impact for future users will be made acceptable.

Therefore, development may require appropriate treatment for noise abatement or attenuation, so that all) existing and future occupiers are not exposed to noise levels above the maximum levels prescribed in the [Noise Annex to the Crawley Local Plan](#).

Development Guidance:

Should noise attenuation be required on the development site, measures should avoid the use of acoustic fencing as this can be visually dominant and result in harm to the site's rural character and its historical distinctiveness.

Similarly, potential noise mitigation measures proposed must take into consideration the ecology of the site and measures must not impede the movement of species or the connectivity of the site to the wider Green Infrastructure Network.

The impact of noise on existing residents should be taken into account in considering the removal of vegetation on the site.

Materials

New dwellings should respond to the local character and reflect the identity of local surroundings and materials suitable for a rural Sussex context.

This is reflected in the Worth Conservation Area with roofs of plain tiles and walls of stock facing bricks and tile hanging, reminiscent of the traditional Wealden styles. White painted wood window frames predominate. Chimneys and the occasional small dormer window are also present.

Whilst a traditional vernacular would be preferable on this site, modern, innovative design might be appropriate if it is of exceptionally high quality and contribute to the enhancement of the Conservation Area, ensuring it is not visually incongruous to the site's sensitive assets and the need to maintain the rural character of the Worth Conservation Area.

Materials used for the public and semi-public areas should be carefully considered to minimise urbanisation of the development and reflect a rural Sussex context. This

should include the road surface materials and other hard landscaping or street furniture.

Development Guidance:

Materials used must be of exceptionally high quality and reflect the historic, rural and Sussex context of the site to ensure the contribution of the development is to enhance the Worth Conservation Area.

Associated Local Plan Policies and Relevant Documents to Principle 1

Policy SD1: Presumption in Favour of Sustainable Development	Policy H4: Affordable and Low Cost Housing
Policy CH2: Principles of Good Urban Design	Policy ENV8: Development and Flood Risk
Policy CH3: Normal Requirements of All New Development	Policy ENV11: Development and Noise
Policy CH5: Standards for All New Dwellings (including conversions)	Policy IN3: Development and Requirements for Sustainable Transport
Policy CH9: Development Outside the Built-Up Area	Policy IN4: Cycle and Car Parking Standards
Policy CH13: Conservation Areas	Local Plan Noise Annex
Policy H1: Housing Provision	Urban Design SPD
Policy H2: Key Housing Sites	Affordable Housing SPD
Policy H3: Future Housing Mix	Worth Conservation Area Statement

Development Principle 2: Heritage Assets

Principle 2:

Development will be sensitive to the Conservation Area, will protect and enhance heritage assets in and around the housing development and contribute positively to the historical character of the area.

Moat

The medieval moat is not part of the Indicative Key Housing site. However, it falls within the wider Housing, Biodiversity and Heritage allocation. Care will need to be taken to ensure the proximity of development to the moat does not detract from its archaeological significance. Development provides opportunities to open up and enhance the moat and its setting, as well as ensuring its long-term management and maintenance, to prevent any further deterioration.

While the moat should be shielded from development, it should also not be shunned by development. Any plans for development should innovatively address the moat without encroaching upon it.

Development Guidance:

The moat should be protected by an unbuilt buffer of 15 metres around it, which will set development away from it and provide an uncrowded setting.

Development should include enhancement measures to better reveal the moat and its setting and should secure the future management of the moat and its buffer, through an agreed maintenance scheme with the borough council and the county archaeologist, to protect the archaeological asset from further deterioration.

Pedestrian access to the moat should be facilitated as part of any development on the site.

Reinstate Historic Link

No evidence remains of a historic link between the grounds of the Old Rectory of St Nicholas' Church north of the site and the moat to the site's south.

Development on the site will provide a unique opportunity to emphasise the historic character of the area, enhance the setting of the Listed Church and provide good connectivity in and through the site for people and for wildlife.

Development Guidance

Development should reinstate the historic link across the site between the grounds of the Old Rectory and the moat. This will provide an important visual and landscape feature that can reconnect the site to its historical context and reinforce the adjacent historic assets and may take the form of a visual feature or a physical path within the accessible parts of the site, or combination thereof.

Landscaping and Planting

The site is a part of the setting of St Nicholas' Church. The unbuilt and vegetated character of the site at present contributes to the way the Church is appreciated, it reflects the historical patterns of use of the site and the area and serves as a backdrop for the relationship between the Church and other heritage assets in and around the site¹³.

¹³ Historic England – "The Setting of Heritage Assets – Historic Environment good Practice Advice in Planning:3"

The site's location within the Historic Garden also contributes to the rural character of the area.

While information on the Historic Park and Garden is limited, development could offer a recognition of the fabric of a historic park and garden that once stood on the site, through appropriate restoration of heritage landscape features.

Development Guidance:

Landscaping and planting will need to preserve and enhance the site's attractive setting and soften the impact of development on the area. It should maintain the existing secluded rural setting where this is eroded due to the new development through the use of additional planting, where appropriate, and protecting existing tree belts.

Landscaping should also consider appropriate features that will reflect, where possible, the character of the Historic Park and Garden. This could, for example, include the removal of invasive and unsympathetic species; the provision of planting in-keeping with the site's location and history; thoughtful consideration of the key landscape features to enhance and restore the historic link; restoration and enhancement of the remaining unimproved grasslands; and restoration of the moated orchard.

Views

The spire of St Nicholas' Church is the focal point of a series of views across the allocated site from the wider area, and from within the site. These views contribute to the setting of the Conservation Area but also weave the Church and surroundings into the wider urban fabric of Crawley.

A series of valued views are identified in the Worth Conservation Area Statement.

The Linear Contained View which begins at Grayrigg Road, near the junction of Balcombe Road and Lucerne Drive and terminates with the spire of St Nicholas' Church is set out in Policy CH8 of the Crawley Borough Local Plan.

Similarly, there are secondary visual axes centred on the Church, one of which originates from the Indicative Key Housing site and provides glimpses of the spire of the Church through the woodland trees during the winter months. Another visual axis begins at the Maidenbower Business Park below the site and terminates with the Church spire above.

Development Guidance:

Development should protect and enhance the Linear Contained View from Grayrigg Road and Balcombe Road towards the Grade I Listed Building, St. Nicholas Church. Proposals should not result in a direct adverse impact or lead to the erosion of this Important View. A dwelling on the western side of the site should not obstruct the view to St Nicholas' Church from the Balcombe Road roundabout.

Use of existing and new landscaping, along with careful layout, design and orientation of new buildings or structures, roads and features including signs and on-street parking spaces can assist in screening the built form so as to preserve and/or enhance valued view corridors, including those localised views identified through the Worth Conservation Area Statement and as part of the Design and Access Statement prepared to support a scheme. For example, the location of dwellings within their curtilage will need to consider its impact on view corridors and a dwelling located at the centre of the site should be sited so as to protect the winter view path towards the Church.

Associated Local Plan Policies and Relevant Documents to Principle 2

Policy SD1: Presumption in Favour of Sustainable Development

Policy CH2: Principles of Good Urban Design

Policy CH3: Normal Requirements of All New Development

Policy CH6: Tree Planting and Replacement Standards

Policy CH7: Structural Landscaping

Policy CH8: Important Views

Policy CH9: Development Outside the Built-Up Area

Policy CH12: Heritage Assets

Policy CH13: Conservation Areas

Policy CH15: Listed Buildings and Structures

Policy CH17: Historic Parks and Gardens

Policy H2: Key Housing Sites

Policy ENV1: Green Infrastructure

Worth Conservation Area Statement

Urban Design Supplementary Planning Document

Green Infrastructure SPD

Development Principle 3: Biodiversity and Natural Features

Principle 3:

Development on the site will integrate seamlessly with the site's natural features in order to ensure a net gain for biodiversity, emphasise the site's wildlife-rich setting and reduce the ecological impact of development on the site.

Ecology and Biodiversity

Development has the potential to impact wildlife on the site and, therefore, the design of development must clearly demonstrate that it will deliver a net gain for biodiversity and contribute positively to the site's role as part of the borough's Green Infrastructure Network.

In order to have confidence of a net gain (given the resulting disturbance and damage during and following construction), the development footprint is required to be limited to a small percentage of the overall area of the allocated Housing, Biodiversity and Heritage site. The Local Plan Map shows the outline of an indicative housing site which complies with the Policy expectation for the housing development to be located within the southern section of the wider allocated site. The final boundary of the housing development should be advised by technical evidence gathered through the detailed assessments required to meet the Local Plan policy and legislative requirements.

A 30 metre unbuilt buffer around the watercourse¹⁴ will ensure the survival of the stream corridor, preserve it as a wildlife habitat, prevent the deterioration of the watercourse and ensure that there is a sufficient floodplain to function.

The Environment Agency may request that the ecological buffer zone be increased or alternatively, permit slight reductions to the extent of the ecological buffer, subject to the findings of ecological surveys and flood risk assessments (see Chapter 4: Development Requirements).

Development Guidance:

Development should include the allowance for an ecological buffer of 30 metres from the watercourse.

The buffer should be ecologically enhanced and safeguarded to facilitate a net gain for biodiversity and to encourage natural processes within the stream corridor.

The Gatwick Stream is a key natural and ecological asset of the site and serves as a wildlife habitat, in particular for bats. The watercourse should be protected from becoming a place for the dumping of domestic-garden waste and other types of refuse. Similarly, the watercourse should be designed into the development so that it enjoys natural surveillance.

Existing developments surrounding the site, including the industrial estate to the south have led to significant encroachment of the southern side of the Gatwick Stream thereby contributing to flood risk issues. Additionally, litter, lighting, noise and disturbance from people and domestic pets all contribute to a reduction in biodiversity along the stream corridor.

Development Guidance:

Residential rear gardens should not back on to the Gatwick Stream or its associated ecological buffer.

¹⁴ As advised by the Environment Agency in relation to this site.

Flood Protection and SuDS

The site is greenfield, skirted by the Gatwick Stream and the southern part of the site falls within Flood Zones 3 (functional floodplain)¹⁵ and 2 (medium probability of flooding) which places limitations on development within these flood zones. The flood zones at the south of the site must be an integral consideration in the design of any development in order to ensure development proposals are acceptable in flood risk terms. The sloping topography of the site limits the extent of the functional floodplain providing the opportunity for development to be located outside the fluvial flood risk area.

Following guidance in the NPPF and Planning Policy Guidance on Flood Risk and Coastal Change and the Crawley Strategic Flood Risk Assessment, development should be directed away from the areas of greatest flood risk using the sequential approach to determine the location, design and layout of development, in particular, with regards to vulnerable development such as dwellings.

Development Guidance:

Development on the site should be steered away from the areas of greatest flood risk and should not be permitted within Flood Zone 3, as this, as an undeveloped area, constitutes Functional Floodplain.

If development is proposed in Flood Zone 2, a Flood Risk Assessment, taking into account the most up-to-date climate change guidance, should be undertaken to demonstrate how appropriate mitigation measures will be implemented as part of the development, including careful design and layout, and consideration of natural flood management options, to ensure that the development is acceptable in flood risk terms.

Development must not increase the risk of flooding elsewhere and should ensure the surface water runoff is maintained to greenfield levels or better.

It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewers. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.

Well-considered runoff and drainage can contribute to sustainable development and further reduce the flood risk to development on the allocated site by better integrating development into its natural setting. Sustainable urban Drainage Solutions (SuDS) are designed to reduce the impact of new development with regards to surface water drainage discharges. Surface water flooding is reduced by mimicking natural drainage regimes; lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment. Consequently water quality is improved and the amenity and biodiversity value of the environment is enhanced. They can also provide attractive natural drainage features appropriate to this site.

Development Guidance:

The principles of SuDS should be utilised throughout the development.

The layout and design of development should incorporate conveyance routes for surface water runoff, so as to protect dwellings against surface water flooding.

SuDS should include additional ecological features created in the floodplain to further protect and enhance the stream corridor.

¹⁵ Crawley Borough Council Level 1 Strategic Flood Risk Assessment, paras 3.21 and 4.4.2 (August 2014) CBC

Development on land identified in an approved flood risk assessment as at flood risk (Flood Zone 2) must further address the flood risk potential by complying with the government guidance on *extra flood resistance and resilience measures*¹⁶.

Development Guidance:

Buildings in flood risk areas must be designed to be flood resilient. This may include raising the finished floor levels, considering the overall design and the use of suitable materials.

Trees and Woodlands

The protected trees along the site's edge contribute to the green, leafy setting of the site and the wider Conservation Area.

Trees covered by a TPO cannot be removed or damaged without reviewing the TPO status.

Development Guidance:

Development should consider a TPO as a given and alternative design solutions will be required where development is expected to cause any detriment to a protected tree.

Within the Indicative Key Housing site there are a number of existing trees, including a group of mature trees located close to the motorway and along the Gatwick stream.

Tree retention and protection is established in Policy CH6 of the Crawley Borough Local Plan, and is, in the first instance, the preferred approach. Woodland is an important habitat for a variety of species. It also provides a clear definition between the development site and its surrounding area. Furthermore, existing trees have the potential to significantly contribute to the site's character and provide a sense of early maturity for a new development.

All trees of a certain size¹⁷ in the Conservation Area are subject to control under the Listed Buildings and Conservation Areas Act 1990. The loss of any existing trees must be justified and supported with an arboricultural survey and, subject to a condition survey, the important and healthy trees within the indicative housing site should be retained where possible and measures to avoid damage and root compaction should be implemented.

More detail in relation to trees is provided in the Green Infrastructure SPD.

Development Guidance:

Development layout and design should take into account existing trees within the site. Trees of the highest quality should be retained as part of a proposed layout. Trees of moderate and low value should not be automatically considered for removal, as they may play a useful role in site screening or as an important habitat feature.

Local Plan Policy CH6 also provides tree replacement planting standards where trees are removed as part of a new development and in relation to new trees for new residential development.

New native tree planting should strengthen the landscaped boundary to the housing site to help screen the development and be incorporated into the design and layout within the housing site, to protect the character of the Conservation Area; the setting

¹⁶ Further detailed information is available at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

¹⁷ Works may be carried out to certain trees in a Conservation Area with diameters less than 75 millimetres or to trees with diameters less than 100 millimetres where the sole purpose is for improving the growth of other trees, under certain conditions.

of the moat; the historic park and garden; and the Linear Contained View from Grayrigg Road and Balcombe Road towards St. Nicholas' Church.

Development Guidance:

Development should be well defined by means of appropriate additional planting of woodland and hedgerows. Native species should be prioritised.

At least one new tree of appropriate species will need to be planted for each new dwelling and for each tree removed¹⁸, and in an appropriate location, in accordance with Policy CH6 of the Crawley Borough Local Plan.

Grasslands

The site's relatively undisturbed species-rich remaining grasslands provide an important habitat to a large variety of species and form the backdrop to the site's designation as a Site of Nature Conservation Importance (SNCI).

However, the grasslands are presently under threat as bramble scrub is encroaching into the site. Proper management should allow the restoration of the remaining area of species-rich meadow habitat.

Proposals for housing development should be accompanied by a long-term commitment to the ecological enhancement and proper management of the remainder of the SNCI and any retained and new landscaping provided as part of the housing element of the site for the benefit of biodiversity. A long term management strategy (including identification of funding and responsibilities) should be agreed with the borough council and the county ecologist. Developers are encouraged to work with adjacent landowners to integrate management of the Green Infrastructure across the wider area outside of the landownership.

Development Guidance:

Housing development on this site should seek to limit harm to the species-rich grasslands and provide a management and care plan for the restoration and enhancement of the remaining grasslands on the wider Housing, Biodiversity and Heritage Site.

Where possible, this should seek to integrate any remaining restored grasslands within the housing site.

This will need to be carried out whilst containing the encroachment of bramble scrub on site at present.

In accordance with the Local Plan, to protect the valuable nature of the site, measures must be incorporated within the development, and management proposals, to control the pressures created from the development on the remaining ecological assets, including informal recreation, dog walking and fly tipping.

Wildlife Habitats

The grasslands, woodlands, stream, ponds and moat are all in close proximity to one another, with each providing an important habitat to a range of species.

The site has the potential to accommodate dormice, Great Crested Newts, reptiles, and bats.

Up-to-date full ecological surveys must be carried out at the correct time, in accordance with best practice advice, to accompany a planning application for the development of this site. More detail is provided in the Green Infrastructure SPD.

¹⁸ Based on the size of tree to be removed: Crawley Borough Local Plan, Policy CH6 (2015) CBC

The enhancement of the remaining habitats found on the allocated site will play a significant role in achieving a net gain for biodiversity as part of development.

Development Guidance:
Landscaping will need to consider safe links for the movement of wildlife across and through the site and from one habitat to another.

Any planning application must be supported by up-to-date ecological surveys which inform suitable ecological mitigation measures. Where possible, these should be innovative and site-specific to ensure net gains to biodiversity. The type of mitigation and compensation used should reflect the location of the measure within the site and the relative likely level of disturbance or intrusion from the residential element of the site.

Soft landscaping on the site should prioritise native species.

Sustainable Design

The rural setting within an SNCI and integrated with species-rich woodlands and grasslands presents the Indicative Key Housing site with a unique opportunity to provide innovative environmentally sustainable design. Features such as street trees, green facades and green roofs can be extremely important in increasing ecological connectivity between green spaces and maintain the site’s important role as part of the borough’s Green Infrastructure Network.

Development Guidance:
The design of dwellings as part of development should consider incorporating green walls and green roofs, subject to the approval of Gatwick Airport Limited. Promotion of permeable barriers, the use of boundary native hedges rather than fences and wildlife-friendly lighting schemes are encouraged.

In addition, the recommendations established in Policies ENV6, ENV7 and ENV9 of the Crawley Borough Local Plan in order to maximise carbon efficiency and achieve sustainability objectives with the design of development should be considered and demonstrated how they have been addressed during the design and construction processes.

Associated Local Plan Policies and Relevant Documents to Principle 3	
Policy SD1: Presumption in Favour of Sustainable Development	Policy ENV1: Green Infrastructure
Policy CH6: Tree Planting and Replacement Standards	Policy ENV2: Biodiversity
Policy CH7: Structural Landscaping	Policy ENV8: Development and Flood Risk
Policy CH9: Development Outside the Built-Up Area	Policy ENV9: Tackling Water Stress
Policy CH12: Heritage Assets	Worth Conservation Area Statement
Policy CH13: Conservation Areas	Urban Design Supplementary Planning Document
Policy CH17: Historic Parks and Gardens	Green Infrastructure Supplementary Planning Document
Policy H2: Key Housing Sites	Planning and Climate Change Supplementary Planning Document

4. Development Requirements

Planning Practice Guidance

The NPPF is accompanied by topic based guidance notes that are intended to provide clarity and assistance in understanding NPPF policy in practice.

Many of the topics covered in Planning Practice Guidance may be helpful during the design and application process. In particular, guidance is provided for some of the complex issues associated with the site, including tree preservation orders and trees in Conservation Areas, the historic environment, flood risk, climate change, air quality and the natural environment.

Planning practice guidance can be sought at the following website:

<http://planningguidance.communities.gov.uk/blog/guidance/>.

Technical Supporting Information

An application for planning permission will need to be accompanied by the following:

Heritage Impact Assessment (HIA)

Crawley Borough Local Plan Policy CH12 requires that for any development associated with or affecting a heritage asset a Heritage Impact Assessment is required.

Pursuant to Crawley Borough Local Plan Policy CH13, all development in a Conservation Area must demonstrate through a Heritage Impact Assessment how it conforms to the relevant Conservation Area Statement and how the development respects and enhances the unique features of the protected area.

The current Worth Conservation Area Statement was published in February 2018. This revised Statement establishes the value of the existing built form as one which has retained its historic rural context, despite surrounding changes. In preserving and enhancing the character of the Area defined in the Statement, development will be controlled in order to minimise harmful impact of development on the Conservation Area and, where development is deemed acceptable, help guide it to integrate seamlessly with this rural and historic location. Any application for development on the site should consider the guidance provided in this Brief together with the guidance provided in the Conservation Area Statement.

The Heritage Impact Assessment must take into account the most recent advice provided within the Conservation Area Statement, in relation to the significance of the Conservation Area, in particular in terms of the tangible and perceived setting of the Area and other heritage assets within and adjacent to the development site, in accordance with [Historic England's guidance](#) on this issue.

A Heritage Impact Assessment must accompany any proposal for development on the allocated site.

The [Urban Design SPD](#) provides guidance on development associated with heritage assets and a heritage impact checklist is found at the back of the SPD which can assist with the initial preparation of a HIA.

Design and Access Statement

In accordance with Local Plan Policies CH3 and IN3 and due to the site's size and sensitivities, a Design and Access Statement is expected to accompany a planning application, regardless of dwellings numbers to be accommodated within the development proposal.

A Design and Access Statement is used to show how the physical characteristics of a scheme have been informed by rigorous process.

This must clearly and succinctly explain how the Local Plan Policies have been addressed, and using the additional guidance of the council's SPDs, the Conservation Area Statement and this Development Brief, in relation to the scheme's layout and design approach.

The Design and Access Statement must include background information including:

- *An explanation and summary of the site's identity including planning constraints;*
- *A description of the proposed development;*
- *An explanation of the design principles and concepts that have been applied to the proposed development, these should include:*
 - *Information about the use of buildings and spaces;*
 - *Description of the quantum of development (how much will be built);*
 - *Details of the layout, including how buildings and private and public spaces will be arranged on site;*
 - *Details of the scale (height, massing, width and length) of buildings;*
 - *Description of landscaping, in particular, how open spaces will be treated;*
 - *Information on the appearance of the proposed development – what buildings and spaces will look like and what materials and architectural detailing will be used.*

These details will be best annotated through the use of plans, drawings and images.

- *Steps taken to appraise the context of the proposed development and how the design of the development takes that context into account;*
- *An explanation of the access scheme to and from the proposed development for vehicles and by public transport;*
- *Where appropriate, details of means of accessibility for all.*

Ecological Survey

The significance of the unbuilt, rural context of the allocated site is amplified by the species and habitats on site and beyond, and its proximity to the Gatwick Stream. Therefore, in accordance with Local Plan Policies ENV1 and ENV2, the ecologically valuable habitats and species, as well as the site's importance as part of the Green Infrastructure/ecological network, must be protected and, wherever possible, enhanced, and any loss or harm mitigated or, as a last resort, compensated for. Commitment to the long-term management of the site should ensure its positive contribution to support nature conservation as part of the borough's Green Infrastructure, in perpetuity. In practice, a commitment of at least 30 years, ensuring the site's management beyond a single Plan period, would be expected.

An application for planning permission will need to be accompanied by an ecological assessment and survey. This will need to:

- *Follow best practice and be in date.*
- *Cover all habitats and species, including protected species, plants and invertebrates, and those Habitats and Species identified as of Principal Importance.*
- *Identify the most important ecological features of the site and how best to enhance them to deliver biodiversity improvements.*
- *Assess the impacts of the proposed development on the SNCI as a whole.*
- *Where development will pose a threat to habitats and/or wildlife, identify appropriate means for mitigation in particular, on remaining parts of the SNCI unaffected by development.*

- Provide measures for the enhancement of habitats, wildlife and species diversity and endurance and determine improvements that will be needed on-site and off.
- Encourage the restoration of the ponds and Gatwick Stream as important habitats.

This should be undertaken early to ensure that the outcomes can inform the design and layout of any proposal as per British Standards 42020: Biodiversity – Code of practice for planning and development.

Whilst compensation should be a last resort once all other possibilities of mitigation have been exhausted, given that a third of the site is to be lost to development it is likely that compensation will be required. The ecological assessment should include recommendations for the creation of off-site compensatory habitats in addition to enhancing the remaining undeveloped SNCI.

Due to the overgrown nature of much of the site and the likely presence of important wildlife habitats, the findings of an Ecological Survey will provide critical input into the preparatory clearing works needed to carry out a comprehensive Flood Risk Assessment (see below).

Alongside, and incorporating, the management plan required for the SNCI (see below), a long-term management plan should be agreed for the entire Housing, Biodiversity and Heritage site, including the public areas around dwellings, insofar as this is possible regarding land in separate ownerships. This should be informed by up-to-date ecological surveys and ensure that the site remains in positive conservation management in the long term.

Any agreement on the identification of funding and responsibilities must include allocation of funds for the ongoing biological monitoring of the site and regular reviews and updates of the management plan. Particular attention should be paid to the impacts of residential development within the SNCI.

SNCI Management Plan

Due to the significant harm anticipated to be caused to the grasslands in the area subject to the housing development, any integration of the species-rich grasslands into development which may be achieved through careful design and layout, following detailed ecological surveys, will not be enough alone to address this delicate ecosystem that is under threat at present from encroaching shrubs.

The proper management of the two-thirds of the SNCI not affected by development, in accordance with Local Plan Policies H2 and ENV2, would enable the decline of the remaining species-rich meadow habitat to be arrested, thereby mitigating against some of the harm caused by the loss of part of the meadow.

A detailed Management Plan for the SNCI is required. This should cover all parts of the SNCI that fall within the Housing, Biodiversity and Heritage site (excluding the ponds and woodland in the centre and north-east in separate ownership), not just the areas affected by development, in accordance with bullet (vii) of Policy H2 of the Local Plan.

This plan will need to provide detailed information on:

- *The removal of invasive species from the grasslands, as advised by the ecological surveys.*
- *How the retained grasslands will be restored and harm to these grasslands limited.*
- *The method for the long term management and maintenance of the retained area for wildlife. This should include a commitment to ongoing ecological monitoring of*

the site, along with a commitment for regular reviews and updates of the Management Plan.

- *Floodplain enhancement.*

This plan will be secured through a Section 106 Legal Agreement.

Tree Survey, Tree Retention Plan and Arboricultural Impact Assessment

Existing trees and hedges must be accounted for as part of the development in accordance with British Standard 5837:2012: Trees in relation to design, demolition and construction – Recommendations. More detail is provided in Local Plan Policy CH6 and the Green Infrastructure SPD.

An application for planning permission will need to be accompanied by a:

- *Tree Survey.*
- *Tree retention/removal plan.*
- *Retained trees and root protection areas shown on proposed layout plan.*
- *Strategic hard and soft landscape design, including species and location of new planting and materials for hard landscaping.*
- *Arboricultural impact assessment.*

Archaeological Evaluation and Works

The development footprint of the site is considered to have high archaeological potential. The site may hold both medieval remains associated with the Moat and perhaps even earlier relics. Without sufficient archaeological investigation it will be difficult to establish the presence and location of remnants on the allocated site and prevent development from causing irreparable damage. Local Plan Policy CH12 confirms this will need to be established as part of the planning process.

An application for planning permission will need to be accompanied by detailed archaeological assessments which will identify adequate measures for mitigation and compensation if any harm will be caused to archaeological remains found on the site.

An archaeological management plan for the moat, establishing its restoration, buffer and an appropriate scheme for its future management, is required as part of the planning application.

No development will commence on the allocated site, even after grant of planning permission until the applicant, agent or other successor in title has secured the implementation of a programme of archaeological works in accordance with a timetable and a written scheme of investigation, approved in writing by the council.

Visual Assessment

The historical sensitivity of the site means that development must fit carefully into the site's context to minimise harm to the appearance of the Conservation Area. The design and layout of the site must not adversely affect the view of the Grade I Listed Church, and must be in conformity with Local Plan Policies CH2, CH3 and CH8, and the Conservation Area Statement whereby Important, and valued, views should be protected and/or enhanced and should not result in a direct adverse impact or lead to an erosion of these views.

An application for planning permission will need to be accompanied by Accurate Visual Assessments/Representations which demonstrate the impact of the development on views to and from key points and the impact on the character and appearance of the Conservation Area.

Landscape Character Mitigation

The site is located outside the Built-Up Area Boundary of Crawley. Any development beyond the built up area boundary needs to respect and maintain the open landscape setting. In order to ensure this is achieved, the design and layout of the development scheme must reflect the requirements set out in Policy CH9 and the general and detailed requirements for Tilgate/Worth Forest and Fringes (Edge 5) established by Part 6 of the Green Infrastructure SPD.

Where development on the allocated site will harm landscape character, appropriate means for mitigation and compensation against the impact will need to be demonstrated as part of an application for planning permission.

Flood Risk Assessment and Activity Permit

The Indicative Key Housing site is over 1 hectare in size and part of the site is located within Flood Zones 2 and 3. Development in this context will need to avoid areas exposed to the risk of flooding and not increase the risk of flooding elsewhere as a consequence of development, as required by Local Plan Policy ENV8.

A Flood Risk Assessment will need to accompany an application for planning permission. The assessment must:

- Establish detailed hydrological calculations of flows in watercourses (including incoming run-off from the M23) and drains to fully appreciate the site's flood risks, taking into account the most up-to-date climate change guidance.*
- Demonstrate how surface water drainage from the site will be addressed.*
- Demonstrate how mitigation measures will be implemented to make risk acceptable onsite and not increased elsewhere.*
- Due to topographical differences, include a Topographic Survey in order to fully ascertain the nature of drainage patterns vis-à-vis the landscape of the site. A comprehensive Topographic Survey will require some preparatory clearing of the vegetation. This can only be carried out in accordance with and following accepted findings of an Ecological Survey (see above).*
- Investigate how attenuation in and around the site interacts with natural and manmade watercourses, and provide any additional recommendations to safeguard attenuation as part of the development, including clarification of the effectiveness of the water attenuation feature in the Maidenbower Business Park.*

The Gatwick Stream is a designated main river and any works in, over or under the channel of the water or on the banks within eight metres of the top of the bank may require a Flood Risk Activity Permit under the Environmental Permitting Regulations. Further details can be found at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

In order to reduce peak surface water run-off rates and annual volumes of run-off for development, the use of SuDS should be considered. The surface water run-off rates must not exceed the greenfield levels, and should seek to improve on these.

Noise Impact Assessment

The M23 motorway lies adjacent to the site. Road and traffic noise created by the motorway can be heard from the interior of the site and is particularly prominent on the eastern flank of the site.

Development on the site will need to demonstrate how users of the development will not be exposed to unacceptable noise disturbance, in accordance with Policy ENV11 and the Local Plan Noise Annex.

Due to the proximity of the M23 to the housing allocation site, a Noise Impact Assessment will need to accompany an application for planning permission. A Noise Impact Assessment will:

- *Assess the impact of the development as a noise receptor.*
- *Demonstrate how the development will be designed, located and protected through noise attenuation measures to mitigate the impact of noise on health and quality of life and the surrounding area. This should take into account the impact of noise levels on existing residents of any proposed removal of landscaping or vegetation on the site.*
- *Noise attenuation measures should be mindful of the rural context of the site and should be designed to minimise visual intrusion, avoiding the use of acoustic fencing.*

Further information can be found in [Planning Noise Advice Document: Sussex](#).

Traffic and Transport Assessments

While the overall scope of the proposed housing development is small in size and in quantum, its location adjacent to the built up area and the M23 motorway require evidence to ensure the impact on the surrounding road and transport network is acceptable and/or any individual or cumulative impacts can be mitigated, in accordance with Local Plan Policy IN3.

Vehicular, cycle and pedestrian access must be designed in such a way to ensure highway safety and minimise harm to amenity and visual intrusion.

A Transport/Travel Statement, prepared in accordance with Planning Policy Guidance, will need to accompany an application for planning permission, to investigate the impact of development on the Strategic Road Network (SRN), in line with Highways England requirements, and the local road network, in particular the junction with Balcombe Road or Street Hill.

Access to the site will need to be assessed as part of an application for planning permission. A Road Safety Audit: Stage 1 will need to be submitted with an application for planning permission, for this purpose.

Parking Standards

The Parking Standards set out in the Urban Design SPD, in accordance with Local Plan Policy IN4, must be met for this location.

Utilities Infrastructure

In line with Local Plan Policy IN1: Infrastructure Provision and IN2: Strategic Delivery of Telecommunications Infrastructure, development will be permitted where it is supported by the necessary infrastructure both on and off site and if mitigation can be provided to avoid any significant cumulative effects on the existing infrastructure services.

The development will be expected to contribute to meeting the need for additional infrastructure generated by the development and ensuring cumulative effects are effectively mitigated. Development will be permitted where overall capacity limits, advised by infrastructure providers, are not breached.

Although the scale of the proposed housing development proposed does not cause concern to the wastewater infrastructure provider currently, Thames Water recommend that developers engage with them at the earliest opportunity to establish the following:

- The development's demand for Sewage Treatment and network infrastructure both on and off site and can it be met;

- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

A utilities assessment and drainage assessment should be prepared and submitted as part of the planning application and will need to prove that the development can connect into and be served by the relevant utilities providers. This requirement includes electricity, gas, fibre optic broadband, potable water, foul drainage, and surface water drainage.

Drainage on the site must maintain separation of foul and surface flows.

Sustainability Statement

In accordance with Local Plan Policies ENV6, ENV7 and ENV9, applications for new residential development should be supported by a Sustainability Statement setting out the proposal responds to the requirements of these policies, relating to sustainable design and construction, energy, including District Energy Networks (where the development would consist of 10 or more units) and water efficiency. More detail is provided in the Planning and Climate Change SPD.

A Sustainability Statement will need to accompany the submission of a planning application addressing the requirements established by Crawley Borough Local Plan Policies ENV6, ENV7 and ENV9.

Community Infrastructure Levy (CIL) and Section 106 Agreements

Crawley Borough Council has introduced a Community Infrastructure Levy (CIL) for the borough. The details of the charge are set out in the CIL Charging Schedule. This places a CIL charge on appropriate development for any planning permission granted subsequently. This is set as a borough-wide levy of £100 per m² for market homes. Affordable housing is not currently subject to CIL.

The council's dedicated webpage provides the most up-to-date information in relation to the progression of the CIL Charging Schedule and implementation of CIL in Crawley: www.crawley.gov.uk/CIL

A Section 106 agreement will also be required and will address relevant site specific issues to mitigate impacts on infrastructure that are not covered by CIL. The enhancement and future maintenance of green infrastructure and heritage assets on the site will also be addressed through the S106 Agreement. Discussions and negotiations regarding S106 provision should be undertaken at pre-application stage. Initial S106 requirements at Land East of Balcombe Road/Street Hill, Worth are likely to include:

- ▶ Affordable housing (Policies H3 and H4). To ensure the scheme meets the expectations of the Policy, the Planning Application should be accompanied by an Affordable Housing Scheme.
- ▶ Provision, enhancement and management of green infrastructure – including the SNCI (Policies CH3, CH6, CH7, ENV1, ENV2, ENV4 and ENV5).
- ▶ Enhancement and management of the archaeologically sensitive Moat (Policies CH12 and H2).
- ▶ Enhancement and management of historic features and environment (Policies CH12, CH13, CH15 and CH17)
- ▶ Flood risk management and SuDS (Policy ENV8)
- ▶ Provision of appropriate access arrangements (Policies CH3, IN1 and IN3).
- ▶ Other on-site requirements necessary to make the development acceptable in planning terms.

For residential development £100 per sqm CIL contribution will be charged.

Negotiations in respect of S106 requirements should be established through pre-application discussions.

Consultation

In line with Crawley Borough Council's Statement of Community Involvement, applicants are required to undertake community consultation in advance of submission of a planning application. The scope and extent of the consultation exercise should be discussed at early pre-application stage.

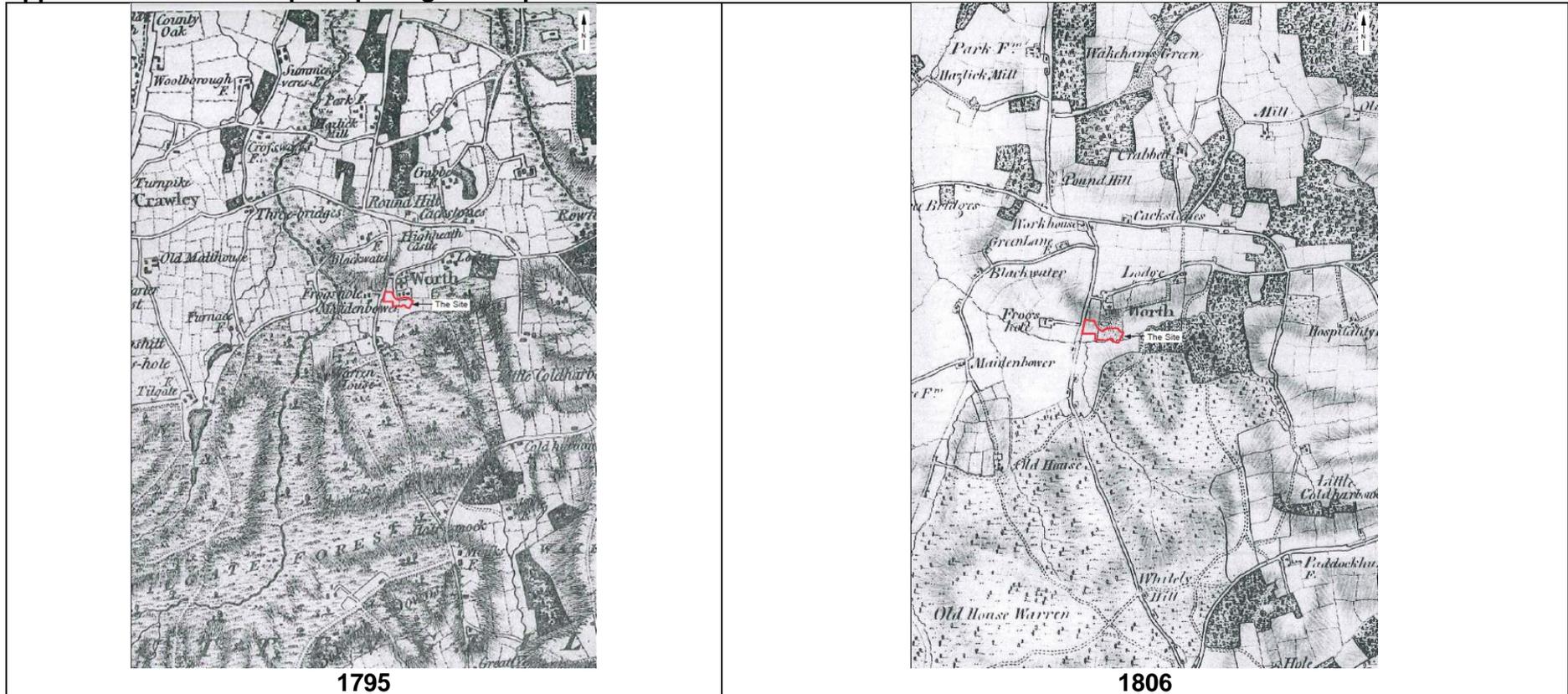
In addition to community consultation, targeted discussion should be held with the following key stakeholders:

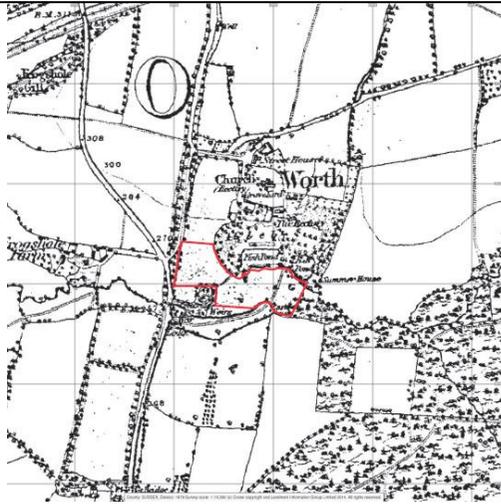
- Worth Conservation Area Committee
- Natural England
- Sussex Wildlife Trust
- Thames Water
- Highways England
- West Sussex County Council Highways Authority
- Environment Agency
- West Sussex County Council Lead Local Flood Authority
- West Sussex County Council Ecologist
- West Sussex County Council Archaeologist
- Relevant officers within the council particularly Environmental Health (Noise), Housing Development and Enabling, and Drainage.

Development Requirements Checklist

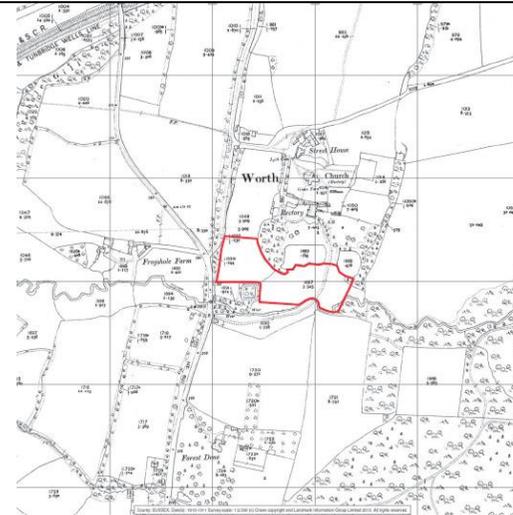
Heritage Impact Assessment	<input type="checkbox"/>
Design and Access Statement	<input type="checkbox"/>
SNCI Management Plan	<input type="checkbox"/>
Tree Survey	<input type="checkbox"/>
Tree Retention Plan	<input type="checkbox"/>
Arboricultural Impact Assessment	<input type="checkbox"/>
Ecological Survey	<input type="checkbox"/>
Archaeological Evaluation and Works Assessment	<input type="checkbox"/>
Accurate Visual Assessments/Representations	<input type="checkbox"/>
Landscape Character Mitigation	<input type="checkbox"/>
Flood Risk Assessment (with Topographical Survey)	<input type="checkbox"/>
Flood Activity Permit	<input type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Transport/Travel Assessment	<input type="checkbox"/>
Road Safety Audit: Stage 1	<input type="checkbox"/>
Affordable Housing Scheme	<input type="checkbox"/>
Section106 Agreement	<input type="checkbox"/>
Community Infrastructure Levy	<input type="checkbox"/>
Sustainability Statement	<input type="checkbox"/>

Appendix A: Historic Maps Depicting Development around the Land of Balcombe Road/Street Hill Site





1879



1910-1911



1991



Cities Revealed® aerial photography copyright The GeoInformation® Group 2017

2014

ANNEX 1: BACKGROUND INFORMATION TO THE LOCAL PLAN ALLOCATION

Background to Local Plan Allocation

During the preparation of the Local Plan, the council undertook investigations into the suitability of the site for residential development. The Strategic Housing Land Availability Assessment (SHLAA) and the Strategic Environmental Assessment/ Sustainability Appraisal (SA/SEA) both found that any development on the allocated site would pose a significant impact on the Conservation Area and its setting and in particular, the Grade I Listed St Nicholas' Church. Investigations also addressed the site's location beyond the built up area boundary and the rural character of the site, identifying this as a quality worth retaining and protecting. Accordingly, the allocated site was not included in the draft Local Plan as a Key Housing Site.

Following consultation on the Local Plan, the council received comments regarding omission of the allocated site. During examination of the Local Plan by the Planning Inspector, the issue was revisited.

While the Inspector acknowledged the rural nature and long history associated with the allocated site, he considered the contribution the site can make towards Crawley's housing need outweighed some impacts on the heritage and biodiversity assets subject to this impact being minimised and mitigated for. In particular, although advocating for some housing on the site, the Inspector recognised its significant constraints and proposed a maximum scale of development on the site and required it to be designed in a manner which relates directly to the character of the site and its setting. The Inspector also felt that proper management of the remaining areas of grassland on the site, secured through a binding agreement as part of the development, would help arrest the decline of the SNCI, helping mitigate the impact of the housing. On the Inspector's indication that he would be recommending the site to be suitable for some housing development, the council proposed the site's allocation as a Main Modification for public consultation.

The final versions of the SHLAA¹⁹ and the SA/SEA²⁰ were published for consultation alongside the Modifications Consultation.

The Inspector's Preliminary²¹ and Final²² Reports identified limited housing potential for the site and necessitated the requirement that development on the site would need to respect and maintain the rural character of the site through sensitive design and an appropriate scale. The Inspector initially called for a loose-knit, low density layout of about 15 dwellings. However, in his Final Report, the Inspector indicated that it will in fact be "challenging to achieve the required loose-knit character with as many as 15 dwellings".

On this basis, whilst the Inspector initially suggested the site may be suitable for 15 dwellings, the Inspector's final comments clarify his acknowledgement of the constraints on this site and determine that the overall character of any development will need to be loose knit, low density.

The relevant paragraphs relating to this site from the Inspector's Preliminary and Final Reports are set out below.

¹⁹ Strategic Housing Land Availability Assessment, [Category D](#) , pages 83-85 (June 2015) CBC

²⁰ [Sustainability Appraisal/Strategic Environmental Assessment](#) , pages 240-241 (December 2015) CBC

²¹ Inspector's Preliminary Findings (May 2015), Inspector Martin Pike: [ID-11 Crawley Local Plan Inspectors Preliminary Findings](#)

²² Inspector's Report into the Crawley Borough Local Plan (November 2015) Inspector Martin Pike: [Inspector's Report into the Crawley Borough CBLP Main Modifications Appendix](#)

INSPECTOR'S PRELIMINARY & FINAL REPORTS EXTRACTS

Examination of Crawley Borough Local Plan 2015-2030 Inspector's Preliminary Findings – 1 (26 May 2015) Inspector Martin Pike

Land east of Street Hill

The combined effects of physical separation, topography and woodland vegetation lead me to conclude that limited housing development on the site would not cause harm to the appreciation of the historic significance of the Grade I listed church of St Nicholas or to the heritage values which define its setting. There would also be no significant harm to the locally designated historic parkland or moat, subject to a suitable unbuilt margin around the latter. Housing development would cause limited harm to the character of Worth Conservation Area, though that harm could be minimised by a scale and design of development which respects the rural nature of the Conservation Area. This is likely to necessitate a loose-knit, low density layout which is clearly different to the suburban character of nearby Maidenbower. Given the limited land available, about 15 dwellings is likely to represent an appropriate balance between respect for heritage assets and the need for dwellings.

The most important attribute of the SNCI, the species-rich meadow grassland, has diminished appreciably since designation as a result of encroaching bramble scrub. Without intervention all the meadow grassland habitat will in time be replaced by bramble and, ultimately, woodland. Proper management of the two-thirds of the SNCI not affected by development would enable the decline of the remaining species-rich meadow habitat to be arrested. Mitigation of this nature, secured as part of the development, would offset the harm caused by the loss of part of the meadow and (as with the heritage assets) represents a balanced approach to meeting the housing needs of the area.

Thus in principle the land east of Street Hill is suitable for about 15 dwellings. Whether this merits a specific allocation under policy H2, and how to treat the adjustment to the urban area boundary, is for the Council to decide.

Report on the Examination into Crawley Borough Local Plan 2015-2030 Inspector's Final Report to Crawley Borough Council (2 November 2015) Inspector Martin Pike

Land East of Street Hill

49. The Grade I listed church of St Nicholas Worth is one of the finest Saxon churches in England. The significance of the church derives primarily from its historic heritage value as a rare example of an Anglo-Saxon church with many original features. There is aesthetic heritage value in its design and construction, and some communal heritage value from its continual use as a place of worship for over 1,000 years. As to its setting, the church was not part of a settlement but originally stood in a clearing in the Wealden forest, linked by paths to scattered small settlements. The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside. Bishops Lodge and its grounds, the Old Rectory, and the open meadows, woodland and ponds which lie between the church and the potential housing site are all relatively recent. Thus the isolated woodland setting of the church has largely been lost and replaced by land uses which are mostly not associated with the church, though the former Rectory garden has some significance as an illustration of how the setting of the church has changed over time.

50. The potential housing site is not visible from the church or churchyard, whilst any fleeting glimpses of the church spire from the site would only be possible through the intervening trees in winter. Consequently, some limited development would not harm the appreciation and experience of the church, nor would the heritage values that define the historic significance of the church in its current setting be significantly affected. Indeed, a suitable housing scheme on the site could have less impact on the setting of the church than the recent suburban housing of Maidenbower to the west, which is closer to the church and the other listed buildings.
51. Worth Conservation Area is intended “to seek to preserve and enhance the rural character and appearance of the open setting of St Nicholas Church...”. Housing development would cause some harm to the appearance of the Conservation Area, but that harm would be limited by the visual and topographic separation of the site from the grade I listed building and other features of significance close to the church. Moreover, it would be possible to minimise this harm by a scale and design of development which respects the rural nature and open historic character of the Conservation Area.
52. Turning to undesignated heritage assets, the site is within an historic park and garden identified by the Council, though evidence of whether the site was part of the historic garden associated with the former Rectory is inconclusive. There are no obvious landscape features typical of an historic park or garden on the site today, though the archaeological appraisal considers there to be a high potential for discovery of medieval finds on the site. Immediately south of the site is a small, square medieval moat thought to have been the site of a hunting lodge; this would not be affected by the development. The County Archaeologist recommends that an unbuilt margin around the moat is excluded from the housing area and that enhancement to better reveal the moat and its setting is undertaken as part of any development. Together with other measures which would enhance the appreciation of the heritage assets, the impact on these archaeologically sensitive areas would be limited.
53. Worth Meadows Site of Nature Conservation Importance (SNCI) was designated in 1992 for its mix of species-rich meadow, woodland and pond habitats. The quality of the nature conservation interest on the part of the SNCI proposed for development has diminished appreciably since designation as the grassland habitat is being succeeded by encroaching bramble scrub. The recent habitat survey noted that the meadow is becoming less diverse as the finer grass species are being out-competed by coarse grasses typical of rank semi-improved grassland. No rare or endangered plant species were noted, though the single-visit survey may not have fully detected their presence. The site has high potential to support bats and breeding birds.
54. The woodlands and ponds would not be affected by the proposed houses. There is little doubt that, without intervention (which seems unlikely) all the meadow grassland habitat for which the SNCI was primarily designated will in time be replaced by bramble scrub and, ultimately, woodland. Consequently there is considerable force to the argument that proper management of the two-thirds of the SNCI not affected by development would enable the decline of the remaining species-rich meadow habitat to be arrested, thereby mitigating the harm caused by the loss of part of the meadow. This would be secured as part of the development by a comprehensive and binding management plan which would also ensure the necessary protection and/or mitigation for any protected species found on the site.

55. West Sussex County Council (WSSC) advises that such mitigation should only be contemplated after it has been judged that there are no alternatives available to delivering the housing need. That is indeed the current position – Crawley cannot meet its own need and the latest indication is that the other two NWS authorities are finding it difficult to fully make up the shortfall. A similar judgement is made in respect of the heritage assets – the limited harm to the Conservation Area and the setting of the church ('less than substantial harm' in terms of NPPF) and the non-designated assets is outweighed by the public benefit of a small but nonetheless significant contribution towards meeting Crawley's housing need on a site within Crawley. Consequently the site is added to the housing supply as part of **MM33** and **MM34**.
56. The scheme promoter believes that the site could provide 30 dwellings, but it is difficult to envisage how this number might be accommodated in a loose knit, low density form that would be in keeping with the immediate area. It is important to distinguish this development from the suburban housing of Maidenbower to the west. In the absence of any illustrative layout, I indicated in my preliminary findings that the site is likely to be suitable for about 15 dwellings. The Council proposes this number as a maximum; given the constraints of the site, this limitation is sound. Indeed, the illustrative layout for 21 dwellings provided by the promoter in response to the modifications consultation serves to demonstrate that it will be challenging to achieve the required loose-knit character with as many as 15 dwellings.
57. Whether the site is likely to come forward in years 1-5 (as the promoter argues) or 6-10 (as the Council suggests) matters little: the Council rightly acknowledges that there is nothing to prevent a satisfactory scheme coming forward sooner. The retention of the site within the countryside is consistent with the Council's approach to the properties on Church Road and Worth Way that lie to the north of St Nicholas Church. The fact that the principle of housing development on the site is established through a specific allocation is sufficient to allay concern about conflict with other local plan policies. Minor adjustments to the wording of policy H2 and the text are made for clarity and to reflect the fact that not all the SNCI is controlled by the site owner.