

**Sustainability Appraisal and  
Strategic Environmental Assessment  
of the  
West and North West of Crawley  
Joint Area Action Plan**

**Scoping Report**

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## 1.0 INTRODUCTION

- 1.1 Horsham District Council and Crawley Borough Council are working towards producing a Local Development Framework (LDF) for their respective administrative areas. These Frameworks will contain a range of documents setting out the policies for land-use planning in the respective District or Borough. As part of the preparation of their LDFs, Horsham District Council produced its Core Strategy and Site Specific Allocations of Land Documents, which were submitted to the Secretary of State in November 2005. Crawley Borough Council submitted its Core Strategy to the Secretary of State in May 2006.
- 1.2 To ensure that LDFs contributes to sustainable development, it is a requirement of the Planning and Compulsory Purchase Act 2004 for a Sustainability Appraisal (SA) to be undertaken for each document produced as part of a Local Development Framework. In addition, a Strategic Environmental Assessment (SEA) is also necessary in accordance with European legislation. These two processes are very similar they have therefore been combined. A SA/SEA was undertaken as part of the preparation of both the Horsham and Crawley Borough Council Core Strategies, as well as for the Horsham District Council Site Specific Allocations of Land documents. The results of this sustainability appraisal work is set out in the Horsham District Council "Sustainability Appraisal and Strategic Environmental Assessment; Final Report on the Core Strategy and Site Specific Allocations of Land" and the Crawley Borough Local Development Framework – Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy. Both these documents were published alongside the Council's respective Core Strategies.
- 1.3 Both the Horsham and Crawley Core Strategies identify Land to the West and North West of Crawley as a location for development. Work has begun on preparing a West and North West of Crawley Joint Area Action Plan. This document will provide more detail on the requirements for this development. This JAAP will also be subject to a SA/SEA, and this scoping report sets out how it is intended that the SA/SEA will be undertaken.
- 1.4 It should be noted that as both the Horsham and Crawley Core Strategies set out the broad issues for development to the West and North West of Crawley, some of the work carried out as part of the SA/SEA for the two Core Strategies is of relevance. This document should therefore be read in conjunction with both Councils' Core Strategy SA/SEA documentation.

## 2.0 OBJECTIVES OF THE JOINT AREA ACTION PLAN

2.1 Before undertaking a SA/SEA of the West and North West of Crawley Joint Area Action Plan (JAAP), it is helpful to have an understanding of the context in which the JAAP is being prepared, together with the main principles for the development.

2.2 Policy CP6 of the Horsham District Council Core Strategy identifies land to the West of Crawley as an area of search in which there will be development of 2,500 homes and other uses in the period to 2018. Policy W1 of the Crawley Borough Council Core Strategy identifies that a Joint Area Action Plan to the West and North West of Crawley should be prepared and Policy W2 states that a Strategic Development Location West and North West of Crawley should incorporate appropriate transport infrastructure.

2.3 The principles of the development on the Land to the West and North West of Crawley are set out in full in CP6 of the Horsham District Council Core Strategy, and section 10 – (Land West and North West of Crawley), of the Crawley Borough Council Core Strategy but are summarised below:

- Integration of the physical and social infrastructure of Crawley, and with the landscape;
- Development should take place on a ‘neighbourhood’ principle with the provision of a mix of uses including shops, employment, health care and a primary school;
- Minimising the impact of the development on the Horsham – Crawley Strategic Gap;
- Development will need to take into account the implications of relocating any existing uses and amenities of existing resident within the area;
- Sufficient transport infrastructure should be provide to meet the needs of the development whilst maximising the opportunities for sustainable travel;
- The opportunity to provide new employment floorspace beyond that required in a neighbourhood centre;
- Development should seek to minimise any increase in traffic through existing Crawley neighbourhoods;
- Development should provide a mix of housing to meet local needs (40% affordable with at least 25% social rented);
- The western edge of the development should be a boundary which can be defended against further development
- Any link road would need to be met in part on land away from the development area
- Development should protect and where possible enhance the setting of Ifield Village Conservation Area, avoid flood risk and aircraft contours of 60dBA Leq or more
- Development should be based on maximising the opportunities for the use of sustainable construction methods.

### 3.0 OTHER PLANS AND PROGRAMS

3.1 The West and North West of Crawley JAAP will be influenced by a wide range of other plans and strategies. Many of these have already been identified as part of Horsham District Council's Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy and Site Specific Allocations of Land, and Crawley Borough's Local Development Framework – Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy. The full list can be viewed by referring to both documents. The documents which are of the most relevance to the West and North West of Crawley JAAP are summarised in the tables below, together with any additional documents that have been identified the submission documents were published.

#### International

Name of Policy / Programme	Broad Aims of Policy / Programme	Requirements in relation to AAP
EC Directive 2001/42/EC (SEA Directive)	An SEA must be carried out for the West/ North West of Crawley JAAP	Requires that the environmental effects of certain plans and programmes are assessed, documented and mitigated against where necessary.

#### National

Name of Policy / Programme	Broad Aims of Policy / Programme	Requirements in relation to AAP
Planning and Compulsory Purchase Act 2004	Section 39 places a duty on Local Authorities to prepare LDF documents with the objective of contributing to the achievement of sustainable development. Associated regulations require a Sustainability Appraisal of all Development Plan Documents..	Requires local authorities to prepare LDFs with a view to achieving sustainable development.
Government Aviation White Paper	Maximise the capacity of the airport as a single runway, two terminal airport whilst securing appropriate environmental safeguards.	Land at Gatwick should be safeguarded for the construction of a second runway after 2019 if aviation needs cannot be met at Heathrow or Stanstead.
Planning Policy Statement (PPS) 1- Delivering Sustainable Development	Sets out the Government's vision for planning and the key policies which should underpin the planning system.	The JAAP should seek to reduce social inequality, ensure provision of homes, jobs, services and facilities, deliver safe, healthy and attractive places to live and support promotion of health & well-being.
Planning Policy Guidance (PPG) 3 and draft PPS 3 - Housing	Sets out the Government's approach to the provision of housing, including the location of housing development and its density.	Requires that housing development should be at a minimum of 30 dwellings per hectare, with higher densities in more urban areas. After brownfield sites, development should be in the form of urban extensions.
PPS 9 - Biodiversity and Geological Conservation	Sets out the Government's approach to biodiversity and geology in the planning system	The JAAP will need to consider any protected sites or species, as well as identifying areas for creation or restoration of biodiversity.
PPS 12 - Local Development Frameworks	Sets out guidance on how to prepare development plan documents.	Contains guidance and advice on preparing AAPs, undertaking consultation and SA.

<b>Name of Policy / Programme</b>	<b>Broad Aims of Policy / Programme</b>	<b>Requirements in relation to AAP</b>
PPG 13 – Transport	Sets out the Government's approach to the provision of transport in relation to development.	Urban growth should be managed to maximise use of public transport, and ensure facilities are accessible by walking and cycling, and reduce the reliance on the car, as well as considering disabled users.
PPG 17 -Planning for Open Space, Sport and Recreation	Sets out the need for Local Authorities to ensure that open space, sport and recreation facilities are provided.	Open space, sport and recreation facilities should be provided according to an assessment of local needs.
PPG 25 and draft PPS 25 - Development and Flood Risk	Sets out the Government's approach relating to the consideration of flooding in relation to planning.	Development should not take place in areas at risk from flooding. Flood Risk assessments should also be carried out as appropriate. Development should incorporate measures to reduce the likelihood of flooding on or off site.

### Regional

<b>Name of Policy / Programme</b>	<b>Broad Aims of Policy / Programme</b>	<b>Requirements in relation to AAP</b>
"A Clear Vision for the South East" The South East Plan Core Document, March 2006.	Document setting out the framework for development in the South East up to 2026.	Sets out potential growth areas and total housing numbers for south east, including the provision for the Gatwick sub-area in which the West and North West of Crawley strategic location falls.
The High Weald AONB Management Plan 2004 – a 20 year strategy	The document identifies the important features of the AONB and sets out guidance and objectives on the ways in which these features can be protected, restored and enhanced. It does not contain land use policies but deals with good management practice of the area.	The document has been adopted as Supplementary Planning Guidance. The land and countryside management issues in the document should be considered when formulating new policies and proposals which affect the AONB.

### County

<b>Name of Policy / Programme</b>	<b>Broad Aims of Policy / Programme</b>	<b>Requirements in relation to AAP</b>
The Adopted West Sussex Structure Plan 2001-2016	Sets out the vision for West Sussex to 2016 in terms of land-use policy.	Contains a range of policies relating to land use planning, including LOC1, which identifies land to the West of Crawley as an area for development.
Sussex Biodiversity Action Plan	Identifies key habitats and species and sets out actions to enhance the biodiversity of these areas.	Contains actions for hedgerows, woodland, in riverine and grassland habitats which occur in the West and North West of Crawley area
The West Sussex Transport Plan 2006-2016	Has the following objectives: 1) Reduce congestion and pollution; 2) Improve road and personal safety; 3) Improve accessibility for our residents to key services; and 4) Improve overall quality of life in West Sussex.	The JAAP should take these issues into account.

## District / Borough

Name of Policy / Programme	Broad Aims of Policy / Programme	Requirements in relation to AAP
Horsham District Council Local Development Framework Core Strategy.	Sets out the spatial vision for the District with particular reference to land-use planning.	CP1, 2 and 3 set out principles for sustainable development in the District. CP6 Allocates Land West of Crawley for Development with policies CP10 and 12 setting out the need for employment and affordable housing provision.
Crawley Borough Local Development Framework Submission Core Strategy	Sets out an overall spatial vision for the future development of the town to 2018 and beyond. It focuses on guiding and controlling development within the Borough.	Policy W1 sets out the principles for West and Northwest of Crawley. Policy W2 sets out the requirement for appropriate transport infrastructure to support development. Policies S1 and S2 seek sustainable locations and development.
SA/SEA of the Core Strategy and Site Specific Allocations of Land	An assessment of the effects of the Core Strategy and Site Specific Allocations of Land documents on Sustainability.	Provides recommendations for policy development and mitigation to better meet sustainability objectives some of which should be incorporated into the JAAP
Crawley Borough Local Development Framework – Sustainability Appraisal & Strategic Environmental Assessment of the Core Strategy	An assessment of the effects of the Crawley Borough Council Core Strategy on sustainability.	Provides recommendations for policy development and mitigation to better meet sustainability objectives some of which should be incorporated into the JAAP
Horsham District Council Community Strategy	Sets out the shared visions for the future of the District created through partnership with a number of organisations.	Visions under key strategy areas of Community Safety, Health, Leisure and Cultural Activities, Lifelong Learning, Local Housing, Facilities and Services for Younger / Older People, Transport, Local Business and the Environment need to be incorporated into JAAP
Crawley Borough Council Community Strategy - 'A Vision for Crawley' 2003	The Community Strategy is a shared vision for the town created through partnership and reflective of the Borough.	Identifies 6 key areas (Affordable Housing, Community Safety Local Economy Health & Social Care Education and Lifelong Learning Local Environment) that need to be addressed in the JAAP
Horsham District Landscape Character Assessment 2003	Sets out the different areas of landscape character across the District, together with their condition and sensitivity.	Development areas mainly fall in K1 "Upper Mole Farmlands" and I2 "Warnham and Rusper Wooded Ridge" Features of these areas need to be conserved and enhanced
Urban Rural Fringe Study for Crawley July 2006	Provides an assessment of landscape areas West and North West of Crawley with and sets out capacity for development in landscape terms. Makes suggestions as to how development could be incorporated into the landscape	The JAAP will need to take the findings of this work into account when determining development location and design
Horsham District Council Housing Needs Survey	Survey seeks to identify the number of people in need of an affordable home in Horsham	937 new affordable homes are required each year.

<p>Crawley Borough Council Housing Strategy (2004-2007)</p>	<p>This emphasises the need to provide a good supply of quality homes to meet needs in the town. The provision of affordable housing including that for key workers is a priority issue. Also to provide for the needs of vulnerable people including the homeless.</p>	<p>New sites, including those in the Action Areas to be allocated for housing development to meet growth needs of the town. These sites to include a mix of house types and tenures and a proportion of affordable housing.</p>
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**Local**

<p><b>Name of Policy / Programme</b></p>	<p><b>Broad Aims of Policy / Programme</b></p>	<p><b>Requirements in relation to AAP</b></p>
<p>Ifield Village Conservation Area Statement – September 1999</p>	<p>To promote environmental enhancements consistent with the character of the village. Provides guidance for residents to ensure any proposals for development are consistent with the overall objectives of the Conservation Area.</p>	<p>The AAP will need to ensure that the character of Ifield Conservation Area is conserved and enhanced.</p>

## 4.0 BASELINE DATA

- 4.1 Before any appraisal of how the West and North West of Crawley Joint Area Action Plan will contribute to sustainable development, it is important to have an understanding of the current characteristics of the area allocated for development. This information or 'baseline data' helps to provide a basis for identifying the key sustainability issues for the land West and North West of Crawley, as well as providing a measure against which the predicted effects of the JAAP will be tested.
- 4.2 The Sustainability Appraisal and Strategic Environmental Assessment of the Horsham and Crawley Core Strategies sets out baseline data at a District and Borough wide level. Whilst this data is relevant to the West and North West of Crawley allocation in terms of setting the overall context for the area, more detailed local information is necessary to help identify the specific sustainability issues for the West and North West of Crawley development.
- 4.3 A summary of the key findings of the baseline data is outlined below. The information has been grouped under headings to include topics specifically identified in the SEA regulations.

### General Characteristics

- 4.4 The land proposed for the Strategic Development to the West and North West of Crawley is situated within Horsham District, in the Parish of Rusper, and within Crawley Borough to the north of the Langley Green neighbourhood. The land within Horsham District adjoins the Crawley neighbourhoods of Ifield and Bewbush. The Crawley neighbourhood of Gossops Green makes up the Western neighbourhoods within the Borough.

### Population

- 4.5 The population of Ifield is 8,414 with a working age population (aged 16-64) of 5083 which equates to 60% of the total population. Bewbush has a population of 9,081 with a working age population of 5,872 which equates to 69% of the total population. Gossops Green has a population of 5,014 with a working age population of 3087 or 62%. Langley Green has a population of 7286 with a working age population of 4430 or 61%. Rusper Parish has a population of 1,389 with a working age population of 62% of the total. (2001 Census)

### Housing

- 4.6 Within Ifield there are 3452 households, 3173 in Bewbush, 2093 Gossops Green, 2878 Langley Green and 591 in Rusper Parish. Of these most are owner occupied: 74% in Rusper Parish (5% Social Housing), 66% in Ifield, (Social Housing: 29%) and 57% in Bewbush, (Social Housing: 36%) 66% in Langley Green (Social housing 28%) 74% in Gossops Green (Social Housing 21%). This compares with an average level of owner occupation of 68% in Crawley Borough and 79% in Horsham District. (2001 Census). Household and population density also varies in the different neighbourhoods; figures are not currently available for Rusper Parish, but Bewbush has a density of 23.5 households per hectare with an average of 2.9 people in each household. Ifield has a density of 15.3 households per hectare and an average of 2.4 people per household. Gossops Green has a density of 20.9 households per hectare and an average of 2.4 people per household. Langley Green has a density of 2.5 households per hectare and an average of 2.5 people in each household.

4.7 Despite a small fall in house prices in the last year, the cost of housing in Horsham District is high; average house prices for Horsham as a whole between January and March 2006 were £245,235, but was lower in Rusper Parish at £217,639. Average house prices in Ifield and Bewbush for the same period was lower than both Horsham and the national average prices as is illustrated by the table below.

	Average price	Detached	Semi-Detached	Terraced	Flat
<b>National</b>	£181,442	£294,403	£173,667	£150,335	£181,442
<b>Crawley (numbers in parenthesis)</b>	£190,397 (440)	£303,250	£203,983	£172,548	£131,580
<b>Ifield (numbers in parenthesis)</b>	£180,275 (50)	£285,833 (3)	£219,121 (9)	167,122 (25)	£154,315 (13)
<b>Bewbush(numbers in parenthesis)</b>	£133,429 (15)	£282,800 (5)	£207,545 (10)	£168,805 (37)	£133,429 (15)
<b>Gossops Green (numbers in parenthesis)</b>	£ 180,565 (58)	£ 282,800 (5)	£ 207,545 (10)	£ 171,011 (31)	£ 140,166 (12)
<b>Langley Green (numbers in parenthesis)</b>	£ 182,291 (117)	£ 289,950 (10)	£ 199,427 (27)	£ 172,360 (54)	£ 143,715 (26)

Source: Land Registry

4.8 Both Crawley Borough and Horsham District have a high identified need for affordable housing. Within Horsham District there is a need for 937 new affordable homes each year. Within Crawley Borough there is a need for 926 affordable housing units each year. The results of the Crawley Borough Housing Needs Assessment 2004 also recommended 40% of all housing development be affordable with 70% social rented and 30% shared ownership, shared equity and discount market rented.

### Social Inclusiveness and Deprivation

4.9 Horsham District has very low levels of social inclusiveness and deprivation; nationwide only 12 authorities are less deprived (ranking 342 out of 354 where 1 is the most deprived) Crawley Borough ranks 215 out of 354 (English Indices of Deprivation 2004). These figures only provide an average of the whole District or Borough, and some areas and neighbourhoods are more deprived than others. More information and data for the levels of deprivation in the Western neighbourhoods of Crawley and Rusper parish need to be collected.

### Community Safety

4.10 Within Crawley Borough as a whole, notifiable crimes have fallen in recent years. Between April 2000 and March 2001, recorded crime in Crawley went down 8%, from 9674 to 8914 offences. Offences also dropped in 2004 /5 with offences per 1000 population falling from 35.5 to 34.8. In 2004 -5 most crimes were some form of theft or robbery rather than violent crime. Within the neighbourhoods on the western side of Crawley there were 1,847 recorded crimes in the Study Area in 2000/2001. This represents 21% of the total number of recorded crimes in Crawley. The number of recorded crimes in Gossops Green, Ifield and Langley Green are all below this average; Bewbush was slightly above the average with 668 recorded crimes.

### Health

4.11 The English Indices of Deprivation (2004) show that the number of residents within Bewbush reporting to be in good health was 73%, 21% reported to be in fairly good

health whilst 6% reported to not be in good health. In Ifield 68% of the population reported to be in good health, 23% reported to be in fairly good health whilst 9% reported that they were not in good health. In Gossops Green 68% of the population reported to be in good health, 24% reported to be in fairly good health whilst 7% reported that they were not in good health. In Langley Green 67% of the population reported to be in good health, 24% reported to be in fairly good health whilst 8% reported that they were not in good health. This compares with Borough level figures where 71% are in good health, 21% in fairly good health with 7% not good health.

- 4.12 Access to health care is more of an issue. At the current time there are 17 GP surgeries including 5 branch surgeries in Crawley, and the nearest main hospital is at Redhill, with others at Haywards Heath and Worthing, and Brighton all of which can be difficult to access by public transport, though a shuttle bus is run from Horsham and Crawley Hospital.

## Education

- 4.13 Overall, levels of education in Horsham and Crawley are good. Residents of Horsham District have particularly good levels of education, higher levels of qualifications than the national average, and fewer people than average with no qualifications. On a more local neighbourhood level residents of Bewbush and Ifield have a higher level of level 1 and 2 qualifications than the national average, but significantly lower levels of people have higher level qualifications. Langley Green, Gossops Green and Ifield have a higher level 4 and 5 than Bewbush, however this is still below the average for Crawley. The breakdown of these figures is set out in more detail in the table below. (Source – National Statistics 2001)

April 2001 Data Age 16-74	Bewbush	Ifield	Gossops Green	Langley Green	Crawley	Horsham	South East	England
No qualifications	26%	30%	28%	35%	25%	19%	24%	29%
Level 1 qualifications <sup>1</sup>	27%	21%	22%	23%	22%	17%	17%	17%
Level 2 qualifications <sup>2</sup>	25%	22%	22%	18%	23%	25%	21%	19%
Level 3 qualifications <sup>3</sup>	7%	8%	7%	7%	8%	10%	9%	8%
Level 4 / 5 qualifications <sup>4</sup>	9%	11%	13%	12%	15%	23%	22%	20%
Other qualifications: Level unknown	6%	7%	9%	7%	7%	6%	7%	24%

## Leisure and Recreation

- 4.14 Within the neighbourhoods of Bewbush, Ifield, Gossops Green and Langley Green the area of open space and recreational areas has been identified, together with the key recreation and leisure sites. These are set out in the tables overleaf. This data does not however identify the quality of the leisure and recreational facilities and how

<sup>1</sup>Level 1 qualifications cover: 1+'O' level passes; 1+ CSE/GCSE any grades; NVQ level 1; or Foundation level GNVQ.

<sup>2</sup>Level 2 qualifications cover: 5+'O' level passes; 5+ CSE (grade 1's); 5+GCSEs (grades A-C); School Certificate; 1+'A' levels/'AS' levels; NVQ level 2; or Intermediate GNVQ.

<sup>3</sup>Level 3 qualifications cover: 2+'A' levels; 4+'AS' levels; Higher School Certificate; NVQ level 3; or Advanced GNVQ.

<sup>4</sup>Level 4/5 qualifications cover: First Degree, Higher Degree, NVQ levels 4 and 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; or Health Visitor.

this compares with other neighbourhoods in Crawley or the national average. More information will therefore need to be collected in relation to this matter, although it is generally considered that Ifield West is lacking in these (and other) facilities.

Sites and Areas of recreation and Leisure Facilities in Bewbush

Type of Facility	Principle Sites	
Green/Open Space:	Bewbush West Playing Field	16.47ha <b>Total Area</b>
	The Green	
	Water Gardens	
Playing pitches	Bewbush Leisure Centre	13.57ha
Equipped play space	/	1.65ha
Informal play space	/	1.25ha
Community Centre:	Bewbush Community Centre	
<b>Area of open space per population</b>	/	0.0018ha

Sites and Areas of recreation and Leisure Facilities in Ifield

Type of Facility	Principle Sites	
Green/Open Space:	Ifield Green	14.98ha <b>Total Area</b>
	Rusper Road	
	Ifield Mill SNCI	
	Ifield Brook Wood SNCI	
Playing pitches		13.91ha
Equipped play space		0.35ha
Informal play space		0.72ha
Community Centre:	Ifield Drive Community Centre	
	Ifield West Community Centre	
	Scout Hut	
	Masonic Hall	
<b>Area of open space per population</b>		0.0018ha

Sites and Areas of recreation and Leisure Facilities in Gossops Green

Type of Facility	Principle Sites	
Green/Open Space:	Woodhurst-lea wood SNCI	6.69ha <b>Total Area</b>
	Dormans playing field	
Playing pitches		0.97ha
Equipped play space		0.23ha
Informal play space		4.91ha
Community Centre:	Gossops Green Community Centre	
	Arts Youth Centre, Dormans	
	Scout Hall	
<b>Area of open space per population</b>		0.0018ha

## Sites and Areas of recreation and Leisure Facilities in Langley Green

Type of Facility	Principle Sites	
Green/Open Space:	Willoughby Fields SNCI	21.38ha <b>Total Area</b>
	Ewhurst Wood SNCI	
	Cherry Lane	
Playing pitches		18.29ha
Equipped play space		1.25ha
Informal play space		1.84ha
Community Centre:	Youth Centre	
	Langley Green Community Centre	
<b>Area of open space per population</b>		0.0018ha

4.15 In addition to the provision of specific recreational facilities within Crawley, the western neighbourhoods adjoin a large area of countryside within Horsham District. There are good footpath links to much of this area, which provides many opportunities for residents to use the area for more informal recreation.

### **Transport**

4.16 Car ownership in the settlements of Crawley and Horsham is high. Nearly 88% of households in Horsham and 80% of Households in Crawley have at least 1 car. Figures for 2 car ownership for both settlements are 26% (Crawley) and 36% (Horsham), which is high when compared at a national level. (2001 census).

4.17 Crawley has a high level of In-commuting (numbering 33,000). Given the high levels of car ownership it is perhaps unsurprising that for both Horsham and Crawley around 68% of people travel to work by car. 45% of people in Ifield travel to work by car whilst in Bewbush 44% travel by car. In Langley Green 54% travel to work by car whilst 64% travel to work by car in GOssops Green. Walking is the next most popular mode of transport, with train, bus and cycling with low levels of uptake. There are also relatively high levels of commuting to London from both settlements.

### **Employment**

4.18 As with the Crawley Borough and Horsham District as a whole, unemployment levels in Ifield and Bewbush are low when compared with the national average. Levels of unemployment are, however, higher in Crawley than in Horsham with levels in Bewbush being higher than Crawley's average.

4.19 The working population of the Bewbush and Ifield is employed in a wide range of occupations, but there are lower percentages of people employed in managerial and professional occupations in these wards than for the Crawley and Horsham District average. Instead the two wards have a higher number employed within elementary occupations. These figures together with the unemployment data is set out in more detail in the tables below.

### Levels of unemployment within Horsham and Crawley

	Bewbush (%)	Ifield (%)	Gossops Green (%)	Langley Green (%)	Crawley (%)	Rusper and Colgate (%)	Horsham (%)	GB (%)
<b>All people-working age</b>	<b>64.7</b>	<b>60.4</b>	<b>62</b>	<b>61</b>	<b>62.1</b>	<b>62.6</b>	<b>60.1</b>	<b>61.5</b>
Economically active	81.9	84.4	71	62	83.5	79.4	82.2	76
Employees	73	74.4	62	57	73.7	60.7	67.7	62.6
Self employed	5.5	7.1	6	5	7	17	12.5	9
<b>Unemployed</b>	<b>4.1</b>	<b>3.4</b>	<b>2</b>	<b>3</b>	<b>3.4</b>	<b>2.1</b>	<b>2.4</b>	<b>5.8</b>

Source: National Statistics 2001

### Population employed in different types of occupations

	Bewbush (%)	Ifield (%)	Langley Green (%)	Gossops Green (%)	Crawley (%)	Rusper and Colgate (%)	Horsham (%)	GB (%)
1 Managers and senior Officials	9.8	12	9.94	12.82	14.2	22.6	20.4	15
2 Professional	4.2	7.5	5.65	7.63	8	12.2	12.9	11
3 Associate professional & technical	10	11.3	9.55	12.08	12.4	16	15.4	14
4 Administrative & secretarial	14.1	16.3	12.82	16.68	15.4	12.3	13.9	13
5 Skilled trades	10.3	10.8	10.38	10.15	9.5	11.1	10.5	12
6 Personal services	7.5	9.7	7.02	8.14	8.7	7	7.1	6.9
7 Sales and customer services	13.3	9.9	11.13	11.21	10.3	6	6.6	7.7
8 Process plant and machine operatives	10.5	9.2	10.89	8.38	8.4	5.5	4.8	8.7
9 Elementary occupations	20.2	13.3	22.61	12.9	13.1	7.3	8.3	12

Source: National Statistics 2001

4.20 Crawley is an important town in terms of its role as a centre for employment within the north Sussex area. There are many large companies, with over half of all Crawley employment provided by one of 63 large companies. Gatwick Airport, on the northern boundary of the town, is a particularly large employer, together with related industries provide 25,000 jobs. This equates to 29% of the jobs that are available in the town.

### **Retail**

4.21 The retail sector forms an important part of Crawley Borough's economy. 20.1% of all businesses are in the Retail & Distribution sector, and retail employs 16% of the workforce (7.5% are employed in distribution) (*annual business inquiry employee analysis 2004*). Crawley town centre has an important role in retail terms both within the town and also in the wider area. Nationally the retail catchment ranks 54th out of 4,500 (*EXPERIAN GOAD*) and those that visit the town to shop spend £500.22 million annually. A high retail spend is possible as those that shop in the town are ranked the 19<sup>th</sup> most affluent on a national basis (*PROMIS PMA Affluence Indicator*)

4.22 In addition to Crawley town centre, each ward in the town also has a shopping parade/s constructed as part of the neighbourhood. These shops do not compete with the town centre and instead help meet more basic day to day needs. Ifield has a retail floorspace of (A1) of 1036m<sup>2</sup>. Bewbush Parade has a retail floorspace (A1) of 1421m<sup>2</sup>, Langley Green has 1,443m<sup>2</sup> retail floorspace within the parade and Gossops Green 436m<sup>2</sup>. (calculated from GIS data)

### Cultural Heritage

4.23 Within the area to the West and North West of Crawley there are some areas which are of historical importance. The most important of these are as follows:

- Scheduled Ancient Monument at Ifield Court Farm: – setting includes former park land
- Ifield Wood Conservation Area :- This area is characterised by its small village nucleus with low density development, historic settlement pattern and rural recreational uses. It is characteristic of settlements formed in clearings of the Sussex Weald. The countryside edge is important to its setting
- Listed Buildings – various grade II listed buildings in the area, the settings of which would need to be considered as part of the development proposals

In addition to the historical value of the area, the use of the area is also important in cultural terms. The land is mainly used as pasture but there is also a golf course in the area.

### Biodiversity, Flora and Fauna

4.24 The area to the West and North West of Crawley contains several areas which have been identified as being of importance for Nature Conservation. Some of these areas have been designated as a Site of Special Scientific Interest (SSSI) or a Site of Nature Conservation Importance (SNCI). The locations of these are marked on the map in the Environment Chapter of the main Issues and Options document, and further details about each site are set out in the table below:

#### SSSIs/ SNCIs West and North West of Crawley

Name of Site	Site details
House Copse SSSI	An area of ancient coppiced woodland dating back to the middle ages. Species of importance include the small leaved lime which is rare in the south-east. The site was assessed as being in favourable condition by the English Nature in 2004.
SNCI nr Lower Prestwood Farm	This woodland site is of importance for its mosses and liverworts
Orltons Copse SNCI	An area comprising ancient woodland, streams and hay meadow. It is of importance for several bird species including nightingale goldcrest and tawny owl.
Kilnwood Copse SNCI	An area of woodland and ponds. It also contains the small leaved lime as well as mosses and liverworts.
Hyde Hill SNCI	An area of ancient woodland, stream and neutral grassland. Species include small leaved lime, wild service tree & a wide variety of birds.
Ifield Brook and Meadows	Neutral grassland, semi natural woodland and stream. Species include birds-foot-trefoil, yellow rattle, bluebells, butterflies, damselflies and kingfishers

- 4.25 In addition to the SNCIs and SSSIs there are other areas of nature conservation interest in the area including Ifield Wood which has been identified as an area of ancient woodland. There are also numerous shaws and hedgerows in the area which may be of importance.
- 4.26 In summer 2000 HDC undertook an ecological survey of the land to the West and North West of Crawley. As part of the study areas of important 'conservation grassland' were identified. These grasslands have not been 'improved' with fertilisers and are therefore more species rich.

## Landscape

- 4.27 Much of the landscape surrounding Crawley is of high quality. The High Weald Area of Outstanding Natural Beauty (AONB) is located to the south and east of the town, and is of national importance. The landscape to the west and north of the town is not designated, but some of it is still of high quality. This has been noted in landscape studies that have been undertaken in the area.
- 4.28 The Horsham District Landscape Character Assessment identified a number of landscape areas within the District of which four fall within or adjoin the identified area of search. (This work did not examine the landscape outside the District boundary, for example to the north of Crawley.) More information about these character areas is set out in the table below.

Character Area	Main features	Condition and Sensitivity
I2 – Warnham and Rusper Wooded Ridge	Rural and undulating Small pasture fields divided by hedges shaws and ghylls. Some noise intrusion from Gatwick. Local vernacular of timber, brick, tile hanging and weather boarding	The landscape condition is generally good and sensitivity to change is high. Urban development, poor woodland and hedgerow management and traffic all threaten the landscape.
K1 – Upper Mole Farmlands	Mainly flat land with medium sized fields. Some small areas woodland, some field trees and ponds. Affected by noise from airport and visual impact of Crawley.	Condition of landscape is declining due to horsification / noise and visual intrusion. The area has a moderate sensitivity to change, although the remaining woods, unimproved grasslands and historic lanes are more sensitive. Threats include loss of hedgerows, urban development and increasing traffic.
K2 – Warnham and Faygate Vale	Flat / gently undulating clay vale. Dominated by road and rail. Some areas of visual intrusion from retail and industrial, sand and gravel workings.	The condition of the landscape is declining, and locally poor where visual intrusion. Sensitivity to change is moderate. Threats include urban development and increased traffic.
L1 – St Leonard's Forest	To south of area of search. Comprises wooded ridges and ghylls with conifer plantations, interspersed with deciduous woods. Some heathland. Local vernacular includes sandstone tile hanging and brick.	Condition is declining whilst the sensitivity to change is high. Threats to the area include loss of heathland, rhododendron invasion, loss of ancient woodland and suburbanisation / urban edge development.

- 4.29 In addition to the Landscape Character Assessment work, a more detailed study of the urban –rural fringe around the western side of Crawley was undertaken in May / June 06. This study again highlighted the high quality of much of the landscape to the west and north west of Crawley, and also identified the positive relationship this side of the town has with the adjoining countryside. This is partly because other edges of the town have physical barriers between the town and the landscape in the form of roads, industry and Gatwick Airport.

### Soil

- 4.30 Within the West and North West of Crawley search area the soil is in the main, likely to be in good condition. It is, however, predominantly clay which can make drainage difficult. The area is predominantly agricultural and there are few industrial sources of pollution. Possible areas where contamination may exist include areas adjacent to roads, which may be contaminated by pollutants such as lead, and landfill / earthwork sites. Details in relation to those in the area are as follows:

- Buchan Hill Forest Crawley (LB/1/63) – used for the disposal of household refuse. In early stages the site resulted in water pollution but this has subsequently been resolved. The site has now been restored to woodland.
- Bewbush north of A264 (LB/20/71) – Site used for controlled tipping of household waste (subsoil and topsoil). Inert waste has been tipped on the adjoining land at Holmbush since 1979 (CG/29/97) and (CG/42/02). This use was due to end in November 2004 with restoration continuing for a further year (end 2005).
- Little Foxes , Ifield Wood, Charlwood Road, RS/20/84 – Tipping of clay and other sub-soils to raise low lying land for garden
- Bonwyks Place, Ifield RS/6/86 – Tipping of sub and topsoil to restore site to ground level for agriculture
- Holmbush Potteries LB/39/53 – A former clay pit granted consent for infilling with household refuse.

### Water

- 4.31 The two main watercourses in the land to the West and North West of Crawley are the River Mole and its tributary Ifield Brook. The indicative floodplain maps produced by the Environment Agency show that both rivers have fairly narrow flood plains, but nevertheless a few properties do fall within them, particularly in the Ifield area. It will be necessary to ensure that any new development does not increase the risk of flooding or build in the existing flood plain.
- 4.32 As part of the preparation of the JAAP and the SA/SEA process it will be necessary to collect more information on flood risk as part of a Strategic Flood Risk Assessment for the study area (in accordance with PPG25 and draft PPS25). Preliminary discussions on this work are currently ongoing, but the data will need to be available in the near future to help influence the decision making process as well as the SA/SEA.
- 4.33 Limited information available about the water quality for the Mole and Ifield Brook, although available river quality data shows that in general river quality in Horsham District and Crawley Borough is good. Furthermore 1993 study of the Mole shows it to have a good species assemblage which would indicate that the area has a good

water quality. The nearest area with lower water quality is at Gatwick airport, but this is downstream of the two watercourses and is not therefore likely to have any effect on water quality on the area in question.

- 4.34 In addition to flooding and river quality, the issue of water as a resource is also important. The table below shows that average daily consumption of water per head of population in Crawley Borough is 193 litres per person per day. This figure is however likely to be higher as two months worth of data is missing from the water meters that were used to measure consumption. The figure is more likely to be 205 litres per day per person. National Average domestic consumption is 163 litres per day. It should however be noted that the figures are not like for like as Crawley data also includes commercial consumption which is likely to raise average consumption. Although these figures are not directly comparable, it still accords with the finding that water consumption in the region has increased by 50% in the last 25 years. This is in itself increasing pressure on existing water resources, and this would potentially be increased by the additional population growth

Sector	Total Water Consumption (litres)	Consumption per head of population (litres/person)		Consumption per household (litres)	
		Per annum	Per day	Per annum	Per day
Whole Borough <sup>1</sup> (Domestic and Commercial)	7025.5MI	70,435	193	175,637	481

Source: Southern Water – 1<sup>st</sup> Jan – 31<sup>st</sup> Dec 2004.

## Air

- 4.35 Under requirements of the 1995 Environment Act, both Crawley Borough and Horsham District Council have had to investigate their local air quality and determine whether levels of air pollutants are likely to exceed specified levels, and if necessary, declare a Local Air Quality Management Area (LAQM) with an action plan to reduce levels of air pollution.
- 4.36 Within Horsham District, the only potential for air pollutants to exceed the government levels is in Horsham town itself and monitoring of air pollution levels has therefore been focussed on these areas. Monitoring of air pollution has taken place in Crawley Borough which is closer to the West and North West of Crawley development area and therefore more likely to impact this area.
- 4.37 Studies of a range of air pollutants in Crawley revealed that nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM10s) may exceed government levels, particularly around Gatwick airport but it was not considered that levels were sufficiently high to warrant a LAQM. Although the land to the West and North West of Crawley is close to Gatwick is unlikely that current air pollution levels in the search area are poor as the prevailing wind is westerly which would blow any pollution from Crawley or Gatwick away from this area.

## **Noise**

- 4.38 The proximity of Gatwick Airport means that much of the land West and North West of Crawley is affected by noise from 'planes taking off and landing. The decibel levels are marked shown on the attached map and have been taken from the draft Gatwick Airport Master Plan. In recent years noise from aircraft has fallen due to improved technology, but this effect could be reversed if aircraft numbers increase significantly. Noise levels in the area would also increase in the event of a second runway south of the existing one, being constructed.

## **Climatic Factors**

- 4.39 Information on climate change at a local level is not currently available, but data at a District, Borough and higher level shows that temperatures in the UK are rising. It is predicted that overall, winters are likely to become warmer and wetter, and summers hotter and drier. Emissions of gases which contribute to climate change have increased since 2002. There have been particularly high increases in emissions from transport since 1990.
- 4.40 To help reduce reliance on fossil fuels, renewable sources of energy can be used. To date however just 0.65% of energy is produced from renewable sources in the south east.

## 5.0 SUSTAINABILITY ISSUES AND FRAMEWORK

### Sustainability Issues

- 5.1 From the analysis of the plans and programmes and the baseline data for the West and North West of Crawley Strategic Location, it is possible to identify a range of sustainability issues facing the area. In addition to this, further sustainability issues have been identified following stakeholders meetings with officers from both Councils and external organisations such as Rusper Parish Council, Bewbush Community Forum and Ifield Village Conservation Area Advisory Committee.
- 5.2 The key issues summarised in the box below are discussed in more detail in the following paragraphs. The issues have been grouped under three main headings; Social, Economic and Environmental. It should however be noted that some of the issues are cross cutting in nature and could be placed under more than one category.

#### **KEY SUSTAINABILITY ISSUES - WEST AND NORTH WEST OF CRAWLEY STRATEGIC**

##### **DEVELOPMENT**

- There is a need to provide a range of housing that is affordable and meets the needs of the population;
- New services, including health care, educational and community facilities need to be provided to meet the needs of the new and where appropriate to help meet needs of existing residents such as in Ifield West;
- Public transport will need to be provided and where necessary improved. Walking and cycling opportunities will need to be provided.
- Any new road layout needs to be designed to limit severance between the town and the high quality landscape that adjoins the western edge of the town. Any new road links will still need to enable traffic to move into and out of the wider area;
- Biodiversity, particularly ancient woodlands, hedgerows and the river valley should be protected and enhanced; particular care must be made to the sites in this area designated for their biodiversity importance;
- The high quality landscape which adjoins the western edge of Crawley should be protected and enhanced; the links to these rural areas from the town need to be maintained
- The cultural and historical environment of the landscape and adjoining neighbourhoods must be protected and enhanced;
- Development in the current and future floodplain should be avoided;
- The water quality of the River Mole needs to be maintained and where possible enhanced;
- Water resources need to be protected;
- Air quality and noise levels affecting new residents need to be maintained, and where possible enhanced;
- Development needs to be designed to minimise its impact on climate change, and to be able to cope with any changes in climate that do occur.
- Employment opportunities that meet the needs of the new and existing residents needs to be provided;
- Appropriate retail provision needs to be incorporated into the new development;

## Social

- 5.3 Development in the West and North West of Crawley Strategic Location will result in an increase in the population living in the area. This could have a wide range of negative effects from increased need to travel by car, commuting to areas beyond Crawley for work and leisure activities to the potential for antisocial behaviour.
- 5.4 Any development that takes place will need to meet the needs of the new community by providing a range of housing types and sizes, as well as services and facilities such as education and greenspace provision. In addition, the development also provides an opportunity to help meet the needs of the existing residents of Crawley. For example, the development could help to provide facilities for residents of Ifield West who currently have limited access to services and facilities in the immediate locality.
- 5.5 A key issue affecting the development is transport. The new development may result in changes being made to the existing road network, and it will be important to ensure that any new roads are designed to minimise severance with the countryside beyond.
- 5.6 Data shows that the existing community has very high levels of car ownership and most use their cars to reach their work destination, which is often relatively local. It is essential to the success of the development that this pattern is changed to ensure that undue pressure is not placed upon the existing or new road networks that arise as part of the development. As part of this it will be important to provide good pedestrian, cycle and public transport links, within and beyond the new development areas.

## Environmental

- 5.7 Development of the land to the West and North West of Crawley may result in the loss of greenfield land. It will be important to protect and enhance existing biodiversity as far as possible. Sensitive habitats that have already been identified include ancient woodlands and hedgerows and the Mole Valley corridor. Some of these habitats have been designated for their importance to biodiversity at a county or national level. Development in the area to the West and North West of Crawley will also bring about a change to the landscape much of which is of particularly high quality, and is also of historical importance. It will also be important to protect key landscape and historical features and that development is designed to ensure that links to the countryside are retained.
- 5.8 Use of resources is also a key issue, with for example the potential for development to increase the pressure on water resources. This could be a problem given that recent dry weather conditions have already led to water restrictions amongst the existing community. A larger population will also increase pressure on sewerage infrastructure and it will be necessary to ensure that these facilities can cope and that the higher levels of treated water entering rivers from the sewage works does not lower the water quality of the River Mole. Development will also need to take into account the potential for the area to flood in both the current and any future floodplains that may arise as result of climate change.
- 5.9 In addition to increasing flood risk, climate change may also have other effects on any new development. It will be necessary to design developments so that the buildings are able to cope with these changes - e.g. coping with warmer conditions in the summer. It will also be important to ensure that the development incorporates measures to minimise the emission of greenhouse gases, for example through the installation of renewable energy sources.

- 5.10 The development will also need to consider the impact on air quality, both from traffic and the proximity of development to Gatwick Airport. Noise from the airport is also an issue which must be taken into account.

### Economic

- 5.11 It will be important to ensure that new employment facilities are provided that enable new residents to live and work locally, rather than creating a commuter area where people drive long distances to reach their place of employment. It will also be important to ensure that a range of employment opportunities are provided, to meet the variety of skills of those living the area, and for those who wish to do so to advance their careers.
- 5.12 Retail is an important sector of the economy, but the presence of Crawley town centre (and its planned redevelopment) could mean that the provision of some stores may not be viable. There may however be some opportunities to provide a new neighbourhood centre, but the role of retail within such a facility will need to be considered carefully.

## Sustainability Framework

- 5.13 In order to assess the contribution that the West and North West of Crawley Joint Area Action Plan makes in achieving sustainable development, it is necessary to compare them against a range of sustainability objectives and indicators. As part of the SA/SEA of the Horsham and Crawley Core Strategies a range of sustainability objectives and indicators were developed. Many of these are relevant to the West and North West of Crawley JAAP, but others are either too broad to apply to the West and North West of Crawley location, or are not relevant. As a result of this the objectives and indicators from each Core Strategy have been reviewed and where appropriate combined, and the following objectives are proposed below.

### **Proposed Sustainability Objectives for Land West and Northwest of Crawley**

1. To ensure that everyone has access to a good quality affordable home that meets their needs.
2. To ensure that everyone has access to the health, education, leisure and recreation facilities that they require
3. To reduce crime, the fear of crime and antisocial behaviour
4. To maintain and enhance the landscape character setting of Crawley including the protection of links from urban areas to the countryside.
5. To conserve and enhance the biodiversity within the West and North West of Crawley area
6. To conserve and enhance the historic and cultural environment and important green spaces within the locality
7. To reduce the risk of flooding
8. To maintain a high quality environment in terms of water quality
9. To maintain a high quality environment in terms of air quality
10. To minimise the impact of noise on residents and the wider environment
11. To minimise the use of resources, particularly water, energy and materials
12. To seek to reduce the emission of greenhouse gases, in particularly by encouraging the provision and use of renewable energy
13. To make the most efficient use of land
14. To reduce car journeys and promote alternative methods of transport
15. To ensure that development maintains, support and promote a diverse employment base to serve the local and sub-regional economy
16. To ensure development contributes to maintaining and enhancing the vitality and viability of Crawley town centre.

## Sustainability Indicators

- 5.14 In order to measure the Councils' progress towards achieving the sustainability objectives a series of indicators have been developed. The indicators have been selected so that as far as possible they are directly attributable to the development which takes place to the West and North West of Crawley. This has not always been possible and it may be that the indicators will need to be reviewed and amended as more data becomes available.
- 5.15 Where possible, existing indicators have been chosen, for example from the Councils' Annual Monitoring Reports, 2004, and also from the SA/SEA of the two Council's Core Strategies. The list of indicators that will be used to monitor each are objective are listed in the table below. More detailed information on each indicator can be obtained by referring to the Councils' annual monitoring reports or Core Strategy SA/SEAs.

Sustainability Objective	Sustainability Indicator
1 To ensure that everyone has access to a good quality affordable home that meets their needs.	<ul style="list-style-type: none"> <li>• Number of affordable housing completions</li> <li>• % of 1,2&amp;3 bedroom houses built as a proportion of the total</li> </ul>
2 To ensure that everyone has access to the health, education, leisure and recreation facilities that they require	<ul style="list-style-type: none"> <li>• Number and type of different facilities provided as part of the development</li> </ul>
3 To reduce actual, and fear of, crime and antisocial behaviour	<ul style="list-style-type: none"> <li>• Number of crime incident reported in the new development in comparison with other parts of Crawley</li> </ul>
4 To maintain and enhance the landscape character setting of Crawley including the protection of links from urban areas to the countryside.	<ul style="list-style-type: none"> <li>• Condition of Landscape Character Areas K2 and L1</li> </ul>
5 To conserve and enhance the biodiversity within the West and North West of Crawley area	<ul style="list-style-type: none"> <li>• Change in areas and populations of biodiversity importance including i) change in habitats and species ii) change in areas designated for their intrinsic environmental value</li> </ul>
6 To conserve and enhance the historic and cultural environment and important green spaces within the locality	<ul style="list-style-type: none"> <li>• Number of listed or locally important buildings lost or damaged as a result of development</li> <li>• Number of archaeological sites / historical landscapes or features lost or damaged as a result of development</li> </ul>
7 To reduce the risk of flooding	<ul style="list-style-type: none"> <li>• Number of properties / other land-uses developed in the current or future floodplain</li> </ul>
8 To maintain a high quality environment in terms of water quality	<ul style="list-style-type: none"> <li>• Water Quality of River Mole at measuring points at and downstream from the development site</li> </ul>
9 To maintain a high quality environment in terms of air quality	<ul style="list-style-type: none"> <li>• Number / Extent or Air Quality Management Zones</li> <li>• Complaints regarding noise re Gatwick Airport</li> </ul>
10 To minimise the impact of noise on residents and the wider environment	<ul style="list-style-type: none"> <li>• Number of new dwellings permitted within air noise contours</li> <li>• Complaints regarding noise re Gatwick Airport</li> </ul>
11 To minimise the use of resources, particularly water, energy and materials	<ul style="list-style-type: none"> <li>• Number of homes /buildings built to Ecohome / BREEAM standards</li> <li>• Incorporation of sustainable urban drainage into the development</li> <li>• Percentage of reclaimed materials used in construction</li> </ul>
12 To seek to reduce the emission of greenhouse gases, in particularly by encouraging the provision and use of renewable energy	<ul style="list-style-type: none"> <li>• Number of homes / developments linked to a combined heat and power system</li> <li>• amount of renewable energy incorporated into any development as a % of the schemes predicted carbon dioxide emissions</li> </ul>
13 To make the most efficient use of land	<ul style="list-style-type: none"> <li>• Percentage of dwellings completed at 30, 40 or more dwellings per hectare</li> </ul>
14 To reduce car journeys and promote alternative methods of transport	<ul style="list-style-type: none"> <li>• Provision and uptake of bus services</li> <li>• % of population travelling to work by car</li> </ul>
15 To ensure that development maintains, support and promote a diverse employment base to serve the local and sub-regional economy	<ul style="list-style-type: none"> <li>• Amount of employment floorspace provided within new development areas or within the Crawley area</li> <li>• % of total housing provision to employment provision</li> </ul>
16 To ensure development contributes to maintaining and enhancing the vitality and viability of Crawley town centre.	<ul style="list-style-type: none"> <li>• Amount of new retail floorspace provided within new development areas or within Crawley town centre</li> </ul>

## 6.0 DEVELOPMENT OPTIONS

- 6.1 One of the key elements of the Sustainability Appraisal and Strategic Environmental Assessment process is the need to appraise a range of different options for the development plan document that is being prepared.
- 6.2 Work has started on developing the different options for the West and North West of Crawley strategic location and preliminary discussions with relevant Council officers has been undertaken to gain an understanding of the issues facing the area and the likely development options that could be appraised. Other options may come to light following wider stakeholder consultation, and as results from technical studies become available. These will be added into the appraisal process as appropriate.
- 6.3 Although a number of options have been raised as a result through the preliminary discussions, it is considered that not all are appropriate for consideration as part of the SA/SEA. Some of the options have been ruled out because they are precluded from consideration by higher level plans and strategies. For example the Councils' Core Strategies state that development West and North West of Crawley should follow the 'neighbourhood' principle. It is therefore not appropriate to consider other options at this stage, although this may become necessary if there are changes to the development principles following the Examination of the two Core Strategies.
- 6.4 Other options have also been ruled out at this stage because they are not considered to be sufficiently strategic in nature. For example, the Core Strategies state that development will need to provide sufficient level of services and facilities to meet the needs of residents. However it is not considered that a precise breakdown and location of these facilities are options to be considered at this stage. These should instead be examined as part of an Environmental Impact Assessment (EIA), which will need to be prepared to accompany any planning application.
- 6.5 The options that have been identified to date fall within three main categories. They are:
1. Phasing and location of development;
  2. How development will be accessed; and
  3. Other uses the Area of Study could accommodate in addition to housing, employment and associated development

These options are set out in more detail below, but in addition there is the 'do-nothing' option which is a requirement of SA/SEA legislation. It should be borne in mind however, that although this option must be considered it is often not realistic.

### Do nothing

- Do not have any development

### Phasing and Location

- Should the development be comprehensive for the whole Area of Study?
- Taking into account the likely increase in development pressure from the Submitted South-East plan, should development to the West and North West of Crawley continue beyond 2018?
- Should development take place within defined limits / areas, identified as result of plan policies and technical studies or should development be more widely

distributed? (eg development in a single large neighbourhood, or more smaller neighbourhoods)

### Access

Depending on the outcome of how development will be phased and as potential development locations become clearer in light of the results of the technical studies it will be necessary to consider how development should best be accessed. Options may therefore include the following:

- Should development be planned to enable delivery of future (beyond the needs of this specific development) transport infrastructure provision that may be necessary?
- What balance of sustainable transport measures, smaller local roads or larger roads should be provided?

### Other uses the Area of Study could accommodate

- Should strategic employment be provided within the development or should it be accommodated separately within the Area of Study?
- Can / should the West and North West of Crawley strategic development location be developed to include, in addition to housing and associated services and facilities, alternative uses such as a hospital, university or cemetery?

## 7.0 PROPOSED METHODOLOGY

- 7.1 At this stage it is anticipated that the methodology for undertaking the appraisal of the West and North West of Crawley Joint Area Action Plan will use a series of matrices to compare the effects of different options against the West and North West of Crawley sustainability objectives. An example of the matrix which will be used is illustrated below:

Sustainability Objective	Summary of Effects	Option	
		a	b
1			
2			

- 7.2 It is anticipated that the effects of each policy option would be assigned a 'score' according to the following key:

### Key

Strong positive effect:	☺☺
Positive effect:	☺
No Effect / Not applicable:	☹
Negative effect:	☹
Strong negative effect :	☹☹
Not known	?

- 7.3 The work in assessing the different options will be led by the Senior Environmental Officer in the Strategic and Community Planning Department at Horsham District Council and Forward Planning Officer at Crawley Borough Council. The work may also include assessment of the effects using tools such as GIS, and may will draw on advice and information from other officers in the two Councils. The Environmental Officer will help guide the analysis, collate and interpret the results and also consider the cumulative and synergistic effects, which it is also anticipated will also be carried out using matrices.
- 7.4 The initial results of the assessment work will be set out in the interim Environmental Report, published alongside the Preferred Options documentation, together with the Plans and Programmes, Baseline Data, Sustainability Issues objectives and indicators as identified in this report. It will also cover any mitigation measures that have been identified at that stage and have or are to be put in to place to make the proposal as sustainable as possible. Following the comments on the Preferred Options documentation and the interim SA/SEA report, the appraisal will be reviewed and amended as appropriate, before publication as the Final Environmental Report, published with the Submission documentation.

## 8.0 COMMENTING ON THE SCOPING REPORT

8.1 We would like to hear any views you may have on this document, and we would particularly welcome any comments that you may have on the following:

- Are there any other plans and programmes in addition to those set out in this document or the SA/SEA of the Horsham District Council or Crawley Borough Council Core Strategies?
- Are there any additions that could be made to the baseline data identified in this document or the SA/SEA of the Horsham District Council or Crawley Borough Council Core Strategies?
- Do you feel that we have identified the correct sustainability issues, and if not are there others that you would suggest?
- Do you feel that we have the correct sustainability objectives and indicators, and if not, what additions / deletions would you suggest?
- Are there any further options that should be considered as part of the assessment of options for the West and North West of Crawley Joint Area Action Plan?
- Any comments that you have on the proposed methodologies?

8.2 If you would like to comment on this document please reply to:

Senior Environmental Officer  
Strategic and Community Planning  
Horsham District Council  
Park North, North Street  
Horsham

West Sussex RH12 1RL

or email: [strategic.planning@horsham.gov.uk](mailto:strategic.planning@horsham.gov.uk) or [ldf@crawley.gov.uk](mailto:ldf@crawley.gov.uk) by 10<sup>th</sup>

November 2006.