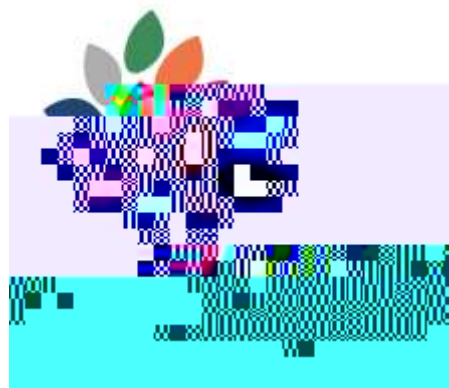


# Crawley Borough Council Response to Inspector's Matters, Issues and Questions

Matter 5: Character and Environment

Issue 1: Crawley's Character

February 2015



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- 5.2.1 The internal residential space standards are the same as those identified in the Nationally Described Space Standard – technical requirements (Consultation Draft September 2014) for single storey dwellings. For dwellings of two and three storeys the internal space standards in the Local Plan are 3m<sup>2</sup> higher than those in the Nationally Described Space Standard, which the council believes is reasonable considering Crawley's history in providing functional New Town post World War Two housing. Crawley's urban character is shaped by its neighbourhood principle and a predominant provision of high density two storey housing. However, once the Nationally Described Space Standard is adopted, the standards in the CBLP will be superseded, as stated in the Policy.
- 5.2.2 Space standards for dwellings have been determined by recognising the need for rooms to be able to accommodate basic furniture, activities and circulation, as per Annex A of the Nationally Described Space Standard. The standards are there to ensure the basic functionality of homes and not to be overly prescriptive. Space standards can be exceeded, but should at least be met. Crawley has successfully used space standards since before 1992 and these are formally set out in the council's existing supplementary planning guidance note<sup>3</sup>, to be replaced by Policy CH5 once it is adopted<sup>4</sup>.
- 5.2.3

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Sustainability Appraisal<sup>7</sup> explains the options assessed in relation to the provision of external space standards; with the chosen option showing the greatest levels of sustainability, particularly in relation to climate change adaptation and mitigation,





- 5.4.1 Crawley's heritage resources are limited and it is important to emphasise both the importance of these sites as well as the differences between them. Policy CH12 applies to all heritage sites, including other assets, such as Scheduled Ancient Monuments, archaeological sites etc., including the ones shown in the Crawley Local Plan Map or any currently unknown assets. It is more general whilst still setting out requirements for development relating to policies CH13-CH17. Policies CH13-CH17 in turn go into further detail relating to each specific national or local designation of heritage assets and also making further requirements for development additional to those in Policy CH12.
- 5.4.2 Policy CH12 ensures that anyone reading the CBLP recognises the importance of heritage assets; this is why Policy CH12 was placed before Policies CH13-CH17 in the CBLP reflecting a hierarchical order. Policy CH12 is written to apply to any heritage allocation, while still allowing for policies CH13-CH17 to elaborate further on the allocation that they are each referring to. Further specification regarding the requirements of Policy CH12 will also be included in the emerging Local List. As the emerging Urban Design SPD will explain, the starting point of a Heritage Impact Assessment will be the completion of a Heritage Assets Checklist. For small development this is likely to be all that would be necessary to meet the requirement of a Heritage Impact Assessment. This will be set out in the emerging Local List. All other development will need to provide a detailed Heritage Impact Assessment. This allows for consistency between Policies CH12 and CH13-CH17, as well as clarity as to the differences between the various allocations and the planning requirements for each.



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5.6.1 Policies CH15 and CH16 follow the guidance as set out in the NPPF<sup>16</sup> regarding heritage assets. Despite there being a recognised difference between assets referred