



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

NOVEMBER 2018

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1. Consultation Approach

Early Engagement:

Prior to the first formal stage of consultation taking place, as part of the preparations and initial drafting of the consultation Development Brief, an early emerging draft of the document was shared with Tony Fullwood Associates, as agent to the land owner, and subsequently a meeting was held between the council and Tony Fullwood to discuss the broad principles of the detailed comments received on the emerging draft.

Discussions were held with key technical experts within Crawley Borough Council and West Sussex County Council, including: Highways Authority, Development Management, Urban Design, Housing Enabling and Development, Ecology and Drainage. On-going liaison with each expert has continued through the emerging draft Development Brief document.

Formal consultation was undertaken on the draft Land East of Balcombe Road/Street Hill, Worth Development Brief over an eight week period from **17 July – 11 September 2017**.

As this site is allocated by the Local Plan, the principle of its development is already established through the statutory process. Once adopted, the Brief will form a material planning consideration amplifying the Local Plan policies against which decisions can be made in relation to proposals for development of the site.

Whilst being an open public consultation, it particularly sought to provide a targeted approach to those interested individuals and organisations, and enable stakeholder influence on the detail of the Development Brief in its role as a non-statutory planning guidance document.

During the consultation period, the draft document was made publicly available on the council's dedicated webpage www.crawley.gov.uk/crawley2030devbrief and in paper copy at the Town Hall and Crawley Library during normal opening hours.

Emails were sent out to the following targeted list of interested stakeholders, notifying the start of the consultation:

- Ward, County and Borough Councillors
- Worth Parish Council
- Internal council experts
- West Sussex County Council
- Natural England
- Highways England
- Environment Agency
- Historic England
- Thames Water
- Southern Water
- South East Water
- Southern Gas Network
- Sussex Police
- NHS Sussex/Crawley Clinical Commissioning Group
- Sussex Wildlife Trust
- Biodiversity Record Centre
- Sussex Gardens Trust
- Sussex Heritage Trust
- Council for British Archaeology South-East

Posters were put up on the Notice Boards at Maidenbower and Pound Hill Neighbourhood Centres and on the Worth Way at Worth Church. Leaflets were available in the Town Hall, Crawley Library and Worth Church.

Letters were sent to all properties within the Worth Conservation Area, as well as those properties which adjoin the Conservation Area boundary, including those along the western border, Street Hill and Balcombe Road; to the north along Saxon Road; as well as the commercial properties to the south in Maidenbower Business Park, where these adjoin the Gatwick Stream.

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Reminders were sent out prior to the close of consultation to all those on the database, except those who had already responded.

Worth Conservation Area Statement:

The site at Land East of Balcombe Road/Street Hill lies wholly within the Worth Conservation Area. Each of the Conservation Area Statements across the borough are being revised. Due to the overlapping geographical boundaries of the Land East of Balcombe Road/Street Hill, Worth Development Brief and the Worth Conservation Area Statement, their consultation was undertaken in parallel during the July-September 2017 consultation. The Worth Conservation Area Statement was adopted in February 2018.

The responses received in relation to the Worth Conservation Area Statement are set out in a separate document "Worth Conservation Area Statement: Consultation Statement" and the final Worth Conservation Area Statement is published to the council's website www.crawley.gov.uk/conservationareas and provided in paper copy at Crawley Town Hall and Crawley Library.

Additional Consultation: Amended Draft Development Brief Document

Due to the level of amendments made to the document, further consultation is being carried out over a four-week period between 24 November and 21 December 2018.

During this time the following documents have been made publicly available for comment and scrutiny:

- Final Draft Land East of Balcombe Road/Street Hill, Worth Development Brief (November 2018);
- Sustainability Appraisal/Strategic Environmental Assessment Screening Report: Sustainability Report for the Land East of Balcombe Road/Street Hill, Worth Development Brief – Consultation Draft (November 2018);
- Draft Land East of Balcombe Road/Street Hill, Worth Development Brief Consultation Statement (November 2018) – this document.

Paper copies of the draft documents are available to view at the Town Hall and Crawley Library during normal office/opening hours and online on the council's website at www.crawley.gov.uk/crawley2030devbrief .

During the consultation period, responses must be made in writing, by no later than **5pm on 21 December 2018**, and can be submitted either by email to forward.planning@crawley.gov.uk or by post to:

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

Notifications have been sent in either email or letter form to all stakeholders who submitted representations during the earlier consultation.

2. Outcome of Public Consultation

Responses were received from 15 individuals and organisations. In total, four residents local to the Worth area of Crawley responded. Representation was also received from the local MP, Henry Smith. In addition, representations were received from the agents acting on behalf of the landowners. A further eight representations were received from organisations and private companies¹ providing technical and specialist advice on particular elements covered by the Development Brief.

Comments were received on each of the Development Principle topic areas. Comments received from local residents focused primarily on transport and access, other infrastructure capacity issues, as well as a concern regarding the loss of green space and heritage assets. Comments from organisations and companies related to the areas of expertise of the particular stakeholder. Comments from the agent representing the landowner promoting the development of the land covered almost every element of the Development Brief, with detailed proposed amendments provided on a paragraph-by-paragraph basis. Comments from the landowner for the remaining land within the allocation and the adjoining land promoted additional development to that allocated in the Local Plan.

Comments received are set out, verbatim, in the schedules in the appendices, along with the council's response to the representations made.

The main points raised through the consultation have been summarised below under the Development Principle themes established within the Development Brief:

- Rural Character
- Heritage Assets
- Biodiversity & Natural Features.

Development Principle 1: Rural Character

Responses were received considering the principle and form of housing development in relation to the character of the area; infrastructure impacts including access and transport; with some detailed comments on noise and landscaping. These were received from:

- | | |
|----------------------------|-------------------------|
| • Four local residents | • Historic England |
| • Henry Smith MP | • Sussex Wildlife Trust |
| • Tony Fullwood Associates | • Thames Water |
| • Natural England | • Southern Water |

Principle of Development

Concern was raised by local residents, the local MP and the Sussex Wildlife Trust to the principle of any development in this location due to the loss of green space and impact on nature conservation and heritage assets, as well as the impact on the local highways network and other infrastructure capacity.

Concern was raised by the landowner's representative that the Development Brief does not place sufficient emphasis on the housing development element of the site allocation, and that it seeks to eliminate any harm. In particular, the Development Brief is considered by the landowner's representative to significantly limit development and reduce the housing numbers from the 15 dwellings which the

¹ Organisations that responded were: Natural England; Environment Agency; Thames Water; West Sussex County Council; Sussex Gardens Trust; Sussex Wildlife Trust; Southern Water; Historic England.

representation considers has already received approval through the Local Plan examination.

Form of Development

The landowner's representative raised a number of detailed concerns relating to the form of development on the site. It was considered that there was no justification for seeking to visually detach the site from the wider area.

Historic England welcome that the guidance highlights the necessity for retaining a substantial buffer and screening between the development and the heritage assets and that the importance of key views within the Conservation Area has been established.

Sussex Wildlife Trust requested the development is located in the least sensitive ecological location, whilst taking account of other sensitivities, such as visual impact.

Rural Character

Natural England welcome design guidelines that respect and, where possible, enhance the character and local distinctiveness of the surrounding natural and built environment. They highlighted the benefits of Landscape Character Assessments as a tool at a local level to advise the significant features and setting within the landscape and key views. They made reference to the revised National Character Areas.

The landowner's representative raised a recurring concern, throughout the draft Development Brief, with the use of the word "rural"; suggesting instead that the Planning Inspector for the Local Plan examination refers to the "semi-rural nature" of the Conservation Area.

Access & Transport

Representations received from local residents raised concerns regarding the impact of additional traffic, from the development of this site, generated on the local road network. One resident expressed a preference for the alternative site access. One resident requested the provision of a small public car park.

The landowner's representative raised concerns regarding the need for a Traffic/Transport Assessment for a small number of additional houses. The landowner's representative also requested the alternative access be considered as an option in the Development Guidance, rather than being restricted to the supporting text following the Guidance box.

The Sussex Wildlife Trust requested some additional considerations in relation to the natural environment from the transport infrastructure – including permeable paving and sensitive lighting.

Housing Mix & Affordability

Representation received from a local resident sought any affordable housing provision on the site to be houses in a similar style to the Worth area, and to not be in flatted form.

Conversely, the landowner's representative considered there is no justification for single occupancy dwellings, and carefully designed buildings housing more than one dwelling whilst having the appearance of a single dwelling could be appropriate.

Landscaping & Recreation

A local resident raised concern with the loss of a natural greenspace which is used by dog walkers.

Natural England advised of the site's potential to contribute towards the Green Infrastructure Network, including the element of the site to be subject to housing

development, suggesting exploring opportunities for street trees, green facades and green roofs.

The Sussex Wildlife Trust requested the maintenance and management of the natural and open space areas to include the landscaped areas within the housing area.

Noise

The landowner's representative raised concern with the prevention of acoustic fencing on the site, suggesting instead the Development Guidance should state the need for investigating noise levels on the site.

A local resident suggested the current area contains many trees which act as a natural sound barrier for the existing residents, against noise arising from the M23 motorway.

The Sussex Wildlife Trust requested any potential noise mitigation measures to not impede the movement of species or connectivity of the site to the wider Green Infrastructure.

Development Requirements & Infrastructure

A local resident raised concern with the impact of new housing on infrastructure such as education and health facilities.

Thames Water requested additional wording be included in the Development Brief to advise applicants of an early discussion with them in relation to connectivity to the wastewater network.

Development Principle 2: Heritage Asset

Responses were received highlighting matters in relation to the heritage assets associated with the site. These were received from:

- One local resident
- Tony Fullwood Associates
- Historic England
- Sussex Gardens Trust

Heritage Setting and Conservation Area

A local resident considered the Church and Vicarage to be in beautiful settings, which is enhanced by being alongside this natural space site.

The landowner's representative considered the Planning Inspector for the Local Plan concluded that the heritage values that define the significance of the church in its current setting would not be significantly affected. In addition, he suggests the setting of the Church has changed significantly over time. He contends that it is important that the overall character of the Conservation Area is correctly described.

Listed Buildings

The landowner's representative considered the Planning Inspector for the Local Plan concluded that limited development on the site would not harm the appreciation and experience of the church.

Historic England are content that the Development Brief emphasises the potential impact on designated and non-designated assets and that the need to mitigate this impact is woven into the Brief.

Moat

Historic England are content that the Development Brief emphasises the potential impact on designated and non-designated assets and that the need to mitigate this impact is woven into the Brief.

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The landowner's representative considered the brief should be more positively worded about the benefits from the development to the Moat, and questioned the imposition of maintenance of the Moat and its buffer as being outside the Local Plan requirements.

Heritage Assets

The landowner's representative considered the Development Brief to not be based on the specialist evidence provided by the landowner's agent in relation to the Historic Park and Garden and sets out unjustified requirements.

Historic England are content that the Development Brief emphasises the potential impact on designated and non-designated assets and that the need to mitigate this impact is woven into the Brief.

Sussex Gardens Trust welcomed the Brief's intentions for the restoration of historic links between the old rectory and the historic landscape and restore the site. It is requested that the planning application should also include how the restored landscape is to be maintained after completion of development, to prevent its deterioration again.

Views

The landowner's representative suggests that there is an inter-visibility between the site and the business estate and properties in Maidenbower. He goes on to raise concerns regarding the reference to the views through the site, suggesting these are across the site. Concern is raised in relation to the inclusion of the secondary view from Maidenbower industrial estate. The views of the Church are questioned when the trees are in leaf.

Historic England welcome that the importance of key views within the Conservation Area has been established.

Development Principle 3: Biodiversity & Natural Features

Responses were received considering the site's biodiversity and natural features.

These were received from:

- One local resident
- Natural England
- Sussex Wildlife Trust (SWT)
- Tony Fullwood Associates
- Environment Agency
- Thames Water
- West Sussex County Council

Biodiversity

A local resident believed the site was important as an area of natural beauty which enhances the environment and provides a home for wildlife.

The landowner's representative believed that the requirements relating to the rest of the site (i.e. the areas allocated for Biodiversity and Heritage) should not be applied to the allocated housing site (i.e. the Key Housing Area), as the principle for its development was accepted by the Planning Inspector for the Local Plan examination, and thereby recognising their loss in total in this area was outweighed by the need for housing provision.

Sussex Wildlife Trust raised a number of suggestions for clarity in the Development Brief in relation to seeking to ensure a net gain in biodiversity when a third of a Site of Nature Conservation Importance (now known as a Local Wildlife Site) is to be lost to development. This includes mitigation through enhancement on the remaining site and securing its long-term management, maintenance and recording/survey; maximising opportunities to include sensitive and appropriate green infrastructure and its management within the housing development area of the site; and off-site compensation.

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West Sussex County Council confirmed that the Development Brief was considered to be in accordance with the Local Plan and NPPF, and noted that the NPPF requires all development sites to have regard to on-site ecology and identified detrimental impacts should be minimised and ecology enhanced.

Natural England advised the Design Statement could usefully promote high quality and multifunctional green infrastructure.

Flood Protection and SuDS

The landowner's representative does not believe that the stream buffer beyond the functional floodplain is a requirement of the Local Plan and therefore is not justified and should be omitted. Furthermore, he does not consider that the SFRA distinguishes between Flood Zones 3a and 3b and as the site has been allocated in the Local Plan it has overcome the need for the sequential test. Therefore, he considers that a Flood Risk Assessment can carry out an Exceptions Test to determine the acceptability of building in the floodplain.

The Environment Agency highlighted the fluvial flood risk of the site, particularly in light of the concentration of development towards the southern area of the site, which is the floodplain area associated with the Gatwick Stream. On this basis, they suggested some amendments for clarification and consistency. The need for a Flood Risk Assessment to take account of the updated climate change guidance was raised and the need to ensure surface water is managed to not increase flows into the Gatwick Stream, particularly through SuDS was highlighted. They supported the inclusion of their previous requirements in relation to the 30m ecological buffer for the stream.

West Sussex County Council suggested an amendment for clarification in relation to ensuring flood resilience for any development located in an area identified as flood risk (i.e. Flood Zone 2) and for the hydrological calculations of flows to include the incoming run-off from the M23 motorway.

Thames Water requested additional wording to be included which confirmed that surface water must not be allowed to drain to the foul sewer, and instead suggested the benefits of use of SuDS.

Sussex Wildlife Trust strongly supported the 30m buffer around the watercourse and recommended some amendments for clarification to enhance the natural processes within the stream corridor and natural flood management options.

Trees and Woodland

The landowner's representative raises concern with the requirement to maintain the protected trees. The visual imagery used to indicate the thick vegetated edge is considered to be inaccurate and considered should be significantly reduced.

Natural England promote the provision of street trees through the development site as a means of connecting the site as part of the Green Infrastructure.

Sussex Wildlife Trust supported the acknowledgement that trees of moderate and low value can play a useful role in site screening and as an important habitat feature, and so should not automatically be considered for removal. In addition, they supported prioritisation of native species. They requested a more integrated maintenance and management plan and include the moat and river corridor to the south, ponds, grasslands and woodlands to the north.

Grasslands

Sussex Wildlife Trust maintained its objection to the allocation of a Local Wildlife Site (SNCI) for residential development. However, in light of its allocation in the adopted Local Plan they wish to see any planning proposal for the site to be the least harmful

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possible, achieve net gains to biodiversity and facilitate the Local Wildlife Site being brought back into long-term positive management. They raise concern that wording in the Development Brief which relates to the “remainder of the SNCI” may mean that the habitats and greenspaces within the developed area are not managed suitably.

The landowner’s representative believed that the Development Brief is in conflict with the Local Plan which accepts that not all of the SNCI is in the same ownership as the housing allocation site and therefore a management plan for the entire SNCI would be too onerous and not reasonably related to the development of the housing allocation. Furthermore, it is suggested that the Inspector accepted the loss of grassland on the housing allocation but in mitigation sought enhancements over the remaining undeveloped areas. Concern is raised with the reference to management “in perpetuity”, suggesting instead that the Local Plan only requires this to be “long term”.

Wildlife Habitats

Sussex Wildlife Trust provided proposed minor amendments for the purposes of clarity and corrections. In addition, it was raised that the impacts of the development on the Local Wildlife Site would need to be assessed as part of the ecological survey and ongoing management and maintenance plans. They recommended the improvements should be determined by the ecological surveys and not pre-determined at this stage.

The landowner’s representative raised concerns regarding the need for floodplain enhancements as being unjustified and contrary to the balance of sustainable development struck by the Inspector and the Local Plan, whereby no recommendations for enhancement are contained within the SNCI designation.

Sustainable Design

The landowner’s representative raised concern with reference of the site’s rural location and associated SNCI and woodlands.

Sussex Wildlife Trust suggested some measures which could be considered as part of designing a sustainable development proposal in this location.

APPENDIX A: CONSULTATION REPRESENTATIONS RECEIVED AND COUNCIL RESPONSES

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
Local Resident 1	<p>In this instance, I have noticed that the land east of Street Hill in Worth is being considered for new housing, please see below link:</p> <p>http://www.crawley.gov.uk/pub_livx/groups/public/documents/otherdocs/pub234035.pdf</p> <p>The objectives listed in the link seem to concentrate purely on the area itself, rather than the proposed developments impact on the local community.</p> <p>I would appreciate it if you were able to put forward the addition objections, plus any others you are aware of?:</p>	<p>The document highlighted by the link provided was submitted in September 2014 by an agent acting on behalf of the landowner to support their case at the Local Plan examination, that the site should be considered suitable for housing development.</p> <p>Since then, the principle of some development on this site has been established through the Local Plan process, which included formal stages of public consultation and its independent examination. The allocation was proposed by the landowner and was debated at the examination hearing sessions, which were held in public. Despite the council's case objecting to the site's suitability for housing², the Planning Inspector, in his considerations of the Crawley Borough Local Plan, in 2015, concluded that the site could accommodate a "small" number of dwellings, in a "loose-knit, low density form" in keeping with the immediate area and distinguished from the suburban housing of Maidenbower.</p> <p>On this basis, and following further public consultation on the modifications to the Plan which included the allocation of this site for housing, the site was included in the Crawley Borough Local Plan as an allocated Housing, Biodiversity and Heritage site, reflecting the significant number of constraints on the site (Policy H2, page 76-81). A maximum of 15 dwellings is set by the Policy following the Inspector's indications in his preliminary findings.</p> <p>The Development Brief has been prepared to assist in ensuring any proposals for this site are compliant with the policies in the Local Plan and reflect the context of the site's location. The site's allocation as a "Housing,</p>

² [CBC004 Written Statement Matter 3 Issue 2](#)
[CBC004 Written Statement Matter 3 Issue 2 Appendices](#)
[CBC/033 Statement on Land East of Street Hill by Crawley Borough Councils Conservation Consultant](#)

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
		Biodiversity and Heritage" site recognises the valuable assets associated with this site, and the benefits it brings the local area.
	<ul style="list-style-type: none"> The current area contains many trees which act as a natural sound barrier for residents, against the noise emanating from the M23 traffic. 	<p>Comment noted.</p> <p>The Development Brief recognises this asset of the site and seeks to retain the same level of acoustic barrier currently offered by the site. Local Plan Policy ENV10 ensures that development will not be allowed where it would expose existing or future residents to unacceptable noise levels.</p> <p>Amendments have been made to the Development Brief to include reference to the sound barrier qualities of the existing trees and vegetation.</p> <p>Page 19: C) Natural Elements <u>Site Landscape</u> The landscape of the site is undeveloped and rural, covered by a mix of shrubs, grasslands and woods. The existing landscape serves as a backdrop to the urban setting of the adjacent neighbourhoods. In particular, the rural landscape shields the heritage assets within the Conservation Area from encroaching urban development to the north, south and west. <u>Also, the dense vegetation surrounding the site offers noise barrier qualities, shielding the existing residents in properties along Street Hill from the volume of the M23 motorway.</u></p> <p>Page 31: Development Principle 1: Rural Character Noise Abatement Due to the proximity of development to the M23 Motorway it is likely there will be significant noise on the <u>allocated subject</u> site. <u>The removal of vegetation on the site may further exacerbate this.</u></p> <p><u>Development Guidance:</u> <i>Should noise attenuation be required on the development site... .. and its historical distinctiveness.</i></p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion Proposed addition)
		<p><u><i>The impact of noise on existing residents should be taken into account in considering the removal of vegetation on the site.</i></u></p> <p>Page 46: Noise Impact Assessment Second Bullet:</p> <ul style="list-style-type: none"> <i>Demonstrate how the development will be designed, located and protected through noise attenuation measures to mitigate the impact of noise on health and quality of life and the surrounding area. <u>This should take into account the impact of noise levels on existing residents of any proposed removal of landscaping or vegetation on the site.</u></i>
	<ul style="list-style-type: none"> Many local residents enjoy the area and it is regularly used by dog walkers. 	The site is privately owned, and therefore does not form part of the borough's accessible open space for the purposes of recreation.
	<ul style="list-style-type: none"> Crawley is rapidly losing its green spaces, and as residents we are having to fight to keep them. 	The site's allocation for housing, biodiversity and heritage was concluded by the independent Planning Inspector appointed on behalf of central government to examine the Local Plan.
	<ul style="list-style-type: none"> It is an area of natural beauty which enhances our environment, and also provides a home for the wildlife. 	<p>The site's designation as a Site of Nature Conservation Importance recognises the value this site provides to the borough's green infrastructure and ecological network, as being of West Sussex-wide importance.</p> <p>The site's allocation is for housing, biodiversity and heritage, and the Local Plan Policy requires the developer to compensate for the loss of part of the wildlife value on the developed part of the site by enhancements and long-term management for the purposes of biodiversity and nature conservation on the remaining two-thirds of the site. This recognises the decline caused to the habitats of value on the site due to its previous and current poor management which has allowed the encroachment of scrub and woodland over the species-rich grasslands.</p>

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Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<ul style="list-style-type: none"> • Worth Church and Vicarage are in beautiful settings, enhanced by being alongside this natural space. 	<p>The value of this site forming part of the setting of the Church is acknowledged and set out in the Worth Conservation Area Statement.</p> <p>The Local Plan Policy allocation for housing, biodiversity and heritage seeks to ensure the development of this site does not significantly adversely affect the setting of the Church.</p>
	<ul style="list-style-type: none"> • Balcombe Road has become an extremely noisy and busy route since the additional housing in south Maidenbower and Worth was completed a few years ago. This proposal to build additional housing in Worth will only cause to exacerbate the situation. 	<p>The Local Plan allocation limits the housing development to a maximum of 15 dwellings. Notwithstanding this, the Development Brief requires a Transport Statement to be submitted with a planning application and this must include a Road Safety Audit.</p>
	<p>As a resident, we live adjacent to this land which makes it a particularly personal concern.</p>	<p>Concerns are noted. The principle of the site's development has been established by the Planning Inspector as part of the Local Plan examination.</p> <p>The Development Brief seeks to advise how a development can come forward in this location with minimum harm and maximise the opportunities for improvements for the area.</p> <p>The Local Plan allocation and the Development Brief do not negate the planning application process. Further public consultation will be carried out as part of this statutory process following the submission of a planning application by the landowner or a developer.</p>
	<p>I am contacting you to officially register my objections to the proposed development on the land east of Street Hill and Balcombe Road, Worth.</p> <p>In addition to the concerns already outlined in my email to Henry Smith MP (please see the bottom of this email), I</p>	<p>A residential development in this location will be required to pay a Community Infrastructure Levy contribution www.crawley.gov.uk/cil . This contribution seeks to offset the cumulative impacts of development on the borough's infrastructure, including health and education.</p> <p>The Development Brief (page 43-44) provides further details regarding this.</p>

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Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>would also like to register my concerns regarding the additional pressure the proposed housings occupants would have on the already stretched infrastructure of the NHS Saxonbrook Medical Centre and Maidenbower Primary, Junior and Secondary Schools, which are already oversubscribed!</p> <p>As per section 8.9 of the Crawley Borough Local Plan (December 2015), '<i>It is a fact that development will place additional demands on infrastructure provision and that developers will be expected to contribute to meeting the need for additional infrastructure generated by their development and ensuring cumulative effects are effectively mitigated.</i>'</p> <p>The expanding or additional development of local Medical Centres and Schooling is already well overdue, since the residential growth in South Maidenbower and West Worth in recent years. Therefore, any additional residential building proposals cannot be considered before facilities and infrastructure have been augmented for the existing population.</p>	
Local Resident 2	<p>Worth Conservation Area Statement</p> <p>After reviewing the 2030 plan for Worth area I have some concerns and points to make. The first is the access to the new development. Having access at Street Hill would cause concern for health and safety. Many families walk up this hill and traffic is already heavy in the area as this is used as access already by many who don't live in the area</p>	<p>Preference for the alternative access is noted.</p> <p>A planning application for development of this site is required to be accompanied by a Traffic/Transport Statement and a Road Safety Audit (page 46).</p> <p>The Development Brief has been amended to include both access options in the Development Guidance (page 28-29). However, it should be noted that the alternative access is likely to have an impact on protected trees which the council would hope to be avoided wherever possible.</p>

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LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>using this as a short cut. I'd like to see the alternative access as the main access.</p>	<p><u>Development Guidance:</u> <i>Access to the site should be provided on the western side of the site, at a break between the protected trees that separate the site from Street Hill, just north of the intersection with Balcombe Road.</i></p> <p><i><u>An alternative access point could be investigated for the south-western corner of the site, off Balcombe Road. However, an access point at this location would be likely to have an impact on protected trees. Therefore, strong justification and careful design would be necessary to support this.</u></i></p> <p><i><u>Development schemes should only propose one vehicular access point, and not both.</u></i></p>
	<p>In addition to affordable housing under SPD and a 40% affordable housing, I have concerns on the impact to my own property value. No details have been shared on this. If these were flats this most certainly not be in keeping with the conservation or the area. Its preferable 1/2/3 bed room houses in similar style of worth area would be suited. If the design of such houses impact the value of my property once erected, I'd look to see compensation from the Council.</p> <p>I would welcome comments back on the points that I have raised.</p>	<p>Local Plan Policy H4 requires affordable housing contribution of 40% from all residential developments. For schemes of 6 or more dwellings this contribution is expected to be provided on-site as part of the development. These properties would be expected to be designed to meet the same requirements as the private market dwellings. The Development Brief recommends a small number of large, detached dwellings to be the most appropriate for the site, to retain the rural, loose-knit character of the Conservation Area. All dwellings on the site are suggested to be single family occupancy dwellings offering three, four, five or more bedrooms. However, an alternative scheme could be submitted which satisfactorily addresses all of the requirements in the Policy.</p> <p>For schemes of 5 dwellings or less a financial contribution can be made for off-site provision.</p> <p>Property values are not a material planning consideration and the council would not be liable to pay compensation.</p>
	<p>I live adjacent to the conservation area and whilst I don't want houses built in the area as there has already been a</p>	<p>The principle of some development on this site has been established through the Local Plan process, which included formal stages of public</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
Local Resident 3	<p>lot of building for an area of this size and type in the last couple of years I (along with most of the other local residents who don't want to see the area pillaged any further) am probably powerless to be able to influence the decision makers such as yourselves to limit the building of new houses for the time being. With Brexit looming and an uncertain economy there may not even be the high demand for housing that there once was and possibly the development around Forge Wood is enough for this area for the foreseeable future? I feel resigned to the fact that until the south east of England is completely concreted over and the builders have taken all their profits and council maximised Council tax income it won't stop in my lifetime.</p> <p>I know this is only a plan for the future, but once developers know there is a chance to build on a piece of land here they will seize the opportunity with both hands to make their vast profits at the expense of the local community, but what do they care as long as no-one builds in their back yard. I have lived in the area for 20 years and have seen a lot of development around here.</p>	<p>consultation and its independent examination. The allocation was proposed by the landowner and was debated at the examination hearing sessions, which were held in public. Despite the council's case objecting to the site's suitability for housing³, the Planning Inspector, in his considerations of the Crawley Borough Local Plan, in 2015, concluded that the site could accommodate a "small" number of dwellings, in a "loose-knit, low density form" in keeping with the immediate area and distinguished from the suburban housing of Maidenbower.</p> <p>On this basis, and following further public consultation on the modifications to the Plan which included the allocation of this site for housing, the site was included in the Crawley Borough Local Plan as an allocated Housing, Biodiversity and Heritage site, reflecting the significant number of constraints on the site (Policy H2, page 76-81). A maximum of 15 dwellings is set by the Policy following the Inspector's indications in his preliminary findings.</p> <p>The Development Brief has been prepared to assist in ensuring any proposals for this site are compliant with the policies in the Local Plan and reflect the context of the site's location. The site's allocation as a "Housing, Biodiversity and Heritage" site recognises the valuable assets associated with this site, and the benefits it brings the local area.</p>
	<p>Could I just request that as part of this plan you add a further commitment to the local area required from the developer which wouldn't be expensive or difficult to implement, that commitment being to make Church Road/Street Hill pedestrian and cycle access only by</p>	<p>A planning application for development of this site is required to be accompanied by a Traffic/Transport Statement and a Road Safety Audit (page 46). This will provide the information and evidence required in order to establish what is needed to make a development in this location safe.</p>

³ [CBC004 Written Statement Matter 3 Issue 2](#)
[CBC004 Written Statement Matter 3 Issue 2 Appendices](#)
[CBC/033 Statement on Land East of Street Hill by Crawley Borough Councils Conservation Consultant](#)

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>placing bollards just north of Allyington Way or at the single lane bridge located at the Worth Way? There are already a large amount of cars using the road as a rat run between the Balcombe and Turners Hill Roads especially in the rush hour making it quite unsafe with the speeds they are travelling at with the 20mph limit being ignored by 9 out of 10 drivers who are travelling at more like 45/50mph on this narrow road to maximise the time they are saving. By placing the bollards local traffic can still access all the area perfectly well, but it will cut out the drivers taking short cuts.</p>	<p>It is not possible to seek contributions towards improvements which are not directly related to the impacts from the development.</p> <p>However, residential development in this location will be required to pay a Community Infrastructure Levy contribution www.crawley.gov.uk/cil . This contribution seeks to offset the cumulative impacts of development on the borough's infrastructure. Whilst much of this goes towards the council's infrastructure priorities, residents will be able to bid for a proportion of this funding to support local projects.</p>
Local Resident 4	<p>I have read and approve of the new development proposals for the Land East of Street Hill Development as they seem sensitively thought out.</p> <p>However, since the council is pledged to protect and enhance the Worth Conservation Area in order to preserve and enhance the character of the setting of St Nicholas' Church, I wonder if the developers would please consider a relatively small public car park (with appropriate arboreal screening) that could be used by visitors to this site of such significant heritage and walkers on the Worth Way?</p> <p>This would make such a different to the lives of those using the church and the area as a whole.</p>	<p>Support for the proposals in the Brief is noted.</p> <p>Request for the provision of a car park for visitors is noted. It is difficult to see how this could be incorporated into the site without further damage to the biodiversity and heritage assets and be designed so as to not create further urbanisation of the rural setting. However, should a scheme be proposed as part of the detailed designs of the site, it could be considered through the planning application process.</p>
ASP Planning and Development Consultancy	<p>DRAFT DEVELOPMENT BRIEF LAND EAST OF STREET HILL: PUBLIC CONSULTATION</p> <p>ASP are instructed by individuals who jointly control land within the area covered by the draft Development Brief. A separate response has been made in relation to the</p>	<p>The Development Brief relates to the site allocated within the Crawley Borough Local Plan for the purposes of Housing, Biodiversity and Heritage. Its preparation and publication is a requirement of the Local Plan Policy H2.</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>consultation on the draft Worth Conservation Area Statement.</p> <p>The area of land our clients control is shown on the plan attached at Appendix One*. The area of the clients' land included within the draft development brief is the southernmost section, largely comprising the eastern pond and the surrounding woodland.</p> <p>The draft Development Brief and the associated draft Conservation Area Statement dwell at length on the surprisingly rural character of this area despite its location adjacent to the built-up area of Crawley and the nearby M23, its past historic development and the quality of the designated and also non-designated heritage assets within it.</p> <p>It is fair to say that in policy terms, the area encompassed in the development brief has a significant number of designations attached to it some of which 'wash-over' our clients' land. Notwithstanding the apparent constraints of the site, it is accepted by the Council that a limited form of development could take place.</p> <p>The preferred development area is, as currently set out in the brief, limited to the southern side of the area and promotes a small number of well separated and landscaped plots and seeks also to secure enhancements to biodiversity and the setting of designated and non-designated heritage assets and to improve access to the Conservation Area and Worth Way.</p>	<p>The boundary of the site allocation was discussed as part of the Local Plan examination and the Policy wording and supporting text acknowledges that not all of the land is in the same single ownership.</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>The development brief in our view fails to fully address the available opportunities to secure access and longer-term woodland management and biodiversity enhancements across the wider Conservation Area as a whole, relative to the currently designated development site.</p>	<p>Whilst the council agrees that an integrated management plan for the whole area, including the ponds and woodland to the north of the allocated site, would be preferable, the Planning Inspector excluded these in his Main Modifications for Policy H2, as they fall outside the same ownership for the development site. On this basis, it cannot form part of the requirement of the development, although it can be an aspiration which could be sought through alternative agreements with the neighbouring landowners in the future.</p> <p>Additional wording has been added to the Development Brief to reflect this aspiration:</p> <p>“Grasslands ...A long term management strategy (including identification of funding and responsibilities) should be agreed with the borough council and the county ecologist. <u>Developers are encouraged to work with adjacent landowners to integrate management of the Green Infrastructure across the wider area outside of the landownership.”</u></p> <p>Separate to this, the Worth Conservation Area Statement (2018)⁴ sets out the context for opportunities to improve and enhance the wider Conservation Area and includes a Management Plan to take forward future initiatives.</p>
	<p>It is noted that the applicable Development Plan policies do not preclude development of a wider area than that indicated in the development brief per-se despite its location outside the urban area of Crawley. The same principles should be applied to the land under our client's control.</p>	<p>Proposals for additional development outside this area would remain subject to consideration against the policies of the Local Plan, when read as a whole.</p>

⁴ [Worth Conservation Area Statement](#) (2018) CBC

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Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>The scope of the studies and inputs necessary to support proposals that may come forward set out in the brief are noted. It is accepted that these will be required to effectively demonstrate that any development would preserve or enhance the character of heritage assets and will be integral to assessing the potential impact on biodiversity and on the living environment of existing and future occupiers and any potential visual impact on the character of the area in general.</p> <p>Furthermore, whilst a proportion of our clients' land lies outside the development brief area, it does lie between existing residential development at Worth Way and the currently indicated development area. In addition, the site displays many of the characteristics of the adjacent land and has the same relationship with the designated and non-designated heritage assets as the other land in the area.</p> <p>We consider that our clients' land could potentially and beneficially assist in the process of securing improved access through the Conservation Area to the Church and also directly to Worth Way, as well as providing the opportunity to manage the existing woodland and pond to retain the eastern setting of St Nicholas church and the rural nature of the Conservation Area whilst enhancing biodiversity.</p> <p>Coupled with this, opportunity is also considered to exist, subject to appropriate design and detailing to provide the type of low-key and loose-knit residential development proposed in the brief that retains the rural character and appearance of the conservation area, on suitable areas</p>	<p>The site identified in the Location Plan attached to the representation in Appendix 1 (set out in Appendix B to this Consultation Statement) is subject to the following designations:</p> <ul style="list-style-type: none"> • Part of the countryside setting of the Grade I Listed St. Nicholas' Church (Policy CH15) • Worth Conservation Area (Policy CH12 and CH13) • Outside the Built Up Area (Policy CH9): Landscape Character Area Tilgate/Worth Forest and Fringes • Site of Nature Conservation Importance (Policy ENV2) • Historic Park and Garden (Policy CH12 and CH17) • Biodiversity Opportunity Area (Policy ENV1 and ENV2) • Structural Landscaping (Policy CH7) <p>In addition, the site's location adjacent to the M23 motorway would require considerations in relation to Noise pollution (Policy ENV11) and Air Quality (Policy ENV12).</p>

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	<p>within the clients' landholding whilst enabling the improvements referred to above.</p> <p>Such a development on our clients' wider landownership, if prepared following the principles set out in the brief, is capable in our view of demonstrating compliance with those principles and objectives, whilst maintaining the rural character of the wider Conservation Area and the setting of heritage assets and securing improvement to biodiversity whilst at the same time enhancing public access thus enabling wider appreciation of the character of this area.</p>	
	<p>Ourselves and the landowners are keen to work with the Council to secure an appropriate overall package for the site that would allow limited development but which would also secure enhanced public access and biodiversity and woodland management improvements. In due course, we will be making a formal approach to the Council in this regard.</p>	<p>Interest in considering the scope for pursuing development opportunities to this separate site is noted.</p>
	<p>I would advise that initial acoustic assessment work has been undertaken on the clients' land in relation to existing noise levels, the results of which, clearly indicate that there is no in-principle impediment to residential development on the land arising from the nearby M23. It is considered that through the detailed design and siting of any new development, not only can any impact on future residents of new dwellings be satisfactorily addressed, but it is likely that current noise issues in the wider Conservation Area, in particular within the grounds of St Nicholas' Church, can also be assisted through the design and layout of any proposed scheme on our clients' land, thus achieving a</p>	<p>This is outside the remit of the Development Brief.</p>

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	welcome enhancement to the overall character of the Conservation Area.	
	<p>We trust that these comments submitted on behalf of the landowners will be taken into account when the final draft of the Development Brief is produced and adopted.</p> <p>We wish to be kept informed of progress towards its adoption as it is made. I would be grateful for a formal acknowledgement that this letter has been received.</p>	
	* attached Appendix 1: Site Location Plan	Noted. See Appendix B.
Tony Fullwood	The Draft Brief attempts to significantly reduce the number of dwellings from those accepted by the Inspector and allocated in the Local Plan.	<p>The Development Brief does not seek to reduce Local Plan policy-compliant housing numbers. The 15 dwelling figure is an indicative maximum which reflects acknowledged constraints on the site and the need for a quantum of units to be shown in an application where it can be accompanied by detailed evidence and design to support the submission.</p> <p>The housing capacity figures set out in Policy H2, and within the Crawley Borough Local Plan's Housing Trajectory were never intended to be set in stone. The numbers were calculated to give a reasonable indication of the supply capacity of the borough at a high level. This is clear in paragraph 35 of the Inspector's report in which he confirms that "...policy H2 states that the capacity of individual sites is <i>indicative</i>". For most of the sites in Crawley these are considered to be a reasonable estimate, but do not limit the site's capacity, in order to maximise housing development within the borough and support Policy H1's aspiration for 5,100 dwellings as a minimum overall capacity figure for the borough. However, due to the unique features constraining the site, the Inspector established 15 dwellings as a "maximum" figure (para. 56) and indeed considered it would</p>

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		<p>be challenging to achieve this figure, thereby acknowledging a lower number could be acceptable. Paragraph 6.54 of the Local Plan reflects this.</p> <p>The Local Plan and the Inspector both specify the need for a loose knit, low density layout on a concentrated part of the site, therefore only allowing for a small scale development. The Development Brief reflects the Local Plan Policy and the Inspector's comments and requires that development come forward with high quality design within the site's inherent constraints, which the Brief seeks to highlight and advise accordingly in order to support the positive design and layout of a suitable scheme.</p>
	<p>The most blatant example of this is the Illustrative Development Scheme Design (P38) which presents a development of 4 dwellings which is so significantly below the 15 dwellings included in adopted Local Plan Policy H2 that the brief can be seen to be in conflict with the Local Plan. However, there are many other examples where the brief attempts to significantly limit development. These are listed in more detail in the Schedule of Objections.</p>	<p>The Local Plan is the primary planning document against which planning applications would be considered. The Development Brief seeks to support a scheme being prepared in conformity with the policies set out in the adopted Local Plan.</p> <p>Footnote 10 in the July 2017 consultation draft Development Brief sought to confirm the council's intention in relation to the indicative approach by clarifying that "This indicative layout is not mandatory nor does it constitute an approved layout. At the planning application stage alternative layout option/s may be presented and supported by robust evidence."</p> <p>However, the Indicative Development Scheme Design was provided in the 2017 draft Development Brief for the purposes of receiving feedback as part of the consultation and has been removed from the final document.</p> <p>Each point raised in the Schedule of Objections submitted with this Representation is considered in detail in Appendix B below.</p>
	<p>There are repeated references in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing</p>	<p>The allocation is for Housing, Biodiversity and Heritage, recognising the importance of each of these elements within the wider site. Any housing development within this site must protect and preserve the assets of the wider site in accordance with the Local Plan policies, NPPF principles and</p>

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	<p>Area), but which are applied to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles. This is not how the Inspector assessed the constraints or how the Local Plan policy is written. These are listed in more detail in the Schedule of Objections**.</p>	<p>other relevant legislative requirements taken as a whole, and must incorporate these into the design and layout of the development in accordance with the relevant policy.</p> <p>The Local Plan allocation for the Land East of Balcombe Road/Street Hill site does not relate solely to housing. Whilst acknowledging that some assets have already been diminished and would be, in part, lost through allowing housing development on the site, the Inspector found that other assets should be enhanced, managed and maintained as part of any residential development on the allocated site, hence the requirements set out under Local Plan Policy H2 that allocate the site for Housing, Biodiversity and Heritage improvements. Through this allocation much of the SNCI and heritage assets are to be retained, restored and enhanced as part of a planning approval.</p> <p>The Local Plan Map includes the identification of a smaller area within the wider allocation site which is shown as an "Indicative Key Housing Site", this relates to the Policy wording which confirms that "<i>The design and layout of the development of this site must... ii. concentrate the residential element and associated infrastructure towards the least sensitive areas, where possible, and to be located within the southern section of the housing, biodiversity and heritage site</i>". Neither the Local Plan Policy nor the Local Plan Map fix the boundary of the land suitable for housing development, rather, as an "indicative" area, it advises this is likely to be the most appropriate location but this will still need to be advised by detailed evidence (such as ecological, arboricultural, heritage, noise and flood studies) and the final design, layout and mitigation/compensation measures of a proposed scheme.</p> <p>In addition, the designations and assets which are associated with the site relate as much to the land within the 'indicative key housing site' as to outside of it, although mitigation and compensation measures carried out on the remaining land not affected by development is accepted by the</p>

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		Policy allocation as a likely appropriate approach, subject to supportive ecological and heritage surveys, in accordance with the policies of the Local Plan and other legislative requirements. It will be necessary for a planning application to show how it has addressed these matters in the final location, layout and design of the built form. The Brief has been amended in various places to clarify this.
	There is an absence of any recognition in the Brief that the Inspector recognised that the development would cause some harm, but considered that this was outweighed by the need for housing, and that a limitation of 15 houses represented an appropriate balance between those two considerations. Instead, the Brief appears to be attempting to eliminate any harm.	<p>The Development Brief is a requirement of the Local Plan Policy H2 in order to support the delivery of residential development. It seeks to advise how a development of up to 15 dwellings can meet the requirements of the Local Plan. The Development Principles diagram on page 25 clearly shows how each of these relate to the delivery of housing on the site.</p> <p>The Inspector did not accept housing development on this site at any expense – instead he indicated requirements for minimising harm as far as possible through considerate design and layout, and mitigation and compensation for any loss of assets through the residential and associated infrastructure development on the site. This is clear through the allocation as a Housing, Biodiversity and Heritage site, the Policy criteria and supporting text in the Local Plan, and the requirement for these to be set out in full in a Development Brief. The Brief has been amended in various places to clarify this.</p>
	The Brief cannot supersede Local Plan Policy H2 which is derived from the Inspector's conclusion that the Site should be allocated for 15 dwellings on the basis of substantial specialist evidence and the observations he made for himself on his site visits. The Inspector clearly had in mind the wider tests of achieving sustainable development when attributing an appropriate capacity for the site. In particular he referred to the benefits of achieving a "nonetheless significant contribution towards meeting Crawley's housing	The Local Plan allocation establishes the principle of development but it does not negate the planning application process. The allocation indicates that the Inspector believed, on the basis of the information in front of him at the time of the examination of the Plan, that the site could provide opportunity for some housing development within the known constraints of the site, it did not fix a boundary of the land to be developed for housing or impose a minimum housing number to be delivered by the development. In

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	need on a site within Crawley". He was also clearly mindful of the environmental benefits which can be achieved as a result of development but was no doubt aware that achieving a certain scale of development would be necessary in order to deliver these benefits.	fact, uniquely for sites in Crawley, it conversely established a maximum housing number which reflects the known constraints of the site.
	The role of the local planning authority, especially one not able to meet its objectively assessed needs, remains to boost significantly the supply of housing. The sustainable balance reached by the Inspector and the adopted Local Plan is a maximum of 15 dwellings on this site and the brief should not seek to prevent the achievement of this outcome. The National Planning Policy Framework and Guidance states that plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The Framework and Guidance has been followed in Policy H2 of the adopted Local Plan. The draft brief, however, seeks to significantly reduce the scale of development below that accepted in the Local Plan whilst still retaining the same obligations. Insufficient attention has been paid to viability and the costs of development and obligations in preparing the brief to the point where the ability to develop this Local Plan housing allocation viably is threatened.	<p>The purpose of the Land East of Balcombe Road/Street Hill, Worth Development Brief is to "set out in full" the requirements established by Policy H2's allocation for the site. This is a requirement imposed by the Planning Inspector as part of his Main Modifications in order to make the Local Plan "sound". It also provides guidance on how other relevant Local Plan policies can be met in a development on this site.</p> <p>The NPPF is clear that where safeguards are necessary to make a particular development acceptable in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements (paragraph 176). These would be determined through the planning application process on the basis of the evidence submitted to support the scheme. Whilst viability may be a consideration for some elements of planning policy, the obligations set out in the Development Brief are required to make the development acceptable.</p> <p>Building in to the design at an early stage a policy-compliant scheme would ensure costs can be accurately assessed.</p>
	The landowners received legal advice from leading planning counsel that in its current form the Brief is unlawful because it is in conflict with the adopted Local Plan and this is submitted as part of this objection.	<p>The legal advice has been received and carefully considered by the council.</p> <p>The council strongly believes the Development Brief is in full conformity with the adopted Local Plan. Reference to the associated Local Plan</p>

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		<p>policies have been incorporated into the Development Brief for the purposes of clarity. In addition, the detailed amendments made to address some of the key issues raised by the representations satisfy the concerns highlighted; in particular, the removal of the "Indicative Development Scheme Design" provided in the draft Development Brief.</p> <p>Furthermore, the amended Development Brief document along with this Consultation Statement are being published for a further four-week period for public consultation. Following which, the process intended to be taken will be for the council to consider the adoption of the document as Supplementary Planning Document.</p>
	Detailed objections to the draft brief, together with proposed changes, are submitted as a Schedule of Objections.	Each point raised in the Schedule of Objections submitted with this Representation is considered in detail in Appendix B below.
	I am happy to meet with the Local Planning Authority to discuss the proposed amendments in order to facilitate appropriate development on this site.	<p>The representation received was very detailed and clear and, along with the meeting held earlier this year with the Representor, their client's position is understood.</p> <p>A further meeting is not considered necessary at this stage. However, the offer is welcomed.</p>
	** attached Schedule of Representations	Noted. See Appendix B.
	Attached Legal Opinion	Noted. See council's response above.
Thames Water	<p>Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment on the above.</p> <p>As you will be aware, Thames Water are the statutory sewerage undertaker for the Crawley Borough and are</p>	Statutory status noted.

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	<p>hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. We have the following comments on the consultation document:</p>	
	<p>General Comments</p> <p>New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: “Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”</p> <p>Paragraph 162 of the NPPF relates to infrastructure and states: “Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”</p> <p>The web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that: “Adequate water and wastewater infrastructure is needed to support</p>	<p>Crawley Borough Local Plan Policy IN1: Infrastructure Provision confirms that development will be permitted where it is supported by necessary infrastructure both on and off site and if mitigation can be provided to avoid any significant cumulative effects on the existing infrastructure services.</p>

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	<p><i>sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).</i></p>	
	<p>Omission of a Policy on Wastewater Infrastructure</p> <p>Thames Water request that a specific policy on Wastewater Infrastructure be included within the Development Brief.</p> <p>Although the scale of the proposed housing development proposed does not cause concern, there may be circumstances where it will be necessary for developers to carry out appropriate studies to confirm that the proposed sewerage infrastructure will not lead to overloading of existing sewerage infrastructure. Where a capacity problem is identified and no improvements are programmed, then the developer needs to contact the water company to agree what improvements are required and how they will be delivered prior to any occupation of the development.</p> <p>It is therefore important that the Development Brief considers the net increase in waste water demand to serve proposed developments and also any impact the development may have off site further down the network, if internal/external sewage flooding of property is to be avoided.</p> <p>Thames Water therefore recommend that developers engage with them at the earliest opportunity to establish the following:</p> <ul style="list-style-type: none"> The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met 	<p>Proposed new wording has been included in the Development Brief as a new sub-section for Part 4: Development Requirements to address the issue raised regarding an omission on wastewater infrastructure:</p> <p><u>Utilities Infrastructure</u> <u>In line with Local Plan Policy IN1: Infrastructure Provision, development will be permitted where it is supported by the necessary infrastructure both on and off site and if mitigation can be provided to avoid any significant cumulative effects on the existing infrastructure services.</u></p> <p><u>The development will be expected to contribute to meeting the need for additional infrastructure generated by the development and ensuring cumulative effects are effectively mitigated. Development will be permitted where overall capacity limits, advised by infrastructure providers, are not breached.</u></p> <p><u>Although the scale of the proposed housing development proposed does not cause concern to the wastewater infrastructure provider currently, Thames Water recommend that developers engage with them at the earliest opportunity to establish the following:</u></p> <ul style="list-style-type: none"> <u>The development’s demand for Sewage Treatment and network infrastructure both on and off site and can it be met;</u> <u>The surface water drainage requirements and flood risk of the development both on and off site and can it be met.</u> <p><u>A utilities assessment and drainage assessment should be prepared and submitted as part of the planning application and will need to prove that the development can connect into and be served by the relevant utilities</u></p>

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Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<ul style="list-style-type: none"> The surface water drainage requirements and flood risk of the development both on and off site and can it be met <p>Thames Water consider that to accord with the NPPF/NPPG and the above, that there should be a section on wastewater/sewerage infrastructure in the Development Brief which should make reference to the following:</p> <p>“Wastewater & Sewerage Infrastructure</p> <p><i>Developers will be required to demonstrate that there is adequate waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater/sewerage infrastructure.</i></p> <p><i>Drainage on the site must maintain separation of foul and surface flows.</i></p> <p><i>Where there is an infrastructure capacity constraint the Council will require the developer to set out what appropriate improvements are required and how they will be delivered. ”</i></p>	<p><u>providers. This requirement includes electricity, gas, fibre optic broadband, potable water, foul drainage, and surface water drainage.</u></p> <p><u>Drainage on the site must maintain separation of foul and surface flows.</u></p>
	<p>SuDS</p> <p>With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is</p>	<p>Crawley Borough Local Plan Policy ENV8 establishes the need for surface water run-off rates to be reduced through the effective implementation, use and maintenance of SuDS.</p>

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	<p>important to reduce the quantity of surface water entering the wastewater system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.</p> <p>Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application, where it is to the overall benefit of their customers. However, it should also be recognised that SuDS are not appropriate for use in all areas, for example areas with high ground water levels or clay soils which do not allow free drainage. SuDS also require regular maintenance to ensure their effectiveness.</p> <p>Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.</p> <p>SUDS not only help to mitigate flooding, they can also help to:</p> <ul style="list-style-type: none"> • improve water quality • provide opportunities for water efficiency • provide enhanced landscape and visual features • support wildlife • and provide amenity and recreational benefits. 	<p>The Development Brief (page 37) sets Development Guidance which seeks to ensure surface water runoff is maintained to greenfield levels or better and to utilise the principles of SuDS throughout the development.</p> <p>Furthermore, page 46 requires development of this site to “<i>In order to reduce peak surface water run-off rates and annual volumes of run-off for development, the use of SuDS should be considered. The surface water run-off rates must not exceed the greenfield levels, and should seek to improve on these.</i>”</p> <p>The recommended wording in the Representation has been included in the Development Brief, in the introductory section for the Development Guidance relating to SuDS (page 37):</p> <p><u>It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewers. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.</u></p> <p>Well-considered runoff and drainage can contribute to sustainable development and further reduce the flood risk to development on the subject <u>allocated</u> site by better integrating development into its natural setting. Sustainable urban Drainage Solutions (SuDS) are designed to reduce the impact of new development with regards to surface water drainage discharges. Surface water flooding is reduced by mimicking natural drainage regimes; lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment. Consequently water quality is improved and the amenity and biodiversity value of the environment is enhanced. They can also provide attractive natural drainage features appropriate to this site.</p> <p><u>Development Guidance:</u> <i>The principles of SuDS should be utilised throughout the development.</i></p>

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	<p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: "It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding."</p>	<p><i>The layout and design of development should incorporate conveyance routes for surface water runoff, so as to protect dwellings against surface water flooding.</i></p> <p><i>SuDS should include additional ecological features created in the floodplain to further protect and enhance the stream corridor.</i></p>
Natural England	<p>Town or Village Design Statement - Worth Conservation Area</p> <p>Thank you for your consultation on the above dated and received by Natural England on 17th July 2017.</p> <p>Natural England have no comments to make regarding the Conservation Area Statement.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England welcomes design guidelines that respect, and where possible, enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature.</p>	<p>Support for the design guidelines that respect and, where possible, enhance the character and local distinctiveness of the area is noted.</p>

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	<p>The following is offered as general advice which we would expect to have been considered in the preparation of a Town or Village Design Statement:</p> <p>Landscape To preserve the wider landscape character of area, the Town or Village Design Statement should recognise and give appropriate consideration to the impact of the design statement on protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONB), if the town or village is within or adjacent to one.</p> <p>Landscape Character Assessments (LCA) provide a context for looking at possible changes and for seeking to ensure that the countryside character is protected and enhanced. Local area LCAs and those for protected landscapes (where applicable), should be cross-referenced as they are a useful tool to ensure that the Village Design Statement makes a positive contribution in terms of design, form and location, to the character and functions of the landscape, and avoids any unacceptable impacts. Following the principles of LCA at a local scale helps to capture the significant features, style and patterns of settlement and setting within the landscape and key views in and around the village. National Park and AONB Management Plans can also provide useful information for design statements within or adjoining protected landscapes.</p> <p>Natural England is revising the suite of 159 National Character Area (NCA) profiles to make environmental evidence and information easily available to a wider</p>	<p>General advice in relation to the Landscape is welcomed and noted. Crawley Borough Local Plan Policy CH9 is based on a local Landscape Character Assessment which uses the National Character Areas as its starting point and is based on the Natural England Guidance. The National Character Areas have further been informed by the West Sussex County Council's landscape character assessment, and this in turn has influenced the Crawley Landscape Character Assessment.</p> <p>This Landscape Character Assessment has been considered as part of the preparation of the Worth Conservation Area Statement, and the Land East of Balcombe Road/Street Hill, Worth Development Brief has been prepared in accordance with this, and the higher level assessments.</p>

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	<p>audience. NCA profiles are guidance documents which include a description of the key ecosystem services provided in each character area and how these benefit people, wildlife and the economy.</p> <p>They identify potential opportunities for positive environmental change and provide the best available information and evidence as a context for local decision making and action.</p> <p>The revised and current NCA profiles are available on the NCA pages of our website for you to refer to. The complete series of revised profiles will be published by April 2014.</p>	
	<p>Green Infrastructure and Sustainable Design Green infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover the benefits including space for recreation, access to nature, flood storage and urban cooling to support climate change mitigation, food production, wildlife habitats and health & well-being improvements provided by trees, rights of way, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.</p> <p>Green infrastructure is also relevant in a rural context, where it might additionally refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country.</p>	<p>Local Plan Policy ENV1 is clear that developments which protect and enhance green infrastructure will be supported and development proposals should take a positive approach to designing green infrastructure, to integrate and enhance the green infrastructure network. Proposals which reduce, block or harm the functions of green infrastructure will be required to be adequately justified and mitigate against any loss or impact to ensure the integrity of the green infrastructure network is maintained.</p> <p>As the site is allocated for Housing, Biodiversity and Heritage there are intrinsic requirements for the site to be improved for the purposes of biodiversity, particularly the remaining two-thirds of the Site of Nature Conservation Importance following development on part of the site; protection and retention or replacement of trees; and ecological enhancements, including a 30 metre buffer zone, associated with Gatwick Stream.</p> <p>Principle 3 in the Development Brief establishes the requirements for biodiversity and natural features of the site. Reference to the site's</p>

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	<p>The Design Statement could usefully promote high quality and multifunctional green infrastructure. Natural England's Green Infrastructure Guidance provides an introduction to delivering green infrastructure at the micro and neighbourhood scale through features such as street trees, green facades and green roofs, where consistent with the local character. These features can be extremely important in increasing ecological connectivity between green spaces, particularly when footpaths and green corridors are not feasible.</p>	<p>contribution to the borough's Green Infrastructure Network has been included in the supporting text for this (page 36):</p> <p>Ecology and Biodiversity Development has the potential to impact wildlife on the site and, therefore, the design of development must clearly demonstrate that it will deliver a net gain for biodiversity <u>and contribute positively to the site's role as part of the borough's Green Infrastructure Network.</u></p> <p>In addition, Development Guidance set out on page 39-40 relating to sustainable design acknowledges the site's potential for improved green design as part of the housing development. Amended wording has been incorporated in this section for clarity:</p> <p>Sustainable Design The unique rural setting <u>within adjacent to</u> an SNCI and integrated with species-rich woodlands and grasslands presents the subject allocated site with a unique opportunity to provide innovative environmentally sustainable design. <u>Features such as street trees, green facades and green roofs can be extremely important in increasing ecological connectivity between green spaces and maintain the site's important role as part of the borough's Green Infrastructure Network.</u></p>
	<p>Biodiversity The Design Statement should have recognised and referenced designated wildlife sites and other biodiversity assets in the immediate area, such as protected species, ecological networks, habitats and green spaces. Design guidelines should respect, and where possible, enhance the town or village's local and neighbouring biodiversity resources. The Town and Country Planning Association has produced a practical and design orientated Biodiversity</p>	<p>The site's designation as a Site of Nature Conservation Importance recognises the value this site provides to the borough's green infrastructure and ecological network, as being of West Sussex-wide importance.</p> <p>This designation was considered at the Local Plan examination and the Inspector considered it against the proposal for housing development. His conclusions led to the site's allocation for housing, biodiversity and heritage.</p>

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	<p>by Design guide to achieving high levels of biodiversity in developments, which may be of use. When preparing the Design Statement, your local Wildlife Trust and local environmental record centre should have been consulted, and local and national Biodiversity Action Plans should be referenced where relevant.</p>	<p>The Local Plan Policy requires the site to compensate for the loss of part of the wildlife value on the site by enhancements and long-term management for the purposes of biodiversity and nature conservation on the remaining two-thirds of the site. This recognises the decline caused to the habitats of value on the site due to its previous and current poor management which has allowed the encroachment of scrub and woodland over the species-rich grasslands.</p> <p>The Sussex Wildlife Trust, Biodiversity Record Centre and the West Sussex County Ecologist were consulted as part of the consultation on the Development Brief and have provided comments which have been carefully considered with subsequent amendments made where the council's has deemed this to be appropriate.</p>
	<p>Community Engagement As an organisation, we are committed to involving the community in our work, ensuring that local people and the organisations that support them are consulted at the earliest possible stage. We are keen to see this principle adopted as part of the village design statement formulation process so that local people have a chance to contribute to the development of the statements from the outset.</p>	<p>Support for the development requirement relating to Community Engagement is noted and welcomed.</p>
Southern Water	<p>Thank you for your email below inviting Southern Water to comment on the above Statement and Development Brief. Southern Water are statutory water supplier through parts of Crawley District. Having reviewed the documents, I confirm that the areas concerned in Worth are not within our supply area, and we therefore have no comments to make in this instance.</p>	<p>Noted. South East Water were also consulted.</p>

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Sussex Gardens Trust	<p>Thank you for consulting Sussex Gardens Trust (SGT) regarding the above.</p> <p>The area included in the Development Brief includes land adjacent to St Nicholas Church, Worth that has been designated by Crawley Borough Council as a Non-designated Heritage Asset.</p> <p>The land has become very overgrown over past decades and a sensitive low density development that re-establishes historic links between the old rectory and the historic landscape and restores the site, as envisaged in the Brief, would be beneficial. For these reasons SGT welcomes the Brief. Any planning application that comes forward should explain how the restored landscape will be maintained after development so that it doesn't again deteriorate.</p>	<p>Support for low density development that re-establishes historic links between the Old Rectory and the historic landscape is noted and welcomed.</p> <p>The recommendation that a planning application should explain how the restored landscape will be maintained after development to avoid deterioration is noted. A Maintenance Plan for the biodiversity and heritage assets retained and enhanced on the site as part of the development is a requirement of the Local Plan Policy H2 which allocates the site and this is confirmed and explained further in the Development Brief (pages 33, 39 and 43 – 45).</p>
Henry Smith MP	<p>I write to raise concern regarding the housing development proposals adjacent to Street Hill as it is within Worth Conservation Area's vicinity.</p> <p>If you would keep me updated on this application I would be grateful.</p>	<p>Concern raised is noted.</p> <p>The principle of some development on this site has been established through the Local Plan process, which included formal stages of public consultation and its independent examination. The allocation was proposed by the landowner and was debated at the examination hearing sessions, which were held in public. Despite the council's case objecting to the site's suitability for housing⁵, the Planning Inspector, in his considerations of the Crawley Borough Local Plan, in 2015, concluded that the site could accommodate a "small" number of dwellings, in a "loose-knit, low density</p>

⁵ [CBC004 Written Statement Matter 3 Issue 2](#)
[CBC004 Written Statement Matter 3 Issue 2 Appendices](#)
[CBC/033 Statement on Land East of Street Hill by Crawley Borough Councils Conservation Consultant](#)

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		<p>form” in keeping with the immediate area and distinguished from the suburban housing of Maidenbower.</p> <p>On this basis, and following further public consultation on the modifications to the Plan which included the allocation of this site for housing, the site was included in the Crawley Borough Local Plan as an allocated Housing, Biodiversity and Heritage site, reflecting the significant number of constraints on the site (Policy H2, page 76-81). A maximum of 15 dwellings is set by the Policy following the Inspector’s indications in his preliminary findings.</p> <p>The Development Brief has been prepared to assist in ensuring any proposals for this site are compliant with the policies in the Local Plan and reflect the context of the site’s location. The site’s allocation as a “Housing, Biodiversity and Heritage” site recognises the valuable assets associated with this site, and the benefits it brings the local area.</p>
Sussex Wildlife Trust	<p>Thank you for giving the Sussex Wildlife Trust the opportunity to comment on the content of this development brief. Our comments are based on the consultation draft and our own knowledge of the site.</p> <p>The Sussex Wildlife Trust maintains its objection to the allocation of a Local Wildlife Site (LWS) for residential development. However given that this site has been allocated in the adopted Local Plan, we would like to ensure that any planning proposal for the site is the least harmful possible, achieves net gains to biodiversity and facilitates the LWS being brought back into long-term positive management.</p> <p>Where possible we have suggested amendments to the document to rectify our concerns. Wording in bold is new</p>	<p>The objection to the allocation of the Local Wildlife Site for residential development is noted. The site was allocated through the Local Plan examination and was a Main Modification required by the Planning Inspector.</p> <p>The allocation is for Housing, Biodiversity and Heritage recognising the importance of the improvements and maintenance of the site’s existing assets as part of the development for housing. This includes the retention and improvement of the remaining two thirds of the Site of Nature Conservation Importance, restoring the remaining species-rich meadow grasslands from their currently degraded quality following their neglect over a significant number of years. In addition, Local Plan policies ENV1: Green Infrastructure and ENV2: Biodiversity continue to apply to development of the site, and together seek a net gain to biodiversity despite the loss of part of this valuable site.</p>

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	suggested wording, whilst sections for deletion are struck through .	The proposed amendments are welcomed and are considered in detail below.
	<p><u>Development Principle 1</u> The second development guidance (pg 26) in this section requires the distribution of plots to be in the 'least sensitive sites of the subject site's interior'. It is not clear to the Trust what 'least sensitive' means in this context. The Trust would recommend that the development is located in the least sensitive ecological location, whilst taking account of other sensitivities, such as visual impact. This section should be clarified.</p>	<p>Second Development Guidance: reference to the "least sensitive parts" of the site reflects criteria (ii) of the Housing, Biodiversity and Heritage site allocation in Local Plan Policy H2 which requires the residential element and associated infrastructure to be concentrated to the least sensitive areas, where possible, and to be located within the southern section of the housing, biodiversity and heritage site.</p> <p>Whilst the council would wish to seek for the least ecologically sensitive location to be the focus for development on the site, it was acknowledged through the Local Plan examination that the land which has been identified as the Indicative Key Housing area within the development is a significantly sensitive ecological area. This area was identified for the focus of development due to the lesser visual impact on the Listed Church and Conservation Area.</p> <p>On this basis, the "least sensitive parts of the site" should be determined through the various evidence studies undertaken as part of preparing a scheme as a planning application.</p>
	Similarly there is a requirement for consideration to be given to 'sensitive surfacing materials' (pg 27, para 7). Again we are unclear what 'sensitive' conveys in this context. Whilst we acknowledge that access and road lay out should reflect the rural character of the site, consideration should be given to the permeability of new hardstanding to reduce levels of surface water runoff.	<p>"Sensitive surfacing materials" in this context refers to the rural character of the area and the need for the development to be in-keeping with the rural Sussex style.</p> <p>The additional requirement for the permeability of new hardstanding is in conformity with the policies in relation to surface water drainage and sustainable design. For clarity and consistency, additional wording has been added in the Access and Road Layout section:</p> <p>Access and Road Layout</p>

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		The distinctively rural character of the site will be reflected in the access to and movement through development. A road network should be rural in character, similar to that of Worth Way as it runs through the Conservation Area. Consideration should be given to sensitive surfacing materials <u>in-keeping with the character of the area</u> , limited road markings, and quantity, design and location of signs and street lights. <u>In addition to the appearance of surfacing materials, consideration should be given to the permeability of new hardstanding to reduce levels of surface water runoff.</u>
	The Trust supports the disqualification of any access routes that cross the Gatwick Stream and the requirement to consider the quantity, location and design of lighting. We do recommend additional wording in the sixth development guidance (pg 28) in this section to include reference to light-sensitive wildlife. For example: 'Consider the quantity, location and design of street signs and lighting to minimise urbanisation and negative impacts on wildlife and maintain a rural, informal feel'.	Support for the discounting of access routes across the Gatwick Stream is noted. Additional wording has been added as suggested to this Development Guidance for consistency and clarity: Bullet 3: <ul style="list-style-type: none"> Consider the quantity, location and design of street signs and lighting to minimise urbanisation <u>and negative impacts on wildlife</u> and maintain a rural, informal feel.
	We note that the tenth development guidance (pg 30) in this section rejects the use of acoustic fencing in the case where noise attenuation is required. We also recommend that potential noise mitigation measures take into consideration the ecology of the site. Measures must not impede the movement of species or the connectivity of the site to the wider green infrastructure network.	Recommendation is noted. Additional wording has been added to this section: <u>Development Guidance:</u> <u>Should noise attenuation be required on the development site, measures should avoid the use of not include acoustic fencing as this <u>can be visually dominant is unsightly</u> and accordingly will severely detract from <u>result in harm to</u> the site's quiet, rural character and its historical distinctiveness. <u>Similarly, potential noise mitigation measures proposed must take into consideration the ecology of the site and measures must not impede the</u></u>

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		<p><u><i>movement of species or the connectivity of the site to the wider Green Infrastructure Network.</i></u></p> <p><u><i>The impact of noise on existing residents should be taken into account in considering the removal of vegetation on the site.</i></u></p>
	<p><u>Development Principle 2</u> The Trust strongly supports the reference to connectivity in and through the site for people and for wildlife (pg 31).</p>	<p>Support for connectivity through the site for people and wildlife is noted and welcomed.</p>
	<p><u>Development Principle 3</u> We strongly support the inclusion of the Development Principle for biodiversity and natural features and particularly the inclusion of the requirement to ensure net gains. However we do not think that the emphasis on the rural setting should be included in this principle. The importance of the rural setting of the site is already covered in detail by Development Principle 1. The Trust believes that the content of this section of the development brief would be better reflected by a Development Principle that refers to the natural or wildlife-rich setting of the site. For example:</p> <p>'Development on the site will integrate seamlessly with the site's natural features in order to ensure net gain for biodiversity, emphasize the site's rural wildlife-rich setting and reduce ecological impact of the development on the site'.</p> <p><i>NB – If the above recommendation is accepted, it also needs to be reflected on page 25 of the development brief.</i></p>	<p>The amendment recommended by the Representation for the wording of Principle 3 is noted and has been reflected in the Development Brief:</p> <p>Principle 3: Development on the site will integrate seamlessly with the site's natural features in order to ensure a net gain for biodiversity, emphasise the site's rural-wildlife-rich setting and reduce the ecological impact of development on the site.</p> <p>This has been amended in both locations in the Development Brief (page 25 and 36).</p>

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	<p>The Trust also strongly supports the requirement for a 30 metre buffer around the watercourse. We do recommend that this section of the design brief also includes encouragement for proposals to enhance the natural processes within the stream corridor and consideration of natural flood management options in line with the Government's support for working with natural processes to reduce flood risk⁶.</p> <p>To reflect this, we recommend that the first development guidance (pg 33) in this section is amended to:</p> <p>'Development will not be permitted within an ecological buffer of 30 metre from the watercourse. The buffer should be ecologically enhanced and safeguarded to facilitate net gains for biodiversity and to encourage natural processes within the stream corridor.'</p>	<p>The amendment proposed by the Representation is noted and has been reflected in the Development Guidance:</p> <p><u>Development Guidance:</u> Development should include the allowance for will not be permitted within an ecological buffer of 30 metres from the watercourse.</p> <p><i>The buffer should be ecologically enhanced and safeguarded to facilitate a net gain for biodiversity <u>and to encourage natural processes within the stream corridor.</u></i></p>
	<p>We also recommend that the third development guidance (pg 34) in this section is amended to:</p> <p>'Development on the site... ...including careful design and layout, and consideration of natural flood management options, to ensure that the development is acceptable in flood risk terms...'</p>	<p>The amendment proposed by the Representation is noted and has been incorporated into the Development Guidance:</p> <p><i>If development is proposed in Flood Zone 2, a Flood Risk Assessment should be undertaken to demonstrate how appropriate mitigation measures will be implemented as part of the development, including careful design and layout, <u>and consideration of natural flood management options.</u> to ensure that the development is acceptable in flood risk terms.</i></p>

⁶ <https://www.gov.uk/government/news/schemes-across-the-country-to-receive-15-million-of-natural-flood-managementfunding>

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	The Trust strongly supports the acknowledgement in the seventh development guidance (pg 35) in this section that trees of moderate and low quality may still have value as an important habitat feature. We also support the requirement for native species to be prioritised.	Support for the value of moderate and low quality trees as an important habitat feature is noted and welcomed. Support for the requirement for native species to be prioritised is noted and welcomed.
	Whilst we strongly support the requirement for the development to be accompanied by a long-term commitment to the ecological enhancement and proper management of the remainder of the Local Wildlife Site, we are concerned that limiting the requirement to the 'remainder of the SNCI' only, may mean that the habitats and greenspaces within the developed area are not managed suitably.	Omission of reference to the management of all elements of the natural environment, including new landscaping provided as part of the housing element of the site is unintentional. This has been clarified in line with the Development Requirements. ..."Proposals for housing development should be accompanied by a long-term commitment to the ecological enhancement and proper management of the remainder of the SNCI <u>and any retained and new landscaping provided as part of the housing element of the site</u> for the benefit of biodiversity. A long term management strategy (including identification of funding and responsibilities) should be agreed with the borough council and the county ecologist..."
	Given the complex nature of the site and that there are important habitats both sides of the area allocated for housing (moat and river corridor to the south, ponds, grassland and woodland to the north), the Trust feels that a more integrated management plan is appropriate. This is acknowledged within the Development Requirements section (pg 40), but it does not seem to be reflected within the section of the development brief on Development Principle 3. This should be clarified, with a requirement for all areas of green/blue space within the site to be encompassed by the management plan.	Whilst the council agrees that an integrated management plan for the whole area, including the ponds and woodland to the north of the allocated site, would be preferable, the Planning Inspector excluded these in his Main Modifications for Policy H2, as they fall outside the same ownership for the development site. On this basis, it cannot form part of the requirement of the development, although it can be an aspiration which could be sought through alternative agreements with the neighbouring landowners in the future. Additional wording has been added to the Development Brief to reflect this aspiration:

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		<p>“...A long term management strategy (including identification of funding and responsibilities) should be agreed with the borough council and the county ecologist. <u>Developers are encouraged to work with adjacent landowners to integrate management of the Green Infrastructure across the wider area outside of the landownership.</u>”</p>
	<p>Any management plan also needs to include measures to minimise the negative impacts that come with residential development adjacent to areas of high nature value, whilst maximising the ability of the new residents to connect with nature and value the surrounding habitats.</p>	<p>The supporting text to the Local Plan Policy H2, Reasoned Justification paragraph 6.54 confirms that “<i>To protect the valuable nature of the site, measures must be incorporated within the development, and management proposals, to control the pressures created from the development on the remaining ecological assets, including informal recreation, dog walking and fly tipping</i>”. For clarity and consistency, this has also been incorporated into the Grasslands Development Guidance:</p> <p><u>Development Guidance:</u></p> <p>...</p> <p><u>In accordance with the Local Plan, to protect the valuable nature of the site, measures must be incorporated within the development, and management proposals, to control the pressures created from the development on the remaining ecological assets, including informal recreation, dog walking and fly tipping.</u></p>
	<p>Similarly the ninth development guidance (pg 36) in this section only refers to the species-rich grassland. Whilst we strongly support the need limit harm to the grassland and restore and enhance what remains, there is also a need for development guidance relating to the long-term management of the whole site. In particular, the Trust would like to see a requirement that any agreement on the management plan includes a commitment to ongoing</p>	<p>The amendments proposed by the Representation are noted and have been incorporated into the Grasslands Development Guidance:</p> <p>D Housing <u>development on this e-housing allocation</u> site should seek to limit harm to <u>the</u> species-rich grasslands and provide a management and care plan for the rehabilitation <u>restoration and enhancement</u> of <u>the remaining</u> grasslands on the wider Housing, Biodiversity and Heritage Site.</p> <p>Where possible, this should seek to integrate any remaining rehabilitated <u>restored</u> grasslands within the housing site.</p>

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	<p>monitoring of biodiversity and regular reviews and updating of the management plan.</p> <p>We therefore recommend that the ninth development guidance in this section is amended as follows:</p> <p>'Development on the housing allocation site should seek to limit harm to species rich grassland and provide a management and care plan for the rehabilitation restoration and enhancement of grassland on the wider Housing, Biodiversity and Heritage site.</p> <p>Where possible, this should seek to integrate any remaining rehabilitated restored grasslands within the housing site.</p> <p>This will need to be carried out whilst containing the encroachment of bramble scrub on site at present'.</p>	
	<p>Then an additional section of development guidance should be included as follows:</p> <p><u>Development Guidance:</u></p> <p>A long-term management plan should be agreed for the entire Housing, Biodiversity and Heritage site, including the public areas around dwellings. This should be informed by up-to-date ecological surveys and ensure that the site remains in positive conservation management in perpetuity.</p> <p>Any agreement on the identification of funding and responsibilities must include allocation of funds for the ongoing biological monitoring of the site and regular reviews and updates of the management plan.</p>	<p>The management plan requirement is set out in Part 4: Development Requirements section of the Development Brief. The Development Principles seek to guide the design, content and layout of development scheme by highlighting the key Principles for development.</p> <p>The long-term management of the ecological assets associated with the site should be determined by the Ecological Survey. On this basis, the proposed wording set out in the representation has been considered and incorporated into the Ecological Survey development requirement in Part 4 of the Development Brief:</p> <p>Ecological Survey The significance of the unbuilt, rural context of the subject allocated site is amplified by the species and habitats abundance found on site and beyond, and its proximity to the Gatwick Stream. Therefore, the ecologically</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	Particular attention should be paid to the impacts of residential development within the LWS '.	<p>valuable habitats and species, as well as the site's importance as part of the Green Infrastructure/ecological network, must be protected and, wherever possible, enhanced, and any loss or harm mitigated or, as a last resort, compensated for. <u>Commitment to the long-term management of the site should ensure its positive contribution to support nature conservation as part of the borough's Green Infrastructure, in perpetuity. In practice, a commitment of at least 30 years, ensuring the site's management beyond a single Plan period, would be expected.</u></p> <p><i>An application for planning permission will need to be accompanied by an ecological assessment and survey. This will need to:</i></p> <ul style="list-style-type: none"> • <i>Follow best practice and be in date.</i> • <i>Cover all habitats and species, including protected species, plants and invertebrates, and those Habitats and Species identified as of Principal Importance.</i> • <i>Identify the most important ecological features of the site and how best to enhance them to deliver biodiversity improvements. ...</i> • <i>...</i> <p><i>... Due to the overgrown nature of much of the site and the likely presence of important wildlife habitats, the findings of an Ecological Survey will provide critical input into the preparatory clearing works needed to carry out a comprehensive Flood Risk Assessment (see below).</i></p> <p><u>Alongside, and incorporating, the management plan required for the SNCI, a long-term management plan should be agreed for the entire Housing, Biodiversity and Heritage site, including the public areas around dwellings. This should be informed by up-to-date ecological surveys and ensure that the site remains in positive conservation management in the long term.</u></p> <p><u>Any agreement on the identification of funding and responsibilities must include allocation of funds for the ongoing biological monitoring of the site</u></p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
		<u>and regular reviews and updates of the management plan. Particular attention should be paid to the impacts of residential development within the SNCI.</u>
	<p>Whilst we support the inclusion of the tenth development guidance (pg 36) in this section, we are concerned about the specificity of the mitigation recommended. To suggest mitigation measures before establishing what species are present within the site and how they utilise it is of concern to the Trust and not something we would advise, even if it is 'subject to the findings of ecological surveys'.</p> <p>Any mitigation must be informed by up-to-date evidence of the existing and potential ecological value of the site. The Trust would encourage the use of innovative and site specific mitigation measures to ensure net gains to biodiversity. We therefore recommend that this development advice is amended as follows:</p> <p>'Landscaping will need to...</p> <p>...The site should, subject to the findings of an ecological survey, be fitted with a series of bird and bat boxes, log piles and hibernacula to serve the birds, bats insects and other wildlife found on the site. Any planning application must be supported by up-to-date ecological surveys which inform suitable ecological mitigation measures. Where possible, these should be innovative and site-specific to ensure net gains to biodiversity. The type of mitigation and compensation used should reflect the location of the measure within the site and the relative likely level of disturbance or intrusion from the</p>	<p>The amendments proposed by the Representation are noted and have been incorporated into the Wildlife Habitats Development Guidance:</p> <p><u>Development Guidance:</u> <i>Landscaping will need to consider safe links for the movement of wildlife across and through the site and from one habitat to another.</i></p> <p><i>The site should, subject to the findings of an ecological survey, be fitted with a series of bird and bat boxes, log piles and hibernacula to serve the birds, bats, insects and other wildlife found on the site.</i></p> <p><u><i>Any planning application must be supported by up-to-date ecological surveys which inform suitable ecological mitigation measures. Where possible, these should be innovative and site-specific to ensure net gains to biodiversity. The type of mitigation and compensation used should reflect the location of the measure within the site and the relative likely level of disturbance or intrusion from the residential element of the site.</i></u></p> <p><i>Soft landscaping on the site should prioritise native species.</i></p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>residential element of the site. Soft landscaping on the site should prioritise native species.'</p>	
	<p>We note that the eleventh development guidance (pg 36) in this section promotes consideration of green walls and green roofs. The Trust strongly supports this, but would like to see this guidance go further to recommend that the design also considers the connectivity of the site. Promotion of permeable barriers, such as 'hedgehog highways' or the use of boundary native hedges rather than fences should be encouraged. We would also like to see a requirement for wildlife-friendly lighting schemes.</p>	<p>The recommendations suggested by the Representation are noted. These have been incorporated into the Sustainable Design guidance as part of meeting the requirements for Local Plan Policy ENV1: Green Infrastructure and ENV2: Biodiversity:</p> <p><i>Development Guidance:</i> <i>The design of dwellings as part of development should consider incorporating green walls and green roofs, <u>subject to the approval of Gatwick Airport Limited. Promotion of permeable barriers, the use of boundary native hedges rather than fences and wildlife-friendly lighting schemes are encouraged...</u></i></p>
	<p><u>Development Requirements</u> We strongly support the requirement for a management plan for the entirety of the site (pg 40). As discussed above we would like to see reference to the need for ongoing ecological monitoring of the site, along with a commitment for regular reviews and updates.</p>	<p>Reference to ongoing ecological monitoring of the site and regular reviews and updates has been incorporated into the SNCI Management Plan Development Requirement:</p> <p>Bullet 3:</p> <ul style="list-style-type: none"> • <i>The method for <u>the long term management and maintenance aiming of the retained area for of local wildlife in perpetuity. This should include a commitment to ongoing ecological monitoring of the site, along with a commitment for regular reviews and updates of the Management Plan.</u></i>
	<p>We also strongly support the requirement for an ecological assessment and survey (pg 41). This should be undertaken early to ensure that the outcomes can inform the design and layout of any proposal as per British Standards 42020:</p>	<p>This advice recommended by the Representation has been incorporated into the Ecological Survey Development Requirement:</p> <ul style="list-style-type: none"> • ...

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	Biodiversity – Code of practice for planning and development.	<ul style="list-style-type: none"> Encourage the rehabilitation of the ponds and Gatwick Stream as important habitats. <p><u><i>This should be undertaken early to ensure that the outcomes can inform the design and layout of any proposal as per British Standards 42020: Biodiversity – Code of practice for planning and development.</i></u></p> <p><i>Due to the overgrown nature...</i></p>
	The Trust is concerned about bullet point 4 in the Ecological Survey section. Whilst we support the requirement for appropriate means of mitigation and compensation to be identified, compensation should be a last resort once all possibilities of mitigation have been exhausted. Additionally it is not appropriate to recommend compensatory habitat is created on the remaining parts of the Local Wildlife Site. The impacts of the development on the LWS as a whole needs to be assessed, however given that a third of the site is going to be lost it is likely that off-site compensation will be needed <u>in addition</u> to enhancing the remaining undeveloped LWS area.	<p>The concern raised is noted. For clarity the bullet has been split to cover the compensation off-site and the mitigation carried out to restore the habitats on the remaining SNCI as part of the site's development:</p> <p><i>An application for planning permission will need to be accompanied by an ecological assessment and survey. This will need to:</i></p> <ul style="list-style-type: none"> <i>Follow best practice and be in date.</i> <i>Cover all habitats and species, including protected species, plants and invertebrates, and those Habitats and Species identified as of Principal Importance.</i> <i>Identify the most important ecological features of the site and how best to enhance them to deliver biodiversity improvements.</i> <u><i>Assess the impacts of the proposed development on the SNCI as a whole.</i></u> <i>Where development will pose a threat to habitats and/or wildlife, identify appropriate means for mitigation and compensation, including recommendations for the creation of off-site compensatory habitats, in particular, on remaining parts of the SNCI unaffected by development.</i> <i>Provide measures for the enhancement of habitats, wildlife and species diversity and endurance and determine improvements that will be needed on-site and off.</i> <i>Encourage the rehabilitation of the ponds and Gatwick Stream as important habitats.</i>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
		<p><i><u>This should be undertaken early to ensure that the outcomes can inform the design and layout of any proposal as per British Standards 42020: Biodiversity – Code of practice for planning and development.</u></i></p> <p><i><u>Whilst compensation should be a last resort once all other possibilities of mitigation have been exhausted, given that a third of the site is to be lost to development it is likely that compensation will be required. The ecological assessment should include recommendations for the creation of off-site compensatory habitats in addition to enhancing the remaining undeveloped SNCI.</u></i></p> <p><i>Due to the overgrown nature of much of the site and the likely presence of important wildlife habitats, the findings of an Ecological Survey will provide critical input into the preparatory clearing works needed to carry out a comprehensive Flood Risk Assessment (see below).</i></p> <p>...</p>
	<p><u>Minor suggested amendments</u> Page 17, line 20 – There is a typo in this line: ‘do <u>con</u> material considerations’. It is not clear what this word should be.</p>	<p>Typo noted and corrected “con<u>stitute</u>”</p>
	<p>Page 24, point 3 – Given the commitment throughout the development brief to enhance the grassland and bring it into positive management, the Trust would like to see this constraint include the requirement for the decline of the grassland to be ‘arrested and reversed’. This would be in line with the rest of the document.</p>	<p>Recommended insertion of “and reversed” noted and amendment has been made to this point:</p> <p>3. Grasslands Continued decline of <u>retained</u> important grasslands must be arrested <u>and reversed</u>.</p>
	<p>Page 25, principle 2 – There is a typo in the word ‘development’ in line 7 of the principle.</p>	<p>Typo noted and corrected.</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	Page 36, line 17 – The word 'other' should be removed from this line as Great Crested Newts are amphibians, not reptiles.	Correction noted and "other" has been removed.
	Page 36, line 19 – We recommend that this line be changed to 'An Up –to-date full ecological surveys must be carried out' to reflect the fact that multiple surveys may be required, depending on the likely presence of protected species.	Correction noted and amendments have been made for clarity and consistency.
	Page 36, line 32 – Given that the entire development site is designated as a Local Wildlife Site, the term 'adjacent to' is inaccurate and should be replaced with ' within '.	Correction noted and amendment has been made for clarity.
	<p>In conclusion, we welcome a development brief for this site and the overarching principles it contains. However we would like to see some amendments to the document to ensure the best outcomes for biodiversity.</p> <p>Please don't hesitate to contact us about any of the above points.</p>	<p>Welcome for the development brief and overarching principle noted.</p> <p>Amendments have been undertaken in line with the council's responses to each point made above.</p> <p>Sussex Wildlife Trust, as the body responsible for maintaining the records of the local nature conservation sites, will be consulted on any planning application for this site.</p>
Historic England	Thank you for your letter of 17 July notifying Historic England of the draft Land East of Street Hill Development Brief. We are content that this brief emphasises the potential impact of development on designated and non-designated heritage assets and that the need to mitigate this impact has been woven into the brief. We welcome that the guidance highlights the necessity of retaining a substantial buffer and screening between the development	<p>Comment confirming the Brief emphasises the potential impact of the development on designated and non-designated heritage assets is noted.</p> <p>Comment confirming the need to mitigate this impact is covered by the brief is noted.</p> <p>Support for the highlighting of the necessity of retaining a substantial buffer and screening between the development and heritage assets is welcomed.</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>and the heritage assets, and that the importance of key views within the conservation area has been established. We have no further comments to make in this case.</p> <p>If you would like further advice on this application, please contact us.</p>	<p>Support for the establishing of key views within the conservation area is welcomed.</p> <p>Historic England will be consulted on any planning application for the development of this site.</p>
Environment Agency	<p><u>Flood Risk</u> Land East of Balcombe Road/Street Hill Development Brief</p> <p>In Section 2 of the report, which considers the site in context, contains information related to the flood risk and surface water drainage. Page 20 of the Development Brief entitles this information as 'Stream, Floodplain and Surface Drainage'. We would request whether this could be renamed as 'Watercourses, Floodplain and Surface Drainage'? The Gatwick Stream forms the southern boundary of the site and it is understood that there is an ordinary watercourse also present within the site boundary. It is felt that the renaming of this section of information helps to highlight the presence of watercourses adjacent to/within the site.</p>	<p>Renaming the section noted and amendment has been made accordingly: <u>Stream Watercourses, Floodplain and Surface Drainage</u></p>
	<p>Several times within the Development Brief, the text highlights that development should be concentrated in the southern area of the site. Considering the nature of the constraints present in the northern area of the site, it is certainly appreciated why this direction is given.</p> <p>The floodplain area associated with the Gatwick Stream does encroach into the southern area of the site. With this in mind, we would ask whether consideration be given to</p>	<p>Recognition of why the development is to be concentrated in the southern area of the site is noted.</p> <p>In accordance with the Crawley SFRA, which takes the approach that greenfield sites within Flood Zone 3 form part of the functional floodplain (i.e. Flood Zone 3b) no development would be considered acceptable in Flood Zone 3 areas of this site. If areas within Flood Zone 2 are proposed to include development these would need to be justified by a Flood Risk</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>highlighting that development must fully consider flood risk, for example as a key sensitivity for the site. Currently, the extract from the key housing sites reproduced on Page 7 steers development towards the least sensitive areas and the southern section of the site. There is an opportunity to reference the flood risk, and the need to consider development in terms of the proximity to the floodplain, as a constraint. Due to the topography of the site, the floodplain does not appear to extend a significant distance into the site, therefore there is a real opportunity for development to be located outside of the fluvial flood risk area and this should be highlighted throughout the Development Brief.</p>	<p>Assessment which ensures the development is acceptable in flood risk terms.</p> <p>Consideration to highlight that development must fully consider flood risk as a key sensitivity for the site, is noted. Flood risk is raised as a key constraint on the site:</p> <ul style="list-style-type: none"> • Part 2: The Site in Context – Site Character, c) Natural Elements <ul style="list-style-type: none"> ○ pages 20-21 and ○ page 24, in 2.4 Constraint Plan; • Part 3: Development Principles – Development Principle 3: Biodiversity and Natural Features <ul style="list-style-type: none"> ○ pages 33-34 “Flood Protection and SuDS” • Part 4: Development Requirements <ul style="list-style-type: none"> ○ Page 42 “Flood Risk Assessment and Activity Permit” <p>Amendments have been made to the Opportunities Plan to refer to the topographical opportunity to locate development outside of the functional floodplain. This is similarly reflected by amendments within Development Principle 3: Biodiversity and Natural Features, under the sub-section “Flood Protection and SuDS”. It has also been clarified in this section that development on land in areas at flood risk only refers to Flood Zone 2.</p> <p>2.3 Opportunities</p> <p>Inherent Development Opportunities:</p> <p><u>7. Topography</u> <u>The natural sloping topography minimises the impact of new development to the south of the site on the heritage assets to the north, and providing opportunities to locate development outside the fluvial risk areas.</u></p> <p>Development Principle 3: Biodiversity and Natural Features</p> <p>Flood Protection and SuDS</p>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
		<p>The site is greenfield, skirted by the Gatwick Stream and the southern part of the site falls within Flood Zones 3 (functional floodplain)⁷ and 2 (medium probability of flooding) which places significant limitations on development <u>within these flood zones</u>. The flood zones at the south of the site must be an integral consideration in the design of any development in order to ensure development proposals are acceptable in flood risk terms. <u>The sloping topography of the site limits the extent of the functional floodplain providing the opportunity for development to be located outside the fluvial flood risk area.</u></p> <p>...</p> <p>Development on land identified in an approved flood risk assessment as at flood risk (<u>Flood Zone 2</u>), must further address the flood risk potential by...</p>
	<p>The details on page 21 regarding the floodplain and watercourse state that there is upstream storage on the Gatwick Stream which aids in attenuating river flows. The text in the third paragraph suggests that there may therefore be increased capacity in the channel to allow surface water flows to enter the watercourse. The way in which this is currently worded could be interpreted as free flow of surface water into the Gatwick Stream is to be encouraged, which is certainly not the case. A developer must clearly demonstrate that surface water is managed in a fully sustainable manner, adhering to the surface water requirements set out by Crawley Borough Council. The inflows are regulated upstream to allow the watercourse to remain in bank downstream and protect people and properties from flooding, not to allow unlimited surface</p>	<p>The intention of this section was not to suggest it was open for free flow of surface water into the Gatwick Stream. The paragraph has been amended to clarify the requirements. However, it should be noted this is a context chapter and the requirements expected from development are set out later in the Development Brief:</p> <p>An up stream control structure on the Gatwick Stream significantly limits downstream flows, suggesting that there is <u>potentially providing</u> sufficient capacity in the channel to accommodate <u>current</u> increased run-off during times of heavy rainfall and flood. However, limited hydrological data was available at the time of writing and it would be on the onus of a developer to investigate this further. <u>Development proposals should demonstrate that surface water is managed in a fully sustainable manner and greenfield run-off levels are maintained or reduced. Free flow of surface water into the Gatwick Stream should be avoided.</u></p>

⁷ Clauses 3.21 and 4.4.2, Crawley Borough Council Level 1 Strategic Flood Risk Assessment, August 2014.

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>water inflows into the Gatwick Stream. As stated above, this paragraph should be reworded to avoid any possible confusion or doubt over its content and meaning. The suggestion would be to comment that any development should look Crawley Borough Council's Policy on SUDS and the management of surface water runoff requirements during the design process.</p>	
	<p>In the second paragraph on page 20, mention is made of the requirement to undertake a flood risk assessment. We would suggest that the need of the FRA to take into account the most up to date climate change guidance is also mentioned. This should also be emphasised on page 34 and page 42, where the need to undertake a FRA is again stated, to ensure that the correct increases in river flows are considered from the outset.</p>	<p>The paragraph on page 20 has been amended:</p> <p>In Flood Zone 2, residential uses are generally resisted but can be permitted subject to a Flood Risk Assessment, <u>taking into account the most up-to-date climate change guidance</u>, that demonstrates that the development is acceptable in flood risk terms.</p> <p>The second paragraph in the Flood Protection and SuDS Development Guidance on page 34 has been amended:</p> <p><i>If development is proposed in Flood Zone 2, a Flood Risk Assessment, <u>taking into account the most up-to-date climate change guidance</u>, should be undertaken to demonstrate how appropriate mitigation measures will be implemented as part of the development, including careful design and layout, <u>and consideration of natural flood management options</u>, to ensure that the development is acceptable in flood risk terms.</i></p> <p>The first bullet in the Development Requirements for Flood Risk Assessment and Activity Permit on page 42 has been amended:</p> <p>A <u>Flood Risk Assessment</u> will need to accompany an application for planning permission. The assessment must:</p> <ul style="list-style-type: none"> • <i>Establish detailed hydrological calculations of flows in watercourses <u>(including incoming run-off from the M23)</u> and drains to fully appreciate</i>

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion Proposed addition)
		<i>the site's flood risks, <u>taking into account the most up-to-date climate change guidance.</u></i>
	<p>Fisheries Biodiversity and Geomorphology Having reviewed the development brief, we are pleased to note that you have taken on board our previous comments, as such we have no further comments to make.</p>	Previous comments include the 30 metre ecological and watercourse buffer zone requirement.
West Sussex County Council	We have no concerns to raise on the rest of the document.	No further concerns raised – noted.
	<p>It is considered that any considerations as far as flood risk and drainage for the site should be adequately addressed providing that the Flood Risk Assessment for the site conforms to the scope set out in page 42 of the Development Brief. It is suggested that the text of page 34 is replaced as seen below:-</p> <p><i>'Development on land identified in an approved flood risk assessment as at flood risk, must further address the flood risk potential by ensuring building design is flood-proof, in particular where development is permitted in flood risk areas like Zone 2 (medium probability of flooding).'</i></p> <p>with</p> <p><i>'Development on land identified in an approved flood risk assessment as at flood risk, must further address the flood</i></p>	<p>The paragraph on page 34 referred to in the Representation has been amended:</p> <p>Development on land identified in an approved flood risk assessment as at flood risk, must further address the flood risk potential by <u>complying with the government guidance on extra flood resistance and resilience measures⁹ ensuring building design is flood-proof, in particular where development is permitted in flood risk areas like Zone 2 (medium probability of flooding).</u></p>

⁹ Further detailed information is available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p><i>risk by complying with the government guidance on extra flood resistance and resilience measures; ⁸</i></p>	
	<p>There appears to be uncertainty about the volume of run-off the site currently receives from the M23. The previous comments suggested that the developer should secure the M23 drainage mapping for this section of the motorway from Highways England, to inform the drainage strategy for the site; however, the scope for the Flood Risk Assessment includes 'Establish detailed hydrological calculations of flows in watercourses and drains to fully appreciate the site's flood risks.'</p> <p>The developer may not interpret this to incorporate a comprehensive assessment of the drainage being received from the M23. Therefore, it is recommended that the FRA scope is modified to read:- 'Establish detailed hydrological calculations of flows (including incoming run-off from the M23) in watercourses and drains to fully appreciate the site's flood risks.'</p>	<p>The first bullet in the Development Requirements for Flood Risk Assessment and Activity Permit on page 42 has been amended: A <u>Flood Risk Assessment</u> will need to accompany an application for planning permission. The assessment must:</p> <ul style="list-style-type: none"> Establish detailed hydrological calculations of flows in watercourses <u>(including incoming run-off from the M23)</u> and drains to fully appreciate the site's flood risks, <u>taking into account the most up-to-date climate change guidance.</u>
	<p>There is no objection to the document from the County Ecologist and it accords well with the Local Plan Policy H2 and the Inspector's Report on the Local Plan.</p> <p>The development brief's appropriate implementation would maintain and improve the site's ecological value both within the site and as part of the wider ecological unit, particularly to the north, west and south.</p>	<p>The County Ecologist's comments are noted.</p> <p>Support for the appropriate implementation of the requirements in the Development Brief welcomed.</p> <p>Support for the hierarchy of mitigation is welcomed.</p> <p>Ecological Survey requirement support is welcomed.</p>

⁸ Further detailed information is available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

LAND EAST BALCOMBE ROAD/STREET HILL, WORTH DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response (Proposed deletion <u>Proposed addition</u>)
	<p>The mitigation hierarchy as described, was considered appropriate and accords with NPPF.</p> <p>The suggested survey burden to support any future planning application was considered appropriate.</p> <p>There is of course NPPF requirements that all development sites, and especially those with biodiversity interest, must have regard to on-site ecology; there is an expectation that identified detrimental impacts will be minimised and ecology enhanced.</p>	<p>Development proposal's need to have regard to on-site ecology in accordance with the NPPF and for detrimental impacts minimised and ecology enhanced is noted.</p>

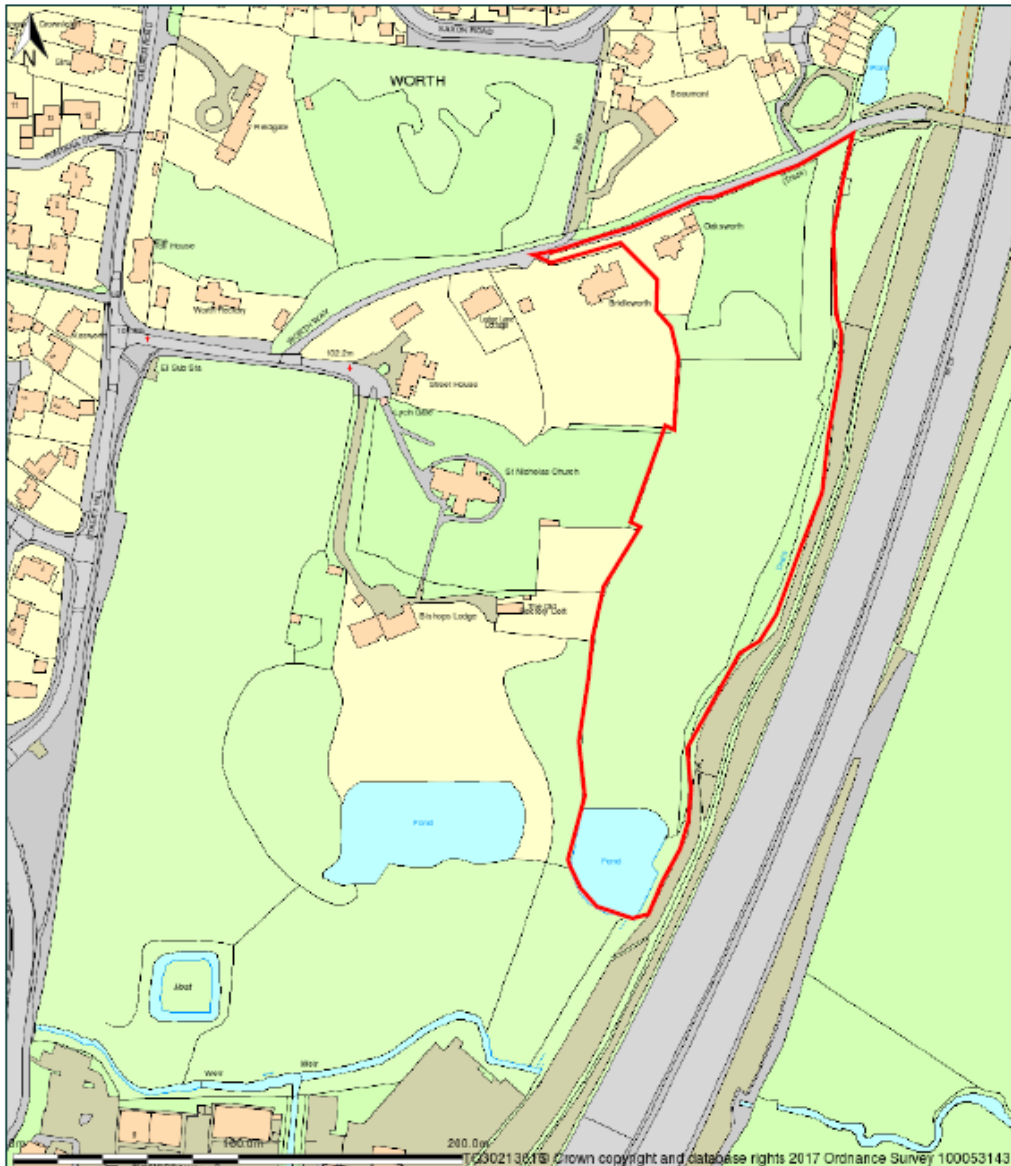
**APPENDIX B: ATTACHMENTS PROVIDED AS PART OF THE CONSULTATION
REPRESENTATIONS RECEIVED AND COUNCIL RESPONSES (referred to
within Appendix A)**

Land East of Balcombe Road/Street Hill, Worth Development Brief:
Consultation Statement
November 2018

* Appendix 1 Submitted with Representation from ASP Planning and
Development Consultancy: Site Location Plan



Oakworth Church Road Crawley RH10 7RT



Plan shows area bounded by: 529991.14, 135894.13 530440.61, 136410.25 (at a scale of 1:2500), OSGridRef: TQ30213615. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**** SCHEDULE OF OBJECTIONS ON BEHALF OF THE LANDOWNERS: TONY FULLWOOD REPRESENTATION**

Page No.	Consultation Draft Text	Objection	Proposed Change to Consultation Draft (Proposed deletion <i>Proposed addition</i>)
7	The supposed extract from Local Plan Policy H2 adds a caveat (* indicative capacity) which did not appear in the Main Modifications nor is it part of the adopted Local Plan.	This extract from the Local Plan misrepresents Policy H2 and is in conflict with the adopted policy.	Omit: * indicative capacity
<p>Council Response (REF1): Incorrect. The indicative capacity referred to is established within Policy H2 as for all housing sites. This is explicit in the last sentence of the first paragraph of the Policy: "... indicative capacity figures for each site are shown in brackets". As the relevant section is extracted from the full Policy for the purposes of the Development Brief, this has been displayed in a slightly different format. This is the same approach used in other recently published development briefs.</p> <p>The housing capacity figures set out in Policy H2, and within the Crawley Borough Local Plan's Housing Trajectory were never intended to be set in stone. The numbers were calculated to give a reasonable indication of the supply capacity of the borough at a high level. This is clear in paragraph 35 of the Inspector's report in which he confirms that "...policy H2 states that the capacity of individual sites is <i>indicative</i>". For most of the sites in Crawley these are considered to be a reasonable estimate, but do not limit the site's capacity, in order to maximise housing development within the borough and support Policy H1's aspiration for 5,100 dwellings as a minimum overall capacity figure for the borough.</p> <p>However, in relation to the site at Land East of Balcombe Road/Street Hill, due to the unique features constraining the site, the Inspector established 15 dwellings as a "maximum" figure (para. 56) and indeed considered it would be challenging to meet this figure, thereby acknowledging a lower number could be acceptable. This is reflected in para. 6.54 of the Local Plan.</p>			
9	The constraints and assets within the Housing, Biodiversity and Heritage site should be incorporated into any design and layout of the development and harm minimised, mitigated and as a last resort, compensated for.	In assessing this site, the Local Plan Inspector made a distinction between the wider Housing, Biodiversity and Heritage site and the area allocated for housing development. This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development	Delete: The constraints and assets within the Housing, Biodiversity and Heritage site should be incorporated into respected in any design and layout of the development and harm minimised, mitigated and as a last resort, compensated for.

**Land East of Balcombe Road/Street Hill, Worth Development Brief: Consultation Statement
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Page No.	Consultation Draft Text	Objection	Proposed Change to Consultation Draft (Proposed deletion <i>Proposed addition</i>)
		<p>of the housing site in isolation is expected to satisfy those principles. This sentence does not distinguish between the two areas.</p> <p>It should be noted that some constraints and assets within the housing area of the site will not be part of the development:</p> <ul style="list-style-type: none"> - the grassland meadow (which it is accepted is already diminished and will be lost within the housing area and mitigated through restoration of the remainder of the site); - the historic park and garden (the Inspector notes: 'evidence of whether the site was part of the historic garden associated with the former Rectory is inconclusive. There are no obvious landscape features typical of an historic park or garden on the site today'); - the setting of the listed church (as the Inspector states: some limited development would not harm the appreciation and experience of the church, nor would the heritage values that define the historic significance of the church in its current setting be significantly affected. Indeed, a suitable housing scheme on the site could have less impact on the setting of the church than the recent suburban housing of Maidenbower to the west, which is closer to the church and the other listed buildings. - the moat is located outside the site <p>For this reason, these constraints and assets will not need to be incorporated into any design and layout of the development.</p>	
<p>Council Response (REF2): The allocation is for Housing, Biodiversity and Heritage, recognising the importance of each of these elements within the wider site. Any housing development within this site must protect and preserve the assets of the wider site in accordance with the Local Plan policies, NPPF principles and other</p>			

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<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion Proposed addition)</p> <p>The following additional sentence has been added to the “Development Brief Context” section: This Development Brief has been prepared to support the delivery of a site allocated for development and enhancement by Policy H2 of the Crawley Borough Local Plan¹⁰ (the Policy extract is set out on page 7 below).</p> <p>Due to the intricate and complex nature of the <u>allocated subject</u> site, it has been allocated as an integrated site for housing, biodiversity and heritage. <u>This Development Brief covers the whole Housing, Biodiversity and Heritage allocation, as well as providing guidance for progressing schemes within the Indicative Housing site.</u></p> <p>The following amendment has been made: The constraints and assets within the Housing, Biodiversity and Heritage site <u>must be carefully considered and integrated</u> should be incorporated into any design and layout of the development and harm minimised, mitigated and as a last resort, compensated for.</p>			
10	<p><u>Primary, Overarching Objectives for Development of the Site:</u></p> <p>Development should:</p> <ol style="list-style-type: none"> 1. Maintain a priority for high quality, low density residential development. 2. Protect and preserve the assets of the site and optimise and facilitate the delivery of housing of a high quality design that fits into the site constraints. 3. Establish methods to protect, enhance and improve 	<p>For clarification, it should be added that the objectives refer to the entire Housing, Biodiversity and Heritage site.</p> <p>As set out above, in balancing the constraints and development of the site, the Local Plan Inspector accepted that not all the assets within the housing site need to be protected (eg grassland; historic park and garden) and therefore Objectives 2 and 3 as written are not in accordance with the Local Plan and cannot be delivered.</p> <p>In addition, Objective 3 is more appropriately covered in Objective 4. Further, the difference between enhance and improve is not clear. Finally, the Local Plan Inspector does not agree that the site has a rural setting and refers to the ‘semi-rural nature’ of the Conservation Area.</p>	<p>Amend text as follows:</p> <p><u>Primary, Overarching Objectives for Development of the <i>Housing, Biodiversity and Heritage Site:</i></u></p> <p>Development should:</p> <ol style="list-style-type: none"> 1. Maintain a priority for high quality, low density residential development. 2. Protect and preserve <i>Optimise and facilitate the delivery of housing of a high quality design that respects the assets of the site and that fits into the site constraints.</i> 3. Establish methods to protect, enhance and improve the historic, rural setting of the site.

¹⁰ Crawley 2030: Crawley Borough Local Plan 2015 – 2030 (adopted December 2015) CBC

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	<p>the historic, rural setting of the site.</p> <p>4. Ensure appropriate protection and mitigation and long term management measures for the site's inherent biodiversity and heritage assets.</p>	<p>This is a housing-led development without which other objectives will not be delivered. For this reason, the Objectives should accurately reflect this approach.</p>	<p>4-3. Ensure appropriate protection and mitigation and long term management measures for the site's inherent biodiversity and heritage assets.</p>
<p>Council Response (REF3): Partially agree:</p> <p>The amendment to the title is agreed. This was the intention of the objectives, as the Development Brief relates to the whole site allocated in the Local Plan.</p> <p>However, the suggested amendments to the objectives are not considered appropriate.</p> <ul style="list-style-type: none"> The proposed changes to Objective 2 are not conducive to the purpose of the objective. <p>The council does not agree with the representor's assertion that "...the Local Plan Inspector accepted that not all the assets within the housing site need to be protected (e.g. grassland; historic park and garden)..."; notwithstanding his acceptance of the principle of development being accommodated on this site, this suggested interpretation is not written in the Inspector's Report. The Local Plan allocation establishes the principle of development it does not negate the planning application process. The allocation indicates that the Inspector believed, on the basis of the information in front of him at the time of the examination of the Plan, that the site could provide opportunity for some housing development within the known constraints of the site, it did not fix a boundary of the land to be developed for housing or impose a minimum housing number to be delivered by the development. In fact, uniquely for sites in Crawley, it conversely established a maximum housing number which reflects the known constraints of the site.</p> <p>On this basis, the allocation is explicitly for housing, biodiversity and heritage, recognising the importance of each of these elements within the site. Any housing development within this site must protect and preserve the assets of the site in accordance with the Local Plan policies, NPPF principles and other relevant legislative requirements taken as a whole. More detail regarding the council's position in relation to this is set out in REF2 (on page 59-61 above).</p> <ul style="list-style-type: none"> The deletion of Objective 3 is not accepted. There is a difference between considering the rural character of the site and the protection, mitigation and management of specific biodiversity and heritage assets. Further, the Local Plan is the prime document for any supporting planning guidance and this document confirms and refers to the rural setting of the site. This reflects the Inspector's main modifications MM33 and MM34. 			

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	<p>However, it is agreed to delete “improve” in order to clarify the confusion between “enhance or improve”; the wording has been amended to reflect the wording of the Local Plan policies relating to Conservation Areas and heritage assets.</p> <p>In describing the historic, rural setting of the site the Brief is consistent with the text of Local Plan Policy H2 and paragraph 6.54, which specifically refer to its setting outside the Built-Up Area Boundary of the town and the rural character of the Conservation Area. This wording has been fully considered by the Local Plan Inspector and, having been stipulated in the Main Modifications Appendix of the Inspector’s Report, was required to ensure the soundness of the Local Plan. Further detail in response to the objections raised in relation to reference to “rural” is provided below in REF4-6 (on pages 64 – 66).</p> <p>The allocation inextricably links the housing development with the considerations of, enhancements to, and maintenance and long-term management of the biodiversity and heritage assets associated with the site. Without these being satisfied, along with the other relevant policies of the Local Plan when read as a whole, housing development on the site would not be compliant with the Local Plan.</p>		
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The following insertion is proposed to the Sub-Heading: Primary, Overarching Objectives for Development within of the <i>Housing, Biodiversity and Heritage</i> Site:</p> <p>Deletion of reference to “improve” in Objective 3: 3. Establish methods to protect, respect, preserve and enhance and improve the historic, rural setting of the site.</p>			
11	<p>The site is particularly unique since, despite being almost entirely surrounded by urban development and infrastructure, it retains both visual and physical links to the rural countryside beyond the borough boundary across the M23.</p>	<p>It is factually incorrect to state that the site has visual or physical links to the countryside beyond the borough boundary across the M23. Crawley Borough Council’s own evidence (Local Plan Doc 057), Draft Landscape Character Assessment, October 2012 and Green Infrastructure SPD state in relation to Tilgate/Worth Forest and Fringes:</p> <p>Character of the Urban Edge</p> <p>‘The M23 creates a negative edge that prevents a positive integrated relationship between Crawley and the countryside. Whilst the M23 may act as a barrier to development spreading into this character area it also acts as a barrier to achieving the most positive use of this area of countryside. Worth Way SNCI is the only green corridor within Crawley but does not cross the</p>	<p>Delete the factually incorrect text.</p> <p>The site is particularly unique since, despite being almost entirely surrounded by urban development and infrastructure, it retains both visual and physical links to the rural countryside beyond the borough boundary across the M23.</p> <p>Delete the accompanying map.</p>

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		<p>M23. Access to the countryside is provided further south from Worth Conservation Area which creates disjointed green infrastructure.</p> <p>Access, Approaches and Gateways</p> <p>The M23 creates a physical and psychological barrier for pedestrian access to the Countryside'</p> <p>The Inspector correctly concluded in relation to this site:</p> <p>'The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside.' (emphasis added)</p> <p>Existing vegetation and the severance of the motorway means that there are no physical or visual links to the countryside from the site.'</p> <p>Given the evidence and Inspector's conclusion this paragraph and accompanying map should be deleted.</p>	
<p>Council Response (REF4): Disagree. Deletion not accepted. The Landscape Character Assessment, October 2012 (not a draft document) indicates that the Worth Conservation Area character includes the SNCI, historic park and gardens, woodlands, listed buildings and tree preservation areas and that these all contribute to the area's high landscape value. The Assessment is a high level document and provides a general statement indicating that self-evidently the M23 is a barrier. However, this does not negate the relationship between the countryside at Worth (within Crawley's administrative boundary) and the wider countryside to the east of the M23 beyond. Indeed, the Assessment recommends the integration of the Conservation Area and Worth Way SNCI into the countryside so as to improve links for the public and wildlife.</p> <p>While the Worth Way SNCI doesn't cross the M23, the Worth Way itself, extending from the Conservation Area, provides a direct link across the M23 and connects both landscapes on either side of the motorway, as quoted above "Access to the countryside is provided further south from the Worth Conservation Area".</p>			

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<p>Similarly, the Inspector referenced the broader context of the Conservation Area and the Church, within Maidenbower and the M23 as a setting without negating the fact that the immediate setting of the subject site is within a countryside/rural setting, lying outside of the Built-Up Area Boundary (BUAB), as identified in the Local Plan.</p> <p>The relevant paragraph is on a page of text only and does not cross-refer to a specific map at this point. However, Figures 3 and 4 demonstrate the relationship of the site to the BUAB and the Tilgate/Worth Forest Fringe Landscape Character Area and these are considered helpful to show the context of the site.</p>			
11	<p>Historic maps (Appendix A) clearly show the site's continued role in the rural setting of the Listed Church.</p>	<p>The historic maps show the historic setting but not the continued rural setting of the church which has changed significantly over time. Following detailed evidence at the Examination (Heritage Appraisal, Steven Bee the former Director of Planning at English Heritage) the Inspector concluded:</p> <p>'As to its setting, the church was not part of a settlement but originally stood in a clearing in the Wealden forest, linked by paths to scattered small settlements. The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside. Bishops Lodge and its grounds, the Old Rectory, and the open meadows, woodland and ponds which lie between the church and the potential housing site are all relatively recent. Thus the isolated woodland setting of the church has largely been lost and replaced by land uses which are mostly not associated with the church, though the former Rectory garden has some significance as an illustration of how the setting of the church has changed over time.'</p> <p>Clearly this sentence is inappropriate in describing the site location.</p>	<p>Delete the factually incorrect text.</p> <p>Historic maps (Appendix A) clearly show the site's continued role in the rural setting of the Listed Church.</p>

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<p>Council Response (REF5): The historic maps are considered to be helpful in setting the historic context of the site when considering the design and layout of a proposed development scheme. It is acknowledged that some change has occurred over time around and within the Worth Conservation Area, though this is not to such an extent that the integrity of its rural setting has been compromised. In accepting the Conservation Area is intended to “preserve and enhance the rural character and appearance of the open setting of St Nicholas’ Church” and stating that “housing development would cause some harm to the appearance of the Conservation Area”, the Inspector acknowledges that these characteristics still exist.</p> <p>It is considered accurate to draw the conclusion set out in the text that the historic maps show the site’s continued role in the rural setting of the Listed Church. The maps are provided in Appendix A (and cross referred to in this sentence) in order to show the extent to which this has changed and, conversely, the extent to which this has remained the same.</p>			
11	The subject site is part of the overall historic and rural setting identified in the Worth Conservation Area Statement.	The Local Plan Inspector refers to the ‘semi-rural nature of the Conservation Area’ and this correct description should be included in the brief. It is important that the overall character of the Conservation Area is correctly described.	Amend text to: The subject site is part of the overall historic and <i>semi</i> -rural setting identified in the Worth Conservation Area Statement.
<p>Council Response (REF6): Disagree. In describing the historic, rural character of the Worth Conservation Area, the Development Brief is consistent with the text of Local Plan Policy H2 and paragraph 6.54, which specifically refer to its setting outside the Built-Up Area Boundary of the town and the rural character of the Conservation Area. This wording has been fully considered by the Local Plan Inspector and, having been stipulated in the Main Modifications Appendix of the Inspector’s Report, was required to ensure the soundness of the Local Plan. The Inspector also acknowledged that the Conservation Area is intended to “preserve and enhance the rural character and appearance of the open setting of St Nicholas’ Church...”.</p> <p>Furthermore, the Development Brief is consistent with the Worth Conservation Area Statement. Worth Conservation Area was designated in March 1987 in order to ‘preserve and enhance the character of the setting of St. Nicholas’ Church’ and it is the designated Conservation Area boundary that defines its rural setting. The character of the Conservation Area is recognised as being rural within both the 1990 and 2003 versions of the Worth Conservation Area Statement. This position is endorsed by Historic England, which through representations made to the Local Plan examination state that <i>‘despite the growth of Crawley and the construction of the M23 in recent decades, the largely rural situation of Worth Church and open character of the conservation area has remained. The boundaries of the conservation area were drawn specifically to protect this isolated rural character’</i>.</p>			
11	Vegetation screens the Conservation Area and, in	This statement is factually incorrect. There is inter-visibility between the site and the business estate to the south and the	Amend text to:

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	particular, the site from the wider built up area and, in doing so, maintains a rural, historic setting for the Conservation Area.	properties in Maidenbower and the site is not therefore screened by vegetation.	Vegetation screens <i>surrounds</i> the Conservation Area and, in particular, the site from the wider built up area and, in doing so, maintains a rural, historic setting for the Conservation Area.
<p>Council Response (REF7): Disagree. Vegetation does screen the site. There is some visibility of the site from the Business Park, and due to the elevation of the land to the north views across the site are notable in some locations (in particular, see REF11 and REF19, on pages 73-74 and 82-84 below). However, the vegetation around the edges of the site, particularly along Street Hill, contributes to the maintenance of the rural setting of the Conservation Area and its distinction from the adjoining Built-Up Area.</p>			
11	The allocation as a housing, biodiversity and heritage site will place development on the site within the context of the important designations and assets associated with the area. This combines the housing development allocation with the protection of the designations and links any design, layout and proposals with enhancement opportunities across the wider site.	<p>In assessing this site, the Local Plan Inspector made a distinction between the wider Housing, Biodiversity and Heritage site and the area allocated for housing development. This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles. These sentences do not distinguish between the two areas</p> <p>It should be noted that some constraints and assets within the housing area of the site will not be part of the development:</p> <ul style="list-style-type: none"> - the grassland meadow (which it is accepted is already diminished and will be lost within the housing area and mitigated through restoration of the remainder of the site); - the historic park and garden (the Inspector notes: 'evidence of whether the site was part of the historic garden associated with the former Rectory is inconclusive. There are no obvious 	<p>Amend text to:</p> <p>The allocation as a housing, biodiversity and heritage site will place development on the site within the context of the important designations and assets associated with the area. This combines the housing development allocation with the protection of need to respect the designations and links any design, layout and proposals with <i>These designations have been taken into account in allocating the site for a maximum of 15 dwellings and in seeking enhancement opportunities across the wider site.</i></p>

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		<p>landscape features typical of an historic park or garden on the site today';</p> <ul style="list-style-type: none"> - the setting of the listed church (as the Inspector states: some limited development would not harm the appreciation and experience of the church, nor would the heritage values that define the historic significance of the church in its current setting be significantly affected. Indeed, a suitable housing scheme on the site could have less impact on the setting of the church than the recent suburban housing of Maidenbower to the west, which is closer to the church and the other listed buildings. - the moat is located outside the site <p>For this reason, these constraints and assets will not need to be incorporated into any design and layout of the development.</p>	
<p>Council Response (REF8): Disagree. The allocation is for housing, biodiversity and heritage, recognising the importance of each of these elements within the site. Any housing development within this site must protect and preserve the assets of the site in accordance with the Local Plan policies NPPF principles and other relevant legislative requirements taken as a whole, and must incorporate these into the design and layout of the development in accordance with the relevant policy. More detail regarding the council's position in relation to this is set out in REF2 and REF3 (on pages 59-61 and 62-63) above.</p> <p>This paragraph seeks to explain the purpose of the multifaceted allocation. The representor's proposed amendment would highlight one aspect of the allocation at the expense of the other two elements, this is not in conformity with the Local Plan. The designations associated with the site were not removed during the Local Plan examination as part of the site's allocation for housing, rather it was concluded by the Inspector that a development could be designed in order to respect the existing context, with good design, layout, and allowing for appropriate and adequate mitigation (particularly within the wider allocation site) where loss of assets are agreed to be necessary to enable the housing development. This is picked up in the Inspector's report (paragraphs 51 and 52 in relation to the heritage assets; paragraphs 53 and 54 in relation to biodiversity; and paragraphs 55 and 57 in relation to the balancing of these assets, and its countryside location, with housing development).</p>			
13	The Crawley Borough Local Plan encourages only small-	Adopted Policy CH9: Development Outside the Built-Up Area makes no reference at all to only small scale development. In any event, Policy CH9 cannot override the housing allocation for	Delete text.

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	scale development in areas beyond the BUAB.	<p>15 dwellings. In relation to its location outside the BUAB, the Inspector states: 'The fact that the principle of housing development on the site is established through a specific allocation is sufficient to allay concern about conflict with other local plan policies.'</p> <p>There appears to be an attempt in the draft brief to override a policy which has already been taken into account in making the housing allocation.</p> <p>A brief as currently drafted is in conflict with the Local Plan.</p>	The Crawley Borough Local Plan encourages only small-scale development in areas beyond the BUAB.
<p>Council Response (REF9): Paragraph 57 the Local Plan Inspector's Report (as quoted in this representation) found the retention of the allocated Policy H2 site within the countryside, as opposed to including these within the Built-Up Area Boundary, to be the most appropriate and sound approach (in accordance with NPPF, paragraph 182). On this basis, Policy CH9 of the Local Plan applies to development being proposed. It is maintained by the council that the Inspector's intention behind his wording in paragraph 57 of his report that housing development can be acceptable in accordance with the Local Plan in this location, not that it overrides all other Local Plan policy considerations, as that would be disproportionate and not consistent with the Inspector's retention of the various policy designations, including the site's retention outside the Built-Up Area Boundary.</p> <p>However, it is agreed that this section seeks to provide the wider context relevant to the site's location and characteristics, rather than the site-specific policy conclusions at this stage. Therefore, amendments to this sentence better align it to the wording of the Local Plan in relation to the Built-Up Area Boundary policy.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: The Crawley Borough Local Plan encourages <u>proposals that respect the individual character and distinctiveness, and role of the landscape character or edge in which it is proposed, only small-scale development</u> in areas beyond the BUAB. <u>Development that would contribute towards the rural fringe becoming incrementally more suburban will be resisted.</u></p>			
13	This unique location is illustrated by the rural and open character of the site and	The site is surrounded by new town housing development, an industrial estate and a motorway and is confirmed by the inspector as semi-rural in character.	<p>Delete text</p> <p>This unique location is illustrated by the rural and open character of the site and</p>

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	<p>surrounding area. The site retains a strong countryside character and this is clearly evident in the undeveloped nature of the site and its historical significance.</p>	<p>The site is not well related to the countryside: Crawley Borough Council's own evidence (Local Plan Doc 057), Draft Landscape Character Assessment, October 2012, and Green Infrastructure SPD state in relation to Tilgate/Worth Forest and Fringes:</p> <p>'Character of the Urban Edge</p> <p>The M23 creates a negative edge that prevents a positive integrated relationship between Crawley and the countryside. Whilst the M23 may act as a barrier to development spreading into this character area it also acts as a barrier to achieving the most positive use of this area of countryside. Worth Way SNCI is the only green corridor within Crawley but does not cross the M23. Access to the countryside is provided further south from Worth Conservation Area which creates disjointed green infrastructure.</p> <p>Access, Approaches and Gateways</p> <p>The M23 creates a physical and psychological barrier for pedestrian access to the Countryside'</p> <p>The Inspector correctly concluded in relation to this site:</p> <p>'The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside.'</p> <p>Existing vegetation and the severance of the motorway means that there are no physical or visual links to the countryside from the site.</p> <p>The presence of the surrounding development and the absence of a relationship with the surrounding countryside mean that the</p>	<p>surrounding area. The site retains a strong countryside character and this is clearly evident in the undeveloped nature of the site and its historical significance.</p> <p>Alternatively amend text:</p> <p>This unique location is illustrated by the rural and open character of the site and surrounding area. The site is surrounded by new town housing development, an industrial estate and a motorway. The Biodiversity, Heritage and Housing site retains a strong countryside an open, semi-rural character and this is clearly evident in the undeveloped nature of the site and its historical significance.</p>

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		<p>site does not have a 'strong countryside character' ie it is semi-rural.</p> <p>In drawing up his conclusions, the Inspector has accepted that development of the indicative housing site will respect the semi-rural nature and open historic character of the Conservation Area and such requirements are set out later in the appropriate part of the brief.</p> <p>A more accurate description is required of the site and its surroundings.</p>	
<p>Council Response (REF10): Disagree. Proposed amendments set out in representation are not accepted. The council's detailed comments in relation to the matters raised are set out in REF4-6 and REF9 (on pages 64-66 and 68-69) of this Consultation Statement.</p> <p>The site sits within the Worth Conservation Area which has an acknowledged rural character and remains outside of the Built-Up Area Boundary. The preceding sentence initially recognises that the "subject site is situated on the edge of the BUAB", recognising its location adjacent to the urban area. On this basis, the statement is considered accurate.</p> <p>Furthermore, Local Plan Policy H2 requires and development on the site to reflect its rural context and para. 6.54 specifies it should be clearly distinct from the suburban character of Maidenbower. The purpose of the Development Brief is to advise on the requirements of the Policy and not make new policy.</p> <p>The representation is correct in that the statement in the Development Brief applies to the whole allocated site. Indeed, this is the case for almost the entirety of the Development Brief. To state "Housing, Biodiversity and Heritage" site at each of these occasions when the "site" is being referred to would be excessive and unnecessary. However, it is considered the references to the "subject" site should be amended to the "allocated" site throughout the document. This is in order to remove confusion between the Housing, Biodiversity and Heritage allocated site, and the smaller "indicative key housing site" which is shown on the Local Plan Map, and replicated for assistance in the smaller Figures within the Development Brief. Where reference is being made solely to the "indicative key housing site" element, this will be made clear by using this wording.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <u>Proposed addition</u>)</p> <p>The text is amended as follows: The subject <u>allocated</u> site is situated on the edge of the BUAB.</p>			

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<p>NB: this amendment is replicated throughout the document, with the exception of where reference is solely meant for the “Indicative Key Housing Site”.</p>			
14	<p>Figure 5: Views across and through the housing allocation site</p>	<p>The illustrated views are not through the site.</p> <p>As a result of the topography, the linear view of the church spire from the roundabout on B2036 (Balcombe Road) is across the site but not through the site. As the Inspector acknowledged on the site visit, the views of the site from Balcombe Road are obscured by development (public house) and vegetation.</p> <p>There is no secondary view as shown from the Maidenbower industrial estate view. The view from the public domain is between bulky business units along a service yard and through trees which border the Gatwick Stream. The photographs below illustrate that there is no view of the church and that the Conservation Area is screened from the public domain whilst the trees are in leaf.</p> 	<p>Delete 'and through' from Figure 8.</p> <p>Delete secondary view as shown from the Maidenbower industrial estate from Figure 8.</p> <p>Amend text as follows:</p> <ul style="list-style-type: none"> • Linear view from the roundabout on B2036 (Balcombe Road) south west of the subject site and through across the site towards the church. This view corridor is recognized in Policy CH8 of the Local Plan (listed in Crawley Borough Local Plan as Important View – Policy CH8). <p>Views of the Church spire from the Maidenbower Business Park below the housing site.</p>

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		 <p>The photographs in the Conservation Area Statement demonstrate that this remains the case in the winter. The view between the bulky business units from the public domain is not even on the same axis as the church spire. Omit.</p> <p>Delete text.</p>	
<p>Council Response (REF11): Local Plan policies (CH2 and CH3) require that development respond to and reinforce locally distinctive patterns of development and landscape character and require that development is based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context and demonstrate how attractive or important features (including views) which make a positive contribution to the area would be integrated, protected and enhanced.</p> <p>Policy CH8 identifies an Important View: the Balcombe Road Linear Contained View. The deletion of the word “through” in this bullet is agreed.</p> <p>In addition to this Important View, the emerging Conservation Area Statement also identifies views of local importance to the Conservation Area and this Development Brief seeks to identify any other views, in accordance with Policy CH3, which should be taken into account as part of development design and layout considerations. In particular, those which could be enhanced and exploited with the removal of the existing vegetation which may be obscuring views across and through the site as a consequence of the housing development. This will ensure a proportionate approach can be taken in considering a proposed scheme against the site’s assets of differing levels and value.</p>			

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<p>On this basis, it is not agreed to delete the secondary view from the Maidenbower Business Park. This view is identified and maintained in the Worth Conservation Area Statement, following further consideration in light of representations made to that document during its public consultation on the draft version.</p> <p>As one of the secondary views identified is from the central part of the Indicative Key Housing Site, the proposed amendment deleting the word “through” in the title of Figure 5 is not accepted, as such a change would be inaccurate.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows:</p> <ul style="list-style-type: none"> Linear view from the roundabout on B2036 (Balcombe Road) south west of the subject allocated site and through across the site towards the Church. 			
16	<p>The Church, originally established at the confluence of a number of tracks, has stood virtually in rural isolation since.</p>	<p>The Inspector correctly concluded in relation to this point:</p> <p>'As to its setting, the church was not part of a settlement but originally stood in a clearing in the Wealden forest, linked by paths to scattered small settlements. The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside. Bishops Lodge and its grounds, the Old Rectory, and the open meadows, woodland and ponds which lie between the church and the potential housing site are all relatively recent. Thus the isolated woodland setting of the church has largely been lost and replaced by land uses which are mostly not associated with the church...'</p> <p>This is not 'unchanged rural isolation' by any stretch of the imagination. A more accurate description is required of the church and its setting and use of the Inspector's accurate description is proposed.</p>	<p>The Church, originally established at the confluence of a number of tracks, has stood virtually in rural isolation since.</p> <p><i>As to its setting, the church was not part of a settlement but originally stood in a clearing in the Wealden forest, linked by paths to scattered small settlements. The original forest was cleared to make way for cultivated land which, in turn, has been replaced by the developing new town and the M23 motorway to the east, which separates Crawley from the surrounding countryside. Bishops Lodge and its grounds, the Old Rectory, and the open meadows, woodland and ponds which lie between the church and the potential housing site are all relatively recent. Thus the isolated woodland setting of the church has largely been lost and replaced by land uses which are mostly not associated with the church.</i></p>

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<p>Council Response (REF12): The Worth Conservation Area Statement provides a detailed description of history of the landscape around the Church. This confirms that there has been little physical or land use change to Worth in the last 200 or so years, and even with the growth of Crawley and the construction of the M23 in recent decades, the largely rural situation of Worth Church and its setting has remained.</p> <p>A most striking aspect of the Worth Conservation Area is the manner in which it has endured as a remarkable survival of undeveloped land in Crawley. Cartographic evidence, starting with the Ordnance Surveyor's drawing of 1808, shows that large parts of the rural landscape within the Conservation Area has seen no significant change over the last two hundred years. The character of this area is rural and its sense of place is defined by its remaining woodland, woodland pastures, species rich grasslands, hedgerows and traditional buildings. On this basis, it is not agreed that the rural setting of the Church has been lost.</p> <p>Whilst the intention of the Development Brief is not to replicate the role of the Conservation Area Statement, it is agreed that some further context to the original and historic setting of the Church over time would assist clarification in this section and better align it with the information provided by the Conservation Area Statement.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <u>Proposed addition</u>)</p> <p>The text is amended as follows: The Church was not part of a settlement but originally stood in a clearing in the Wealden forest. It was originally established at the confluence of a number of tracks, servicing many scattered and often temporary settlements. It existed has stood virtually in rural isolation for many hundreds of years, with only a few other buildings being built nearby. Despite the growth of Crawley and the construction of the M23 in recent decades, the largely rural situation of Worth Church and open character of the Conservation Area has remained. since.</p>			
17	<p>It is likely that medieval remains and/or outbuildings or other historic evidence connected with the moated site may be located within the grounds of the subject site.</p>	<p>The specialist Archaeological Assessment (by Archaeology South-East (ASE), a division of the Centre for Applied Archaeology, University College London) submitted to the Local Plan Examination states that 'There may once have been some contemporary medieval outbuildings within the Archaeologically Sensitive Area.' (emphasis added)</p> <p>For this reason, the text in the brief should be amended to reflect the specialist evidence base which has been accepted by the Inspector.</p>	<p>Amend text to:</p> <p>It is likely that Medieval remains and/or outbuildings or other historic evidence connected with the moated site may be located within the grounds of the subject site.</p>

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<p>Council Response (REF13): Disagree. The potential for medieval remains to be located within the site was accepted by the Inspector in paragraph 52 of his Report into the Crawley Borough Local Plan, in which he confirms that "... the archaeological appraisal considers there to be a high potential for discovery of medieval finds on the site". Furthermore, the West Sussex County Council Archaeologist indicated in professional advice that the moated site is of high archaeological potential, particularly with regard to medieval remains and potential for outbuildings or other evidence associated with it. Therefore, it is considered acceptable to say that it is likely that medieval remains and/or outbuildings may be located on the site. In accordance with Policy CH12: Heritage Assets, a Heritage Impact Assessment will be required to support a valid planning application.</p>			
18	<p>While the full extent of these parklands remain unknown, the landscape has remained virtually unchanged since the turn of the 20th Century. Nonetheless, the subject wider housing, biodiversity and heritage allocation site follows what is presumed to be the extent of the historic park of St. Nicholas' Church and is characterised by undeveloped land.</p>	<p>The Archaeological Assessment (Archaeology South-East (ASE), a division of the Centre for Applied Archaeology, University College London) accepted by the Local Plan Inspector (para 52 of his report) states 'The precise location and definition of any historic parkland in this area cannot therefore be reliably derived from either cartographic or archaeological records.' This is accepted by the text in the draft brief.</p> <p>Bishops Lodge and the Old Rectory also establish that this is not undeveloped land.</p> <p>The Brief appears to be seeking to eliminate any harm. However, the Local Plan Inspector recognised that the development of 15 dwellings would cause some harm, but considered that this was outweighed by the need for housing, and that a limitation of 15 houses represented an appropriate balance between those two considerations. For these reasons, the text in the brief should be amended to reflect the specialist evidence which has been accepted by the Inspector.</p>	<p>While the full extent of these parklands remains unknown, the landscape has remained virtually unchanged since the turn of the 20th Century. Nonetheless, the subject wider housing, biodiversity and heritage allocation site follows what is presumed to be the extent of the historic park of St. Nicholas' Church and is characterised by undeveloped land <i>the designated historic park and garden.</i></p>
<p>Council Response (REF14): This is a factual, contextual paragraph. The Historic Park and Garden is a Local Plan designation, and this designation was based on the independent assessment carried out by Sussex Gardens Trust. The Inspector had no issue with the principle of this designation being applied to this site in his examination of the Crawley Borough Local Plan. The designations associated with the site were not removed during the Local Plan examination as part of the site's allocation for housing, rather it was concluded by the Inspector that a development could be designed in order to respect the existing context, with</p>			

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	<p>good design, layout, and allowing for appropriate and adequate mitigation (particularly within the wider allocation site) where loss of assets are agreed to be necessary to enable the housing development. This is picked up in the Inspector's report (paragraphs 51 in relation to the historic park and garden and paragraphs 55 in relation to the balancing of this asset with housing development).</p> <p>However, it is agreed that some amendment to the wording to reflect the Historic Park and Garden designation for this site would be helpful.</p> <p>In addition, the insertion of the 1808 map as extracted from the Historic Parks and Gardens Report prepared by Sussex Gardens Trust provides some further context to the designation as this shows a shaded area which extends from the Church to its immediate west and south to the Gatwick Stream, which is the area considered to cover the designated historic park and garden.</p>		
	<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows:</p> <p>While the full extent of these parklands remain unknown, the landscape has remained virtually unchanged since the turn of the 20th Century. Nonetheless, the subject wider housing, biodiversity and heritage allocation site follows the boundary of the Historic Park and Garden designated by Policy CH17 of the Local Plan. This what is presumed to be the extent of the historic park of St Nicholas' Church, based on the Historic Parks and Gardens report prepared by the Sussex Gardens Trust and historic maps, and is characterised by largely undeveloped land.</p> <p><i>Insert 1808 map extracted from the Historic Parks and Gardens Report, Sussex Gardens Trust.</i></p> <p>Amend text for Figure 8 as follows:</p> <p>Figure 8: In this <u>the historic maps</u> from <u>1808 (left)</u> and 1873-4 <u>(right)</u> evidence of the Historic Park and Garden can be seen.</p>		
19	<p>The landscape of the site is undeveloped and rural, covered by a mix of shrubs, grasslands and woods. The existing landscape serves as a backdrop to the urban setting of the adjacent neighbourhoods. In particular, the rural landscape shields the heritage assets within the Conservation Area from encroaching urban</p>	<p>This statement is factually incorrect. Bishops Lodge and the Old Rectory also establish that this is not undeveloped land. The Local Plan Inspector does not agree that the site has a rural setting and refers to the 'semi-rural nature' of the Conservation Area. There is also inter-visibility between the site and the business estate to the south and the properties in Maidenbower and the site is not therefore screened by vegetation.</p> <p>The text requires amendment to accurately reflect the site conditions on the ground.</p>	<p>The landscape of the site is undeveloped and semi-rural, covered by a mix of shrubs, grasslands and woods. The existing landscape serves as a backdrop to the allocated housing site and the urban setting of the adjacent neighbourhoods. In particular, the rural landscape <i>vegetation surrounds shields</i> the heritage assets within the Conservation Area from encroaching urban development to the north, south and west.</p>

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	development to the north, south and west.		
<p>Council Response (REF15): Disagree. The council’s detailed comments in relation to the rural character of the site are set out in REF4-6 and REF9 (on pages 64-66 and 69) of this Consultation Statement. The Inspector used the word “rural” in his main modifications which have been translated directly into the Local Plan Policy. This does not indicate that he “did not agree that the site has a rural setting” and, in fact, clearly indicates the opposite. However, a minor amendment has been made to the reference to the “undeveloped” landscape in the first sentence.</p> <p>The heritage assets are shielded from the urban and suburban areas adjacent to the Conservation Area by the landscape, for example in terms of vegetation, topography, limited and loose-knit built development and open land uses. Therefore, the existing wording is retained.</p> <p>However, the recognition in this representation of some degree of inter-visibility between the site, the heritage assets within the Conservation Area and the Maidenbower Business Park, is noted in the context of the consideration of the “views” as discussed in REF11 (on page 73-74) of this Consultation Document.</p>			
<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion <u>Proposed addition</u>)</p> <p>The text is amended as follows: The landscape of the site is <u>largely</u> undeveloped and rural, covered by a mix of shrubs, grasslands and woods.</p>			
21/22	Running along the western flank of the subject site is a series of individually protected trees (Tree Preservation Orders). These trees line the eastern side of Street Hill and screen the site and the wider Conservation Area from view.	The single line of trees only partially screens the site from the surrounding suburban development and the text should be amended to reflect the exact site conditions.	Running along the western flank of the subject site is a series of individually protected trees (Tree Preservation Orders). These trees line the eastern side of Street Hill and <i>partially</i> screen the site and the wider Conservation Area from view.
<p>Council Response (REF16): Disagree. It is a fact that trees are screening the site.</p>			

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22	The protected trees and the remaining woodlands screen the site from adjacent areas offer some screening from surrounding development when viewed from within the site.	The single line of trees only partially screens the site from the surrounding suburban development. There is inter-visibility between the site and the large business units on the industrial estate and the Maidenbower housing development. The text should be amended to reflect the exact site conditions.	The protected trees and the remaining woodlands <i>partially</i> screen the site from adjacent areas offer some screening from surrounding development when viewed from within the site.
<p>Council Response (REF17): Disagree. It is a fact that trees are screening the site. The paragraph already refers to “some screening”. However, the sentence has been amended to correct a typo by removing the repetition from the paragraph above.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <u>Proposed addition</u>)</p> <p>The text is amended as follows: The protected trees and the remaining woodlands screen the site from adjacent areas offer some screening from surrounding development when viewed from within the site.</p>			
23	Opportunities Plan	<p>The boundary of the allocated Policy H2 Housing, Biodiversity and Heritage Site to which the brief refers should be shown on this plan for clarity.</p> <p>The boundary of the allocated Policy H2 indicative housing allocation to which the brief refers must be shown on any opportunities plan to demonstrate the opportunity for housing.</p> <p>The potential access points should be shown as opportunities on this plan.</p> <p>Rural Character is not an appropriate description of the character of the area. The Local Plan Inspector does not agree that the site has a rural character and refers to the ‘semi-rural nature’ of the Conservation Area.</p>	<p>Include the boundary of the allocated Policy H2 Housing, Biodiversity and Heritage Site on this plan.</p> <p>Include the indicative housing allocation boundary on this plan.</p> <p>Include potential access points on this plan.</p> <p>Accurately redefine thick vegetated edge on the plan based on accurate evidence.</p> <p>Amend text as follows:</p> <p>5. Semi-rural character</p>

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		The thick vegetated edge apparently represents the existing thick vegetation but does not accurately depict these features on the plan, including the crescent to the west. In effect this area should be significantly reduced in size.	The existing semi-rural character of the Conservation Area provides a suitable design motif for new development.
<p>Council Response (REF18):</p> <p>The Opportunities Plan has been amended to include the wider allocated H2 boundary.</p> <p>Similarly, the plan has been amended to include the Indicative Housing Area boundary as provided on the Local Plan Map.</p> <p>A separate plan (Figure 13: Indicative Alternative Access Options) has been included under the sub-section 'Access and Road Layout' within Part 3; Development Principle 1). It is considered helpful to keep this separate to ensure the alternative options are explained.</p> <p>Disagree in relation to the rural character: the Local Plan Policy wording refers to "rural". The council's detailed comments in relation to the rural character of the site are set out in REF4-6 and REF9 (on pages 64-66 and 69) of this Consultation Statement. The Inspector used the word "rural" in his main modifications which have been translated directly into the Local Plan Policy. This does not indicate that he "did not agree that the site has a rural character" and, in fact, clearly indicates the opposite.</p> <p>Disagree in relation to the vegetated edge: this is an indicative plan and there is thick vegetation which surrounds the periphery of the site. The vegetated edge is the area shown on the aerial photograph outside of the crescent. This is provided on the opportunities plan, not as a constraint to development, but as an opportunity to exploit as part of the design, which allows a development to benefit from existing screening and vegetation. Detailed information is expected to be provided as part of a planning application which will show how the existing vegetation has been taken into account based on the landscape, ecological and arboricultural surveys required to be submitted alongside an application.</p>			
24	Constraints Plan	<p>The boundary of the allocated Policy H2 Housing, Biodiversity and Heritage Site to which the brief refers should be shown on this plan for clarity.</p> <p>In assessing this site, the Local Plan Inspector made a distinction between the wider Housing, Biodiversity and Heritage site and the area allocated for housing development. This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as</p>	<p>Include the boundary of the allocated Policy H2 Housing, Biodiversity and Heritage Site on this plan.</p> <p>Include the indicative housing allocation boundary on this plan.</p> <p>Delete secondary view from the Maidenbower industrial estate from the plan.</p>

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		<p>the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles. The Local Plan Inspector accepted that the receding grassland within the allocated Policy H2 indicative housing allocation will be lost and such areas cannot therefore be shown as constraints. Such areas must be deleted.</p> <p>The view of the church spire is not a constraint to development of the allocated Policy H2 indicative housing allocation and should not therefore be shown as a constraint.</p> <p>There is no secondary view as shown from the Maidenbower industrial estate view. The view from the public domain is between bulky business units along a service yard. The axis and through trees which border the Gatwick Stream. As the photograph in the Conservation Area Statement demonstrates, there is no view of the spire from the public domain. Indeed the view between the bulky business units from the public domain is not on the same axis as the spire. Omit.</p> <p>Delete this view.</p> <p>The topography of the site is not steep.</p> <p>The stream buffer beyond the functional flood plan is not a requirement of the adopted Local Plan and is not justified and should be omitted from the constraints plan. The text and map should be amended.</p> <p>The Inspector has already accepted on site that the access may need to pass through protected trees and a tree condition survey has not been conducted. In order to give the flexibility that any brief should have, the word 'must' should be replaced by 'should'</p>	<p>Delete other than functional flood plan from the constraints plan.</p> <p>The following text cannot be applied to grassland within the allocated Policy H2 indicative housing allocation:</p> <p>3. Grasslands</p> <p>Continued decline of important grasslands must be arrested.</p> <p>Amend text as follows:</p> <p>Topography</p> <p>Require design that reflects and acknowledges steep topography.</p> <p>5. Buffers</p> <p>Buffer zones from Gatwick Stream and associated floodplains, the historic moat and the M23 reduce developable land.</p> <p>6. Trees</p> <p>Protected trees must <i>should</i> be maintained</p>

Council Response (REF19):

The Constraints Plan has been amended to include the wider allocated H2 boundary.

Similarly, the plan has been amended to include the Indicative Housing Area boundary as provided on the Local Plan Map.

With respect to the representation reference to the distinction between the Housing, Biodiversity and Heritage site and the “indicative key housing site”, the council’s response to this is covered above in REF10 (on page 71-72). The Development Brief applies to the whole allocated site. The area shown on the Local Plan Map as the “indicative key housing site” reflects Policy H2 requirement that development must ii)... be concentrated towards the least sensitive areas and located in the southern section. Neither the Local Plan Policy nor the Local Plan Map fix the boundary of the land suitable for housing development, rather, as an “indicative” area, it advises this is likely to be the most appropriate location but this will still need to be advised by detailed evidence (such as ecological, arboricultural, heritage, noise and flood studies) and the final design, layout and mitigation/compensation measures of a proposed scheme.

In relation to the grasslands, the allocation is for housing, biodiversity and heritage, recognising the importance of each of these elements within the site. The Policy requirements relating to the relationship between the housing development and the biodiversity and heritage assets, and the Inspector’s conclusions in relation to the grassland, is covered by the council’s response set out in REF2 and REF3 on pages 59-61 and 62-63. Any housing development within this site must limit harm to the assets of the site in accordance with the Local Plan policies and NPPF principles taken as a whole. These are existing assets and as such are legitimately shown on the Constraints plan. Whilst the area subject to development will be lost, it currently exists and remains a constraint on the site which the proposed development must take into account when considering the layout, design and mitigation measures as part of a proposed development scheme. Minor amendments to the wording in the key has been made to reflect this.

Disagree in relation to the view of the Church spire. All relevant Local Plan policies apply, and this is an Important View identified in the Local Plan, through Policy CH8, as the Balcombe Road Linear Contained View. Development which falls within this View corridor will need to show it would not result in a direct adverse impact or lead to the erosion of this view by clearly demonstrating the visual impact as part of the planning application submission, for example through the use of verified view montages and cross sections. Whilst the Policy suggests residential element and associated infrastructure should be concentrated to the least sensitive areas and be located within the southern section of the housing, biodiversity and heritage site indicating the lower topographical land levels compared to the Listed Church, the removal of vegetation as part of the development’s design and construction could open up views which proposed layout of the development and the design and heights of buildings should be considered against.

Disagree in relation to the secondary view: the council’s detailed response to this is set out in REF11 (on page 73-74). The indicative diagram reflects the hierarchy of views relating to the site.

Topography: the site slopes from the north to the south, down towards the floodplain for the Gatwick Stream but the wording in the key has been amended from using “steep” to “sloping”.

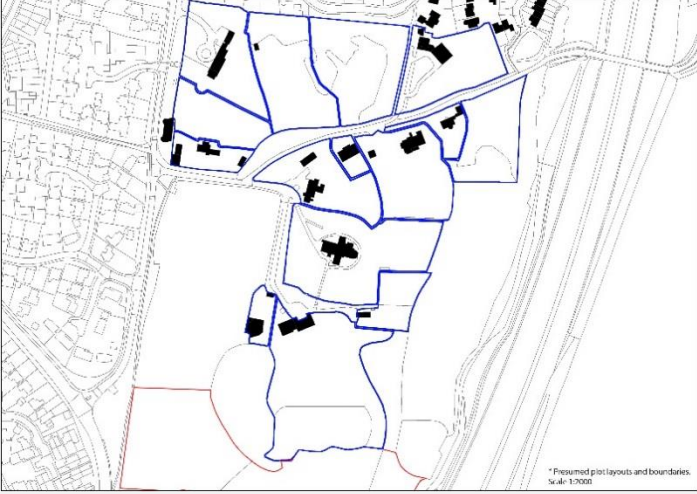
Disagree in relation to the stream buffer: it is considered this is a requirement of the Local Plan through:

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		<ul style="list-style-type: none"> Policy ENV1: paragraph 7.7 confirms the policy and reference to Green Infrastructure applies to waterways, and the policy details i. development which protects and enhances green infrastructure will be supported; ii. development proposals should take a positive approach to designing green infrastructure, utilising the council's supplementary planning documents to integrate and enhance the green infrastructure network; iii. proposals which reduce, block or harm functions of green infrastructure will be required to be adequately justified, and mitigate against any loss or impact or as a last resort compensate to ensure the integrity of the green infrastructure network is maintained;... and vi. large proposals will be required to provide new and/or create links to green infrastructure where possible. Paragraph 7.10 confirms that the connected networks of green spaces around new development should be treated as integral to the planning and design process conscious of its place within wider green infrastructure networks; and Policy ENV2: which states that all development will be expected to incorporate features to encourage biodiversity where appropriate and where possible to enhance existing features. <p>In addition, this has been raised as a requirement of the EA, supported by Sussex Wildlife Trust. The EA has clarified the need for a 30 metre ecological buffer around the Gatwick Stream in addition to limitations on development posed by Flood Zones 2 and 3.</p> <p>It also will help offset the net loss of biodiversity caused by development on the important grasslands. For this development to deliver a net gain for biodiversity whilst building on part of the local wildlife site it is important that the Gatwick stream corridor is enhanced for wildlife. Therefore, the requirement for an ecologically-enhanced buffer is included.</p> <p>In relation to the deletion of "other than functional floodplain from the constraints plan": the composite flood zones and stream buffer sought to simplify the main constraints on the indicative plan in an illustrative manner. However, in order to accurately reflect the different constraints and approaches, the two elements have been separated on the plan, the supporting text to the key has been amended to clarify this.</p> <p>In relation to trees: Planning legislation permits the removal of protected trees but only if evidence is provide to justify this. The wording of the supporting text to the key has been expanded upon to reflect this.</p>	
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows:</p> <p>3. Grasslands Continued decline of <i>retained</i> important grasslands must be arrested <i>and reversed</i>.</p> <p>4. Topography Require design that reflects and acknowledges <i>the site's sloping steep</i> topography.</p> <p>5. Buffers</p>			

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<p>Buffer zones from Gatwick Stream <u>including its and</u> associated floodplains <u>and ecological buffer</u>, the historic moat and the M23 reduce the developable land.</p> <p>6. Trees Protected trees must be maintained, <u>unless their loss can be justified by strong evidence which clearly shows every opportunity has been taken to ensure their retention and adequate replacement agreed.</u></p> <p>The Constraints Plan is amended as follows: <i>The Flood Zones and 30m Stream Buffer are shown separately.</i></p>			
25/26	<p>PRINCIPLE 1: RURAL CHARACTER</p> <p>Development on the site will reflect and retain the site's rural and historic character and be of exceptionally high quality.</p>	<p>The Local Plan Inspector refers to the 'semi-rural nature' of the Conservation Area.</p> <p>It is not possible to retain the site's character as a consequence of the development which is permitted by Policy H2. The brief seeks to go beyond the adopted Local Plan and the NPPF by requiring exceptionally high quality.</p>	<p>PRINCIPLE 1: SEMI - RURAL CHARACTER</p> <p>Development on the site will reflect and retain respect the site's semi -rural and historic character and be of exceptionally high quality.</p>
<p>Council Response (REF20): Disagree in relation to the rural character: the Local Plan Policy wording refers to "rural". The council's detailed comments in relation to the rural character of the site are set out in REF4-6 and REF9 (on pages 64-66 and 69) of this Consultation Statement.</p> <p>Policy H2 states the design and layout should "respect" the rural character so 'reflect' has been changed to 'respect' for consistency. However, the word "retain" is not proposed to be deleted as the Brief relates to the wider allocation site, not just the Housing area.</p> <p>The indication given by the representative of the landowner that development on this site shouldn't strive to be of exceptionally high quality is a concern. This site is recognised as being unique with a number of characteristics, assets and constraints which will be challenging to satisfy. However, the council believes that the Local Plan read as a whole will enable a scheme of exceptionally high quality to be supported and protect and enhance the character of the area. The NPPF supports great weight being placed on schemes of outstanding design which will help raise the standard of design more generally in the area (paragraph 63). In terms of loss and impact on the heritage asset, the desirability of new development making a positive contribution to local character and distinctiveness is a legitimate consideration for local planning authorities in determining planning applications (paragraph 131, bullet 3). Notwithstanding this, it should be noted that this Principle is an overarching position, and the detail set out in the subsequent "Development Guidance"</p>			

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<p>does not “go beyond the Local Plan” or “the NPPF”. Minor amendments have been made to Principle 1 to reflect the wording in the Local Plan and associated Development Guidance in this section of the Development Brief.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: PRINCIPLE 1: RURAL CHARACTER Development on the site will reflect <u>respect</u> and retain the site’s rural and historic character and be of exceptionally high quality <u>and relate sympathetically to its surroundings</u>.</p>			
26	<p><u>Development Guidance:</u> The site should be subdivided into irregular plots that are sufficiently spaced from one another and provide for one single, detached dwelling with sufficient front and rear amenity space (compliant with council standards)§.</p>	<p>Importantly, it is not the plot shapes which are determining the layout of development in the Conservation Area which tends to be arranged along the road frontage. It is therefore not the plot shapes which are important to the character of development in the Conservation Area - and should not therefore be a determinant of future development.</p> <p>There is no justification for solely single, detached dwellings. It is the scale of each building which will determine the acceptable form of development and each carefully designed building could house more than one dwelling whilst having the general appearance of a single dwelling. The SHMA and Local Plan identify a need for a mix of dwelling sizes and the brief should not be over-prescriptive.</p>	<p>Replace the text with:</p> <p><u>Development Guidance:</u> The site should be subdivided into irregular plots that are <i>Development should be</i> sufficiently spaced from one another and provide for one single, detached dwelling <i>large property</i> with sufficient front and rear amenity space (compliant with council standards)</p>

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		<p>Council Response (REF21): Disagree.</p> <p>The council believes that this would be the most appropriate form of development that will maintain the rural feel, replicate the existing plot structure of the Conservation Area, and comply with policy. Smaller plots with more dwellings, such as for flatted, semi-detached or terraced properties, would increase the potential for urbanisation, in particular due to higher levels of parking requirements. The guidance states “should” not “must” and any alternative form of development would need to be very clearly justified and illustrated through design and layout plans.</p> <p>The attached diagram presents the existing plot structure within the Worth Conservation Area, clearly showing the large plot structure compared to the suburban structure of Maidenbower and the majority of Crawley. Planning permission has been granted under CR/2015/0637/FUL for land on the north side of Worth Way. This permission allows for one large dwelling on a large plot and set back from the roadway. This dwelling, if built, would directly contribute to the existing character as identified in the opportunities diagram.</p> <p>Policy H3 of the Local Plan requires new housing development to provide for meeting housing need, as indicated by the Strategic Housing Market Assessment. The Housing Mix Study (2016) shows a need for larger, higher market, executive housing in addition to the smaller units. Significant quantity of smaller units, particularly in flatted form, are coming forward in the urban core of the town. Whereas, this is one location in Crawley which lends itself to the provision of larger property types, familiar to rural Sussex but very unusual in Crawley.</p>	
26	<p>§ Planning permission CR/2015/0637/FUL was granted in February 2016 for one large, double storey, detached dwelling on a generous and irregular plot and presenting a design and appearance that is in-keeping with the Conservation Area. This permission provides an</p>	<p>It cannot be appropriate to use a single infill plot as a model for a housing allocation for 15 dwellings on a greenfield site.</p>	<p>Delete § Planning permission CR/2015/0637/FUL was granted in February 2016 for one large, double storey, detached dwelling on a generous and irregular plot and presenting a design and appearance that is in-keeping with the Conservation Area. This permission provides an example of development consistent with the principles set out in this Brief.</p>

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	example of development consistent with the principles set out in this Brief.		
<p>Council Response (REF22): Disagree.</p> <p>This proposal provides a good example of development within the Conservation Area, and maintains a consistent approach of sensitive new development in keeping with the rural character of the Area.</p> <p>However, the sentence has been amended to clarify the intention is not to suggest a single dwelling on the whole allocation.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <u>Proposed addition</u>)</p> <p>The text in the footnote is amended as follows: ...This permission provides an example of development dwellings and plots which would be consistent with the principles set out in this Brief.</p>			
25	<p><u>Development Guidance:</u> The distribution of plots on the site should be consolidated in the least sensitive parts of the subject site's interior, to ensure that the rural style development can be sufficiently screened and visually detached from the surrounding area.</p>	<p>It is not the distribution of plots which determines the layout of development but the distribution of development.</p> <p>It needs to be clear that subject site referred to is the Housing, Biodiversity and Heritage site, not the indicative housing site. There is no justification for reference to the site's 'interior'.</p> <p>A consistent theme of this brief is to integrate the allocated housing development with the character of the Conservation Area. There is no justification for visually detaching the area from it. There is justification for visually detaching the area from the surrounding suburban development.</p>	<p><u>Development Guidance:</u> The distribution of plots development on the site should be consolidated in the least sensitive parts of the subject <i>Housing, Biodiversity and Heritage site's interior</i>, to ensure that the rural style development can be sufficiently screened and visually detached <i>distinctive</i> from the surrounding <i>suburban</i> area.</p>

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<p>Council Response (REF23):</p> <p>The council's response in relation to distribution of plots is set out in REF21 (on page 86) above.</p> <p>The council's response in relation to the site being referred to in the Development Brief, as the Housing, Biodiversity and Heritage site or otherwise explicitly referred to as the "Indicative Key Housing Site" is set out in REF10 (on page 71-72) above, and accordingly the text has been amended to clarify the position in this case.</p> <p>The reference to focusing development towards the site's "interior" is explained by the context of the remainder of the Development Guidance – this is to ensure that there can be sufficient screening and visual detachment from the surrounding area. This is a design principle recommended by the council in order to meet the Local Plan policy requirements (for example as set out in Policies SD1, CH2, CH3, CH7, CH9, CH12, CH13, and H2) and is intended to reflect the context of the inherent opportunities and constraints of the site as well as the Inspector's comments that development be clearly distinguishable from that of the suburban Maidenbower (paragraph 56 of Inspector's comments). Amendments have been made to clarify this reference.</p>			
<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: <u>Development Guidance</u> <i>The distribution of plots on the site should be consolidated in the least sensitive parts of the <u>allocated subject</u> site's interior, to ensure that the rural style development can be sufficiently screened and visually detached from the surrounding <u>suburban</u> area <u>to the west</u>.</i></p>			
26	<p><u>Development Guidance:</u> Dwellings on the site will:</p> <ul style="list-style-type: none"> • Be limited in height to no more than two storeys§. • Need to be designed in an appropriate style in keeping with the character of the Conservation Area§. • Promote high quality design that is both contextual and/or reminiscent of the 	<p>In order to give the brief some flexibility, the guidance should use the word 'should' rather than 'will'.</p> <p>There is no justification for reducing the flexibility of development to this degree in the development brief. There may be locations on the site where a 3 storey house would be justified. The insertion of the word 'generally' would convey the general approach whilst still allowing some flexibility and innovation encouraged by the NPPF.</p> <p>There is no justification for visually detaching the area from it. Whilst existing trees to Street Hill partially screen the site, there</p>	<p>Amend text as follows:</p> <p>Development Guidance: Dwellings on the site will:</p> <ul style="list-style-type: none"> • Be limited in height to <i>generally</i> no more than two storeys. • Need to be designed in an appropriate style in keeping with the character of the Conservation Area. • Promote high quality design that is both contextual and/or reminiscent of the

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	<p>Conservation Area and where possible, enhance and reflect the significance of the area's heritage assets.</p> <ul style="list-style-type: none"> • In line with the Conservation Area Statement, need to have regard for typical features and materials found in the Conservation Area§. • Each be sited on their own plot in a manner that prevents them from being visible when entering the site from Street Hill in the west. • Each be designed for single occupancy§. 	<p>is no justification for the development to be invisible from Street Hill.</p> <p>There is no justification for solely single occupancy dwellings. Each carefully designed building could house more than one dwelling whilst having the general appearance of a single dwelling. The SHMA and Local Plan identify a need for a mix of dwelling sizes and the brief should not be over-prescriptive.</p>	<p>Conservation Area and where possible, enhance and reflect the significance of the area's heritage assets.</p> <ul style="list-style-type: none"> • In line with the Conservation Area Statement, need to have regard for typical features and materials found in the Conservation Area. • Each be sited on their own plot in a manner that prevents them from being visible when entering the site from Street Hill in the west. • Each be designed for single occupancy.
<p>Council Response (REF24): The amendment proposed by the representation to replace “will” with “should” in the first line of this Development Guidance is accepted giving a degree of flexibility in considering this guidance against a detailed scheme.</p> <p>Bullet 1: The proposed insertion of the word “generally” is not agreed, however, some additional wording has been inserted into this bullet to clarify the council's position in terms of flexibility.</p> <p>Bullet 5: the council's response in relation to “detachment” of the site is set out in REF23 (on page 88) above. The council does not agree with the suggested deletion of this bullet. However, some amendment to the wording of the bullet has been undertaken in order to clarify the degree of flexibility in considering this guidance against a detailed scheme.</p> <p>Bullet 6: the council's response to the housing mix is set out in REF21 (on page 86) above. The council does not agree with the suggested deletion of this bullet but the word “household” has been added for clarity.</p>			

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<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: <u>Development Guidance</u> Dwellings on the site will <u>should</u>:</p> <ul style="list-style-type: none"> • <i>Be limited in height to no more than two storeys, <u>unless a detailed scheme is supported by clear evidence, for example in relation to land levels, overall heights of buildings and view montages, which ensure the rural character of the Conservation Area is preserved.</u></i> • ... • <i>Each be sited on their own plot in a manner that <u>limits their visibility and minimises any effect of suburbanisation created by the development</u> prevents them from being visible when entering the site from Street Hill in the west.</i> • <i>Each be designed for single <u>household</u> occupancy.</i> 			
27	<p>While the Inspector initially suggested the site, in principle, would be suitable for around 15 dwellings, he later clarified that it would be challenging to achieve the required loose-knit character with as many as 15 dwellings. Accordingly Policy H2 of the Local Plan sets the upper limit of 15 dwellings on the site, in line with the Inspector's comments.</p>	<p>This sentence is factually incorrect and misrepresents the Inspector's conclusions.</p> <p>The Local Plan Inspector did not just initially specify that the site could accommodate 15 dwellings. Following a careful assessment of detailed evidence on the constraints affecting the site and having visited the site, he continued to consider 15 dwellings as the appropriate number to include within policy and Main Modifications were issued to that effect – despite this being considered challenging.</p>	<p>While <i>Following a careful assessment of detailed evidence on the constraints affecting the site and having visited the site the Inspector allocated the site for a maximum of 15 dwellings. initially suggested the site, in principle, would be suitable for around 15 dwellings, he later clarified that it would be challenging to achieve the required loose-knit character with as many as 15 dwellings. Accordingly Policy H2 of the Local Plan sets the upper limit of 15 dwellings on the site, in line with the Inspector's comments.</i></p>
<p>Council Response (REF25): The council considers this to be a factually correct paragraph, reflecting on the position taken by the Inspector in his Interim and Final Report. The Development Brief does not seek to reduce Local Plan policy-compliant housing numbers. The council's position in relation to the Local Plan allocation and quantum of housing numbers for the site is set out in REF1-2 and REF10 (on pages 58-61 and 71-72) above. The 15 dwelling figure is indicative and maximum which reflects acknowledged constraints on the site and the need for a quantum of units to be shown in an application where it can be accompanied by detailed evidence and design to support the submission.</p>			

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<p>Furthermore, due to the unique features constraining the site, the Inspector established 15 dwellings as a “maximum” figure (paragraph 56 of the Inspector’s Report) thereby acknowledging a lower number could be acceptable. Paragraph 6.54 of the Local Plan reflects this.</p>			
27	<p><u>Development Guidance:</u></p> <p>The site should feature low density development. In order to maintain a rural, low density character and comply with all other constraints, development should be significantly limited. This will allow any new development to provide large high quality homes consistent with those along neighbouring Worth Way and will prevent the generation of excessive flows of people and traffic.</p> <p>An indicative approach to how this may be achieved is shown at the end of Section 3 of this document, on page 3810, as a helpful, illustrative example for potential developments.</p>	<p>The Local Plan Inspector refers to the ‘semi-rural nature’ of the Conservation Area.</p> <p>In assessing this site, the Local Plan Inspector made a distinction between the wider Housing, Biodiversity and Heritage site and the area allocated for housing development. This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles.</p> <p>In requiring significantly limited development, the brief can be seen to be in conflict with the Local Plan. In balancing the extensive specialist evidence and his inspection of the site, the Local Plan Inspector refers to a ‘small but nonetheless significant contribution towards meeting Crawley’s housing need’ and allocates the site for 15 dwellings. It is not for the brief to attempt to supersede the Local Plan and significantly curtail development opportunities which, on balance, the Inspector has accepted.</p> <p>A development of up to 15 dwellings will not generate excessive flows of people or traffic as accepted in highway evidence by Sussex County Council at the examination and by the Inspector. There is no highway or conservation justification for this statement which must therefore be removed.</p>	<p><u>Development Guidance:</u></p> <p>The site should feature low density development. In order to maintain a rural, low density character and comply with all other constraints, development should be significantly limited. This will allow any new development to provide large high quality homes consistent with those along neighbouring Worth Way and will prevent the generation of excessive flows of people and traffic.</p> <p>An indicative approach to how this may be achieved is shown at the end of Section 3 of this document, on page 38, as a helpful, illustrative example for potential developments.</p>

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		<p>The illustrative design presents a development of 4 dwellings which is so significantly below the 15 dwellings included in adopted Local Plan Policy H2 that the brief is in conflict with the Local Plan. Even though the Local Plan Inspector's view that 15 units would be challenging, he did not recommend any reduction in the number of units for which the Site should be allocated. He was clearly not ruling out the possibility that there could be an acceptable scheme of 15 dwellings. In balancing all the factors, the Inspector refers to a 'small but nonetheless significant contribution towards meeting Crawley's housing need' and allocated the site for 15 dwellings.</p> <p>The illustrative design also seeks to reduce the indicative housing area from that shown in the adopted Local Plan.</p>	
<p>Council Response (REF26): The council's detailed comments in relation to the rural character of the site are set out in REF4-6 and REF9 (on pages 64-66 and 69) of this Consultation Statement.</p> <p>The council's detailed comments in relation to response in relation to the site being referred to in the Development Brief, as the Housing, Biodiversity and Heritage site or otherwise explicitly referred to as the "Indicative Key Housing Site" is set out in REF10 (on page 71-72) above.</p> <p>The council considers the Development Brief to be in conformity with the Local Plan. It has been prepared as a requirement of the Policy. The Development Brief does not seek to reduce Local Plan policy-compliant housing numbers. The council's position in relation to the Local Plan allocation and quantum of housing numbers for the site is set out in REF1-2 and REF10 (on pages 58-61 and 71-72) above.</p> <p>As set out in the council's response in REF9 (on pages 69) above, the reference to "significantly limited" is intended to explain the Local Plan position, reflecting the site's appropriate density in comparison to developments within the urban areas of Crawley, and the unique, for Crawley's Key Housing Sites, imposition of a 'maximum' number of dwellings through the Local Plan. However, for clarity minor amendments are considered appropriate.</p> <p>It is agreed that a development of up to 15 dwellings will not generate excessive flows of people or traffic, and it is considered that this Development Guidance statement in the Development Brief explains this.</p> <p>Footnote 10 in the draft Development Brief sought to confirm the council's intention in relation to the indicative approach by clarifying that "This indicative layout is not mandatory nor does it constitute an approved layout. At the planning application stage alternative layout option/s may be presented and</p>			

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supported by robust evidence.” However, the Indicative Development Scheme Design was provided in the draft Development Brief for the purposes of receiving feedback as part of the consultation and has been removed from the final document.			
<u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)			
<p>The text is amended as follows: <u>Development Guidance</u> <i>The site should feature low density development. In order to maintain a rural, low density character and comply with all other constraints, <u>the Local Plan confirms that</u> development should be significantly limited.</i></p>			
27	Access to the site will provide good connectivity to the surrounding area but will avoid protected trees and prevent visual intrusion into the site.	<p>The Inspector at the examination (including a site visit to review the access point) accepted that the access would be through protected trees. Indeed, this is described below in the brief as the access point to Street Hill. This text is not consistent with the Inspector's findings or other parts of the Brief and therefore must be removed.</p> <p>Whilst existing trees to Street Hill partially screen the site, there is no justification for the development to be invisible from Street Hill.</p> <p>This part of the text should therefore be amended.</p>	Access to the site will provide good connectivity to the surrounding area but and wherever possible will avoid protected trees and prevent visual intrusion into the site.
<p>Council Response (REF27): The Inspector’s report focused on the policy designations affected by the proposed allocation, and makes no mention of the protected trees or the access. Whilst he acknowledges that “Housing development would cause some harm to the appearance of the Conservation Area”, he considered that “it would be possible to minimise this harm by a scale and design of development which respects the semi-rural nature and open historic character of the Conservation Area”. As set out in REF3 (on pages 62-63) above, the allocation in the Local Plan does not negate the formal planning application process.</p> <p>The potential removal of trees protected by Tree Preservation Orders (TPO’s) is a matter for the council to consider either as part of a planning application or as a TPO application. The advice in the Development Brief comes from the starting point of the council that trees should not automatically be considered for removal, and tree retention and provision of new trees has the potential to significantly contribute to the site’s character and need to be accounted for at an early stage. Trees are protected by the council through TPOs due to their significant amenity benefit to the local area.</p>			

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<p>The council's Green Infrastructure SPD (Part 3) provides more details in relation to implementing the local planning policies relating to trees (including Local Plan Policies CH3, CH6, ENV1 and ENV2). Advice in relation to the council's approach towards trees within Tree Preservation Orders and those growing within Conservation Areas or Historic Parks and Gardens is set out from paragraph 3.48-3.58 (pages 24 and 25) of the SPD. This confirms that designs are expected to give special consideration to trees and woodlands in these circumstances.</p> <p>For consistency and clarity of wording, minor amendments have been made to this sentence.</p> <p>The council's response in relation to the visual separation and intrusion of the site is set out in REF23 (on page 88) above and, in line with the proposed amendment in that section, a minor wording change has been proposed.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: Access to the site will <i>must</i> provide good connectivity to the surrounding area but should <i>will</i> avoid protected trees and limit <i>prevent</i> visual intrusion into the site.</p>			
27	<p><u>Development Guidance:</u> Access to the site should be provided on the western side of the site, at a break between the protected trees that separate the site from Street Hill, just north of the intersection with Balcombe Road.</p>	<p>The Inspector at the examination (including a site visit to review the access point) accepted an access point off Balcombe Road. There was no objection from the Highway Authority to this access point. The brief itself includes a further option for access.</p> <p>Development Guidance is not following an access option which is included elsewhere in the brief and fails to allow the flexibility advocated in the NPPF.</p>	<p>Amend text as follows and relocate this guidance after both alternative access points have been described in the brief:</p> <p><u>Development Guidance:</u> Access to the site should be provided on the western side of the site, at a break between the protected trees that separate the site from Street Hill, just north of the intersection with Balcombe Road <i>or from Balcome Road at the south west corner of the housing site.</i></p>
<p>Council Response (REF28): The Local Plan Inspector's Report does not specify an access point. As set out in REF3 (on pages 62-63) above, the allocation in the Local Plan does not negate the formal planning application process. The allocation or Local Plan Policy H2 does not establish access arrangements. This is a matter for the council to consider as part of a planning application, taking advice from the Highways Authority on the detailed design and layout and transport evidence to support an application.</p>			

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<p>The Development Brief seeks to advise how access to the site can be achieved to provide good connectivity to the surrounding area but avoid protected trees and prevent visual intrusion into the site. However, reference is made in the Brief to an alternative access point, for clarity and consistency amendments have been made to this Development Guidance to reflect this.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: <u>Development Guidance</u> <i>Access to the site should be provided on the western side of the site, at a break between the protected trees that separate the site from Street Hill, just north of the intersection with Balcombe Road.</i></p> <p><i>An alternative access point could be investigated for the south-western corner of the site, off Balcombe Road. However, an access point at this location would be likely to have an impact on protected trees. Therefore, strong justification and careful design would be necessary to support this.</i></p> <p><i>Development schemes should only propose one vehicular access point, and not both.</i></p>			
28	<p>An alternative access point to Street Hill could be investigated for the south-western corner of the site, off Balcombe Road. An access point at this location would be likely to have an impact on protected trees.</p>	<p>This access point has been investigated by specialist highway engineers, submitted to the Local Plan Inquiry and found acceptable by the Inspector. The site visit revealed that the access point could be obtained at a location occupied by two dead trees. The text therefore needs to be amended.</p>	<p>An alternative access point to Street Hill could be investigated for <i>is also acceptable</i> at the south-western corner of the site, off Balcombe Road. An access point at this location would be likely to have an impact on protected trees.</p>
<p>Council Response (REF29): The council's response in relation to the access and the protected trees is set out above in REF27 (on page 93-94). The amendments suggested by the representation are not agreed to. However, the proposed amendment to the Development Guidance set out above in REF28 (on page 94-95) provides sufficient clarity in expectations from the council and flexibility for schemes coming forward with justification to use the alternative access point.</p>			
29	<p>Due to the proximity of development to the M23 Motorway it is likely there will</p>	<p>Without technical studies it is not known whether noise is, or will be, a significant aspect in developing this site. As the sentence is not justified, it should be deleted.</p>	<p>Due to the proximity of development to the M23 Motorway it is likely there will be significant noise on the subject site.</p>

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	be significant noise on the subject site.		
<p>Council Response (REF30): The use of the word “likely” in the sentence indicates the unknown issue of the level of noise. However, given the proximity of the M23 motorway and following advice from the council’s Environmental Health officer, due to the experience of similarly located sites within Crawley, it is reasonably expected to be significant at least on part of the site, and particularly if there is a significant loss of mature trees through a scheme layout. On this basis, the remainder of the section seeks to explain the Local Plan approach to sensitive uses which could be subject to exposure to unacceptable noise disturbance. Due to the location of the M23 immediately adjacent to this site and in accordance with Planning Policy ENV11 of the Local Plan, a noise assessment would be required as part of a planning application (Part 4: Development Requirements, page 43).</p> <p>The suggested deletion is not accepted.</p>			
29	The development will comprise a small number of large, detached dwellings that will create a low density rural-like development.	In requiring ‘a small number’ of dwellings the brief can be seen to be in conflict with the Local Plan. In balancing all the factors, the Local Plan Inspector refers to a ‘small but nonetheless significant contribution towards meeting Crawley’s housing need’ and allocates the site for 15 dwellings. It is not for the brief to attempt to supersede the Local Plan and significantly curtail development opportunities which, on balance, the Inspector has accepted.	The development will comprise small number of large, detached <i>a maximum, of 15</i> dwellings that will create a low density rural-like development.
<p>Council Response (REF31): The council has set out its detailed response in relation to ‘small number’ of dwellings in REF1-2 and REF10 (on pages 58-61 and 71-72) above. For clarity and consistency amendments have been made to this sentence.</p>			
<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: The development will comprise a A small number of large, detached dwellings that will <u>help</u> create a low density, rural-like development, <u>as envisaged by the Local Plan Inspector when considering the site’s allocation and as established by the policies in the Local Plan.</u></p>			

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30	<p><u>Development Guidance:</u> Should noise attenuation be required on the development site, measures should not include acoustic fencing as this is unsightly and accordingly will severely detract from the site's quiet, rural character and its historical distinctiveness.</p>	<p>The prevention of acoustic fencing on the grounds that it is unsightly is not justified as the location, scale, materials or visibility in relation to existing and proposed vegetation; the motorway and existing development will not be known until the appropriate studies are undertaken. Nor is it justified to state that acoustic fencing will detract from the site's quiet rural character. Surely the opposite is true.</p> <p>More accurately, the development guidance should state: 'Investigation of the need for noise attenuation measures will be required prior to the submission of a planning application with any necessary measures integrated into the design of the site.'</p>	<p>Amend text to <u>Development Guidance:</u> <i>Investigation of the need for noise attenuation measures will be required prior to the submission of a planning application with any necessary measures integrated into the design of the site.</i></p>
<p>Council Response (REF32): Development Requirements set out in Part 4, on page 43 of the Development Brief establishes the need for a Noise Impact Assessment and appropriate attenuation measures. This section does not seek to advise the technical supporting evidence for a planning submission, but rather seeks to advise on the issues to be considered to ensure the design of development meets the Development Principle to be in-keeping with the site's rural character. The design of acoustic fencing can be intrusive and create an urbanising effect, unless it is carefully considered in the context of the site's rural setting, and alternative measures more appropriate to the location should be explored.</p> <p>The council's detailed response in relation to noise is set out in REF30 (on page 95) above. The alternative wording proposed by the representation for the Development Guidance is not agreed. However, for clarity amendments have been made to this sentence.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: <u>Development Guidance</u> <i>Should noise attenuation be required on the development site, measures should avoid the use of not include acoustic fencing as this can be visually dominant is unsightly and accordingly result in harm to will severely detract from the site's quiet, rural character and its historical distinctiveness.</i></p>			
31	<p>The proximity of development to the moat has the potential to significantly detract from its</p>	<p>The Brief appears to be seeking to eliminate any harm. However, the Local Plan Inspector recognised that the development of 15 dwellings would cause some harm, but</p>	<p>The proximity of development to the moat has the potential to significantly detract from its archaeological significance. Alternatively,</p>

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	archaeological significance. Alternatively, development provides opportunities to open up and enhance the moat and its setting, as well as ensuring its long-term management and maintenance, to prevent any further deterioration.	considered that this was outweighed by the need for housing, and that a limitation of 15 houses represented an appropriate balance between those two considerations. This issue has been assessed by the County Archaeologist and the Inspector who have not concluded that development would 'significantly detract from this undesignated heritage asset. Indeed, the Inspector states: 'Immediately south of the site is a small, square medieval moat thought to have been the site of a hunting lodge; this would not be affected by the development.' The brief should be more positively framed.	Development provides opportunities to open up and enhance the moat and its setting, as well as ensuring its long-term management and maintenance, to prevent any further deterioration.
<p>Council Response (REF33): Policies H2 and CH12 of the Local Plan require the archaeologically sensitive asset to be respected, preserved or enhanced as part of the development. The supporting text to Policy H2 acknowledges that the harm to the Moat can be mitigated through design of the development scheme (including the retention of an unbuild margin around the asset) and its appropriate management. For clarity and consistency amendments have been made to this sentence.</p>			
<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: Care will need to be taken to ensure that the proximity of development to the moat does not has the potential to significantly detract from its archaeological significance. Alternatively, d Development provides opportunities to open up and enhance the moat and its setting, as well as ensuring its long-term management and maintenance, to prevent any further deterioration.</p>			
31	<u>Development Guidance</u> The moat should be protected by an unbuild buffer of 15 metres around it, which will set development away from it and provide an uncrowded setting.	The future management of this undesignated heritage asset is not part of the Inspector's recommendations or Policy H2. Delete 'the future management of the Moat and its buffer' and replace with 'enhancement of the Moat to better reveal the Moat and its setting'	<u>Development Guidance:</u> The moat should be protected by an unbuild buffer of 15 metres around it, which will set development away from it and provide an uncrowded setting.

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	<p>Development should ensure the future management of the Moat and its buffer, through an agreed maintenance scheme with the borough council and the county archaeologist, to protect the archaeological asset from further deterioration.</p> <p>Pedestrian access to the moat should be facilitated as part of any development on the site.</p>		<p>Development should ensure the future management of the Moat and its buffer <i>enhancement of the Moat to better reveal the Moat and its setting</i>, through an agreed maintenance scheme with the borough council and the county archaeologist, to protect the archaeological asset from further deterioration.</p> <p>Pedestrian access to the moat should be facilitated as part of any development on the site.</p>
<p>Council Response (REF34): The future management is part of the requirements of the site's allocation in the Local Plan. Policy H2, clause iv. of the Housing, Biodiversity and Heritage site confirms that the development of this site must "allow an unbuilt margin around the archaeologically sensitive Moat". The second paragraph under the site's allocation in the Policy goes on to confirm that "Detailed ecological and archaeological assessments must be carried out and adequate mitigation an compensation measures provided to offset any harm caused to the site's important assets".</p> <p>Paragraph 6.54 of the supporting text to the Policy in the Local Plan expands further by confirming that "<i>... an unbuilt margin around the archaeological asset and its appropriate management must be retained and an appropriate scheme for its future management... will be required as part of the development...</i>" (my emphasis)</p> <p>This wording formed the Inspector's Main Modifications (MM33 and MM34) which were appended to his Final Report, and were incorporated into the adopted Local Plan. The Inspector's Report is clear that the provision of an unbuilt margin alone would not satisfy the need to mitigate against the impact of development on the archaeologically sensitive areas. Paragraph 52 of his report confirms "The County Archaeologist recommends that an unbuilt margin around the moat is excluded from the housing area and that enhancement to better reveal the moat and its setting is undertaken as part of any development. Together with other measures which would enhance the appreciation of the heritage assets, the impact on these archaeologically sensitive areas would be limited" (my emphasis).</p> <p>Furthermore, the Local Plan provides a high level allocation and does not negate the planning application process within which the Local Plan policies along with national guidance must be considered as a whole. In this case, Policy CH12 also applies to this matter. This Policy confirms that "All</p>			

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	<p>development should ensure that Crawley’s designated and non-designated heritage assets are treated as a finite resource, and that their key features or significance are not lost as a result of development.</p> <p>“Where a development affects a heritage asset or the setting of a heritage asset, a Heritage Impact Assessment will be required. This should describe the significance of any heritage assets affected and the contribution made by their setting, the impact of development, and any measures adopted to ensure the heritage asset is respected, preserved or enhanced...”</p> <p>To better reflect the requirements of the Local Plan as a whole and the Inspector’s intentions, the additional wording suggested by the representation has been included in the Development Guidance.</p>		
	<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: <u>Development Guidance</u> <i>The moat should be protected by an unbuilt buffer of 15 metres around it, which will set development away from it and provide an uncrowded setting.</i> <i>Development should include enhancement measures to better reveal the moat and its setting and should secure ensure the future management of the Moat and its buffer, through an agreed maintenance scheme with the borough council and the county archaeologist, to protect the archaeological asset from further deterioration.</i></p>		
31/32	<p>The site is a part of the setting of St Nicholas’ Church. The unbuilt and vegetated character of the site at present contributes to the way the Church is appreciated, it reflects the historical patterns of use of the site and the area and serves as a backdrop for the relationship between the Church and other heritage assets in and around the site.</p> <p>The site’s location within the Historic Garden also</p>	<p>There is insufficient distinction between the wider Housing, Biodiversity and Heritage site and the housing site. This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles.</p> <p>This statement is not justified by the evidence (based on Historic England best practice (Heritage Appraisal, Steven Bee the former Director of Planning at English Heritage) and is completely at odds with the Inspector’s conclusions, who states:</p>	<p><i>Parts of the Housing, Biodiversity and Heritage site is a form part of the setting of St Nicholas’ Church. Parts of the unbuilt and vegetated character of the site at present contributes to the way the Church is appreciated, it reflects the historical patterns of use of the site and the area and serves as a backdrop for the relationship between the Church and other heritage assets in and around the site.</i></p> <p>The site’s location within the Historic Garden also contributes to the setting of St Nicholas’</p>

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	contributes to the setting of St Nicholas' Church but also to the rural character of the area.	<p>'The potential housing site is not visible from the church or churchyard, whilst any fleeting glimpses of the church spire from the site would only be possible through the intervening trees in winter. Consequently, some limited development would not harm the appreciation and experience of the church, nor would the heritage values that define the historic significance of the church in its current setting be significantly affected. Indeed, a suitable housing scheme on the site could have less impact on the setting of the church than the recent suburban housing of Maidenbower to the west, which is closer to the church and the other listed buildings.' That limited development was set at 15 dwellings.</p> <p>In relation to the Historic Park and Garden, the brief is not based on the specialist evidence available and therefore sets out unjustified requirements. Importantly, the Inspector notes: 'evidence of whether the site was part of the historic garden associated with the former Rectory is inconclusive. There are no obvious landscape features typical of an historic park or garden on the site today'.</p>	<p>Church but also to the rural character of the area.</p> <p>12</p> <p>While information on the Historic Park and Garden is limited, development could offer a recognition of the fabric of a historic park and garden that once stood on the site, through appropriate restoration of heritage landscape features.</p>
<p>Council Response (REF35): Disagree. The Brief covers the whole of the Housing, Biodiversity and Heritage Allocation and this has been clarified in the introduction (see REF2) The whole of the allocated site forms part of the wider setting of the Listed Church. The Worth Conservation Area Statement is clear that the whole of the Conservation Area (within which this site is wholly located) forms the setting of the Listed Church, as it confirms that the Conservation Area was designated recognising the need to "preserve and enhance the character of the area surrounding the Parish Church of St Nicholas, Worth...".</p> <p>This position is further endorsed by Historic England, which through representations made to the Local Plan examination state that <i>'despite the growth of Crawley and the construction of the M23 in recent decades, the largely rural situation of Worth Church and open character of the conservation area has remained. The boundaries of the conservation area were drawn specifically to protect this isolated rural character'</i>. As noted, the Inspector states that 'As to its setting, the church was not part of a settlement but originally stood in a clearing in the Wealden forest'. It is this rural setting, as delineated by the Conservation Area boundary, and reflected in its countryside location outside of the Built-Up Area Boundary, that the Conservation Area status seeks to preserve and enhance.</p>			

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<p>In relation to the points raised on the Historic Park and Garden, this is a Local Plan designation. This designation was based on the independent assessment carried out by Sussex Gardens Trust – this information was also considered by the Inspector as part of the Local Plan examination and he accepted its designation as such under Policy CH17. REF14 (pages 76-77) above sets out the council’s response in relation to the principle of the Historic Park and Garden designation. Policies CH12, CH17 and H2 all apply. Policy H2(iii) of the Housing, Biodiversity and Heritage site requires development to “reflect, enhance and ensure no significant harm to the locally designated historic parkland”. The requirements set out in the Development Brief suggest a proportionate approach should be taken, in which consideration can be given to the appropriate restoration of heritage landscape features, this can be advised by technical evidence to support a planning application, in addition to that already in the public domain following the site’s consideration as part of the Local Plan examination.</p>			
32	<p><u>Development Guidance:</u> Landscaping and planting will need to preserve and enhance the site’s attractive setting and soften the impact of development on the area and restore the wooded setting through the of use additional planting and protecting existing tree belts. Landscaping should also consider appropriate features that will reflect, where possible, the character of the Historic Park and Garden.</p>	<p>This statement is not justified by Local Plan policies (particularly H2) nor the Inspector’s report. This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles. The character of the H2 Housing, Biodiversity and Heritage Site designation is not intended to return to woodland as this would be inconsistent with the character of the conservation area and the allocation for 15 dwellings. The text should be amended.</p>	<p><u>Development Guidance:</u> Landscaping and planting will need to preserve and enhance the site’s attractive setting and soften the impact of development on the area and restore the wooded setting through the use of additional planting and protecting existing tree belts. Landscaping should also consider appropriate features that will reflect, where possible, the character of the Historic Park and Garden.</p>
<p>Council Response (REF36): Disagree. The points raised in this representation repeat those covered earlier (see REF2 and REF10). The deletions proposed by the representation are not agreed. However, in relation to the matter raised regarding the site returning to woodland, the intentions of the Development Brief have been clarified. Guidance provided in the Historic Parks and Gardens Report prepared by the Sussex Gardens Trust has been incorporated into the Development Brief to offer assistance regarding possible measures which could support landscaping schemes.</p>			

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<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: <u>Development Guidance</u> <i>Landscaping and planting will need to preserve and enhance the site's attractive setting and soften the impact of development on the area and restore <u>maintain</u> the <u>existing secluded rural wooded</u> setting <u>where this is eroded due to the new development</u> through the use of additional planting, <u>where appropriate</u>, and protecting existing tree belts.</i> <i>Landscaping should also consider appropriate features that will reflect, where possible, the character of the Historic Park and Garden. <u>This could, for example, include the removal of invasive and unsympathetic species; the provision of planting in-keeping with the site's location and history; thoughtful consideration of the key landscape features to enhance and restore the historic link; restoration and enhancement of the remaining unimproved grasslands; and restoration of the moated orchard.</u></i></p>			
32	<p>Similarly there are secondary visual axes centred on the Church, one of which originates from the subject site and provides glimpses of the spire of the Church through the woodland trees and is particularly prominent during the winter months. Another visual axis begins at the Maidenbower Business Park below the site and terminates with the Church spire above.</p>	<p>The brief is factually incorrect.</p> <p>There are only fleeting glimpses of the church spire from the site which are only possible through the intervening trees in winter as confirmed by the Inspector in his report following a site visit.</p> <p>There is no secondary view as shown from the Maidenbower industrial estate view. The view from the public domain is between bulky business units along a service yard. The axis and through trees which border the Gatwick Stream. As the photograph in the Conservation Area Statement demonstrates, there is no view of the spire from the public domain. Indeed the view between the bulky business units from the public domain is not on the same axis as the spire.</p> <p>Amend text.</p>	<p>Similarly there is a are secondary visual axis axes centred on the Church, one of which originates from the subject site and provides <i>fleeting</i> glimpses of the spire of the Church through the woodland trees and is particularly prominent during the winter months. Another visual axis begins at the Maidenbower Business Park below the site and terminates with the Church spire above.</p>
<p>Council Response (REF37): For consistency and clarity amendments have been made to the references to the views of the Church.</p>			

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<p>The council's detailed response in relation to the secondary views is set out in REF11 and REF19 (on pages 73-74 and 82-84) above. On this basis, it is not agreed to delete the references to the secondary view from the Maidenbower Business Park.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows:</p> <p>Similarly there are secondary visual axes centred on the Church, one of which originates from the subject <i>Indicative Key Housing</i> site and provides glimpses of the spire of the Church through the woodland trees and is particularly prominent during the winter months. Another visual axis begins at the Maidenbower Business Park below the site and terminates with the Church spire above.</p>			
32	<p><u>Development Guidance:</u></p> <p>Development that obstructs important views will not be allowed. New buildings or structures, roads and features including signs and on-street parking spaces must be well screened by trees so as to preserve important view corridors. The location of dwellings within their curtilage will need to consider its impact on view corridors. A dwelling on the western side of the site should not obstruct the view to St Nicholas' Church from the Balcombe Road roundabout. A dwelling located at the centre of the site should be sited so as to protect the winter view path towards the Church through the site and year-</p>	<p>This is expressed as a negative policy rather than guidance and seeks to go beyond adopted Policy CH8 which states that development 'should not result in a direct adverse impact or lead to the erosion of these views'. The brief is therefore in conflict with the Local Plan.</p> <p>As a result of the topography, the linear view of the church spire from the roundabout on B2036 (Balcombe Road) is across the site but not through the site. As the Inspector acknowledged on the site visit, the views of the site from Balcombe Road are obscured by development (public house) and vegetation. A dwelling on the western side of the site could not therefore obstruct the view to St Nicholas' Church from the Balcombe Road roundabout.</p> <p>There is no secondary view as shown from the Maidenbower industrial estate view. The view from the public domain is between bulky business units along a service yard. The axis and through trees which border the Gatwick Stream. As the photograph in the Conservation Area Statement demonstrates, there is no view of the spire from the public domain. Indeed the view between the bulky business units from the public domain is not on the same axis as the spire.</p>	<p><u>Development Guidance:</u></p> <p>Development that obstructs important views will not be allowed should not result in a direct adverse impact or lead to the erosion of the view the Linear Contained View which begins at Grayrigg Road, near the junction of Balcombe Road and Lucerne Drive and terminates with the spire of St Nicholas' Church. New buildings or structures, roads and features including signs and on-street parking spaces must be well screened by trees so as to preserve important view corridors. The location of dwellings within their curtilage will need to consider its impact on view corridors. A dwelling on the western side of the site should not obstruct the view to St Nicholas' Church from the Balcombe Road roundabout. A dwelling located at the centre of the site should be sited so as to protect the winter view path towards the Church through the site and year-round views from the Business Park below.</p>

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	round views from the Business Park below.	Amend text.	
<p>Council Response (REF38): For clarity and consistency with the Local Plan, amendments have been made to this Development Guidance in order to better align it to the wording of the Local Plan in relation to the Important Views policy.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: <u>Development Guidance</u> <i>Development should protect and enhance the Linear Contained View from Grayrigg Road and Balcombe Road towards the Grade I Listed Building, St. Nicholas Church. Proposals should not result in a direct adverse impact or lead to the erosion of this Important View. that obstructs important views will not be allowed. A dwelling on the western side of the site should not obstruct the view to St Nicholas' Church from the Balcombe Road roundabout.</i> <i>Use of existing and new landscaping, along with careful layout, design and orientation of New buildings or structures, roads and features including signs and on-street parking spaces can assist in must be well screening the built formed by trees so as to preserve valued important view corridors, including those localised views identified through the Worth Conservation Area Statement and as part of the Design and Access Statement prepared to support a scheme. For example, the location of dwellings within their curtilage will need to consider its impact on view corridors. A dwelling on the western side of the site should not obstruct the view to St Nicholas' Church from the Balcombe Road roundabout. A, and a dwelling located at the centre of the site should be sited so as to protect the winter view path towards the Church through the site and year-round views from the Business Park below.</i></p>			
33	Principle 3: Development on the site will integrate seamlessly with the site's natural features in order to ensure a net gain for biodiversity, emphasize the site's rural setting and reduce the ecological impact of development on the site.	The brief is in conflict with the Local Plan which states that adequate mitigation and compensation measures should be provided to offset any harm caused to the site's important assets. The text should be amended. This is a biodiversity aim and should not refer to aspects which are covered by other principles such as the setting of the site which in any event is semi-rural and suburban. Amend text.	Principle 3: Development on the site will integrate seamlessly with the site's natural features in order to ensure a net gain for biodiversity, emphasize the site's rural setting and provide adequate mitigation and compensation measures to reduce the ecological impact of development on the site.

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<p>Council Response (REF39): The council's detailed position in relation to the site allocation and the biodiversity assets is set out in REF2 and REF4-6 (on pages 59-61 and 64-66) above. The Development Brief relates to the whole allocated Housing, Biodiversity and Heritage site, which includes the opportunities to offset the harm caused in one part of the site to biodiversity features as a consequence of the development with improvements, enhancements and long-term management on the remainder of the site.</p> <p>In addition, the Local Plan should be read as a whole: the supporting text to and Policy ENV2 confirms the Local Plan's intention to halting the decline in biodiversity by ensuring development minimises impacts on biodiversity and provides net gains wherever possible. Sites of Nature Conservation Importance (of which this site is one) are to be conserved, enhanced and managed to ensure a net gain in biodiversity.</p> <p>On this basis, Development Principle 3 is considered in conformity with the expectations of the Local Plan policies.</p> <p>The council's position in relation to its rural setting is covered in the council's responses set out in REF4-6 and REF9 (on pages 64-66 and 69) above. It is accepted that the importance of the rural setting is covered by Principle 1 and, therefore, alternative wording has been agreed to address this repetition.</p>			
<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: PRINCIPLE 3: BIODIVERSITY AND NATURAL FEATURES Development on the site will integrate seamlessly with the site's natural features in order to ensure a net gain for biodiversity, emphasise the site's rural <i>wildlife-rich</i> setting and reduce the ecological impact of development on the site.</p>			
33	Development has the potential to impact wildlife on the site and, therefore, the design of development must clearly demonstrate that it will deliver a net gain for biodiversity. In order to have confidence of a net gain (given the resulting disturbance and damage during and following construction), it is highly likely that the development footprint	<p>The brief is in conflict with the Local Plan which states that adequate mitigation and compensation measures should be provided to offset any harm caused to the site's important assets. The text should be amended.</p> <p>This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles. In assuming that it is highly likely that the</p>	Development has the potential to impact wildlife on the site and, therefore, the design of development must clearly demonstrate that it will deliver a net gain for biodiversity <i>provide adequate mitigation and compensation measures</i> . In order to have confidence of a net gain (given the resulting disturbance and damage during and following construction), it is highly likely that the development footprint need be limited to a small percentage of the overall area of the allocated housing site.

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	need be limited to a small percentage of the overall area of the allocated housing site.	development footprint needs to be limited to a small percentage of the overall area of the allocated housing site, the brief is in conflict with the Local Plan. In balancing all the evidence and on the basis of his site visit, the Local Plan Inspector refers to a 'small but nonetheless significant contribution towards meeting Crawley's housing need' and allocates the site for 15 dwellings. It is not for the brief to significantly curtail development opportunities which, on balance, the Inspector has accepted. The text should be amended,	
<p>Council Response (REF40): The council's detailed position in relation to the site allocation and the biodiversity assets is set out in REF2 and REF4-6 (on pages 59-61 and 64-66) above.</p> <p>The reference is being made to a limited small percentage of the wider allocated site. However, it is recognised this is easily confused with the Indicative Key Housing site within the wider allocation. For clarity, the full title of the allocated site and some additional clarification has been inserted.</p>			
<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion <u>Proposed addition</u>)</p> <p>The text is amended as follows: In order to have confidence of a net gain (given the resulting disturbance and damage during and following construction), it is highly likely that the development footprint need is required to be limited to a small percentage of the overall area of the allocated Housing, Biodiversity and Heritage site. <u>The Local Plan Map shows the outline of an indicative housing site which complies with the expectation of the site's allocation for housing development to be located within the southern section of the wider allocated site. The final boundary of the housing development should be advised by technical evidence gathered through the detailed assessments required to meet the Local Plan policy and legislative requirements.</u></p>			
33	A 30 metre unbuilt buffer around the watercourse ¹³ will ensure the survival of the stream corridor, preserve it as a wildlife habitat, prevent the deterioration of the watercourse and ensure that	This is entirely unjustified and contrary to the balance of sustainable development struck by the Inspector and included in the adopted Local Plan. The stream is not owned by my client and is not part of the development site. No ecological survey of the value of the stream has been undertaken. There are no recommendations for its enhancement contained within the SNCI designation text. There is no evidence that the	A 30 metre unbuilt buffer around the watercourse¹³ will ensure the survival of the stream corridor, preserve it as a wildlife habitat, prevent the deterioration of the watercourse and ensure that there is a sufficient floodplain to function.

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	<p>there is a sufficient floodplain to function.</p> <p>The Environment Agency may request that the ecological buffer zone be increased or alternatively, permit slight reductions to the extent of the ecological buffer, subject to the findings of ecological surveys and flood risk assessments (see Chapter 4: Development Requirements).</p> <p><u>Development Guidance:</u></p> <p>Development will not be permitted within an ecological buffer of 30 metres from the watercourse.</p> <p>The buffer should be ecologically enhanced and safeguarded to facilitate a net gain for biodiversity.</p>	<p>watercourse will deteriorate and that even if this were to be the case a 30m buffer is required to achieve this,</p> <p>This proposal is damaging to the viability and implementation of the development of this site as envisaged by the Inspector and must be deleted.</p>	<p>The Environment Agency may request that the ecological buffer zone be increased or alternatively, permit slight reductions to the extent of the ecological buffer, subject to the findings of ecological surveys and flood risk assessments (see Chapter 4: Development Requirements).</p> <p><u>Development Guidance:</u></p> <p>Development will not be permitted within an ecological buffer of 30 metres from the watercourse.</p> <p>The buffer should be ecologically enhanced and safeguarded to facilitate a net gain for biodiversity.</p>
<p>Council Response (REF41):</p> <p>The EA has clarified the need for a 30 metre ecological buffer around the Gatwick Stream in addition to limitations on development posed by Flood Zones 2 and 3. For this development to deliver a net gain for biodiversity whilst building on part of the local wildlife site it is important that the Gatwick stream corridor is enhanced for wildlife. Therefore, the requirement for an ecologically enhanced buffer is included.</p> <p>The council's detailed position in relation to the site allocation and the biodiversity assets is set out in REF2, REF3 and REF39 (on pages 59-63 and 106) above. Furthermore, Local Plan Policy ENV1 is clear that development which protects and enhances green infrastructure will be supported and development proposals should take a positive approach to designing green infrastructure, to integrate and enhance the green infrastructure network.</p>			

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<p>Proposals which reduce, block or harm the functions of green infrastructure will be required to be adequately justified and mitigate against any loss or impact to ensure the integrity of the green infrastructure network is maintained.</p> <p>For clarity and consistency amendments have been made to the Development Guidance.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: <u>Development Guidance</u> <i>Development should include the allowance for will not be permitted within an ecological buffer of 30 metres from the watercourse.</i> <i>The buffer should be ecologically enhanced and safeguarded to facilitate a net gain for biodiversity <u>and to encourage natural processes within the stream corridor.</u></i></p>			
33	<p>The site is greenfield, skirted by the Gatwick Stream and the southern part of the site falls within Flood Zones 3 (functional floodplain) and 2 (medium probability of flooding) which places significant limitations on development.</p>	<p>This text is not compatible with the NPPF, the NPPG, advice within the Borough Councils own SFRA.</p> <p>The SFRA does not distinguish between Flood Zones 3a and 3b and it not know which category of risk the southern part of the site falls within. Development within Flood Zone 3 is permitted provided it passes a sequential and an exception test. The allocation in the Local Plan overcomes the need for a sequential test. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> · it must be demonstrated that development for housing provides wider sustainability benefits to the community that outweigh flood risk; (this has been accepted by virtue of the site allocation in the knowledge of flood risk) and · a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. (this will be required as part of any application. 	<p>The site is greenfield, skirted by the Gatwick Stream and the southern part of the site falls within Flood Zones 3 (functional floodplain) and 2 (medium probability of flooding) which <i>potentially</i> places significant limitations on development.</p>

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		<p>All proposals will be subject of a detailed Flood Risk Assessment.</p> <p>The text must be amended as the Inspector has allocated it for 15 dwellings.</p>	
<p>Council Response (REF42): Following advice from the EA, the SFRA takes the approach that greenfield sites within Flood Zone 3 form part of the functional floodplain (i.e. Flood Zone 3b). This is clearly set out in paragraph xiv of the Executive Summary, and paragraph 35 on page 8 of the SFRA: “As agreed with the Environment Agency, this SFRA takes a precautionary approach to identifying the Functional Floodplain. Therefore, within Flood Zone 3, all undeveloped areas and areas of open space will be treated as representing areas of Flood Zone 3b (Functional Floodplain)”. Paragraph 36 of the SFRA confirms “Within Crawley, this encompasses primarily those low lying areas immediately adjoining Ifield Brook and Gatwick Stream. Development within these areas is likely to measurably impact upon the existing flooding regime, increasing the severity and frequency of flooding elsewhere”.</p> <p>The SFRA is clear that the Functional Floodplain should be protected for flood storage purposes. Paragraph 92 of the SFRA is clear that future development, with the exception of water compatible uses and essential infrastructure, should not be permitted. Only where the Flood Zone is identified as Flood Zone 3a do the sequential and exceptions tests apply. In this location, this is not the case and areas identified as Flood Zone 3 should be avoided from the residential development.</p> <p>The Local Plan allocates the site as a Housing, Biodiversity and Heritage site, for a maximum of 15 dwellings. This figure is indicative (as set out in REF1 on Page 58 above), and whilst it should not be exceeded, it should only be reached where this can be done in a compliant form with the Local Plan policies as a whole including Policy ENV8: Development and Flood Risk (as covered by the council’s earlier responses, including those in REF2 on pages 59-61 above).</p> <p>For clarity and consistency amendments have been made to the first sentence and the Development Guidance in this sub-section.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: The site is greenfield, skirted by the Gatwick Stream and the southern part of the site falls within Flood Zones 3 (functional floodplain)¹¹ and 2 (medium probability of flooding) which places significant limitations on development <i>within these flood zones</i>.</p>			

¹¹ Clauses 3.21 and 4.4.2, Crawley Borough Council Level 1 Strategic Flood Risk Assessment, August 2014.

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<p><u>Development Guidance</u> <i>Development on the site should be steered away from the areas of greatest flood risk and should not be permitted within Flood Zone 3, as this, as an undeveloped area, constitutes Functional Floodplain.</i></p>			
36	<p>The unique rural setting adjacent to an SNCI and integrated with species-rich woodlands and grasslands presents the subject site with a unique opportunity to provide innovative environmentally sustainable design.</p>	<p>Suburban development extends to the north, south and west of the site - and the east is severed by a substantial motorway acting as a barrier and danger to species movement. There is therefore no justification for the statement that the SNCI is integrated with a species-rich environment.. It is likely that the opposite is true. In addition, there is no evidence that the woodland is species rich.</p> <p>Delete text.</p>	<p>The unique rural setting adjacent to an SNCI and integrated with species-rich woodlands and grasslands presents the subject site with a unique opportunity to provide innovative environmentally sustainable design.</p>
<p>Council Response (REF43): The council's position in relation to its rural setting is covered in the council's responses set out in REF4-6 and REF9 (on pages 64-66 and 69) above.</p> <p>The council's detailed position in relation to the site allocation and the biodiversity assets is set out in REF2, REF4-6, REF10 and REF39 (on pages 59-61, 64-66, 71-72 and 106) above.</p> <p>Some minor amendments have been made to the introductory sentence in this sub-section, for clarity.</p>			
<p>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: The unique rural setting within adjacent to an SNCI and integrated with species-rich woodlands and grasslands presents the subject <i>Indicative Key Housing</i> site with a unique opportunity to provide innovative environmentally sustainable design.</p>			
38	<p>Illustrative Development Scheme Design</p>	<p>The illustrative design presents a development of 4 dwellings which is so significantly below the 15 dwellings included in adopted Local Plan Policy H2 that the brief can be seen to be in conflict with the Local Plan. In balancing all the factors, the Local Plan Inspector refers to a 'small but nonetheless significant contribution towards meeting Crawley's housing need' and</p>	<p>Omit Illustrative Development Scheme Design.</p>

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		<p>allocates the site for 15 dwellings. Even though entitled Illustrative Development Scheme, its inclusion, together with other references throughout the brief referred to elsewhere in this objection, make it difficult to avoid the impression that the Council is seeking to reduce the overall development on the Site to a level which is so far below the allocation for 15 units that the Brief bears little relationship to either the Policy, or anything which the Inspector could possibly have had in mind. Viewed in context, it is clear that the drawing at page 38 is not simply “indicative”, but is intended to be a benchmark against which any application in respect of the Site will be judged. Even if it is only a benchmark, and the principles which underlie the drawing could be stretched to allow an application for 5 or 6 units, the difference between this and the 15 identified in the Policy is still so significant that is almost inconceivable that the Council would accept that an application for 15 units was consistent with the Brief.</p> <p>The illustrative design also seeks to reduce the indicative housing area from that shown in the adopted Local Plan.</p> <p>The Draft brief correctly states that:</p> <p>‘It seeks to expand upon the criteria set out in Policy H2 and collate the detail from the supporting evidence base documents, to provide a clear position from which development can be designed to fit within and proposals can be considered against.’ (emphasis added). It is for the brief to set the context in accordance with Local Plan policy from which development can be designed.</p> <p>It is not for the brief to attempt to supersede the Local Plan and curtail development opportunities which, on balance, the Inspector has accepted.</p>	

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<p>Council Response (REF44): The council's position in relation to the Local Plan allocation and quantum of housing numbers for the site is set out in REF1-2 and REF10 (on pages 58-61 and 71-72) above.</p> <p>In providing the Indicative Development Scheme Design within the Development Brief, the council does not seek to "supersede the Local Plan" or "curtail development opportunities" which meet the requirements of the policies of the Local Plan when read as a whole, including the allocation policy for this site. The Local Plan is the primary planning document against which planning applications would be considered. The Development Brief seeks to support a scheme being prepared in conformity with the policies set out in the adopted Local Plan.</p> <p>As explained in the response to the representation in REF26 (on page 92-93), footnote 10 on page 27 of the Development Brief sought to confirm the status of the Indicative Development Scheme Design. However, the Indicative Development Scheme Design was provided in the draft Development Brief for the purposes of receiving feedback as part of the consultation and has been removed from the final document.</p>			
40	<p>SNCI Management Plan</p> <p>The integration of the species-rich grasslands into development will not be enough to address this delicate ecosystem that is under threat at present from encroaching shrubs.</p> <p>A detailed Management Plan for the SNCI is required. This should cover all parts of the SNCI that fall within the Housing Biodiversity and Heritage Site, not just the areas affected by development, in accordance with bullet (vii) of Policy H2 of the Local Plan. This plan will</p>	<p>The brief is in conflict with the Local Plan. The Inspector (Para 57) accepted that not all of the SNCI is within the same ownership as the housing site allocation and therefore a management plan for the entire SNCI would be too onerous and not reasonably related to the development of the housing allocation. Policy H2 (vii) states that development must 'be accompanied by a long-term commitment to the ecological enhancement and proper management of the remainder of the SNCI (excluding the ponds and woodland in the centre and north-east in separate ownership) for the benefit of biodiversity.'</p> <p>The Inspector accepted the loss of grassland on the housing allocation but in mitigation sought enhancements over the remaining undeveloped area:</p> <p>'Consequently there is considerable force to the argument that proper management of the two-thirds of the SNCI not affected by development would enable the decline of the remaining species-rich meadow habitat to be arrested, thereby mitigating the harm caused by the loss of part of the meadow.'</p>	<p>SNCI Management Plan</p> <p>The integration of the species-rich grasslands into development will not be enough to address this delicate ecosystem that is under threat at present from encroaching shrubs.</p> <p>A detailed Management Plan for the remainder of the SNCI (excluding the ponds and woodland in the centre and north-east in separate ownership) SNCI is required. This should cover all parts of the SNCI that fall within the Housing Biodiversity and Heritage Site, not just the areas affected by development, in accordance with bullet (vii) of Policy H2 of the Local Plan. This plan will need to provide detailed information on:</p> <ul style="list-style-type: none"> • The removal of invasive species from the grasslands, including, but not restricted to, laurel and rhododendron.

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	<p>need to provide detailed information on:</p> <ul style="list-style-type: none"> • The removal of invasive species from the grasslands, including, but not restricted to, laurel and rhododendron. • How grasslands will be restored and harm to these grasslands limited. • The method for maintaining the retained area of local wildlife in perpetuity. • Floodplain enhancement. <p>This plan will be secured through a Section 106 Legal Agreement.</p>	<p>Laurel and rhododendron are not invasive species which are affecting the grassland. They have invaded the ponds which are explicitly excluded from this management plan.</p> <p>The brief is in conflict with the adopted Local Plan which seeks long term management.</p> <p>The need for floodplain enhancement is entirely unjustified and contrary to the balance of sustainable development struck by the Inspector and included in the adopted Local Plan. There are no recommendations for its enhancement contained within the SNCI designation text.</p>	<ul style="list-style-type: none"> • How grasslands <i>outside the indicative housing site</i> will be restored and harm to these grasslands limited. • The method for maintaining the retained area of local wildlife in perpetuity <i>the long term</i>. • Floodplain enhancement. <p>This plan will be secured through a Section 106 Legal Agreement.</p>
<p>Council Response (REF45):</p> <p>The council's detailed response in relation to biodiversity and the SNCI is set out in REF2, REF4-6, REF10 and REF39 (on pages 59-61, 64-66, 71-72 and 106) above. The Development Brief relates to the whole allocated Housing, Biodiversity and Heritage site, not just the Indicative Key Housing Site area. This clearly includes the "two-thirds of the SNCI not affected by development" referred to by the Inspector for "proper management" to arrest the decline of the remaining species-rich meadow habitat as mitigation for the loss of part of the meadow. The introductory sentence to this section seeks to clarify that any improvement measures sought to be incorporated into the design of a new development scheme on this site alone would not sufficiently address the decline and that the management and maintenance of the remaining SNCI (along with any improvements which are achieved within the development site) is necessary in order to meet the Local Plan Policy requirements.</p> <p>The insertion suggested by the respondent in relation to the exclusion of the ponds and woodland outside the same ownership is agreed to. However, the council is concerned that by limiting the requirement to the 'remainder of the SNCI' only, it may mean that the habitats and greenspaces within the developed area are not managed suitably, and this would be the loss of an opportunity created by the new development.</p>			

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	<p>The removal of explicit reference to laurel and rhododendron is agreed to – the species to be removed will be determined through the ecological survey and set out as part of the management plan.</p> <p>The wording of “in perpetuity” has been amended to “long term” to reflect the Local Plan Policy H2 and this is clarified by a commitment for at least 30 years has been added. Local Plan Policy ENV2 does not suggest there is a time limit for the protection of the locally designated sites. The loss of part of this site is considered to be exceptional circumstances, and in part to achieve the protection and enhancement on the remainder of a site which would otherwise be subject to significant neglect and decline.</p> <p>The council’s detailed response in relation to the floodplain is set out above in REF42 on pages 110-111.</p> <p>For consistency and clarity amendments have been made to the introductory sentence and Development Requirement.</p>		
	<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows:</p> <p>The <i>Due to the significant harm anticipated to be caused to the grasslands in the area subject to the housing development, any</i> integration of the species-rich grasslands into development <i>which may be achieved through careful design and layout, following detailed ecological surveys,</i> will not be enough <i>alone</i> to address this delicate ecosystem that is under threat at present from encroaching shrubs. <i>The proper management of the two-thirds of the SNCI not affected by development would enable the decline of the remaining species-rich meadow habitat to be arrested, thereby mitigating the harm caused by the loss of part of the meadow.</i></p> <p><i>A detailed Management Plan for the SNCI is required. This should cover all parts of the SNCI that fall within the Housing, Biodiversity and Heritage site (excluding the ponds and woodland in the centre and north-east in separate ownership), not just the areas affected by development, in accordance with bullet (vii) of Policy H2 of the Local Plan. This plan will need to provide detailed information on:</i></p> <ul style="list-style-type: none"> <i>• The removal of invasive species from the grasslands, as advised by the ecological surveys including, but not restricted to, laurel and rhododendron.</i> <i>• How the retained grasslands will be restored and harm to these grasslands limited.</i> <i>• The method for the long term management and maintenance aiming of the retained area of for local wildlife in perpetuity. This should include a commitment to ongoing ecological monitoring of the site, along with a commitment for regular reviews and updates of the Management Plan.</i> <i>• Floodplain enhancement.</i> <p><i>This plan will be secured through a Section 106 Legal Agreement.</i></p>		
41	Ecological Survey	This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site	Ecological Survey

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	The significance of the unbuilt, rural context of the subject site is amplified by the species and habitat abundance found on site and beyond, and its proximity to Gatwick Stream. Therefore, the ecologically valuable habitats and species, as well as the site's importance as part of the Green Infrastructure/ecological network, must be protected and, wherever possible, enhanced, and any loss or harm mitigated or, as a last resort, compensated for.	<p>in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles. The statement ignores the acceptance of the loss of grassland within the housing allocation for the benefit of enhancement elsewhere.</p> <p>No ecological survey of the value of the stream has been undertaken. There are no recommendations for its enhancement contained within the SNCI designation text.</p> <p>The text should more accurately reflect the Local Plan.</p>	<p>The significance of the unbuilt, rural context of the subject site is amplified by the species and habitat abundance found on site and beyond, and its proximity to Gatwick Stream. Therefore, The ecologically valuable habitats (<i>excluding the grassland within the allocated housing site</i>) and species, as well as the site's importance as part of the Green Infrastructure/ecological network, must be protected and, wherever possible, enhanced, and any loss or harm mitigated or, as a last resort, compensated for.</p>
<p>Council Response (REF46): The council's detailed response in relation to biodiversity and the SNCI is set out in REF2, REF4-6, REF10 and REF39 (on pages 59-61, 64-66, 71-72 and 106) above. Whilst the principle of the loss of some of the grasslands as a consequence of the housing development was accepted by the Local Plan Inspector, the need to comply with the other Policies in the Plan was not removed, and compensation for the loss of this sub-regionally recognised locally valuable habitat would be necessary.</p> <p>The council's detailed response in relation to the floodplain is set out above in REF42 on pages 110-111.</p> <p>The purpose of the ecological survey is to determine the ecological value of the site and advise the development layout, enhancements, mitigation and compensation required, due to the loss of around a third of the site to development. For clarity and consistency amendments have been made to the introductory sentence and development requirements.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <i>Proposed addition</i>)</p> <p>The text is amended as follows: The significance of the unbuilt, rural context of the subject allocated <i>subject allocated</i> site is amplified by the species and habitats abundance found <i>abundance found</i> on the site and beyond, and its proximity to the <i>the</i> Gatwick Stream. Therefore, the ecologically valuable habitats and species, as well as the site's importance as part of the Green</p>			

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Infrastructure/ecological network, must be protected and, wherever possible, enhanced, and any loss or harm mitigated or, as a last resort, compensated for.			
41	An application for planning permission will need to be accompanied by detailed archaeological assessments which will identify adequate measures for mitigation and compensation if any harm will be caused to archaeological remains found on the site. An archaeological management plan for the moat, establishing an appropriate scheme for its future management, is required as part of the planning application.	The future management of this undesignated heritage asset is not part of the Inspector's recommendations or Policy H2. Delete text.	An application for planning permission will need to be accompanied by detailed archaeological assessments which will identify adequate measures for mitigation and compensation if any harm will be caused to archaeological remains found on the site. An archaeological management plan for the moat, establishing an appropriate scheme for its future management, is required as part of the planning application.
<p>Council Response (REF47): The council's detailed position in relation to the future management of the archaeological asset is set out in REF34 (on pages 99-100 above. The deletions proposed by the representation are not agreed.</p>			
42	Flood Risk Assessment and Activity Permit The subject site is over 1 hectare in size and significant portions of the site are located within Flood Zones 2 and 3.	Significant portions of the Housing, Biodiversity and Heritage site or the indicative housing allocation are not located within Flood Zones 2 and 3 which skirts the southern fringe of the site.	Flood Risk Assessment and Activity Permit The <i>housing</i> subject site is over <i>approximately</i> 1.8 hectare in size and significant <i>a limited portion of the southern part of the site</i> is <i>are</i> located within Flood Zones 2 and 3.

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<p>Council Response (REF48): The council's detailed position in relations to the Flood Risk Assessment is set out REF42 (on pages 110-111) above. Clarifications have been made to the introductory sentence in this section.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows: The subject Indicative Key Housing site is over 1 hectare in size and part significant portions of the site is are located within Flood Zones 2 and 3. Development in this context will need to avoid areas exposed to the risk of flooding and not increase the risk of flooding elsewhere as a consequence of development.</p>			
43	<p>Traffic and Transport Assessments</p> <p>While the overall scope of the subject site is small in size and in quantum, the proposed road network of rural character and the inclusion of the site within a Conservation Area means that the proposed development may pose an impact on the surrounding road and transport network. Vehicular, cycle and pedestrian access must be designed in such a way to ensure highway safety and minimise harm to amenity and visual intrusion.</p> <p>A Transport/Travel Assessment, prepared in</p>	<p>A 15 dwelling development in this location where there is little congestion will not create severe impacts (the NPPF test) or any impact on the Strategic Road Network and does not generate a need for a Traffic and Transport Impact Assessment. Nor does the location of the site within a Conservation Area provide justification for such an assessment. Unless WSCC are insistent on such a submission, this requirement is not justified and should be deleted.</p>	<p>Traffic and Transport Assessments</p> <p>While the overall scope of the subject site is small in size and in quantum, the proposed road network of rural character and the inclusion of the site within a Conservation Area means that the proposed development may pose an impact on the surrounding road and transport network. Vehicular, cycle and pedestrian access must be designed in such a way to ensure highway safety and minimise harm to amenity and visual intrusion.</p> <p>A Transport/Travel Assessment, prepared in accordance with Planning Policy Guidance, will need to accompany an application for planning permission, to investigate the impact of development on the Strategic Road Network (SRN), in line with Highways England requirements, and the local road</p>

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	<p>accordance with Planning Policy Guidance, will need to accompany an application for planning permission, to investigate the impact of development on the Strategic Road Network (SRN), in line with Highways England requirements, and the local road network, in particular the junction with Balcombe Road or Street Hill.</p> <p>Access to the site will need to be assessed as part of an application for planning permission. A Road Safety Audit: Stage 1 will need to be submitted with an application for planning permission, for this purpose.</p>		<p>network, in particular the junction with Balcombe Road or Street Hill.</p> <p>Access to the site will need to be assessed as part of an application for planning permission. A Road Safety Audit: Stage 1 will need to be submitted with an application for planning permission, for this purpose.</p>
<p>Council Response (REF49): The expectation for a Traffic and Transport Impact Assessment on the Strategic Road Network has come from Highways England, as the site was included in the Local Plan after the Transport Modelling had been concluded, and due to its location close to one of the motorway junctions. Other representation expressing concern about access to the site have also been received. Therefore, the deletion of this requirement is not agreed. Instead, clarifications have been made to the introductory sentence of this section.</p> <p>However, the limited number of dwellings anticipated from the site and its allocation in the Local Plan is acknowledged, and the council will seek to take a proportionate approach for this site. On this basis, the reference to a Transport/Travel Assessment has been amended to refer instead to a Transport/Travel “Statement” in line with the expectations of Local Plan Policy IN3: Development and Requirements for Sustainable Transport.</p>			

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<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion Proposed addition)</p> <p>The text is amended as follows:</p> <p>While the overall scope of the proposed housing development subject site is small in size and in quantum, its location adjacent to the built up area and the M23 motorway require evidence to ensure the the proposed road network of rural character and the inclusion of the site within a Conservation Area means that the proposed development may pose an impact on the surrounding road and transport network <u>is acceptable and/or any individual or cumulative impacts can be mitigated.</u></p> <p>Vehicular, cycle and pedestrian access must be designed in such a way to ensure highway safety and minimise harm to amenity and visual intrusion.</p> <p><i>A Transport/Travel <u>Statement Assessment</u>, prepared in accordance with Planning Policy Guidance, will need to accompany an application for planning permission, to investigate the impact of development on the Strategic Road Network (SRN), in line with Highways England requirements, and the local road network, in particular the junction with Balcombe Road or Street Hill.</i></p>			
48	<p>While the Inspector acknowledged the rural nature and long history associated with the subject site, he did not deem whole the site unsuitable for housing. Although advocating for some housing on the site, the Inspector recognised its significant constraints and proposed a limited scope of development at a scale that relates directly to the character of the site and its setting.</p>	<p>Whilst there appears to be no reason for including this Annex, it contains a factual error which appears elsewhere in the brief: Para 52 Inspector's report refers to the 'semi-rural' nature of the area.</p> <p>This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that development of the housing site in isolation is expected to satisfy those principles.</p> <p>The constraints on the site are not so significant that they could not be overcome.</p> <p>The Inspector did not limit the scope of the development. Indeed he allocated the site for 15 dwellings despite the recognised challenges. He seeks a 'small but nonetheless significant contribution towards meeting Crawley's housing need on a site within Crawley.' The brief should not therefore be seeking to</p>	<p>While the Inspector acknowledged the <i>semi-rural</i> nature and long history associated with the subject site, he did not deem whole the site unsuitable <i>recognised that part of the site was suitable</i> for housing. Although advocating for some housing on the site, the Inspector recognised its significant <i>significant</i> constraints and proposed a limited scope of housing <i>development of 15 dwellings which he considered an appropriate</i> at a scale that relates directly to the character of the site and its setting.</p>

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		supersede Local Plan policy and limit scope of development below that included in Policy H2.	
<p>Council Response (REF50): The council considers the information set out in the Annex to be useful. It is important to explain the context of the site allocation, particularly as it is a complex site with a number of factors in the allocation. Therefore, its provision in the Annex as part of the document is intended for assistance.</p> <p>The council's position in relation to the rural nature of the area is set out in REF4-6 and REF9 (on pages 64-66 and 69) above.</p> <p>The council's position in relation to the whole allocation site is set out in REF2 and REF4-6 (on pages 59-61 and 64-66) above.</p> <p>The council's position in relation to quantum of housing numbers on the site is set out in REF1-2 and REF10 (on pages 58-61 and 71-72) above.</p> <p>Amendments have been made to the highlighted paragraph for clarification and consistency.</p>			
<p><u>Land East of Balcombe Road/Street Hill, Worth Development Brief Amended Wording</u> (Proposed deletion <u>Proposed addition</u>)</p> <p>The text is amended as follows: While the Inspector acknowledged the rural nature and long history associated with the subject allocated site, he considered the contribution the site can make towards Crawley's did not deem whole the site unsuitable for housing need outweighed some impacts on the heritage and biodiversity assets subject to this impact being minimised and mitigated for. <u>A In particular, although advocating for some housing on the site, the Inspector recognised its significant constraints and proposed a maximum limited scope of development at a scale of development on the site and required it to be designed in a manner which</u> that relates directly to the character of the site and its setting.</p>			
48	The Inspector's Preliminary and Final Reports identified limited housing potential for the site and necessitated the requirement that development on the site would need to respect and maintain the rural character of the site through sensitive design and an appropriate scale. The Inspector initially called for a	<p>The Local Plan Inspector did not just initially specify that the site could accommodate 15 dwellings. He continued to consider 15 dwellings as the appropriate number to include within policy and Main Modifications were issued to that effect – despite this being considered challenging.</p> <p>This is one of the sections in the Brief which take principles from Policy H2 which were written with the whole of the allocated site in mind (i.e. the areas allocated for Biodiversity and Heritage, as well as the Key Housing Area), and applies them to the area of the allocated housing site in a way that suggests that</p>	<p>The Inspector's Preliminary and Final Reports identified limited a housing potential development for the site which made a significant contribution towards <i>meeting Crawley's housing need on a site within Crawley and necessitated the requirement that development on the site would need to respect and maintain the semi-rural character of the site through sensitive design and an appropriate scale.</i> The</p>

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	<p>loose-knit, low density layout of about 15 dwellings. However, in his Final Report, the Inspector indicated that it will in fact be “challenging to achieve the required loose-knit character with as many as 15 dwellings”.</p> <p>On this basis, whilst the Inspector initially suggested the site may be suitable for 15 dwellings, the Inspector’s final comments clarify his acknowledgement of the constraints on this site and determine that the overall character of any development will need to be loose knit, low density.</p>	<p>development of the housing site in isolation is expected to satisfy those principles.</p>	<p>Inspector initially called for a loose-knit, low density layout of a about 15 dwellings. However, <i>whilst</i> in his Final Report, the Inspector indicated that it will in fact be “challenging to achieve the required loose-knit character with as many as 15 dwellings”, <i>he nevertheless</i> On this basis, whilst the Inspector initially suggested <i>continued to propose</i> the site may be suitable for 15 dwellings, the Inspector’s final comments clarify his acknowledgement of the constraints on this site and determine that the overall character of any development will need to be <i>loose knit, low density.</i></p>
<p>Council Response (REF51): The council’s position in relation to the rural nature of the area is set out in REF4-6 and REF9 (on pages 64-66 and 69)above. The council’s position in relation to the whole allocation site is set out in REF2 and REF4-6 (on pages 59-61 and 64-66) above. The council’s position in relation to quantum of housing numbers on the site is set out in REF1-2 and REF10 (on pages 58-61 and 71-72) above. The amendments proposed by the representation are not agreed. The paragraph highlighted is considered to be a factual explanation of the position. The Inspector’s Reports are both provided in the Annex following the introductory section and the council’s interpretation of these does not change their wording or intentions. The deletions and suggested changes of emphasis are noted, but it is not felt these are necessary to correct any errors or add any value to the Development Brief.</p>			