

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

Consultation Document

May 2013

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

Consultation Arrangements

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

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Sustainability Objectives, Key Topics and Assessment Considerations and Criteria

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

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

6. To promote active, cohesive and socially sustainable communities.

Community Facilities;

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

Assessment of Potential Allocation Sites

Site Name: Breezehurst Drive Playing Fields

Site Potential Use: Housing (up to 200 homes)

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Close to neighbourhood centre: sustainable location. Sustainable design and construction. Air Quality/noise pollution – close to road? Uncertain Impact (?)
2. Adapt to Climate Change	Site is not within flood zone. Would reduce permeable surfacing and increase significant increases in hard surface area, increasing surface water runoff. Development would have to include suitable proposals for sustainable urban drainage in mitigation. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	General residential area, new residential properties would be in-keeping with the location. Development of this site would alter the setting of the existing residential properties immediately adjacent to the site. Possible Positive or Slight Positive Impact (+?)
4. Conserve/ Enhance Biodiversity and Landscape	Site is currently playing fields, and short mown grass. There are substantial mature tree lines running along the boundary with the main residential area.

6. Promote Sustainable Communities	The site is located within the built-up area boundary, close adjacent to the existing Bewbush Neighbourhood, with access to the neighbourhood centre, schools, and local health facilities. Significant Positive Impact (++)
7. Encourage Active Lifestyles	The site would result in the loss of existing open space and playing pitches. This site has been identified as being located within a neighbourhood which exceeds the borough-wide standard for playing fields, and half of the site is not used for formal sports purposes currently. Mitigation against the loss of an area of open space should provide improvements to the remaining open space and sports provision within the neighbourhood. Development of the site should include areas of open space for the purposes of amenity, biodiversity and informal recreation. The site is located close to the existing schools and local health facilities within Bewbush and Crawley town centre. Uncertain Impact (?)
8. Maintain/Support Employment	Provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)

Assessment of Potential Allocation Sites

Site Name: Goffs Park Depot

Site Potential Use: Housing

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change &	

Assessment of Potential Allocation Sites

Site Name: Broadfield Kennels, Broadfield

Site Potential Use: Gypsy and Traveller Site

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The site is in location which would require a private vehicle for some purposes, (particularly retail) and is outside the Built-Up Area Boundary (BUAB). However, the site does have pedestrian access into the Broadfield neighbourhood which would negate the need to travel by car for daily purposes in most instances, (such as schooling, access to local health services and day-to-day retail needs). Noise and Air Quality: road/motorway junction? Contamination: previous uses of site? Uncertain Impact (?)
2. Adapt to Climate Change	The site is not in an area liable to flood, and moreover, drainage does not appear to be a significant issue. Both the proposed access improvements and the requirement for hard standing will mean that some permeable land will be lost. Any negative impact would negligible however. Neutral Impact (/)
3. Protect and/or Enhance the Built Environment	Development on this site will not significantly affect the built environment of the area, since there are few

6. Promote Sustainable Communities

The site is located in reasonably close proximity to the neighbourhood centre, the Broadfield Barton

Assessment of Potential Allocation Sites

Site Name: Land north of Langley Lane

Site Potential Use: Gypsy and Traveller Site

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	The sites location, although just outside the BUAB, is in close proximity to local schools, a GP surge

Assessment of Potential Allocation Sites

Site Name: Ewhurst Playing Fields

Site Potential Use: Cemetery

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Increase in traffic generation in this location. The site is within the existing built-up area. It is connected to the neighbourhoods by public transport network, and is close to the existing cemetery. Possible Positive or Slight Positive Impact (+?)
2. Adapt to Climate Change	The site is not within a flood zone. There may be some slight increase in hard surfacing to accommodate the needs of its use as a cemetery. But overall the site would remain as part of the Green Infrastructure for the town. Neutral Impact (!)

sports clubs which currently use the pitches to alt

Assessment of Potential Designation Sites

Site Name: Ifield Brook Meadows/Rusper Road Playing Fields

Site Potential Designation:

Assessment of Potential Designation Sites

Site Name: Memorial Gardens

Site Potential Designation: Historic Parks & Gardens

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution 2. Adapt to Climate	No Impact (0)

8. Maintain/

Assessment of Potential Designation Sites

Site Name: Goffs Park

Site Potential Designation:

8. Maintain/ Support Employment 9. Promote Sustainable Journeys	No Impact (0)
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Assessment of Potential Designation Sites

Site Name: Tilgate Park – Lake & Woodland

Site Potential Designation: Historic Parks & Gardens - Extension

Site Description:

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	No Impact (0)
2. Adapt to Climate Change	No Impact (0)
3. Protect and/or Enhance the Built Environment	As a designated Historic Park & Garden, the historic assets of value to Tilgate Park will be protected. Development close to or within the Park would have to take account of the interest particular to the site. The site is an extension of the existing Historic Park & Garden designation and is in a location removed from the urban area, therefore the direct impact would be likely to be minimal. Positive Impact (+)
4. Conserve/ Enhance Biodiversity and Landscape	The protection of the site as a Historic Park & Garden will ensure the site is maintained as public open space within the town, however, this is likely to be the case even without the designation. Neutral Impact (1394()-4.4531(t)-4.4531(o)1.96()-4.4531(b)1.

Assessment of Potential Change to Designation Sites

Site Name: Ifield Park

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

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

Assessment of Potential Change to Designation Sites

Site Name: Burleys Wood

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

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

Impacts of the Development

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

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

8. Maintain/
Support
Employment
9. Promote
Sustainable
Journeys

Provision of new housing is closely linked to supporting economic growth. **Significant Positive Impact (++)**

The site is located close to the urban area, but access to the site and parking issues are currently unknown. **Uncertain**

Assessment of Sites requiring Further Work

Site Name: East of Brighton Road

Site Potential Allocation: Housing

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

Impacts of the Development

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

Assessment of Sites requiring Further Work

Site Name: Stephenson Way Industrial Area: Site 1

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

Assessment of Sites requiring Further Work

Site Name: Stephenson Way Industrial Area: Site 2

Site Potential Allocation: Housing

Site Description:

8. Maintain/
Support
Employment

Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would

Assessment of Sites requiring Further Work

Site Name: Stephenson Way Industrial Area: Site 3

Site Potential Allocation: Housing

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution 2. Adapt to Climate Change	Land contamination and remediation issues likely. Uncertain Impact (?)

8. Maintain/ Support Employment	Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would result in the loss of existing employment land. Negative Impact (-)
9. Promote Sustainable Journeys	The site is located within the urban area, close to Three Bridges Station, Three Bridges Neighbourhood Centre and Crawley Town Centre. But access to the site and parking issues are currently unknown. Uncertain Impact (?)
10. Provide Sufficient Infrastructure Conclusions	The site is currently served by existing infrastructure services. However, the infrastructure costs associated with the relocation of the overhead electricity pylons are unknown, however, it is anticipated this would be likely to be significant. Uncertain Impact (?) Subject tu-3.77147(,)-4.450d8.92 316 4 re f q 8.nther watk

Assessment of Sites requiring Further Work

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

Site Potential Allocation: Housing

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Unknown land contamination issues. Uncertain Impact (?)
2. Adapt to Climate Change	The site falls within the functional floodplain (zones 2 and 3) Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment 4. Conserve/ Enhance Biodiversity and Landscape	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on existing neighbouring industrial uses and parking can be adequately addressed. Uncertain Impact (?)

8. Maintain/
Support
Employment

Whilst the provision of new housing is closely link

Assessment of Sites requiring Further Work

Site Name: Tinsley Lane

Site Potential Allocation: Housing

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Noise pollution associated with the airport would need to be considered in design and mitigation of any properties. Air Quality issues have been identified and would need to be addressed for development of this site to be considered appropriate. Uncertain Impact (?)
2. Adapt to Climate Change	The site is currently Greenfield, development of this site would increase hard surfacing. Uncertain Impact (?)
3. Protect and/or Enhance the Built Environment	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on neighbour amenity, street scene, trees, character of the area and parking can be adequately addressed. Uncertain Impact (?)
4. Conserve/ Enhance Biodiversity and Landscape	The site is short mown grass playing fields, adjacent to an area of Ancient Woodland, development of this site for residential could open up the access to the woodlands for the purposes of informal recreation. Development of this site

8. Maintain/
Support
Employment
9. Promote
Sustainable
Journeys

Whilst the provision of new housing is closely linked to supporting economic growth, the development of this site would need to ensure the functioning of the businesses to the north is not hampered by additional residential properties.

Negative Impact (-)

The site is located within the urban area. But acce

Assessment of Rejected Sites

Site Name: Cherry Lane Playing Fields

Site Potential Allocation: Housing

Site Description: Playing Fields, within the Built-Up Area boundary,

Assessment of Rejected Sites

Site Name: Land at Meldon

Site Potential Allocation: Housing

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change &	

8. Maintain/ Support Employment	The provision of new housing is closely linked to supporting economic growth. Significant Positive Impact (++)
9. Promote Sustainable Journeys	The site is located close to the urban area. Unknown Impact (?)
10. Provide Sufficient Infrastructure	The site is located adjacent to the existing reside

Assessment of Rejected Sites

Site Name: West of Ifield/Ifield Brook Meadows

Site Potential Allocation: Housing

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Unknown Impact (?)
2. Adapt to Climate Change	

8. Maintain/
Support
Employment



Assessment of Rejected Sites

Site Name: Land East of Balcombe Road

Site Potential Allocation: Housing

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

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

Assessment of Rejected Sites

Site Name: Land East of Street Hill

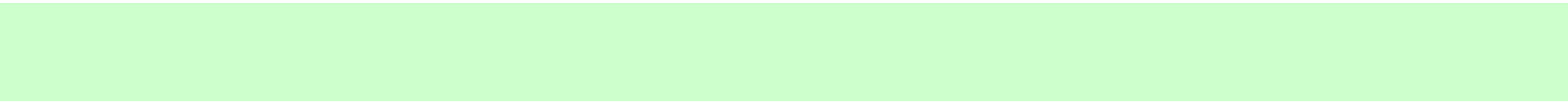
Site Potential Allocation: Housing

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

Impacts of the Development

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

8. Maintain/
Support
Employment



Assessment of Rejected Sites

Site Name: Gas Holder Site

Site Potential Allocation: Housing

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

Impacts of the Development

SA Objective	Commentary and/or Impact
1. Minimise Climate Change & Local Pollution	Land contamination issues would need to be considered in more detail, but is likely to be a significant constraint to the site's acceptability for housing development. Unknown Impact (?)
2. Adapt to Climate Change	The site is located within the flood zones, and is likely to be significantly constrained by flooding. Significant Negative Impact (--)

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