

# Crawley Borough Council

## Authority Monitoring Report 1 April 2020 – 31 March 2021

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# Executive Summary

This Authority's Monitoring Report covers the period from 1 April 2020 to 31 March 2021. It also contains more up-to-date information from 2021/22, where it is available. It is produced and set out in accordance with Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012.

The key topic areas of the report are as follows:

## **Progress on Local Plan and Local Development Scheme (LDS) Implementation**

- Progress on the documents included in the council's updated Local Development Scheme was variable during the 2020/21 monitoring period, as follows:
  - Progress with the Local Plan Review was delayed as compared with the February 2020 LDS timetable due to a number of factors, including legal outcomes in relation to national airport expansion policy, COVID-19 impacts, and other issues arising from the emerging evidence base. These resulted in a further Regulation 19 consultation being commenced early in 2021, supported by additional evidence.
  - The adopted Local Plan (December 2015) was found to remain up-to-date and confirmed as retaining full weight by Full Council on 16 December 2020.
  - The preparation of the Development of Gatwick Airport SPD and the Land East of Balcombe Road/Street Hill Development Brief, as well as the updating of the Urban Design and Affordable Housing SPDs, continued to be delayed as a result of additional staff resources being required to support the Local Plan Review and uncertainties regarding the Development Consent Order and national policy in respect of Gatwick Airport.
  - Six Conservation Area Statements remain outstanding.

## **Monitoring Policy Effectiveness**

- Performance during the monitoring year against the critical indicators detailed in the council's Monitoring and Implementation Framework<sup>1</sup> was as follows:
  - Policy H1: Housing Provision. Housing completions during the monitoring period continued to exceed the annual average target of 340.
  - Policy H4: Affordable and Low Cost Housing. The provision of affordable and low cost housing, calculated as a proportion of housing completions benefitting from planning permission, was 48% during 2020/21, exceeding the 40% target set in Policy H4. The absolute level of delivery (213 units) exceeded the implied target (136 units) represented by 40% of the council's annual housing requirement. The 40% target was also exceeded over the longer period 2015-21.
  - Policy EC1: Sustainable Economic Growth. 2020/21 saw a modest net increase of employment floorspace overall, with further net losses of office space, mainly reflecting weak delivery, being offset by an increase of industrial (B1c, B2 and B8) floorspace. Over the period 2015-21, the combined net delivery of office and industrial floorspace continues to be below the level projected in the Local Plan, with strong supply of industrial floorspace contrasting with weaker supply of office provision. Uptake of the employment land supply also remains slower than anticipated, although the trend remains downward.
  - Policy EC6: Development Sites within the Town Centre Boundary. Proposals for the development of the named sites are at various stages, with continuing progress apparent on most sites.

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<sup>1</sup> Monitoring and Implementation Framework, p4 (2015) CBC

- Some further progress has been made in addressing areas of inconsistent implementation identified in the 2016/17 AMR, such as requirements around provision for affordable housing on small sites, dwelling mix, and information requirements. This seems to reflect increasing familiarity with relevant requirements, and the adoption of an up-to-date Local List of validation requirements in November 2018 (updated in March 2021). In addition, policy approaches in relevant areas are being refined through the Local Plan Review process, where appropriate.
- Appeal decisions during, and since, the 2020/21 monitoring year saw success in the defence of a number of policies from the 2015 Local Plan, while appeals which were allowed related primarily to the site-specific application of design-related policy, rather than to specific policy requirements.
- Data on a range of indicators related to the Sustainability Objectives detailed in the Local Plan Sustainability Appraisal are set out. Progress of varying degrees is apparent in many areas, although there is scope for further improvement.

### **Neighbourhood Development Plans/Orders**

- No Neighbourhood planning documents have been made by the council, and none are known to be in preparation by qualifying bodies.

### **Community Infrastructure Levy**

- The council held £312,734.45 in CIL funds at the beginning of 2020/21, comprising £278,609.03 in the Strategic Infrastructure Strand and £34,125.42 in the Neighbourhood Improvement Strand.
- CIL receipts during 2020/21 totalled £263,530.66, of which £227,384.74 was within the Strategic Infrastructure Strand and the remaining £36,145.92 in the Neighbourhood Improvement Strand.
- £12,222.56 and £8,626 respectively were spent out of the Strategic Infrastructure Strand and Neighbourhood Improvement Strand during 2020/21.
- As of 31 March 2021, the council held £554,762.58 in CIL, comprising £493,117.24 and £61,645.34 in the two respective funds.
- Strategic Infrastructure Strand receipts have been reserved to deliver the programme of infrastructure projects identified through the council's approved Infrastructure Business Plan.

### **Self-build and Custom Housebuilding**

- As of 31 March 2022, 136 individuals and 1 association had been added to the council's Self-Build and Custom Housebuilding Register. 104 individuals and 1 association are on Part 1 of the Register and 32 individuals on Part 2.

### **Duty to Cooperate**

- The council has acted in line with the Duty to Cooperate, as detailed in Part 7 and Appendix G below.

# Part 1. Introduction

## Nature and purpose of document

- 1.1. This Authority Monitoring Report (AMR) details Crawley Borough Council's progress in developing, adopting and implementing local planning policies. Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 requires AMRs to be produced and specifies requirements as to their content and scope. The approach and indicators used in this AMR also conform to the council's own Monitoring and Implementation Framework (MIF), which was published in 2015.
- 1.2. The present AMR covers the monitoring period from April 2020 to March 2021, which is assessed as the sixth year of implementation of the 2015 Local Plan<sup>2</sup>.
- 1.3. Crawley Borough Council intends to continue its monitoring framework and reporting arrangements on an approximately annual basis, to make relevant information available to the public. Should new information be available more frequently, it will be made available at the earliest opportunity, rather than waiting for the production of a new AMR.

## Contents and Structure

- 1.4. This AMR is divided into sections covering the following areas:
  - **Part 2:** Progress made with documents detailed in the council's Local Development Scheme (LDS), including the Local Plan, Supplementary Planning Documents (SPDs) and other planning documents;
  - **Part 3:** Account of policy implementation, focusing on:
    - the four indicators critical for delivering the Local Plan's vision for growth, as identified in the Monitoring and Implementation Framework;
    - other policies where monitoring has identified potential issues regarding consistency of implementation;
    - recent appeal decisions; and
    - Crawley's current and/or recent level of performance on various indicators which are relevant to the Sustainability Objectives detailed in the SA<sup>3</sup>;
  - **Part 4:** Details of any neighbourhood plans or neighbourhood development orders made by the council;
  - **Part 5:** Running totals of CIL income and expenditure as of 31 March 2021;
  - **Part 6:** Headline data on the council's Self-Build and Custom Housebuilding Register, as administered in accordance with the Self-build and Custom Housebuilding Act 2015 and the Self-Build and Custom Housebuilding Regulations 2016;
  - **Part 7:** Details of co-operation undertaken with other local planning authorities, county councils or other bodies in line with the Duty to Cooperate set out in section 110 of the Localism Act 2011.
  - **Appendices**

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<sup>2</sup> [Crawley 2030: Crawley Borough Local Plan 2015-2030 \(December 2015\) CBC](#)

<sup>3</sup> Sustainability Appraisal/Strategic Environmental Assessment: Sustainability Report for the Local Plan (December 2015) CBC

## **Part 2. Progress on Local Plan and Local Development Scheme (LDS) Implementation**

### **Introduction**

- 2.1. Section 15 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare and maintain a Local Development Scheme (LDS), giving details of proposed local planning policy documents and timetables for their preparation and adoption. AMRs are required to detail progress in the preparation of these documents and the extent to which the relevant timetables have been followed.
- 2.2. The relevant LDS for much of this monitoring period was published by the council in February 2020. It was updated during the monitoring period, in December 2020. Appendix A lists the documents specified in both versions of the LDS and the timetables for their preparation.
- 2.3. Due to significant delays in the Local Plan programme, a further update to the LDS is due to be published. However, there remains uncertainty around key matters affecting the Local Plan and development within the borough (see paragraphs 2.19-2.22 below). Until this is resolved, and a clear approach forward is established and agreed with the necessary bodies, the LDS cannot be set.
- 2.4. The remainder of this section will describe current progress on each document during the 2020/21 monitoring period, with additional commentary on progress since 1 April 2021.

### **Development Plan Documents**

- 2.5. The Development Plan for Crawley sets out the local planning policies which are applicable within the borough. The Development Plan is made up of individual 'Development Plan Documents', and these represent the council's most important planning policy documents for which timetables are set out in the LDS. The documents identified in both 2020 LDS within this category were the:
  - Local Plan Review; and
  - Local Plan Map Update.Progress regarding these during and since the 2020/21 monitoring period is set out in turn below.

### **Local Plan Review & Local Plan Map Update**

- 2.6. The Local Plan and associated Local Plan Map represent the main repository of Local Planning Policy for Crawley. The current Local Plan and Local Plan Map were adopted in December 2015. In accordance with legislation and national policy requiring the review of these within five years of adoption, the LDS sets out the timetable for the Local Plan Review.
- 2.7. The February 2020 LDS envisaged the Local Plan Review proceeding with the Regulation 19 Publication Consultation taking place between January and March 2020. Following this, the intention was that the Local Plan would be submitted to the Secretary of State for its Examination in March/April 2020.

## Progress during 2020/21

- 2.8. Progress with the Local Plan Review during the 2020/21 monitoring year was subject to delays against the February 2020 LDS. This was caused by a series of critical issues:
- Advice from a Planning Inspector as part of an advisory meeting (April 2020);
  - Legal outcomes in relation to national airport expansion policy;
  - Delays and restrictions created due to the international COVID-19 pandemic;
  - Emerging evidence – particularly in relation to Viability;
  - Delays in the production and finalising of commissioned evidence documents.
- 2.9. On this basis, following the close of the initial Regulation 19 consultation carried out in early 2020, rather than submitting the Local Plan for its examination in March/April 2020 as anticipated by the LDS, the Local Plan was subject to further internal review and update.
- 2.10. In light of the restrictions introduced due to the international COVID-19 pandemic, the Statement of Community Involvement was updated in June 2020.
- 2.11. The LDS was updated in December 2020. This reflected the delays to the Local Plan Review timetable, and the changes made to the Local Plan which required further consideration by Full Council and a repeating of the formal Regulation 19 Public Consultation.
- 2.12. The North of Crawley Area Action Plan Policy was deleted as a commitment in the updated draft Submission Local Plan. Therefore, the updated LDS removed the timetable for producing the Area Action Plan which had been introduced in the February 2020 LDS.
- 2.13. The updated Local Plan, Local Plan Map, draft Sustainability Appraisal/ Strategic Environmental Assessment, draft Consultation Statement, draft Infrastructure Plan and Habitats Regulations Scoping Report were considered by Full Council on 16 December 2020. At this meeting of the Full Council, the Local Plan was approved for Publication Consultation and Submission to the Secretary of State for Examination<sup>4</sup>.
- 2.14. In addition, the Crawley Borough Local Plan, which was adopted in December 2015, was reviewed at Full Council on 16 December 2020<sup>5</sup>. Crawley Borough Council approved the Local Plan Five Year Policy Assessment<sup>6</sup> to confirm that each adopted Local Plan Policy retains full weight for Development Management decisions. On this basis, the 2015 adopted Local Plan remains up-to-date and the Review of the Policies has been through Cabinet and Full Council processes to maintain that position<sup>7</sup>.

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<sup>4</sup> Minutes of Full Council Meeting 16 December 2020, Item 6:  
<https://democracy.crawley.gov.uk/documents/g3041/Public%20minutes%2016th-Dec-2020%2019.30%20Full%20Council.pdf?T=11>

<sup>5</sup> The Cabinet Report which went through Full Council on 16 December 2020 can be accessed from this link: <https://democracy.crawley.gov.uk/ieListDocuments.aspx?CId=162&MId=3036&Ver=4> (Item 6; Recommendation 2.3d)

<sup>6</sup> Crawley 2015 – 2030 Adopted Local Plan Five Year Policy Assessment<sup>6</sup>):

[https://crawley.gov.uk/sites/default/files/2021-01/Crawley\\_2015\\_2030\\_Adopted\\_Local\\_Plan\\_five\\_year\\_policy\\_assessment.pdf](https://crawley.gov.uk/sites/default/files/2021-01/Crawley_2015_2030_Adopted_Local_Plan_five_year_policy_assessment.pdf)

<sup>7</sup> Minutes from Full Council:

<https://democracy.crawley.gov.uk/documents/g3041/Public%20minutes%2016th-Dec-2020%2019.30%20Full%20Council.pdf?T=11> (Item 6: Resolution d)

- 2.15. A further stage of formal “Submission Publication” public consultation, in accordance with Regulation 19 of the 2012 Local Planning Regulations, commenced in January 2021. During the course of the consultation, the length of this formal consultation period was extended to June 2021 to allow for the publication, and adequate consideration, of outstanding evidence documents.
- 2.16. The following evidence studies were prepared and published during the 2020/21 monitoring period:
- Gatwick Sub-Region Water Cycle Study, August 2020;
  - Housing Trajectory, 1 September 2020 Base Date;
  - Strategic Housing Land Availability Assessment, September 2020;
  - Economic Growth Assessment – focused update for Crawley, September 2020;
  - Employment Land Trajectory, 1 September 2020 Base Date;
  - Strategic Flood Risk Assessment, September 2020;
  - Open Space, Sport and Recreation Assessment, December 2020;
  - Indoor Sports Facilities Assessment, January 2021;
  - Playing Pitch Strategy, January 2021;
  - Draft Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, January 2021;
  - Draft Densification Study, Part 1, January 2021;
  - Employment Land Availability Assessment, January 2021;
  - Crawley Heritage Assets Review, January 2021;
  - Water Cycle Study Crawley Addendum, January 2021;
  - Draft Habitats Regulations Assessment of Crawley Local Plan, January 2021;
  - Local Plan and Community Infrastructure Levy Viability Assessment, March 2021.
- 2.17. A series of summary “Topic Papers” were prepared and published to support the Local Plan Consultation:
- Topic Paper 1: Unmet Needs and Duty to Cooperate, January 2021;
  - Topic Paper 2: Gatwick Airport, January 2021;
  - Topic Paper 3: Housing Needs, January 2021;
  - Topic Paper 4: Housing Supply, January 2021;
  - Topic Paper 5: Employment Needs and Land Supply, January 2021;
  - Topic Paper 6: Climate Change, January 2021;
  - Topic Paper 7: Development and Noise Technical Appendix, January 2021.
- 2.18. The following evidence studies were commissioned during the 2020/21 monitoring period and are currently still being progressed:
- Crawley Habitats Regulations Assessment (commissioned August 2020);
  - Water Neutrality Assessment (commissioned December 2020).

<b>Date</b>	<b>Stage</b>
30 June 2020	Publication of updated Statement of Community Involvement
9 December 2020	Publication of updated Local Development Scheme 2020 - 2023
16 December 2020	Full Council: Crawley Local Plan Review Publication and Submission
16 December 2020	Full Council: Crawley 2015-2030 Adopted Local Plan Five Year Policy Assessment
6 January 2021 – 30 June 2021	Second Regulation 19 ‘pre-submission’ consultation



### **Progress since the monitoring period**

- 2.19. Progress with the Local Plan review since the 2020/21 monitoring year has been subject to even further delays against the December 2020 LDS. This has primarily been caused by concerns relating to water supply for new development and, particularly for the preparation of the Local Plan, its implications for meeting the Habitats Regulations through the Appropriate Assessment (HRA).
- 2.20. In September 2021, the council received a Position Statement from Natural England which confirmed that it cannot be concluded that the existing abstraction within the Sussex North Water Supply Zone is not having an impact on the Arun Valley sites of international importance (Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site). It advises that developments within this zone must not add to this impact. Development in the majority of Crawley now has to demonstrate that it will not increase pressure on water resources through being “water neutral”.
- 2.21. The Water Neutrality Study was jointly commissioned to support the Local Plans for Crawley, Chichester and Horsham in December 2020. This work seeks to quantify the scale of the issue and identify proposed mitigation schemes to address this issue. The Study is broken down into three main stages:
1. Part A: Individual local authority areas assessment, July 2021;
  2. Part B: In-combination assessment (ongoing);
  3. Part C: Determine mitigation (ongoing).
- 2.22. To date, this work has included the involvement of the affected authorities: Crawley Borough, Chichester District, Horsham District, Mid Sussex District, West Sussex County Councils and South Downs National Park Authority; Southern Water; Natural England; Environment Agency; Defra; and DLUHC. Governance structures have been formally set up to support the resolution of the water neutrality strategy through cross-authority working. These involve a series of technical working groups reporting to an Executive Board of major stakeholders which provides direction and makes decisions on key strategic matters. A Member Board of Leaders from the affected Local Authorities is convened as needed to be briefed on progress and key strategic matters, and to pursue actions as required to raise the profile of the issue. There is a recognised need for delivery structures to be in place in order to implement the water neutrality strategy beyond the completion of the Study.
- 2.23. In addition to the progress with water neutrality, the following Local Plan supporting evidence studies have been prepared and published since the 2020/21 monitoring period:
- Crawley Transport Study, May 2021.
- Ongoing work is continuing on this study, with close liaisons between the council, the county Highways Authority, the consultants and National Highways. An updated version of this study was published in July 2022.
- 2.24. The following evidence studies have been commissioned since the 2020/21 monitoring period and are currently still being progressed:
- Crawley Western Link Road Study (commissioned June 2021).
- 2.25. Due to the delays, the LDS will need to be updated, once there is more certainty on the programme linked to the Water Neutrality Study.

Date	Stage
6 January 2021 – 30 June 2021	Regulation 19 'pre-submission' consultation
14 September 2021	Receipt of Natural England Sussex North Water Resource Zone Position Statement

## Supplementary Planning Documents

- 2.26. Supplementary Planning Documents (SPDs) provide guidance on how to fulfil the requirements set out in the policies of the Local Plan. They do not themselves contain or change policies, but they still fall within the broader class of Local Development Documents. As such timetables for their preparation and adoption are included in the LDS.
- 2.27. The preparation and adoption of SPDs is subject to special requirements, requiring a period of 'early engagement' as well as a subsequent formal public consultation.
- 2.28. The February 2020 LDS confirmed the review of a larger number of the adopted SPDs than previously identified in the 2019 LDS, to reflect the comprehensive revision of the Local Plan policies associated with each of these SPDs as part of the Local Plan Review. The following SPDs were listed in the February 2020 LDS as being due for preparation and/or adoption during 2020/21:
- Affordable Housing Review;
  - Climate Change Review;
  - Green Infrastructure Review;
  - Town Centre Review;
  - Urban Design Review;
  - Planning Obligations Review
  - Development of Gatwick Airport;
  - Conservation Area Statements; and
  - Land East Balcombe Road/Street Hill, Worth Development Brief.
- 2.29. New evidence was commissioned through the Heritage Assets Review which included consideration of some of the Conservation Area Boundaries, potential new Conservation Area designations, Areas of Special Local Character and Locally Listed Buildings.
- 2.30. The December 2020 LDS continued to identify the above SPDs for preparation. However, it programmed these to come forward within the 2021/22 and 2022/23 monitoring periods, acknowledging the delay to the Local Plan Review. In addition, it identified the following SPDs, alongside those set out in paragraph 2.28 above:
- Local Heritage Assets List;
  - Character Area Assessments.

### Local Heritage Assets List SPD

- 2.31. The December 2020 LDS identified a need to introduce a Local Heritage Assets List SPD to bring together the list of locally designated (and non-designated) heritage assets, including Areas of Special Local Character, Historic Parks and Gardens, Locally Listed Buildings and non-designated archaeological assets.
- 2.32. A public consultation took place between February and March 2021 on some of the proposed changes which emerged from the Heritage Assets Review.

### Affordable Housing Review SPD

- 2.33. The 2019 LDS identified a need to update the Affordable Housing SPD to reflect the changes introduced by the revised NPPF. Due to emerging evidence through the SHMA and Viability, resources were directed into the Local Plan Review preparations in drafting new policies and managing the background evidence documents. The SPD update will follow the adoption of the Local Plan Review.

#### Climate Change Review SPD

- 2.34. The 2020 LDS identified a need to update the Climate Change SPD to reflect the changes to the Local Plan policies and corporate and national priorities. The update will also improve and clarify the advice given in the document following feedback from experiences of implementing it. This will follow the adoption of the Local Plan Review.

#### Green Infrastructure Review SPD

- 2.35. The 2020 LDS identified a need to update the Green Infrastructure SPD to reflect the changes to the Local Plan policies and corporate and national priorities. The update will also improve and clarify the advice given in the document following feedback from experiences of implementing it. This will follow the adoption of the Local Plan Review.

#### Town Centre Review SPD

- 2.36. The 2020 LDS identified a need to update the Town Centre SPD to reflect the changes to the Local Plan policies and corporate and national priorities. The update will also improve and clarify the advice given in the document following feedback from experiences of implementing it. This will follow the adoption of the Local Plan Review.

#### Urban Design Review SPD

- 2.37. The 2019 LDS considered an update of the Urban Design SPD to improve and clarify the advice given in the document following feedback from the experiences of implementing it.
- 2.38. Wider national government proposals for design meant resources were directed into the Local Plan Review preparations both in drafting new design policies and also preparing background evidence documents. The SPD update will follow the adoption of the Local Plan Review.

#### Development of Gatwick Airport SPD

- 2.39. The Development of Gatwick Airport SPD had an indicative only timetable in the 2020 LDS, dependent on Gatwick Airport's final Airport Masterplan and possible Development Consent Order approach.
- 2.40. The Development of Gatwick Airport SPD remains outstanding. Work on this document has to reflect the development of Local Plan policies for the airport in response to the Government's emerging Aviation Strategy, and the proposals in the Gatwick Airport Master Plan, including the proposed Development Consent Order (DCO). The Development Consent Order work was stalled in March 2020 due to the Covid-19 pandemic, restarting in early 2021. Submission of the DCO by Gatwick Airport Ltd is currently anticipated in early 2023. No further iterations of the Government's full Aviation Strategy have been published since the "Aviation 2050: the future of UK aviation" green paper was published for consultation in December 2018, although related documents such as the Government's Jet Zero Strategy: Delivering Net Zero Aviation by 2050 have been published.

#### Conservation Area Statements

- 2.41. Conservation Area Statements reinforce and support the designation of individual Conservation Areas by describing in greater detail the special

architectural, historical and environmental qualities which make them distinctive and worthy of designation. They also provide development guidance informed by these qualities and suggest improvements which have the potential to enhance the Areas' special character.

- 2.42. As of April 2022, updated Conservation Area Statements were under preparation for several of Crawley's Conservation Areas as follows:
- Forestfield and Shrublands
  - High Street
  - Malthouse Road
  - St Peters
  - Southgate Neighbourhood Centre
  - Sunnymead Flats
- 2.43. Work on the Conservation Area Statements is, in many cases, being led by Crawley's Conservation Area Advisory Committees (CAACs), rather than by council officers. CAACs are groups affiliated to the council which are made up of local people and others with an interest in the area and its heritage.
- 2.44. On account of the role played by the CAACs in the preparation of Conservation Area Statements, the LDS does not set out a definitive timetable for their adoption.
- 2.45. A public consultation took place between February and March 2021 on some of the proposed changes which emerged from the Heritage Assets Review.

#### Development Briefs

- 2.46. Development Briefs seek to support and influence the development of particular sites allocated in the Local Plan by providing detailed information about their characteristics and how landowners and developers can best accommodate these in their proposals. Development Briefs for the following sites allocated by Policy H2 of the Local Plan remained outstanding as of April 2022:
- Land East of Balcombe Road/Street Hill.
- 2.47. The direction of resources into the Local Plan Review has delayed further progress on this Development Brief.

#### **Progress during 2019/20**

2.48. Progress on the SPDs during 2019/20 was as follows:

Date	Stage
1 February – 31 March 2021	Conservation Areas and Locally Listed Buildings Consultation

#### **Progress since the monitoring period**

2.49. Subsequent progress in the preparation and adoption of the SPDs has been as follows:

Date	Stage
N/A	N/A

2.50. Due to the delay in progressing the Local Plan and the focus of the work on meeting the HRA requirements, the SPDs from the December 2020 LDS remain outstanding as of April 2022.

### **Other Planning Documents**

- 2.48. In addition to the Local Plan documents and Supplementary Planning Documents, the council prepares a number of other planning documents.
- 2.49. They include:
- Authority's Monitoring Report (this document)

- Statement of Community Involvement (referred to in paragraphs 2.10 and 2.18)
- Local Development Scheme (referred to in paragraphs 2.1-2.3, 2.11, 2.18 and 2.25)
- Community Infrastructure Levy (considered in Part 5)
- Infrastructure Funding Statement
- Brownfield Land Register
- Local List of Validation Requirements

2.50. The timetable for the preparation of these documents is also set out in the LDS (with the exception of the LDS itself and the AMR which is confirmed to be produced on an approximately annual basis).

**Progress during 2019/20**

2.51. Progress on other planning documents during 2020/21 was as follows:

<b>Date</b>	<b>Stage</b>
December 2020	Publication of Reviewed Brownfield Land Register
December 2020	Infrastructure Funding Statement
March 2021	Publication of Reviewed Local List of Validation Requirements

**Progress since the monitoring period**

2.52. Subsequent progress in the preparation and adoption of other planning documents has been as follows:

<b>Date</b>	<b>Stage</b>
December 2021	Publication of Reviewed Brownfield Land Register
December 2021	Infrastructure Funding Statement

## Part 3. Monitoring Policy Effectiveness

- 3.1. The Local Planning Regulations (2012) state that an Authority's Monitoring Report must identify any Local Plan policies which are not being implemented. Reasons should be given for the failure to achieve or implement policies, and any appropriate measures should be identified to rectify the situation, either by finding means to overcome obstacles to implementation or by reviewing the policy.
- 3.2. The approach that the council takes in monitoring implementation of policies in the Plan is set out in its Monitoring and Implementation Framework (MIF), published in 2015. This identifies key indicators, further indicators, objectives and milestones for the various policies included in the Plan.
- 3.3. The monitoring year 2020/21 is the fifth full monitoring year following the adoption of the Crawley Local Plan 2015-30. It provides an opportunity to monitor the implementation of a relatively wide range of policies. In addition, it provides scope to consider progress in tackling the areas of less consistent implementation identified in previous Authority Monitoring Reports.
- 3.4. Firstly, this section will consider those four policies and associated key indicators which are identified in the MIF as forming 'a more critical element of meeting the council's overall vision for the future growth of the borough', namely:
  - Policy H1: The delivery of net housing against the annualised average housing number;
  - Policy H4: The delivery of net affordable housing against the annual average affordable housing requirement;
  - Policy EC1: The provision and delivery of total employment floorspace against the Economic Growth objectively assessed need;
  - Policy EC6: The delivery of the Town Centre Opportunities sites allocated in the policy.
- 3.5. The section then goes on to consider briefly:
  - Progress since 2018/19 in respect of policies where issues have previously been identified in terms of inconsistent implementation;
  - The record of council planning decisions at appeal both during and since the monitoring period. Particular notice has been given to those decisions which are more relevant to the implementation of new Local Plan policies;
  - Crawley's current and/or recent performance against the Sustainability Objectives outlined in the Sustainability Appraisal (SA) supporting the Local Plan. This is measured by a range of indicators which are as close as practically and reasonably possible to those identified in the SA.

### Policy H1: Housing Provision and Housing Delivery Test

- 3.6. Policy H1 makes provision for the development of a minimum of 5,100 net additional dwellings in the borough over the period 2015-2030. This equates to an annual average figure of 340 dwellings. Two key factors should be borne in mind when considering this figure:
  - The H1 target is informed by an assessment of the borough's Objectively Assessed Housing Need which includes allowance for under-delivery in the years before the commencement of the Local Plan period.
  - The H1 figure is, at the same time, 'supply-led', reflecting the constrained availability of land in the borough and the finite supply of sites available for housing. As detailed in updates to the borough's Housing Trajectory,

performance against the annualised average figure will closely reflect progress in the development of allocated sites. In the early part of the Plan period, Crawley’s Housing Trajectory thus anticipates higher levels of delivery, which then reduce as the limited land supply is developed.

- 3.7. In 2018, the government introduced a Housing Delivery Test, for which the net delivery of housing is assessed against a figure representing housing need over a rolling 3-year period. Four sets of national results of the Housing Delivery Test have now been published<sup>8</sup>. The level of housing delivery in Crawley, as measured against housing need identified via the Test, is set out in Table 3.1 below.

**Table 3.1: Housing Delivery Test results for Crawley 2018-21**

Housing Delivery Test Year	Years Covered by Test	Proportion of Identified Housing Need Met
2018	2015/16, 2016/17, 2017/18	181%
2019	2016/17, 2017/18, 2018/19	235%
2020	2017/18, 2018/19, 2019/20	252%*
2021	2018/19, 2019/20, 2020/21	406%†

\*The housing need figure for 2019/20 was reduced by the equivalent of 1 month in consideration of the Covid-19 pandemic.

†The housing need figure for 2020/21 was reduced by the equivalent of 3 months in consideration of the Covid-19 pandemic.

- 3.8. In Table 3.2, Crawley completions for each monitoring year of the period 2015-21 are compared with the respective average target implied by Policy H1 as well as the projection from the April 2015 Housing Trajectory (HT)<sup>9</sup>. As shown here completions significantly exceed the average requirement.
- 3.9. Notwithstanding this, they fall slightly short of the 2015 HT projection. This predicted a peak in delivery in 2016/17 and 2017/18, which was not realised in terms of actual completions. This is primarily due to delays in the coming forward of a number of key site allocations. For other years, the Housing Trajectory target has been exceeded and, since several allocated sites are still to come forward, it is expected that this shortfall will be made up.

**Table 3.2: Gross and net housing completions 2015-2021, measured against projections in the April 2015 Housing Trajectory and the Local Plan Policy H1 average target<sup>10</sup>**

Year	Gross	Losses	Net	Net incl. C2	April 2015 HT Projection	As % of HT Figure	H1 Average Target	As % of H1 Average
2015/16	544	3	541	541	389	139%	340	159%
2016/17	603	7	596	596	724	82%	340	175%

<sup>8</sup> Housing Delivery Test: 2018 measurement (2019) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>; Housing Delivery Test: 2019 measurement (2020) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>; Housing Delivery Test: 2020 measurement (2021) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>; Housing Delivery Test 2021 measurement <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>.

<sup>9</sup> Available at <https://crawley.gov.uk/sites/default/files/documents/PUB260010.pdf>

<sup>10</sup> The completion figures in Table 3.2 are primarily derived from West Sussex County Council monitoring data. Figures based on other criteria may differ.

Year	Gross	Losses	Net	Net incl. C2	April 2015 HT Projection	As % of HT Figure	H1 Average Target	As % of H1 Average
2017/18	372	3	369	369	870	42%	340	109%
2018/19	515	3	512	512	455	113%	340	151%
2019/20	456	4	452	404	389	104%	340	133%
2020/21	571	3	568	568	379	150%	340	167%
<b>2015-21 Total</b>	<b>3061</b>	<b>22</b>	<b>3038</b>	<b>2990</b>	<b>3206</b>	<b>93%</b>	<b>2040</b>	<b>147%</b>

- 3.10. Net delivery has been adjusted in column five of Table 3.2 above to allow for change in C2 (communal) accommodation. Net increase or decrease in C2 accommodation is converted to a number of individual dwellings by dividing the number of bedrooms by the national average number of adults in all-adult households (1.8), in accordance with Housing Delivery Test Measurement Guidance. In 2019/20, this has resulted in a net delivery of 404 dwellings when including changes in C2 accommodation, compared with 452 net dwellings without this adjustment. The main change reflected here is the demolition of the 100-bedroom Oakhurst Grange Nursing Home at 44 Goffs Park Road in Southgate, which has permission for redevelopment as a larger 'continuing care retirement community' (CR/2016/0972/FUL).
- 3.11. Of the 568 net dwelling completions in 2019/20, 128 dwellings (23 per cent) came from developments benefitting from permitted development rights for the conversion of offices to dwellings. This compares with 41 per cent in 2019/20, 3 per cent in 2018/19, 9 per cent in 2017/18, and 49 per cent in 2016/17. Fluctuations in overall delivery levels have reflected variations in the number of dwellings delivered via planning permission as well as in the number delivered via prior approval.
- 3.12. In order to shed light on the future housing delivery pipeline, Table 3.3 below details separately the total number of dwellings permitted by planning permission and prior approval during the 2020/21 monitoring year, broken down by category of approval. This shows that the total number of new dwellings permitted over and above existing permissions was 242 (net): a higher figure than in 2019/20 but still lower than the annual H1 policy requirement.

**Table 3.3: New dwellings granted planning permission or prior approval  
April 2020-March 2021**

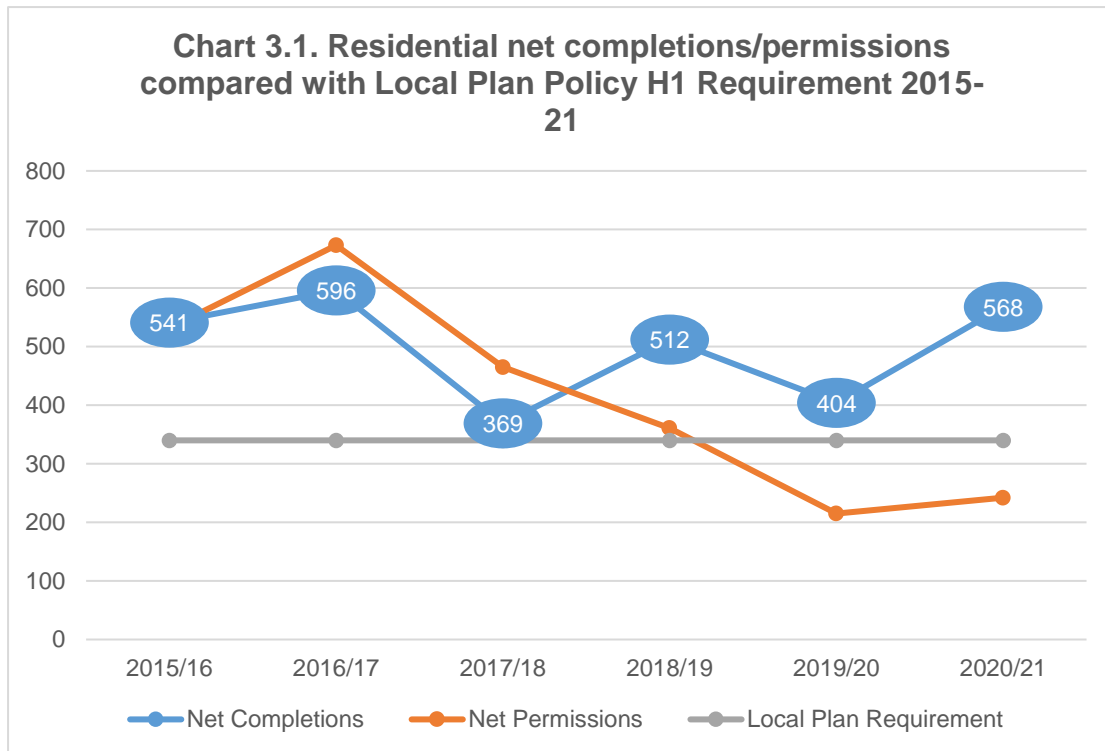
Category	Gross permitted	Losses permitted	Net permitted
<b>All new full planning permissions</b>	<b>188</b>	<b>2</b>	<b>186</b>
Full planning permissions (dwelling quota already permitted) <sup>11</sup>	10	0	10
<b>All new outline permissions</b>	<b>20</b>	<b>0</b>	<b>20</b>
Outline permissions (dwelling quota already permitted)	0	0	0
New reserved matters approved	0	0	0
<b>All new prior approvals</b>	<b>74</b>	<b>0</b>	<b>74</b>

<sup>11</sup> i.e. new planning permissions superseding existing planning permissions or prior approvals.



Prior approvals (dwelling quota already permitted) <sup>12</sup>	28	0	28
<b>Total including reserved matters approvals and dwellings already permitted</b>	<b>282</b>	<b>2</b>	<b>280</b>
<b>Total excluding reserved matters approvals and dwellings already permitted</b>	<b>244</b>	<b>2</b>	<b>242</b>

3.13. Chart 3.1 below summarises this picture in a more visually accessible format, showing net completions and net permissions/prior approvals over the period 2015-2021 in relation to the Policy H1 annual average target.



3.14. A more detailed picture of these trends, including site-specific information and implications for Crawley's five-year housing land supply, is provided in the April 2021 Housing Trajectory and accompanying summary table, provided in Appendix B. These confirm that there has been slippage in the delivery of allocated sites. In this context, the slowdown in residential permissions identified in Table 3.2 and Chart 3.1 appears to be a result of site delays rather than any actual loss of identified housing supply. Therefore, Crawley is still on course to exceed the H1 housing requirement over the Local Plan period, albeit with a flatter trajectory than was anticipated in 2015.

3.15. One issue in respect of the Housing Trajectory, is that the predicted tailing off in completions later on in the Local Plan period could result in Crawley failing the Housing Delivery Test as currently constituted, notwithstanding the fact that overall delivery for the Local Plan period is expected to exceed the Local Plan housing requirement. The three-year rolling average of housing delivery is thus predicted to fall below the average annual housing requirement of 340 dwellings during the period 2023-26.

<sup>12</sup> i.e. new prior approvals superseding existing planning permissions or prior approvals.

- 3.16. The Housing Delivery Test rule book, published by the government, enables such medium-term variations in delivery to be taken into account where the relevant policy includes a stepped housing requirement. Therefore, the council proposes to introduce a stepped housing requirement through the review of Policy H1 in the emerging Local Plan.

## Policy H4: Affordable and Low Cost Housing

- 3.17. Policy H4 requires all residential developments to include 40% affordable housing unless it is shown that this would make the development unviable, in which case requirements will be relaxed in order of cascading priority.
- 3.18. Table 3.3 assesses current implementation of this policy by detailing gross and net affordable housing completions for the years 2015/16-2020/21 (i.e. years 1-6 of the Local Plan period). The net totals are shown as a proportion of total net dwelling completions for each monitoring year, and are also compared to the annual average affordable housing target implied by Policy H4 (i.e. 136 per annum, or 40% of the 340 H1 annual average target). The table also shows new affordable units as a proportion of net completions with planning permission (as opposed to prior approval, which is not legally subject to affordable housing requirements).
- 3.19. As Table 3.4 shows, the significant proportion of new completions benefitting from prior approval (as noted above) has affected the proportion of new units which are affordable. Including prior approvals, the affordable units comprise only 31% over the six years in question, whereas if prior approvals are excluded (providing a fairer view of the implementation of Policy H4) the six-year total sits at 45%, exceeding the 40% target. For the monitoring year, the respective figures are: 38% affordable units when including prior approvals; and 48% affordable housing provision when the prior approvals are excluded.

**Table 3.4: The delivery of gross and net affordable housing 2015-21 against the average annual/quarterly figures from Policy H4<sup>13</sup>**

Year	Gross delivery	Net delivery	As % of total net completions	As % of net completions with planning permission	Implied average H4 target	As % of H4 target
2015/16	113	113	21%	42%	136	83%
2016/17	145	144	24%	47%	136	106%
2017/18	146	146	40%	44%	136	107%
2018/19	166	166	32%	33%	136	122%
2019/20	168	166	37%	62%	136	122%
2020/21	213	213	38%	48%	136	157%
<b>2015-21 Total</b>	<b>951</b>	<b>948</b>	<b>31%</b>	<b>45%</b>	<b>816</b>	<b>116%</b>

- 3.20. Crawley Borough Council own-build schemes contributed 135 units (132 net) to these totals, comprising 15 dwellings in 2016/17, 25 in 2018/19, 81 in 2019/20 and 112 (53%) in 2020/21.

### *Small Residential Schemes (10 dwellings or less):*

- 3.21. The 2016/17 AMR identified that the requirements detailed in Policy H4 were not being applied to minor residential schemes of up to 10 dwellings. This was

<sup>13</sup> The figures given in Table 3.4 have been compiled by extracting figures for affordable housing from the totals recorded in Table 3.2, and thus reflect the development completion times recorded in West Sussex County Council monitoring data. Figures based on other criteria, e.g. the date of handover of completed units to Registered Social Landlords, may differ.

attributed to uncertainty regarding the national policy and legal position, as well as the absence of detailed local guidance on how to apply the requirement to small schemes.

- 3.22. As noted in Appendix E of the 2016/17 AMR, the legal position was clarified in May 2016. In addition, the adoption of the Affordable Housing Supplementary Planning Document and associated Summary Guidance Document for Small Residential Developments in November 2017 provided detailed guidance regarding the application of Policy H4.
- 3.23. Monitoring for the 2017/18 year seemed at first sight to suggest continuing non-implementation of the policy in respect of residential schemes of 1-10 dwellings, but there were signs that this reflected a natural time lag between the introduction of the Supplementary Planning Document as a material planning consideration and its reflection in planning permissions granted. This was confirmed by the monitoring for 2018/19 and 2019/20, which pointed to consistent implementation of this requirement.
- 3.24. This trend has been followed in more recent years. During 2020/21, five schemes of this size were granted planning permission. Three of these were required to contribute a commuted sum towards off-site provision, with the other two being schemes where a dwelling was demolished to make way for a new dwelling, and which were not considered able to support a financial contribution. 2021/22 saw a further four planning permissions of this kind. Two of these were granted subject to the provision of commuted payments towards offsite affordable housing; one was a replacement application for a dwelling in respect of which an affordable contribution had already been paid further to an earlier application; and the remaining case was allowed at appeal, with the Inspector concluding that on the basis of viability evidence provided the development could not support a contribution towards affordable housing.

## **Policy EC1: Sustainable Economic Growth**

- 3.25. Adopted Local Plan Policy EC1 identifies a deliverable supply of B-class employment land of 23 hectares (ha). This is derived from the council's 2015 Employment (Business) Land Trajectory and the 2015 Crawley Economic Growth Assessment (EGA) Update<sup>14</sup>. The 2015 EGA Update estimated that on the basis of predicted levels of growth (the 'baseline' scenario) there will be demand for 58ha new business land in total, including allowance for losses, during the Plan period. Due to Crawley's land constraints, the identified business land supply pipeline total of 23ha falls considerably short of the identified need. However, it was considered sufficient to meet projected demand during the first five years of the Plan period (2015/16 – 2019/20). This has proven to be the case, with delivery of office (58,331sqm) and industrial (65,108sqm) floorspace over the first five years of the Plan having exceeded the projected delivery rates of 46,405sqm for office and 49,325sqm for industrial.
- 3.26. This AMR focuses on the period 2020/21, which marks the sixth year since Local Plan adoption. Table 3.4 assesses how far the gross rate of delivery of employment floorspace over the period 2015-21 has matched the rate anticipated in the EGA Update. The 58ha requirement figure mentioned above (annualised at 3.9ha per annum) is derived from a projected floorspace

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<sup>14</sup> ['Crawley Local Plan Employment \(Business\) Land Trajectory' \(2015-2030\)](#), CBC: 2015; ['Crawley Economic Growth Assessment Update: Final Report'](#), NLP: 2015.

requirement of 287,190sqm (19,146 p.a.), comprising 139,220sqm (9,281 p.a.) of B1a/B1b office space and 147,970sqm (9,865 p.a.) of B1c/B2/B8 industrial floorspace. Table 3.4 compares these projected rates with those actually achieved over the six years concerned. Gross floorspace completion totals are shown both with and without 'churn', i.e. new floorspace which has replaced existing floorspace within the same employment category.

- 3.27. 2020/21 has seen a continued slowing of gross floorspace delivery for both the office and industrial sectors compared to the projected delivery rate. Office floorspace delivery, whilst greater than the 2019/20 monitoring year, is significantly lower than projected. Delivery of industrial floorspace has also slowed compared with that of the previous year. Taking 'churn' into account, and allowing for year-to-year fluctuations, both office and industrial floorspace has been delivered at a rate broadly commensurate with that projected in the EGA. However, this is due to the greater than anticipated delivery in the early years of the Plan period mostly offsetting a more recent slowing of completions.

**Table 3.4: Comparison of actual and projected gross delivery rates for B-class employment floorspace 2015-2021**

Period	Floorspace type	Gross delivery (sqm)	Gross delivery (sqm) (excluding 'churn'*)	Projected delivery rate	Gross delivery excl. 'churn'* as % of projected delivery rate
2015/16	Office	13,219	12,062	9,281	130%
	Industrial	19,360	8,872	9,865	90%
	Total	32,579	20,934	19,146	109%
2016/17	Office	16,646	16,646	9,281	179%
	Industrial	19,725	15,172	9,865	154%
	Total	36,371	31,818	19,146	166%
2017/18	Office	20,306	20,306	9,281	219%
	Industrial	2,345	2,345	9,865	24%
	Total	22,651	22,651	19,146	118%
2018/19	Office	7,744	7,744	9,281	83%
	Industrial	15,882	15,882	9,865	161%
	Total	23,626	23,626	19,146	123%
2019/20	Office	416	416	9,281	4%
	Industrial	7,796	7,796	9,865	79%
	Total	8,212	8,212	19,146	43%
2020/21	Office	1,455	1,455	9,281	16%
	Industrial	8,709	2,931	9,865	30%
	Total	10,164	4,386	19,146	23%
<b>6-year total</b>	<b>Office</b>	<b>59,786</b>	<b>58,629</b>	<b>55,686</b>	<b>105%</b>
	<b>Industrial</b>	<b>73,817</b>	<b>52,998</b>	<b>59,190</b>	<b>90%</b>
	<b>Total</b>	<b>133,603</b>	<b>111,627</b>	<b>114,876</b>	<b>97%</b>

\* 'Churn' here means replacement of existing B1a/B1b or B1c/B2/B8 floorspace with new floorspace within the same category. Replacement of B1a/B1b floorspace with B1c/B2/B8 floorspace and vice-versa is counted as a gross increase in one or other category.

*Employment Floorspace Losses:*

3.28. Whilst Table 3.4 presents gross totals of employment floorspace completed, the monitoring of implementation of Policy EC1 also requires that losses are taken into consideration. These fall into two categories:

- 1) Loss of office floorspace to industrial uses and vice-versa;
- 2) Loss of B-class floorspace to other uses.

3.29. These two types of losses are treated differently in the 2015 EGA Update. The gross delivery projections thus include allowances for losses to non-employment uses, but no discussion of the potential movement of floorspace between office and industrial uses. The latter nonetheless need to be taken into account, as it is necessary to know where gross delivery of one form of employment floorspace comes at the expense of another in order to gauge the total net addition of employment floorspace, and the relative balance between office and industrial uses within the overall supply. These figures are set out in Table 3.5.

**Table 3.5: Movement of floorspace between B1a/B1b (i.e. 'office') and B1c/B2/B8 (i.e. 'industrial') uses 2015-21**

Period	Office to Industrial (sqm)	Industrial to Office (sqm)	Net increase in office (sqm)	Net increase in industrial (sqm)
2015/16	5,169	1,818	-3,351	3,351
2016/17	0	1,500	1,500	-1,500
2017/18	0	4,163	4,163	-4,163
2018/19	0	0	0	0
2019/20	0	0	0	0
2020/21	0	264	264	-264
<b>6-year total</b>	<b>5,169</b>	<b>7,745</b>	<b>2,576</b>	<b>-2,576</b>

3.30. As shown in Table 3.5, there was some movement of floorspace between office and industrial uses during the first three years under review, amounting to a total of 12,914sqm of the gross delivery total given in Table 3.4. Over the six year monitoring period, new floorspace delivered as a result of movement between office and industrial uses accounts for 12 per cent of total delivery. Taking these into account would depress the gross totals shown in Table 3.4 somewhat, reducing the delivery of office and industrial floorspace to 96 per cent and 76 per cent respectively of the levels projected by the EGA Update over the five years, with the combined total representing 86 per cent of the projected amount.

3.31. A further observation on Table 3.5 is that the implications do not seem particularly dramatic for the balance between office and industrial floorspace, with only a slight cumulative trend away from the latter towards the former being apparent.

3.32. The second type of losses, i.e. the loss of B-class floorspace to non-employment uses, is given more detailed consideration in the 2015 EGA Update. The gross delivery projections thus include a built-in assumption that the loss of 72,050sqm of office space and 61,380sqm of industrial space will need to be replaced over the Local Plan period. This amounts to average

annual loss rates of 4,803sqm and 4,092sqm respectively. Table 3.6 compares these projections with actual losses over the period 2015-21.

**Table 3.6: Comparison of actual and projected losses of B-class employment floorspace to non-employment uses 2015-2020**

Period	Floorspace type	Completed losses to non-B uses (sqm)	Projected loss rate (sqm)	Completed losses as % of projected loss rate
2015/16	Office	11,706	4,803	244%
	Industrial	175	4,092	4%
	Total	11,881	8,895	134%
2016/17	Office	17,955	4,803	374%
	Industrial	3,003	4,092	73%
	Total	20,958	8,895	236%
2017/18	Office	2,353	4,803	53%
	Industrial	3,180	4,092	78%
	Total	5,715	8,895	64%
2018/19	Office	573	4,803	12%
	Industrial	0	4,092	0%
	Total	573	8,895	6%
2019/20	Office	9,728	4,803	203%
	Industrial	0	4,092	0%
	Total	9,728	8,895	109%
2020/21	Office	2,868	4,803	60%
	Industrial	0	4,092	0%
	Total	2,868	8,895	32%
<b>6-year total</b>	<b>Office</b>	<b>45,183</b>	<b>28,818</b>	<b>157%</b>
	<b>Industrial</b>	<b>6,358</b>	<b>24,552</b>	<b>26%</b>
	<b>Total</b>	<b>51,541</b>	<b>53,370</b>	<b>97%</b>

3.33. As shown in Table 3.6, combined losses have been roughly in line with the projected loss rate, although this masks diverging fortunes for office and industrial floorspace. Losses of office space have fluctuated, tending to exceed projected losses overall, while losses of industrial floorspace have consistently been below projections.

3.34. Table 3.6 does not identify the loss of office or industrial floorspace to employment uses that are outside of the 'B classes'. There were no such examples in 2020/21.

3.35. As identified in previous AMRs, the bulk of the loss of office floorspace has been a result of the conversion of office premises to residential use by means of permitted development rights<sup>15</sup>. Such schemes have thus accounted for 36,605 of the 45,183sqm of office space lost to non-employment uses over

<sup>15</sup> These permitted development rights were introduced in 2013 and the 2015 EGA Update advised that their impact on Crawley's employment land supply be monitored. In 2016, the council brought into effect an Article 4 Direction removing them within the Manor Royal Business District, in order to safeguard this Main Employment Area.

the period 2015-21 (i.e. 81% of the total). Were floorspace losses through prior approval to be discounted, the total amount of office and industrial floorspace lost through planning permission would be less than the EGA's projected total.

- 3.36. In light of the importance of residential conversion schemes as a factor in the loss of office floorspace, it is instructive to consider the rate of permissions in addition to the rate of completions. Table 3.7 provides this information for the period 2015-21, including both permitted development ('prior approval') schemes and planning permissions.

**Table 3.7: Consented B1a/B1b losses to residential use via planning permission and prior approval<sup>16</sup>**

Period	Office change to residential consented via prior approval (m <sup>2</sup> )	Office change to residential consented via planning permission (m <sup>2</sup> )	Total office change to residential consented (m <sup>2</sup> )
2015/16	16,723	322	17,045
2016/17	9,330	5,083	14,413
2017/18	8,111	88	8,199
2018/19	263	2,237	2,500
2019/20	100	0	100
2020/21	689	0	689
<b>6-year total</b>	<b>35,216</b>	<b>7,730</b>	<b>42,946</b>

- 3.37. As shown in Table 3.7, permitted development schemes have accounted for the majority of the office floorspace affected by office-to-residential changes of use granted consent in the period 2015-21. However, this was not the case in 2018/19, when the prior approval figures was much lower than in previous years.
- 3.38. The period 2019-21 has seen a further reduction in the amount of office floorspace with consent for change to residential. This may indicate (for prior approval) the ongoing impact of Article 4 Directions at Manor Royal and the other Main Employment Areas, or more broadly a weakening of the future pipeline of office to residential conversion schemes. However, even if the latter is the case, the time lag between the grant of consent and the completion of works is likely to mean that the rate of completed conversions will remain strong in the short term.
- 3.39. Table 3.8, below, brings the focus back to implications for economic and employment growth by considering the trend in the net delivery of employment floorspace. Net completions, taking account of losses both to residential and other (employment and non-employment) uses, are measured against the requirement identified under the 'baseline' scenario in the 2015 EGA Update. This requirement is for 153,490sqm (10,233 per annum), comprising 67,170sqm (4,460 per annum) of office floorspace and 86,590sqm (5,773 per annum) of industrial floorspace. This includes the net floorspace requirement identified in the 2015 EGA Update as well as an additional safety margin<sup>17</sup>.

<sup>16</sup> To avoid double counting, where loss of floorspace has been permitted and is subject to a further approval during the lifetime of that permission, only the first consent is counted.

<sup>17</sup> See '[Crawley Economic Growth Assessment Update: Final Report](#)', NLP: 2015, pp. 11-12.

3.40. Satisfaction of this 'requirement' over the Local Plan period as a whole is considered to be beyond the capacity of the identified land supply pipeline. Therefore, it is dependent on as yet unidentified employment sites coming forward, potentially outside the borough boundary, as recognised by the Local Plan. However, given the net floorspace delivery over the period 2015-21 and the supply of sites detailed in the Employment Land Trajectory, it is anticipated that the supply-led requirement will be met.

**Table 3.8: Comparison of net employment floorspace delivery with 'baseline' scenario projected requirement**

Period	Floorspace type	Net delivery (sqm)*	Baseline requirement (sqm)	Delivery as % of requirement
2015/16	Office	-4,813	4,478	-108%
	Industrial	6,879	5,773	119%
	Total	2,066	10,251	20%
2016/17	Office	-1,309	4,478	-23%
	Industrial	10,669	5,773	185%
	Total	9,360	10,251	91%
2017/18	Office	17,771	4,478	398%
	Industrial	-4,998	5,773	-87%
	Total	12,773	10,251	125%
2018/19	Office	7,171	4,478	160%
	Industrial	15,882	5,773	275%
	Total	23,053	10,251	225%
2019/20	Office	-9,312	4,478	-208%
	Industrial	7,796	5,773	135%
	Total	-1,516	10,251	-15%
2020/21	Office	-1,413	4,478	-32%
	Industrial	2,667	5,773	46%
	Total	1,254	10,251	12%
<b>6-year total</b>	<b>Office</b>	<b>8,095</b>	<b>26,868</b>	<b>30%</b>
	<b>Industrial</b>	<b>38,895</b>	<b>34,638</b>	<b>112%</b>
	<b>Total</b>	<b>46,990</b>	<b>61,506</b>	<b>76%</b>

\* Net delivery is calculated by deducting from the gross total in Table 3.4 (excluding 'churn') the losses to other types of B-class use recorded in Table 3.5 as well as losses to non-employment uses recorded in Table 3.6. This figure does not include loss of office or industrial floorspace to other (non B Class) forms of employment.

3.41. As Table 3.8 shows, once losses are taken into account, net delivery of employment space over the period 2015-21 has reached only 76 per cent of the identified baseline requirement, with the office and industrial categories achieving 30 per cent and 112 per cent of their respective requirements. This result has been achieved via a somewhat uneven route. Losses of office floorspace in most years were partially offset by significant net additions in 2017-19, while net delivery of industrial floorspace was strong in most years except for 2017-18, which saw a net loss.



3.42. Therefore, the six years as a whole, since the adoption of the Local Plan, present a volatile picture. This is likely to reflect the importance of a small number of large sites in Crawley’s employment land supply. A slight trend towards over-delivery of industrial floorspace may be reflective of increased market demands for warehouse uses.

*Employment Land Supply:*

3.43. It remains to consider how the employment land supply pipeline has fared over the period 2014-21.

3.44. The December 2020 Employment Land Trajectory (ELT) was published with the 2019/20 AMR. That ELT reflected the identified employment land supply available during the monitoring period 2020/21. It showed an increase during 2020 in the extent of employment land available within the 5-year supply. This resulted mainly from the area yield of some sites being recalculated, partly as a result of vacant plots being re-added to the supply pipeline. There was little other movement during 2020.

3.45. An Employment Land Trajectory (ELT) summarising the position as of January 2022 is provided in Appendix C. Table 3.9 summarises the movement which has occurred between these two periods.

**Table 3.9: Change to employment land supply pipeline between December 2020 and January 2022 Employment Land Trajectories**

<b>5-year supply identified in December 2020</b>	17.56 ha.
<b>Developed for employment uses during 2021</b>	2.74 ha.
<b>Planning permission expired during 2021</b>	1.24 ha.
<b>Net change through recalculation of area</b>	-0.63 ha.
<b>New additions</b>	2.07 ha.
<b>Total 5-year supply identified in January 2022</b>	15.02 ha.

3.46. As Table 3.9 and Appendix C show, the 2021 calendar year saw a net diminution of 2.54 hectares in the 5-year supply of employment land. This can be attributed to the completion of the Forge Wood employment building (2.74 ha.). Meanwhile the addition of new permissions at Vanguard & Victory House, Manor Royal and Easistore Ltd, Maidenbower; the recalculation of yield on some existing sites; and losses due to the expiry of permission on other sites tended to cancel each other out leaving a slightly positive net effect.

3.47. Overall, this is consistent with the previously-observed tendency toward decline in the available pipeline of employment land since the adoption of the Local Plan. However, this has proceeded more slowly than originally anticipated, just as the rate of net delivery of employment floorspace has tended to lag behind the projections detailed in the Plan.

3.48. In order to address the diminishing employment land supply in the longer term Policy EC4 of the emerging local plan proposes to allocate a ‘strategic employment location’ at the site east of Balcombe Road and south of the M23 spur known as Gatwick Green.

*Policy EC1 Monitoring Summary 2015/16 – 2020/21:*

3.49. Therefore, to summarise recent trends in the supply of employment land:

- The gross delivery of employment floorspace across the monitoring period has exceeded the projections in the 2015 EGA Update, with office completions slightly exceeding projections while industrial completions fell short. Office completions have tended to be stronger in the early part of the monitoring period, and have slowed more recently in favour of industrial completions.
- This picture is somewhat altered when the loss of employment floorspace to non-employment uses is taken into account. These losses have been roughly in line with projections overall, although they have primarily affected office rather than industrial floorspace. Most of these losses of office space have resulted from conversion to residential use, predominantly via the prior approval procedure. This is likely to continue to have at least some impact on the supply of office space in the immediate term.
- Taking all losses into account, net delivery of office floorspace is now well below the projections in the EGA Update over the period 2015-21, whilst for industrial floorspace the EGA Update projection is exceeded. This means that for the 6-year monitoring period to date, there has been an under-delivery of employment floorspace (combined office and industrial) against the EGA projections, albeit in the context of volatile year-to-year figures.
- The historic downward trend in the available supply of employment land was again evident during 2021, with build-out of sites being only slightly offset by other net changes, including new permissions. With delivery of employment floorspace proceeding more slowly than anticipated, the employment land supply pipeline has not yet declined to what might be considered a critical level. In addition, it is likely that the Covid-19 pandemic has resulted in some disruption to this market. However, there remains the prospect that in the medium-to-long term land availability could become a significant constraint and the strategic employment allocation proposed in the emerging plan responds to this.

## **Policy EC6: Development Sites within the Town Centre Boundary**

- 3.50. Policy EC6 identifies eight under-utilised sites within the Town Centre boundary whose development for appropriate uses is supported.
- 3.51. Four of these sites are identified as being appropriate for flexible mixed-use schemes comprising main town centre uses and/or residential development. The status of these sites as of April 2022 was as follows:

<b>Site</b>	<b>Status</b>	<b>Commentary</b>
Parkside Car Park	Allocation	The site is identified within the Local Plan as a 'broad location' for housing and is considered suitable for development of up to 10 residential units, with ground floor retail below. There has been little indication that site will be developed, and it is not proposed that the site will be retained as an allocation in the Local Plan Review.
Traders Market, High Street	Complete	Planning permission CR/2016/0596/FUL for development of 6 x ground floor retail units and 5 residential apartments above was completed on this site during 2018/19.
Crawley College (East of Tower)	Complete	Planning permission CR/2018/0341/FUL for 98 units to be delivered as 100% affordable housing was completed during 2020/21.

Brittingham House, Orchard Street	Allocation	The site is identified within the Local Plan as a 'broad location' for housing, potentially suitable for development of approximately 24 residential units. There has been little indication that site will be developed, and it is not proposed that the site will be retained as an allocation in the Local Plan Review.
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3.52. The remaining four sites are identified in Policy H2 as 'Key Opportunity Sites' for a minimum cumulative delivery of 499 net residential units and town centre uses. Their status as of April 2022 is as follows:

Site	Status	Commentary
County Buildings	Allocation	The site is owned by WSCC and options are being explored for redevelopment of the site as part of a mixed-use residential and commercial scheme. Demolition work on the site has commenced, in advance of the finalisation of planning proposals.
Telford Place	Allocation	The site is owned by Crawley Borough Council, and pre-application discussions are ongoing. The objective is to regenerate the site through a residential-led scheme, whilst improving adjacent public realm.  A Housing Infrastructure Fund Grant has been awarded by Homes England.
Crawley Station and Car Parks	Outline Planning Permission	The site was granted outline planning permission (CR/2016/0294/OUT) in August 2016 for redevelopment including residential apartments, retail, café and office uses and an integrated railway station alongside wider enhancements to the public realm and public transport interchange.  An application for reserved matters in respect of this consent (CR/2019/0602/ARM) for part of the outline site was submitted in summer 2019, together with a separate full application (CR/2019/0660/FUL) covering proposals for the existing station building. These were approved by the Planning Committee in April 2021, subject to conclusion of legal agreements for both applications.  Work to complete the S106 agreements has subsequently been affected by the Natural England position statement of September 2021 and the associated 'water neutrality' requirement.
Land North of the Boulevard	Planning Permission	The council, in partnership with the developer Westrock, is progressing proposals for the redevelopment of the existing Town Hall site and the neighbouring car park at 11-13 The Boulevard. Full planning permission (CR/2016/0662/FUL) was granted for 91 flats on the car park site in July 2017, to be delivered as affordable housing in conjunction with a Registered Housing Provider. This scheme was completed during 2021/22.  A hybrid application (CR/2017/0997/OUT) for the Town Hall site was granted permission in February 2019. This scheme comprises full permission for a new office building comprising replacement Town Hall facilities and approximately 7,700sqm of commercial office space, as well as outline permission for 182 residential units. Demolition required for commencement of the new civic centre/office building was undertaken in early 2020, and the new building is currently under construction, scheduled for completion during 2022. A reserved matters application

Site	Status	Commentary
		<p>in respect of the 182 residential dwellings (CR/2022/0070/ARM) was submitted in early 2022.</p> <p>An energy centre for the supply of heat and power to these and other developments within the Town Centre was granted full permission via a separate application (CR/2018/0139/FUL) in November 2018 and work commenced in early 2021.</p>

## Other Policies

- 3.53. The Local Planning Regulations (2012) require an Authority's Monitoring Report to identify any Local Plan policies which are not being implemented, the reasons for non-implementation, and the steps (if any) that the Local Planning Authority is taking to secure implementation.
- 3.54. The 2016/17 AMR noted that while it appeared that most Local Plan policies were being implemented, there were shortcomings in the implementation of some policies. Each subsequent AMR has reported on progress in addressing these issues.
- 3.55. The Policies in question included H4 (Affordable and Low Cost Housing), which is discussed above on pp.18-19. The table below lists the other policies in question, the key concerns, and the key remedies identified.

<b>Policies affected:</b>	<p><b>CH3: Normal Requirements of All New Development</b></p> <p><b>CH5: Standards for All New Dwellings (including conversions)</b></p> <p><b>CH6: Tree Planting and Replacement Standards</b></p> <p><b>CH12: Heritage Assets</b></p> <p><b>CH13: Conservation Areas</b></p> <p><b>CH14: Areas of Special Local Character</b></p> <p><b>CH15: Listed Buildings and Structures</b></p> <p><b>CH16: Locally Listed Buildings</b></p> <p><b>CH17: Historic Parks and Gardens</b></p> <p><b>EC2: Economic Growth in Main Employment Areas</b></p> <p><b>EC3: Manor Royal</b></p> <p><b>EC5: Primary Shopping Area</b></p> <p><b>H3: Future Housing Mix</b></p> <p><b>ENV4: Open Space, Sport and Recreation</b></p> <p><b>ENV6: Sustainable Design and Construction</b></p>
<b>Key Issues:</b>	<ul style="list-style-type: none"> <li>Information/document requirements identified in policies not being consistently complied with where appropriate.</li> <li>Standards/requirements detailed in policies not being consistently adhered to where appropriate.</li> </ul>
<b>Key Reasons:</b>	<ul style="list-style-type: none"> <li>A lack of clarity regarding thresholds/application types triggering some policy requirements.</li> <li>A lack of adopted guidance regarding compliance with some policies (for part of the 2016/17 monitoring period).</li> <li>The council's Local List of validation requirements has yet to be updated to take account of the requirements of the 2015 Local Plan.</li> <li>Unfamiliarity with new types of requirement.</li> </ul>

<b>Key Remedies:</b>	<ul style="list-style-type: none"> <li>• Adoption of Supplementary Planning Documents proposed in Local Development Scheme (achieved by end of 2017).</li> <li>• Adoption of up-to-date Local List of Validation requirements (achieved by end of 2018).</li> <li>• Clarification/tightening of policy wording as part of Local Plan review.</li> </ul>
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- 3.56. Monitoring for 2020/21, as for 2019/20, points to an improved picture, reflecting increasing familiarity with the policies and the introduction of an updated Local List in November 2018. Some inconsistencies and issues for further consideration and/or review remain to be considered, including as part of the review of the Local Plan.
- 3.57. Appendix E below provides a more detailed update regarding these policies, with the exception of Policy H3: Future Housing Mix. The centrality of this policy to the Local Plan strategy mean that it merits fuller treatment here.

### Policy H3: Future Housing Mix

- 3.58. Local Plan Policy H3 sets out the approach which residential development is expected to take to dwelling mix in terms of bedrooms per dwelling. It confirms that while this will depend in part on site characteristics and overall viability, such developments should address local housing needs and market demand, as identified in the Strategic Market Housing Market Assessment and its updates. The Reasoned Justification of the Policy also sets out a recommended mix for affordable housing based on the 2014 SHMA update. An updated position on local need for market housing was set out in the November 2016 'Market Housing Mix' report.<sup>18</sup>
- 3.59. In comparing delivery against the evidenced need picture, the 2016/17 AMR identified a strong bias towards smaller one- and two-bedroom properties, at the expense of larger family accommodation, in the residential completions for that year. It was suggested at the time that the availability of the 2016 'Market Housing Mix' would assist in the achievement of better implementation of the policy in future years.
- 3.60. In respect of market housing, the mix completed in 2017/18 was closer to the profile of need anticipated in the report, but 2018/19 saw something of a reversion to the earlier bias towards smaller properties.
- 3.61. In respect of affordable housing, meanwhile, a bias towards smaller properties relative to the mix set out in the Reasoned Justification of Policy H4 persisted in 2017/18 but was to some extent corrected in 2018/19.
- 3.62. Given the difficulty of interpreting these year-to-year changes the 2018/19 AMR considered that:  
*...a more comprehensive approach to the monitoring of this policy, taking into account the pipeline of permissions, and perhaps also allocations, as well as annual completions, would be beneficial both for monitoring implementation and in informing the application of the policy as part of the development management process. This is recommended both in respect of the 2015 Plan and any updated Local Plan policy.*
- 3.63. This exercise was undertaken in the 2019/20 AMR. It found that the cumulative mix of affordable housing delivered over the period 2016-2020 was reasonably close to the profile of identified need. However, the provision of market housing was characterised by a strong bias towards one- and two-

<sup>18</sup> ['Market Housing Mix: Crawley Borough Council and Horsham District Council', Chilmark Consulting: 2016](#), esp. Tables 5.1 & 5.2.

bedroom dwellings as compared with the recommended mix. The pipeline of one-bedroom market dwellings, accumulated during 2016-2020, already exceeded Crawley's identified need for such properties over the entire Local Plan period. This indicated that the supply of such properties is to some extent meeting housing demands arising outside of Crawley at the expense of meeting local demand for other types of property.

**Table 3.10: Measurement of market and affordable housing mix delivered against evidenced need 2016-21<sup>19</sup>**

Dwelling size		Market							Target (2016 SHMA update)	Surplus/ shortfall
		Delivery								
		2016/17	2017/18	2018/19	2019/20	2020/21	Total			
1 bedroom/ studio	Number	191	39	95	49	206	580	10%	25%	
	%	42%	17%	27%	17%	58%	35%			
2 bedroom	Number	221	84	154	212	56	727	30%	13%	
	%	48%	37%	44%	74%	16%	43%			
3 bedroom	Number	29	80	75	24	61	269	35%	-19%	
	%	6%	35%	21%	8%	17%	16%			
4+ bedroom	Number	17	23	25	3	35	103	25%	-19%	
	%	4%	10%	7%	1%	10%	6%			
Dwelling size		Affordable							Target (Local Plan Policy H3)	Surplus/ shortfall
		Delivery								
		2016/17	2017/18	2018/19	2019/20	2020/21	Total			
1 bedroom/ studio	Number	60	63	45	42	47	257	25%	6%	
	%	41%	43%	27%	25%	22%	31%			
2 bedroom	Number	83	63	89	95	126	456	50%	4%	
	%	57%	43%	54%	57%	59%	54%			
3 bedroom	Number	2	20	32	28	40	122	20%	-5%	
	%	1%	14%	19%	17%	19%	15%			
4+ bedroom	Number	0	0	0	3	0	3	5%	-5%	
	%	0%	0%	0%	2%	0%	0%			

<sup>19</sup> Please note that Table 3.10 was amended on 28 February 2023 to correct the figure for delivery of affordable 2-bedroom dwellings in 2020/21 (from 16 to 126) and the 2016 SHMA percentage 'Target' for 3-bedroom dwellings (from 40% to 35%), with other consequential amendments made to other percentage figures given.

**Table 3.11: Comparison of market housing demand with delivered and consented supply 2016-2031**

Type	Recommended in 2016		Delivered 2016-21		2021 permissions pipeline (full pp)	Proportion of recommended supply met by delivery & pipeline	Residual supply recommended	Residual supply recommended - annualised
	Total	Annualised 2016-31	Total	Annualised 2016-21				
1-bed/studio	418	28	580	116	238	196%	-400	-36
2-bed	1199	80	727	145	205	78%	267	24
3-bed	3890	259	269	54	49	8%	3572	325
4+bed	1080	72	103	21	18	11%	959	87
Total	6587	439	1679	336	510	33%	4398	400



- 3.64. Table 3.10 above updates this picture, setting out delivery for the period 2016-21 against the structure of need identified in the SHMA and Local Plan evidence for both market and affordable housing.
- 3.65. Table 3.11 provides additional analysis. This starts from the amount of market dwellings of different sizes which were considered necessary to meet demand arising from Crawley over the period 2016-2030, as modelled in the 2016 'Market Housing Mix' update to the SHMA<sup>20</sup>. It should be noted that this represents a 'policy off' position which does not take into account Crawley's restricted housing land supply, and the supply-led housing requirement set out in adopted Local Plan Policy H1.
- 3.66. The table compares this to the mix of market housing delivered in the period 2016-21, and the pipeline of residential consents with full permission or reserved matters approval as of the end of the 2020/21 monitoring year. This past and permitted delivery is expressed as a proportion of the identified demand, and any residual demand uncatered for is calculated and annualised.
- 3.67. The combined evidence of Tables 3.10 and 3.11 suggests differing conclusions in relation to market and affordable housing. As Table 3.10 shows, the mix of affordable housing delivered over the period 2016-2021 has been characterised by a slight bias towards smaller units compared with projected need. In particular, there is a lack of 4+ bedroom dwellings, but the overall mix has been reasonably close to the profile of identified need. This overall picture did not change significantly as a result of housing delivery during 2020/21.
- 3.68. In respect of market housing, the evidence points to a different picture. Table 3.10 shows that housing delivery over the period 2016-21, taken in combination, has been characterised by a strong bias towards one- and two-bedroom dwellings as compared with the recommended mix. Table 3.11 confirms that 1-bedroom dwellings were delivered at four times and 2-bedroom dwellings at close to double the respective rates required to meet identified demand arising from Crawley. Conversely, 3-bedroom dwellings were delivered at 21% and four-plus bedroom dwellings at 29% of the rates required. During 2020/21, stronger delivery of one-, three- and four-bedroom dwellings and lower delivery of two-bedroom homes resulted in a slight change to the overall balance. However, the underlying issue remains and continues to be a feature of the consented development pipeline.
- 3.69. The effect of this is that while completions and consents meet around 33% of the identified demand for market housing in Crawley for the 2016-2030 period, there are strong contrasts in terms of how this breaks down between different unit sizes. The total projected supply already provides a 96% surplus of one-bedroom dwellings as against identified demand. This indicates that a significant proportion of this provision is actually meeting demand from outside Crawley. This also appears to be true to a lesser extent of 2-bedroom dwellings, where delivery and permissions now meet 78% of the identified demand, leaving a residual requirement of 267 additional dwellings over the period 2020-31. As such, the impact of Crawley's constrained housing land supply has been entirely concentrated on the market for larger 3- and 4+-bedroom dwellings, where completions and permissions account for just 8 per cent and 11 per cent respectively of the identified demand, leaving a residual need for over 4,500 larger dwellings. As such the pipeline of housing being

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<sup>20</sup> Ibid. Tables 4.8 & 4.9.

delivered in Crawley appears to some extent to be prioritising demand from outside the borough over local demand.

- 3.70. This tendency is likely to reflect a market response to the types of sites available in Crawley, which are frequently located in the town centre or on brownfield land elsewhere. Market pressures are, however, in this case at least partly in conflict with the requirement for Local Planning authorities to plan to meet their own housing needs.
- 3.71. It should be noted on the other hand that the contribution which is being made towards meeting Crawley’s unmet needs by neighbouring authorities is more focused on greenfield sites and as such more heavily orientated towards larger dwelling sizes.
- 3.72. In this context, the updated SHMA of 2019<sup>21</sup>, undertaken in support of the Local Plan Review, has recommended a mix of market housing for the period 2019-39 which is more heavily oriented towards larger properties than the 2016 SHMA update, as shown below:

**Table 3.12: Recommended Mix of Market Housing – comparison of 2016 and 2019 SHMA evidence**

Property Type	Proportion recommended in 2016 update	Proportion recommended in 2019 SHMA
Studio/1-bedroom	10%	10%
2-bedroom	30%	25%
3-bedroom	35%	40%
4+ bedroom	25%	25%

- 3.73. On the basis of this evidence, it is clear that the council is facing significant challenges in the implementation of Policy H3 in respect of market housing, with an apparent conflict between market pressures responding to demand from outside Crawley on the one hand, and the structure of identified local demand for market housing on the other. It is considered that continued monitoring of the emerging market housing mix is required, together with consideration of means of making the policy more effective through the Local Plan Review. It is in this context that the proposed draft Policy H4: Future Housing Mix of the submission draft 2021 Local Plan, including the proposal for a ‘housing mix test’ in relation to major residential developments, is considered to be justified.

## Appeal Decisions

- 3.74. During the 2020/21 monitoring period, 19 appeals against Crawley Borough Council decisions to refuse planning permission were decided. Of these, six were allowed, 13 were dismissed.
- 3.75. During 2021/22, 24 appeals against council decisions to refuse planning permission were decided. 18 were dismissed and five allowed while in one case an appeal was allowed in part and dismissed in part.
- 3.76. In most cases where appeals were allowed during 2020/21, the Local Plan policies in question were CH2 (Principles of Urban Design) and CH3 (Normal Requirements of All New Development). These are wide-ranging, frequently-used policies, and it is difficult to draw any specific conclusions from these cases, a number of which concerned householder developments.

<sup>21</sup> [Northern West Sussex Strategic Housing Market Assessment, Icen Projects: 2019](#), p.142.

3.77. Overall, it is considered that appeal decisions during the 2020/21 and 2022/22 monitoring years have tended to support relevant Local Plan policies. Details of individual appeals are listed in Appendix F. However, special notice is drawn to the following decisions where particular policy issues were considered:

- **Appeal APP/Q3820/D/20/3252594 against refusal of planning permission CR/2019/0922/FUL: 'Removal of conservatory, erection of ground floor extension & first floor attic rooms & revised parking on site' at 6 Langley Lane, Ifield, Crawley**

The main issue identified in the appeal was the impact the proposal would have upon the design, character and appearance as a result of the two storey dwelling, contrary to Local Plan Policies CH2, CH3, CH12, CH13, the Urban Design SPD, the Ifield Village Conservation Area Statement and relevant paragraphs from the NPPF.

The appeal was allowed as the Inspector concluded that the application complied with the development plan and there are no other considerations that outweigh the finding, and that there would be no harm to the character and appearance of the host building and the surrounding area. The Inspector cited that the application is in keeping with the surrounding houses, similarly, being two storeys in height. The character of the house was also thought to be in-keeping with those along the Lane, with similar examples in the area.

- **Appeal APP/Q3820/W/20/3245862 against non-determination of planning application CR/2019/0192/FUL: 'Erection of two additional floors to existing 5 storey residential building to provide 4 no. 2 bed flats and erection of part 5-storey part 7-storey side extension. Side extension to include circulation core to additional floors and also four additional floors of accommodation to provide 4 no. 1 bed flats. Access to new cycle parking and existing electrical sub-station is provided at ground floor level' at 5 The Boulevard, Northgate, Crawley**

The original refusal of planning permission was around seven points, including two which related to heritage.

One refusal reason was resolved over the course of the appeal, leaving five main issues to be considered by the Inspector:

- a) One of the main issues was related to the significance of heritage assets, which included the settings of Grade II and Grade II\* listed buildings and the High Street Conservation Area, which are adjacent to and surrounding the proposed five storey modern office block and flats. The additional building would increase the height of what is currently situated on-site, and, the Inspector considered, would erode the significance of the sensitive and small historic part of the town. Therefore, the Inspector concluded that the proposal would conflict with Policies CH12, CH13 and CH15, which seek to conserve the heritage assets and their setting in a manner that is suitable.
- b) The Inspector supported refusal of the proposal on the basis of its impact on the character and appearance of the host property and the surrounding area. These were deemed to be in conflict with Policies CH2 and CH3, which require the proposal to integrate with and relate sympathetically to its surroundings and existing buildings.
- c) Impact on living conditions was also considered. The proposal would introduce a seven storey building alongside the north-eastern corner of the building, then to the east a new five storey block. As a result, the north-

eastern flats' windows would look out onto the wall of the five storey flats, with a separation distance of five metres. The council's Urban Design SPD recommends that there should be a minimum separation distance of 10.5 metres. As such, this development would be contrary to this recommendation. The Inspector concluded that the living conditions of existing occupants would be harmed as a result of the side extension, on account of its overbearing nature, unacceptable losses of outlook and privacy, and noise and disturbances, contrary to Policy CH3 of the Local Plan.

- d) Noise was an area that the Inspector considered would in fact not conflict with the Local Plan. The Inspector deemed that with suitable mitigation measures, the proposal would provide satisfactory living conditions, and comply with Policies CH3 and ENV11.
- e) The Inspector deemed the lack of provision of affordable housing to be in conflict with Policy H4 of the Local Plan. With a high demand of affordable housing still needed within the borough, and much of the affordable housing being provided by small sites, the failure of the proposal to contribute towards affordable housing reinforced the case for refusal.

On the basis of the above the Inspector dismissed the appeal. The Inspector did not, however, consider the additional units of accommodation proposed to be an issue as these would support the government priority to increase the supply of housing and contribute to the borough's housing supply. The Inspector also deemed there to be social and economic benefits that could be achieved through the development of eight flats.

## Performance against Sustainability Objectives

3.78. This section reports monitoring data against the Sustainability Objectives set out in the Local Plan Sustainability Appraisal/Strategic Environmental Assessment. Performance against each objective is monitored using indicators which are as close as practically possible to the examples suggested in the Sustainability Appraisal (2015).

### SA Objective 1 – To mitigate climate change, by taking actions to reduce the concentration of greenhouse gasses in the atmosphere.

<b>Indicator:</b>	CO <sub>2</sub> reduction from Local Authority operations
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3.79. In July 2019, the council passed a Climate Emergency Declaration, including a pledge to aim to reduce carbon emissions generated by Crawley Borough Council Activities by at least 45% by 2030 and to zero by 2050. In December 2021 this was amended to pledge 'to reduce emissions by at least 50% and as close to net zero as possible by 2030, and to reach net zero by 2040 at the very latest.'

3.80. Figures regarding the council's own CO<sub>2</sub> emissions are set out in Table 3.11 below. Three overlapping runs of figures are presented, as follows:

- 1. The pre-2018/29 sequence measuring greenhouse gas emissions arising from direct council activities and some indirect emissions (contractor vehicles, grey fleet);
- 2. A new sequence measuring greenhouse gases from council activities on a more comprehensive basis adopted following the 2019 Climate Emergency Declaration, including two measures:
  - a) Emissions covered by the pre-2018/19 scheme combined with some additional indirect emissions (water consumption

and treatment; energy (gas and electrical) transmission and distribution losses)

- b) Total greenhouse gas emissions including 2.a) as well as procurement and staff commuting (currently only available for 2018/19)

**Table 3.11: Total greenhouse gas emissions from council activities (kg)**

Measure (see explanatory text above)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
1.	4,951,158	5,279,634	Not available	4,609,000	N/A	N/A
2.a)	N/A	N/A	N/A	4,646,000	5,161,000	3,782,000
2.b)	N/A	N/A	N/A	35,045,000	Not available	Not available

Source: Information provided by Crawley Borough Council Sustainability Team

<b>Indicator:</b>	Per capita CO <sub>2</sub> emissions in the local authority area
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3.81. The most recent local per capita emissions figures for Crawley published by the government, going up to 2019, are shown in Table 3.12. below.

**Table 3.12: Crawley per capita CO<sub>2</sub> emissions 2013-2017 (tonnes CO<sub>2</sub>)**

Year	2015	2016	2017	2018	2019
Per capita CO <sub>2</sub> emissions	5.9	5.6	5.4	5.3	5.1

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2019 (Department for Business, Energy and Industrial Strategy, 2021).

<b>Indicator:</b>	Residual household waste collected per capita
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3.82. The latest published figures for household waste collected in Crawley are shown in Table 3.13, which measures annual residual household waste against ONS mid-year population estimates. It shows that 2020/21 saw a significant increase in household waste per capita. This was due to the lockdowns imposed during the Covid-19 pandemic, which led to more consumption activity (food, drink, goods) taking place in the home.

**Table 3.13: Crawley per capita residual household waste (i.e. not recycled or composted) 2015-2021**

Year	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Total residual household waste (tonnes)	22,663	23,638	22,989	23,088	23,057	24,383
Population (estimate)	110,887	111,546	111,664	112,448	112,409	112,474
Residual household waste per capita (kg)	204	212	206	205	205	218

Sources: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2022); Population Estimates for UK, England and Wales, Scotland and Northern Ireland (ONS, 2021) (mid-year estimates).

<b>Indicator:</b>	Proportion of household waste recycled or composted
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3.83. Latest published figures for the recycling and composting of household waste are given in Table 3.14.

**Table 3.14: Proportion of Crawley household waste recycled or composted**

Year	2015-16	2016-17	2017-18	2018-19	2019-20	2020 -21
<b>Total household waste collected (tonnes)</b>	31,308	32,567	32,104	34,503	33,065	35,816
<b>Household waste recycled/composted (tonnes)</b>	8,644	8,929	9,114	10,097	10,008	11,432
<b>% of waste recycled or composted</b>	27.6	27.4	28.4	29.3	30.3	31.9

Source: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2022).

**SA Objective 2 – to adapt to the effects of climate change, by reducing the negative consequences of changes in the climate on people and the environment, or by achieving a positive outcome from the effects of climate change.**

<b>Indicator:</b>	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
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3.84. No planning permissions were granted contrary to Environment Agency advice on flooding and water quality grounds during the 2020/21 monitoring year. Table 3.15 below details Environment Agency objections during this period and the eventual outcome in each case.

**Table 3.15: Environment Agency – Objections to planning on the basis of flood risk 2020-2021**

Planning Application No.	Development Type/ Description	Objection Reason	Outcome
CR/2020/0137/FUL	Residential – Non Major	Non-compliant FRA	Objection withdrawn following submission of revised FRA; application later withdrawn.
CR/2020/0301/FUL	Residential – Non Major	Non-compliant FRA	Objection withdrawn subject to condition following submission of revised FRA; application permitted.

Source: Environment Agency - Objections to planning on the basis of flood risk: 2020-2021. CBC Planning Register.

**SA Objective 3 – to protect and enhance the valued built environment and character within the borough through high quality new design and the protection of culturally valuable areas and buildings.**

<b>Indicator:</b>	Number of listed buildings on the Buildings at Risk Register
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3.85. The Historic England Heritage at Risk Register includes Grade I and Grade II\* Listed Buildings as well as Grade II listed places of worship which have been found to be at risk.

3.86. No buildings in Crawley currently appear on the Register.

<b>Indicator:</b>	The percentage of Conservation Areas with up-to-date appraisals (i.e. last five years)
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3.87. As of the end of the 2020/21 monitoring year, five of Crawley's 11 Conservation Areas had adopted Conservation Area Statements dating from the previous five years. A number of Conservation Area Statements are in the process of preparation, including Forestfields and Shrublands, High Street and Sunnymead Flats.

**Table 3.16: Crawley Conservation Area Statements**

Conservation Area	Date of Adoption of Conservation Area Statement
Brighton Road	April 2018
Dyers Almshouses	February 2018
Forestfields and Shrublands	October 1998
Hazelwick Road	June 2019
High Street	December 1998
Ifield Village	February 2018
Malthouse Road	N/A
St Peter's	April 2005
Southgate Neighbourhood Centre	N/A
Sunnymead Flats	April 2004
Worth	February 2018

**SA Objective 4 – To ensure that everyone has the opportunity to live in a decent and affordable home.**

<b>Indicator:</b>	Net additional dwellings - in previous years
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3.88. Net additional dwelling totals for Crawley for the last five years (including the monitoring year) are given in Table 3.17.

**Table 3.17: Net additional dwellings 2015/16-2020/21**

Year	2016/17	2017/18	2018/19	2019/20	2020/21
<b>Net Additional Dwellings</b>	596	369	512	452*	568

Source: Authority's Monitoring Reports

\*This total relates to dwellings (use class C3) only. As shown in the Table 3.1 above adjustment to allow for net change in C2 accommodation results in a lower total of 404.

<b>Indicator:</b>	Net additional Gypsy and Traveller pitches
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3.89. Local Plan Policy H5 allocates Broadfield Kennels, southwest of the A264, as a reserve Gypsy and Traveller site for up to ten pitches to meet the future needs of the existing population within Crawley.

3.90. No planning applications for Gypsy, Traveller and Travelling Showpeople sites or pitches were received or permitted during the 2020/21 monitoring year.

3.91. During the 2021/22 monitoring year the following application was received:

CR/2021/0243/FUL: 'Material change of use of land to a gypsy and traveller site for 2 pitches each with 3 caravans and associated operational development (hardstanding, access track, shared package treatment plant, amenity blocks, sheds, kennel/dog run and post and rail fencing) –

retrospective' at Land East of Radford Farm (and west of the access road to the Thames Sewerage Treatment works), Radford Road, Crawley.

This application was refused. An appeal against this refusal was lodged, with a starting date of 1 April 2022. The hearing into the appeal is due to take place in November 2022.

<b>Indicator:</b>	Supply of ready to develop housing sites (5-year housing land supply)
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3.92. As of April 2021, the council had identified a supply of deliverable sites capable of providing 1,779 residential units, within Crawley, over the next five years. Compared with the residual minimum housing requirement set in the Local Plan, this amounted to a land supply of 7.2 years. See Table 3.18. This position is more fully set out in the Housing Trajectory in Appendix B.

**Table 3.18: Housing Land Supply**

Residual Minimum Housing Target for 2021-30	2,110
Annual target for next 5 years – including 5% buffer	246
Projected Completions 2021/22-2025/26	1,779
Years' Supply Projected for 2021/22-2025/26	7.2

Source: Housing Trajectory 31 March 2021

<b>Indicator:</b>	New and converted dwellings – on previously developed land (PDL)
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3.93. 335 of the gross total of 571 dwellings (59 per cent) added during 2020/21 were created on previously developed land.

**SA Objective 5 - To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy.**

<b>Indicator:</b>	Working age population qualified to at least Level 4 or Higher
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3.94. The percentage of Crawley's working age population reported over the period 2015-21 as being qualified to at least Level 4<sup>22</sup> is detailed in Table 3.19. Figures for Crawley are compared with mean figures for the South East and for England. They show an improving picture both in absolute terms and in relation to regional and national means up until 2019. In 2020-21, Crawley's figure dropped below both the South East and England, whilst the others continued to rise.

**Table 3.19: Percentage of Crawley's population (age 16-64) qualified to at least Level 4, 2015-20**

Year	Crawley	South East	England
2015	28.0	39.7	36.7
2016	38.1	41.4	37.9
2017	33.2	41.4	38.3

<sup>22</sup> i.e. Level 4 NVQ/award/certificate/diploma; CertHE; HNC; Higher Apprenticeship.



2018	36.9	42.2	39.0
2019	38.8	43.4	40.0
2020	30.6	45.1	43.1
2021	35.4	45.1	43.5

Source: Annual Population Survey, ONS [from Nomis on 1 June 2022].

**SA Objective 6 – To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the borough.**

<b>Indicator:</b>	Amount and type of development in areas designated for their nature importance
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3.95. The Biodiversity Annual Monitoring Report for Crawley produced by the Sussex Biodiversity Record Centre identified one development with nearby sites designated for their nature importance during 2020/21 shown in Table 3.20 below.

**Table 3.20: Biodiversity Authority Monitoring Report 2020/21**

Planning App. No.	Site	Scheme
CR/2019/0167/FUL	Oaksworth, Church Road, Pound Hill, Crawley	Erection of residential dwelling with 5/6 bedrooms of 283 sqm (3048 sqft) gross internal area plus integral garage and associated external works on land adjacent to Oaksworth, including the demolition of the existing garage to Oaksworth to provide access (amended plans received)
<p><b>Commentary</b></p> <p>The planning application falls outside of the Built-Up Area Boundary. The site falls within Tilgate/Worth Forest Rural Fringe and Worth Conservation Area. Land to the east of the site is Worth Forest. The site is identified to be within High Weald, resulting in it having historical significance in terms of landscape character. Development in the High Weald should reflect and enhance its character and integrate into the setting.</p> <p>The site is partly within an area of deciduous woodland habitat. The council's ecology consultant was contacted for comments on the application and recommended conditions to address reptile mitigation, avoidance of impact on badgers, and secure habitat enhancements on the site.</p>		

Source: Biodiversity Annual Monitoring Report for Crawley, 2020/21, Sussex Biodiversity Record Centre. CBC Planning Register.

<b>Indicator:</b>	Amount of trees with Tree Preservation Orders lost per annum
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3.96. During the 2020/21 monitoring year, approval was given for the removal of 44 trees subject to Tree Preservation Orders. Compared to the 51 trees removed during the 2019/20 monitoring year, this year has shown a decrease of seven trees removed. In total, the 2020/21 monitoring year has a deficit of 11 against the 33 trees which were required to be replaced. This is lower than the 2019/20 year, where conditions attached to the relevant approvals required that 21 were to be replaced, which resulted in an overall deficit of 30. In both years, cases where replanting was not required usually reflected either a lack of appropriate space or the low amenity value of the trees being removed.

3.97. During the 2020/21 monitoring year, the council was alerted to the unlawful felling of around 30 TPO-protected trees at a single location. These are required to be replaced.

**SA Objective 7 – To reduce car journeys and promote sustainable and alternative methods of transport, whilst ensuring sufficient transport infrastructure is delivered to meet the requirements of the borough.**

<b>Indicator:</b>	Number of passengers using Gatwick Airport per annum and percentage arriving by public transport
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- 3.98. Total annual passenger numbers and the proportion of terminating passengers using public transport are shown in Table 3.19 below.
- 3.99. In 2016, Gatwick Airport met its S106 target of achieving a 40% modal share for public transport at the point where annual passenger numbers exceeded 40 million. Gatwick’s latest Airport Surface Access Strategy (ASAS), published in May 2018, sets a target of a 48% modal share for public transport by 2022. As of 2019, as shown in Table 3.21 that figure stood at approximately 48 per cent.
- 3.100. Since early 2020 aviation has experienced very significant disruption as a result of the Covid-19 outbreak, affecting volumes of air travel as well as associated monitoring activity. Civil Aviation Authority annual survey reports have not been published for the years 2020 and 2021, although figures published by Gatwick Airport for these years show a drastic fall in passenger numbers.

**Table 3.21: Gatwick Airport passengers and use of public transport**

Year	2015	2016	2017	2018	2019	2020	2021
<b>Passenger total (000s)</b>	39,636	42,146	44,786	45, 620	45,068	10,200	6,300
<b>Total excluding connecting passengers</b>	37,084	38,941	41,208	41, 574	40,841	TBC	TBC
<b>Percentage using public transport</b>	44.4	43.6	43.9	44.3	48.0	TBC	42*

Source: Civil Aviation Authority Annual Survey Reports, 2015-2019; Gatwick Airport 2020 Performance Summary; Gatwick Airport 2021 Performance Summary

\* Only partial data available for 2021, covering the period June-December 2021, due to the impact of COVID-19.

<b>Indicator:</b>	People killed or seriously injured in road traffic accidents
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- 3.101. Table 3.22 below compares the number of people killed or seriously injured in road traffic accidents annually in Crawley per 100,000 inhabitants with comparable figures for England and the South East over the period 2011-2018. This indicates that levels in Crawley have been lower than the South East generally, but have risen during this period, overtaking the average for England in the process. More recent data on this indicator does not seem to be available at district/borough level and therefore its suitability should be reviewed as part of the review of the Local Plan and Sustainability Appraisal.

**Table 3.22: Number of people killed or seriously injured in road traffic accidents per 100,000 per annum 2011-18 – comparison of Crawley, the South East, and England**

Period	2011-13	2012-14	2013-15	2014-16	2016-18
Crawley	34.5	38.2	38.8	42.1	44.8
South East	47.0	47.9	49.1	50.6	49.6
England	39.7	39.3	38.5	39.7	42.6

Source: Public Health England, Health Profiles

**SA Objective 8 – To ensure the provision of sufficient infrastructure to meet the requirements of the borough**

<b>Indicator:</b>	Rate of residential and commercial development to be in accordance with Local Plan annualised requirements and local commercial requirements
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3.102. The implementation of Local Plan policies relating to the rate of residential and commercial development is assessed more fully on pp.14-28 above. Table 3.23 below provides a simple summary of performance against Policies H1 and EC1.

**Table 3.23: Housing and Commercial development against Local Plan annualised average requirements**

	<b>Local Plan annualised average requirement</b>	<b>Delivery 2020/21</b>
Housing (net additional dwellings – Policy H1)	340 units	568 units
Commercial development (gross increase of employment floorspace excluding ‘churn’ – Policy EC1)	19,146sqm	4,386sqm

<b>Indicator:</b>	Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan).
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3.103. During 2020/21, £310,925.26 was received by the council in the form of financial contributions due in accordance with Planning Obligations (also known as Section 106 contributions), as shown in Table 3.24 below.

**Table 3.24: Financial Contributions received 2020/21 under Planning Obligations**

<b>S106 Spend Category</b>	<b>Value of Receipts</b>
Affordable Housing	£143,756.44
Education	£31,714.00
Fire	£11,321.92
Open Space	£25,318.06
Transport	£21,848.18
Tree Mitigation Contribution	£60,293.16
Monitoring Fees	£16,673.50
<b>Total: £310,925.26</b>	

3.104. New agreements signed during the monitoring year included contributions totalling £739,795.20, as shown in Table 3.25 below.

**Table 3.25: Financial Contributions due under Planning Obligations signed 2020/21**

<b>S106 Spend Category</b>	<b>Value of Obligations Signed</b>
Affordable Housing	£482,001.00
Education	£0.00
Fire	£ 0.00
Open Space	£78,478.50
Transport	£0.00
Tree Contribution	£170,100.00
Monitoring Fees	£ 9,215.70

Library	£0.00
CCTV	£0.00
<b>Total: £739,795.20</b>	

3.105. £223,477.36 in S106 contributions was spent or transferred by the council during 2020/21. £223,477.36 was spent by the council on projects as set out in Table 3.26 below.

**Table 3.26: Expenditure of Financial Contributions received under Planning Obligations 2020/21**

Spend Cat	Project	Spend
Transport	Bike It 2019 - 21	£35,394.01
Transport	Town Centre Walking & Cycling	£ 26,776.22
Transport	Manor Royal Crawters Brook, Mall Path	£ 1,506.60
Town Centre	Station Gateway	£ 1,280.20
Town Centre	Mosaic Memorial Gardens	£8,444.68
Open Space	Dormans	£9,552.65
Open Space	Medlar Close	£53,756.00
Open Space	Newbury Road	£1,208.00
Open Space	Playing Fields	£ 7,859.00
Tree Mitigation Contribution	Tree Improvements	£77,700.00
		<b>Total: £223,477.36</b>

3.106. Further information on receipt, allocation and expenditure of S106 contributions is set out in the council's Infrastructure Funding Statement for 2021<sup>23</sup>.

3.107. Details of Community Infrastructure Levy (CIL) receipts and expenditure are provided in Part 5 below.

**SA Objective 9 – To promote healthy, active, cohesive and socially sustainable communities. To ensure all benefit from a good quality of life.**

<b>Indicator:</b>	Percentage of people aged 16-64 with no qualifications
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3.108. Table 3.27 compares the proportion of Crawley residents aged 16-64 with no qualifications with equivalent figures for the South East and England over the period 2015-2021. The 2017 and 2018 figures show a significant increase on that for 2016 followed by a fall in 2019. This is likely to reflect statistical volatility owing to the small sample size available for the Annual Population Survey at this level. Due to the small sample size, it was not possible for a percentage to be generated for 2020 or 2021. The true figure is likely to be more stable and may be around or lower than the equivalent figure for the South East. It is clearly likely to be lower than the average for England as a whole.

**Table 3.27: Percentage of Crawley's population (age 16-64) with no qualifications, 2015-19**

Year	Crawley	South East	England
2015	4.9*	6.3	8.6
2016	2.0*	5.5	8.1
2017	5.9*	5.2	7.7

<sup>23</sup> Available at [https://crawley.gov.uk/sites/default/files/2021-12/Infrastructure%20Funding%20Statement%202020\\_21\\_0.pdf](https://crawley.gov.uk/sites/default/files/2021-12/Infrastructure%20Funding%20Statement%202020_21_0.pdf)

2018	5.2*	5.6	7.8
2019	3.0*	5.8	7.7
2020	#	4.8	6.4
2021	#	5.0	6.6

Source: Annual Population Survey, ONS [from Nomis on 1 June 2022].

# Sample size too small for a reliable estimate

\* Estimate unreliable owing to small group sample size.

### SA Objective 10 – To ensure everyone has the opportunity to participate in sport and to encourage active lifestyles

<b>Indicator:</b>	Self-reported measure of people’s overall health and wellbeing
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3.109. Table 3.28 below details levels of subjective wellbeing in Crawley and the UK as a whole over the period 2015/16-2020/21 (years April-March), as reported by the Office for National Statistics. Scores out of ten are given for life satisfaction, a sense that life is worthwhile, happiness and anxiety (i.e. higher figures indicate better wellbeing across each measure apart from anxiety, where the reverse is true). Levels of reported subjective wellbeing in Crawley are tracking UK averages fairly closely, with the lower wellbeing and higher anxiety scores for 2020 likely to reflect the impact of the Covid-19 pandemic.

**Table 3.28: Scores out of ten for indicators of subjective wellbeing in Crawley and the UK, 2015/16 to 2020/21**

Year	Life Satisfaction		Worthwhile		Happiness		Anxiety	
	Crawley	UK	Crawley	UK	Crawley	UK	Crawley	UK
2015/16	7.7	7.7	7.8	7.8	7.5	7.5	2.3	2.9
2016/17	7.6	7.7	8.1	7.9	7.4	7.5	3.0	2.9
2017/18	7.7	7.7	8.0	7.9	7.5	7.5	3.0	2.9
2018/19	7.9	7.7	8.1	7.9	7.6	7.6	2.8	2.9
2019/20	7.8	7.7	8.1	7.9	7.9	7.5	3.1	3.1
2020/21	7.2	7.4	7.7	7.7	7.5	7.3	3.3	3.3

Source: ONS Annual Population Survey

<b>Indicator:</b>	All-age all-cause mortality rate
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3.110. Table 3.29 compares the annual age-standardised mortality rate for Crawley with that of England and Wales as a whole over the period 2015-2020 (the most recent period for which figures are available). There is an increase in both rates in the recently recorded year. These figures predate and include the Covid-19 pandemic which began in the UK in 2020.

**Table 3.29: Annual mortality rate per 100,000 – comparison of Crawley with England and Wales**

Year	2015	2016	2017	2018	2019	2020
Crawley	881.8	900.1	892.4	888.6	873.1	944.1
England & Wales	993.2	966.9	965.3	965.4	918.0	1048.3

Source: Mortality Statistics: Deaths Registered in UK by Area of Usual Residence, ONS

## **Part 4. Neighbourhood Development Plans/ Orders**

- 4.1. The Localism Act 2011 created new planning policy documents called Neighbourhood Development Plans and Neighbourhood Development Orders, with associated procedures for their preparation and adoption.
- 4.2. Neighbourhood Development Plans provide a means by which, subject to various legal and policy requirements, local communities can shape the development of their immediate area. When brought into force by the Local Planning Authority they become part of the statutory development plan for their area.
- 4.3. Neighbourhood Development Orders can be used, subject to certain limitations, to grant planning permission for certain types of development within a particular area.
- 4.4. The Local Plan regulations require that details of any Neighbourhood Development Order or Plan made by an LPA be included as part of an AMR.

### **Matters to report**

- 4.5. The council has not made any such document during the 2020/21 monitoring period nor during 2021/22, and is not aware of any that are under preparation.
- 4.6. In previous years, a number of local community groups have considered the option of proceeding with a Neighbourhood Development Plan or Order, and the council has provided support in helping them to decide whether this would be the best way of achieving their objectives. None have chosen to proceed.

## Part 5. CIL Income and Expenditure

- 5.1. Prior to 1 September 2019, the CIL Regulations required CIL charging authorities to report annually on CIL receipts and expenditure. In addition, the Local Plan Regulations required charging authorities to include these reports in the Authority Monitoring Report for the relevant year.
- 5.2. Amendments to the CIL Regulations, which came into force on 1 September 2019, mean that this reporting requirement has been superseded by a requirement to produce an annual Infrastructure Funding Statement (IFS), detailing CIL income and expenditure (in the form of a 'CIL Report') as well as other specified matters related to developer contributions.
- 5.3. The CIL Report is required to be reproduced in a council's Authority Monitoring Report for the equivalent year. The 2019/20 monitoring year was the first in which these requirements were operative, and the council has published an Infrastructure Funding Statement for both 2019/20 and 2020/21.<sup>24</sup>
- 5.4. The CIL Report included in the IFS is reproduced below.

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<sup>24</sup> <https://crawley.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-and-section-106-income-and-expenditure> (accessed 10/03/2022).

## Community Infrastructure Levy Report

10. The position in respect of CIL at the end of 2020/21 is set out in summary in the following table:

Category	Total Amount	Strategic Infrastructure Strand[1]	Neighbourhood Improvement Strand[2]
The total value of CIL set out in all demand notices issued in the reported year	£ 1,019,268.03	£ 0.00	£ 0.00
The total amount of CIL receipts for the reported year	£ 263,530.66	£ 227,384.74	£ 36,145.92
Total CIL collected by the authority remaining from previous years	£ 304,108.45	£ 278,609.03	£ 25,499.42
The total amount of CIL receipts, collected by the authority before the reported year but which have not been formally allocated	£ 304,108.45	£ 278,609.03	£ 25,499.42
The total amount of CIL receipts, collected by the authority before the reported year and which have been allocated in the reported year	£ 0.00	£ 0.00	£ 0.00
The total amount of CIL expenditure for the reported year	£ 20,848.56	£ 12,222.56	£ 8,626.00
The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£ 0.00	£ 0.00	£ 0.00
The total amount of Strategic Infrastructure Strand CIL receipts, whenever collected, reserved for the funding programme to 2022/23 but not spent during the reported year. Funds will be formally allocated to projects once the full project cost can be met.	£ 493,771.21	£ 493,771.21	N/A

11. **Total Amount of Money which was spent/ transferred during the reported year**

11.1. In 2020/21, a total of £20,848.56 of CIL monies were spent by the Crawley Borough Council. During 2020/21, £12,222.56 was applied to administration costs, including operational costs for the Crowdfund Crawley website. The Neighbourhood Improvement Strand is distributed through the [Crowdfund Crawley](#) website, for governance see Appendix D. £8,626 in grants, from the Neighbourhood Improvement Strand, were made to community groups to deliver a wide range of projects identified through the Crowdfund Crawley website. The below table provides a breakdown of the individual project.



<b>Expenditure Item</b>	<b>Total Spend on Item</b>	<b>Spend - Strategic Infrastructure Strand</b>	<b>Spend - Neighbourhood Improvement Strand</b>
<a href="#">We are encouraging our children to learn</a>	£ 2,262.00	£ 0.00	£ 2,262.00
<a href="#">Climbing frame SSC Desmond Anderson</a>	£ 2,446.00	£ 0.00	£ 2,446.00
<a href="#">Top Class Handball for Crawley</a>	£ 1,200.00	£ 0.00	£ 1,200.00
<a href="#">Capturing Lockdown</a>	£ 1,718.00	£ 0.00	£ 1,718.00
<a href="#">Covid-19 post relief project</a>	£ 1,000.00	£ 0.00	£ 1,000.00
Administrative Expenses (amounting to 5 % of CIL collected during year)	£ 12,222.56	£ 12,222.56	£ 0.00
<b>Total Amount Spent</b>	<b>£ 20,848.56</b>	<b>£ 12,222.56</b>	<b>£ 8,626.00</b>

**12. Total Amount of Money, reserved for funding programme to 2022/23 but not spent during the reported year.**

12.1. Specific allocations of CIL Strategic funding are made via the council's CIL governance process (appendix E). This operates by means of an Infrastructure Business Plan, approved by the council's Cabinet, which is subject to regular review. Eligible projects which have been put forward are scored against a set range of criteria, including their importance to the delivery of the Local Plan strategy. The CIL funding requirements of these projects are assessed against current and projected CIL income in order to set a five-year funding programme. The most recently adopted version of the Infrastructure Business Plan is available at: [Allocating Monies Collected Through CIL 202021](#)

12.2. All Strategic Infrastructure Strand receipts held at the end of 2020/21, totalling £493,117.24, have been reserved to deliver the following programme of infrastructure:

<b>Projects identified</b>	<b>Strategic Infrastructure Strand Contributions</b>
A23 London Road/ Manor Royal	£ 709,000.00
Improvement to Three Bridges Railway Station	£ 1,100,000.00
Saxonbrook Medical Centre - Creating 2 additional consulting	£ 32,000.00
Pound Hill Medical Group - build 2 additional consulting rooms	£ 144,000.00
<b>Total Cost of Projects Identified</b>	<b>£ 1,985,000.00</b>

### 13. Position at Year's End

13.1. £554,762.58 of CIL receipts have been retained at the end of 2020/21

<b>Category</b>	<b>Total</b>	<b>In Strategic Infrastructure Strand</b>	<b>In Neighbourhood Improvement Strand</b>
Total CIL retained	£ 554,762.58	£ 493,117.24	£ 61,645.34
CIL retained from previous years (allocated)	£ 0.00	£ 0.00	£ 0.00
CIL retained from previous years (reserved see 12.2)	£ 278,609.03	£ 278,609.03	£ 0.00
CIL retained from previous years (unallocated)	£ 25,499.42	£ 0.00	£ 25,499.42
CIL retained from current year (allocated)	£ 0.00	£ 0.00	£ 0.00
CIL retained from current year (reserved see 12.2)	£ 214,508.21	£ 214,508.21	£ 0.00
CIL retained from current year (unallocated)	£ 36,145.92	£ 0.00	£ 36,145.92

## Part 6. Self-build and Custom Housebuilding

- 6.1. The Self-Build and Custom Housebuilding Act 2015 requires local councils to maintain and publicise a register of individuals and associations in their area who are seeking serviced plots of land on which to build houses for their own occupation. The Act further requires councils to have regard to the register in their performance of various functions, including planning.
- 6.2. The provisions of the Act were brought into effect by the Self-Build and Custom Housebuilding Regulations 2016, which came into force on 1 April 2016. They were accompanied by Planning Practice Guidance, which recommended that local planning authorities publish headline data regarding their Self-Build and Custom Housebuilding register in their Authority's Monitoring Report.
- 6.3. Further legal provisions relating to the Self-Build and Custom Housebuilding Register were included in the Housing and Planning Act 2016 and the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016. The Housing and Planning Act introduced a 'duty to grant planning permission' for enough serviced plots of land to meet the demand demonstrated by the Register.
- 6.4. For the purpose of meeting the 'duty to grant planning permission' the demand demonstrated by the Register is measured according to successive 'base periods'.
- 6.5. The first base period is measured from the day on which a council establishes its Register (21 March 2016 in Crawley's case) to 30 October 2016. Subsequent base periods will run for one year beginning on 31 October. Councils have three years from the end of a given base period to comply with the duty in respect of that period.
- 6.6. Table 6.1 details the number of Register entries on the Register in respect of each base period as of 31 March 2022. In this case, the base periods are considered a more appropriate time unit than the April-March monitoring year.
- 6.7. The table divides Register entries according to whether they represent an individual or an association, and according to whether they are included on part 1 or part 2 of the Register. This latter division reflects councils' power to introduce local eligibility conditions for Register entries, including a local connection test and a test of financial capacity to buy the plots sought. Those entries which satisfy the tests are then added to part 1 of the Register and those which are not are added to part 2. The 'duty to grant planning permission' only applies to part 1. Where no such tests are introduced, all entries are treated as part 1 entries.
- 6.8. Local eligibility conditions for entries to Crawley's Self-build and Custom Housebuilding Register were introduced on 18 July 2017, from which time the Register has been divided into parts 1 and 2. This step was considered appropriate in Crawley because the severely constrained supply of housing land restricts the potential for new self-build development. Therefore, it was considered reasonable that the 'duty to grant planning permission' should only be triggered in respect of new entrants to the Register who could satisfy the local eligibility conditions<sup>25</sup>.

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<sup>25</sup> Further information about Crawley's Self-build and Custom Housebuilding Register is available, along with the e-form for applicants, at: <https://crawley.gov.uk/planning/planning-policy/engagement-and-monitoring/self-build-register>.

**Table 6.1: Self-build and custom housebuilding register entries, as of 31 March 2022**

Base Period	Part 1 Register Entries		Part 2 Register Entries		Total Entries	
	Individual	Assoc.	Individual	Assoc.	Individual	Assoc.
Mar-Oct 2016	12	0	n/a	n/a	12	0
Oct 2016-Oct 2017	23	0	3	0	26	0
Oct 2017-Oct 2018	15	0	7	0	22	0
Oct 2018-Oct 2019	19	0	5	0	24	0
Oct 2019-Oct 2020	11	0	7	0	18	0
Oct 2020-Oct 2021	19	1	10	0	29	1
2021-2022 as of 31 March 2022	5	0	0	0	5	0
Total	104	1	32	0	136	1

- 6.9. For the purposes of measuring performance against the ‘duty to grant planning permission’ for self-build and custom housebuilding, part 1 Register entries for each base period must be counted against the number of ‘suitable development permissions’ in respect of serviced plots of land which are granted within three years of that base period, with each permission only counting towards the demand arising in a single base period. The Self-build and Custom Housebuilding Act does not define what makes development permission ‘suitable’ beyond that it must be ‘development which could include self-build and custom housebuilding’, and there is, at present, no agreed approach to applying this definition.
- 6.10. For the purpose of reporting, CBC has counted as ‘suitable’ any planning permission for 1-4 dwellings (i.e. ‘small sites’ from the perspective of the council’s SHLAA / housing monitoring), excluding conversions, extensions to blocks of flats, repeat permissions, and council schemes which are known not to be self-build. In the absence of a clear legal definition this is considered to represent a pragmatic approach. On this basis, the council’s assessment of performance against the duty for each completed base period is as shown in Table 6.2 below.

**Table 6.2: Performance against the ‘duty to grant planning permission’ for self-build and custom housebuilding**

Register Base Period	Demand: ‘Part 1’ Register entries	Supply: Planning Permissions for plots during subsequent 3 years	Cumulative surplus/shortfall*
March-October 2016	12	33	21

Register Base Period	Demand: 'Part 1' Register entries	Supply: Planning Permissions for plots during subsequent 3 years	Cumulative surplus/shortfall*
Oct 2016-Oct 2017	23	5	3
Oct 2017-Oct 2018	15	3	-9
Oct 2018-Oct 2019	19	N/A	N/A
Oct 2019-Oct 2020	11	N/A	N/A
Oct 2020-Oct 2021	20	N/A	N/A

\* Cumulative surplus/shortfall figures for each base period are derived by deducting the 'demand' figures (based on measures 1 and 2 respectively) from the 'supply' figure, and then adjusting where required to take into account any surplus of permissions carried forward from the preceding base period.

- 6.11. According to the analysis set out in Table 6.2, the council met the 'duty' in relation to the first two base periods but not the third. Overall, the rate of 'suitable' development permissions has been slower than the rate of addition of new entries to the Register. It will be seen that the numbers of planning permissions allocated to base periods 2 and 3 (October 2016-October 2018), reflecting additional permissions granted between October 2019 and October 2021, are particularly low. This may be seen as the result of some of the challenges specific to this period, including the covid-19 pandemic; supply-chain and skill shortages; and the impact of the September 2021 Natural England position statement requiring all new dwellings to be 'water neutral'.
- 6.12. In considering the council's performance against the 'duty', it should also be noted that, in light of the tightly drawn boundaries of the borough and other constraints, the need for general market and affordable housing also out-strip anticipated supply. The current Local Plan only proposes to meet approximately 50% of identified housing need within the borough, while the identified need for affordable housing is such that it is unlikely to be met within the borough even if 100% of the projected housing supply could be provided in this form.
- 6.13. The council proposes to help increase delivery of self- and custom-build housing through Policy H7 of the emerging Local Plan, which gives general support to this type of housing; sets a percentage requirement of 6% on sites of 50 or more units, with exceptions; and sets out requirements regarding the phasing/delivery. The council also referred specifically to unmet need for self-build and custom-build housing in the Duty to Cooperate letter sent to other Local Authorities regarding unmet housing needs in January 2020.

## Part 7. Duty to Cooperate

7.1 The Localism Act 2011 introduced a legal duty for Local Planning Authorities (LPAs) to cooperate with other LPAs as well as County Councils and other prescribed organisations on strategic planning matters, including the preparation of planning policy documents which have strategic implications, for example in the form of having significant cross-boundary impacts. In such cases, cooperation must take the form of constructive, active and ongoing engagement in relation to any relevant processes.

7.2 The Local Planning regulations require an Authority's Monitoring Report to give details of actions undertaken in accordance with the Duty to Cooperate. Appendix G summarises the council's actions related to the Duty to Cooperate. The following outputs were secured during the 2020/21 monitoring year.

7.3 Key agreements and actions from the monitoring year are set out below:

Output	Parties	Date
Signed West Sussex Statement of Common Ground	<ul style="list-style-type: none"> <li>• West Sussex County Council</li> <li>• Adur District Council</li> <li>• Arun District Council</li> <li>• Chichester District Council</li> <li>• Crawley Borough Council</li> <li>• Horsham District Council</li> <li>• Mid Sussex District Council</li> <li>• South Downs National Park Authority</li> <li>• Worthing Borough Council</li> </ul>	27 April 2020
Signed Mid Sussex and Crawley Statement of Common Ground: Mid Sussex Site Allocations Development Plan Document	<ul style="list-style-type: none"> <li>• Mid Sussex District Council</li> <li>• Crawley Borough Council</li> </ul>	6 May 2020
Signed Northern West Sussex Statement of Common Ground	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Horsham District Council</li> <li>• Mid Sussex District Council</li> <li>• West Sussex County Council</li> </ul>	2 June 2020
Publication of Joint Evidence: Gatwick Sub-Region Water Cycle Study	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Horsham District Council</li> <li>• Mid Sussex District Council</li> <li>• Reigate and Banstead Borough Council</li> </ul>	28 August 2020
Publication of Joint Evidence: Crawley and Upper Mole Strategic Flood Risk Assessment	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Horsham District Council</li> <li>• Supported by Environment Agency</li> </ul>	14 September 2020
Formal Public Consultation on Crawley's Submission draft Local Plan Commenced: Key Documents and Supporting Evidence	<ul style="list-style-type: none"> <li>• Publicly available for comment</li> </ul>	6 January 2021
Signed Crawley and Mole Valley Statement of Common Ground	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Mole Valley District Council</li> </ul>	25 January 2021

Signed Crawley and Reigate and Banstead Statement of Common Ground	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Reigate and Banstead Borough Council</li> </ul>	5 February 2021
Circulation of draft Crawley Duty to Cooperate Statement to Prescribed Bodies	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Adur and Worthing Councils</li> <li>• Arun District Council</li> <li>• Brighton and Hove City Council</li> <li>• Chichester District Council</li> <li>• Croydon London Borough Council</li> <li>• Environment Agency</li> <li>• Epsom and Ewell Borough Council</li> <li>• Guildford Borough Council</li> <li>• Highways England</li> <li>• Historic England</li> <li>• Horsham District Council</li> <li>• Lewes and Eastbourne Councils</li> <li>• Mid Sussex District Council</li> <li>• Mole Valley District Council</li> <li>• Natural England</li> <li>• Reigate and Banstead Borough Council</li> <li>• Southern Water</li> <li>• Surrey County Council</li> <li>• Tandridge District Council</li> <li>• Thames Water</li> <li>• Waverley Borough Council</li> <li>• Wealden District Council</li> <li>• West Sussex County Council</li> </ul>	25-26 February 2021
Publication of draft Duty to Cooperate Statement	<ul style="list-style-type: none"> <li>• Publicly available for comment</li> </ul>	29 March 2021

#### Gatwick Diamond Local Planning Authorities

7.4 CBC met with the Surrey Gatwick Diamond Authorities on an individual 1:1 basis to discuss direct cross-boundary matters arising from emerging Local Plans. This included Mole Valley District Council and Reigate and Banstead Borough Council.

7.5 Key outputs from these meetings included:  
→ Crawley and Mole Valley Statement of Common Ground  
→ Crawley and Reigate and Banstead Statement of Common Ground

#### West Sussex and Greater Brighton Strategic Planning Board

7.6 As part of the West Sussex and Greater Brighton Strategic Planning Board, CBC has been in discussions regarding taking forward work on a Local Strategic Statement (LSS3) for the West Sussex and Greater Brighton area. This included discussions with consultants regarding undertaking evidence work to understand the opportunities and constraints across the whole sub-regional area covered by the Strategic Planning Board.

7.7 Two member meetings of the Strategic Planning Board were held during this monitoring year (9 October 2020 and 31 March 2021) in order to progress the necessary background evidence work to support this.

#### Northern West Sussex Authorities

- 7.8 A Statement of Common Ground for the North West Sussex Authorities was agreed between CBC, HDC, MSDC and WSCC and published.
- 7.9 Focused updates of the Economic Growth Assessment (EGA) evidence for each of the local authority areas were jointly commissioned by the Northern West Sussex Authorities, to take into account the impacts of the Covid Pandemic on the economic area.

#### Engagement in Local Plan preparations

- 7.10 Cooperation has included discussions and engagement in neighbouring authorities' Local Plan preparations. This has included engagement in the Mid Sussex District Plan Site Allocations Development Plan Document. This ensured CBC was kept sufficiently informed in the emerging evidence to allow for a Statement of Common Ground to be agreed between the two authorities to support this process.
- 7.11 In addition, discussions in relation to the Mole Valley Local Plan secured joint agreement from CBC and MVDC on a Statement of Common Ground (see 7.4 – 7.5 above).
- 7.12 CBC and HDC continue to meet frequently at a variety of levels, including a regular planning policy meeting held three-weekly.

#### Crawley Local Plan Review

- 7.13 The Crawley draft Local Plan Review was finalised for Regulation 19 consultation during this monitoring period. To support this, the draft Duty to Cooperate Statement was prepared. This was shared with the Prescribed Bodies for comment and correction ahead of its publication for wider public consultation.
- 7.14 The Duty to Cooperate Statement describes the processes undertaken in relation to addressing the identified cross-boundary strategic issues and the progress made, along with the dates and key outputs from meetings held with the Prescribed Bodies and strategic groups. As an appendix, it included the letter previously sent to all neighbouring authorities (January 2020) setting out the anticipated levels of Crawley's unmet need and requesting support in meeting these, along with the responses received. It also appended the signed Statements of Common Ground agreed to date.
- 7.15 The draft Crawley Local Plan Review was published for a second formal Regulation 19 consultation on 6 January 2021, following a Full Council decision in December 2020. Alongside the Local Plan document and Local Plan Map, other key documents (including the Sustainability Appraisal/Strategic Environmental Assessment, Infrastructure Plan, Consultation Statement, and a draft Habitats Regulations Assessment) and a range of evidence base documents were published for public scrutiny. The consultation was extended beyond the intended 6-week period, due to the late publication of some evidence (in particular, viability and transport modelling), and did not close until these had been published for 6-weeks. This extended the Regulation 19 consultation into the subsequent monitoring period (2021/22).

#### Strategic Sites 'At Crawley'

- 7.16 Meetings were held with Horsham District Council and West Sussex County Council to discuss proposed, promoted and potential strategic sites close to Crawley's administrative boundary. This includes the long-term strategic proposals for up to three new neighbourhoods to the west of Crawley, being



promoted by Homes England, and the detailed “first phase” neighbourhood of this wider Homes England aspiration, to the west of Ifield.

- 7.17 A series of technical pre-application meetings have been held jointly with officers from each of the authorities in attendance. A PPA has been signed by both councils and Homes England. Technical meetings have involved on-going discussions in relation to: transport, including transport modelling, the need for a Crawley western link road and maximising sustainable transport options; education; open space and indoor sports provision; sustainability and exemplar development; employment and economic development; Gypsy and Traveller provision; and existing character assessment.
- 7.18 Crawley’s urban design expertise is a shared resource for both Crawley and Horsham authorities in relation to these proposals.

#### Gatwick Officers Group and Gatwick Joint Local Authorities

- 7.19 Crawley Borough Council coordinates the Gatwick Officers Group and the Members’ Gatwick Joint Local Authorities with West Sussex County Council and other adjoining local authorities. These groups discuss current and emerging issues relating to the operation, growth and development of the airport including the proposed Development Consent Order for the use of the Northern Runway. CBC is also an active participant in the Gatwick Airport Consultative Committee and its Steering Group, GATCOM, as well as airport noise and air quality related groups.

#### Infrastructure

- 7.20 Meetings continued to be held between Crawley Borough Council and a wide range of interested organisations in relation to the potential new stations between Crawley and Horsham (Horsham District Council, Crawley Borough Council, West Sussex County Council, Network Rail, Department for Transport, GTR, Coast to Capital LEP) to consider further the impacts and potential options and opportunities. The final report was received from the consultants working on behalf of Network Rail.
- 7.21 Meetings continued to be held to prepare the Transport Modelling for the Crawley Local Plan between Crawley Borough Council and West Sussex County Council.
- 7.22 The Gatwick Sub-Region Water Cycle Study update was published. This was jointly commissioned by Crawley Borough Council, Horsham District Council, Mid Sussex District Council and Reigate and Banstead Borough Council. This study included the involvement of the water companies, the Environment Agency and Natural England.
- 7.23 A joint Strategic Flood Risk Assessment was published. This was a joint commission by Crawley Borough Council and Horsham District Council and included the involvement of the Environment Agency.
- 7.24 Joint work was commissioned considering the implications of water supply abstraction and securing water neutrality for the Sussex North Water Resource Zone by Crawley, Chichester and Horsham councils. The first part of this work was commenced and published in the next monitoring year (2021/22) and work is continuing on the subsequent stages for resolving this issue.

**Appendices A1-A2: Timetables for Preparation  
of Documents mentioned in Crawley Local  
Development Schemes of February 2020 &  
December 2020**





## **Appendix B: Crawley Borough Housing Trajectory – Base date 31 March 2021**

**Housing Trajectory  
Base Date 31 March 2021**

	<b>Current Year</b>	<b>Anticipated Delivery of Dwellings 2021-2030 (Local Plan)</b>									
<b>Local Plan Year</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	

**Five Year Supply**

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	Five Year Supply																
											2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Large Housing Sites (5 units and above) with extant Planning Permission / Prior Approval at 31 March 2021 (A)	CR/2017/0552/FUL	8 - 9 Queens Square	Northgate	21/12/2018	Commenced	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2014/0865/FUL	Land S/O and R/O 24 Brighton Road	Southgate	15/12/2015	Commenced	14	0	14	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0760/FUL	9 Woolborough Road	Northgate	16/03/2018	Commenced	9	0	9	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0594/FUL	Ocean House, Hazelwick Avenue	Three Bridges	28/08/2018	28/08/2021	8	0	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0522/PA3 & CR/2017/0921/FUL	Stoner House, Kilnmead	Northgate	27/07/2017 & 25/02/2019	Commenced	137	0	137	0	137	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0881/FUL	257 - 259 Ifield Road	West Green	17/04/2018	Commenced	5	2	3	3	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0519/FUL	The Imperial, Broadfield Barton	Broadfield	22/11/2018	22/11/2021	19	1	18	0	19	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0
	CR/2018/0891/FUL	EDF Building, Russell Way	Three Bridges	29/10/2020	29/10/2023	12	0	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2018/0865/PA3	Second Floor, Pelham House, Broadfield Barton	Broadfield	21/01/2019	21/01/2022	6	0	6	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2020/0588/OUT	42 & 44 Brighton Road	Southgate	16/02/2021	16/02/2024	20	2	18	0	20	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0
	CR/2021/0127/PA3	74 Grattons Drive	Pound Hill	30/03/2021	30/03/2024	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2020/0646/PA3	Belgrave House, Station Way	Northgate	08/01/2021	08/01/2024	33	0	33	0	33	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR/2019/0542/FUL	MOKA, Station Way	Northgate			152	0	152	0	152	0	0	0	0	152	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Large Sites with PP (6-29 units)</b>						<b>429</b>	<b>5</b>	<b>424</b>	<b>3</b>	<b>424</b>	<b>151</b>	<b>20</b>	<b>53</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Small Housing Sites (4 units or less) with PP (B)	<b>Total Small Housing Sites with PP (5 or less)</b>						75	6	69	2	68																
	<b>Total small Sites deliverable spread over 5 years (100% of small sites commenced plus 45% of commitment)</b>											5	20	14	9	1	0	0	0	0	0	0	0	0	0	0	0

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	Current Year	Anticipated Delivery of Dwellings 2021-2030 (Local Plan)																	
											Local Plan Year	6	7	8	9	10	11	12	13	14	15								
											Five Year Supply																		
											2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37		
Local Plan Key Housing Allocations (Policy H2) that are 'Deliverable' (C)	CR/2015/0609/FUL	15 - 29 The Broadway	Northgate	20/04/2016	Commenced	78	0	78	78	0	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2015/0552/NCC	Forge Wood (Reserved Matters to be Approved)	Pound Hill	15/11/2016	15/11/2019	434	0	434	0	434	0	0	15	50	50	50	60	60	52	52	45	0	0	0	0	0	0	0	0
	CR/2014/0061/ARM	Forge Wood Phase 1B	Pound Hill	23/03/2015	Commenced	43	0	43	0	43	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2015/0718/ARM	Forge Wood Phase 2B	Pound Hill	31/01/2019	31/01/2022	169	0	169	18	151	18	51	49	33	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2016/0083/ARM	Forge Wood Phase 2C	Pound Hill	31/01/2019	31/01/2022	249	0	249	93	156	93	53	103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2016/0962/ARM	Forge Wood Phase 3B	Pound Hill	11/12/2017	Commenced	151	0	151	151	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0125/ARM	Forge Wood Phase 4A	Pound Hill	27/10/2017	27/10/2020	147	0	147	147	0	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocation	Tinsley Lane	Three Bridges			120	0	120	0	120	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0	0	0	0
	Allocation	Land Adj Desmond Anderson*	Tilgate			150	0	150	0	150	0	0	0	0	0	0	0	100	50	0	0	0	0	0	0	0	0	0	0
	CR/2019/0271/PA3 & CR/2019/0681/FUL	Zurich House, East Park†	Southgate	28/05/2019 & 06/08/2020	Commenced	53	0	53	0	53	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocation	Former TSB Site, Russell Way‡	Three Bridges			59	0	59	0	59	0	0	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Plan Key Housing Allocations (Policy H2) that are 'Developable' (D)	Allocation	Breezehurst Drive Playing Fields	Bewbush			65	0	65	0	65	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	
	Allocation	Longley House, East Park**	Southgate			121	0	121	0	121	0	0	0	121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Allocation	Henty Close	Bewbush			24	0	24	0	24	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	
	Allocation	Land East of Street Hill	Pound Hill			15	0	15	0	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Plan Key Town Centre Opportunity Sites (Policy H2) (30+ units) (E)	Allocation	Telford Place / Haslett Avenue	Three Bridges			300	0	300	0	300	0	0	0	0	0	0	0	300	0	0	0	0	0	0	0	0	0	0	
	CR/2016/0294/OUT	Crawley Station and Car Parks	Northgate	16/08/2016	16/08/2019	308	0	308	0	308	0	0	0	0	0	100	100	108	0	0	0	0	0	0	0	0	0	0	
	Allocation	County Buildings	Northgate			100	0	100	0	100	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	
	CR/2017/0997/OUT	Land North of the Boulevard (Town Hall)	Northgate	14/02/2019	14/02/2022	182	0	182	0	182	0	0	0	0	0	0	0	182	0	0	0	0	0	0	0	0	0	0	
	CR/2016/0662/FUL	Car Park, 11-13 The Boulevard	Northgate	19/07/2017	Commenced	91	0	91	0	91	0	91	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Key Housing Sites Total</b>	<b>Total Key Housing Sites</b>					<b>2859</b>	<b>0</b>	<b>2859</b>	<b>487</b>	<b>2372</b>	<b>314</b>	<b>195</b>	<b>263</b>	<b>278</b>	<b>68</b>	<b>150</b>	<b>509</b>	<b>760</b>	<b>52</b>	<b>52</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Broad Location (East of London Road) 5+ Units (F)		138 - 144 London Road	Northgate			12	4	8	0	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	
		102 - 112 London Road & 2 - 4 Tushmore Lane ††	Northgate			44	8	36	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		116 - 136 London Road ††	Northgate			64	11	53	0	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		21, 25, 27 & 29 Tushmore Lane	Northgate			63	4	59	0	63	0	0	0	0	0	0	0	30	33	0	0	0	0	0	0	0	0	0	
		<b>Total for Broad Location (East of London Road)</b>					<b>183</b>	<b>27</b>	<b>156</b>	<b>0</b>	<b>183</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>30</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

											Current Year	Anticipated Delivery of Dwellings 2021-2030 (Local Plan)															
											Local Plan Year	6	7	8	9	10	11	12	13	14	15						
											Five Year Supply																
	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Broad Location Town Centre 5+ units (F)		Fire Station, Ifield Avenue	West Green			48	0	48	0	48	0	0	0	0	0	0	0	0	0	48	0	0	0	0	0	0	0
	CR/2018/0341/FUL	Central Sussex College (East of Tower)	Three Bridges	16/08/2018	Commenced	98	0	98	0	98	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Brittingham House, Orchard St	West Green			24	0	24	0	24	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0
		1-7 Pegler Way	West Green			20	0	20	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
		Old Vicarage, Church Walk (Land at Cross Keys)	Northgate			20	0	20	0	20	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0
		Parkside Car Park	Northgate			10	0	10	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0
		Land R/O The Gatwick George Hotel	West Green			10	0	10	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0
	<b>Total for Broad Location (Town Centre)</b>						<b>230</b>	<b>0</b>	<b>230</b>	<b>0</b>	<b>230</b>	<b>98</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>64</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Broad Location (Forge Wood North East Sector Residual Land) 5+ Units (F)	CR/2018/0894/OUT	Land Adj to Steers Lane	Pound Hill			185	0	185	0	185	0	0	90	95	0	0	0	0	0	0	0	0	0	0	0	0	
		Land to the Southeast of Heathy Farm, Balcombe Road	Pound Hill			150	0	150	0	150	0	0	0	0	0	0	0	50	50	50	0	0	0	0	0	0	
	<b>Total for Broad Location (Forge Wood)</b>						<b>335</b>	<b>0</b>	<b>335</b>	<b>0</b>	<b>335</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Suitable SHLAA Sites that are Deliverable (5 - 29 units) (G)		Oak Tree Filling Station, 114 London Road	Northgate			17	0	17	0	17	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	
		Former Age Concern Building, Shackleton Road	Tilgate			8	0	8	0	8	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	
	<b>Total Deliverable SHLAA Sites</b>						<b>25</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Suitable SHLAA Sites that are Developable (5-29 Units) (H)		Ambulance Station, Ifield Avenue	West Green			16	0	16	0	16	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	
		2 - 12 Friston Walk	Ifield			21	6	15	0	21	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	
		Rear Gardens, Dingle Close/Ifield Road	West Green			18	0	18	0	18	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	
		Rear Gardens, Snell Hatch/Ifield Road	West Green			15	0	15	0	15	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	
		46 - 48 Goffs Park Road	Southgate			10	1	9	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	
		96 - 102 North Road	Three Bridges			10	4	6	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	
		Harwood, Blaxley and Forest Way, Balcombe Road	Pound Hill			6	3	3	0	6	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	
		Furnace Green Community Centre	Furnace Green			20	0	20	0	20	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	
		Land at Gales Place and West Way	Three Bridges			30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	
		Land at Peterborough Road	Tilgate			12	0	12	0	12	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	
		40 Springfield Road	Southgate			8	0	8	0	8	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	
<b>Total Developable SHLAA Sites</b>						<b>166</b>	<b>14</b>	<b>152</b>	<b>0</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>24</b>	<b>47</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>21</b>	<b>0</b>	<b>0</b>		



											Current Year	Anticipated Delivery of Dwellings 2021-2030 (Local Plan)																
											Local Plan Year	6	7	8	9	10	11	12	13	14	15							
											Five Year Supply																	
Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37		
Additional sites proposed for allocation in Local Plan Review	7 - 13 The Broadway & 1 - 3 Queens Square	Northgate			25	0	25	0	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Shaw House, Pegler Way	West Green			33	0	33	0	33	0	26	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Rushetts Road Play Area	Langley Green			14	0	14	0	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0		
	St Catherine's Hospice, Malthouse Road	Southgate			60	0	60	0	60	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0		
	Land Adjacent to Sutherland House	Three Bridges			30	0	30	0	30	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0		
	Crawley College	Three Bridges			400	0	400	0	400	0	0	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0		
	<b>Total for Additional sites proposed for allocation in Local Plan Review</b>					<b>562</b>	<b>0</b>	<b>562</b>	<b>0</b>	<b>562</b>	<b>0</b>	<b>26</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>74</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Housing Windfalls</b>	<b>Total for Windfalls††</b>				<b>742</b>	<b>0</b>	<b>742</b>	<b>0</b>	<b>742</b>	<b>0</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>			

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	Current Year	Anticipated Delivery of Dwellings 2021-2030 (Local Plan)																
											Local Plan Year	6	7	8	9	10	11	12	13	14	15							
											Five Year Supply																	
											2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	
Communal Accommodation Bedrooms	CR/2018/0706/FUL	Greensleeves Retirement Home, 15-21 Perryfield Road	Southgate	04/10/2019	04/10/2022	13	0	13	0	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0
	CR/2019/0322/FUL	The Gables Nursing Home, Ifield Green	Ifield	21/07/2020	21/07/2023	60	56	60	0	60	0	0	0	0	0	0	-56	60	0	0	0	0	0	0	0	0	0	0
	CR/2016/0972/FUL	Oakhurst Grange, Goffs Park Road	Southgate	05/10/2018	Commenced	146	100	46	-100	146	0	0	0	0	0	0	146	0	0	0	0	0	0	0	0	0	0	0
	<b>Communal Accommodation Bedrooms Total</b>						<b>219</b>	<b>156</b>	<b>119</b>	<b>-100</b>	<b>219</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>C3 Dwelling Equivalent (using ratio of 1.8)</b>						<b>122</b>	<b>87</b>	<b>66</b>	<b>-56</b>	<b>122</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Notes**

\* This site was allocated for 100 dwellings in 2015 Local Plan. Following reassessment of site potential the projected site yield has been increased to 150.

† The expected dwelling total given for Zurich House has been lowered from 56 to 53 dwellings on the basis that approved applications CR/2019/0271/PA3 and CR/2019/0681/FUL represent a more realistic indicator of landowner intention.

‡ This site was allocated for 40 dwellings in 2015 Local Plan. This has been increased to 59 to reflect planning application CR/2020/0037/FUL, which benefits from a resolution to grant permission subject to a Section 106 agreement (08/02/2021)

\*\* This site was allocated for 48 dwellings in 2015 Local Plan. This has been increased to 121 to reflect planning application CR/2020/0024/FUL, which benefits from a resolution to grant permission subject to a Section 106 agreement (05/05/2020)

†† Site was included in the Housing Trajectory for the 2015 Local Plan as a Broad Location. Following further consideration as part of the Local Plan Review it is now considered to be unavailable or unachievable and has therefore been removed from Crawley's identified housing land supply. The development quantum identified in 2015 is retained in the 'Approved or Allocated' columns but is not assigned to any specific year(s), and therefore does not contribute to the projected housing supply.

‡‡ The 2015 Local Plan is based on a projected windfall allowance of 55 dwellings per annum. This is reflected here for the purposes of assessing implementation of the adopted Plan. The submission draft 2021 Local Plan proposes a higher total of 90 dwellings per annum, based on an updated Windfall Statement. This uplifted allowance is reflected in the Housing Trajectory for the submission draft 2021 Plan and will be subject to examination as the Local Plan Review proceeds.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. (NPPF, Glossary)

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that the site is available and could be viably developed at the point envisaged. (NPPF, Glossary)

Gross C3 Housing Delivery	568	316	507	603	124	229	689	1047	466	357	150	85	76	55	55	55	55
Total C3 Losses	0	0	0	0	0	0	10	9	0	0	0	0	6	0	0	0	0
C3 Net Delivery	568	316	507	603	124	229	679	1038	466	357	150	85	70	55	55	55	55
C2 net contribution	0	0	0	0	0	0	57	33	0	0	0	0	0	0	0	0	0
Total net delivery	568	316	507	603	124	229	736	1071	466	357	150	85	70	55	55	55	55

Housing Requirement		Past & Projected delivery		5-year housing supply calculation	
Local Plan Policy H1 Housing Requirement 2015-2030	5100	Net completions April 2015-March 2021	2990	Residual minimum housing target April 2021-March 2030	2110
		Projected net completions 2021-2030	4935	Residual annual minimum housing target April 2021-March 2030	234
Annualised H1 Minimum Housing Target 2015-30	340	Projected total delivery 2015-2030	7925	Target for 2021-2026 including 5% buffer	1231
				Projected net completions 2021-2026	1779
				Years' supply projected for 2021-26	7.2

# **Appendix C: Crawley Borough Employment Land Trajectory – Base date 1 September 2021**

## EMPLOYMENT LAND TRAJECTORY JANUARY 2022 (BASE DATE 1 SEPTEMBER 2021)

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sqm)	Office B1a/B1b floor space (Sqm)	Industrial B1c/B2/B8 floor space (Sqm)	Other Employment Floorspace (Sqm)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
<b>Sites Deliverable Years 1-5</b>													
A	Nexus, Gatwick Road (Parcel 3)	Outline permission CR/2014/0764/OUT for Parcel 3 (3 x A1 and A3/A5 buildings totalling 1,025 Sqm) has lapsed. Agent advises that site has potential for B1/B2/B8 plus support facilities for the main employment area.	CR/2014/0764/OUT	Yes	Yes	Yes	0.64	0	0	0	0	0.32	0.32
B	Wingspan Club	Landowner, CBC Property, is assessing options for development of site.	N/A	Yes	Yes	Yes	0.43	0	0	0	0	0	0.43
C(i)	Former GSK site (south east land parcel)	Permission CR/2021/0249/FUL for the construction of three B8 warehouse units on the south east land parcel at the former GSK site in Manor Royal. Will deliver 14,938sqm new B8 warehouse (including ancillary office) floorspace across the site.	CR/2021/0249/FUL	Yes	Yes	Yes	2.91	14,938	0	14,938	0	0	2.91
C(ii)	Former GSK Site (north and west land parcel)	Permission CR/2014/0415/ARM relates to the north and west land parcel. It permits development of 2 data storage halls (Buildings 1 and 2), an emergency power building (Building 3), and a business hub building comprising café at ground floor with offices above (Building 4) together with associated car parking, servicing arrangements and landscaping. Building 1 provides 13,431sqm B8 on a 2.106 ha plot. It is occupied by Digital Realty, and having been completed 2017/18, it is no longer included in the remaining site and floorspace figures. Building 2 provides approx. 1,521sqm B1a and 19,391sqm B8 on a 2.59ha plot. Work is yet to commence on this building. Building 3 provides 2,696sqm plant on a 0.2ha plot. Building 4 provides 1,433sqm B1a office and 87sqm A3 cafe on a 0.4ha plot.	CR/2014/0415/ARM	Yes	Yes	Yes	3.19	22,345	2,954	19,391	2,783	0.565	2.4
D	Vanguard and Victory House, Churchill Court	Permission CR/2020/0719/FUL for demolition of the existing office buildings and erection of two commercial buildings within Classes E (light industrial), B2 (general industrial) and B8 (storage & distribution).	CR/2020/0719/FUL	Yes	Yes	Yes	1.57	7,521	0	7,521	0	0.0	1.57
E	Elekta, London Road and Fleming Way (Phase 2)	Phase 1, Building A (11,828 Sqm B1a floorspace) is complete. Phase 2, for the erection of a second building to provide 4,345 Sqm B1a floorspace is not built out.	CR/2014/0760/FUL	Yes	Yes	Yes	0.4	4,345	4,345	0	0	0.4	0.0
F	Land at Jersey Farm (Site A)	Planning Permission CR/2019/0696/FUL for a B8 warehouse, associated landscaping and car parking. Development commenced.	CR/2019/0696/FUL	Yes	Yes	Yes	0.69	2,095	0	2,095	0	0.00	0.69
G	Tilgate Forest Business Park, Vacant Plot	Site is located in the Tilgate Forest Business Park Main Employment Area. Discharge of condition relating to permission CR/2013/0423/FUL for 2 x three storey office blocks extension of time. Office development is subject to a technical commencement and is therefore extant.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
H	Easistore Ltd, Maidenbower Office Park	Planning Permission CR/2020/0155/FUL for a four-storey extension to the existing building, creating an additional 1,892sqm B8 storage & distribution floorspace.	CR/2020/0155/FUL	Yes	Yes	Yes	0.5	1,892	0	1,892	0	0	0.5
I	Southways, London Road	Site is situated within land that is subject to Gatwick Airport Safeguarding. However, Certificate of Lawfulness CR/2013/0008/192 confirms that development for twin office buildings is commenced and extant. Site is currently in depot use on a temporary basis.	CR/2013/0008/192 CR/2013/0094/FUL	Yes	Yes	Yes	2.83	3,241	3,241	0	0	2.83	0
J	County Buildings, Northgate Avenue	Site included in WSCC Asset Management Strategy and is identified as a priority for mixed-use residential and commercial (office) development. Assumption is for 75% of the site to be dedicated to housing, with 25% (plot ratio 2.0) dedicated to office use. Completion is anticipated no later than 2025.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0
K	Land North of The Boulevard	Permission CR/2017/0997/OUT for a.) demolition of existing council offices and erection of replacement town hall, offices, and public square, and b.) outline application for residential development comprising 182 units including commercial space. Provides a net gain of 4,173 Sqm office space (14,695 Sqm total). Office/civic sector of the site is 0.56ha, and this figure is counted towards the employment land supply.	CR/2017/0997/OUT	Yes	Yes	Yes	1.23	14,695	14,695	0	370	0.56	0
L	Moka, Station Way	Residential-led mixed-use development. Will deliver 650sqm ground floor commercial floorspace, this being flexible within use classes A1/A3/A4/B1/D1 and split between 2 to 4 units.	CR/2019/0542/FUL	Yes	Yes	Yes	0.36	650	650	0	650	0.36	0
							<b>16.69</b>	<b>81,552</b>	<b>35,715</b>	<b>45,837</b>	<b>3,803</b>	<b>6.20</b>	<b>8.82</b>

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sqm)	Office B1a/B1b floor space (Sqm)	Industrial B1c/B2/B8 floor space (Sqm)	Other Employment Floorspace (Sqm)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
<b>Allocation for a Strategic Employment Location (Deliverable Years 6-15)</b>													
M	Land East of Balcombe Road and South of M23 Spur (Gatwick Green)	The Local Plan allocates land at East of Balcombe Road and south of the M23 spur, referred to as Gatwick Green, for development of an industrial-led Strategic Employment Location of a <b>minimum</b> 24.1ha, predominantly of B8 storage and distribution warehouse (Class B8) uses, potentially supported by light industrial and general industrial and a limited amount of complementary ancillary uses that support the principal storage and distribution function. The allocation will meet Crawley's outstanding business land supply requirement, which equates to a <b>minimum</b> of 77,800sqm B8 floorspace. Development would come forward Years 6-15 of the Plan, with a seven to ten year build out anticipated for completion 2035. The site would therefore meet employment needs in the later part of the Plan period. 47ha of land are included in the allocation boundary but any industrial floorspace or ancillary uses beyond the 24.1ha allocation would have to be justified by appropriate evidence. The identified site is larger because of the potential, where justified by evidence, <b>for further industrial uses and</b> supporting uses catering for the needs of employees, and <b>also</b> because of the need for the strategic development to provide comprehensive supporting infrastructure, appropriate landscaping and to protect the amenity of	Allocated in Reg. 19 Local Plan	Yes	Yes	Yes	24.1	77,800	0	77,800	0	0	24.1
							24.10	77,800	0	77,800	0	0	24.1
								Office B1a/b Floorspace (Sqm)	Industrial B1c/B2/B8 Floorspace (Sqm)	Total B-Class Floorspace (Sqm)	Office B1a/b Land (Ha)	Industrial B1c/B2/B8 Land (Ha)	Total B-Class Land (Ha)
							Years 1-5	35,715	45,837	81,552	6.20	8.82	15.02
							Gatwick Green SEL (Years 6-15)	0	77,800	77,800	0.00	24.10	24.10
							Local Plan Total	35,715	123,637	159,352	6.20	32.92	39.12

## **Appendix D: Local Plan Evidence Base and Supporting Documents Produced & Published 2020/21**

The following evidence base documents were commissioned (or prepared in-house) as part of work on the Local Plan Review and were published during the monitoring year (2020/2021):

- Gatwick Sub-Region Water Cycle Study (joint commission with Horsham District Council, Mid Sussex District Council and Reigate and Banstead Borough Council) (commissioned November 2019; published August 2020);
- Strategic Flood Risk Assessment (joint commission with Horsham District Council) (commissioned November 2019; published September 2020);
- Strategic Housing Land Availability Assessment, September 2020;
- Housing Trajectory, 1 September 2020 Base Date;
- Economic Growth Assessment – focused update for Crawley, September 2020;
- Employment Land Trajectory, 1 September 2020 Base Date;
- Open Space Study, Indoor Sports Facilities and Playing Pitch Strategy (commissioned May 2019; published January 2021);
- Draft Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, January 2021;
- Draft Densification Study, Part 1, January 2021;
- Employment Land Availability Assessment, January 2021;
- Crawley Windfall Statement, January 2021;
- Crawley Heritage Assets Review, January 2021;
- Water Cycle Study Crawley Addendum, January 2021;
- Draft Habitats Regulations Assessment of Crawley Local Plan, January 2021;
- Topic Paper 1: Unmet Needs and Duty to Cooperate, January 2021;
- Topic Paper 2: Gatwick Airport, January 2021;
- Topic Paper 3: Housing Needs, January 2021;
- Topic Paper 4: Housing Supply, January 2021;
- Topic Paper 5: Employment Needs and Land Supply, January 2021;
- Topic Paper 6: Climate Change, January 2021;
- Topic Paper 7: Development and Noise Technical Appendix, January 2021.
- Viability Study (commissioned February 2020; published March 2021).

In addition, the following was commissioned during the monitoring year (2020/2021), and was published in the subsequent monitoring year (2021/2022):

- Crawley Transport Modelling (commissioned April 2020, published May 2021).

The following evidence studies were commissioned during the monitoring year (2020/21) and are currently being progressed:

- Crawley Habitats Regulations Assessment (commissioned August 2020);
- Water Neutrality Assessment (commissioned December 2020; Part A published July 2021).





<b>Policy:</b>	<b>CH3: Normal Requirements of All New Development</b>
<b>Issue:</b>	Very few of the applications for residential development which were determined during the 2016/17 and 2017/18 monitoring years included information which related the proposed scheme either to 'Secured by Design' principles and guidance (as required by part e) of the policy), or to the Building for Life 12 criteria (as required by part g) of the policy). This remained patchy in 2018/19 and 2019/20. An updated Local List of validation requirements was adopted in November 2018, which may improve the quality of information provided. At the same time, the Design and Access Statement, which would be an appropriate context for addressing these issues, is a national rather than a local requirement, and in the absence of clear thresholds or substantive requirements set within the policy, it was not considered proportionate to introduce individual 'Secured by Design' and 'Building for Life 12' document requirements within the Local List.
<b>Update:</b>	This remained an area where explicit engagement with the requirements was patchy in 2020/21. These requirements are nonetheless proposed for retention in the submission draft 2021 Local Plan, as they are considered to add value in informing design discussions in a development management context.
<b>Further steps:</b>	The revision of the Urban Design SPD provides a means of giving greater clarity on how developments can respond to these requirements, in the context of a stronger emphasis on design within National Policy.
<b>Policy:</b>	<b>CH5: Standards for All New Dwellings (including conversions)</b>
<b>Issue:</b>	The requirement for new dwellings to comply with Building Regulations Part M Category 2 – accessible and adaptable dwellings, was not consistently implemented between 2016/17 and 2019/20. This is one of a new variety of 'optional' requirements being introduced into the Building Regulations which are triggered by planning policies and conditions before being applied by Building Control. Issues with implementation here probably relate to the technical and procedural issues involved, including closer engagement with the Building Control process.
<b>Update:</b>	Compliance with this requirement remained patchy during the 2020/21 monitoring year. Policy DD2: Inclusive Design within the submission draft 2021 Local Plan sets out this requirement with greater emphasis and detail, including relevant document requirements.
<b>Further steps:</b>	Monitoring of implementation of this requirement should continue, alongside efforts to progress an improved policy through the Local Plan Review.
<b>Policy:</b>	<b>CH6: Tree Planting and Replacement Standards</b>
<b>Issue:</b>	The requirements for the provision of one new tree for each new dwelling and for the replacement of lost trees were initially not consistently implemented during the 2016/17 monitoring year. The

<p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p>2017/18 monitoring year pointed to significant improvement as a result of greater familiarity and the provision of further guidance on these requirements via the adoption of the Green Infrastructure SPD. The 2017/18 AMR suggested that this issue could be considered as resolved, subject to further monitoring, and it was consistently applied to relevant planning proposals during the 2018/19 and 2019/20 monitoring years.</p> <p>Implementation of this requirement remained effective and consistent during 2020/21. The submission draft 2021 Local Plan proposes a somewhat revised approach whereby the replacement tree planting is retained, whereas the requirement for additional tree planting has been merged with the wider requirement for a 10% net gain in biodiversity. This is set out in proposed Policies DD4: Tree Replacement Standards, and GI3: Biodiversity and Net Gain.</p> <p>No further action required outside of the broader process of reviewing and monitoring the Plan.</p>
<p><b>Policy:</b></p> <p><b>Issue:</b></p> <p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p><b>CH12: Heritage Assets; CH13: Conservation Areas; CH14: Areas of Special Local Character; CH15: Listed Buildings and Structures; CH16: Locally Listed Buildings; CH17: Historic Parks and Gardens</b></p> <p>The requirement that applications affecting heritage assets or their settings are supported by a Heritage Impact Assessment was not consistently observed by relevant applications during 2016/17. There was progressive improvement in this situation between 2017/18 and 2019/20, particularly in respect of designated heritage assets, although there was still further scope for improvement where non-designated assets such as Areas of Special Local Character were concerned. It was recommended to keep this situation under review in order to assess whether it would be resolved by the introduction of the updated Local List in November 2018.</p> <p>The submission of Heritage Impact Assessments with planning applications affecting heritage assets during 2020/21 remained fairly consistent, suggesting that the adoption of the Local List in 2018 has improved the situation in respect of this requirement. Exceptions to this mainly related to non-designated assets, including non-designated assets of archaeological interest. Policy HA1: Heritage Assets of the submission draft 2021 Local Plan sets out the range of heritage assets in Crawley more explicitly, while a new policy – HA7: Heritage Assets of Archaeological Interest – is also proposed.</p> <p>This issue should continue to be monitored to confirm that the issues identified have been addressed by the adoption of the Local List and the clarification of the policy approach through the Local Plan Review.</p>
<p><b>Policy:</b></p> <p><b>Issue:</b></p>	<p><b>EC2: Economic Growth in Main Employment Areas; EC3: Manor Royal; EC5: Primary Shopping Area</b></p> <p>These policies seek to support the economic function of identified areas by promoting appropriate land uses, and require proposals to 'demonstrate' their consistency with the policy aims where they seem</p>

<p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p>to diverge from this broad goal. However, during the 2016/17 monitoring year, there was great variation in the quality and amount of information provided in respect of this requirement. There remained some inconsistency in this regard in 2017/18. The adoption of the updated Local List of validation requirements in November 2018 has specifically sought to address this requirement, and further monitoring was recommended in the 2017/18 AMR to assess the impact of this. The number of proposals affected by this requirement (in its various forms) in 2018/19 and 2019/20 was limited, although where it did apply it seems to have been adhered to consistently.</p> <p>2020/21 has again seen a fairly limited number of applications that have required the submission of supporting economic information, although the majority of these (and all those which were permitted) were compliant with this requirement.</p> <p>This issue should continue to be kept under review in order to assess whether it has been resolved by the introduction of the updated Local List.</p>
<p><b>Policy:</b></p> <p><b>Issue:</b></p> <p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p><b>ENV4: Open Space, Sport and Recreation</b></p> <p>This policy includes a requirement that proposals that remove or affect (without re-provision) the continued use of existing open space, sport and recreational facilities are supported by an assessment of needs, showing the site to be surplus to requirements. During 2016/17, there was some inconsistency in the implementation of this requirement, although there was a more consistent approach apparent in 2017/18 and 2018/19, taking into account the relationship of the policy to the Open Space Study and the thresholds used within it. Areas of open space of 0.2 ha or above were thus given protection as required, while smaller areas were treated as visual amenity space. The adoption of the updated Local List of validation requirements in November 2018 also specifically sought to address this requirement. The 2018/19 AMR recommended continued monitoring and the clarification of the threshold approach through the Local Plan Review. Very few relevant applications were determined during 2019/20.</p> <p>During 2020/21 the approach of using the 0.2 ha threshold was consistently applied to applications involving loss of open space, with smaller areas being considered as visual amenity space and larger areas requiring consideration of needs. The submission draft 2021 Local Plan clarifies this approach in the Reasoned Justification of Policy OS1 (the successor to ENV4), setting out that that smaller areas of amenity green space should still be subject to Policies G13 (Biodiversity and Net Gain) and DD1 (Normal Requirements of All New Development), and that replacement can be provided in smaller parcels.</p> <p>This issue should continue to be monitored to confirm that the issues identified have been addressed by the clarification of the policy approach through the Local Plan Review.</p>

<b>Policy:</b>	<b>ENV6: Sustainable Design and Construction</b>
<b>Issue:</b>	This policy requires applications meeting certain thresholds to be supported by a Sustainability Statement responding to the six sustainability objectives set out in the policy. There was some inconsistency in the implementation of this requirement during the 2016/17 monitoring period and this remained an issue during 2017/18. However, this requirement was included in the updated Local List of validation requirements adopted in November 2018, and further monitoring was recommended to assess whether this had resolved the issue. The provision of Sustainability Statements in accordance with Policy ENV6 remained patchy for most of 2018 but there was significant improvement following the adoption of the updated Local List, with nearly all relevant applications registered from that point to the end of the 2018/19 monitoring year and beyond complying with this requirement.
<b>Update:</b>	This requirement continued to be effectively implemented during 2020/21. Along with the adoption of the Local List the increased prominence of climate change as public and political issue is considered to have helped to 'normalise' this as part of the planning process.
<b>Further steps:</b>	No further action required as long as implementation remains effective.

## **Appendix F. Summary of Appeal Decisions**

<b>2020/21 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/D/20/3244555	CR/2019/0529/FUL	2 GRATTONS DRIVE, POUND HILL, CRAWLEY	RETROSPECTIVE APPLICATION FOR SINGLE STOREY REAR EXTENSION & REAR DECKING AREA	Dismissed	06/04/2020
APP/Q3820/X/19/3227115	CR/2018/0656/191	28 SHAFTESBURY ROAD, MAIDENBOWER, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR AN EXISTING LOFT CONVERSION TO HABITABLE SPACE WITH REAR DORMER & TWO FRONT ROOF LIGHTS	Dismissed	17/05/2020
APP/Q3820/W/20/3245862	CR/2019/0192/FUL	5 THE BOULEVARD, NORTHGATE, CRAWLEY	ERECTION OF TWO ADDITIONAL FLOORS TO EXISTING 5 STOREY RESIDENTIAL BUILDING TO PROVIDE 4 NO. 2 BED FLATS AND ERECTION OF PART 5-STOREY PART 7-STOREY SIDE EXTENSION. SIDE EXTENSION TO INCLUDE CIRCULATION CORE TO ADDITIONAL FLOORS AND ALSO FOUR ADDITIONAL FLOORS OF ACCOMMODATION TO PROVIDE 4 NO. 1 BED FLATS. ACCESS TO NEW CYCLE PARKING AND EXISTING ELECTRICAL SUB-STATION IS PROVIDED AT GROUND FLOOR LEVEL.	Dismissed	05/06/2020
APP/Q3820/D/20/3246668	CR/2019/0898/FUL	54 WARNHAM ROAD, FURNACE GREEN, CRAWLEY	ERECTION OF SINGLE STOREY FRONT EXTENSION	Dismissed	29/06/2020
APP/Q3820/W/19/3243637	CR/2019/0556/PA3	FIRST FLOOR, 50 - 54 HIGH STREET, NORTHGATE, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1A) TO RESIDENTIAL (C3) FOR 6 X RESIDENTIAL UNITS	Dismissed	10/07/2020

<b>2020/21 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/W/19/3243650	CR/2019/0214/OUT	42 & 44 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	OUTLINE APPLICATION (ACCESS AND LAYOUT TO BE DETERMINED WITH APPEARANCE, LANDSCAPING AND SCALE RESERVED) FOR THE ERECTION OF A PART 3 AND PART 4 STOREY BUILDING COMPRISING OF 5 X 1NO. BEDROOM FLATS AND 15 X 2NO. BEDROOM FLATS, FOLLOWING THE DEMOLITION OF EXISTING SEMI-DETACHED DWELLINGS, THE CREATION OF A NEW VEHICULAR ACCESS FROM STONEFIELD CLOSE AND ASSOCIATED WORKS AND LANDSCAPING (AMENDED PLANS RECEIVED).	Dismissed	13/07/2020
APP/Q3820/D/19/3242522	CR/2019/0702/FUL	ELMSIDE, HORSHAM ROAD, GOSSOPS GREEN, CRAWLEY	ERECTION OF A DETACHED GARAGE	Dismissed	31/07/2020
APP/Q3820/D/20/3252594	CR/2019/0922/FUL	6 LANGLEY LANE, IFIELD, CRAWLEY	REMOVAL OF CONSERVATORY, ERECTION OF GROUND FLOOR EXTENSION & FIRST FLOOR ATTIC ROOMS & REVISED PARKING ON SITE	Allowed	19/11/2020
APP/Q3820/D/20/3250311	CR/2019/0841/FUL	25 BANCROFT ROAD, MAIDENBOWER, CRAWLEY	ERECTION OF A FIRST FLOOR SIDE EXTENSION OVER GARAGE AND LOFT CONVERSION WITH FRONT AND REAR VELUX WINDOWS	Allowed	01/12/2020
APP/Q3820/D/20/3245175	CR/2019/0755/FUL	8 CAMBER CLOSE, POUND HILL, CRAWLEY	RETROSPECTIVE APPLICATION FOR THE ERECTION OF SINGLE STOREY REAR EXTENSION AND NEW SIDE WINDOW TO EXISTING KITCHEN	Allowed	03/12/2020

<b>2020/21 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/W/19/3243915	CR/2019/0527/FUL	TURKS CROFT, RUSPER ROAD, IFIELD, CRAWLEY	ERECTION OF A DETACHED 4 BEDROOM ONE AND A HALF STOREY DWELLING AND ASSOCIATED DRIVEWAY (RESUBMISSION OF CR/2018/0793/FUL)	Dismissed	22/01/2021
APP/Q3820/Y/19/3243917	CR/2019/0528/LBC	TURKS CROFT, RUSPER ROAD, IFIELD, CRAWLEY	LISTED BUILDING CONSENT FOR THE ERECTION OF 4 BEDROOM ONE AND A HALF STOREY DWELLING AND ASSOCIATED ACCESS	Dismissed	22/01/2021
APP/Q3820/W/20/3261542	CR/2020/0408/TEL	TELECOMMUNICATIONS MAST 2, (VERGE NORTH OF BROOKLANDS ROAD), TOLLGATE HILL, BROADFIELD, CRAWLEY	PRIOR APPROVAL ON BEHALF OF EE LTD AND HUTCHISON UK LTD FOR TELECOMMUNICATIONS 5G UPGRADE TO INCLUDE INSTALLATION OF 20M AGL PHASE 8 MONOPOLE C/W WRAP AROUND CABINET AT BASE & ASSOCIATED ANCILLARY WORKS (CRA059 - 28139)	Dismissed	08/02/2021
APP/Q3820/D/20/3258642	CR/2020/0295/FUL	SUNNY GLEN, BALCOMBE ROAD, POUND HILL, CRAWLEY, RH10 3NL	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	Allowed	22/02/2021
APP/Q3820/D/20/3263457	CR/2020/0089/FUL	76 DOWER WALK, GOSSOPS GREEN, CRAWLEY	ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS, AND TWO STOREY SIDE EXTENSION	Dismissed	26/02/2021
APP/Q3820/D/20/3263865	CR/2020/0528/FUL	62 MILTON MOUNT AVENUE, POUND HILL, CRAWLEY	ERECTION OF A FIRST FLOOR FRONT EXTENSION OVER EXISTING GARAGE, ERECTION OF NEW FRONT PORCH CANOPY, TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION	Allowed	26/02/2021



<b>2020/21 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
D/4001584	CR/2020/0293/FUL	27 CROSSWAYS, THREE BRIDGES, CRAWLEY	DEMOLITION OF THE SINGLE STOREY BRICK STORE BUILDING & ERECTION OF TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION	Dismissed	26/02/2021
W/4001112	CR/2019/0866/FUL	25 EWHURST ROAD, WEST GREEN, CRAWLEY	ERECTION OF A SINGLE STOREY FRONT EXTENSION	Dismissed	01/03/2021
APP/Q3820/X/20/3260823	CR/2020/0279/192	20 BEECHSIDE, SOUTHGATE, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR PROPOSED GARAGE CONVERSION	Allowed	05/03/2021

<b>2021/22 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/W/20/3260879	CR/2020/0159/FUL	16 MATTHEWS DRIVE, MAIDENBOWER, CRAWLEY	RETROSPECTIVE CHANGE OF USE OF AMENITY LAND TO RESIDENTIAL GARDEN AND ERECTION OF SURROUNDING CLOSE BORDERED FENCE	Dismissed	28/04/2021
APP/Q3820/W/21/3267642	CR/2019/0631/FUL	FIRST FLOOR AND SECOND FLOOR, 28 - 32 THE BROADWAY, NORTHGATE, CRAWLEY	CHANGE OF USE OF FIRST FLOOR RESTAURANT & CAFE (A3) AND SECOND FLOOR CHURCH (D1) TO RESIDENTIAL (C3) FOR 6 X RESIDENTIAL UNITS (AMENDED DESCRIPTION)	Dismissed	15/06/2021
APP/Q3820/W/20/3265573	CR/2020/0002/FUL	37 QUEENS SQUARE, NORTHGATE, CRAWLEY	CHANGE OF USE OF FIRST AND SECOND FLOORS (OFFICES) TO CREATE 4 X ONE BED FLATS TO INCLUDE ERECTION OF FIRST & SECOND FLOOR REAR EXTENSION	Dismissed	18/06/2021
APP/Q3820/D/21/3271808	CR/2020/0708/FUL	32 SWALLOW ROAD, LANGLEY GREEN, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, FRONT PORCH EXTENSION & DEMOLITION OF EXISTING OUTBUILDING	Dismissed	23/06/2021
APP/Q3820/D/21/3270927	CR/2020/0715/FUL	1 DEMPSEY WALK, IFIELD, CRAWLEY	DEMOLITION OF EXISTING GARDEN WALL, REPLACE PART OF EXISTING POST AND RAIL FENCE ON EASTERN BOUNDARY WITH 1.8M CONCRETE PANEL FENCING	Dismissed	07/07/2021
APP/Q3820/W/20/3262709	CR/2020/0182/FUL	LAND TO THE REAR OF 98 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	ERECTION OF 2 X TWO BEDROOM TWO STOREY SEMI-DETACHED DWELLINGS	Dismissed	22/07/2021
APP/Q3820/W/21/3271229	CR/2021/0022/FUL	RECTORY FARMHOUSE, IFIELD	DEMOLITION OF EXISTING SINGLE STOREY SIDE PROJECTION AND	Allowed	25/08/2021

<b>2021/22 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
		STREET, IFIELD, CRAWLEY	REPLACEMENT WITH PART TWO STOREY AND PART SINGLE STOREY SIDE EXTENSION. DEMOLITION OF EXISTING REAR / SIDE FACING CONSERVATORY STYLE STRUCTURE AND REPLACEMENT WITH SINGLE STOREY REAR / SIDE EXTENSION. PROPOSED REAR STORM PORCH.		
APP/Q3820/D/21/3273013	CR/2020/0806/FUL	77 EWHURST ROAD, WEST GREEN, CRAWLEY	ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSIONS	Dismissed	27/08/2021
APP/Q3820/W/21/3267296	CR/2020/0762/FUL	HAZELWOOD, BALCOMBE ROAD, POUND HILL, CRAWLEY	ERECTION OF 5 NO. DETACHED HOUSES WITH INTEGRAL GARAGES, PARKING AND ACCESS ROAD FOLLOWING DEMOLITION OF EXISTING HOUSE, DETACHED GARAGE AND OUTBUILDINGS.	Allowed	10/09/2021
APP/Q3820/W/21/3274090	CR/2020/0727/FUL	42 MILTON ROAD, POUND HILL, CRAWLEY	ERECTION OF SINGLE STOREY FRONT EXTENSION, TWO STOREY WRAP AROUND SIDE AND REAR EXTENSION, AND SINGLE STOREY REAR EXTENSION. RAISED ROOF TO EXISTING SINGLE STOREY REAR SIDE PROJECTION. DEMOLITION OF EXISTING GARAGE TO CREATE FULLY DETACHED DWELLING.	Dismissed	21/09/2021
APP/Q3820/D/21/3276172	CR/2020/0787/FUL	TOLLERS LODGE, 79A TINSLEY LANE, THREE BRIDGES, CRAWLEY	SINGLE STOREY FRONT AND SIDE EXTENSION.	Allowed	25/09/2021
APP/Q3820/D/21/3279317	CR/2021/0130/FUL	77 DITCHLING HILL, SOUTHGATE, CRAWLEY	ERECTION OF SINGLE STOREY REAR EXTENSION	Allowed	19/11/2021

<b>2021/22 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/W/21/3273511	CR/2020/0589/OUT	CAR PARK, STATION WAY, NORTHGATE, CRAWLEY	OUTLINE APPLICATION FOR THE REDEVELOPMENT OF CAR PARK TO FORM MIXED USE RESIDENTIAL WITH INDICATIVE 15 UNITS AND COMMERCIAL SCHEME	Dismissed	24/11/2021
APP/Q3820/W/21/3275641	CR/2020/0629/FUL	1 TURNER WALK, TILGATE, CRAWLEY	PROVISION OF A DRIVE ACROSS AMENITY LAND TO PROVIDE ACCESS TO THE HIGHWAY	Dismissed	13/12/2021
APP/Q3820/D/21/3277827	CR/2021/0244/FUL	27 CROSSWAYS, THREE BRIDGES, CRAWLEY	ERECTION OF A PART 2 STOREY & PART SINGLE STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION	Dismissed	16/12/2021
APP/Q3820/D/21/3278095	CR/2021/0004/FUL	33 WEST GREEN DRIVE, WEST GREEN, CRAWLEY	ERECTION OF SINGLE STOREY FRONT & SIDE EXTENSION	Dismissed	16/12/2021
APP/Q3820/D/21/3277541	CR/2020/0809/FUL	95 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	PROPOSED TWO STOREY AND SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION OVER EXISTING, CONVERSION OF GARAGE WITH FRONT BAY WINDOW, ACCOMMODATION AT SECOND FLOOR WITH HIGH LEVEL ROOFLIGHTS IN THE FRONT AND SIDE (AMENDED DESCRIPTION).	Dismissed	17/12/2021
APP/Q3820/W/21/3269471	CR/2020/0473/PA3	GAINSBOROUGH HOUSE, 26 - 32 HIGH STREET, NORTHGATE, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICES (B1) TO RESIDENTIAL DWELLINGS (C3) (27 UNITS)	Dismissed	31/12/2022
APP/Q3820/C/19/3234453	CR/2020/0086/191	BLACK CORNER WOOD SMALL HOLDING, BALCOMBE ROAD, POUND HILL, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR EXISTING USE OF LAND FOR AIRPORT RELATED PARKING	Allowed	06/01/2022

<b>2021/22 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/D/21/3283048	CR/2021/0457/FUL	173 WEALD DRIVE, FURNACE GREEN, CRAWLEY	ERECTION OF SINGLE STOREY FRONT EXTENSION	Dismissed	14/01/2022
APP/Q3820/W/21/3270552	CR/2020/0371/FUL	LAND TO THE REAR OF 98 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	ERECTION OF A 4 BEDROOM DETACHED DWELLING WITH A DETACHED DOUBLE GARAGE	Dismissed	18/01/2022
APP/Q3820/W/21/3279206	CR/2021/0074/FUL	48 HOLMCROFT, SOUTHGATE, CRAWLEY	CHANGE OF USE OF AMENITY LAND TO INCLUDE ERECTION OF A FENCE AND STORAGE SHED. SINGLE STOREY SIDE EXTENSION AND REPLACEMENT OF EXISTING TIMBER SIDE EXTENSION LEAN-TO TO NEW EXTENSION WITH ADDITION OF NEW ACCESSIBLE ENTRANCE. (AMENDED DESCRIPTION AND PLANS RECEIVED)	Split Decision	18/02/2022
APP/Q3820/W/21/3281649	CR/2021/0447/TEL	RUSPER ROAD, IFIELD, CRAWLEY	PRIOR NOTIFICATION FOR PROPOSED 18.0M PHASE 8 MONOPOLE C/W WRAPROUND CABINET AT BASE AND ASSOCIATED ANCILLARY WORKS (CRA17686)	Dismissed	25/02/2022
APP/Q3820/W/21/3276793	CR/2021/0149/FUL	CAFE HAVANA, 32 BROADFIELD BARTON, BROADFIELD, CRAWLEY	RETROSPECTIVE ERECTION OF AN OUTDOOR WOODEN STRUCTURE TO PROVIDE OUTDOOR SPACE	Dismissed	04/03/2022

## **Appendix G. Summary of Duty to Cooperate Actions 2020-2021**

Type of Cooperation	Milestone	Date
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling – Inception Meeting	15 April 2020
Meeting	Crawley/Mole Valley – Duty to Cooperate and Local Plan Update	16 April 2020
Meeting (Evidence)	Gatwick Airport AMR Verification	20 April 2020
Meeting	West Sussex Planning Policy Officers Group	22 April 2020
<b>Document</b>	<b>Signed West Sussex County Statement of Common Ground</b>	<b>27 April 2020</b>
Meeting	Crawley/Horsham – Policy Officer Meeting	5 May 2020
<b>Document</b>	<b>Signed Mid Sussex and Crawley Statement of Common Ground: Mid Sussex Site Allocations Development Plan Document</b>	<b>6 May 2020</b>
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	15 May 2020
Meeting	Crawley/Horsham/West Sussex County Strategic Site & ‘At Crawley’	20 May 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	20 May 2020
Meeting	Crawley/Horsham – Policy Officer Meeting	28 May 2020
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	1 June 2020
Meeting	Crawley/Horsham/West Sussex County Strategic Site & ‘At Crawley’	1 June 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	2 June 2020
<b>Document</b>	<b>Signed Northern West Sussex Statement of Common Ground</b>	<b>2 June 2020</b>
Meeting (Evidence)	Crawley/Horsham/Mid Sussex Focused EGA Updates Joint Inception Meeting	3 June 2020
Meeting	Crawley/Horsham/West Sussex County Strategic Site & ‘At Crawley’	5 June 2020
Meeting	West Sussex and Greater Brighton Planning Officer Group: and introduction of new Strategic Planning Advisor	22 June 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	24 June 2020
Meeting	Ashdown Forest Working Group	2 July 2020
Document (Evidence)	Shared EGA letter of engagement with Mid Sussex and Horsham District Councils	9 July 2020
Meeting	West Sussex Planning Policy Officers Group	15 July 2020
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	16 July 2020
Meeting	Gatwick Officers Group	20 July 2020
Meeting (Evidence)	Gatwick Airport AMR Verification	29 July 2020
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	4 August 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	4 August 2020
<b>Meeting (Member)</b>	<b>Gatwick Joint Local Authorities</b>	<b>12 August 2020</b>

Type of Cooperation	Milestone	Date
<b>Document (Evidence)</b>	<b>Completed Gatwick Sub-Region Water Cycle Study – Joint Commission Crawley/Horsham/Mid Sussex/Reigate and Banstead Council (supported by Environment Agency, Natural England and the Water Companies)</b>	<b>28 August 2020</b>
Meeting	Crawley/Horsham – Policy Officer Meeting	2 September 2020
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study WSCC/HDC/CBC/Network Rail/DfT/GTR/C2C	7 September 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	9 September 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	10 September 2020
<b>Document (Evidence)</b>	<b>Completed Crawley and Upper Mole Strategic Flood Risk Assessment – Joint Commission Crawley/Horsham (supported by Environment Agency)</b>	<b>14 September 2020</b>
Meeting	West Sussex and Greater Brighton Planning Officer Group	23 September 2020
Meeting	Crawley/Horsham – Policy Officer Meeting	24 September 2020
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	30 September 2020
Meeting	Crawley/Reigate and Banstead – Duty to Cooperate and Local Plan Update	6 October 2020
<b>Meeting (Member)</b>	<b>West Sussex and Greater Brighton Strategic Planning Board</b>	<b>9 October 2020</b>
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study WSCC/HDC/CBC/Network Rail/DfT/GTR/C2C	14 October 2020
Meeting	Crawley/Horsham – Policy Officer Meeting	15 October 2020
Meeting	West Sussex County Monitoring and Infrastructure Group	15 October 2020
Meeting (Evidence)	Information Phone Call with Reigate and Banstead Consultants to feed into Study	15 October 2020
Meeting	Gatwick Greenspace Partnership	19 October 2020
Meeting	West Sussex Planning Policy Officers Group	21 October 2020
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling & HRA	28 October 2020
Meeting	Adur/Crawley/Horsham/Worthing – Policy Officer Meeting	9 November 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’ – Facilities Planning Model with Sport England	10 November 2020
<b>Meeting (Member)</b>	<b>Crawley/Horsham/Homes England Strategic Site &amp; ‘At Crawley’</b>	<b>11 November 2020</b>
Meeting	Crawley/Horsham – Policy Officer Meeting	12 November 2020
Meeting	Crawley/Horsham/West Sussex County Strategic Site & ‘At Crawley’	16 November 2020
Meeting	Crawley/Mole Valley – Duty to Cooperate and Local Plan Update	17 November 2020



Type of Cooperation	Milestone	Date
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study WSCC/HDC/CBC/Network Rail/DfT/GTR/C2C	19 November 2020
Meeting (Evidence)	Crawley HRA with Natural England	23 November 2020
<b>Meeting (Member)</b>	<b>High Weald AONB Joint Advisory Committee Meeting</b>	<b>25 November 2020</b>
Meeting	Crawley/Horsham – Policy Officer Meeting	26 November 2020
Meeting (Evidence)	Crawley/Horsham/Chichester/JBA Gatwick Water Cycle Study/HRA Water Neutrality Joint Commission	30 November 2020
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	1 December 2020
Meeting (Evidence)	Crawley/Horsham/West Sussex County Council/Stantec – joint Transport Modelling meeting	1 December 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	3 December 2020
Meeting	Gatwick Parking Survey Officers Group	4 December 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’ – Facilities Planning Model with Sport England	8 December 2020
<b>Document</b>	<b>Receipt of Arun Valley Line Independent Review Final Summary Report prepared by WSP on behalf of Network Rail</b>	<b>11 December 2020</b>
Meeting	Crawley/Horsham/West Sussex County Strategic Site & ‘At Crawley’	14 December 2020
Document (Evidence)	Crawley/Horsham/Chichester Gatwick Water Cycle Study/HRA Water Neutrality Joint Commission circulation of project brief	16 December 2020
Meeting	Crawley/Horsham – Policy Officer Meeting	17 December 2020
Document (Evidence)	Crawley/Mid Sussex/Arun/South Downs National Park/Waverley Gatwick Water Cycle Study/HRA Water Neutrality Joint Commission circulation of project brief and request for input	17 December 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	17 December 2020
<b>Document</b>	<b>Formal Public Consultation on Crawley’s Submission draft Local Plan Review commenced (Regulation 19: Publication)</b>	<b>6 January 2021</b>
Meeting	Crawley/Horsham – Policy Officer Meeting	7 January 2021
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	7 January 2021
Meeting	Crawley/Reigate and Banstead – Duty to Cooperate and Local Plan Update	7 January 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	18 January 2021

Type of Cooperation	Milestone	Date
Meeting	West Sussex Planning Policy Officers Group	20 January 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley'	21 January 2021
Meeting	Gatwick Officers Group	20 January 2021
<b>Document</b>	<b>Signed Crawley and Mole Valley Statement of Common Ground</b>	<b>25 January 2021</b>
Meeting	Crawley/Horsham – Policy Officer Meeting	25 January 2021
Meeting	NWS DtC: Crawley/Horsham/Mid Sussex/West Sussex	26 January 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	28 January 2021
Meeting	Crawley/Horsham/West Sussex County Strategic Site & 'At Crawley'	29 January 2021
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	1 February 2021
<b>Document</b>	<b>Signed Crawley and Reigate and Banstead Statement of Common Ground</b>	<b>5 February 2021</b>
Meeting	West Sussex and Greater Brighton Planning Officer Group	5 February 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	18 February 2021
Document	Draft Duty to Cooperate Statement circulated to Prescribed Bodies	25-26 February 2021
Meeting	Crawley/Arun – Duty to Cooperate and Local Plan Update	24 March 2021
<b>Document</b>	<b>Publication of Crawley draft Duty to Cooperate Statement</b>	<b>29 March 2021</b>
Meeting	Crawley/Tandridge – Duty to Cooperate and Local Plan Update	30 March 2021
<b>Meeting (Member)</b>	<b>High Weald AONB Joint Advisory Committee Meeting</b>	<b>31 March 2021</b>
<b>Meeting (Member)</b>	<b>West Sussex and Greater Brighton Strategic Planning Board</b>	<b>31 March 2021</b>