

**Sustainability Appraisal
of the
Preferred Strategy Local Plan Additional Sites**

Consultation Document

May 2013

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1.0 Introduction

National Planning Policy & Crawley's Local Plan

- 1.1 In light of the changes to planning emerging within the Localism Act and the adoption of the National Planning Policy Framework (NPPF), Crawley Borough Council is creating a new 'Local Plan' which will set out policies to guide both strategic development and development management policy over the period 2014-2029. These policies will replace both the adopted Core Strategy (2008) and saved Local Plan (2000) policies.
- 1.2 A key aim of the Local Plan will be to ensure that the Borough continues to develop in a sustainable manner, and moreover, implement the presumption in favour of sustainable development in a locally appropriate manner. Indeed, the NPPF (Para 14) contends that policies within the Local Plan should be based upon and reflect the presumption in favour of sustainable development.
- 1.3 The new Local Plan programme, known as Crawley 2029, began with the Issues and Options consultation. The earliest stage of this, carried out in 2009, included a Stakeholder Workshop and public consultation on key technical topic papers; one of which focused on Sustainability Appraisal scoping.
- 1.4 From January to March 2012 we asked residents, community groups, businesses and other stakeholders to understand the key issues facing the town now and in the future. This included the production of a Sustainability Appraisal Scoping Report and an updated topic paper, taking account of changes since 2009. The Scoping Report included draft objectives for comment and asked for any additional suggestions for objectives to assess the policies and proposals in the emerging Local Plan against.
- 1.5 The Council then produced a Preferred Strategy Local Plan, which outlined the draft planning policies for a number of topic areas, including character, economic growth, housing, the environment, infrastructure and Gatwick Airport. The Council consulted on this document between October and December 2012 with residents, community groups, businesses, developers and other key stakeholders. In conjunction with the draft Local Plan, a draft Sustainability Appraisal/Strategic Environmental Assessment (SEA) (October 2012) was produced which assessed each emerging Local Plan policy and the associated options against the objectives of the Sustainability Appraisal. The draft SA document can be viewed on the council's website: <http://www.crawley.gov.uk/pw/web/PUB182008>
- 1.6 There were no major changes identified as necessary through the preferred strategy consultation, although some minor amendments may occur for the final Submission version. Therefore, objectives used at that stage have only been subject to some minor refinements and alterations, to ensure they are adequate for their application to assessing sites and the issues facing the Local Plan. These revised objectives have been used inform this Sustainability Appraisal, and, subsequently, will be used to scrutinise the whole Local Plan as it is being prepared to its Submission version.
- 1.7 The outcomes from the two stages of consultation during 2012 can be found on the council's website, along with the documentation used as part of the consultation processes:

- 1.8 Paragraph 14 of the NPPF confirms that for plan-making the ‘Presumption in Favour of Sustainable Development’ means that local planning authorities should positively seek opportunities to meet the development needs of their area and, in particular, Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - specific policies in the Framework indicate development should be restricted.
- 1.9 A requirement of the NPPF (Para 47) is to ensure that the Local Planning Authority (LPA) can identify and allocate sufficient land to meet the objectively assessed housing needs for both market and affordable housing in the housing market area, as far as is consistent with the policies in the Framework. Other requirements of the NPPF relate to the protection of land where there is evidence to support such protection – this includes historic and recreational assets.
- 1.10 In addition, the Planning Policy for Traveller Sites (PPTS, 2012) document contends that the LPA should also allocate sufficient sites in order to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople (GTTS).
- 1.11 In view of the requirements above, it is likely that allocations for housing and GTTS sites, and the designation of sites for greater protection, have the potential to have significant social, environmental and economic effects. The process known as the Sustainability Appraisal should be undertaken to identify such issues, and moreover, identify ways of mitigating any potential damaging effects of the designations if appropriate and possible.

Sustainable Development

- 1.12 Sustainability is a term used in many situations, but has been widely defined in the Brundtland Report, which was produced by the United Nations World Commission on Environment and Development in 1987. It defines sustainable development as:
- ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’*
- 1.13 The NPPF (2012, Para 7) also states that there are three interlinking dimensions to sustainable development, the economic role, the social role and the environmental role. Notably, it states that the planning system should contribute to building a strong, responsive and competitive economy (through employment land designations), a strong, vibrant and healthy community (through housing land designations) and contribute towards protecting and enhancing the natural, built and historic environment.
- 1.14 Given the NPPF presumption in favour of sustainable development, and the issues raised by the potential allocations, a Sustainability Appraisal will be undertaken to assess these issues in an objective manner. The Sustainability Appraisal process is iterative, in that the results of previous stages of the

Local Plan will inform the findings and outcomes of future Sustainability Appraisals.

Consultation Arrangements

- 1.15 This document should be read as an extension of the full Crawley Borough Council Sustainability Appraisal/Strategic Environmental Assessment: draft sustainability report for consultation with the Local Plan preferred strategy (October 2012). The wider document provides the contextual information to take into account through the Sustainability Appraisal and Strategic Environmental Assessment processes.
- 1.16 Consultation on this draft supplementary Sustainability Report is running alongside consultation on the Local Plan preferred strategy Additional Sites. Feedback from the consultations will be used to inform the preparation of the draft Submission Local Plan and the final draft Sustainability Report.
- 1.17 This document will be available for a four week public consultation period from Monday 3 June 2013. Comments on this Sustainability Appraisal of the additional sites must be received by **5pm on Monday 1 July 2013**.
- 1.18 There are three ways in which representations can be submitted:
- electronically using the dedicated webpage: www.crawley.gov.uk/crawley2029
 - electronically by email to forward.plans@crawley.gov.uk
 - by post to Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, West Sussex, RH10 1UZ.
- 1.19 For further information about the Sustainability Appraisal and Strategic Environmental Assessment, please contact James Webster on (01293) 438450 or email forward.plans@crawley.gov.uk
- 1.20 This Sustainability Appraisal of the additional consultation sites can be viewed on the council's website at www.crawley.gov.uk/crawley2029
- 1.21 Hard copies of this document are also available to view at:

Town Hall: The Boulevard, Crawley, West Sussex, RH10 1UZ
Phone: 01293 438000
Opening hours: Monday to Friday 8:30am – 5:00pm

Crawley Library: Southgate Avenue, Southgate, Crawley, RH10 6HG
Phone: 01293 651744
Opening hours: Monday to Friday 9:00am – 7:00pm
Saturday 9:00am – 5:00pm

Broadfield Library: 46 Broadfield Barton, Broadfield, Crawley, RH11 9BA
Phone: 01293 543298
Opening hours: Monday to Friday 10:00am – 5:00pm
Saturday 10:00am – 2:00pm

2.0 The Sustainability Appraisal Objectives and Topics

2.1 The Sustainability Appraisal Objectives set out in the Draft Sustainability Report (published for consultation alongside the Local Plan Preferred Strategy (October 2012)) have been refined and restructured, reflecting a minor amendment to Objectives 9 and 10 to clarify the respective issues of communities and individuals when assessing impacts in the Sustainability Appraisal. The SA Objectives are:

Environmental Objectives:

1. To minimise climate change and local pollution through the promotion of low carbon and energy efficient transport and buildings; promotion of low/zero carbon and decentralised energy; low pollution technology and the reduction of waste.
2. To adapt to the effects of climate change through the reduction of the risk of flooding and the amount of waste water; sustainable design of developments; and the effective management of water resources.
3. To protect and enhance the valued built environment and character within the borough through high quality new design and the protection of culturally valuable areas and buildings.
4. To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the borough.

Social Objectives:

5. To ensure that everyone has the opportunity to live in a decent and affordable home.
6. To promote active, cohesive and socially sustainable communities.
7. To ensure everyone has the opportunity to participate in sport and to encourage active, healthy and independent lifestyles.

Economic Objectives:

8. To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy.
9. To reduce car journeys and promote sustainable and alternative methods of transport, whilst ensuring sufficient transport infrastructure is delivered to meet the requirements of the borough.
10. To ensure the provision of sufficient infrastructure to meet the requirements of the borough.

2.2 Individual criteria questions and topics for the site consultation have been identified. These topics and criteria will be used to assess the various site options being explored for the Local Plan, and how this could contribute to the sustainable development of the borough more generally. By the very nature of the Sustainability Objectives considered, several of the issues are cross cutting and will impact upon a number of other sustainability issues.

2.3 The proposed Sustainability Objectives, key topics, assessment considerations and criteria used for the assessment of the additional sites for allocation and designation changes are set out in the table below. It should be noted that these considerations are not definitive, and further more detailed assessment work may be necessary for a number of site allocations.

Sustainability Objectives, Key Topics and Assessment Considerations and Criteria

Sustainability Objective	Key Topics for Site Allocations	Assessment Criteria
<p>1. To minimise climate change and local pollution through the promotion of low carbon and energy efficient transport and buildings; promotion of low/zero carbon and decentralised energy; low pollution technology and the reduction of waste.</p>	<p>Reduction in Carbon Dioxide Emissions; Reduction in Water Consumption; Reduction in Other Greenhouse Gas Emissions; Environmental Health</p>	<ul style="list-style-type: none"> - Is the construction of the site going to meet high standards of energy efficiency through the Code for Sustainable Homes (CfSH)? - Is the need to travel reduced through the location of the site? - Is the site contaminated or are there pedestrian pathways linking the site with contaminated land? Can the site be remediated? - Is the development impacted by noise (through adjacent road, airport, rail or industrial usage), or will the site itself result in noise increases? - Will the development site impact negatively or positively on air quality? - Will the development maintain or enhance water quality in rivers or groundwater?
<p>2. To adapt to the effects of climate change through the reduction of the risk of flooding and the amount of waste water; sustainable design of developments; and the effective management of water resources.</p>	<p>Flood Risk and Drainage; Sustainable Development Design; Effective Water Management</p>	<ul style="list-style-type: none"> - Are site proposals located away from areas that are high risk flooding zones, now or in the future? - Are flood prevention measures incorporated into any new development proposal?

<p>3. To protect and enhance the valued built environment and character within the borough through high quality new design and the protection of culturally valuable areas and buildings.</p>	<p>Protection and Enhancement of the Built Environment</p>	<ul style="list-style-type: none"> - Would the development proposal impact upon the setting of a Listed Building, Conservation Area or Locally Listed Building? - If so, could a negative impact on the heritage asset be mitigated appropriately?
<p>4. To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the borough.</p>	<p>Protection of Environmental Designations; Conservation and Enhancement of Biodiversity Habitats</p>	<ul style="list-style-type: none"> - Would the development proposal impact upon an existing or future environmental designation (such as a SNCI or AONB)? - Will there be any loss to biodiversity, or damage to the landscape as a result of the delivery of the site? - Will there be opportunities for increasing or enhancing environmental habitats through a development site?
<p>5. To ensure that everyone has the opportunity to live in a decent and affordable home.</p>	<p>Meeting Housing Need; Meeting Affordable Housing Need; Meeting GTTS Accommodation Need</p>	<ul style="list-style-type: none"> - How does the proposal address housing needs in the borough? - Would the proposal deliver an element of affordable housing? - How does this provision meet the housing needs or the accommodation needs of the GTTS community?
<p>6. To promote active, cohesive and socially sustainable communities.</p>	<p>Community Facilities; Neighbourhood Centres; Reuse of Previously Developed Land</p>	<ul style="list-style-type: none"> - Are sites located reasonably close to neighbourhood centres and/or community centres? Are the sites located within the Built-Up Area Boundary (BUAB)?

		<ul style="list-style-type: none"> - Is the site allocation re-using previously developed land? - Is the site likely to have 'secured by design' principles implemented within the development design?
7. To ensure everyone has the opportunity to participate in sport and to encourage active, healthy and independent lifestyles.	<p>Health Facilities; Education Facilities; Leisure Facilities</p>	<ul style="list-style-type: none"> - Is the site located in close proximity to existing leisure and recreation facilities? - Is the site located in close proximity to existing health facilities? - Is the site located in close proximity to existing local schools? - Will amenity areas be provided in association with the site? - Is the potential site capacity of the allocation likely to increase the numbers of users for local facilities (such as schools, GP surgeries) and would this have a detrimental impact upon such local facilities? - Would the development of a site mean the loss of formal or informal playing fields or other open space? Would the development have an impact on existing open space and would this be mitigated?
8. To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional	Economic Development	<ul style="list-style-type: none"> - Would the development proposal assist in maintaining, supporting or enhancing the local economy of the area?

economy.		
9. To reduce car journeys and promote sustainable and alternative methods of transport, whilst ensuring sufficient transport infrastructure is delivered to meet the requirements of the borough.	Sustainable Transport	<ul style="list-style-type: none"> - Is the site proposal located in close proximity to sustainable transport links in order for the occupants to reach essential services and facilities? - Is the need for a 'private' car reduced? - Is the site close to both a pedestrian and/or cycling network?
10. To ensure the provision of sufficient infrastructure to meet the requirements of the borough.	<p>Infrastructure Provision;</p> <p>Highways/Rail;</p> <p>Water/Sewerage Facilities;</p> <p>Telecommunications;</p> <p>Energy Provision</p>	<ul style="list-style-type: none"> - Would the development increase highway and/or rail usage and would this have a detrimental impact upon highway and/or rail congestion? - What is the capacity of the site to ensure that sewage can be adequately treated? - Would the development site be designed to be connected to high quality telecommunication systems? - Is the site likely to provide additional renewable energy provision as part of the new development? - Is the site close to existing gas/electricity/water mains? Is there sufficient capacity of current local physical connections?

3.0 Assessment of Consultation Site Appraisal Options

- 3.1 Each emerging Local Plan additional site allocation or designation option has been assessed against the objectives of the Sustainability Appraisal as part of their preparation on an individual basis. So for each consultation option, both the immediate and future impacts that are predicted for each of the key sustainability objectives (such as Environmental, Social and Economic) was identified and ascribed either a positive, negative, neutral or uncertain impact.
- 3.2 As stated, each site consultation option was assessed against the separate Sustainability Objectives against the criteria below. The impacts are colour coded in order to compare and contrast the options presented.

	Significant Positive Impact (++)
	Positive Impact (+)
	Possible Positive or Slight Positive Impact (+?)
	No Impact (0)
	Neutral Impact (/)
	Uncertain Impact (?)
	Negative Impact (-)
	Significant Negative Impact (--)

- 3.3 A more detailed commentary is provided to assist explain the reasons for ascribing a positive, negative, neutral or uncertain impact in each case, and moreover, gives a overall conclusion for the sites sustainability. Please note that this Sustainability Appraisal assessment is 'subjective', although the same criteria will be used for all the sites. In addition, the detailed commentary will also clarify if there are 'show-stoppers', which would fundamentally stop the potential development from coming forward, in financial or planning terms.
- 3.4 The relevant policy in the preferred strategy Sustainability Appraisal for the topic areas subject to additional site considerations can be seen below for information (please note that the preferred strategy Sustainability Appraisal did assess Policies H4 (Affordable Housing) and H5 (Gypsy, Traveller and Travelling Showpeople Sites) but these were awaiting further work before a final position is made with regards to the final chosen option):

Local Plan Policy	SA Objective*									
	1	2	3	4	5	6	7	8	9	10
CH10: Historic Parks & Gardens & Other Heritage Assets	+	+?	++	+	-	0	0	0	0	0
H1: Housing Provision	0	+	+	+	-	+	0	+	0	+
H2: Key Housing Sites	0	+	+	+	0	+	0	0	+	+
H3: Future Housing Mix	0	0	0	0	-	+	0	0	0	0
ENV11: Green Infrastructure	+	+	+	++	0	+	++	0	0	++
ENV13: Open Space, Sport & Recreation	+	+	+	+	0	+	+	0	0	++

* The SA Objectives have been reorganised, for the purposes of this document, from the preferred strategy consultation SA to follow the order set out above.

Assessment of Potential Allocation Sites

Site Name: Breezehurst Drive Playing Fields

Site Potential Use: Housing (up to 200 homes)

Site Description: Existing Playing Fields site: located in Bewbush, close to Dorsten Square. Part of the site currently used by Crawley Town Football Club as a training ground. The remainder of the site is taken up by an unused American Football Pitch.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Close to neighbourhood centre: sustainable location. Sustainable design and construction. Air Quality/noise pollution – close to road? Uncertain Impact (?)
2. Adapt to Climate Change	Site is not within flood zone. Would reduce permeable surfacing and increase significant increases in hard surface area, increasing surface water runoff. Development would have to include suitable proposals for sustainable urban drainage in mitigation. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	General residential area, new residential properties would be in-keeping with the location. Development of this site would alter the setting of the existing residential properties immediately adjacent to the site. Possible Positive or Slight Positive Impact (+?)
4. Conserve/ Enhance Biodiversity and Landscape	Site is currently playing fields, and short mown grass. There are substantial mature tree lines running along the boundary with the main road. A line of trees run along the brook and public footpath to Bucham Park. The structural landscaping would have to be maintained as part of the design and layout of any development scheme and offer a wide buffer zone, increasing the planting and biodiversity value of this area. Further biodiversity enhancements should also be designed in to any scheme. Possible Positive or Slight Positive Impact (+?)
5. Decent/ Affordable Homes	Could offer up to 200 new homes, alongside the existing scheme of 100+ new dwellings. Increasing the capacity of the town to meet some of the need emerging from the population. 40% affordable. Significant Positive Impact (++)

6. Promote Sustainable Communities	The site is located within the built-up area boundary, close adjacent to the existing Bewbush Neighbourhood, with access to the neighbourhood centre, schools, and local health facilities. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The site would result in the loss of existing open space and playing pitches. This site has been identified as being located within a neighbourhood which exceeds the borough-wide standard for playing fields, and half of the site is not used for formal sports purposes currently. Mitigation against the loss of an area of open space should provide improvements to the remaining open space and sports provision within the neighbourhood. Development of the site should include areas of open space for the purposes of amenity, biodiversity and informal recreation. The site is located close to the existing schools and local health facilities within Bewbush and Crawley town centre. Uncertain Impact (?)
8. Maintain/Support Employment	Provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the existing urban area, in a sustainable location to promote public transport use, cycling and walking. Significant Positive Impact (++)
10. Provide Sufficient Infrastructure	The site is located close to the existing built up area, and would benefit from connections to the existing service infrastructure. The position of service providers will be sought through consultation to ensure the capacity for infrastructure is sufficient to include the development of up to 200 dwellings in this location. However, the long-term planning for development of this site allows for service providers to ensure investment is directed if needed to meet the needs of a new development. Uncertain Impact (?)
Conclusions	Site offers the opportunity to provide additional housing to meet the needs of the growing population of Crawley. There will be some loss of recreation/sports facilities but the neighbourhood is well provided with playing fields which can be enhanced.

Assessment of Potential Allocation Sites

Site Name: Bewbush West Playing Fields

Site Potential Use: Housing (up to 60 homes, including improvements to open space)

Site Description: Existing playing fields site: located in Bewbush, close to the Kilnwood Vale new neighbourhood. The site consists of disused playing fields, which suffer from poor drainage.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Close to neighbourhood centre: sustainable location. Would allow pedestrian access to the new Kilnwood Vale neighbourhood. Sustainable design and construction. There are no known issues with land contamination or noise, air or water pollution. Development of this site would increase traffic generation – potentially leading to reduction in air quality: the transport modelling work should indicate whether mitigation is needed, particularly to improve junction capacity. Positive Impact (+)
2. Adapt to Climate Change	Part of the site is within flood zone: development would have to design in open space to take account of this and reduce the risk of flooding elsewhere within the site and beyond the site. Would reduce permeable surfacing and increase significant increases in hard surface area, increasing surface water runoff. Development would have to include suitable proposals for sustainable urban drainage in mitigation. Possible Positive or Slight Positive Impact (+?)
3. Protect and/or Enhance the Built Environment	General residential area, new residential properties would be in-keeping with the location. Development of this site would alter the setting of the existing residential properties immediately adjacent to the site. However, good quality design could enhance the built environment and views to and from Kilnwood Vale. Possible Positive or Slight Positive Impact (+?)
4. Conserve/ Enhance Biodiversity and Landscape	Site is currently playing fields, and short mown grass; which suffer from very poor drainage, and some trees and shrubs. Biodiversity enhancements should be designed in to any scheme. Possible Positive or Slight Positive Impact (+?)

5. Decent/ Affordable Homes	Could offer up to 60 new homes. Increasing the capacity of the town to meet some of the need emerging from the population. 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is located within the built-up area boundary, close adjacent to the existing Bewbush Neighbourhood, with access to the neighbourhood centre, schools, and local health facilities. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The site would result in the loss of existing open space and playing pitches. This site has been identified as being located within a neighbourhood which exceeds the borough-wide standard for playing fields, and half of the site is not used for formal sports purposes currently. Mitigation against the loss of an area of open space should provide improvements to the remaining open space and sports provision within the neighbourhood. Development of the site should include areas of open space for the purposes of amenity, biodiversity and informal recreation. The site is located close to the existing schools and local health facilities within Bewbush and Crawley town centre. Uncertain Impact (?)
8. Maintain/ Support Employment	Provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the existing urban area, in a sustainable location to promote public transport use, cycling and walking. Significant Positive Impact (++)
10. Provide Sufficient Infrastructure	The site is located close to the existing built up area, and would benefit from connections to the existing service infrastructure. The position of service providers will be sought through consultation to ensure the capacity for infrastructure is sufficient to include the development of up to 60 dwellings in this location. However, the long-term planning for development of this site allows for service providers to ensure investment is directed if needed to meet the needs of a new development. Uncertain Impact (?)
Conclusions	Site offers the opportunity to provide additional housing to meet the needs of the growing population of Crawley. There will be some loss of recreation/sports facilities but the neighbourhood is well provided with playing fields which can be enhanced. If playing fields are not required on this site, then alternative open space can be provided as part of the design and layout of development. The site would also provide opportunities for enhancing the pedestrian and visual connectivity between Crawley and the new Kilnwood Vale neighbourhood.

Assessment of Potential Allocation Sites

Site Name: Goffs Park Depot

Site Potential Use: Housing

Site Description: The site is located within Southgate, it was previously used as the council's depot. Following the depot's relocation, the site has remained vacant. It is adjacent to a Historic Park, which is also the setting for a listed building and a locally listed building.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Close to neighbourhood centre: sustainable location. Sustainable design and construction. There are no known issues with land contamination or noise, air or water pollution. Positive Impact (+)
2. Adapt to Climate Change	The site is not within flood zone. Development would have to include suitable proposals for sustainable urban drainage in mitigation. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	General residential area, new residential properties would be in-keeping with the location. Development of this site would need to take into account the setting of the historic park, Goffs Park immediately adjacent to the site, and the listed and locally listed buildings within the Park. However, good quality design could enhance the built environment. Positive Impact (+)
4. Conserve/ Enhance Biodiversity and Landscape	Site is currently vacant depot for CBC's nursery, the boundaries are well screened with mature trees and shrubs. Biodiversity enhancements should be designed in to any scheme. Positive Impact (+)
5. Decent/ Affordable Homes	Could offer approximately 30 new homes. Increasing the capacity of the town to meet some of the need emerging from the population. 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is located within the built-up area boundary, close adjacent to the existing Southgate Neighbourhood, with access to the neighbourhood centre, schools, and local health facilities. Significant Positive Impact (++)

7. Encourage Active Lifestyles	The site is located adjacent to Goffs Park, allowing substantial opportunities for informal recreation. The site is located close to the existing schools and local health facilities within Southgate and Crawley town centre. Significant Positive Impact (++)
8. Maintain/ Support Employment	Provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the existing urban area, in a sustainable location to promote public transport use, cycling and walking. Development of this site would increase traffic generation – transport modelling work has indicated junction capacity is sufficient for development in this location. Significant Positive Impact (++)
10. Provide Sufficient Infrastructure	The site is located close to the existing built up area, and would benefit from connections to the existing service infrastructure. The position of service providers will be sought through consultation to ensure the capacity for infrastructure is sufficient to include the development of up to 30 dwellings in this location. However, the long-term planning for development of this site allows for service providers to ensure investment is directed if needed to meet the needs of a new development. Uncertain Impact (?)
Conclusions	The site is a brownfield site, offering good opportunities for high quality residential development in a sustainable location.

Assessment of Potential Allocation Sites

Site Name: Broadfield Kennels, Broadfield

Site Potential Use: Gypsy and Traveller Site

Site Description: Broadfield Kennels is located to the southwest of the A264, owned wholly by the Council and straddles the Crawley and Horsham administrative boundary. Access to the site is off the A264 dual carriageway, which is particularly steep and narrow. The site is reasonably secluded from the few existing uses surrounding it, and moreover, the location is relatively flat.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The site is in location which would require a private vehicle for some purposes, (particularly retail) and is outside the Built-Up Area Boundary (BUAB). However, the site does have pedestrian access into the Broadfield neighbourhood which would negate the need to travel by car for daily purposes in most instances, (such as schooling, access to local health services and day-to-day retail needs). Noise and Air Quality: road/motorway junction? Contamination: previous uses of site? Uncertain Impact (?)
2. Adapt to Climate Change	The site is not in an area liable to flood, and moreover, drainage does not appear to be a significant issue. Both the proposed access improvements and the requirement for hard standing will mean that some permeable land will be lost. Any negative impact would negligible however. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	Development on this site will not significantly affect the built environment of the area, since there are few buildings surrounding this location, and none of which are listed or locally listed. Neutral Impact (/)
4. Conserve/ Enhance Biodiversity and Landscape	Whilst the site is currently secluded, it is situated in an elevated position and therefore, development on this site could have a negative impact on the existing High Weald AONB designation unless this is taken into account as design considerations in the layout and landscaping of the site. There is also sporadic tree cover on the site and opportunity for the planting of trees to the screen the site further if required. Negative Impact (-) or Neutral Impact (/) following mitigation
5. Decent/ Affordable Homes	Development on this site would provide accommodation for Gypsies and Travellers. Significant Positive Impact (++)

6. Promote Sustainable Communities	The site is located in reasonably close proximity to the neighbourhood centre, the Broadfield Barton (approximately 1km), and moreover, it is in reasonably close proximity to schools also. Although the site is separated from the town by the A264, a pedestrian subway into the neighbourhood is accessible from the site. However, the site's location might be perceived to separate the settled community from the Gypsy and Traveller Community. Negative Impact (-)
7. Encourage Active Lifestyles	The development of this site would result in the loss of open space, but not of formal or informal sports playing pitches. The site is approximately 1km away from the local primary school and GP surgery, which is within a reasonable walking distance. The site has pedestrian access to playing fields/open spaces within Broadfield.
8. Maintain/ Support Employment	Any future development on the site may have small economic benefits since the occupants would contribute towards local community businesses. Possible Positive or Slight Positive Impact (+?)
9. Promote Sustainable Journeys	The site currently has a particularly difficult vehicle access, which is steep, narrow and badly surfaced. The costs of providing a new access are likely to be substantial; however the site would not be developed as a Gypsy and Traveller site without improvements to the access. In addition, the site is to the south of the A264 and not directly within the existing urban neighbourhood of Broadfield. However, a direct pedestrian access from the site to the Broadfield neighbourhood underneath the A264 currently exists, which also provides access to bus routes along Creasys Drive. Negative Impact (-) or Neutral Impact (/) following mitigation
10. Provide Sufficient Infrastructure	The site would not increase substantially the number of highway users, since the number of Gypsy and Travellers likely to reside on the site would likely be inconsequential in terms of a highway impact. In addition, owing to the existing uses on the site, it is expected that sewage treatment and other infrastructure services to the site would be adequate, particularly if a new access was constructed. Possible Positive or Slight Positive Impact (+?)
Conclusions	It is noted that for the accommodation of a Gypsy and Traveller site within Crawley, many difficulties will arise in terms air noise and environmental designations/constraints. This site is considered to have some merit in terms of access to local facilities and is not constrained by either noise or flooding. However, the Highway Authority has previously objected to this proposal although a solution to improve the access is being assessed. The site would have an impact on the High Weald AONB, and therefore additional landscaping for screening will be important.

Assessment of Potential Allocation Sites

Site Name: Land north of Langley Lane

Site Potential Use: Gypsy and Traveller Site

Site Description: The site is located to the east of Fir Tree Close and directly to the north of Langley Walk and is owned wholly by the Council. Vehicle access onto the site currently exists from Langley Walk. The site is level and extends to approximately one hectare. The site is also in close proximity to Langley Parade, Langley Green's neighbourhood centre.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The sites location, although just outside the BUAB, is in close proximity to local schools, a GP surgery and other community facilities such as Langley Parade. This will reduce the need to travel by car substantially. Since the site is adjacent the urban area, both pedestrian networks and public transport are readily accessible. In terms of noise pollution, the site is outside of the noise contours for a single runway, but not for a second runway, which would mean that the site may not be a permanent option if a second runway is constructed. There is an existing access onto the site but this will need to be assessed and most likely improved for caravans. The site is unlikely to be contaminated, although this will also need to be assessed on site. Positive Impact (+)
2. Adapt to Climate Change	The site is not in an area liable to flood, and moreover, drainage does not appear to be a significant issue. Both the proposed access improvements and the requirement for hard standing will mean that some permeable land will be lost. Any negative impact would be negligible however. Neutral Impact (I)
3. Protect and/or Enhance the Built Environment	The site is sufficiently separate from the main residential area. Caravans are a low-rise development. Suitable layout, screening and landscaping of the site can minimise the impact of the site. Management and maintenance of the site will ensure the built environment is protected. Neutral Impact (I)
4. Conserve/ Enhance Biodiversity and Landscape	Outside the built up area boundary: Immediately adjacent to the urban area; suburban cul-de-sac to the west. Field in equestrian use to the east of the site, with some stabling and associated buildings present. Further east land in urban/suburban public recreation use. To the north – open countryside and site of nature conservation. Caravans are a low-rise development. Neutral Impact (I)
5. Decent/ Affordable Homes	Development on this site would provide accommodation for Gypsies and Travellers. Significant Positive Impact (++)

6. Promote Sustainable Communities	The site is located in reasonably close proximity to the neighbourhood centre, the Langley Parade (approximately 0.5km), and moreover, it is in reasonably close proximity to local schools also. Positive Impact (+)
7. Encourage Active Lifestyles	The development of this site would result in the loss of open space, but not of public formal or informal sports playing pitches. The site is located within a reasonable walking distance to the local primary school and GP surgery. In addition, the site also has space to provide amenity land within the site, in addition to private garden space. The resultant effect of this could be positive for GTTS community. It would also ensure existing playing fields within the urban area are not required for such site provision/development. The site is very close to the Cherry Lane Playing Fields, which offers a number of open space recreation uses, and the Willoughby Fields playing fields – including rugby provision. It is also close to the Local Nature Reserve and offers good access to the open countryside. Significant Positive Impact (++)
8. Maintain/Support Employment	Any future development on the site may have small economic benefits since the occupants would contribute towards local community businesses. Possible Positive or Slight Positive Impact (+?)
9. Promote Sustainable Journeys	Access is likely to be difficult along Langley Walk but this will need to be assessed by the Local Highway Authority. As previously stated, the site is in close proximity to the neighbourhood centre, which is a substantial positive. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site would not increase substantially the number of highway users, since the number of Gypsy and Travellers likely to reside on the site would likely be inconsequential in terms of a highway impact. In addition, owing to the existing uses on the site, it is expected that sewage treatment and other infrastructure services to the site would be adequate, particularly if a new access was constructed. Possible Positive or Slight Positive Impact (+?)
Conclusions	It is noted that for the accommodation of a Gypsy and Traveller site within Crawley, many difficulties will arise in terms air noise and environmental designations/constraints. Importantly, this site will not have an impact on any existing or future environmental designations/constraints but would be affected by noise pollution if a second runway was to be constructed at Gatwick Airport.

Assessment of Potential Allocation Sites

Site Name: Ewhurst Playing Fields

Site Potential Use: Cemetery

Site Description: Currently used as playing fields, located in Ifield.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Increase in traffic generation in this location. The site is within the existing built-up area. It is connected to the neighbourhoods by public transport network, and is close to the existing cemetery. Possible Positive or Slight Positive Impact (+?)
2. Adapt to Climate Change	The site is not within a flood zone. There may be some slight increase in hard surfacing to accommodate the needs of its use as a cemetery. But overall the site would remain as part of the Green Infrastructure for the town. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	The site is currently predominantly short-mown playing field. There are some mature trees around the site and a row of hedging cutting through the centre. The site provides a setting for the residential area and offers a visual break from the built environment. Cemetery is an alternative open space use. Landscaping enhancement measures can be designed into the scheme. Possible Positive or Slight Positive Impact (+?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is currently predominantly short-mown playing field. There are some mature trees around the site and a row of hedging cutting through the centre. Cemetery is an alternative open space use. Biodiversity enhancement measures can be designed into the scheme. Significant Positive Impact (++)
5. Decent/ Affordable Homes	Use of the site as a cemetery removes the possibility for its use as a housing site. Significant Negative Impact (--)
6. Promote Sustainable Communities	The town's existing cemetery has almost reached full capacity, and a new site needs to be provided within the next few years. The location of this site, close to the existing cemetery allows for shared trips for family members on both sites to continue, and is accessible for all residents of Crawley by the public transport network. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The site would result in the loss of existing playing pitches. This site has been identified as being located within a neighbourhood which exceeds the borough-wide standard for playing fields. However, mitigation would be necessary to ensure the impacts of development of this site are adequately addressed. This may include: satisfactory relocation of the

	sports clubs which currently use the pitches to alternative pitches; phasing of the development of the site to allow for sports use to continue for a period of time; design of the site to include consideration for informal recreation uses; and potential reprovision of sports pitches, if needed, in West Green (where provision of sports pitches is below the borough standard). Development of the site should include areas of open space for the purposes of amenity, biodiversity and informal recreation. Neutral Impact (/)
8. Maintain/Support Employment	No Impact (0)
9. Promote Sustainable Journeys	The location of this site, close to the existing cemetery allows for shared trips for family members on both sites to continue, and is accessible for all residents of Crawley by the public transport network.
10. Provide Sufficient Infrastructure	Increase in traffic generation in this location. The site already includes a small building which contains toilets. Therefore, existing infrastructure services are already present on the site. It is unlikely that the use of this site as a cemetery would have any significant additional impact to the capacity. Neutral Impact (/)
Conclusions	The existing cemetery (Snell Hatch) has almost reached full capacity, and within the next few years a new site will need to be provided. Ewhurst Playing Fields has been identified as the only suitable site. Soil and drainage conditions make it a good site. It is also close to Snell Hatch Cemetery in West Green with good links to the road network, there is an existing car park. It is also accessible by public transport and walking. Toilet facilities are already available on site. The site would provide capacity to accommodate burials for the next 50 years, but would be able to be phased to allow for some sports use to continue in the short-medium term.

Assessment of Potential Designation Sites

Site Name: Ifield Brook Meadows/Rusper Road Playing Fields

Site Potential Designation: Local Green Space

Site Description: Ifield Brook Meadows and Rusper Road Playing Fields are located to the west of the town, providing the links from the urban area with the countryside beyond the borough boundary. The Meadows are a Site of Nature Conservation Importance, and the northern part of the site falls within the Ifield Village Conservation Area.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The protection and retention of this site as a local green space, ensures there would be no additional climate change emissions or local pollution which would otherwise be associated with development. By providing green spaces close to the local community, this releases pressures on sensitive nature conservation locations, or locations accessible only by private car. Significant Positive Impact (++)
2. Adapt to Climate Change	The site is within flood risk zones 2 and 3. Retention of the site as open space can providing mitigation against flood and surface water run off from elsewhere in the urban area. The protection of the site as local green space also provides continued protection for the habitats already valued in the area for nature conservation importance. Significant Positive Impact (++)
3. Protect and/or Enhance the Built Environment	Part of the site to the north is recognised for its role in the Ifield Village Conservation Area, and its historic setting of the village. To the south this continues for the locally designated area of special character and wider residential area. It offers Crawley's connection to the countryside, and forms the boundary of the town in a countryside setting. Significant Positive Impact (++)
4. Conserve/ Enhance Biodiversity and Landscape	The protection of the site as local green space provides continued protection for the habitats already valued in the area for nature conservation importance. The site offers Crawley's connection to the countryside, and forms the boundary of the town in a countryside setting. Significant Positive Impact (++)
5. Decent/ Affordable Homes	Protection of the site as a Local Green Space removes the possibility for its use as a housing site. However the majority of the site is already designated as an SNCI, and much is within the Ifield Village Conservation Area so this land would not be appropriate for housing anyway. Negative Impact (-)

6. Promote Sustainable Communities	A Local Green Space must be of value to the local community to be designated as such. This has been demonstrated through previous consultations. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The site provides Crawley's main access to the open countryside, along with the Rusper Road Playing Fields: supporting both informal and formal recreation. Significant Positive Impact (++)
8. Maintain/Support Employment	No Impact (0)
9. Promote Sustainable Journeys	By providing green spaces close to the local community, this releases pressures on sensitive nature conservation locations, or locations accessible only by private car. Significant Positive Impact (++)
10. Provide Sufficient Infrastructure	No Impact (0)
Conclusions	The site has been identified by previous consultation stages of the Local Plan as being of importance to the local community. It has a number of special characteristics and assets which increase its value as a Local Green Space.

Assessment of Potential Designation Sites

Site Name: Memorial Gardens

Site Potential Designation: Historic Parks & Gardens

Site Description: The site is located within Crawley Town Centre, as a memorial to the first and second world wars.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	No Impact (0)
2. Adapt to Climate Change	No Impact (0)
3. Protect and/or Enhance the Built Environment	As a designated Historic Park & Garden, the historic assets of value to the Memorial Gardens will be protected. Development close to or within the Garden would have to take account of the interest particular to the site. Significant Positive Impact (++)
4. Conserve/ Enhance Biodiversity and Landscape	The protection of the site as a Historic Park & Garden will ensure the site is maintained as formal open space within the town centre. Significant Positive Impact (++)
5. Decent/ Affordable Homes	The site is unlikely to have been built upon, regardless of the designation, however, its designation does rule out opportunities for residential development immediately on the site. Neutral Impact (/)
6. Promote Sustainable Communities	Heritage assets are of fundamental importance to the sense of place and value people place in their communities and towns. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The gardens were historically established to allow a place for children to play within the town, prior to its identification and development as a new town. This principle has been retained in its current form, regardless of its more formal gardens function now. Significant Positive Impact (++)

8. Maintain/ Support Employment	The site is an attractive formal garden setting within the town, and offers place for employee breaks. The designation could raise the profile of the town centre in its wider sense and form part of an attractive profile for prospective companies to relocate. Positive Impact (+)
9. Promote Sustainable Journeys	The site is located in the centre of the town, accessible from all neighbourhoods and further afield by public transport. By providing green spaces close to the local community, this releases pressures on sensitive nature conservation locations, or locations accessible only by private car. Significant Positive Impact (++)
10. Provide Sufficient Infrastructure	No Impact (0)
Conclusions	Recognition of the Memorial Gardens' historic interest to the town offers economic, social and environmental benefits.

Assessment of Potential Designation Sites

Site Name: Goffs Park

Site Potential Designation: Historic Parks & Gardens

Site Description: formal public park, designated by the New Town. Located within Southgate neighbourhood.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	No Impact (0)
2. Adapt to Climate Change	No Impact (0)
3. Protect and/or Enhance the Built Environment	As a designated Historic Park & Garden, the historic assets of value to Goffs Park will be protected. Development close to or within the Park would have to take account of the interest particular to the site. Significant Positive Impact (++)
4. Conserve/ Enhance Biodiversity and Landscape	The protection of the site as a Historic Park & Garden will ensure the site is maintained as public open space within the town, however, this is likely to be the case even without the designation. Neutral Impact (/)
5. Decent/ Affordable Homes	The site is unlikely to have been built upon, regardless of the designation. Neutral Impact (/)
6. Promote Sustainable Communities	Heritage assets are of fundamental importance to the sense of place and value people place in their communities and towns. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The park was historically established to allow a place for children to play and local residents to enjoy a variety of outdoor recreation activities as part of the new town design. This principle has been retained. Significant Positive Impact (++)

8. Maintain/ Support Employment	No Impact (0)
9. Promote Sustainable Journeys	The site is accessible from all neighbourhoods (less than a mile from Crawley's town centre), particularly Southgate, Gossops Green and West Green, by public transport. By providing green spaces close to the local community, this releases pressures on sensitive nature conservation locations, or locations accessible only by private car. Significant Positive Impact (++)
10. Provide Sufficient Infrastructure	No Impact (0)
Conclusions	Recognition of Goffs Park's historic interest offers environmental and social benefits.

Assessment of Potential Designation Sites

Site Name: Tilgate Park – Lake & Woodland

Site Potential Designation: Historic Parks & Gardens - Extension

Site Description:

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	No Impact (0)
2. Adapt to Climate Change	No Impact (0)
3. Protect and/or Enhance the Built Environment	As a designated Historic Park & Garden, the historic assets of value to Tilgate Park will be protected. Development close to or within the Park would have to take account of the interest particular to the site. The site is an extension of the existing Historic Park & Garden designation and is in a location removed from the urban area, therefore the direct impact would be likely to be minimal. Positive Impact (+)
4. Conserve/ Enhance Biodiversity and Landscape	The protection of the site as a Historic Park & Garden will ensure the site is maintained as public open space within the town, however, this is likely to be the case even without the designation. Neutral Impact (/)
5. Decent/ Affordable Homes	The site is unlikely to have been built upon, regardless of the designation. Neutral Impact (/)
6. Promote Sustainable Communities	Heritage assets are of fundamental importance to the sense of place and value people place in their communities and towns. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The park was historically established to allow a place for children to play and local residents to enjoy a variety of outdoor recreation activities as part of the new town design. This principle has been retained. Significant Positive Impact (++)

8. Maintain/Support Employment	There are a number of businesses which function within Tilgate Park, however, these are located within the boundaries of the existing Historic Park and Garden designation. The continued commercial use of the lake is unlikely to cause any issue with the designation. No Impact (0)
9. Promote Sustainable Journeys	The site is accessible from all neighbourhoods by public transport. By providing green spaces close to the local community, this releases pressures on sensitive nature conservation locations, or locations accessible only by private car. Significant Positive Impact (++)
10. Provide Sufficient Infrastructure	No Impact (0)
Conclusions	The extension to Tilgate Park's Historic Park & Garden designation provides consistency and recognises the role the whole Park plays in the historic interest to the area.

Assessment of Potential Change to Designation Sites

Site Name: Ifield Park

Site Potential Change to Designation: Removal of Historic Parks & Gardens Designation

Site Description: Ifield Park is located to the west of Ifield Village. It is run now as a residential home for the elderly.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	No Impact (0)
2. Adapt to Climate Change	No Impact (0)
3. Protect and/or Enhance the Built Environment	The important assets within the site can be protected through other planning policy measures: including Tree Preservation Orders and general design policies. Neutral Impact (/)
4. Conserve/ Enhance Biodiversity and Landscape	The important trees within the site can be protected through Tree Preservation Orders. Neutral Impact (/)
5. Decent/ Affordable Homes	The site is currently in use as a care home. Neutral Impact (/)
6. Promote Sustainable Communities	The continued protection of a site when it is not supported by evidence potentially undermines the value of the designation in other locations. No Impact (0)
7. Encourage Active Lifestyles	No Impact (0)

8. Maintain/ Support Employment	No Impact (0)
9. Promote Sustainable Journeys	No Impact (0)
10. Provide Sufficient Infrastructure	No Impact (0)
Conclusions	It has been concluded by independent assessment that the site has lost much of its historic interest, and therefore should no longer be designated for this purpose.

Assessment of Potential Change to Designation Sites

Site Name: Burleys Wood

Site Potential Change to Designation: Removal of Historic Parks & Gardens Designation

Site Description: the site is a small area of amenity open space on the edge of the urban area, immediately adjacent to the M23 motorway. It historically formed part of Crabbet Park estate.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	No Impact (0)
2. Adapt to Climate Change	No Impact (0)
3. Protect and/or Enhance the Built Environment	The important assets within the site can be protected through other planning policy measures: including open space, Green Infrastructure and general design policies. Neutral Impact (I)
4. Conserve/ Enhance Biodiversity and Landscape	The de-designation of the site does not release the site for built development. The site is an open space amenity area providing links to the countryside beyond the Motorway in Mid Sussex. Neutral Impact (I)
5. Decent/ Affordable Homes	The de-designation of the site does not release the site for built development. Neutral Impact (I)
6. Promote Sustainable Communities	The continued protection of a site when it is not supported by evidence potentially undermines the value of the designation in other locations. No Impact (0)
7. Encourage Active Lifestyles	No Impact (0)

8. Maintain/ Support Employment	No Impact (0)
9. Promote Sustainable Journeys	No Impact (0)
10. Provide Sufficient Infrastructure	No Impact (0)
Conclusions	It has been concluded by independent assessment that the site has lost much of its historic interest, caused by the severance of the motorway from its main historic area: Crabbet Park, and therefore should no longer be designated for this purpose.

Assessment of Sites requiring Further Work

Site Name: Land adjacent Langley Walk and Burlands

Site Potential Allocation: Housing

Site Description: Countryside location adjacent to urban/rural fringe. A mixture of previously developed land and Greenfield. Incorporates properties at Willoughby House and Southdown.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Uncertain Impact (?)
2. Adapt to Climate Change	Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on neighbour amenity, street scene, trees, character of the area and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is urban/rural fringe in character, and provides links to the open countryside beyond. However, it is located to the rear of the built-up area with limited views across the wider landscape – the northern corner of the site falls within the Upper Mole Farmlands landscape character area, although the majority of the site is outside of this area. Development of this site would result in the loss of some Greenfield land, however, any residential scheme would incorporate biodiversity enhancements. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is outside of the built-up area boundary, but located immediately adjacent to the urban area with access to the neighbourhood centre and outdoor recreation site. Access to the site and parking issues are currently unknown. Uncertain Impact (?)
7. Encourage Active Lifestyles	The site is located close to Cherry Lane Playing Fields and recreation ground. Positive Impact (+)

8. Maintain/ Support Employment	Provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the urban area, but access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	Uncertain Impact (?)
Conclusions	Subject to further work

Assessment of Sites requiring Further Work

Site Name: East of Brighton Road

Site Potential Allocation: Housing

Site Description: Countryside location. Greenfield. South of the borough, adjacent to the junction with the M23/A23. Land in Forestry Commission ownership.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Uncertain Impact (?)
2. Adapt to Climate Change	Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	The site is located away from the existing urban area, adjacent to a Business Park. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is countryside in character and is densely wooded; certain areas are designated as Ancient Woodland. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is outside of the built-up area boundary, and would be disconnected from the two closest neighbourhoods. Access and transport issues are currently unknown. Uncertain Impact (?)
7. Encourage Active Lifestyles	The site is located close to Tilgate Park and K2. Positive Impact (+)

8. Maintain/ Support Employment	Provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the urban area, but access and transport issues have been raised previously of concern. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site is disconnected from the main urban area, with only the Business Park close. Infrastructure services would have to be investigated if development of this site were to be pursued. Uncertain Impact (?)
Conclusions	Subject to further work

Assessment of Sites requiring Further Work

Site Name: Stephenson Way Industrial Area: Site 1

Site Potential Allocation: Housing

Site Description: Previously developed land within the urban area. Located within a main employment area and forms part of Three Bridges Corridor, an area identified for mixed use (employment and residential) within the adopted Core Strategy.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Land contamination and remediation issues likely. Uncertain Impact (?)
2. Adapt to Climate Change	The site falls within the functional floodplain (zones 2 and 3) Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on existing neighbouring industrial uses and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is urban, industrial in nature. Remediation of the site and improvements for residential may be able to enhance biodiversity in this location, but the type of development which could be suitable is likely to be higher density leading to a greater level of hard surfacing than would be the case for lower density residential, particularly if contamination issues are identified. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is within an industrial employment area, rather than an established residential area. It is close to the neighbourhood centre of Three Bridges and close to Crawley Town Centre. Access to the site and parking issues are currently unknown. Uncertain Impact (?)
7. Encourage Active Lifestyles	Uncertain Impact (?)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would result in the loss of existing employment land. Negative Impact (-)
9. Promote Sustainable Journeys	The site is located within the urban area, close to Three Bridges Station, Three Bridges Neighbourhood Centre and Crawley Town Centre. But access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site is currently served by existing infrastructure services. However, the infrastructure costs associated with the relocation of the overhead electricity pylons are unknown, however, it is anticipated this would be likely to be significant. Uncertain Impact (?)
Conclusions	Subject to further work

Assessment of Sites requiring Further Work

Site Name: Stephenson Way Industrial Area: Site 2

Site Potential Allocation: Housing

Site Description: Previously developed land within the urban area. Located within a main employment area and forms part of Three Bridges Corridor, an area identified for mixed use (employment and residential) within the adopted Core Strategy.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Land contamination and remediation issues likely. Uncertain Impact (?)
2. Adapt to Climate Change	The site falls within the functional floodplain (zones 2 and 3) Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on existing neighbouring industrial uses and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is urban, industrial in nature. Remediation of the site and improvements for residential may be able to enhance biodiversity in this location, but the type of development which could be suitable is likely to be higher density leading to a greater level of hard surfacing than would be the case for lower density residential, particularly if contamination issues are identified. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is within an industrial employment area, rather than an established residential area. It is close to the neighbourhood centre of Three Bridges and close to Crawley Town Centre. Access to the site and parking issues are currently unknown. Uncertain Impact (?)
7. Encourage Active Lifestyles	Uncertain Impact (?)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would result in the loss of existing employment land. Negative Impact (-)
9. Promote Sustainable Journeys	The site is located within the urban area, close to Three Bridges Station, Three Bridges Neighbourhood Centre and Crawley Town Centre. But access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site is currently served by existing infrastructure services. However, the infrastructure costs associated with the relocation of the overhead electricity pylons are unknown, however, it is anticipated this would be likely to be significant. Uncertain Impact (?)
Conclusions	Subject to further work

Assessment of Sites requiring Further Work

Site Name: Stephenson Way Industrial Area: Site 3

Site Potential Allocation: Housing

Site Description: Previously developed land within the urban area. Located within a main employment area and forms part of Three Bridges Corridor, an area identified for mixed use (employment and residential) within the adopted Core Strategy.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Land contamination and remediation issues likely. Uncertain Impact (?)
2. Adapt to Climate Change	The site falls within the functional floodplain (zones 2 and 3) Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on existing neighbouring industrial uses and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is urban, industrial in nature. Remediation of the site and improvements for residential may be able to enhance biodiversity in this location, but the type of development which could be suitable is likely to be higher density leading to a greater level of hard surfacing than would be the case for lower density residential, particularly if contamination issues are identified. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is within an industrial employment area, rather than an established residential area. It is close to the neighbourhood centre of Three Bridges and close to Crawley Town Centre. Access to the site and parking issues are currently unknown. Uncertain Impact (?)
7. Encourage Active Lifestyles	Uncertain Impact (?)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would result in the loss of existing employment land. Negative Impact (-)
9. Promote Sustainable Journeys	The site is located within the urban area, close to Three Bridges Station, Three Bridges Neighbourhood Centre and Crawley Town Centre. But access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site is currently served by existing infrastructure services. However, the infrastructure costs associated with the relocation of the overhead electricity pylons are unknown, however, it is anticipated this would be likely to be significant. Uncertain Impact (?)
Conclusions	Subject to further work

Assessment of Sites requiring Further Work

Site Name: Three Bridges Station (car park to rear)

Site Potential Allocation: Housing

Site Description: Previously developed land within the urban area. Located within a main employment area and forms part of Three Bridges Corridor, an area identified for mixed use (employment and residential) within the adopted Core Strategy.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Unknown land contamination issues. Uncertain Impact (?)
2. Adapt to Climate Change	The site falls within the functional floodplain (zones 2 and 3) Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on existing neighbouring industrial uses and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is urban, industrial in nature. Remediation of the site and improvements for residential may be able to enhance biodiversity in this location, but the type of development which could be suitable is likely to be higher density leading to a greater level of hard surfacing than would be the case for lower density residential, particularly if contamination issues are identified. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is within an industrial employment area, rather than an established residential area. It is close to the neighbourhood centre of Three Bridges and close to Crawley Town Centre. Access to the site and parking issues are currently unknown. Uncertain Impact (?)
7. Encourage Active Lifestyles	Uncertain Impact (?)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would result in the loss of existing employment land. Negative Impact (-)
9. Promote Sustainable Journeys	The site is located within the urban area, close to Three Bridges Station, Three Bridges Neighbourhood Centre and Crawley Town Centre. But access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site is currently served by existing infrastructure services. Uncertain Impact (?)
Conclusions	Subject to further work

Assessment of Sites requiring Further Work

Site Name: Tinsley Lane

Site Potential Allocation: Housing

Site Description: Playing Fields located to the north of the residential neighbourhood of Three Bridges, south of industrial units located in Manor Royal.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Noise pollution associated with the airport would need to be considered in design and mitigation of any properties. Air Quality issues have been identified and would need to be addressed for development of this site to be considered appropriate. Uncertain Impact (?)
2. Adapt to Climate Change	The site is currently Greenfield, development of this site would increase hard surfacing. Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on neighbour amenity, street scene, trees, character of the area and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is short mown grass playing fields, adjacent to an area of Ancient Woodland, development of this site for residential could open up the access to the woodlands for the purposes of informal recreation. Development of this site would result in the loss of some Greenfield land, however, any residential scheme would incorporate biodiversity enhancements. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is adjacent to an established residential area. It is slightly removed from the neighbourhood centre of Three Bridges. Access to the site and parking issues are currently unknown. Uncertain Impact (?)
7. Encourage Active Lifestyles	Development of the site would include improved facilities for the existing sports club, along with improved informal recreation offer for the existing residents as well as the new ones. Significant Positive Impact (++)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would need to ensure the functioning of the businesses to the north is not hampered by additional residential properties. Negative Impact (-)
9. Promote Sustainable Journeys	The site is located within the urban area. But access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site is located adjacent to the existing residential properties which are served by existing infrastructure services. Uncertain Impact (?)
Conclusions	Subject to further work

Assessment of Rejected Sites

Site Name: Cherry Lane Playing Fields

Site Potential Allocation: Housing

Site Description: Playing Fields, within the Built-Up Area boundary, located to the north of the residential neighbourhood of Langley Green, west of Manor Royal.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The playing fields would be located within the noise contours associated with a second runway at the airport, and would need to be considered in design and mitigation of any properties. Negative Impact (-)
2. Adapt to Climate Change	The site is currently Greenfield, development of this site would increase hard surfacing; however mitigation could be designed in. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on neighbour amenity, street scene, trees, character of the area and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is short mown grass playing fields, adjacent to an area of Ancient Woodland, development of this site for residential could open up the access to the woodlands for the purposes of informal recreation. Development of this site would result in the loss of Greenfield land, however, any residential scheme would incorporate biodiversity enhancements. The site forms part of the town's access to the countryside and is immediately adjacent to the Upper Mole Farmlands Landscape Character Area. Uncertain Impact (?)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is adjacent to an established residential area. Vehicular access to the site is currently considered to be limited. Negative Impact (-)
7. Encourage Active Lifestyles	Development of the site would result in the loss of playing fields in a location which has been identified in the Open Space Study review as being of high quality 'hub' potential. Significant Negative Impact (--)

8. Maintain/Support Employment	The provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located within the urban area. But access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure	The site is located adjacent to the existing residential properties which are served by existing infrastructure services. Uncertain Impact (?)
Conclusions	The results of the open space study, identifying the potential for this site to form a hub recreation site, results in the site not being considered surplus to requirements, and therefore would not be appropriate to develop. In addition the constraints in relation to access would also limit the site's potential.

Assessment of Rejected Sites

Site Name: Land at Poles Lane

Site Potential Allocation: Housing

Site Description: the site is located beyond the Built Up Area boundary to the north of County Oak, within a countryside location.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The site would be located within the noise contours associated with a second runway at the airport, and would need to be considered in design and mitigation of any properties. Negative Impact (-)
2. Adapt to Climate Change	The site is currently Greenfield, development of this site would increase hard surfacing; however mitigation could be designed in. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	The site is located outside the built up area, adjacent to the County Oak retail site. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is located outside of the built up area boundary in the countryside, within the Upper Mole Farmlands Landscape Character Area. Significant Negative Impact (--)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is located away from the existing established residential area. Significant Negative Impact (--)
7. Encourage Active Lifestyles	This site is located away from the existing neighbourhood with limited access to facilities and services. Significant Negative Impact (--)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, this site is located within the land safeguarded for Gatwick Airport potential expansion. Significant Negative Impact (--)
9. Promote Sustainable Journeys	The site is located outside the urban area. Negative Impact (-)
10. Provide Sufficient Infrastructure	The site is located adjacent to the existing employment area which are served by existing infrastructure services. Uncertain Impact (?)
Conclusions	The site lies within the safeguarding area for Gatwick Airport and within the noise contours for a second runway, therefore it would not be appropriate to develop. In addition the site is disconnected from the residential area.

Assessment of Rejected Sites

Site Name: Land at Meldon

Site Potential Allocation: Housing

Site Description: the site is located beyond the Built Up Area boundary, within a countryside location.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Unknown Impact (?)
2. Adapt to Climate Change	The site is within flood zone and is currently Greenfield (therefore, designated as functional floodplain), development of this site would increase hard surfacing which would be a particular problem in the flood zone. Negative Impact (-)
3. Protect and/or Enhance the Built Environment	The site is located outside the built up area, close to locally designated Area of Special Local Character. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is located outside of the built up area boundary in the countryside. Significant Negative Impact (--)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	Access to the site is constrained. Unknown Impact (?)
7. Encourage Active Lifestyles	This site is located close to the existing neighbourhood with access to facilities and services, and to Rusper Road Playing Fields, Ifield Brook Meadows and the open countryside beyond the borough boundary. Significant Positive Impact (++)

8. Maintain/Support Employment	The provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the urban area. Unknown Impact (?)
10. Provide Sufficient Infrastructure	The site is located adjacent to the existing residential area which are served by existing infrastructure services. Uncertain Impact (?)
Conclusions	The site lies within the functional floodplain (zone 3b), therefore it would not be appropriate to develop.

Assessment of Rejected Sites

Site Name: West of Ifield/Ifield Brook Meadows

Site Potential Allocation: Housing

Site Description: the site is located beyond the Built Up Area boundary, within a countryside location.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Unknown Impact (?)
2. Adapt to Climate Change	The site is within flood zone and is currently Greenfield (therefore, designated as functional floodplain), development of this site would increase hard surfacing which would be a particular problem in the floodplain. Significant Negative Impact (--)
3. Protect and/or Enhance the Built Environment	The site is located outside the built up area. The northern half of the site is included within the Ifield Village Conservation Area, with the meadows recognised as forming the historic setting of the village. To the south is the locally designated Area of Special Local Character. Significant Negative Impact (--)
4. Conserve/ Enhance Biodiversity and Landscape	The site is located outside of the built up area boundary in the countryside and is designated as a Site of Nature Conservation Interest. Significant Negative Impact (--)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site has been promoted by the local community as a special green space, and is being proposed through this consultation as a Local Green Space. Significant Negative Impact (--)
7. Encourage Active Lifestyles	This site currently offers the local community access to informal natural greenspace and the open countryside beyond the borough boundary, development would result in its loss and would require local residents to travel further for such provision, potentially increasing car use. Significant Negative Impact (--)

8. Maintain/Support Employment	The provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the urban area. Unknown Impact (?)
10. Provide Sufficient Infrastructure	The site is located adjacent to the existing residential area which are served by existing infrastructure services. Uncertain Impact (?)
Conclusions	The site lies within the functional floodplain (zone 3b) and a site of nature conservation importance, and partially within a Conservation Area, therefore it would not be appropriate to develop.

Assessment of Rejected Sites

Site Name: Land East of Balcombe Road

Site Potential Allocation: Housing

Site Description: the site is located beyond the Built Up Area boundary to the north of the North East Sector, within a countryside location.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The site would be located within the noise contours associated with a single as well as a second runway at the airport. Significant Negative Impact (--)
2. Adapt to Climate Change	The site is currently Greenfield, development of this site would increase hard surfacing; however mitigation could be designed in. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	The site is located outside the built up area. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is located outside of the built up area boundary in the countryside, within the High Woodland Fringes Landscape Character Area. A significant proportion of the site is Ancient Woodland Significant Negative Impact (--)
5. Decent/ Affordable Homes	Could offer a substantial proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Significant Positive Impact (++)
6. Promote Sustainable Communities	The site is currently located away from the existing established residential area, however the development of North East Sector would reduce this distance. Uncertain Impact (?)
7. Encourage Active Lifestyles	This site is currently located away from the existing neighbourhood with limited access to facilities and services, however the development of North East Sector would reduce this distance. Uncertain Impact (?)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, this site is located within the land safeguarded for Gatwick Airport potential expansion. Significant Negative Impact (--)
9. Promote Sustainable Journeys	The site is located outside the urban area. Negative Impact (-)
10. Provide Sufficient Infrastructure	The site is currently located away from the existing established residential area, however the development of North East Sector would reduce this distance. Uncertain Impact (?)
Conclusions	The site lies within the safeguarding area for Gatwick Airport and within the existing noise contours for the airport, therefore it would not be appropriate to develop. In addition the site is within the countryside, outside the built up area boundary and is currently disconnected from the residential area.

Assessment of Rejected Sites

Site Name: Land East of Street Hill

Site Potential Allocation: Housing

Site Description: the site is located beyond the Built Up Area boundary, within a countryside location and within the boundaries of the Worth Conservation Area.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Unknown Impact (?)
2. Adapt to Climate Change	The site is located adjacent to the Gatwick Stream and flood risks associated with the site would need to be investigated. Further, the site is currently Greenfield and any development of this site would increase hard surfacing. Negative Impact (-)
3. Protect and/or Enhance the Built Environment	The site is located outside the built up area. The site is included within the Worth Conservation Area, with the site recognised as forming part of the historic setting of the Grade I Listed Church. It immediately abuts an Archaeologically Sensitive Area relating to the Moat and Bishops Lodge/Worth Rectory. Significant Negative Impact (--)
4. Conserve/ Enhance Biodiversity and Landscape	The site is located outside of the built up area boundary in the countryside and is designated as an area of Nature Conservation Interest and Historic Park and Garden. Significant Negative Impact (--)
5. Decent/ Affordable Homes	Could offer a proportion of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Positive Impact (+)
6. Promote Sustainable Communities	Unknown Impact (?)
7. Encourage Active Lifestyles	Unknown Impact (?)

8. Maintain/ Support Employment	The provision of new housing is closely linked to supporting economic growth. Positive Impact (+)
9. Promote Sustainable Journeys	The site is located close to the urban area. Unknown Impact (?)
10. Provide Sufficient Infrastructure	The site is located adjacent to the existing residential area which are served by existing infrastructure services. Uncertain Impact (?)
Conclusions	The site lies outside of the built up area boundary, within the countryside and within the Worth Conservation Area and rural setting of the Listed Church. The site is also a site of nature conservation importance. Therefore it would not be appropriate to develop.

Assessment of Rejected Sites

Site Name: Gas Holder Site

Site Potential Allocation: Housing

Site Description: the site is located within the new neighbourhood for the North East Sector.

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Land contamination issues would need to be considered in more detail, but is likely to be a significant constraint to the site's acceptability for housing development. Unknown Impact (?)
2. Adapt to Climate Change	The site is located within the flood zones, and is likely to be significantly constrained by flooding. Significant Negative Impact (--)
3. Protect and/or Enhance the Built Environment	The site is located within the North East Sector neighbourhood. Unknown Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	Unknown Impact (?)
5. Decent/ Affordable Homes	Could offer a limited number of new homes. Increasing the capacity of the town to meet some of the need emerging from the population and would include 40% affordable. Positive Impact (+)
6. Promote Sustainable Communities	The site would be located within the new neighbourhood providing access to the new services and facilities. Unknown Impact (?)
7. Encourage Active Lifestyles	The site would be located within the new neighbourhood providing access to the new services and facilities. Unknown Impact (?)

8. Maintain/ Support Employment	The provision of new housing is closely linked to supporting economic growth. Positive Impact (+)
9. Promote Sustainable Journeys	The site is located within the new neighbourhood. Unknown Impact (?)
10. Provide Sufficient Infrastructure	The site is located within the new neighbourhood which will be served by existing infrastructure services. Uncertain Impact (?)
Conclusions	The site is likely to be significantly constrained by land contamination and remediation and flood risk.