

Crawley Borough Local Plan Review PAS Toolkit Part 2 Local Plan Content

July 2023

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	<i>General Requirements</i>		
1.	Include any relevant material that is set out in a government policy statement(s) for the area for example a national policy statement(s) for major infrastructure and written ministerial statements.	NPPF Para 5, 6	National Aviation Policy Framework 2013 para 5.9 required land to be safeguarded. Airports National Policy Statement, and Beyond the Horizon: The Future of UK Aviation: Making Best Use of Existing Runways support the growth of airports beyond Heathrow utilising existing runways.
2.	Contribute to the achievement of sustainable development and the UN Sustainable Development Goals.	NPPF Para 7, 8, 9, 16	Paragraphs 1.20-1.23 explain the relationship of the Local Plan with its Sustainability Appraisal/Strategic Environmental Assessment. Paragraphs 2.51-2.53 provides the context of the Local Plan against the council's net zero carbon commitment, and paragraphs 2.54 – 2.56 highlight the wider sustainable transport strategy framework the Local Plan is prepared within. Chapter 3 of the Local Plan relates specifically to the delivery of Sustainable Development. Paragraph 3.1 explains the Presumption in Favour of Sustainable Development and Policy SD1: Presumption in Favour of Sustainable Development

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			<p>establishes the criteria against which this is considered within Crawley (page 32).</p> <p>Chapter 3 of the Local Plan relates to the form of New Development. Paragraph 4.12 – 4.13 highlight the need to make more effective use of land and how compact development is more sustainable, has the potential to use less resources and encourage and make viable sustainable movement.</p> <p>CL2: Making Successful places, sets out how all new development must identify and where appropriate, embrace opportunities for compact urban form and increased densities.</p> <p>CL3: Movement Patterns, Layout and Sustainable Urban Design, establishes the criteria against which all new development should seek to connect to, enhance and extend sustainable movement and increased levels of general sustainable travel modal share/shift.</p> <p>The Environmental Sustainability section of the Local Plan contains policies relating to Green Infrastructure, Sustainable Design and Construction, Environmental Protection and Sustainable Transport.</p>
3.	Apply the presumption in favour of sustainable development.	NPPF Para 11	<p>This has been met through Policy SD1: Presumption in Favour of Sustainable Development. This policy is based on the model policy on the planning portal and expanded upon to provide a more detailed Crawley context.</p> <p>All policies are structured to ensure they reflect the principles of the presumption in favour of sustainable development.</p>

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			Policy EC1 (Sustainable Economic Growth) deals specifically with the principles of sustainable economic growth, planning for it based on the Q4 2022 Experian Baseline Growth forecast which represents the most appropriate basis on which to apply sustainable economic growth policies in Crawley.
4.	Provide a positive vision for the future; a framework for addressing housing needs and other economic, social and environmental priorities.	NPPF Para 15	<p>The Local Plan has been developed within the context of wider strategies and initiatives. The Local Plan is framed to reflect the council’s corporate priorities: Wellbeing & Communities (reconnecting communities & providing high quality leisure and cultural facilities and supporting health and wellbeing services); Economic Growth and Social Mobility (enabling a sustainable economic recovery and improving local job opportunities); Housing (delivering affordable homes for Crawley and addressing homelessness); Environmental Sustainability (protecting the environment).</p> <p>The Local Plan is underpinned by an up-to-date, relevant evidence base which establishes the objectively assessed needs of the borough, including through the below documents:</p> <ul style="list-style-type: none"> • Sustainability Appraisal Report • Habitat Regulations Assessment Report • Infrastructure Plan • Viability Assessment • Strategic Housing Market Assessment • Strategic Housing Land Availability Assessment • Economic Growth Assessment

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			<ul style="list-style-type: none"> • Employment Land Trajectory • Landscape Character Assessment • Open Space and Sports Pitch Assessment • Compact Residential Development Study
5.	<p>Plans should be: Aspirational and deliverable Contain clear and unambiguous policies Accessible through the use of digital tools Serve a clear purpose avoiding duplication</p>	NPPF Para 16	<p>The Local Plan Vision sets aspirational aims for the borough to achieve through the delivery of the policies within the Local Plan. The Local Plan is based on proportionate evidence to ensure it is realistic and deliverable.</p> <p>Great effort has been taken to ensure that the Plan is accessible and user-friendly.</p> <p>Based around a clear and logical format, the Plan uses limits the use of colour and fonts to avoid confusion.</p> <p>Cross-referencing is provided to ensure that the policies embedded in the Plan avoid duplication.</p> <p>The Policies have been subject to internal and public scrutiny from the start of the Local Plan Review process to ensure they are necessary, fit for purpose, and are clear and unambiguous.</p>
<i>Plan Content</i>			
6.	<p>Include strategic policies to address priorities for the development and use of land. They should set out an overall strategy for the pattern, scale and design quality of places.</p>	NPPF Para 17, 20	<p>The Local Plan contains 20 strategic policies on the following matters, setting out the overall strategy for the borough:</p> <ul style="list-style-type: none"> • Presumption in Favour of Sustainable Development • Enabling Healthy Lifestyles and Wellbeing • Neighbourhood Principle • Making Successful Places – Principles of Good Urban Design

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			<ul style="list-style-type: none"> • Normal Requirements of All New Development • Tree Replacement Standards • Heritage Assets • Infrastructure Provision • Sustainable Economic Growth • Strategic Employment Location • Development of the Airport with a Single Runway • Primary Shopping Area • Housing Provision • Future Housing Mix • Affordable Housing • Green Infrastructure • Biodiversity Sites • Local Green Space • Sustainable Design and Construction • Development and Requirements for Sustainable Transport
7.	Outline which policies are ‘strategic’ policies	NPPF Para 21	These Policies are clearly named “Strategic Policy” in the Local Plan policy boxes with remaining Local Plan policies being “Policy”.
8.	Strategic policies should look ahead over a minimum 15-year period <u>from adoption</u> . Where larger scale developments are proposed that form part of the strategy for the area, policies should be set within a vision which looks further ahead (at least 30 years).	NPPF Para 22, having regard to the transitional provisions	The Local Plan period covers 2024 – 2040. The development capacity for the borough across the whole Plan period has been considered.

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		at NPPF para 221	As a land constrained borough, there are no opportunities identified for larger scale strategic development over a 30 year period to be progressed. By the mid-late Plan period (years 9-16), the Local Plan will be dependent on smaller, windfall sites to provide development opportunities.
9.	Indicate broad locations for development on a key diagram, and land use designations and allocations on a policies map.	NPPF Para 23	The Key Diagram is provided within the Local Plan document, on page 17, indicating the: <ul style="list-style-type: none"> • Built-Up Area Boundary • High Weald Area of Outstanding Natural Beauty • Town Centre Boundary • Manor Royal Boundary • Main Employment Areas • Neighbourhood Centres • Gatwick Airport Boundary • Gatwick Airport Safeguarded Land • Forge Wood Neighbourhood • Key Housing Sites • Strategic Employment Location • Broad Housing Locations • Area of Search for Future Housing • Area of Search for a Crawley Western Multi-Modal Transport Link • Local Green Space • Kilnwood Vale

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			<ul style="list-style-type: none"> • Sites of Special Scientific Interest • Adjoining Neighbouring Authority boundaries • Strategic Road Network • Railway Lines <p>The Local Plan is accompanied by a fully comprehensive Local Plan Map, which provides the site boundaries for land use designations and allocations, covered by the Local Plan. Where required, it also shows designations from the West Sussex Minerals and Waste Plans. It will also be provided in an interactive format similar to that of the adopted Local Plan. Within the Local Plan, each relevant policy is supported by an extract of the Local Plan Map, showing the allocations or designations relating to that policy.</p>
10.	Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period.	NPPF Para 23	Strategic Policies EC1 and H1 confirm the minimum levels of development which can be met within the borough's administrative boundaries over the Plan period.
11.	Include non-strategic policies to set out more detailed policies for specific areas.	NPPF Para 18, 28	The Crawley Borough Local Plan includes a series of additional non-strategic policies. This includes area-based policies for the Main Employment Areas (Policy EC2), Manor Royal (Policy EC3), Gatwick Airport (Policies GAT2-GAT4), Town Centre (Policies TC2-TC5), Housing Sites (Policy H2), Housing Typologies (Policies H3 and H3a-g), land outside the Built-Up Area Boundary and countryside character areas (Policy CL8), High Weald Area of Outstanding Natural Beauty (Policy CL9), Conservation Areas (Policy HA2), Areas of Special Local Character (Policy HA3),

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			Historic Parks and Gardens (Policy HA6) open spaces (Policy OS1) and Biodiversity Sites (Policy GI2). In addition, policies relating to character, landscape and development form to ensure sustainable development are provided in a spatial approach through Policies CL2 – CL4. Policy SDC4 sets out a water neutrality requirement within the Southern Water Sussex North Water Resource Zone.
12.	Set out contributions expected from development, and demonstrate that expected contributions will not undermine the deliverability of the Plan.	NPPF Para 34, 58	The Crawley Borough Local Plan includes a Planning Obligations Annex which sets out the contributions expected from the Policies within the Local Plan and expands upon the requirements. The Local Plan is supported by Viability Assessment evidence which was undertaken in 2021 and updated in 2022. This confirms that the whole plan policies (along with CIL) do not undermine the deliverability of the Local Plan.
13.	Local Plans and development strategies are examined to assess if they have been positively prepared, justified, effective and consistent with national policy.	NPPF Para 35	The Crawley Borough Local Plan was agreed at the meeting of the Full Council held on 22 February 2023 to be the Plan the council believes to be its legally compliant and sound Local Plan for the borough over the period 2024 to 2040 against the tests of soundness: positively prepared, justified, effective and consistent with national policy. The Crawley Borough Local Plan was published for formal Publication Consultation, in accordance with Regulation 19, on 9 May 2023 for a six-week period until 20 June 2023.

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			<p>All representations received from this consultation period (and two earlier “Regulation 19 Publication Consultations”) have been collated, summarised and considered. They will be submitted alongside the Local Plan for its examination.</p> <p>The council’s Local Development Scheme commits the council to submitting the Local Plan on 31 July 2023, prior to its independent examination in July 2023.</p>
	<i>Housing</i>		
14.	Be informed by a local housing need assessment, conducted using the standard method in national planning guidance as a starting point. Any housing needs which cannot be met within neighbouring areas should also be taken into account when establishing the amount of housing to be planned for within the plan.	NPPF Para 61	<p>Northern West Sussex Strategic Housing Market Assessment (2019), Crawley Strategic Housing Land Availability Assessment (2019), Crawley Housing Trajectory (2019)</p> <p>Housing need: 755 per annum (Standard Method)</p> <p>The Crawley Local Plan is supported by a detailed Strategic Housing Market Assessment, which has been prepared jointly with the other authorities within the same Housing Market Area. The starting point for the Local Plan identifies a full housing need based on the standard method.</p> <p>Crawley is only able to meet 40% of its standard method housing needs within the borough’s administrative boundaries. Policy H1 confirms the minimum housing requirement for the Plan period, and the outstanding unmet housing need.</p>
15.	Identify the size, type and tenure of housing needed for different groups.	NPPF Para 62	The Strategic Housing Market Assessment (2019) supporting the Crawley Borough Local Plan identifies the size, types and tenures of housing needed within the borough for different groups.

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			<p>The Local Plan translates this evidence into Local Plan policies including Key Housing Sites – including housing allocations for older people and extra care (Policy H2), Housing Mix (Policy H4), Affordable Housing (Policy H5), Build to Rent (Policy H6), Self and Custom Build (Policy H7), Gypsy, Traveller and Travelling Showpeople Sites (Policy H8), Houses in Multiple Occupation (Policy H9). Paragraphs 12.24 – 12.32 set the context for housing for older people and those with disabilities within Crawley. Policy H4 establishes the expected policy mix of housing developments, based on the Strategic Housing Market Assessment.</p> <p>Policy H5 sets out the requirement of 40% affordable housing from all new residential developments (25% in the Town Centre due to viability constraints). It sets out the requirement that 75% of the affordable housing should be Affordable Rent or Social Rent. For developments of 10 dwellings or less a commuted sum will be sought for the provision of off-site affordable housing will be sought. The policy explains the exceptions to the approach set out.</p> <p>Topic Paper 3: Housing Needs and Topic Paper 4: Housing Supply provide more information to support the Council’s approach to housing delivery.</p> <p>The Monitoring and Implementation Framework provides details of the monitoring of policy implementation.</p> <p>The Crawley Local Plan identifies a reserve traveller site – Broadfield Kennels – for up to ten pitches should a need arise</p>

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			during the Plan period from the travelling families living within the borough. Policy H8 also sets the criteria by which planning applications for traveller sites can be assessed.
16.	Where a need for affordable housing is identified, specify the type of affordable housing required.	NPPF Para 63	Policies H4 and H5 set out the tenure mix and tenure split required to be provided by new residential developments.
17.	Expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. A minimum of 25% of all affordable homes should be First Homes, subject to the transitional requirements set out in the Planning Practice Guidance.	NPPF Para 65	Policy H5 confirms at least 10% of the total number of homes to be available for affordable home ownership (40% affordable housing with a tenure split 75% rental and 25% intermediate = 10% intermediate). Policy H5 (paragraphs 13.24-13.28) confirm the 25% intermediate of affordable housing should be First Homes in accordance with government guidance. Within the Town Centre the requirement is for 25% affordable housing, comprising 10% First Homes (or other intermediate tenure) and 15% Social and/or Affordable Rent.
18.	Set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.	NPPF Para 66	Crawley does not have designated neighbourhood areas.
19.	Identify a supply of specific, deliverable sites for years one to five of the plan period, and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.	NPPF Para 68	The supply of housing sites over the Plan period is set out in the Housing Trajectory included within the Local Plan. The Strategic Housing Land Availability Assessment identifies these as deliverable, developable and broad locations. SHLAA has identified a current housing land supply which provides a total of 4,286 net dwellings; 3,433 of which are

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			<p>anticipated to be delivered over the Plan period, with additional windfalls resulting in a projected housing supply of 5,030 dwellings over the period 2024-40.</p> <p>Housing Trajectory details a total of 1,593 dwellings will come forward through windfall sites.</p> <p>Policy H2 allocates 15 sites which are considered 'deliverable' within the first five years of the plan; 8 sites which are 'developable' within years 6-16 of the Local Plan, and further 'Broad Locations' for development in years 6-16.</p>
20.	Identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare; unless it can be demonstrated that there are strong reasons why the 10% target cannot be achieved.	NPPF Para 69	49% of the housing requirement is anticipated to be on sites no larger than one hectare (made up from 36 sites within the Housing Trajectory and the remainder anticipated from windfalls, including on small sites).
21.	Support the development of entry level exception sites, suitable for first time buyers, unless the need for such homes is already being met within the authority's area.	NPPF Para 72	Crawley is predominantly an urban area. There is limited rural land within the administrative area, with the exception of land between the town to the north and Gatwick Airport – which is constrained by aircraft noise and land safeguarded for potential future expansion of the airport to the south.
22.	Support the supply of homes through utilising masterplans, design guides and codes where appropriate to support larger scale developments.	NPPF Para 73	Policies CL2 and CL5 promotes the use of masterplans and design guides and codes, and Policies TC3 and H3a require specific masterplans.
23.	Include a trajectory illustrating the expected rate of housing delivery over the plan period, and requiring a buffer of 10% where the local planning authority wishes to demonstrate a	NPPF Para 74	The Local Plan includes a Housing Trajectory which includes a buffer of 10%. The council has confirmed to the Planning

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	five year supply of deliverable sites through an annual position statement or recently adopted plan.		Inspectorate it wishes to demonstrate a five year supply of deliverable sites through its Local Plan once adopted.
24.	Be responsive to local circumstances and support rural housing developments that reflect local needs.	NPPF Para 78	Crawley is predominantly an urban area. There is limited rural land within the administrative area, with the exception of land between the town to the north and Gatwick Airport – which is constrained by aircraft noise and land safeguarded for potential future expansion of the airport to the south.
25.	Identify opportunities for villages to grow and thrive, especially where this will support local services.	NPPF Para 79	There are no villages within Crawley’s administrative boundaries.
26.	Avoid the development of isolated homes in the countryside unless specific circumstances are consistent with those set out in the NPPF.	NPPF Para 80	Policy CL8 sets out the requirements for developments outside the Built-U Area Boundary. This confirms isolated homes in the countryside would not be accepted.
<i>Economy</i>			
27.	Create conditions in which businesses can invest, expand and adapt.	NPPF Para 81	This is picked up throughout the Plan, including through the Local Plan Vision, and through policies including those listed below: Policy SD1: Presumption in Favour of Sustainable Development; Policy EC1: Sustainable Economic Growth; Policy EC2: Economic Growth in Main Employment Areas; Policy EC3: Manor Royal Policy EC4: Strategic Employment Location Policy EC5: Employment and Skills Development Policy EC9: Supporting the Creative Industries

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			Policy EC10: Flexible Temporary Art and Creative Uses Policy EC12: Neighbourhood Centres Policy EC13: Rural Economy Policy GAT1: Development of the Airport with a Single Runway Policy GAT2: Safeguarded Land (supporting the potential expansion of national infrastructure) Policy GAT4: Employment Uses at Gatwick Policy TC1: Primary Shopping Area Policy IN3: Supporting High Quality Communications
28.	Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.	NPPF Para 82	The Local Plan has a clear strategy for positive economic growth set out in the Vision and supported by the Spatial Context and planning policy context. The Local Plan has been prepared within the framework of the Coast to Capital Local Enterprise Partnership, the Gatwick Diamond, West Sussex and Greater Brighton Economic Board, the Northern West Sussex Functional Economic Area and the Crawley Economic Development and Regeneration Programmes. Economic Growth & Social Mobility section: Chapters 9 – 11 set out clear policies to encourage sustainable economic growth.
29.	Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.	NPPF Para 82	The following policies set out the criteria and identify sites for economic investment and meeting economic needs over the Plan period: Policy EC1: Sustainable Economic Growth; Policy EC2: Economic Growth in Main Employment Areas; Policy EC3: Manor Royal

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			Policy EC4: Strategic Employment Location Policy TC1: Primary Shopping Area Policy TC3: Town Centre Key Opportunity Sites
30.	Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.	NPPF Para 82	A key barrier to investment has been a lack of new employment land; Policies EC1 and specifically EC4 seek to address this. More broadly, the following policies seek to address barriers to investment: Vision, Spatial & Planning Policy Context Policy IN1: Infrastructure Provision Policy IN2: The Location and Provision of New Infrastructure Policy IN3: Supporting High Quality Communications Economic Growth & Social Mobility Chapter Housing Delivery Chapter Planning Obligations Annex
31.	Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.	NPPF Para 82	Several policies within the economic Growth & Social Mobility chapter provide flexibility to respond to changes in economic circumstance. This includes: <ul style="list-style-type: none"> • Policies EC1 and EC4 recognise the need to diversify Crawley's economy and increase economic resilience. • Policy EC2 supports a range of economic development uses in the Main Employment Areas. • EC3 supports business-led economic growth and complementary uses within Manor Royal.

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			<ul style="list-style-type: none"> • Policy GAT4 allows (where justified) the uses of employment floorspace within the airport boundary for non-airport related uses. • Policy TC1 provides flexibility (where justified) for a range of main town centre uses within the Primary Shopping Area and Town Centre Boundary. <p>However, this flexibility is necessary set within a wider framework which recognises the need to protect Crawley's available employment land supply for economic growth.</p>
32.	Recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.	NPPF Para 83	<p>Policy EC1: Sustainable Economic Growth Policy EC2: Economic Growth in Main Employment Areas Policy EC3: Manor Royal Policy EC4: Strategic Employment Location</p>
33.	Enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.	NPPF Para 84	Policy EC12: Rural Economy provides a supportive policy framework for the limited rural economy within Crawley's borough boundaries alongside Policy CL8: Development Outside the Built-Up Area.
34.	Enable the development and diversification of agricultural and other land-based rural businesses.	NPPF Para 84	Crawley is predominantly an urban area. There is limited rural land within the administrative area, with the exception of land between the town to the north and Gatwick Airport. In this location Policy EC12: Rural Economy provides a supportive policy framework for the limited rural economy within Crawley's

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			borough boundaries alongside Policy CL8: Development Outside the Built-Up Area.
35.	Enable sustainable rural tourism and leisure developments which respect the character of the countryside.	NPPF Para 84	Crawley is predominantly an urban area. There is limited rural land within the administrative area, with the exception of land between the town to the north and Gatwick Airport. In this location Policy EC12: Rural Economy provides a supportive policy framework for the limited rural economy within Crawley's borough boundaries alongside Policy CL8: Development Outside the Built-Up Area.
36.	Enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.	NPPF Para 84	Crawley is predominantly an urban area. There is limited rural land within the administrative area, with the exception of land between the town to the north and Gatwick Airport. In this location Policy EC12: Rural Economy provides a supportive policy framework for the limited rural economy within Crawley's borough boundaries. Where relevant, Policy IN1: Infrastructure Provision would apply to any proposed loss of community facilities outside the Built-Up Area.
37.	Recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.	NPPF Para 85	Crawley is predominantly an urban area. There is limited rural land within the administrative area, with the exception of land between the town to the north and Gatwick Airport. Policy CL8: Development Outside the Built-Up Area includes provisions for expansion of Manor Royal.
38.	<i>Town centres</i>		

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39.	Define a network and hierarchy of town centres and promote their long-term vitality and viability.	NPPF Para 86	<p>The Crawley Local Plan maintains the Neighbourhood Principle set by the original New Town Masterplan.</p> <p>The Crawley Retail, Commercial Leisure and Town Centre Neighbourhood Needs Assessment (2019) evaluates Crawley’s Town Centre and identified growth forecasts.</p> <p>Policies TC1-5 identify a range of approaches focusing on allocating areas within Town Centre, i.e. primary shopping areas, residential facilities and key development sites.</p> <p>Policy TC4 focuses specifically on encouraging active and engaging frontages which provide positive public engagement and improve visual amenities.</p> <p>Policy TC5 (Town Centre First) specifically seeks to direct Main Town Centre uses to the Town Centre in the first instance, before other locations are considered.</p> <p>Policies EC8 (Evening and Night Time Economy), EC9 (Supporting the Creative Industries), EC10 (Flexible Temporary Art and Creative Uses) all further support town centre vitality and viability.</p> <p>Policy CL1: Neighbourhood Principle is supported by the policies within the Town Centre chapter and Policy EC12: Neighbourhood Centres.</p> <p>Policy CL2 and CL4 set out how all new development must embrace opportunities for intensification and consolidation of existing neighbourhood centres and the Town Centre. Embracing opportunities for new sustainable forms of development and increased densities in particular.</p>

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40.	Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations.	NPPF Para 86	The Town Centre boundary and Primary Shopping Area is established in Policy TC1 and on the Local Plan Map and the Town Centre Inset Map.
41.	Retain and enhance existing markets and, where appropriate, re-introduce or create new ones.	NPPF Para 86	Policy EC10 (Flexible Temporary Cultural and Creative Uses) supports a range of temporary uses that would generate footfall and interest. Its supporting text (paragraph 9.106) specifically refers to markets.
42.	Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead.	NPPF Para 86	Policy TC3 identifies Town Centre Key Opportunity Sites as well as the Town Centre being a broad location for housing over the Plan period (Policy H2). Policy TC2 supports the delivery of town centre neighbourhood facilities.
43.	Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre.	NPPF Para 86	Policy TC5 provides the Local Plan policy for consideration of out of centre sites.
44.	Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.	NPPF Para 86	Policy TC3 Town Centre Key Opportunity Sites confirms the sites which could come forward as mixed use schemes. Reasoned Justification paragraph 11.25 further supports this. Policy TC4 balances this acceptance for town centre housing with the need to maintain active and engaging frontages to ensure a sense of vibrancy associated with the town centre is maintained. Policy H2 confirms the sites allocated for housing within the Town Centre and identifies the town centre as a Broad Location for housing over the Plan period. Reasoned Justification paragraph 12.52 supports this.

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			<p>Policy H3d: Housing Typologies Town Centre Residential Sites provides policy context for town centre windfall sites coming forward over the Plan period. See also comments in 39 above related to Policies CL2 and CL4.</p>
45.	<i>Healthy and safe communities</i>		
46.	<p>Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.</p>	<p>NPPF Para 92</p>	<p>Vision. Policy SD2 sets out the strategic overarching Local Plan policy to ensure new development enables healthy lifestyles and wellbeing. Wellbeing and Communities section: Chapters 4-7 provide the detailed planning policies to deliver this. Policies CL1-CL9 seek to establish the set of design policies which will apply to all developments across the borough. Policy DD1: Normal Requirements of All New Development Policy DD2: Inclusive Design Policy DD3: Standards for All New Dwellings (including conversions) Policy GI1: Green Infrastructure Policy OS1: Open Space, Sport and Recreation OS2: Provision of Open Space and Recreational Facilities Policy IN1: Infrastructure Provision Policy IN2: The Location and Provision of New Infrastructure all seek to promote healthy communities, allowing positive community interaction in safe and accessible environments.</p>

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47.	Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.	NPPF Para 93	<p>Policies IN1 and IN2 directly seek to plan positively for the provision of community facilities along with other infrastructure services, through requirements of new development and through directing the location of the facilities to sustainable locations. Policy CL1 also seeks to protect and enhance the neighbourhood principle of development in the borough. Policy CL2 seeks to set out the principles of what makes a successful place (The Principles of Good Urban Design).</p> <p>Policies GI1-4 and OS1-2 plan positively to ensure an adequate level of open space, sports and recreation provision for communities, based on quality, quantity and accessibility criteria.</p> <p>Policy IN1: Infrastructure Provision Policy IN2: The Location and Provision of New Infrastructure Policy CL1: Neighbourhood Principle Policy EC12 Neighbourhood Centres Policy TC2: Town Centre Neighbourhood Facilities</p>
48.	Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.	NPPF Para 93	<p>Vision.</p> <p>Policy SD2 sets out the strategic overarching Local Plan policy to ensure new development enables healthy lifestyles and wellbeing.</p> <p>Wellbeing and Communities section: Chapters 4-7 provide the detailed planning policies to deliver this.</p> <p>Policy IN1: Infrastructure Provision Policy IN2: The Location and Provision of New Infrastructure Policy CL1: Neighbourhood Principle</p>

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			Policy EC12 Neighbourhood Centres Policy TC2: Town Centre Neighbourhood Facilities
49.	Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.	NPPF Para 93	Policy IN1: Infrastructure Provision & Policy EC12 Neighbourhood Centres
50.	Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.	NPPF Para 93	Policy EC12 Neighbourhood Centres
51.	Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	NPPF Para 93	Policy IN1: Infrastructure Provision Policy IN2: The Location and Provision of New Infrastructure Policy CL1: Neighbourhood Principle Policies CL2 – CL4: Principles of Good Urban Design, Movement Patterns and Layout Policy EC12 Neighbourhood Centres Policy TC2: Town Centre Neighbourhood Facilities
52.	Consider the social, economic and environmental benefits of estate regeneration.	NPPF Para 94	Policy H3a provides policy context for consideration of Estate Regeneration opportunities.
53.	Plan positively to meet school place requirements and to encourage development which will widen choice in education.	NPPF Para 95	Policy IN1: Infrastructure Provision Policy IN2: The Location and Provision of New Infrastructure Policy CL1: Neighbourhood Principle Policy EC12 Neighbourhood Centres Policy TC2: Town Centre Neighbourhood Facilities

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Infrastructure Plan Duty to Cooperate Statement
54.	Work proactively and positively with promoters, delivery partners and statutory bodies to plan for public service infrastructure.	NPPF Para 96	Policy IN1: Infrastructure Provision Policy IN2: The Location and Provision of New Infrastructure Policy CL1: Neighbourhood Principle Policy EC12 Neighbourhood Centres Policy TC2: Town Centre Neighbourhood Facilities Policy SDC3: Tackling Water Stress Policy SDC4: Water Neutrality Infrastructure Plan Duty to Cooperate Statement
55.	Promote public safety and take into account wider security and defence requirements.	NPPF Para 97	The Infrastructure Plan identifies current infrastructure and requirements in respect of the emergency services and other critical infrastructure. DD1: Normal Requirements of All New Development – requires development to: ‘Demonstrate how “Secure by Design” principles and guidance set out in “Secured by Design” design guide (as amended) have been incorporated into development proposals to reduce crime, the fear of crime, anti-social behaviour and disorder. Also, for all development, the potential impact on community safety must be carefully considered at the earliest opportunity to ensure that measures are integrated into proposals without compromising other objectives’ DD5: Aerodrome Safeguarding – sets out that:

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			<p>‘Development will only be supported if it is consistent with the continued safe operation of Gatwick Airport. Where required, the Local Planning Authority will consult with the airport operator and/or the operator of technical sites (e.g. radar stations) on relevant proposals in the aerodrome safeguarded areas and in the Public Safety Zones. Proposals that cannot be mitigated to the satisfaction of the statutory consultees are considered a hazard to aircraft safety, and will be refused. Development that would lead to an increase in the number of people living, working or congregating within the Public Safety Zones will be refused.’</p> <p>DD6: Advertisements – makes provision to consider road, rail and aircraft safety when determining applications for advertising consent.</p> <p>DD7: Crossovers – sets out that: ‘Proposals for crossovers to access hardstandings in gardens will only be permitted where highway safety and the amenity of the street scene are not adversely affected; and the proposal will not result in a net loss of public on-street parking spaces.’</p> <p>IN1: ‘Infrastructure Provision’ sets out that: ‘Existing infrastructure services and facilities will be protected where they contribute to the neighbourhood or town overall, unless there is sufficient alternative provision of the same type in the area, or an equivalent replacement or improvement to services is provided at a location appropriate for serving the affected population.’</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
56.	Provide open space, sports and recreational facilities which meets the needs of the local area. Consider how they can deliver wider benefits for nature and support efforts to address climate change.	NPPF Para 98	Vision Policy OS1: Open Space, Sport and Recreation Policy OS2: Provision of Open Space and Recreational Facilities Policy GI1: Green Infrastructure Policy GI4 designation as a Local Green Space of Ifield Brook Meadows and Rusper Road Playing Fields
57.	Protect and enhance public rights of way and access.	NPPF Para 100	Policy OS3: Rights of Way and Access to the Countryside.
58.	<i>Transport</i>		
59.	Should actively manage patterns of growth in support of objectives in Para 104. Significant development should be focused on locations which are/can be made sustainable. Opportunities to maximise sustainable transport solutions will vary between urban and rural areas - this should be taken into account in plan-making.	NPPF Para 105	Crawley is a compact town, designed with the principles of accessibility as a key element of the masterplan, with the series of neighbourhoods each with a neighbourhood centre providing local services and facilities, and in close proximity to the town centre. It benefits from a good public transport system of buses and rail, and a network of cycleways and pedestrian footpaths. The Local Plan seeks to build on this legacy. The Local Plan includes a chapter on the provision and development of sustainable transport infrastructure in Crawley. Additional neighbourhoods and increased employment at Gatwick Airport are identified as key transport issues to be addressed by policies including: Vision Policy SD1: Presumption in Favour of Sustainable Development Policy CL1: Neighbourhood Principle

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Policy CL2: Making Successful Places – Principles of Good Urban Design Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale and Appearance Policy ST1: Development and Requirements for Sustainable Transport
60.	Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.	NPPF Para 106	The Local Plan Vision, and a number of its policies, pick up on this theme: Policy CL1: Neighbourhood Principle Economic Growth Policies (in particular EC3 Manor Royal and EC4 Strategic Employment Location) Town Centre Policies Policy CL2: Making Successful Places – Principles of Good Urban Design Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale and Appearance
61.	Identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development.	NPPF Para 106	Sustainable Transport Policies: ST1-ST4 Policy CL2: Making Successful Places – Principles of Good Urban Design

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			<p>Policy CL3: Movement Patterns, Layout and Sustainable Urban Design</p> <p>Policy CL4: Compact Development – Layout, Scale</p> <p>Policy CL5: Masterplanning and Design Success</p> <p>Policy GAT2: Safeguarded Land</p>
62.	Provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).	NPPF Para 106	<p>The Vision confirms: “Active travel and public transport will be significantly improved and supported by a road network that prioritises sustainable transport modes. Electric Vehicles will be promoted along with, and through, e-car clubs. A sustainable road network will be complemented by a good public transport system, giving people choice about how they travel.”</p> <p>Planning Policy Context: Crawley Local Cycle and Walking Infrastructure Plan/Crawley Transport Strategy/ West Sussex Transport Plan</p> <p>Transport Modelling Study</p> <p>Policy CL2: Making Successful Places – Principles of Good Urban Design</p> <p>Policy CL3: Movement Patterns, Layout and Sustainable Urban Design</p> <p>Sustainable Transport Policies: ST1-4</p>
63.	Provide for any large-scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy.	NPPF Para 106	<p>Policy ST4: Area of search for a Crawley Western Multi-Modal Transport Link</p> <p>Transport Modelling Study</p> <p>Crawley Western Link Road Study</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Policy GAT2: Safeguarded Land Policy CL5: Masterplanning and Design Success
64.	Recognise the importance of maintaining a national network of general aviation airfields.	NPPF Para 106	Gatwick Chapter: Policies GAT1: Development of the Airport with a Single Runway Policy GAT2: Safeguarded Land.
65.	Provide adequate overnight lorry parking facilities, taking into account any local shortages.	NPPF Para 109	No recent requirements identified. Lorry parking facilities provided on strategic routes outside the borough. Policy EC3 is supportive of development that is of an appropriate scale and function to support the business function of the main employment area. Policy EC4 sets out a requirement to provide a comprehensive Mobility Strategy in association with the Strategic Employment Location, to consider (amongst other matters) how infrastructure improvements will be delivered and operated. The policy also supports (where justified) limited complementary uses to the principal industrial-led storage & distribution function.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
66.	<p>In assessing sites that may be allocated for development in plans, it should be ensured that: appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance including the National Design Guide and the National Model Design Code; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.</p>	<p>NPPF Para 110</p>	<p>Policy EC4 sets out a range of transport related requirements relating to movement and accessibility, including the requirement for a Transport Assessment and a Mobility Strategy. Transport Modelling Study Draft SoCG with NH & Circular 01/2022 Checklist Crawley Local Cycle and Walking Infrastructure Plan The SHLAA includes consideration and commentary in respect of the sustainability/accessibility of sites. Policies ST1-2 Policy CL2: Making Successful Places – Principles of Good Urban Design Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale Proposed schemes for mitigation of impact on the SRN reflect a residual impact following implementation of sustainable forms of mitigation as part of the 'monitor and manage' approach outlined in the Crawley Transport Strategy and Crawley Transport Study. Priority Local Cycling and Walking connections are informed by the Crawley Local Cycling and Walking Infrastructure Plan. The National Design Guide is referenced in Policy CL2: 'Making Successful Places - Principles of Good Urban Design'; the Manual for Streets and Inclusive Mobility are referenced in the Parking Standards Annex.</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			<p>Policy CL2: 'Making Successful Places - Principles of Good Urban Design' requires that for 'schemes of moderate density and above, Area Based Character Assessments must be used and the identification of opportunities and the design vision must be developed with local communities.'</p> <p>The Infrastructure Plan (subject to proposed update) will include details of priority sustainable mitigation schemes alongside identified highways mitigation schemes.</p>
67.	Development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.	NPPF Para 111	Policy ST1: Development and Requirements for Sustainable Transport: 'Developments should meet the access needs they generate and not cause an unacceptable impact in terms of increased traffic congestion or highway safety. Developments will be considered acceptable in highways terms unless there would be an unacceptable impact on highway safety, or the cumulative impact on the transport network is severe and cannot be satisfactorily mitigated.'
68.	<i>Communications</i>		
69.	Support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections, setting out how high-quality digital infrastructure is expected to be delivered and upgraded over time.	NPPF Para 114	Policy IN3 provides a positive policy context for securing strategic delivery of telecommunications infrastructure within new development.
70.	<i>Making effective use of land</i>		

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
71.	Promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.	NPPF Para 119	<p>Policy CL2: Making Successful Places – Principles of Good Urban Design</p> <p>Policy CL3: Movement Patterns, Layout and Sustainable Urban Design</p> <p>Policy CL4: Compact Development – Layout, Scale and Appearance</p> <p>Policy CL5: Significant Development, Masterplanning and Design Success</p> <p>Policy DD1: Normal Requirements of All New Development</p> <p>Policy DD2: Inclusive Design</p> <p>Policy DD3: Standards for All New Dwellings (including conversions)</p> <p>Compact Residential Development Study.</p>
72.	Set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.	NPPF Para 119	<p>Policy CL2: Making Successful Places – Principles of Good Urban Design</p> <p>Policy CL4: Compact Development – Layout, Scale and Appearance</p> <p>Policy CL5: Significant Development, Masterplanning and Design Success</p> <p>Compact Residential Development Study</p> <p>Each of the housing sites allocated in Policy H2 provides an expected minimum capacity figure based on best evidence available to the council, including through an indicative site assessment carried out by the council.</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			<p>The Housing Typology Policies (Policy H3 and H3a-f) establish a positive Plan-led approach to considering windfall sites within the borough in a range of scenarios.</p> <p>Policy H3b supports housing development through densification schemes in suitable locations appropriate for higher densities such as town and neighbourhood centres.</p>
73.	<p>Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.</p>	<p>NPPF Para 120</p>	<p>Policy GI1: Green Infrastructure Policy GI3: Biodiversity Net Gain Policy CL2: Making Successful Places – Principles of Good Urban Design Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale and Appearance Policy CL5: Significant Development, Masterplanning and Design Success</p>
74.	<p>Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.</p>	<p>NPPF Para 120</p>	<p>Policy GI1: Green Infrastructure Policy GI3: Biodiversity and Net Gain Policy OS1: Open Space, Sport and Recreation Policy EP1: Development and Flood Risk Policy EP5: Air Quality</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
75.	Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.	NPPF Para 120	<p>Policy EC1, Policy EC2 Local Plan strategy Policy H1: Housing Provision states that: ‘The council will positively consider proposals for the provision of housing to meet local housing needs, taking a pro-active approach to identifying suitable sites for housing development and working to overcome constraints wherever possible, whilst ensuring against detrimental town-cramming or unacceptable impacts on the planned character of the existing neighbourhoods or on residential amenity.’ A majority of the 23 sites allocated in Policy H2: Key Housing Sites are on brownfield land. Policy H3a: Estate Regeneration, Policy H3d: Upward Extensions, and Policy H3e: Conversions from Commercial/Non-Residential Uses gives in-principle support to specific forms of residential development on brownfield land, subject to considerations identified in the Policies.</p>
76.	Promote and support the development of under-utilised land and buildings.	NPPF Para 120	<p>Policy H3b: Housing Typologies – Densification, Infill Opportunities and Small Sites Policy H3d: Housing Typologies – Upward Conversions Policy H3e: Housing Typologies – Conversions from Commercial/Non-Residential Uses</p>
77.	Support opportunities to use the airspace above existing residential and commercial premises for new homes.	NPPF Para 120	High rise developments are restricted within Crawley, including the town centre, due to aerodrome safeguarding. This

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			<p>particularly affect parts of the town on higher ground and areas to the north of the town, closer to the airport. Notwithstanding this, Policy H3d: Housing Typologies – Upward Conversions seeks to take a proactive approach. Policy CL4: Compact Development considers Layout, Scale and Appearance and opportunities for high density development ranges in excess of 200 dwellings per hectare.</p>
78.	Reflect changes in the demand for land.	NPPF Para 122	Housing Typology Policies (Policies H3 and H3a-f) allow for flexibility throughout the Plan period in relation to windfall sites
79.	Support development that makes efficient use of land, taking into account the need for different types of housing and other forms of development, local market conditions, the availability and capacity of infrastructure and services, the character and setting of the area, and the importance of securing well-designed, attractive and healthy places.	NPPF Para 124	<p>Vision Policy SD1: Presumption in Favour of Sustainable Development Policy SD2: Enabling Healthy Lifestyles and Wellbeing Policy CL2: Making Successful Places – Principles of Good Urban Design Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale and Appearance Policy CL5: Significant Development, Masterplanning and Design Success Policy DD1: Normal Requirements of All New Development Policy DD3: Standards for All New Dwellings Compact Residential Development Study</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
80.	Avoid homes being built at low densities where there is an existing or anticipated shortage of identified housing needs, and where appropriate include the use of minimum density standards. Area-based character assessments, design guides, design codes and masterplans are appropriate tools to use to help to ensure land is used efficiently while also creating beautiful and sustainable places.	NPPF Para 125	Policy CL2: Making Successful Places – Principles of Good Urban Design Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale and Appearance Policy CL5: Significant Development, Masterplanning and Design Success Policy DD1: Normal Requirements of All New Development Policy DD3: Standards for All New Dwellings Compact Residential Development Study
81.	<i>Design</i>		
82.	Set out a clear design vision and provide maximum clarity about design expectations through the preparation of design codes or guides consistent with the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design codes and guides can either form part of a plan or be supplementary planning documents.	NPPF Para 127, 128 & 129	Policy CL2: Making Successful Places – Principles of Good Urban Design Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale and Appearance Policy CL5: Significant Development, Masterplanning and Design Success Compact Residential Development Study
83.	Ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history,	NPPF Para 130	Vision Policy CL2: Making Successful Places – Principles of Good Urban Design

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places that are safe, accessible and inclusive.		Policy CL3: Movement Patterns, Layout and Sustainable Urban Design Policy CL4: Compact Development – Layout, Scale and Appearance Policy CL5: Significant Development, Masterplanning and Design Success Policy CL6: Structural Landscaping Policy CL7: Important and Valued Landscape and Views Policy CL8: Development Outside the Built-Up Area Policy CL9: High Weald Area of Outstanding Natural Beauty Policy DD1: Normal Requirements of All New Development Policy DD3: Standards for All New Dwellings Policy DD4: Tree Replacement Standards Heritage Policies HA1 – HA7 Policy TC4: Active and Engaging Frontages Compact Residential Development Study
84.	Ensure new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.	NPPF Para 131	Policy DD4: Tree Replacement Standards Policy GI3: Biodiversity and Net Gain Policy CL2: Making Successful Places – Principles of Good Urban Design
85.	<i>Green Belt</i>		
86.	Ensure proposals for new Green Belts demonstrate why development management policies would not be adequate, any major changes in circumstances to warrant the creation	NPPF Para 139	N/A

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	of a new Green Belt, the consequences for sustainable development, the need for Green Belt to support adjoining areas, and how new Green Belt would meet other objectives of the Framework.		
87.	Establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Even when exceptional circumstances are demonstrated strategically to take land out of the Green Belt, it is still necessary to demonstrate that exceptional circumstances exist at the site level.	NPPF Para 140	N/A
88.	Give first consideration to land which has been previously-developed and/or is well-served by public transport, including increasing density within town and cities centres. Set out the ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.	NPPF Para 141 & 142	N/A
89.	Where Green Belt boundaries are being defined, they should be clearly outlined and be consistent with the plan's strategy for meeting identified requirements for sustainable development.	NPPF Para 143	N/A
90.	<i>Climate change, flooding and coastal change</i>		

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
91.	Take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperature.	NPPF Para 153	<p>Key policies considered to play are critical role in ensuring climate change is appropriately mitigated and adapted for include:</p> <p>Vision Planning Policy Context: CBC Corporate Priorities & Net Zero Carbon Commitment Policy SD1: Presumption in Favour of Sustainable Development Environmental Sustainability Sections: Chapters 14-17 (Green Infrastructure and Biodiversity; Sustainable Design and Construction; Environmental Protection; Sustainable Transport) as well as Character, Landscape and Development Form; Design and Development Requirements; Open Space; and housing allocations).</p> <p>Policies take a proactive approach to mitigate and adapt to climate change; taking into account the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperature.</p> <p>The Plan is based on achieving water neutrality (Policy SDC4).</p>
92.	Support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.	NPPF Para 153	<p>Key policies considered to play are critical role in ensuring vulnerability to climate change is minimised and the risk of flooding is managed include:</p> <p>Policy SD1: Presumption in favour of Sustainable Development Green Infrastructure policies. Environmental Protection: Policy EP1: Development and Flood Risk; Policy EP2: Flood Risk Guidance for Householder</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Development and Minor Non-Residential Extensions; Policy EP3: Land and Water Quality; Policy EP5: Air Quality. The Plan is supported by evidence gathered for the Strategic Flood Risk Assessment (SFRA) which was prepared in liaison with the Environment Agency and West Sussex County Council. The majority of key housing sites in Crawley lie outside of flood risk areas. A housing allocations and flood risk background paper supports the Local Plan.
93.	Increase the use and supply of renewable and low carbon energy and heat by providing a positive strategy for energy from these sources, identifying suitable areas for renewable and low carbon energy sources, and identifying opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.	NPPF Para 155	The Plan seeks to directly help increase the use and supply of renewable and low carbon energy, building on a substantial amount of evidence gathered by the council and the council's own commitment to be a carbon neutral town by 2050 and its commitment to the delivery of District Energy Networks (Policy SDC2). Sustainable Design and Construction Policies: Policy SDC1: Sustainable Design and Construction and Policy SDC2: District Energy Networks
94.	Manage flood risk from all sources and apply a sequential, risk based approach to the location of development.	NPPF Para 160 & 161	Policy EP1: Development and Flood Risk Policy EP2: Flood Risk Guidance for Householder Development and Minor Non-Residential Extensions Strategic Flood Risk Assessment Site Allocations and Flood Risk Background Paper.
95.	Steer new development to those areas with the lowest risk of flooding from any source. If this is not possible, the exception test may have to be applied, informed by the potential	NPPF Para 162, 163, 164 and	Policy EP1: Development and Flood Risk; Policy EP2: Flood Risk Guidance for Householder Development and Minor Non-Residential Extensions

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
	vulnerability of the site and of the development proposed. Where this is the case, sites needs to demonstrate that the development would provide wider sustainability benefits outweighing the flood risk and that the development would be safe for its lifetime without increasing flood risk elsewhere (and where possible will reduce flood risk overall).	NPPF Annex 3	Strategic Flood Risk Assessment Site Allocations and Flood Risk Background Paper.
96.	Avoid inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast.	NPPF Para 171	N/A
97.	<i>Natural environment</i>		
98.	Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.	NPPF Para 174	<p>Policies within the Draft Local Plan seek to protect valued landscapes, including:</p> <p>Policy CL2: Making Successful Places – Principles of Good Urban Design</p> <p>Policy CL6: Structural Landscaping</p> <p>Policy CL7: Important Views</p> <p>Policy CL8: Development Outside the Built Up Area</p> <p>Policy CL9: High Weald Area of Outstanding Natural Beauty</p> <p>Policy DD5: Tree Replacement Standards</p> <p>Green Infrastructure policies: Policy GI1: Green Infrastructure; Policy GI2: Biodiversity Sites; Policy GI3: Biodiversity and Net Gain; Policy GI4: Local Green Space.</p> <p>Policy DD4: Tree Replacement Standards.</p> <p>Policy EP3: Land and Water Quality</p> <p>Policy EP4: Development and Noise</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Policy EP5: Air Quality Policy EP6: External Lighting Policy EC13: Rural Economy
99.	Plans should: distinguish between the hierarchy of international, national and locally designated sites, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.	NPPF Para 175	Policy GI1: Green Infrastructure Policy GI2: Biodiversity Sites Policy SDC4: Water Neutrality – required to protect designated sites in the Arun Valley area
100.	Great weight should be given to National Parks, the Broads and the Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited. Development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.	NPPF Para 176	Policy SD1: Presumption in Favour of Sustainable Development – Reasoned Justification paragraph 3.4 Policy CL9: High Weald Area of Outstanding Natural Beauty
101.	Conserve the special character and importance of Heritage Coast areas.	NPPF Para 178	N/A
102.	Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species, and identify and pursue opportunities for securing measurable net gains for biodiversity.	NPPF Para 179	Policy GI1 sets the policy framework for ensuring negative impacts on Green Infrastructure are minimised, and policy GI2 sets the criteria to assess development proposals against in the context of biodiversity. Local Plan Map Local Plan Green Infrastructure Mini Map Green Infrastructure Map

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
103.	Ensure that a site is suitable for its proposed use taking account of ground conditions, any risks arising from land instability and contamination, and the likely effects of pollution on health, living conditions and the natural environment.	NPPF Para 183 & 185	Policies within the Environment Chapter prevent unacceptable risks from pollution and land instability: Policy EP3: Land and Water Quality
104.	Sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.	NPPF Para 186	Policies within the Environment Chapter prevent unacceptable risks from pollution: Policy EP5: Air Quality AQMA Management Plans Local Plan Planning Obligations Annex Air Quality and Emissions Mitigation Guidance for Sussex Crawley identified its first Air Quality Management Area in Hazelwick. The Draft Local Plan seeks to ensure that the need to designate further AQMAs is avoided and that development does not worsen, but where possible, improves air quality.
105.	Ensure that new development can be integrated effectively with existing businesses and community facilities.	NPPF Para 187	Policy EC11: Employment Development and Amenity Sensitive Uses Policy EP4: Development and Noise
106.	<i>Historic Environment</i>		
107.	Set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	NPPF Para 190	Policies set out in the Heritage Chapter provide the planning policy framework for the historic environment: Heritage Chapter Policies – Policy HA1: Heritage Assets; Policy HA2: Conservation Areas; Policy HA3: Areas of Special Local Character; Policy HA4: Listed Buildings and Structures; Policy

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			HA5: Locally Listed Buildings; Policy HA6: Historic Parks and Gardens; Policy HA7: Heritage Assets of Archaeological Interest Policy CL2: Making Successful Places – Principles of Good Urban Design These policies are supported by substantial evidence base, including: Crawley Baseline Character Assessment (2009); Crawley ASEQs and Locally Listed Buildings Heritage Assessment (Alan Baxter, 2010); Historic Parks and Gardens Review (Sussex Gardens Trust, 2013); and Heritage Assets Review (Place Services, 2021)
108.	<i>Minerals</i>		
109.	Provide for the extraction of mineral resources of local and national importance.	NPPF Para 210	West Sussex Minerals Local Plan 2018 (Partial Review 2021) Local Plan Map identifies the Brick Clay Resource Consultation Area as required. Local Plan 'Planning Policy Context' section includes a new paragraph 2.57 referencing the West Sussex Waste Local Plan 2014 and Joint Minerals Local Plan 2018 (Partial Review 2021)
110.	Take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials.	NPPF Para 210	N/A
111.	Safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas.	NPPF Para 210	West Sussex Minerals Local Plan 2018 (Partial Review 2021)

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
			Local Plan Map identifies the safeguarded railhead and Brick Clay Resource Consultation Area (West Sussex minerals and waste plans) as required. Local Plan 'Planning Policy Context' section includes a new paragraph 2.57 referencing the West Sussex Waste Local Plan 2014 and Joint Minerals Local Plan 2018 (Partial Review 2021)
112.	Encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place.	NPPF Para 210	West Sussex Minerals Local Plan 2018 (Partial Review 2021) Local Plan Map identifies the Brick Clay Resource Consultation Area (West Sussex minerals and waste plans) as required. Local Plan 'Planning Policy Context' section includes a new paragraph 2.57 referencing the West Sussex Waste Local Plan 2014 and Joint Minerals Local Plan 2018 (Partial Review 2021)
113.	Safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals, the manufacture of concrete and concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.	NPPF Para 210	West Sussex Minerals Local Plan 2018 (Partial Review 2021) Local Plan Map identifies the safeguarded railhead as required. Text at Paragraphs 9.51 and 12.54 specifically reference Crawley Goods Yard. Local Plan 'Planning Policy Context' section includes a new paragraph 2.57 referencing the West Sussex Waste Local Plan 2014 and Joint Minerals Local Plan 2018 (Partial Review 2021)
114.	Set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health	NPPF Para 210	N/A

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
115.	Recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction	NPPF Para 210	N/A
116.	Ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high-quality restoration and aftercare of mineral sites takes place.	NPPF Para 210	N/A