

CHAPTER 7: HOUSING

INTRODUCTION

- 7.1 The provision of good standard housing within an attractive living environment is essential for securing a good quality of life. This chapter contains policies to facilitate housing provision, including a new neighbourhood, to meet a variety of housing needs as well as policies on housing standards and the residential environment.

MAIN CHARACTERISTICS

- 7.2 Crawley's population continues to grow at an appreciable rate, partly due to it continuing to have a comparatively young age structure. The population could increase from its current level of around 93,000 to approximately 99,600 by the end of the plan period. The most significant growth is predicted in the number of people under 16 years of age and the very elderly. The number of households is also increasing whilst the average size of household continues to decrease. These trends and characteristics have significant implications in terms of the number and type of housing to be provided for by the Local Plan.
- 7.3 Crawley's housing and residential environment is generally of good quality, much of this stemming from the sound planning and design principles of the New Town development. However, a number of environmental and amenity problems exist in some areas, often associated with such aspects as car usage, infill development and alterations to houses.

PLANNING CONTEXT

Government Guidance

- 7.4 Regional Planning Guidance for the South East emphasises the need to reduce gradually the overall rate of development for the western sector which includes Crawley. Existing planning commitments and redevelopment opportunities in urban areas are to make an important contribution to meeting housing needs although this has to be balanced with the need to protect the environment. Development plans must have careful regard to environmental considerations in providing for new housing, for instance by promoting more sustainable forms of development. One way this can be achieved is by minimising unnecessary travel by locating new housing closer to areas of employment.
- 7.5 Government guidance on housing as contained in Planning Policy Guidance Note 3 emphasises that in providing for new housing, full and effective use of land within existing urban areas should be made in order to assist regeneration in these areas and to protect the countryside. However, it also stresses the need to avoid town cramming and protect valuable amenity land. The guidance also recognises the general need for affordable housing and it accepts that authorities may now negotiate for an element of affordable housing in new schemes.

West Sussex Structure Plan 1993

- 7.6 The West Sussex Structure Plan states the requirements for the provision of land for new housing in Crawley up to 2006 which must be provided by this Local Plan. In accordance with regional guidance, the Structure Plan strategy for housing is to gradually reduce building rates in order to give greater priority to environmental protection objectives. The extent to which the County can accommodate additional

housing and employment development is severely limited by the need to safeguard resources and respect environmental constraints. The Structure Plan makes provision for housing which is of a sufficient scale to meet future housing demand generated by the present population and allows for some in-migration of people from outside the county in order for the workforce to grow sufficiently to allow the local economy to perform as expected.

- 7.7 The Structure Plan makes provision in its Policy H1 for 8,600 dwellings in Crawley in the period mid-1989 to mid-2006. The majority of this provision is to be through the on-going development of existing major commitments at Broadfield, Bewbush and Maidenbower. An allowance is also made for some further infill and redevelopment gains within the built-up area. However, the total requirement for Crawley does also mean that a substantial amount of housing will have to be provided on new sites. The Structure Plan states that a new neighbourhood should be developed at Crawley to contribute towards meeting the area's housing needs.
- 7.8 The Structure Plan identifies that the main increases in households will arise from single persons and single parent families. As a general principle, new development should mainly aim to increase the stock of small houses rather than larger ones. It should also include subsidised housing for people unable to compete in the housing market and low cost market housing for people who can only afford housing at the lower end of the market.

STRATEGY, ISSUES AND OBJECTIVES

- 7.9 Over the last ten years, approximately 5,000 new dwellings have been completed within the borough. Crawley is surrounded by attractive countryside which helps to maintain its separation from nearby settlements. Noise associated with Gatwick Airport constrains much of the northern part of the borough from any further residential development. Within the built-up area, most open spaces contribute to the amenity and overall character of the town. They are also valued for nature conservation reasons. This places strong constraints on their development. The challenge for this Local Plan is to provide for new housing up to 2006 within these environmental constraints.
- 7.10 Housing needs in the borough are changing as a result of population changes and the introduction of care in the community policies. General changes in housing legislation have led to a decrease in the amount of public sector housing stock available for renting. Elderly people and people with disabilities have special housing needs which must be addressed. Families on low incomes and single people need more affordable and subsidised housing. Housing must also be provided to meet the housing needs of key workers required by the major employment sectors in Crawley. The Local Plan has an important role in helping secure an appropriate range of new housing.
- 7.11 The majority of housing in the borough is of a good standard and is well maintained. However, a number of amenity and environmental problems have arisen within the neighbourhoods, some associated with car usage and increasing adaptations to homes. Policies in the Local Plan aim to address these.
- 7.12 Almost all of Crawley's housing is located within residential neighbourhoods which contain local shops, health and community facilities together with schools and public open spaces, all normally within walking distance of home. Most new development has been integrated well into the neighbourhood structure of the town. However, increasing pressures for development and the need to ensure that this does not jeopardise the neighbourhood principle needs to be addressed by the Local Plan.
- 7.13 The following objectives set the framework for the policies of the chapter:

Objectives for Housing

Objective 1

To protect and improve the existing housing stock and to resist the loss of existing residential accommodation.

- 7.14 The existing housing stock is a valuable community resource, particularly dwellings accessible to people on low incomes. It also forms part of the familiar built environment and helps to maintain Crawley's individual character. Resisting unnecessary loss and, where necessary, improving the stock will contribute to people's quality of life and access to opportunities. It also promotes good use of resources.

Objective 2

To provide sufficient land and opportunities for new housing development to meet the housing needs of the local community and the local economy.

- 7.15 Sufficient housing should be provided to meet the needs of existing and future households as well as to sustain the local economy. This will contribute to residents' quality of life as well as to the general economic prosperity of Crawley.

Objective 3

To ensure that the location, layout and design of new housing development and the provision of residential services, facilities and infrastructure accords with the neighbourhood principle.

- 7.16 The principle of providing homes close to jobs, shops and services within a safe and attractive environment contributes to residents' quality of life and maintains one of the special characteristics of Crawley. It also helps to achieve a more sustainable environment because the proximity of local facilities helps minimise the number of journeys which need to be made outside the neighbourhood. The provision of a good quality environment including open spaces and landscaping also contributes to sustainability.

Objective 4

To secure a variety of types and sizes of housing including small dwellings and subsidised and low cost market housing to meet the range of needs in the local community.

- 7.17 A variety of house types and sizes are required in the borough although the main need is for small dwellings. There is also a need for subsidised and low cost market housing particularly since there is a reducing number of Council houses available to rent. Additional housing is also required to meet the specific needs of such groups as the elderly, young single people and those requiring an element of care.

Objective 5

To encourage more sustainable forms of new housing development in terms of location, layout, design, landscaping and in the use of materials.

- 7.18 Careful consideration of the location and design of new housing can do much to minimise the consumption of non-renewable resources including the countryside, to reduce pollution and to conserve energy. In particular, the location of housing in relation to other uses can reduce the amount of energy expended in transport.

Objective 6

To protect and improve the amenity and environmental quality of residential areas and to ensure that new development respects the characteristics and quality of adjacent residential areas in its layout, density and design.

- 7.19 Crawley's residential areas, both their buildings and open spaces, generally are of a high standard of design and amenity. However, the demand for further development is placing pressure upon many open areas and some developments have given rise to concerns about the environmental, amenity and other problems associated with town cramming. New residential development, particularly on infill sites, can have a significant impact on adjacent housing areas in terms of overlooking and loss of natural light. Careful consideration needs to be given to ensuring that new development respect the characteristics and environmental quality of surrounding housing areas.

Objective 7

To ensure high standards of design and environmental quality in all new housing development to provide attractive, accessible, sustainable and safe housing.

- 7.20 An important contributor to people's quality of life and to the overall image of the town is the provision of well designed, attractive, accessible, sustainable and safe housing. It will also generally enhance environmental quality.

POLICIES

Protection of Existing Housing Stock

Policy H1

Proposals for development involving a net loss of existing residential accommodation, particularly that which is suitable for people unable to compete easily in the existing housing market, will not normally be permitted unless:

- (i) the residential accommodation or its environment is of an unacceptable standard which cannot reasonably be improved;**
- (ii) the residential accommodation is part of a property which contains a non-residential use and is without a separate access or the reasonable means of providing for one.**

- 7.21 Existing residential accommodation is an important part of overall housing provision in the borough which contributes to meeting local needs. Maintaining the existing stock reduces the need to build new houses on green field sites and also reduces energy consumption in building new houses. The existing stock is also part of the familiar built environment contributing to Crawley's identity. In particular, it is important to

retain those dwellings which can provide subsidised and low cost market housing to meet the needs of residents, for example accommodation above shops and small units within and close to the town centre. Unless there are particular circumstances which makes the retention of existing residential accommodation unreasonable or unviable, the loss of existing dwellings will be resisted.

Implementation: C.B.C development control process.

PROVISION OF NEW HOUSING

Overall Housing Provision

Policy H2

Provision is made for the development of approximately 8,600 dwellings in the period mid - 1989 to mid - 2006. This provision is to be phased:-

3,400 between 1989 and 1996

3,100 between 1996 and 2001

2,100 between 2001 and 2006

Where there is a shortfall in the actual number of houses provided during any phase, undeveloped sites which have been allocated by policy H3 for development during that phase can be carried forward for development in a subsequent phase. If, however, it can be demonstrated that the provision made for any phase can be reasonably expected to be made from existing allocations and there is no shortfall in provision carried forward from the previous phases, permission may be refused for additional residential development in that phase.

- 7.22 The 1993 Structure Plan requires a total of 8,600 dwellings to be provided in Crawley between 1989 and 2006. This is to accommodate the expected growth in population and households which will mainly be attributable to natural growth rather than immigration. The provision includes an allowance for infilling and redevelopment within the built-up area, the conversion of existing buildings, and residential mobile homes. The majority of this provision (approximately 6,140 dwellings) has already been made, e.g. through previous completions and outstanding consents (see Appendix 6). New sites allocated in this Local Plan provide for approximately 2,650 dwellings which meet the requirements of the Structure Plan.
- 7.23 In line with the 1993 Structure Plan, the provision is divided into three phases in order to maintain a supply of house building land throughout the period rather than allowing it to be used up at the beginning which may result later in a need to release additional land for development. If the Government's study of airport issues and the resulting UK airports' policy results in a need to prohibit or limit housing development in the North East Sector or causes substantial delay in allowing it to proceed, this will result in a significant shortfall in the Borough's provision for new housing development up to 2006. If this occurs, the situation will need to be addressed in a review of the Local Plan. No further allocations of land for new housing development in the period up to 2006 will be made nor housing development proposals (put forward as alternative

provision to the North East Sector) granted planning permission until a final decision is made on the North East Sector.

Implementation: C.B.C. forward planning and development control processes. Developers, including the private sector, housing associations and public and voluntary sectors in partnership with C.B.C. where appropriate.

Specific Housing Provision and Allocations

Provision for a New Neighbourhood

Policy H3A

Provision is made for the development of a new residential neighbourhood in accordance with Policies NES1 to NES12 in the North East Sector Chapter as shown on the Proposals Map (1996 - 2001 and 2001 - 2006). Planning permission for housing development in the North East Sector will not be granted within three years of the adoption of the Plan unless, first, the Secretary of State has published the new national airports policy and secondly the development is compatible with the combined effects of that policy and Planning Policy Guidance Note 24 'Planning and Noise' or any guidance note replacing it.

Other Allocated Housing Sites

Policy H3B

The following sites are allocated for housing development as shown on the Proposals Map:

- (1) Broadfield Annexe (Broadfield) (1996 - 2001)
- (2) Broadfield Barton (Broadfield) (1996 - 2001)
- (3) Junction of Horsham Road and Bewbush Drive (Bewbush) (1996 - 2001) (*Completed*)
- (4) North of Apple Tree Farm (Ifield) (1996 - 2001)
- (5) Dunsfold Close (Gossops Green) (1996 - 2001)
- (6) Rear of Juniper Road (Langley Green) (1996 - 2001)
- (7) Adjacent to Warbleton House - South (Bewbush) (1996 - 2001)
- (8) Adjacent to 7 to 9 Weirbrook (Furnace Green) (1996 - 2001)
- (9) North of The Dingle/Ifield Road (West Green) (2001 - 2006)
- (10) Turners Hill Road (Pound Hill) (1996 - 2001) (*Completed*)
- (11) Notre Dame School (Pound Hill) (1996 - 2001)
- (12) Forest House - Balcombe Road (Maidenbower) (1996 - 2001)
- (13) Kilnmead (Northgate) (2001 - 2006)
- (14) Sites within the town centre as part of mixed use development as indicated on the Proposals Map(1996 - 2006)
- (15) Horsham Road (Southgate) (1996 - 2001)
- (16) Newlands Road (Southgate) (1996 - 2001)
- (17) Denne Road (Southgate) (1996 - 2001)
- (18) Springfield Road (Southgate) (1996 - 2001) (*Completed*)

- (19) Malthouse Road (Southgate) (1996 - 2001) (Completed)**
- (20) East of Tinsley Lane (Three Bridges) (1996 - 2001)**
- (21) South of Russell Way (Three Bridges) (1996 - 2001)**

Policy H3C

The following previously identified sites will continue to be allocated for housing development in the period up to 2006:

- (22) Maidenbower neighbourhood (balance remaining to be started)**
- (23) West Street/Brighton Road (Southgate)**
- (24) North of Ifield Road (West Green)**
- (25) Broadfield 14 (Now Woodside)**
- (26) Broadfield 15 (Now Hillside and completed)**
- (27) Town Mead (West Green) (Completed)**
- (28) Adjacent to Warbleton House (Bewbush)**
- (29) Squirrel Close (Langley Green)**
- (30) Woolborough Road (Northgate)**
- (31) Brighton Road (Southgate)**
- (32) Victoria Road (West Green)**
- (33) Horsham Road (Southgate)**
- (34) Jubilee Walk (Three Bridges)**
- (35) Clappers Gate (Northgate)**
- (36) Saxon Gate (Maidenbower) (Completed)**

Provision for the New Neighbourhood

- 7.24 The Structure Plan requires a new neighbourhood to be provided in Crawley after 1996. In approving the Structure Plan, the Secretary of State considered that the neighbourhood would provide housing close to the major centres of employment in this part of the county and would help to reduce commuting and enhance the local economy.
- 7.25 The Borough Council considers that in order to fulfil the Local Plan strategy, the neighbourhood should be of sufficient size to support the provision of a full range of local facilities such as shops, schools and community services as well as some local employment. A neighbourhood of between 2,200 and 2,700 dwellings is considered sufficient to achieve this. However, construction, infrastructure and marketing factors make it unrealistic to expect more than 1,800 dwellings to be completed before 2006. Concentrating development within a new neighbourhood, rather than dispersing development on a number of small sites will help to protect other valuable land and environmental resources.
- 7.26 The North East Sector of the borough is considered to be the best location for the new neighbourhood. It is sufficiently large to accommodate a neighbourhood of the size required together with local facilities, employment and infrastructure. It is close to the existing major employment areas of the town centre, Manor Royal, the Beehive Business Park and Gatwick Airport and it will not necessitate lengthy journeys to work. It is also close to major transport routes within the borough which include the main London to Brighton railway line. Services and infrastructure can be supplied to the site.

- 7.27 The impact upon the town and the locality of developing a new neighbourhood will be very significant. There will be economic gains in terms of additional income and investment in the town as well as social gains in terms of housing and community facilities. However, there are a number of environmental costs. A large area of countryside which has previously been protected by strategic gap policies would be lost to development. This development could also have an adverse impact upon local highways, particularly Balcombe Road through Pound Hill, which will need to be addressed in the arrangements for access to the area. However, given the requirements of the Structure Plan, development of the North East Sector is considered to be the most suitable option.
- 7.28 The concept of a neighbourhood encompasses the provision of a range of local facilities and services and sufficient open space to provide for most day to day needs and to provide a complete and pleasant living environment. The new neighbourhood will also be the main additional source of new housing in the borough to 2006 and will need to provide a mix of house types including those to meet local housing needs for affordable housing, small housing and special housing. It will also be expected to make a clear and positive contribution to meeting the environmental and sustainability objectives of this Local Plan. Chapter 13 contains detailed policies concerning specific development requirements for the new neighbourhood.
- 7.29 In March 1999, the Secretary of State announced a study of airport issues and options for additional airport capacity in the South East and East of England. This is expected to consider the long term future of Gatwick Airport. It will take approximately two years and will contribute to the proposed UK airports' policy. At this stage the findings of the Study or the scope of the proposed UK airports' policy cannot be anticipated. It is however possible that the preferred option for Gatwick Airport or the new airports' policy could be materially affected by development of the North East Sector. Equally, the new neighbourhood could be affected, in terms of its living environment, housing capacity and ability to provide necessary facilities by the preferred options for Gatwick Airport or other changes arising from the new airports' policy. Consequently, planning permission for housing development in the North East Sector will not be granted within three years of the adoption of the Plan unless, first, the Secretary of State has published the new national airports' policy and secondly, the development is compatible with that policy and the most up to date planning guidance on Noise.
- 7.30 Any decision which prohibits or limits housing development in the North East Sector or results in any substantial delay in allowing it to proceed will create in a significant shortfall in the Borough's provisions for new housing development up to 2006. If this occurs, the situation will need to be addressed in a review of the Local Plan. No further allocations of land for new housing development in the period up to 2006 will be made nor housing development proposals (put forward as alternative provision to the North East Sector) granted planning permission until a final decision is made on the North East Sector.

Housing Provision on Other Sites

- 7.31 To meet the requirements of the Structure Plan, land for approximately 2,650 new dwellings has been allocated, after allowing for existing commitments and unidentified small sites. The new neighbourhood is expected to provide up to 1,800 new houses by 2006. Sites 1 - 21 which include an amount to be achieved through a number of redevelopment sites in the town centre, will provide the remaining requirement. Sites 22 - 36 in policy H3C are previously identified sites and those which have existing planning permission (a number of sites are now completed). They remain allocated for housing and form part of the total provision being made by this Local Plan. All the

sites listed in Policy H3 will provide for a range of housing needs which will not necessarily be catered for by the new neighbourhood. The sites have been selected after considering the following criteria:-

- * to integrate new housing into existing neighbourhoods so that housing is located close to shops, schools and services and the number of car journeys is minimised;
- * to make the best use of land within the built-up area without creating the amenity and environmental problems associated with 'town cramming';
- * to minimise the loss of countryside resources and important areas of open space within the built-up area;
- * to provide a variety of sites in terms of location, size and physical characteristics;
- * to maintain the viability of existing services. Changes in the population structure in some neighbourhoods have threatened the viability of some services e.g. schools. The provision of new housing in these areas could help to support these;
- * to be accessible by public transport and, if possible, to be capable of being accessed on foot and by bicycle;
- * to be capable of being served by existing infrastructure or to present no serious problems for providing new facilities and services.

- 7.32 The Broadfield Annexe site, formerly occupied by Borough Council offices, is located on the edge of the Broadfield neighbourhood but is close to shops, schools and local facilities. Its proximity to a local park, a listed building and adjacent housing will require a sensitive and high quality development which may need to include a reduced density of development. Part of the site is also suitable for small-scale recreational uses (see policy RL18).
- 7.33 The Broadfield Barton site has a number of environmental and security problems including a number associated with the existing decked car park. Redevelopment of the car park site will achieve a variety of improvements to the area. The site is suitable for a small amount of housing together with an improved car park.
- 7.34 The site at the junction of Horsham Road and Bewbush Drive, formerly allocated for a police station, provides an accessible site which meets local needs. (*Development of the site is now completed.*)
- 7.35 The site north of Apple Tree Farm is located on the edge of the built-up area but is partly surrounded by existing housing. It provides a major opportunity to secure a mix of dwellings including social and low cost housing on the site. The site consists of three proposed housing areas, the precise boundaries of which are to be a matter for consideration at the stage of a detailed planning application. The largest central area of the site consists of grass land and hedge and tree lines where most of the housing is proposed. Access to this central area is to be from Ifield Avenue. A smaller area to the north west of the site can accommodate a small number of dwellings to be accessed from Ifield Green. A small area to the south of the site which is within a Special Area of Environmental Quality can accommodate a small number of dwellings. Proposed housing in this location is to be sympathetic to the character of Langley Lane. Access to these small sites is to be from Langley Lane.

- 7.36 The Dunsfold Close site, currently occupied in part by a number of unused garages, provides an opportunity to secure more elderly persons housing together with community services development within a neighbourhood where there is an increasing need for this type of accommodation. The site is convenient to shops and facilities.
- 7.37 The site at the rear of Juniper Road is on the edge of the built-up area and provides an opportunity to provide housing within retained land at the rear of existing housing. Development of the site must leave sufficient garden space for existing housing and given the nature and location of the site, adjacent to the countryside, a very sensitive design will be required.
- 7.38 Land adjacent to Warbleton House is an existing allocated housing site. There is now an opportunity to extend the site into an area of allotments which is unused, and an area of open space. This will provide an opportunity to secure more housing within the neighbourhood close to shops, schools and other facilities.
- 7.39 The site at Weirbrook is a small area of unused land within an existing housing area. As an infill site, it will require careful design.
- 7.40 The site north of The Dingle provides an opportunity to secure elderly persons dwellings within one of the older neighbourhoods. Its proximity to adjacent housing, to Crawley Avenue and the need to maintain some amenity land will need to be taken into account in its design.
- 7.41 The site at Turners Hill Road is surplus school land within a residential area. It provides an opportunity to secure a mix of housing including some small dwellings (*the housing is now completed*). The retention and improvement of open space for public recreational use will be an important requirement for this site. The retention of two existing small buildings for community use on that part of the site to be used for recreation will also be required as part of the development.
- 7.42 The Notre Dame School site (the school buildings and the playing fields) is surplus school land within a residential area. A mixed housing scheme, including a proportion of social and low cost housing, will be sought on this site. An important requirement of the development of the site will be the retention and enhancement of a proportion of the site for public open space for either informal use or for formal recreation.
- 7.43 The site at Forest House is adjacent to the Maidenbower neighbourhood and therefore accessible to the services and facilities of this area. Housing is an appropriate use for this infill site within the built-up area.
- 7.44 The Kilnmead site is currently used as a public town centre car park and also accommodates a territorial army centre. Whilst the car park is a well used facility, it is not an entirely suitable use for a residential area. It is also incompatible with the adjacent Dyers Almshouses which are within a Conservation Area. Since the site is adjacent to the town centre, provision for local needs housing will be sought. Development proposals for the site will be required to make provision for replacement public car parking or commuted payments in line with transport Policy T10
- 7.45 Three areas are identified within the town centre as suitable for mixed development including housing. The town centre is a suitable location for some form of housing being close to employment, shopping and public transport. The provision of housing in the town centre will also contribute to regeneration by adding to its vitality. The Borough Council will seek to encourage housing which meets the needs of certain groups such as single people and the elderly who often lack their own transport and who may need to be close to central services and facilities. Proposals will need to ensure that a mix of uses can be secured in these areas and will contribute to the character and environmental quality of the town centre.

- 7.46 The site east of the Horsham Road is relatively close to the town centre and is available for development due to the rescindment of the Horsham Road Radial scheme. Development proposals for the site will need to take into account the existing elderly peoples home on the adjacent site. The site is considered appropriate for elderly persons housing. A development brief has been prepared for the site.
- 7.47 The Newlands Road site is a small infill site which is available for development due to the rescindment of the Horsham Road Radial scheme. It is close to the town centre and could provide the opportunity for a small sheltered housing unit or a nursing/care home. A development brief has been prepared for the site.
- 7.48 The site between Oak Road and Denne Road is available for development due to the rescindment of the Horsham Road Radial scheme. It is close to the town centre and is appropriate for a mix of housing types to meet a range of housing needs. A new area of public open space is also required to be provided on the site to serve the needs of the development and the surrounding local area which is deficient in open space. There is an existing small community building on the site which is in need of some improvement. Whilst it could be retained in its existing location, its redevelopment and relocation elsewhere on the site is preferable to enable a better development of the whole site in terms of layout and design. A development brief has been prepared for the site.
- 7.49 The Springfield Road site is available for development due to the rescindment of the Horsham Road Radial scheme. It is very close to the town centre and comprises four Edwardian houses and the land surrounding them. The houses are not listed but are distinctive and contribute to the character of the area. If possible, these should be retained and if necessary extended, providing the opportunity for conversion to hostel or small unit accommodation. Alternatively, the site could be redeveloped. *(Development of the site is now completed).*
- 7.50 The site to the east of Malthouse Road provides an opportunity to secure housing close to the town centre on an infill site part of which was previously used for general industry. Housing is a more appropriate use for this site. A mix of house types and sizes are proposed. *(Development of the site is now completed).*
- 7.51 The site east of Tinsley Lane is within the built up area close to existing housing and to the employment area of Manor Royal. It is also accessible to the neighbourhood facilities of Three Bridges. Its current use is as a private playing field which will need to be replaced elsewhere within the borough in accordance with Policy RL2 and Policy RL21.
- 7.52 The site south of Russell Way is close to the town centre and accessible to the neighbourhood facilities of both Three Bridges and Furnace Green. The design of the development will need to take into account the boundaries of the site which consist of Hawth Avenue, the railway line and the office development on Russell Way.
- 7.53 A site at Pallingham Drive, Maidenbower, constitutes the southern part of the larger employment allocation at Maidenbower. In the event that this site is not required to secure employment uses on the larger remaining area, housing is considered an appropriate alternative use. The character of the site and its close proximity to a housing area combine to make it suitable for residential use.

Implementation: CBC forward planning and development control processes. Developers including the private sector, housing associations and public and voluntary sectors in partnership with CBC where appropriate.

Conversion of Existing Non-Residential Buildings within the Built Up Area to Residential Use

Policy H4

The Borough Council will normally permit the conversion of existing non-residential buildings within the built up area to residential use if the following criteria can be met:

- (i) there is no loss of ground floor retail floorspace within the town centre and neighbourhood parades;**
- (ii) the site and surroundings are suitable for residential development and the development can either be integrated into the neighbourhood structure of the town with satisfactory access to local facilities or is in a suitable location in the town centre.**

7.54 To enhance housing provision in the borough, particularly for local needs, the Borough Council will look favourably on proposals to convert existing non-residential buildings to residential use. There may be some surplus buildings e.g. offices in the town centre which have been vacant for a long time and which could possibly provide residential accommodation. There are a number of vacant units above shops and offices, particularly in older buildings within the High Street, where there may be an opportunity to provide residential use and thereby increase provision of accommodation suitable for small households in the town centre. This could also bring into use under-used properties and help to maintain buildings of historic and architectural interest. There may also be a number of buildings in non-residential use within the neighbourhoods surplus to requirements which could provide useful residential accommodation. Proposals for conversion will be expected to provide an acceptable standard of accommodation (in line with the Borough Council's housing standards as contained in Appendix 16) as well as separate access.

Implementation: CBC development control process. Private sector and other developers.

Infilling and Redevelopment

Policy H5

Proposals for new housing development on infill or redevelopment sites within the built-up area will normally be permitted if:

- (i) the overall provision for any phase as contained in Policy H2 is not exceeded;**
- (ii) the site and surroundings are suitable for residential development and there is no adverse impact upon the**

character, appearance and amenity of the surrounding area;

(iii) the development can be integrated into the neighbourhood structure of the town with satisfactory access to local facilities or is in a suitable location in the town centre.

7.55 Infilling and redevelopment schemes make an important contribution to new housing provision, particularly for local needs. It is also an efficient use of land within the built-up area, in line with Government guidance. The provision requirement in Policy H2 includes an allowance for the development of small unidentified sites, the majority of which will constitute infill and redevelopment within the built-up area. However, if the overall housing provision for any phase is likely to be substantially exceeded, proposals for small unidentified sites may be refused. Proposals which are permitted must ensure that the amenity and environment of the surrounding area are not adversely affected. Careful attention must be paid to design, density, layout, car parking and access to avoid such problems as overlooking and noise.

Implementation: CBC forward planning and development control process. Private sector and other developers.

HOUSING NEEDS

7.56 The largest need for housing now and in the future arises from local residents. However, there is also a need to provide for some demand arising from outside the area in order to fulfil requirements of the local economy. A survey of housing needs in the borough was undertaken in 1995 by consultants for the Borough Council which provides a detailed assessment of the amount and type of needs which exist. Evidence from the Census, the Borough Council's housing waiting list and from other information sources already indicates a variety of housing needs. The elderly, (the numbers of which are forecast to increase greatly over the next ten years), single parent families, large families and single people all have particular housing needs which are not always accommodated by standard family housing. In addition, 'care in the community' legislation has increased the need for a range of shared and supported self-contained accommodation for people who need some form of special help.

7.57 There is evidence to suggest that a large number of households are unable to gain entry into the private housing market. In addition, many households can only afford to enter the housing market at the lower end. Unemployment, relatively high house prices, the small amount of private rented stock and the reducing role of the Borough Council as a provider of affordable housing, combine to ensure that a proportion of the existing housing stock remains out of the reach of a number of people. If residents are unable to afford or buy housing in the borough they may decide to move elsewhere to areas where housing is more affordable. This could diminish the quality of life for those residents who would rather remain within the borough. It also reduces the supply of labour for local firms and could lead to further in-commuting.

7.58 The majority of the housing stock within the borough is either original New Town or Borough Council housing which provides, in the main, 3 bedroom family houses. Compared to other towns in the area, Crawley lacks a large stock of older properties suitable to convert into smaller units. It also has a relatively limited supply of private housing to rent and therefore rents are comparatively high. Consequently, many of the needs of smaller and lower income households, including single people, may remain unmet. Crawley also lacks a large stock of accommodation suitable for meeting the increasing needs of the elderly (residential and sheltered homes) and those who require special care and support.

- 7.59 Housing associations and other organisations play a valuable role in providing housing for particular need groups in the borough. The Borough Council will continue to support the work of such groups and will seek to maintain and improve existing partnership arrangements with housing associations.

Dwelling Mix

Policy H6

The Borough Council will seek to secure a mix of dwelling types and sizes in new housing developments throughout the borough. On individual sites, proposals for a mix of dwellings must be compatible with the characteristics of the site and surrounding area.

- 7.60 The provision of a variety of house types on new sites will help to meet the range of housing needs in the borough as well as creating a more interesting environment within the town and on individual sites. However, account must be taken of the size and physical characteristics of the site and the surrounding area, including existing dwellings.

*Implementation: CBC forward planning and development control processes.
Developers including private sector, housing associations and public and voluntary sectors.*

Small Dwellings

Policy H7

The Borough Council will seek particularly to secure the provision of small dwellings in new housing developments. Large sites will normally be expected to provide a substantial proportion of small dwellings within the overall mix of dwellings taking into account the characteristics of the site and the surrounding area.

- 7.61 To meet the needs of the increasing number of small households, much new housing development will be required to include small dwellings. A range of accommodation is required to meet such needs e.g. flats, bed-sits, starter homes and small family houses. Such provision makes the best use of land resources and, since small homes are often less expensive than large ones, they will be accessible to people with lower incomes. To protect amenity and the environment, the design of small dwellings must take into account the characteristics of the site and its surrounding. The main contribution to the stock of new, small dwellings is likely to arise from large sites. The main contribution to the stock of new, small dwellings is likely to arise from large sites of one hectare and above. The specific requirement for small dwellings may change over time and this will be identified through on-going monitoring of housing needs and planning policies.

*Implementation: CBC forward planning and development control processes.
Developers including private sector, housing associations and public and voluntary sectors.*

Subsidised and Low Cost Market Housing

Policy H8

The Borough Council will seek to secure the provision of subsidised and low cost market housing on appropriate new sites allocated in this Local Plan and on unidentified sites taking into account:

- (i) the size of the site;**
- (ii) the nature and characteristics of the site and surroundings;**
- (iii) the proximity of the site to neighbourhood facilities and to public transport;**
- (iv) conditions in the housing market;**
- (v) local housing needs in the borough.**

In particular, the Borough Council will seek to secure the provision of subsidised and low cost market housing on all major housing sites. The proportion to be secured on individual sites will be a matter for negotiation with the developers.

- 7.62 The Government expects the private sector to contribute to the delivery of affordable housing through new housing development. Planning Policy Guidance Note 3 and Circular 06/98 state that “a community’s need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies”. Local planning authorities may indicate an overall target for the provision of affordable housing and also targets for specific sites based on evidence of need and site suitability. The Circular advises that local plans should define affordable housing which should include both low cost market and subsidised housing. The Local Plan defines subsidised housing as housing for peoples whose incomes are such that without some form of subsidy they would not be able to afford to house themselves (hereafter termed subsidised housing). Low cost market housing is defined as housing for sale or rent in the open market but only at the lower end of the price range for the particular size and type of housing. Paragraph 7.64 further elaborates this definition.
- 7.63 The Explanatory Memorandum of the 1993 Structure Plan suggests that the general aim throughout the County should be for substantial housing schemes to include a proportion of social and low cost housing of the order of 30% of the total number of dwellings, subject to site and market conditions and the character of the area. Developers are however, encouraged to consider making provision for affordable housing on sites falling below the thresholds defined in paragraph 7.63.
- 7.64 The Borough Council has undertaken a Housing Needs Survey in order to assess the potential need in the borough over the next 10 years for affordable housing and other

forms of housing e.g. for households with special needs. The results of the housing needs survey will be used in negotiating for affordable housing on appropriate new sites in the borough, taking into account the nature of the site and its surroundings. The survey indicates that approximately 48% of new housing provision should be for subsidised and low cost market housing if the existing and projected housing needs up to 2006 are to be met. However, it is unrealistic to expect to totally eliminate housing need within the plan period by requiring new housing to have such a high percentage of subsidised and low cost market housing. The Borough Council has calculated a lower percentage figure which will be more feasible to secure on appropriate sites, although it represents a slower rate of meeting the overall housing needs in the borough.

- 7.65 The Borough Council will negotiate with developers of major housing sites on the basis that 30% of the development should be affordable housing. The Borough Council will negotiate using indicative targets of 25% for subsidised housing and 5% for low cost market housing. Such targets will be the aim of the Borough Council in negotiation and will allow developers reasonable flexibility to decide the mix of affordable housing in line with Government guidance. However, given the level of need for subsidised housing in the town, the Borough Council will not expect a wide divergence from the proportional targets unless this can be justified on account of the characteristics of the site and its surroundings, local housing needs or conditions in the housing market. A major housing site in the borough is defined as one with the capacity for 25 dwellings or more, or 1 hectare in size or more. This will apply to sites with an identified capacity for 25 dwellings even if they are subsequently sub-divided into smaller areas for development. The Borough Council will negotiate planning agreements with developers to secure subsidised and low cost market housing and to ensure that the subsidised housing remains affordable to people in housing need. The involvement of a housing association or trust will normally help to ensure that this occurs.
- 7.66 A Supplementary Planning Guidance Note has been prepared which provides detailed advice on the definition of subsidised and low cost market housing and how this is to be achieved in the borough, including that on individual sites in the light of the results of the housing needs survey. At present Appendix 7 provides indicative targets for the amount of affordable housing to be negotiated for major sites allocated in Policy H3A and H3B in the Local Plan. The Guidance note also defines those groups who are in housing need and would therefore qualify for affordable housing. The housing needs survey indicates that households who are unable to afford to rent on the open market are those that are on housing benefit or would be paying more than 25% of their net income on rent. Households who are unable to afford to buy are those who income is insufficient to afford a 5% deposit and support their mortgage calculated on the basis of 3.25 times their gross annual income.
- 7.67 In line with Circular 06/98, developers are encouraged to consider making provision for subsidised and low cost market housing on sites with a capacity below 25 dwellings including those allocated in Policy H3B as well as on unidentified sites which may come forward where feasible and appropriate. For information, Appendix 8 lists those sites allocated in Policy H3B with an identified capacity of less than 25 dwellings.
- 7.68 In certain circumstances and in line with government advice, it may be appropriate to make good a shortfall in the provision of subsidised and low cost market housing negotiated on suitable sites by the making of commuted payments which can secure subsidised and low cost market housing elsewhere in the borough.

Implementation: CBC forward planning and development control processes using the housing needs survey. Developers including private sector, housing associations, public and voluntary sectors.

Shared Accommodation

Policy H9

Proposals for the development or change of use of existing property for shared accommodation will normally be permitted provided that:

- (i) the location and design of the development is appropriate for the proposed occupiers;**
- (ii) the proposals, by virtue of their intensity of occupation and activity, would have no adverse impact upon the character of the area and the amenity and privacy of neighbouring property;**
- (iii) there is no loss of small family dwellings.**

7.69 Shared accommodation, including hostels and bed-sits, provides for a variety of temporary and more permanent housing needs with some providing an element of care and support. There will continue to be a need for this type of accommodation in Crawley since it provides affordable and convenient accommodation for a wide range of groups, including young single people and those requiring care in the community. Whilst shared accommodation is normally appropriate within residential areas close to shops and services, it can cause problems due to the intensity of occupation and activity. Accordingly, regard must be had to the standard of this shared accommodation, traffic and parking implications together with its impact upon the amenity and privacy of neighbouring property and the general character of the area. Appropriate measures may be required to minimise the transmission of noise and generally to avoid causing a nuisance to neighbouring property. It is important to maintain the supply of small family dwellings in the borough. As such, the loss of these to shared accommodation will not normally be acceptable.

Implementation: CBC development control process. Private sector and other developers and the use of residential standards.

Sheltered Housing

Policy H10

Proposals for sheltered housing schemes will normally be permitted within the built-up area provided that:

- (i) the site has good access to public transport, shops and other facilities;**

(ii) the design and standard of development including the provision of open space is suitable for the intended occupiers.

7.70 The provision of sheltered housing will help to meet some of the special needs of the elderly in the borough and possibly lead to the release of under-occupied family housing, particularly in the older, inner neighbourhoods, for use by young and growing families. It is important that sheltered housing schemes are located within easy reach of public transport, shops and services and designed appropriately to meet the needs of the elderly, many of whom may have mobility problems. The provision and design of open space is particularly important in such developments, as elderly people spend more time in their home environment. The Borough Council will monitor the provision of sheltered housing schemes in the light of changing needs in consultation with the relevant agencies.

Implementation: CBC development control process. Private sector and other agencies specialising in this type of accommodation.

Residential Care and Nursing Homes

Policy H11

Proposals for residential care homes and nursing homes will normally be permitted within the built-up area provided that:

- (i) the site is close to public transport;**
- (ii) the design and standard of development is suitable for the intended occupiers.**

7.71 Residential care and nursing homes provide varying degrees of care and treatment to a variety of groups, which include the sick, elderly and the mentally ill. The Borough Council will support proposals which enhance this provision given the anticipated increase in demand for such accommodation arising from the ageing population and community care policies. Since residents in such homes are provided with full residential care services, it is not so essential for them to be located close to shops or other services. However, they need to be accessible to staff and visitors, e.g. residents' families, and it is therefore important that they are located close to public transport. Since elderly and care homes can generate a certain amount of vehicular traffic arising from staff and visitors, it is important that proposals provide sufficient car parking and safe access in line with the transport policies in this Local Plan.

Implementation: CBC development control process. Private sector and other agencies specialising in this type of provision.

Mobility Housing

Policy H12

The Borough Council will seek to negotiate that a proportion of new housing on sites in suitable locations is built to mobility standards.

7.72 At least 6% of households in Crawley have one or more members who are registered disabled and a great many other people and households experience mobility problems but do not register. Almost everyone, at some stage in their life, can expect to experience mobility problems as a result of ageing, illness and injury. As the

population of the borough ages, the numbers experiencing mobility problems at any one point in time are likely to increase. Whilst a small number of houses in the borough are specifically adapted for people with disabilities, more accessible accommodation is required which is suitable for visitors in wheelchairs and capable of adaptation to suit most people with disabilities. Designing housing to mobility standards allows people with disabilities more choice of housing and makes it unnecessary for people to move or to undertake costly adaptations to homes when mobility problems occur. Ensuring that housing meets mobility standards, as distinct from full wheelchair standards, does not entail any major or expensive additions to normal house design. The main features are that the entrances to dwellings should be level or ramped and have flush thresholds. There should be a W.C. and at least one habitable room at entrance level, and doors and corridors should have suitable widths. The Borough Council has published a Supplementary Planning Guidance Note on Mobility and Wheelchair Housing.

Implementation: CBC development control process using updated supplementary planning guidance. Private sector and other developers.

Wheelchair Housing

Policy H13

In suitable locations on housing sites of over 1 hectare, the Borough Council will seek to negotiate for the provision of a proportion of the housing to meet full wheelchair standards, taking into account local needs and the characteristics of the site.

- 7.73 Wheelchair housing, as distinct from mobility housing, incorporates special features within the design of the accommodation. It generally needs to be on one level and have above average space standards to allow for full wheelchair manoeuvre throughout the property. Wheelchair housing is needed by people who are permanently dependent on wheelchairs for mobility. Of the 2,000 registered disabled people in Crawley, approximately 35% are confined to a wheelchair, most of whom wish to live an independent life without having to depend on others. At present, there is only a small number of houses suitable for occupation by people in wheelchairs. The supply of housing suitable for wheelchair users needs to be increased and it is important that all sectors of the housing industry make a contribution to this provision so that people who are dependent on wheelchairs do not have a restricted choice in the type, style, tenure or price of housing. The Borough Council's housing needs survey will be used to assess the level of need for such housing and to justify the requirement for wheelchair housing being provided as part of larger housing schemes. The Borough Council has published a Supplementary Planning Guidance Note on Mobility and Wheelchair Housing.

Implementation: CBC development control process using updated supplementary planning guidance. Private sector and other developers.

Accommodation for Gypsies

Policy H14

Proposals for gypsy sites will be considered against the following criteria:

- (i) the proven need for provision within the local area;**
- (ii) the proximity of a site to shops, schools, employment, medical facilities and public transport;**
- (iii) the need to protect the countryside, the best and most versatile agricultural land and other important natural areas;**
- (iv) the impact of the proposal on the amenity and environment of adjacent neighbours and on the surrounding area;**
- (v) the site is provided or capable of being provided with mains water, electricity supply, sanitary facilities, sewage and refuse disposal arrangements;**
- (vi) the extent and hours of operation of any commercial use on the site.**

7.74 There are a number of gypsies who temporarily reside in the borough each year on unauthorised sites. The Government has revised legislation concerning gypsy site provision which removed the statutory duty of local authorities to provide sites for gypsies. This could lead to more applications for private gypsy sites. Policy H14 provides criteria by which such applications would be considered if a local need for such sites exist.

7.75 Very few sites within the borough are suitable for gypsy accommodation. Virtually all sites within the built-up area are either protected, e.g. as part of the Green Space Strategy or allocated for development. Whilst a number of sites may be available within the countryside, much of this is designated strategic gap with some land designated as an Area of Outstanding Natural Beauty and land to the north of Crawley is subject to aircraft noise. Moreover, most sites outside the built-up area are not close to essential services, especially schools, and cannot be easily provided with utility services and infrastructure.

Implementation: CBC development control process. Public and private providers.

Proposals for Travelling Show People's Quarters.

Policy H15

Proposals for travelling show people's quarters will be considered against the following criteria:

- (i) the proven need for provision within the local area;**
- (ii) the proximity of a site to shops, schools, employment, medical facilities and public transport;**
- (iii) the need to protect the countryside, the best and most versatile agricultural land and other important natural areas;**
- (iv) the impact of the proposal on the amenity and environment of adjacent neighbours and on the surrounding area;**
- (v) the extent and hours of operation of any commercial use on the site.**

The Borough Council may impose conditions to limit the proportion of a site which may be covered by equipment or the hours during which equipment may be tested.

- 7.76 Show people require secure and permanent bases for the storage and maintenance of equipment and for residential purposes, mainly during winter months. If a need for provision within the local area can be proven, proposals for any site will be considered against the criteria as listed in Policy H15. However, proposals may also be subject to conditions to ensure that the storage, maintenance and testing of equipment does not cause environmental and amenity problems for neighbours and the locality.

Implementation: CBC development control process. Private sector provision.

House Conversions

Policy H16

Proposals for the sub-division of existing residential property into more units of self-contained accommodation will normally be permitted if:

- (i) there is no adverse impact on the privacy and amenity of adjacent property;**
- (ii) an acceptable standard of accommodation can be achieved in accordance with the Borough Council's standards;**
- (iii) the dwelling to be converted has a minimum net floorspace of 97 m²;**
- (iv) adequate noise insulation is provided between units.**

7.77 The conversion of larger properties into flats or other types of smaller accommodation can make a useful contribution to housing provision, particularly by producing smaller and more affordable accommodation. However, it is important that a good standard of accommodation, including the provision of private open space, is achieved and that problems of noise, nuisance, overlooking and reduced privacy for adjacent property are avoided. The Borough Council has produced supplementary planning guidance which provides standards on the sub-division of dwellings into self-contained flats (see Appendix 14). Proposals will be assessed against these standards.

Implementation: CBC development control process using Council's residential standards. Private sector and other developers.

CHARACTER AND QUALITY OF THE RESIDENTIAL ENVIRONMENT

Non-Residential Development within Residential Areas.

Policy H17

Proposals for small-scale non-residential development within residential areas will only be permitted if:

- (i) there is no loss of residential accommodation;**
- (ii) there is no adverse impact on the environment and amenity of the surrounding area.**

7.78 A particular feature of most residential areas in Crawley is the separation of housing from commercial and industrial areas. This has helped avoid the disturbance and nuisance (e.g. noise, traffic generation and pollution) which such uses can cause to the residential environment. Historically, the only non-residential uses usually permitted in the neighbourhoods have been those which provide facilities for the local community, e.g. schools, shops and community facilities. However, whilst it remains important to ensure that the amenity and environment of residential areas is protected, there may be some other small scale commercial uses, e.g. some types of minor office and workshop uses, which, if carefully located and controlled within residential areas, could bring benefit to the local community and help to minimise car journeys. Such uses would normally be most appropriately located close to existing neighbourhood centres. In order to protect the existing housing stock, proposals must not result in a net loss of residential accommodation.

Implementation: CBC development control process. Private sector and other developers.

Working from Home

Policy H18

Proposals for business uses within residential premises will only be permitted if:

- (i) the amenity and the environmental quality of neighbouring dwellings is not adversely affected by the activity and its traffic generation;**
- (ii) the remaining residential accommodation is satisfactory in terms of meeting the Council's standards and the needs of the occupants;**
- (iii) the use is for the benefit of, and carried out by, the occupier of the residential premises.**

7.79 A number of small businesses can operate from homes without the need for planning permission if they do not change the predominant use of the property as a dwelling. The operation of home-based employment can bring benefits to certain groups who may find it difficult to work away from home, e.g. people with dependant care commitments and those with mobility problems. It can also benefit the environment by reducing the number of journeys to work by car. However, such benefits have to be balanced against the need to avoid environmental and amenity problems arising for neighbours and the surrounding area, particularly those arising from noise, parking and car usage. The Borough Council may, if appropriate, consider the use of planning conditions to safeguard local amenity.

Implementation: CBC development control process. Private householders.

Residential Extensions and Alterations

Policy H19

Proposals for residential extensions and other alterations will only be permitted in the built-up area if:

- (i) the type, design and size of extension does not have an adverse impact on the amenity and privacy of neighbouring**

property and upon the character and appearance of the surrounding area;

- (ii) the character and style of the existing property is retained and there is no unacceptable loss of garden space;**
- (iii) sufficient car parking space is retained within the curtilage of the dwelling.**

7.80 Extensions and alterations to existing dwellings which are badly designed or of an inappropriate size and scale, can adversely affect the amenity of adjoining residents. They can also alter the character of the street scene and surrounding area. This is of particular concern where the houses tend to be of smaller size, terraced or have particular architectural features which could easily be lost or spoilt through unsympathetic extensions. It is important to ensure that if part of a garden or car parking spaces are lost to an extension, the remaining space is adequate to serve the enlarged dwelling. Reference should be made to the Borough Council's supplementary planning guidance which provides further guidance on residential extensions.

Implementation: CBC development control process using the Borough Council's supplementary planning guidance. Private householders.

STANDARDS FOR NEW RESIDENTIAL DEVELOPMENT

Accessibility, Local Facilities and Services

7.81 An important feature of the development of Crawley has been the provision, in accessible locations, of a full range of facilities and services to meet local daily needs (e.g. schools, shops and recreational space). Residential areas are generally easily accessible by bus, bicycle and by foot. It is important that this principle continues to be applied for not only does it contribute greatly to quality of life but it is also a more sustainable use of resources in so far as it reduces the need to travel. The new neighbourhood will be required to make provision for a full range of local services and facilities to serve the day-to-day needs of its residents. These are detailed in Chapter 13. For some other new housing areas, it may be the case that existing nearby facilities have sufficient capacity and are accessible to serve the new housing development in which case the new development may be required to provide for only the most immediate and local needs, e.g. play space. However, where there is insufficient capacity in existing facilities or they are not easily accessible to a new development, the developer may be required to provide or assist in the provision of such facilities as part of the scheme.

Implementation: CBC development control process. Private sector and other developers.

Private Outdoor Space

Policy H20

Proposals for new housing development will normally be permitted if suitable private outdoor space is provided having regard to:

- (i) the type and size of the accommodation and the household it is likely to serve;**

- (ii) the requirement for all family accommodation to have access to an individual private outdoor space;**
- (iii) the relationship of the private outdoor space to the dwelling, adjoining property and facilities.**

7.82 Gardens or private outdoor spaces are important for relaxation, recreation, safe children's play and a variety of other activities. They also help to create an attractive environment and to minimise problems of overlooking and loss of privacy. It is important that adequate outdoor space continues to be provided for all new housing development, including changes of use and conversions. All dwellings should be provided with an area of private outdoor space to which there is direct access. Although some development, especially flats, cannot be provided easily with individual areas, the provision of communal gardens can help to provide for outdoor space needs. The Borough Council has produced supplementary planning guidance containing standards on the provision of private outdoor space (see Appendix 15). Proposals will be assessed against these standards.

Implementation: Development control process using supplementary planning guidance. Private sector and other developers.

Recreation Facilities in New Residential Development

7.83 Recreation space such as playing fields and children's play spaces, open space and footpaths are important for health, children's social development, community spirit and the quality of life in general. All residential developments create a demand for such facilities. Therefore, all developments, particularly large developments of over 0.4 hectares will be required to provide or contribute to the provision of recreation facilities in accordance with Policy RL19.

Implementation: CBC forward planning and development control processes, private sector and other developers.

Allotments in New Residential Development

Policy H21

In considering proposals for new residential development on large sites, the Borough Council will, where appropriate, seek to negotiate for the provision of a proportion of the land to be made available for allotments. Account will be taken of the needs of the future occupants, the characteristics of the site and surrounding area and access requirements.

7.84 Allotments provide not only an important leisure and green open space facility for residents, particularly for those with no access to private garden space, but they also provide a useful economic resource for households. In considering proposals for new residential developments on large sites over 0.4 hectares, the Borough Council will assess the requirement for the provision of land appropriately located for allotments.

Implementation: CBC forward planning and development control processes, Leisure Services, private sector and other developers.

Design

Policy H22

Proposals for residential development must create a safe, attractive and sustainable living environment which provides appropriate standards of residential amenities and takes account of the characteristics of the site and its surroundings. Where appropriate, particularly for larger sites over 0.4 hectares and sites in sensitive locations, the Borough Council may require the prior preparation of and agreement of a development or design brief before considering development proposals.

- 7.85 Inadequate standards of accommodation in terms of size, layout and design make it difficult for occupants of the housing to undertake their day-to-day living activities safely, comfortably and efficiently and can cause problems for neighbours through disturbance and lack of privacy. Inadequate and sub-standard housing may not represent sustainable development for unnecessary energy may need to be used in heating and lighting, and extra resources may need to be expended in making costly adaptations and extensions.
- 7.86 Crawley has a reputation for its provision of good standard housing and this makes a major contribution to residents' quality of life. The Borough Council is committed to ensuring that good quality design and appropriate standards of amenity are achieved in all new housing development including small and affordable housing. The Borough Council has produced supplementary planning guidance containing standards for the provision of new housing (see Appendix 16). Proposals will be assessed against these standards.
- 7.87 The design of all housing developments should always take account of the nature and characteristics of the site and its surroundings. It is particularly important that the character of established residential areas is not adversely affected by inappropriate new development. The majority of the proposed housing sites allocated in Policy H3 are either located within existing residential neighbourhoods or on the edge of the built-up area. As such, they require sensitive and careful design. It is also likely that any unidentified sites which come forward are likely to comprise infill and redevelopment schemes necessitating high quality design. Where appropriate, to avoid amenity and environmental problems occurring and to secure high quality development, development briefs may be required to be prepared for certain sites taking into account the Borough Council's standards for residential development and other relevant policies in this Plan. These briefs should be prepared prior to the submission of the detailed planning application either by the landowner/developer or by the local planning authority. Early consultation is advised regarding their preparation.

Implementation: CBC development control process using supplementary planning guidance. Private sector and other developers.

Residential Density Standards

- 7.88 The layout and density of all residential development proposals will be required to ensure that a good standard of accommodation and amenity can be achieved on the site taking into account the characteristics of the site and surroundings. Account must also be taken of other policies in the Local Plan which aim to secure a mix of housing types, including small and affordable dwellings to meet specific housing needs in the

borough. The Borough Council will produce a Supplementary Planning Guidance Note to provide detailed advice on density.

Implementation: CBC development control process using supplementary planning guidance. Private sector and other developers.

MONITORING

7.89 The main test of the strategy adopted in this chapter, and of the effectiveness of its policies and proposals, is the extent to which the objectives set out in paragraphs 7.13 to 7.20 are met. An underlying theme is the need to reconcile the need for a quantity of additional housebuilding with the protection of the environment. Most policies require monitoring through regular analysis of planning decisions and implementation. In addition, periodic assessment is required of:

- * the quantity and effectiveness of provision for new housing, in relation to the requirement of phasing (H2);
- * the quantity and effectiveness of provision for new housing, in relation to the requirement for an adequate land supply (H3A, H3B and H3C);
- * the quantity and quality of new housing development in relation to meeting local housing needs (H6 to H13).
- * the quality of new housing development, in relation to established standards, for example the provision of private open space (H20).