

# Draft Policies for comment

## Crawley Down Neighbourhood Plan

### Policy 1: A Spatial Plan for the Parish

The Neighbourhood Plan will support development proposals located inside the Crawley Down Built up Area Boundary, as shown on Figure 1, provided that they accord with all other provisions of the Neighbourhood Plan and the MSDC Local and District plans. Development proposals outside of the Crawley Down Built up Area Boundary will be required to conform to policies in respect of the control of development in the countryside.

The Neighbourhood Plan defines Local Gaps between Crawley Down and adjacent settlements for the purpose of applying development plan policy to prevent the coalescence of the settlements.

This policy directs future development in the parish to the settlement of Crawley Down. In doing so, the policy proposes amendments to the Crawley Down Built up Area Boundary as defined by the 2004 MSDC Local Plan to accommodate new development on land adjoining but outside the current boundary. It also seeks to protect the essential countryside character of the defined settlement gap around Crawley Down.

Its alignment requires an amendment in order to recognise changes occurring in the intervening time and suggested changes in 2008 (MSDC). The review of the boundary was undertaken by MSDC using the following criteria:

- I. Relative landscape sensitivity to development – assessed as ‘Least Sensitive’ only
- II. Proximity to existing village services – assessed as either ‘Excellent’ or ‘Good’ in respect of transport accessibility
- III. Flood risk – Flood Zone 1 only
- IV. Natural and man-made boundaries

Only where all of the above criteria can be met is there a potential justification for a re-alignment of the boundary. In this way, the policy accords with national planning and development plan policy aimed at promoting development in rural areas but minimising its impact on the countryside and the importance of maintaining the visual separation of Crawley Down from adjacent settlements.

Sites developed as rural exception sites are, by definition, outside the built up boundary and no re-alignment is considered necessary or appropriate.

NPPF para's 70, 100 and 110

### Policy 2 Landscape.

Development that detracts from the openness and character of the landscape will not be permitted. Particular attention will be given to those points and spaces and Rights of Way identified in Figure 2.

Priority will be given to enhancing the countryside and protecting it from inappropriate development.

To that end, Local Plan policy C1 (Protection of the Countryside) will also continue to apply.

### Policy 3 - Securing Infrastructure

Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan which can be provided in a timely manner, through developer contributions, subject to an appropriate assessment of viability.

Evidence of a viable funded solution to infrastructure requirements will be required. Such evidence shall include, but not be limited to an outline solution to the satisfaction of the statutory supplier and parish council, an identified budget and agreed timescale for completion which concludes before the properties are occupied.

Grampian conditions or S106/CIL contributions which do not address the specific local need will not be acceptable as evidence of a viable solution.

### Policy 4 – Protect and Enhance Biodiversity

Proposals should protect and enhance biodiversity by:

- a) Protecting designated sites, protected species and ancient or species-rich hedgerows, shaws, grasslands and woodlands, and
- b) Requiring buffer zones or other appropriate mitigation measures of sufficient extent around areas identified in a) to minimise any alteration to the water table, diversion of aquifers or other potentially adverse environmental impact.
- c) Preserving ecological networks, and the migration and transit of flora and fauna, particularly between urban areas, and
- d) Protecting ancient trees or trees of arboricultural value, and
- e) A positive tree replacement and hedge policy, and
- f) Promoting the mitigation, preservation, restoration and re-creation of wildlife habitats, and the protection and recovery of priority species and
- g) Providing a net gain in flora and fauna, in particular those defined on **Map 6**, and
- h) Adopting best practice in Sustainable Urban Drainage.

**Policy 5 - Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)**

Any proposed development within or adjacent to the 7km Ashdown forest protection zone will be subject to a Habitats Regulations screening assessment, followed, if necessary by an Appropriate Assessment of the cumulative impact and any necessary/appropriate mitigation measures

The “Neighbourhood Planning (General) Regulations 2012” require a submitted neighbourhood plan to include a statement explaining how the proposed neighbourhood development plan meets the basic conditions set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. One of these basic conditions is that the neighbourhood plan must be compatible with EU obligations and needs to demonstrate that it is not likely to have a significant effect on a European site.

Further, the Conservation of Habitats and Species Regulations 2010 (the ‘Habitats Regulations’) requires that any proposed plan that may affect a European site (Special Area of Conservation or Special Protection Area) must first undergo an assessment to look at its potential impacts applying the precautionary principle.

Ashdown Forest is located adjacent to the north-eastern boundary of Mid Sussex within Wealden District is one such site. It is classified as a Special Area of Conservation (SAC) due to the important heathland habitats present and a Special Protection Area (SPA) due to the presence of breeding Nightjars and Dartford warbler. It is a site of European Nature Conservation Importance comprising heathland and woodland habitats of around 3,000Ha.

Following consultation with Natural England, Mid Sussex District Council has undertaken a Habitats Regulations Assessment (HRA) to test whether the emerging Mid Sussex District Plan, in combination with other plans and projects, is likely to have an adverse impact on the integrity of Ashdown Forest. The HRA report on the District Plan identifies that proposed new housing close to Ashdown Forest is likely to increase the number of visitors to the Forest. Such visitors could increase disturbance to rare, ground-nesting bird populations (in particular the Dartford Warbler and Woodlark).

The ‘Ashdown Forest Visitor Survey Data Analysis’ published in September 2010 found that most visitors to the Forest live within 7kms of its boundaries (straight line distance). The HRA therefore identified a 7km ‘zone of significant effect’ within which new housing developments must counter its effect by putting in place measures which reduce visitor pressure.

The CDNP area includes land within the 7km Zone, and therefore new residential development in that area must have due regard to the Habitats Regulations. The proposed approach set out in the Mid Sussex District Plan includes providing Suitable Alternative Natural Greenspace sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself

SANGs are sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas. A SANG can either be provided locally or developer contributions provided towards a strategic SANG site located elsewhere in the 7km Zone.

The criteria for a site to be suitable as a SANG site is set out on the Mid Sussex District Council website. The District Council is responsible for deciding how developer contributions towards the provision of SANGs and SAMMs will be calculated and delivered.

It should be noted that the District Plan has not yet been adopted and, therefore, the District Plan HRA has not been tested and accepted at Examination. In the absence of a validated District Plan, the CDNP has adopted the precautionary principle and mandates a screening assessment for all new developments within or adjacent to the 7km zone.

#### Policy 6 - Recreational and Local Green/Open Spaces.

Policy DP22 of the emerging Mid Sussex District Plan will apply and development that restricts or does material harm to the recreational open spaces within the parish **will** not be permitted. Proposals for any developments on the land will not be permitted other than those for development ancillary and beneficial to their recreational purpose.

The Neighbourhood Plan designates locations as Local Green/Open Spaces, as shown on Figure 2 these include, but are not limited to:

- a) the land known as the 'Village Green'
- b) the land known as The Haven and Sports Fields
- c) the land known as King Georges Field
- d) the land known as Burleigh Meadow
- e) the land known as the Cricket Pitch
- f) the land known as the Allotments
- g) Burleigh Wood
- h) Worth Way
- i) The Pond

This policy will enable important green and other recreational spaces in the parish to be protected from development in accordance with the NPPF. These spaces are all in close proximity to, and are highly valued by, the local community, in what is one of the most densely-populated parishes in the district.

#### Policy 7 - Rights of Way.

When new development is under consideration, opportunities will be sought to enhance and extend the rights of way network.

#### Relevant Emerging District Plan Policies

DP9	Protection and Enhancement of the Countrywide
DP 13	High Weald Area of Outstanding Natural Beauty
DP14	Ashdown Forest SAC and SPA
DP 17	Sustainable Tourism
DP12	New Homes in the Countryside
DP14	Ashdown Forest Special Area of Conservation and Special Protected Area

DP20	Rights of Way and Other Recreational Routes
DP22	Leisure and Cultural Facilities and Activities
DP32	Listed Buildings and Other Buildings of Merit
DP34	Historic Parks and Gardens
DP36	Biodiversity
DP40	Renewable Energy Schemes
DP27	Noise, Air and Light Pollution
DP33	Conservation Areas
DP35	Archaeological Sites
DP37	Green Infrastructure

Relevant MSDC Local Plan Policies

B1	High quality design
B6	Loss of public/private open Spaces
B12	Conservation Areas
B15	Setting of Conservation Areas
C4	Areas of Outstanding Natural Beauty
C6	Loss of Hedgerows
R2	Loss of recreational spaces
R7	Loss of countryside recreational

Relevant NPPF Sections

109. 110 and 115	Conserving and Enhancing the Natural Environment
58 & 60	Requiring Good Design
126 & 135	Conserving and Enhancing the Historic Environment
28	Supporting a Prosperous Rural Economy
70 4 74	Promoting Healthy Communities
171	Local Plans. Health and Wellbeing
35	Promoting Sustainable Transport
75	Promoting Health Communities
56 4 58	Requiring Good Design
128 4 129	Conserving & Enhancing the Historic Environment

**Policy 8 - New Homes - Parking.**

Proposals for new housing developments will have adequate on-site parking to meet current and future needs unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.

1-2 bedroom dwellings	2 on-plot car parking spaces
3 + bedroom dwellings	1 on-plot car parking space per bedroom

## Policy 9 - Protection of Parking.

Developments within the defined village boundary which propose to remove recognised off-road parking spaces on a site will only be permitted where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site. This policy shall also apply to extensions and dropped kerbs.

### Relevant Emerging District Plan Policies

DP17 Sustainable Tourism

DP19 Transport

### Relevant Mid Sussex Local Plan Policies

T3 Heavy Goods Vehicles

T4 Sustainability requirements and traffic generation, new developments

T5 Parking requirements

CS11 New infrastructure needs

### Relevant National Policy Framework Sections

29. 32. 35 & 39 Promoting Sustainable Transport

69 Promoting Healthy Communities

175 Local Plans. Ensuring Viability & Deliverability

28 Supporting a Prosperous Rural Economy

## Policy 10 - Infill Housing.

Housing developments within the development boundaries of Crawley Down Ward (as shown in Figure 1) will generally be permitted, provided they have a range of dwelling sizes and in particular provide two and three bedroom dwellings that are suited to the needs of both young families and older residents. Any such developments will need to include affordable homes as required by District policy.

Proposals should not cause significant harm to the amenities of existing nearby residents, taking account of the impact on privacy, outlook, daylight, access and sunlight as a minimum and should be in character.

Proposals may be permitted where it meets all of the following criteria:

- a) The scale, height and form fit unobtrusively with and subserviently to the existing building and the character of the street scene.
- b) Spacing between buildings would respect the character of the street scene.
- c) The plot size is appropriate to the scale of the building
- d) Gaps which provide views out of the village to surrounding countryside are maintained.
- e) Materials are compatible with the materials of the existing building.
- f) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
- g) Suitable access and on-site parking is provided without detriment to neighbouring properties
- h) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
- i) A habitat screening assessment is performed to justify development if within the Ashdown Forest 7km SPAC protection zone.
- j) Housing need is justified
- k) Issues raised in the local housing supply document site assessment are satisfactorily addressed

**Policy XXXX - New Development**

New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality
- b) The scale, height and form fit unobtrusively with and subserviently to the surrounding buildings and the character of the area.
- c) Spacing between buildings would respect the character of the area. Densities of no more than 25 dwellings per Ha are considered appropriate
- d) The individual plot sizes are appropriate to the scale of the dwelling
- e) Open green spaces are provided
- f) Gaps which provide views out of the village to surrounding countryside are maintained.
- g) Materials are compatible with the materials of the general area.
- h) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
- i) Suitable access and on-site parking is provided without detriment to neighbouring properties
- j) A habitat screening assessment is performed to justify development if within the Ashdown Forest 7km SPAC protection zone.
- k) Individual developments should not comprise more than 30 dwellings
- l) The development is arranged such that it integrates with the village.
- m) Housing need is justified
- n) A full transport assessment is provided using current data for developments of more than 6 houses.
- o) Issues raised in the local housing supply document site assessment are satisfactorily addressed
- p) has a range of dwelling sizes and in particular provide two and three bedroom dwellings that are suited to the needs of both young families and older residents.
- q) includes affordable homes as required by District policy.

**Policy 11 Housing Mix.**

Developments of 6 or more dwellings should provide a mix of dwelling sizes (market and affordable) that fall within the following ranges

Dwelling Size	Market Housing	Affordable Housing
2-3 bed houses	At least 75%	At least 80%
Other sizes	Up to 25%	Up to 20%



### Policy 12 - Preventing Coalescence

Development will not be permitted outside the Built Up Area Boundary, as defined on Figure 1 - Re-defined Village Boundary, if individually or cumulatively it would result in increasing the coalescence, or perception thereof, between Crawley Down, Copthorne, Crawley, Turners Hill, Felbridge or East Grinstead or reducing their separate identity by:

- a) Reducing the gap between built up areas
- b) Ribbon developments
- c) Infill of Ribbon developments

To that end, Local Plan policy C2 (Strategic Gaps (Crawley and East Grinstead)) will also continue to apply.

Ancient Woodland (plus appropriate buffer zones to provide environmental protection and preserve wildlife corridors) will be designated as de facto Local Gaps.

### Policy 13 - Building Extensions Within and Outside the Built Up Area Boundary.

Proposals should not cause significant harm to the amenities of existing nearby residents, taking account of the impact on privacy, outlook, daylight, access and sunlight as a minimum and should be in character.

Building extension will be permitted where it meets all of the following criteria:

- a) The scale, height and form fit unobtrusively with and subserviently to the existing building and the character of the street scene.
- b) Spacing between buildings would respect the character of the street scene.
- c) The plot size is appropriate to the scale of the building
- d) Gaps which provide views out of the village to surrounding countryside are maintained.
- e) Materials are compatible with the materials of the existing building.
- f) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
- g) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
- h) A revaluation request for the purposes of Council tax is submitted on building completion.

The Neighbourhood Plan will resist proposals to significantly increase the gross internal floorspace of existing single level, easy access dwellings that will result in the loss of local homes especially suited to occupation by older people.

NOTE WHP7 Protection of Parking shall apply.

#### Scale, Height and Form

The overall scale, height and form of an extension are important factors in achieving a successful design and should fit unobtrusively with the building and its setting and be compatible with the surrounding properties. An extension should be subservient to the original dwelling and not

dominate the original building or the locality. A range of devices are available to subordinate an extension such as setbacks, lower roofs, changes in materials or detailing. Where visible from public view, roof shape is critical to creating a successful built form. The pitch of extension roofs should normally be as, or similar to, the main house roof pitch.

### Spacing

In terms of spacing between buildings dwellings, an extension to the side of a property should normally be acceptable if it does not have a significant adverse impact on the nature of space between buildings which would be out of character in the street scene when the gaps, often with associated landscaping or allowing longer views, are important elements. Extensions to existing buildings should maintain gaps which provide views out of the village into surrounding countryside.

### Plot size

The building plot should be of an appropriate size relative to the size of building.

### Materials

Good quality design relies on the choice and combination of materials. The choice of materials should respond to, and reinforce, the character of the area and generally, the materials of an extension should match those used on the original building. However, often secondary buildings or extensions were traditionally erected in different materials which can help reinforce the subservience of the extension and maintain the visual primacy of the original. Hence, if it is compatible with the materials of the existing building, it could be appropriate to use other local materials on an extension.

### Boundary Treatment

The boundaries to properties such as hedges or walls have a significant impact on the character of an area and its visual amenity. They help enclose the road space, define the boundary between public and private space and act as a strong link to the history of the area and the locally derived materials. When adding an extension to a property, the proposal should retain and, where feasible, reinforce the traditional boundary treatment of an area.

### Innovative Design

Subject to the context, it may be possible to arrive at an innovative design which responds to the positive features of the existing building and the area and ensures sufficient references to reinforce the distinctive character of the building and its surrounding context.

### Privacy, Daylight, Sunlight and Outlook

Extensions should respect the amenities of adjoining residents regarding privacy, daylight, sunlight and outlook.

Extensions can materially affect the privacy of adjoining occupiers. In order to safeguard the privacy of neighbours, windows in extensions should avoid overlooking windows of habitable rooms in any adjoining property at a close distance and the private amenity area immediately adjacent to the rear of an adjoining dwelling.

Overshadowing occurs when an extension is in such a location, and/or is of a size that it would cause significant overshadowing of a neighbour's property or amenity space. An extension should be designed to avoid any significant loss of daylight or the cutting out of sunlight for a significant part of the day to principal rooms (including lounge, dining room, kitchen and bedrooms) in neighbouring properties or private amenity space. Daylight is the volume of natural light that enters a building to provide satisfactory illumination of internal accommodation between dawn and dusk. Sunlight refers to direct sunshine and is very much brighter than ambient daylight.

Extensions should not significantly adversely affect the immediate outlook from neighbours' windows. For example, extensions should be designed to avoid an outlook from a main window to be of a large wall of a residential extension.

Extensions should not reduce or materially impact access arrangements.

#### Relevant Emerging District Plan Policies

DP5	Housing
DP 10	Preventing Coalescence
DP12	New Homes in the Countryside
DP18	Securing Infrastructure
DP24	Character and Design
DP25	Dwelling Space Standards
DP26	Accessibility
DP28	Housing Mix
DP29	Affordable Housing
DP30	Rural Exception Sites
DP33	Conservation Areas
DP38	Sustainable Resources
DP42	Water Infrastructure and the Water Environment

#### Relevant Mid Sussex Local Plan Policies

B1	High quality design
B2	New residential development
B3	Harm to nearby residents
C13	Adaptation of rural buildings
H2	New housing developments
H3	Development in built-up areas
H4	Affordable 30%
H5	Rural Exception Site
H9	Extensions & Alterations
R6	Informal open spaces
T4	Sustainability and traffic

#### Relevant National Policy Framework Sections

47. 50. 54 & 55	Delivering a Wide Choice of High Quality Homes
56	Requiring Good Design
70	Promoting Healthy Communities
109. 115. 117 & 126	Conserving and Enhancing the Natural Environment

#### Policy 14 - Existing Employment Sites.

This policy seeks to protect existing employment sites from an unnecessary loss to other uses and to encourage new employment development at existing sites.

There will be a general presumption against the loss of employment sites. Redevelopment of an existing employment site for mixed uses, including housing, with some employment opportunities retained on site will be permitted only where it can be demonstrated that the use of the site solely for employment is no longer viable. Businesses may close but the policy requires that all reasonable attempts are made to actively market and secure another employment use before a change of use will be consented.

The Neighbourhood Plan will support proposals to expand existing employment uses and new opportunities, provided their impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated.

The Neighbourhood Plan wishes to continue to enable the reuse of suitable rural buildings for small scale, low impact business and tourism uses. Re-use of rural buildings for residential purposes would not normally be permitted.

The re-use of agricultural buildings should not prejudice the agricultural unit itself. Proposals for the re-use of recently constructed agricultural buildings, including those erected under permitted development rights, which have not been used or little used for their approved/intended agriculture purpose, should be refused.

#### Policy 15 - Home Working.

Applications for extensions or part change of use of dwellings to enable flexible or home working within the development boundary will be permitted, subject to there being appropriate parking and neighbouring residents are not affected.

#### Relevant Emerging District Plan Policies

DP2	Sustainable Economic Development
DP4	Village and Neighbourhood Centre Development
DP11	Sustainable Rural Development and the DP17 Sustainable Tourism Rural Economy

#### Relevant Mid Sussex Local Plan Policies

E2	Loss of business floorspace
E6	Business development in villages
E7	Business development outside built up area
S7	Loss of retail in villages

## Relevant National Policy Framework Sections

28. 30 & 37

Supporting a Prosperous Rural Economy

### Policy 16 - : Sustainable Drainage Systems

The Neighbourhood Development Plan will support development proposals in the parish provided they are able to demonstrate that the proposals include one or more of the following sustainable drainage design features to manage the risk of surface water flooding within their boundary, and elsewhere in the parish:

- a) permeable driveways and parking areas; and/or
- b) water harvesting and storage features (rain/grey): and/or
- c) green roofs; and/or
- d) soakaways.

Such measures should protect the amenity/security of other properties and not significantly affect the water table and associated aquifers in the vicinity of ancient woodland.

### Policy 17- – Transport Impact of Development

Proposals will only be permitted where they meet the following criteria:

- a) Safely located vehicular and pedestrian access with adequate visibility exists or could be created; and
- b) Development proposals would ensure regular sustainable transport links to the principal village facilities including the village centre, the primary school, Health Centre and recreation open space are provided; and
- c) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements; and
- d) Where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards local transport schemes. And
- e) Development proposals for new developments should include secure cycle storage and ideally storage for children's buggies and mobility scooters where appropriate. And
- f) Development proposals would maintain or enhance the existing public footpaths, rights of way, bridle paths and twittens and
- g) A full transport assessment is provided using current data.

### Proposal 18: Promoting Local Shops

The Neighbourhood Plan will resist proposals to change the use of existing shops, as shown on the **Proposals Map**, unless it can be demonstrated their continued use is no longer viable.

The Neighbourhood Plan will support initiatives on village centre renewal and encourage local traders and other partners to bring forward proposals to improve the vitality and viability of Crawley Down village centre. The Neighbourhood Plan will resist proposals in the defined village centre for a change of use to a dwelling.

The Neighbourhood Plan defines the village centre, as shown on Figure 3. The Neighbourhood Plan will only support proposals in the defined village centre for the change of use of an existing shop (A1) premises to financial/professional services (A2), to a restaurant/café (A3) or to an office (B1a) provided:

- a) it can be demonstrated that the established A1 use premises are no longer economically viable;
- b) the proportional number of non-A1 uses to A1 uses will not exceed 50% as a result of the change of use; and
- c) the design and/or use will cause no significant harm to a Building or Structure of Special Character or Asset of Community Value.
- d) the change of use would not potentially prejudice the viability of other retail premises.

The boundary of the village centre has been drawn to include all current retail and service-related uses in these locations that are recognised by the local community as their local centres. In places, the boundary includes uses that are not conventional village centre uses to maintain a visual coherence to the centre but these have been kept to a minimum.

### Policy 19 - Education

This policy provides support in principle for any potential re-organisation of primary school provision in the Crawley Down village to benefit local families and to anticipate the increasing demand as a result of existing capacity issues and any future the housing growth.

Parents have always been at risk of school place allocations out of the village and some distance away at times of oversubscription. The CDNP recognises the right of any village child to a place in the village school should they wish to avail themselves of it.

The school is seen as a fundamental social centre which reinforces sense of community. Weakening that influence by dispersing children over a much wider area can easily lead to a loss of identity and increase in anti-social behaviour.

**Saved Policies from 2004 Local Plan:**

CD1 Areas of townscape Character at Sunnymead/Station Road/ Bowers Place & Sandhill Lane.

B – built environment – various

C1 – Protection of the Countryside

C2 – Strategic Gaps (Crawley and East Grinstead)

C5 – Areas of importance for Nature Conservation – Ancient Woodland

C6 – Biodiversity – protection of hedgerows and trees for species protection

C13 – Re-use and conversion of rural buildings

H3 – Infill and other housing development within built-up areas.

H4 – Affordable Housing

H5 – Rural Exception Housing

H9 - Extension of dwellings within built-up areas.

## Proposals

### Proposal 1: Assets of Community Value

The Neighbourhood Plan proposes the following buildings are assessed by the local planning authority for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:

Royal Oak

Post Office

Xxx?

This is a proposal to the local planning authority to consider for designation a number of prospective Assets of Community Value, in line with the Community Right to Bid provisions of the Localism Act 2011. The Parish Council is a qualifying body to make such a proposal to the District Council.

The assets listed in the policy are all considered to meet the definition of the Act, i.e. that “a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values.” All the assets selected are considered to be buildings and uses of some considerable long standing in the local community and with which local people have a strong affinity.

### Proposal 2: Sustainable Transport

The Neighbourhood Plan will promote proposals, as shown on the Proposals Map:

- a) To manage traffic speeds in the B2028 Turners Hill Rd;
- b) To improve the junction at Sandy Lane and B2028 Turners Hill Rd
- c) To improve the junction at Grange Rd and B2028 Turners Hill Rd
- d) To improve the junction at Vicarage Rd and B2028 Turners Hill Rd
- e) To improve and expand public, private and voluntary transport services to Crawley, Gatwick, East Grinstead, out of town shopping centres, local hospitals and other medical centres.
- f) To protect and improve car parking at the village centre

This proposal is for managing traffic and promoting public transport services and cycling in the Crawley Down Ward of Worth Parish.

The Ward and Parish have limited scope for local employment. People in the area rely more on private transport and, in general, spend more on transport than their urban counterparts.

An efficient transport infrastructure – roads, footpaths etc - and services – buses – plays an important role in facilitating sustainable development and also in contributing to wider health objectives. For that reason, local transport arrangements need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.



For the most part, managing transport infrastructure and services falls outside of the land use planning system. However, the CDNP and the development plan together can ensure the Travel Plans, Transport Assessments and Statements that accompany future planning applications provide a way of assessing and mitigating the negative transport impacts of development in order to promote sustainable development. This CDNP policy can also encourage investment by the local highways authority and by future developers in its specific proposals.

### Proposal 3: Green Infrastructure

The Neighbourhood Plan proposes the implementation over the plan period of a green infrastructure strategy that will deliver a combination of new and improved assets as follows, to be secured through the development and improvement of land and support to village organisations:

- a) Additional varied sports facilities
- b) Natural open spaces
- c) Informal recreational areas
- d) Street tree planting
- e) Sites of interest for nature conservation
- f) Further Allotments or community gardens
- g) Additional Play areas

The management of all new assets will be integrated with those currently existing in the ownership of the Parish Council. The use of site-specific management arrangements will be discouraged.

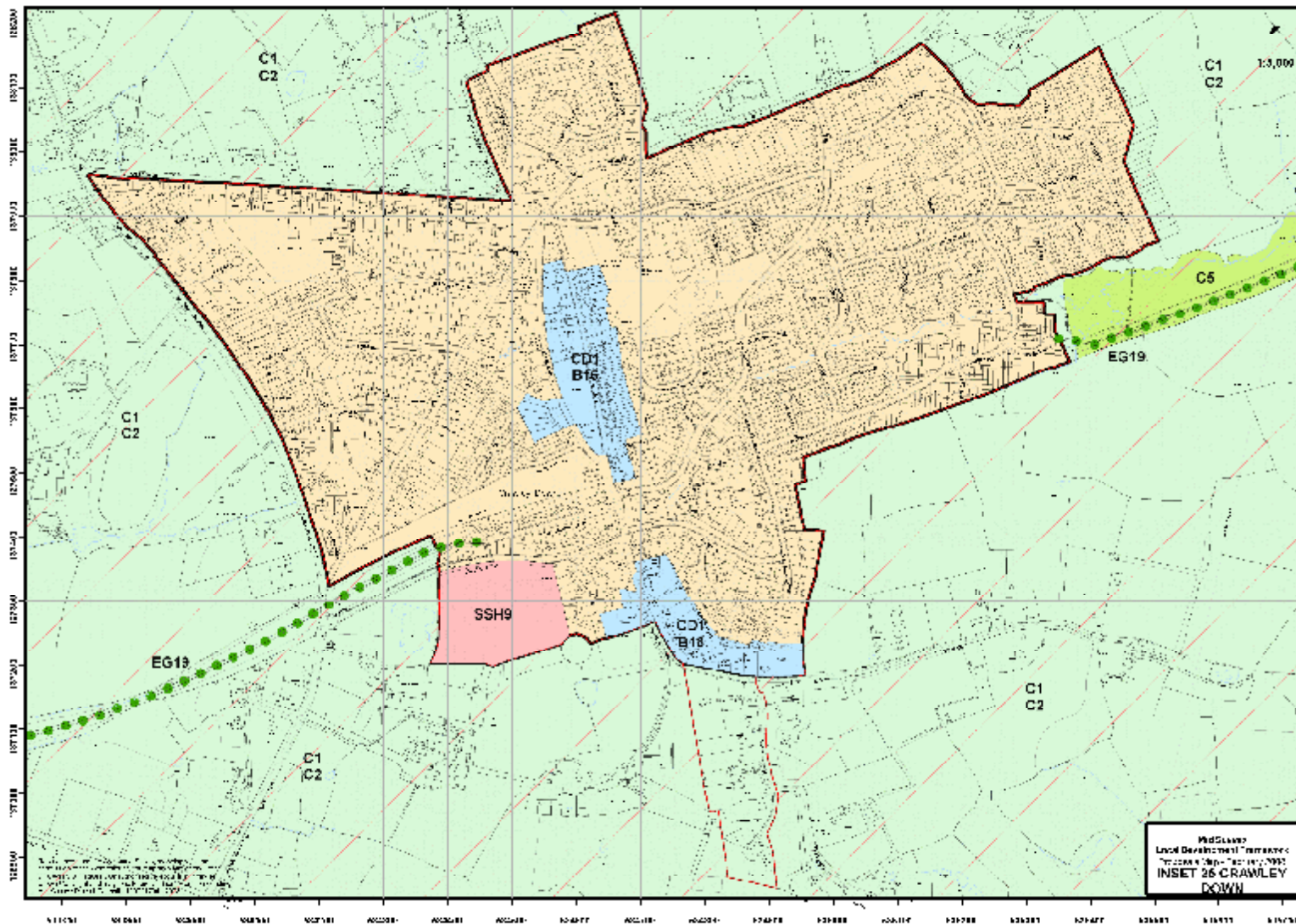


Figure 1 - Re-defined Village Boundary

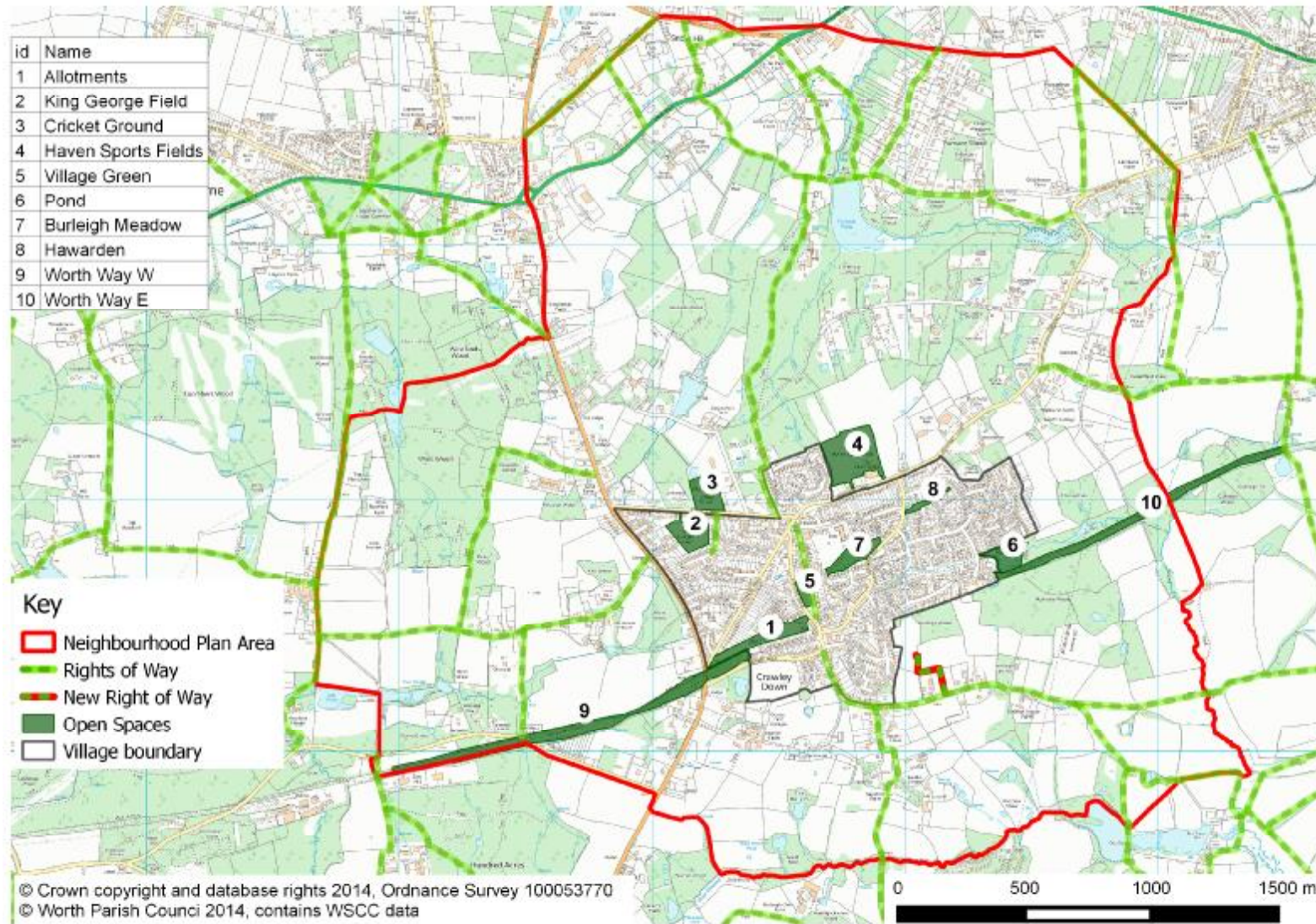


Figure 2 - Open Spaces and Public Rights of Way

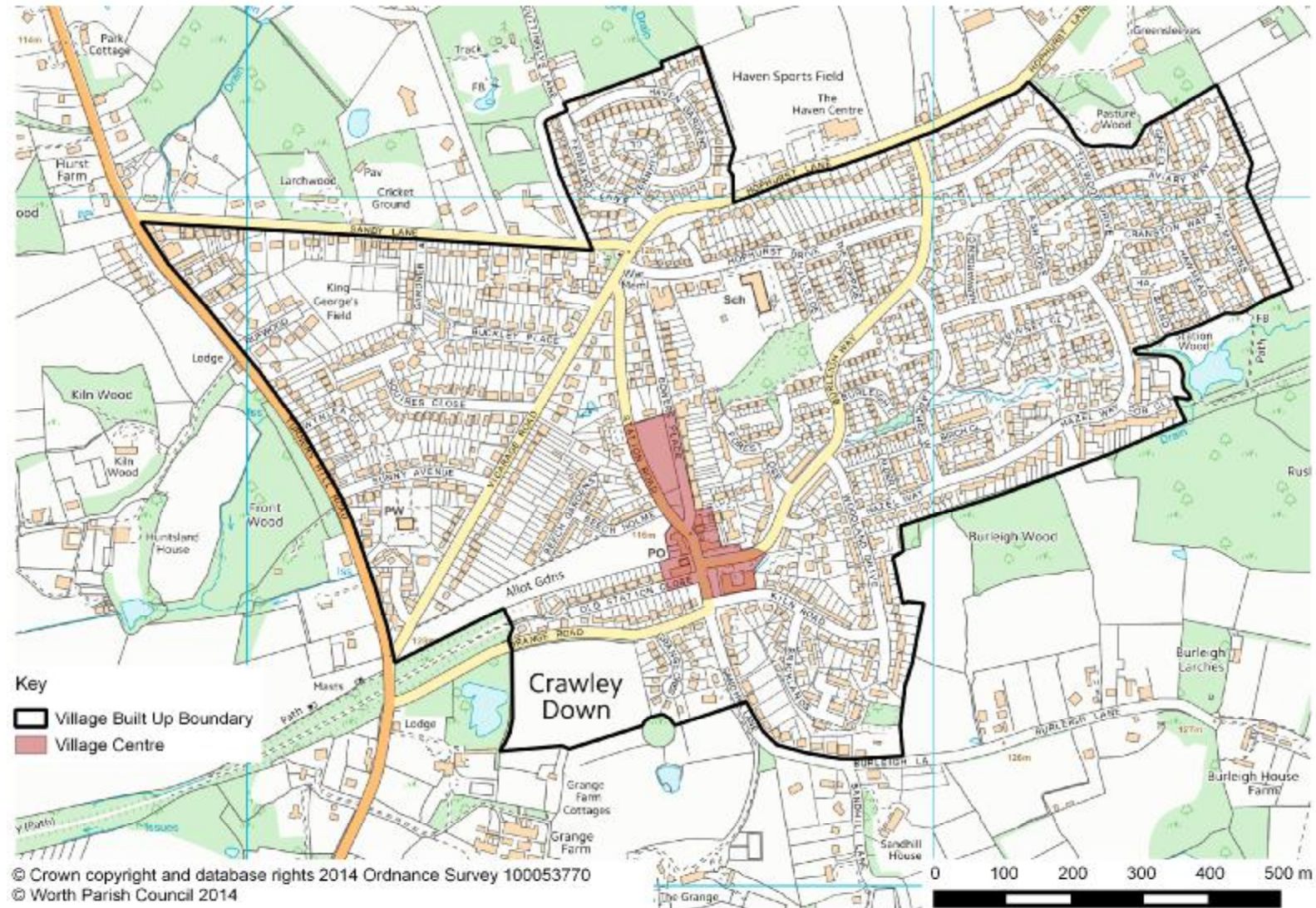


Figure 3 - Village Centre

## Reminders

## Glossary of Abbreviations and Definitions