

Crawley Borough Council

Authority Monitoring Report
1 April 2021 – 31 March 2022

Published October
2023

www.crawley.gov.uk



Contents

	Page
Executive Summary	3
Part 1. Introduction.....	5
Nature and purpose of document.....	5
Contents and Structure.....	5
Part 2. Progress on Local Plan and Local Development Scheme (LDS) Implementation.....	6
Introduction.....	6
Development Plan Documents	6
Supplementary Planning Documents.....	10
Other Planning Documents.....	11
Part 3. Monitoring Policy Effectiveness.....	12
Policy H1: Housing Provision and Housing Delivery Test.....	12
Policy H4: Affordable and Low Cost Housing.....	16
Policy EC1: Sustainable Economic Growth.....	18
Policy EC6: Development Sites within the Town Centre Boundary	25
Other Policies	27
Policy H3: Future Housing Mix.....	28
Appeal Decisions.....	33
Performance against Sustainability Objectives	35
Part 4. Neighbourhood Development Plans/ Orders.....	47
Matters to report	47
Part 5. CIL Income and Expenditure.....	48
Part 6. Self-build and Custom Housebuilding	52
Part 7. Duty to Cooperate.....	55
Appendices A1-A2: Timetables for Preparation of Documents mentioned in Crawley Local Development Schemes of December 2020 & January 2023	61
Appendix B: Crawley Borough Housing Trajectory – Base date 31 March 2022.....	64
Appendix C: Crawley Borough Employment Land Trajectory – Base date 31 March 2023.....	70
Appendix D: Local Plan Evidence Base and Supporting Documents Produced & Published 2021/22	73
Appendix E. Commentary on Progress in Policy Implementation	74
Appendix F. Summary of Appeal Decisions.....	79
Appendix G. Summary of Duty to Cooperate Actions 2021-2022	89

Executive Summary

This Authority's Monitoring Report (AMR) covers the period from 1 April 2021 to 31 March 2022. It also contains more up-to-date information from 2022/23, where this is available, although this Executive Summary is focused on 2021/22. The AMR 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 2021/22 monitoring period, as follows:
 - Progress with the Local Plan Review was further delayed as compared with the February 2020 LDS timetable, primarily as a result of work needed to address the issue of 'water neutrality', which became more pressing as a result of the publication of a position statement by Natural England in September 2021, outlining that further planning permissions should not increase the need for abstraction of water from protected biodiversity sites in the Arun Valley.
 - Work on the preparation and update of Supplementary Planning Documents continues to be delayed, primarily due to staff resources being focused on Development Plan documents.
 - 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 Framework¹ was as follows:
 - Policy H1: Housing Provision. Housing completions during the monitoring period continued to exceed the annual average target of 340, albeit by a smaller margin than in previous years.
 - 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 53% during 2021/22, exceeding the 40% target set in Policy H4, and the absolute level of delivery (183 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 2015-22.
 - Policy EC1: Sustainable Economic Growth. 2021/22 saw a small net loss of employment floorspace overall, with a small increase of industrial (B1c, B2 and B8) floorspace being offset by large net losses of office space. Over the period 2015-22 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 a small net loss 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.
 - Improvement has been maintained with regard to areas of inconsistent policy implementation identified in the 2016/17 AMR. This seems to reflect increasing familiarity with relevant requirements, and the adoption of an up-

¹ Monitoring and Implementation Framework, p4 (2015) CBC

to-date Local List of validation requirements in November 2018. In addition policy approaches in relevant areas are being refined through the Local Plan Review process, where appropriate.

- Appeal decisions during, and since, the 2021/22 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 £554,762.58 in CIL funds at the beginning of 2021/22, comprising £493,117.24 in the Strategic Infrastructure Strand and £61,645.34 in the Neighbourhood Improvement Strand.
- CIL receipts during 2021/22 totalled £2,199,677.59, of which £1,871,263.39 was within the Strategic Infrastructure Strand and the remaining £328,414.20 in the Neighbourhood Improvement Strand.
- £109,983.88 and £0.00 respectively were spent out of the Strategic Infrastructure Strand and Neighbourhood Improvement Strand during 2021/22.
- As of 31 March 2022 the council held £2,645,110.26 in CIL, comprising £2,255,050.72 and £390,059.54 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 2023, 149 individuals and 2 associations had been added to the council's Self-Build and Custom Housebuilding Register. 113 individuals and 2 association are on Part 1 of the Register and 36 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 2021 to March 2022, which is assessed as the sixth year of implementation of the 2015 Local Plan.
- 1.3. Crawley Borough Council intends to continue its monitoring framework and reporting arrangements on an 'at least' 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 SA²;
 - **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 2022;
 - **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**

² 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 this monitoring period was published by the council in December 2020.
- 2.3. Due to significant delays in the Local Plan programme, a further update to the LDS was published in January 2023. Appendix A lists the documents specified in both versions of the LDS and the timetables for their preparation.
- 2.4. The remainder of this section will describe current progress on each document during the 2021/22 monitoring period, with additional commentary on progress since 1 April 2022.

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 the 2020 and 2023 LDS within this category were the:

- Local Plan Review; and
- Local Plan Map Update.

Progress regarding these during and since the 2021/22 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 December 2020 LDS envisaged the Local Plan Review undertaking an additional stage of Regulation 19 consultation to take place between January and February 2021, following a Full Council decision in December 2020. It anticipated that the Local Plan would be submitted to the Secretary of State for its Examination in March 2021.

Progress during 2021/22

- 2.8. Progress with the Local Plan review during the 2021/22 monitoring year was subject to delays against the December 2020 LDS. The Additional Regulation 19 Publication Consultation was extended from its original anticipated end date of 18 February 2021 until 30 June 2021, to allow a full six weeks of

consultation from the publication of the Crawley Transport Study in May 2021 (see paragraph 2.13 below).

- 2.9. However, the delays to the Local Plan timetable during 2021 was primarily 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. On this basis, the decision was taken not to submit the Local Plan for its independent examination in line with the LDS expectations following the close of the Regulation 19 consultation, until additional work had been carried out to satisfy the requirements of the Habitats Regulations.
- 2.10. 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”.
- 2.11. Through the Water Neutrality Study, jointly commissioned to support the Local Plans for Crawley, Chichester and Horsham in December 2020, work progressed to seek to quantify the scale of the issue and identify proposed mitigation schemes to address this issue. The Study was broken down into three main stages:
1. Part A: Individual local authority areas assessment (July 2021);
 2. Part B: In-combination assessment (April 2022);
 3. Part C: Determine mitigation (December 2022).
- 2.12. 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 were formally established to implement the water neutrality strategy beyond the completion of the Study.
- 2.13. In addition to the progress with water neutrality, the following Local Plan supporting evidence studies was prepared and published during the 2021/22 monitoring period:
- Crawley Transport Study, initially published May 2021; updated June 2021.
- 2.14. Due to some of the representations received from the Regulation 19 Publication Consultation, the following evidence study was commissioned during the 2021/22 monitoring period and was completed in a subsequent monitoring period (2023/24):
- Crawley Western Link Road Study (commissioned June 2021; completed May 2023).

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

Progress since the monitoring period

2.15. Since the 2021/22 monitoring year, the Local Plan review has significantly progressed.

2022/23 Monitoring Year

- 2.16. The three parts to the Water Neutrality Study have been completed and published. Part B was completed in April 2022 and Part C: Water Neutrality Strategy was completed and agreed by the joint Sussex North Water Resource Zone Local Authorities' Chief Executives at the Water Neutrality Executive Board held in October 2022 and endorsed by Natural England in November 2022. A joint Water Neutrality Project Manager was appointed in January 2022 by the affected Local Authorities to take forward the establishment and implementation of the Water Neutrality Offsetting Scheme.
- 2.17. The council's Local Plan Habitats Regulations Assessment, January 2023, concluded that, on the basis of the proposed draft Local Plan policy, there will be no adverse impact on any Habitats site, either alone or in-combination. Additional evidence was secured in relation to the Viability implications of the Water Neutrality policy on the Local Plan as a whole. This was commissioned in September 2022 and completed and published in December 2022.
- 2.18. Additional evidence was commissioned in relation to the Economic Growth Assessment as a Crawley-focused update and published in January 2023.
- 2.19. The LDS was updated to reflect the progress made and was published in January 2023.
- 2.20. The draft Submission Local Plan was considered at the meeting of the Full Council, held on 22 February 2023, for its Publication and Submission against the January 2023 LDS.

Date	Stage
23 November 2022	Natural England endorsement of Water Neutrality Strategy
5 January 2023	Publication of Updated Local Development Scheme
30 January 2023	Submission Local Plan considered at Overview and Scrutiny Committee
1 February 2023	Submission Local Plan considered at Cabinet
22 February 2023	Submission Local Plan approved for Publication (Regulation 19) Consultation and Submission to Secretary of State for Examination by Full Council

2023/24 Monitoring Year

- 2.21. A further stage of Publication (Regulation 19) Consultation was carried out on the Submission Local Plan, over a six week period from 9 May until 20 June 2023. In addition, the Local Plan Sustainability Appraisal/Strategic Environmental Assessment and Habitats Regulations Assessment Report were published for consultation, along with a series of other Key Documents – including the Local Plan Map, Consultation Statement, Duty to Cooperate Statement, Infrastructure Plan and Monitoring and Implementation Framework. Where necessary, these were updated for Submission in July 2023 (Consultation Statement, Duty to Cooperate Statement and the Infrastructure Plan).
- 2.22. The Crawley Western Link Study was completed and published ahead of the Publication (Regulation 19) Consultation in May 2023. Sensitivity testing for the Transport Modelling Study was undertaken following further liaisons between the council, the county Highways Authority, the consultants and National Highways. Statements of Common Ground have been agreed with

both National Highways and West Sussex County Council, with some further work ongoing to support the Local Plan through its Examination.

- 2.23. The following additional evidence was published alongside the Submission Local Plan, in addition to the existing evidence base available on the council's Local Plan Review webpage, and updates were published where necessary for Submission:
- Viability Assessment Update, December 2022
 - Compact Residential Development Study, May 2023
 - Economic Growth Assessment supplementary update for Crawley, January 2023
 - Employment Land Trajectory, 31 March 2023
 - Employment Land Availability Assessment, 31 March 2023
 - Housing Trajectory, March 2023
 - Strategic Housing Land Availability Assessment, February 2023
 - Windfall Statement, May 2023
 - Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment Consultation Draft, May 2023 & Updated July 2023
 - Water Neutrality Study Part A – individual authority areas, July 2021
 - Water Neutrality Study Part B – in combination assessment, April 2022
 - Water Neutrality Study Part C – Water Neutrality Strategy, December 2022
 - Crawley Transport Modelling Study, June 2022
 - Crawley Transport Modelling Study Sensitivity Test Notes, July 2023
 - Crawley Western Link Road Northern Section Study Refined Area of Search, May 2023
- 2.24. The Topic Papers provided as part of the 2021 Regulation 19 Publication Consultation were updated and two new Topic Papers were prepared and published alongside the Local Plan consultation. These were updated where necessary for the Local Plan's Submission:
- Joint Topic Paper: Water Neutrality, May 2023 (Crawley Borough Council, Chichester District Council and Horsham District Council) and Progress Update, July 2023;
 - Topic Paper 1: Unmet Needs and Duty to Cooperate, May 2023 & Updated July 2023;
 - Topic Paper 2: Gatwick Airport, May 2023 & Updated July 2023;
 - Topic Paper 3: Housing Needs, May 2023;
 - Topic Paper 4: Housing Supply, May 2023 & Updated July 2023;
 - Topic Paper 5: Employment Needs and Land Supply, May 2023 & Updated July 2023;
 - Topic Paper 6: Climate Change, May 2023 & Updated July 2023;
 - Topic Paper 7: Development and Noise Technical Appendix, January 2021;
 - Topic Paper 8: Biodiversity Net Gain and Urban Greening, May 2023 & Updated July 2023.
- 2.25. Several Statements of Common Ground were updated and/or finalised and agreed ahead of the submission of the Local Plan:
- Northern West Sussex Statement of Common Ground, July 2023;
 - Northern West Sussex Housing Needs Statement of Common Ground, July 2023;
 - Water Neutrality Statement of Common Ground, July 2023;
 - Horsham District Council and Crawley Borough Council Statement of Common Ground, July 2023

- Mid Sussex District Council and Crawley Borough Council Statement of Common Ground, July 2023
- National Highways and Crawley Borough Council Statement of Common Ground, July 2023
- West Sussex County Council and Crawley Borough Council Statement of Common Ground, August 2023.

2.26. The Crawley Borough Local Plan 2024-2040 was submitted to the Secretary of State, in accordance with the LDS timetable, on 31 July 2023, for its independent Examination.

Date	Stage
9 May – 20 June 2023	Further Publication (Regulation 19) 'pre-submission' Consultation
31 July 2023	Submission of the Local Plan to the Secretary of State for its independent Examination by the Planning Inspectorate.

Supplementary Planning Documents

2.27. 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, and as such timetables for their preparation and adoption are included in the LDS.

2.28. 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.

2.29. The following SPDs were listed in the December 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;
- Land East Balcombe Road/Street Hill, Worth Development Brief;
- Local Heritage Assets List; and
- Character Area Assessments

2.30. 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.

2.31. The January 2023 LDS continues to identify the above SPDs for preparation, with the exception of the Planning Obligations Review, which is considered no longer to be necessary. The SPDs are programmed to come forward within the 2024/25 monitoring period, acknowledging the delay to the Local Plan Review.

Progress during 2021/22

2.32. Progress on the SPDs during 2021/22 was as follows:

Date	Stage
N/A	N/A

Progress since the monitoring period

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

Date	Stage
N/A	N/A

2.34. Due to the delay in the Local Plan and the focus of the work on meeting the HRA requirements and then progressing the Local Plan to Publication and Submission, the SPDs from the December 2020 LDS (and January 2023 LDS Update) remain outstanding as of September 2023. Work on the Development of Gatwick Airport SPD continues in addition to be delayed by current uncertainties regarding the Development Consent Order and national policy in respect of Gatwick Airport.

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 (adopted in June 2020)
- Local Development Scheme (December 2020, updated January 2023)
- 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 at least annually).

Progress during 2021/22

2.51. Progress on other planning documents during 2021/22 was as follows:

Date	Stage
December 2021	Publication of Reviewed Brownfield Land Register
December 2021	Infrastructure Funding Statement

Progress since the monitoring period

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

Date	Stage
December 2022	Publication of Reviewed Brownfield Land Register
December 2022	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 2021/22 is the sixth full monitoring year following the adoption of the Crawley Local Plan 2015-30. It provides an opportunity to monitor the implementation of a range of policies and 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 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, with particular notice 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, as 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. Where a district or borough council such as Crawley has a Local Plan Housing Requirement less than 5-years old, the housing need figure is calculated as follows:
- For the monitoring years 2015/16 to 2017/18, the applicable figure housing need figure is the lowest of either:
 - The adopted Housing Requirement (including any unmet need being taken from other authorities); or,
 - The average annual household projections over the 10 years commencing with the year in question, adjusted to take account of exported and imported unmet need.
 - Starting from the year 2018/19, the applicable need figure is the lowest of either:
 - The adopted Housing Requirement (including any unmet need imported from other authorities); or,
 - The minimum annual local housing need figure, calculated in accordance with the government's Standard Method, adjusted to take account of exported and imported unmet need.
- 3.8. Failure to meet the test can trigger a range of penalties set out in the NPPF, depending on the extent of under-delivery, including:
- a requirement to produce an action plan to address under-delivery;
 - the application of an increased buffer of 20% in calculation of the five-year housing supply;
 - the activation of provisions as part of the 'Presumption in Favour of Sustainable Development', meaning that the policies in the development plan which are 'most important' for determining the application would be considered out of date.
- 3.9. Four sets of national results of the Housing Delivery Test have now been published³. The level of housing delivery in Crawley, as measured against housing need identified via the Test, is set out in Table 3.1 below. Publication of the results for the year 2021/22 has been delayed pending consideration of changes to the Test which were consulted on between December 2022 and March 2023.⁴

³ 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>.

⁴ [Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy).

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.

- 3.10. In Table 3.2, Crawley completions for each monitoring year of the period 2015-22 are compared with the respective average target implied by Policy H1 as well as the projection from the April 2015 Housing Trajectory (HT)⁵. As shown here completions significantly exceed the average requirement.
- 3.11. Notwithstanding this, they fall narrowly 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 2015-2022, measured against projections in the April 2015 Housing Trajectory and the Local Plan Policy H1 average target⁶

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%
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%
2021/22	359	3	356	356	301	118%	340	105%
2015-22 Total	3420	26	3394	3346	3507	95%	2380	141%

- 3.12. 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

⁵ Available at <https://crawley.gov.uk/sites/default/files/documents/PUB260010.pdf>

⁶ The completion figures in Table 3.2 are primarily derived from West Sussex County Council monitoring data. Figures based on other criteria may differ.

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).

- 3.13. Of the 356 net dwelling completions in 2021/22, 11 dwellings (3 per cent) came from developments benefitting from permitted development rights for the conversion of offices to dwellings. This compares with 23 per cent in 2020/21, 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 therefore reflected variations in the number of dwellings delivered via planning permission as well as in the number delivered via prior approval.
- 3.14. 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 2021/22 monitoring year, broken down by category of approval. This shows that the total number of new dwellings permitted over and above existing permissions was 127 (net): a figure significantly lower than in previous years. In large measure, this is considered to reflect the initial impact of the water neutrality requirements which were imposed following the release of the September 2021 Natural England Position Statement.

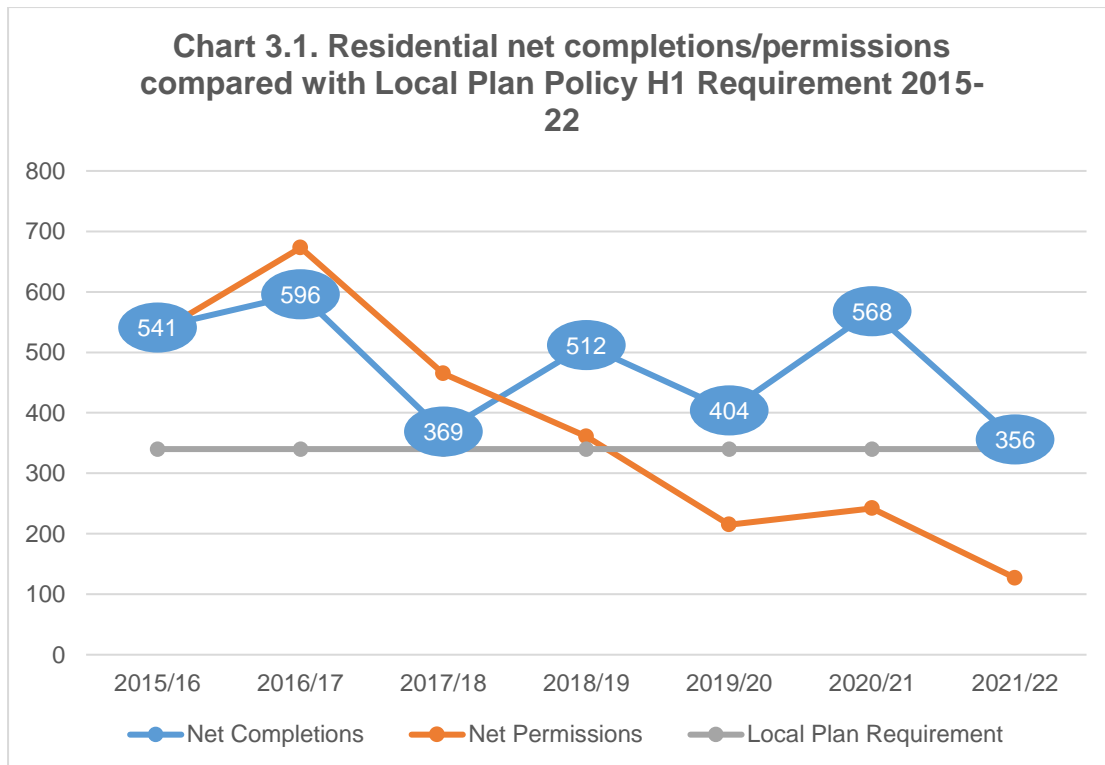
**Table 3.3: New dwellings granted planning permission or prior approval
April 2021-March 2022**

Category	Gross permitted	Losses permitted	Net permitted
All new full planning permissions	21	0	21
Full planning permissions (dwelling quota already permitted) ⁷	0	0	0
All new outline permissions	0	0	0
Outline permissions (dwelling quota already permitted)	0	0	0
New reserved matters approved	205	0	205
All new prior approvals	106	0	106
Prior approvals (dwelling quota already permitted) ⁸	0	0	0
Total including reserved matters approvals and dwellings already permitted	332	0	332
Total excluding reserved matters approvals and dwellings already permitted	127	0	127

- 3.15. Chart 3.1 below summarises this picture in a more visually accessible format, showing net completions and net permissions/prior approvals over the period 2015-2022 in relation to the Policy H1 annual average target.

⁷ i.e. new planning permissions superseding existing planning permissions or prior approvals.

⁸ i.e. new prior approvals superseding existing planning permissions or prior approvals.



- 3.16. 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 31 March 2022 Housing Trajectory and accompanying summary table, provided in Appendix B. These confirm that there has been slippage in the delivery of allocated sites, and, 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.
- 3.17. One issue in respect of the Housing Trajectory, is that fluctuations in delivery rates during 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 2021-24.
- 3.18. 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.

Policy H4: Affordable and Low Cost Housing

- 3.19. 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.
- 3.20. Table 3.3 assesses current implementation of this policy by detailing gross and net affordable housing completions for the years 2015/16-2021/22 (i.e. years 1-7 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).

- 3.21. As Table 3.4 shows, the significant proportion of 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 33% over the seven years in question, whereas if they are excluded (providing a fairer view of the implementation of Policy H4) the seven-year total sits at 46%, exceeding the 40% target.

Table 3.4: The delivery of gross and net affordable housing 2015-22 against the average annual/quarterly figures from Policy H4⁹

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%
2021/22	183	183	51%	53%	136	135%
2015-22 Total	1134	1131	33%	46%	952	119%

- 3.22. Crawley Borough Council own-build schemes contributed 233 units (230 net) to these totals, comprising 15 dwellings in 2016/17, 25 in 2018/19, 81 in 2019/20 and 112 in 2020/21.

Small Residential Schemes (10 dwellings or less):

- 3.23. 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 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.
- 3.24. 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.
- 3.25. 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

⁹ 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.

planning consideration and its reflection in planning permissions granted. This was confirmed by the monitoring for 2018/19, 2019/20, and 2020/21 which pointed to consistent implementation of this requirement.

- 3.26. This trend has been followed in the more recent period. During 2021/22, four schemes of between 1 and 10 dwellings were granted planning permission. 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. Two further small schemes were granted planning permission in 2022/23: in one of these cases a dwelling was to be demolished to make way for a new dwelling, and no contribution was required. In the other case, a development comprising one new dwelling was considered unable to support a commuted payment towards affordable housing on the basis of viability evidence submitted in support of the application.

Policy EC1: Sustainable Economic Growth

- 3.27. 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) Update¹⁰. The 2015 EGA Update estimated that on the basis of predicted levels of growth (the 'baseline' scenario) there would 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 fell considerably short of the identified need but 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.
- 3.28. This AMR focuses on the period 2021/22, which marks the seventh year since Local Plan adoption. Table 3.4 assesses how far the gross rate of delivery of employment floorspace over the period 2015-22 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 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 seven 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.
- 3.29. 2021/22 has been marked by the continuation of trends from the most recent years, with gross delivery of industrial floorspace falling somewhat short of the projected rate, while gross delivery of office floorspace is at a very low level. Over the whole 7 year period, it can be seen that gross delivery of both office

¹⁰ ['Crawley Local Plan Employment \(Business\) Land Trajectory \(2015-2030\)', CBC: 2015](#); ['Crawley Economic Growth Assessment Update: Final Report'](#), NLP: 2015. The 2020 EGA and subsequent updates inform the Local Plan Review, so are not used for the purpose of monitoring adopted 2015 Local Plan economic policies.

and industrial floorspace (excluding 'churn') has been delivered at a rate somewhat below that projected in the EGA, with greater-than-anticipated delivery in the early years of the Plan period being offset by a more recent slowing of completions.

Table 3.4: Comparison of actual and projected gross delivery rates for B-class employment floorspace 2015-2022

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%
2021/22	Office	90	90	9,281	1%
	Industrial	8,404	7,794	9,865	79%
	Total	8,494	7,884	19,146	41%
7-year total	Office	59,876	58,719	64,967	90%
	Industrial	82,221	60,792	69,055	88%
	Total	142,097	119,511	134,022	89%

* '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:

3.30. 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.

3.31. 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 2015-22

Period	Office to Industrial (sqm)	Industrial to Office (sqm)	Net increase in office (sqm)
2015/16	5,169	1,818	-3,351
2016/17	0	1,500	1,500
2017/18	0	4,163	4,163
2018/19	0	0	0
2019/20	0	0	0
2020/21	0	264	264
2021/22	7,723	0	-7723
7-year total	12,892	7,745	-5,147

- 3.32. As shown in Table 3.5, there has been significant movement of floorspace between office and industrial uses during years 1 to 7 of the Local Plan period, amounting to a total of 20,637sqm of the gross delivery total given in Table 3.4. Over the 7-year monitoring period, new floorspace delivered as a result of movement between office and industrial uses therefore accounts for 17 per cent of total delivery. Taking these into account would depress the gross totals shown in Table 3.4, reducing the delivery of office and industrial floorspace to 71 per cent and 77 per cent respectively of the levels projected by the EGA Update over the five years, with the combined total representing 74 per cent of the projected amount. To some extent, this serves to illustrate the limited availability of new employment land coming forward in Crawley, often necessitating the redevelopment of existing employment sites.
- 3.33. A further observation on Table 3.5 is that over the 7-year period there has been a slight cumulative shift away from offices and towards industrial floorspace, with movement from office to industrial exceeding movement from industrial to office by about 66 per cent.
- 3.34. 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, amounting to average annual loss rates of 4,803sqm and 4,092sqm respectively. Table 3.6 compares these projections with actual losses over the period 2015-22.

Table 3.6: Comparison of actual and projected losses of B-class employment floorspace to non-employment uses 2015-2022

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%
2021/22	Office	2,476	4,803	52%
	Industrial	0	4,092	0%
	Total	2,476	8,895	28%
6-year total	Office	47,659	33,621	142%
	Industrial	6,358	28,644	22%
	Total	54,199	62,265	87%

- 3.35. As shown in Table 3.6, combined losses over the seven years have been a little below the projected loss rate, although the fortunes of office and industrial floorspace have diverged significantly. Losses of office space have fluctuated, tending to exceed projected losses overall, while losses of industrial floorspace have consistently been below projections.
- 3.36. Table 3.6 does not include allowance for the loss of office or industrial floorspace to employment uses that are outside of the 'B classes'. In 2021/22, there was one such development: a small loss of office floorspace (168sqm) at 12-13 Queens Square (first/second/third floors), following a change of use to D2 (escape room) use.
- 3.37. 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 rights¹¹. Such schemes have thus accounted for 45,650 of the 47,659sqm of office space lost to non-employment uses over the period 2015-22 (i.e. 96% of the total). Were floorspace losses through prior approval to be discounted, the total amount of office floorspace lost through planning permission would be significantly less than the EGA's projected total.

- 3.38. 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 2015-22, 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 approval¹²

Period	Office change to residential consented via prior approval (m ²)	Office change to residential consented via planning permission (m ²)	Total office change to residential consented (m ²)
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
2021/22	6,347	0	6,347

- 3.39. 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 2015-22. This was also the case for each individual year apart from 2018/19.
- 3.40. Broadly speaking Table 3.7 shows a slower rate of consent for office-to-residential change of use in recent years than in the first years following the adoption of the Local Plan. 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. Even so, there remains a considerable amount of office floorspace (for example in the town centre where there is no Article 4 Direction) which could potentially be converted to residential use, so it is anticipated that such conversions will continue to be a source of housing supply.
- 3.41. Table 3.8 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

¹¹ 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.

¹² 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.

annum) of industrial floorspace. This includes the net floorspace requirement identified in the 2015 EGA Update as well as an additional safety margin¹³. Given the borough's limited available land supply, 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 and is thus dependent new employment sites coming forward, potentially outside the borough boundary, as recognised by the Local Plan. However, given the net floorspace delivery over the period 2015-22 and the supply of sites detailed in the Employment Land Trajectory, it is anticipated that the supply-led requirement of 23ha 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%
2021/22	Office	-10,109	4,478	-226%
	Industrial	7,794	5,773	135%
	Total	-2,315	10,251	-23%
6-year total	Office	-2,014	31,346	-6%
	Industrial	46,689	40,411	116%
	Total	44,675	71,757	62%

* 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.

¹³ See ['Crawley Economic Growth Assessment Update: Final Report'](#), NLP: 2015, pp. 11-12.

3.42. As Table 3.8 shows, once losses are taken into account, net delivery of employment space over the period 2015-22 has amounted to 62 per cent of the identified baseline requirement. This figure reflects significant variation between the two broad categories of employment floorspace. Net delivery of industrial development amounts to 116 per cent of the identified requirement, potentially reflecting increased market demand for warehouse uses. Delivery of office floorspace has, on the other hand, failed to keep up with losses, resulting in a net negative figure. This may reflect wider change to work practices post-pandemic, such as a reduced market demand for office space. The volatile year-to-year figures for both office and industrial delivery are meanwhile likely to reflect the importance of a small number of large sites in Crawley's employment land supply.

Employment Land Supply:

3.43. It remains to consider how the supply pipeline has fared over the period 2014-23.

3.44. The January 2022 Employment Land Trajectory (ELT) was published with the 2020/21 AMR. That ELT reflected the identified employment land supply available during the monitoring period 2021/22. It showed a small decrease during 2021 in the extent of employment land available within the 5-year supply. This resulted from a combination of sites being built out, expiry of planning permission on some sites, and net loss through the recalculation of capacity on other sites. These losses were not fully counteracted by the identification of new sites.

3.45. An Employment Land Trajectory (ELT) summarising the position as of 31 March 2023 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 January 2022 and March 2023 Employment Land Trajectories

5-year supply identified in January 2022	15.02 ha.
Developed for employment uses during 2022/23	-5.54 ha.
Now being developed for other uses	-0.64 ha.
Net change through recalculation of area	0ha.
New additions	5.65 ha.
Total 5-year supply identified in March 2023	14.49 ha.

3.46. As Table 3.9 and Appendix C show, the 2022-23 period saw a net diminution of 0.53 hectares in the 5-year supply of employment land. This can be attributed to the completion of the new Town Hall / Create Building in the Town Centre; Vanguard & Victory House, Manor Royal; the Former GSK site (south east land parcel), Manor Royal, and Easistore Ltd, Maidenbower. These completions and the loss of a further site to a sui generis use were not fully compensated for by increases arising from new permissions at The Base, Fleming Way, and Land at Faraday Road and Manor Royal.

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, although 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. It should be noted that the Employment Land Trajectory sets out the gross land supply pipeline, so does not take account of net losses or churn, which is discussed more fully in the preceding tables.

Policy EC1 Monitoring Summary 2015/16 – 2021/22:

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

- The gross delivery of employment floorspace across the monitoring period has fallen slightly short of the projections in the 2015 EGA Update, with the relative shortfall being about the same for both office completions and industrial completions. Office completions tended to be stronger in the early part of the monitoring period, but have significantly slowed more recently, while industrial completions have fluctuated over time.
- This picture is somewhat altered when the loss of employment floorspace to non-employment uses is taken into account. These losses have been a little short of projections overall but 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, which 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 over the period 2015-22 is now showing a negative figure and is well below the projections in the EGA Update, whilst for industrial floorspace the EGA Update projection is exceeded. This means that for the 7-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 2022/23, with build-out of sites and other losses 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, and 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.

Policy EC6: Development Sites within the Town Centre Boundary

3.49. Policy EC6 identifies eight under-utilised sites within the Town Centre boundary whose development for appropriate uses is supported.

3.50. 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 August 2023 was as follows:

Site	Status	Commentary
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 in the short term, and it is not proposed that the site will be retained as an allocation in the Local Plan Review.

3.51. 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 August 2023 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 been undertaken, in advance of the finalisation of planning proposals.
Telford Place	Allocation	The site is owned by Crawley Borough Council, who are working in partnership with the Affordable Housing and Healthcare Group (AHH) to bring the site forward. Public exhibitions on proposals were held in the spring of 2023 and an application for outline planning permission (CR/2023/0357/OUT) for up to 300 self-contained affordable residential units and two ground floor commercial/community use units was submitted in June 2023.
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	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.

Site	Status	Commentary
		<p>Demolition required for commencement of the new civic centre/office building was undertaken in early 2020, and the new building was completed at the end of 2022. A reserved matters application 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. Phase 1 of the District Heat Network, served by the completed energy centre, became fully operational in early 2023.</p>

Other Policies

- 3.52. 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.
- 3.53. 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.
- 3.54. The Policies in question included H4 (Affordable and Low Cost Housing), which is discussed above on pp.16-18. The table below lists the other policies in question, the key concerns, and the key remedies identified.

Policies affected:	<p>CH3: Normal Requirements of All New Development</p> <p>CH5: Standards for All New Dwellings (including conversions)</p> <p>CH6: Tree Planting and Replacement Standards</p> <p>CH12: Heritage Assets</p> <p>CH13: Conservation Areas</p> <p>CH14: Areas of Special Local Character</p> <p>CH15: Listed Buildings and Structures</p> <p>CH16: Locally Listed Buildings</p> <p>CH17: Historic Parks and Gardens</p> <p>EC2: Economic Growth in Main Employment Areas</p> <p>EC3: Manor Royal</p> <p>EC5: Primary Shopping Area</p> <p>H3: Future Housing Mix</p> <p>ENV4: Open Space, Sport and Recreation</p> <p>ENV6: Sustainable Design and Construction</p>
Key Issues:	<ul style="list-style-type: none"> Information/document requirements identified in policies not being consistently complied with where appropriate. Standards/requirements detailed in policies not being consistently adhered to where appropriate.
Key Reasons:	<ul style="list-style-type: none"> A lack of clarity regarding thresholds/application types triggering some policy requirements.

	<ul style="list-style-type: none"> • A lack of adopted guidance regarding compliance with some policies (for part of the 2016/17 monitoring period). • The council's Local List of validation requirements has yet to be updated to take account of the requirements of the 2015 Local Plan. • Unfamiliarity with new types of requirement.
Key Remedies:	<ul style="list-style-type: none"> • Adoption of Supplementary Planning Documents proposed in Local Development Scheme (achieved by end of 2017). • Adoption of up-to-date Local List of Validation requirements (achieved by end of 2018). • Clarification/tightening of policy wording as part of Local Plan review.

- 3.55. Monitoring for 2021/22, as for 2020/21 and 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. The council is not aware of any areas of non-implementation beyond those identified here.
- 3.56. 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

- 3.57. 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' report¹⁴.
- 3.58. 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.
- 3.59. 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.
- 3.60. 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.
- 3.61. 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

¹⁴ ['Market Housing Mix: Crawley Borough Council and Horsham District Council', Chilmark Consulting: 2016](#), esp. Tables 5.1 & 5.2.

management process. This is recommended both in respect of the 2015 Plan and any updated Local Plan policy.

- 3.62. This exercise was undertaken in the 2019/20 AMR and repeated in the 2020/21 AMR. It was found that whereas the cumulative mix of affordable housing delivered over the period 2016-2021 was reasonably close to the profile of identified need, the provision of market housing was characterised by a strong bias towards one- and two- bedroom dwellings as compared with the recommended mix, with the pipeline of one-bedroom dwellings already exceeding 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.
- 3.63. Table 3.10 below updates this picture, setting out delivery for the period 2016-22 against the structure of need identified in the SHMA and Local Plan evidence for both market and affordable housing.
- 3.64. 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 SHMA¹⁵. 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.
- 3.65. The table compares this to the mix of market housing delivered in the period 2016-22, and the pipeline of residential consents with full permission or reserved matters approval as of the end of the 2020/22 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.

¹⁵ Ibid. Tables 4.8 & 4.9.

Table 3.10: Measurement of market and affordable housing mix delivered against evidenced need 2016-22

Dwelling size		Market								Target (2016 SHMA update)	Surplus/ shortfall
		Delivery									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total			
1 bedroom/ studio	Number	191	39	95	49	206	18	598	10%	22%	
	%	42%	17%	27%	17%	58%	10%	32%			
2 bedroom	Number	221	84	154	212	56	112	839	30%	15%	
	%	48%	37%	44%	74%	16%	64%	45%			
3 bedroom	Number	29	80	75	24	61	37	306	35%	-19%	
	%	6%	35%	21%	8%	17%	21%	16%			
4+ bedroom	Number	17	23	25	3	35	9	112	25%	-19%	
	%	4%	10%	7%	1%	10%	5%	6%			
Dwelling size		Affordable								Target (Local Plan Policy H3)	Surplus/ shortfall
		Delivery									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total			
1 bedroom/ studio	Number	60	63	45	42	47	53	310	25%	5%	
	%	41%	43%	27%	25%	22%	29%	30%			
2 bedroom	Number	83	63	89	95	126	112	568	50%	6%	
	%	57%	43%	54%	57%	59%	61%	56%			
3 bedroom	Number	2	20	32	28	40	18	140	20%	-6%	
	%	1%	14%	19%	17%	19%	10%	14%			
4+ bedroom	Number	0	0	0	3	0	0	3	5%	-5%	
	%	0%	0%	0%	2%	0%	0%	0%			

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

Type	Recommended in 2016		Delivered 2016-22		2022 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 2016-22				
1-bed/studio	418	28	598	100	314	218%	-494	-49
2-bed	1199	80	839	140	167	84%	193	19
3-bed	3890	259	306	51	51	9%	3533	353
4+bed	1080	72	112	19	45	15%	923	92
Total	6587	439	1855	309	577	37%	4155	416

- 3.66. 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 2016-2022 has been characterised by a slight bias towards smaller units compared with projected need, with a lack of 4+ bedroom dwellings in particular, 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 2021/22.
- 3.67. In respect of market housing the evidence points to a different picture. Table 3.10 shows that housing delivery over the period 2016-22, 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 357% and 2-bedroom dwellings at 175% of the respective rates required to meet identified demand arising from Crawley, while 3-bedroom dwellings were delivered at 20% and four-plus bedroom dwellings at 26% of the rates required. During 2021/22, strong delivery of two-bedroom dwellings and low delivery of one-bedroom homes resulted in a slight change to the overall balance, but the underlying issue remains and continues to be a feature of the consented development pipeline.
- 3.68. The effect of this is that while completions and consents meet around 37% 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 118% surplus of one-bedroom dwellings as against identified demand, indicating 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 84% of the identified demand, leaving a residual requirement of 193 additional dwellings over the period 2022-31. 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 9% and 11% respectively of the identified demand, leaving a residual need for nearly 4,500 larger dwellings. Therefore, the pipeline of housing being delivered in Crawley appears to some extent to be prioritising demand from outside the borough over local demand.
- 3.69. Against this background the updated SHMA of 2019¹⁶, undertaken in support of the Local Plan Review, 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%

¹⁶ [Northern West Sussex Strategic Housing Market Assessment, Icen Projects: 2019](#), p.142.

- 3.70. 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 2024 Local Plan, including the proposal for a 'housing mix test' in relation to major residential developments, is considered to be justified.

Appeal Decisions

- 3.71. During the 2021/22 monitoring period, 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.
- 3.72. During 2022/23, 22 appeals were decided in relation to planning applications submitted to the council. Of these 14 were dismissed, seven were allowed, and one was allowed in part and dismissed in part.
- 3.73. In most cases where appeals were allowed during 2021/22, 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.
- 3.74. Overall, it is considered that appeal decisions during the 2021/22 and 2022/23 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/W/21/3280643 against refusal of planning permission CR/2020/0800/FUL: 'Erection of 1 x three bedroom detached dwelling following demolition of existing non-agricultural buildings' at Land at the Grove, Poles Lane, Langley Green, Crawley

The main issue in this appeal was the effect that the proposed development would have on the future expansion of Gatwick Airport, the rural character of the countryside, the character and appearance of the surrounding area regarding trees, whether the proposal would make adequate provision for affordable housing. The appeal was dismissed as the inspector deemed that the proposed development would be contrary to the development plan when taken as a whole. In addition, the inspector thought that the other considerations related to this case, such as the National Planning Policy framework (NPPF), were deemed to not outweigh the conflicts that resulted in the case being dismissed.

Appeal APP/Q3820/W/21/3289088 against refusal of planning application 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.

The appeal was allowed on 9 December 2022 and the planning permission was granted for the material change of use of land to a gypsy and traveller site for 2 pitches. There were seven main issues.

1. Gatwick Airport Expansion – with the possible expansion of Gatwick Airport, Policy GAT2 prevents any permanent permission being granted for development, however, permission may be granted on a temporary basis where appropriate. This issue for the appeal was then based on whether temporary permission would be appropriate.
2. Living conditions in relation to noise were also considered. As per Policy H5 setting out criteria relating to the provision of traveller sites, included is the noise criterion. The Inspector noted that the available evidence pointed to the site being within the 57-60 dB noise contours linked to aircraft noise from Gatwick Airport. In considering the policy, the Inspector deemed the living conditions to not be unacceptable for a temporary duration, and therefore be in accordance with policy H5 and ENV11.
3. The Inspector considered the character and appearance. The site is located outside of the Built-Up Area Boundary and is within the “North East Crawley High Woodland Fringe”. Prior to occupation, the site would have been a largely undeveloped paddock within a treed enclosure. The site has appeared to become more urbanised with the introduction of hardstanding, fences, caravans and buildings. The appeal was deemed to result in a modest degree of harm to the character and appearance, and contrary to Local Plan policies CH2, CH3, CH9 and H5.
4. The need for pitches was considered. The Inspector deemed the 2014 Needs Assessments findings not relevant given its outdatedness. Also that the limited evidence available suggests that there is a small number of families in need of traveller pitches within the borough.
5. Personal need and circumstances covered the evidence of personal needs of the appellants and their families.
6. As neither the council nor appellants could identify any other sites, it was concluded by the Inspector that there were no available alternative sites. The Local Plan allocates a reserve site at Broadfield Kennels. However, due to constraints to delivery, the site is not available for the appellants and their families to relocate to.
7. The site is partly within Flood Zone 2, which places it within a medium risk of flooding from fluvial sources in its proximity to the Gatwick Stream. Policy ENV8 echoes the requirements of the NPPF in stipulating that if there are reasonably available sites available in an area with a lower risk of flooding, development should not be allocated or permitted on the site in question. If there are no available areas with a lower flood risk, the exception test may have to be applied. The scale of the site is relatively modest, and only a temporary permission is sought, the uncertainty of the development’s effects on surface water management from the laying of hard surfacing materials over such an area is unacceptable. The situation would need to be addressed by planning condition to secure a surface water drainage scheme that considers the area covered, porosity and difference in run off rates relative to the greenfield nature.

The appeal was allowed on 9 December 2022 and planning permission was granted for a temporary period of three years. Conditions also included the requirement for specifying the relevant time period and whom the permission is made out for.

However, the appeal decision was subsequently challenged by the council on the basis that the Inspector had misapplied Policy H5(a), and the decision was quashed by the High Court on 14 February 2023, by consent.

The case was returned to the Planning Inspectorate for redetermination and a decision is awaited.

Performance against Sustainability Objectives

3.75. 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.

Indicator:	CO ₂ reduction from Local Authority operations
-------------------	---

3.76. 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.’

3.77. Figures regarding the council’s own CO₂ emissions are set out in Table 3.11 below. Three overlapping runs of figures are presented, as follows:

1. The pre-2018/19 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 (million kg)

Measure (see explanatory text above)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
1.	4.95	5.28	Not available	4.61	N/A	N/A	N/A
2.a)	N/A	N/A	N/A	4.65	5.16	3.78	4.81

2.b)	N/A	N/A	N/A	35.05	Not available	Not available	Not available
-------------	-----	-----	-----	-------	---------------	---------------	---------------

Source: Information provided by Crawley Borough Council Sustainability Team

Indicator:	Per capita CO ₂ emissions in the local authority area
-------------------	--

3.78. The most recent local per capita greenhouse gas emissions figures for Crawley published by the government, going up to 2020, are shown in Table 3.12. This presents two runs of figures: a longer run, excluding emissions from agriculture and waste management; and a shorter run, covering 2018-20, which includes emissions from these sources.

Table 3.12: Annual per capita net CO₂e emissions (tonnes) 2015-20 (excluding agriculture and waste management)

Year	2015	2016	2017	2018	2019	2020
Per capita CO₂e emissions (excluding agriculture and waste management)	6.03	5.75	5.54	5.45	5.15	4.46
Per capita CO₂e emissions (all sources)	N/A	N/A	N/A	5.67	5.37	4.67

Source: UK local authority and regional greenhouse gas emissions national statistics, 2005 to 2020, (Department for Business, Energy and Industrial Strategy, 2022).

Indicator:	Residual household waste collected per household
-------------------	--

3.79. The latest published figures for household waste collected in Crawley are shown in Table 3.13. These show a significant increase in household waste in 2020/21 and (to a lesser extent) 2021/22. This is attributable 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 residual household waste (i.e. not recycled or composted) 2015-2022

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Residual household waste per household (kg/household)	522.3	539.2	529.4	514.9	508.2	525.1	521

Sources: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2023).

Indicator:	Proportion of household waste recycled or composted
-------------------	---

3.80. 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	2021/22
Total household waste collected (tonnes)	31,308	32,567	32,104	34,503	33,065	35,816	35,267
Household waste recycled/	8,644	8,929	9,114	10,097	10,008	11,432	11,072

composted (tonnes)							
% of waste recycled or composted	27.6	27.4	28.4	29.3	30.3	31.9	31.4

Source: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2023).

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.

Indicator:	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
-------------------	--

3.81. No planning permissions were granted contrary to Environment Agency advice on flooding and water quality grounds during the 2021/22 monitoring year. Table 3.15 below details Environment Agency objections during this period and current status in relation to each case.

Table 3.15: Environment Agency – Objections to planning on the basis of flood risk 2021-2022

Planning Application No.	Development Type/ Description	Objection Reason	Outcome
CR/2021/0243/FUL	Caravan Sites - Non-Major	Inadequate FRA	Planning permission refused on grounds including flood risk but allowed at appeal subject to condition requiring agreement and implementation of surface water drainage scheme and compensatory flood water storage solution.
CR/2021/0480/FUL	Other - Non-Major	Absent FRA	Objection withdrawn following provision of FRA and subject to conditions being applied to any permission.
CR/2021/0735/FUL	Residential - Non-Major	Absent FRA	Objection not maintained following submission of FRA.

Source: Environment Agency - Objections to planning on the basis of flood risk: 2021-2022. 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.

Indicator:	Number of listed buildings on the Buildings at Risk Register
-------------------	--

3.82. 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.

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

Indicator:	The percentage of Conservation Areas with up-to-date appraisals (i.e. last five years)
-------------------	--

- 3.84. As of the end of the 2021/22 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.

Indicator:	Net additional dwellings - in previous years
-------------------	--

- 3.85. 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	2021/22
Net Additional Dwellings	596	369	512	452*	568	356

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.

Indicator:	Net additional Gypsy and Traveller pitches
-------------------	--

- 3.86. 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.
- 3.87. During the 2021/22 monitoring year the following application was received:
- 3.88. 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.
- 3.89. This application was refused in December 2021 but was allowed (as a temporary planning permission for up to 3 years) on appeal on 9 December 2022. However, the appeal decision was subsequently quashed by the High

Court on 14 February 2023, by consent on the grounds that the decision by the Planning Inspector was unlawful. The application is being reconsidered by the Planning Inspectorate.¹⁷

Indicator:	Supply of ready to develop housing sites (5-year housing land supply)
-------------------	---

3.90. As of April 2022, the council had identified a supply of deliverable sites capable of providing 2,398 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 10.4 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 2022-30	1,754
Annual target for next 5 years – including 5% buffer	230
Projected Completions 2021/22-2025/26	2,398
Years' Supply Projected for 2021/22-2025/26	10.4

Source: Housing Trajectory 31 March 2022

Indicator:	New and converted dwellings – on previously developed land (PDL)
-------------------	--

3.91. 107 of the gross total of 359 dwellings (30 per cent) added during 2021/22 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.

Indicator:	Working age population qualified to at least Level 4 or Higher
-------------------	--

3.92. The percentage of Crawley's working age population reported over the period 2015-22 as being qualified to at least Level 4¹⁸ is detailed in Table 3.19. Figures for Crawley are compared with mean figures for the South East and for England. The figures for Crawley show some fluctuation year on year but remain lower than those for the wider South East and England as a whole.

Table 3.19: Percentage of Crawley's population (age 16-64) qualified to at least Level 4, 2015-21

Year	Crawley	South East	England
2015	28.0	39.7	36.7
2016	38.1	41.4	37.8
2017	33.2	41.3	38.2
2018	36.9	42.2	39.0
2019	38.8	43.4	40.0
2020	30.0	45.2	42.9
2021	35.0	45.2	43.2

Source: Annual Population Survey, ONS [from Nomis on 28 June 2023].

¹⁷ For discussion of the appeal see pp.34-35.

¹⁸ i.e. Level 4 NVQ/award/certificate/diploma; CertHE; HNC; Higher Apprenticeship.

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

Indicator:	Amount and type of development in areas designated for their nature importance
-------------------	--

3.93. The Biodiversity Annual Monitoring Report for Crawley produced by the Sussex Biodiversity Record Centre identified two developments with nearby sites designated for their nature importance during 2021/22 shown in Table 3.20 below.

Table 3.20: Biodiversity Authority Monitoring Report 2021/22

Planning App. No.	Site	Scheme
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.
<p>Commentary Ancient Woodland 0.06 ha. area. The red line area associated with this development encompasses an existing house and part of the associated curtilage. The remaining part of the curtilage, to the rear, comprises an area of Ancient Woodland. Ecological impacts in respect of the Ancient Woodland were a significant point of consideration in the determination of this application, and previously provided a ground for refusal of an earlier scheme on the site (CR/2018/0284/FUL). It was considered that this revised scheme had addressed this issue by excluding the residential gardens from the buffer zone for the Ancient Woodland and providing independent vehicular access to this. The application was allowed, subject to conditions in respect of the Ancient Woodland and other matters, following an appeal on grounds of non-determination.</p>		
CR/2020/0548/ARM	Steers Lane, Pound Hill, Crawley	Approval of reserved matters pursuant to outline application CR/2018/0894/OUT to consider landscaping, layout and scale in respect of the erection of 185 dwellings and associated car parking and infrastructure
<p>Commentary Deciduous woodland 2.95 area (ha). This reserved matters application follows an earlier outline permission, granted on appeal, which establishes the principle of the suitability of the site for residential development. The development involves the removal of a number of trees along Steers Lane and the younger self seeded trees internal to the site. However, it is important that the remaining trees are retained and the site as a whole is enhanced with additional trees and planting. The removal of the trees within the site and the associated habitat is to be mitigated in part by planting and other measures on the northern land to ensure there is a net gain in biodiversity as required by the NPPF. This has been secured by a specific clause in the s106 legal agreement and is accepted by the council's Ecology consultee.</p>		

Source: Biodiversity Annual Monitoring Report for Crawley, 2022/23, Sussex Biodiversity Record Centre. CBC Planning Register.

Indicator:	Amount of trees with Tree Preservation Orders lost per annum
-------------------	--

3.94. During the 2021/22 monitoring year, approval was given for the removal of 22 trees subject to Tree Preservation Orders. Compared to the 44 trees removed during the 2020/21 monitoring year, this year has shown a decrease of 22 trees removed. All 22 of the protected tree removals consented during 2021/22 were subject to conditions requiring planting of at least one replacement tree, resulting in no net loss in terms of the number of trees. This compares with a net deficit of 11 trees in 2020/21. In that year, cases where

replanting was not required usually reflected either a lack of appropriate space or the low amenity value of the trees being removed.

- 3.95. During the 2021/22 monitoring year, the council was alerted to the unlawful felling of five TPO-protected trees in residential areas in the borough, as well as the felling of a further unspecified number of TPO-protected trees within a wooded area. All of these cases remain under investigation as of the time of publication.

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.

Indicator:	Number of passengers using Gatwick Airport per annum and percentage arriving by public transport
-------------------	--

- 3.96. Total annual passenger numbers and the proportion of terminating passengers using public transport are shown in Table 3.19 below.
- 3.97. 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. In 2018, a more ambitious target was set to achieve 48% public transport mode share for passengers by 2022. GAL achieved a public transport mode share of close to 48% for non-transfer passengers in 2019, the last year of monitoring prior to the pandemic. Gatwick’s latest Airport Surface Access Strategy (ASAS), published in October 2022, sets a target of a 52% modal share for public transport by 2030. As of 2022, as shown in Table 3.21 that figure stood at approximately 47%.
- 3.98. 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. Figures published for 2020, 2021, and 2022 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	2022
Passenger total (000s)	39,636	42,146	44,786	45,620	45,068	10,173	TBC	13,140†
Total excluding connecting passengers	37,084	38,941	41,208	41,574	40,841	Not available	6,240*	11,400†
Percentage using public transport	44.4	43.6	43.9	44.3	48.0	Not available	42.4*	46.7†

Source: Civil Aviation Authority Annual Survey Reports, 2015-2019; Gatwick Airport Performance Summaries for 2020, 2021 and 2022; Gatwick Airport Surface Access Strategy 2022.

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

† 2022 data covers Jan-Jun.

Indicator:	People killed or seriously injured in road traffic accidents
-------------------	--

- 3.99. 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

Indicator:	Proportion of adults who do any walking or cycling, for any purpose
-------------------	---

3.100. Table 3.23 below compares Crawley with the South East and England as a whole in respect of the proportion of adults who do any walking or cycling, for any purpose. This indicator is not included in the 2015 Local Plan Sustainability Appraisal but is proposed for inclusion in the Sustainability Appraisal for the submission draft 2024 Local Plan, and is added here as a point of reference given the absence of updated figures in Table 3.22 above.

Table 3.23: Proportion of adults who do any walking or cycling, for any purpose, by frequency 2016-21 – comparison of Crawley, the South East, and England

Period		2016	2017	2018	2019	2020	2021
Crawley	At least once per month	80.8	80.2	79.8	73.4	77.5	74.6
	At least once per week	71.2	71.4	68.3	62.9	71.0	66.6
	At least 3 times per week	44.2	45.0	38.3	41.4	44.6	39.3
	At least 5 times per week	32.2	31.7	30.6	32.7	32.2	30.2
South East	At least once per month	81.6	82.8	82.8	83.9	79.4	81.6
	At least once per week	72.5	74.2	74.4	75.6	72.4	74.7
	At least 3 times per week	48.0	48.9	49.6	50.0	48.8	48.6
	At least 5 times per week	36.0	36.1	36.8	36.9	36.8	35.7
England	At least once per month	79.0	80.0	79.7	81.1	76.4	78.4
	At least once per week	70.5	71.8	71.7	73.2	69.3	71.2

	At least 3 times per week	45.7	47.0	47.2	47.7	46.0	45.6
	At least 5 times per week	34.2	35.2	35.6	35.8	34.5	33.6

Source: Walking and cycling statistics (CW), Department for Transport, 2022

3.101. Table 3.23 would seem to suggest that levels of active travel in Crawley are low by the standards of the South East, and sit close to the averages for England as a whole.

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

Indicator:	Rate of residential and commercial development to be in accordance with Local Plan annualised requirements and local commercial requirements
-------------------	--

3.102. The implementation of Local Plan policies relating to the rate of residential and commercial development is assessed more fully on pp.12-25 above. Table 3.24 below provides a simple summary of performance against Policies H1 and EC1.

Table 3.24: Housing and Commercial development against Local Plan annualised average requirements

	Local Plan annualised average requirement	Delivery 2021/22
Housing (net additional dwellings – Policy H1)	340 units	356 units
Commercial development (gross increase of employment floorspace excluding ‘churn’ – Policy EC1)	19,146sqm	7,884sqm

Indicator:	Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan).
-------------------	--

3.103. During 2021/22, £992,273.62 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 3.25 below.

Table 3.25: Financial Contributions received 2021/22 under Planning Obligations

S106 Spend Category	Value of Receipts
Affordable Housing	£862,642.09
Open Space	£29,134.98
Manor Royal Public Realm	£3,555.16
Transport	£69,418.48
Tree Contribution	£23,121.21
Monitoring Fees	£4,401.70
Total: £992,273.62	

3.104. New agreements signed during the monitoring year included contributions totalling £161,148.30, as shown in Table 3.26 below.

Table 3.26: Financial Contributions due under Planning Obligations signed 2021/22

S106 Spend Category	Value of Obligations Signed
Transport	£7,000.00
Open Space	£35,712.00
Manor Royal Public Realm	£784.00
Affordable Housing	£85,000.00
Tree Contribution	£26,600.00
Monitoring Fees	£6,052.30
Total: £161,148.30	

3.105. £67,919.42 in S106 contributions was spent or transferred by the council during 2021/2. £63,517.72 was transferred by the council to West Sussex County Council towards projects as set out in Table 3.27 below.

Table 3.27: Expenditure/Transferral of Financial Contributions received under Planning Obligations 2021/22

Spend Cat	Project	Spend
Public Realm (MR)	Manor Royal Junction (PR)	£3,555.16
Transport	Manor Royal Junction	£59,962.56
		Total: £63,517.72

3.106. In addition, £4,401.70 in S106 contributions was spent on monitoring.

3.107. Further information on receipt, allocation and expenditure of S106 contributions is set out in the council's Infrastructure Funding Statement for 2021/22¹⁹.

3.108. 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. To ensure everyone has the opportunity to participate in sport and to encourage active lifestyles.

Indicator:	Percentage of people aged 16-64 with no qualifications
-------------------	--

3.109. 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 figures for Crawley include some significant changes year on year which are likely to reflect statistical volatility owing to the small sample size available for the Annual Population Survey at this level. The true figure is likely to be more stable and may be comparable to the equivalent figure for the South East. It is more clearly lower than the average for England as a whole.

¹⁹ Available at <https://crawley.gov.uk/sites/default/files/2022-12/Infrastructure%20Funding%20Statement%202021%20to%202022.pdf>

Table 3.28: Percentage of Crawley's population (age 16-64) with no qualifications, 2015-21

Year	Crawley	South East	England
2015	4.9*	6.3	8.4
2016	2.0*	5.5	7.8
2017	5.9*	5.2	7.6
2018	5.2*	5.6	7.6
2019	3.0*	5.8	7.5
2020	6.7*	4.8	6.2
2021	6.9*	5.0	6.4

Source: Annual Population Survey, ONS [from Nomis on 28 June 2023].

* 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

Indicator:	Self-reported measure of people's overall health and wellbeing
-------------------	--

3.110. Table 3.28 below details levels of subjective wellbeing in Crawley and the UK as a whole over the period 2015/16-2021/22 (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 have tracked UK averages fairly closely, although there has been some absolute and relative deterioration on measures of happiness and anxiety in 2021/22.

Table 3.29: Scores out of ten for indicators of subjective wellbeing in Crawley and the UK, 2015/16 to 2021/22

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
2021/22	7.6	7.54	7.9	7.8	7.1	7.5	3.6	3.1

Source: Annual personal well-being estimates, ONS

Indicator:	All-age all-cause mortality rate
-------------------	----------------------------------

3.111. Table 3.29 compares the annual age-standardised mortality rate for Crawley with that of England and Wales as a whole over the period 2015-2021 (the most recent period for which figures are available). Both rates were elevated in the years 2020 and 2021, which saw the height of the Covid-19 pandemic in the UK.

Table 3.30: Annual mortality rate per 100,000 – comparison of Crawley with England and Wales

Year	2015	2016	2017	2018	2019	2020	2021
Crawley	881.8	900.1	892.4	888.6	873.1	944.1	959.3
England & Wales	993.2	966.9	965.3	965.4	918.0	1048.3	1014.3

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 2021/22 monitoring period or during 2022/23 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. 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 2019/20, 2020/21 and 2021/22.²⁰ The CIL Report included in the IFS is reproduced below.

²⁰ <https://crawley.gov.uk/sites/default/files/2022-12/Infrastructure%20Funding%20Statement%202021%20to%202022.pdf> (accessed 29/08/2023).

Community Infrastructure Levy Report

10. The position in respect of CIL at the end of 2021/22 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	£ 2,800,874.86	£ 0.00	£ 0.00
The total amount of CIL receipts for the reported year	£ 2,199,677.59	£ 1,871,263.39	£ 328,414.20
Total CIL collected by the authority remaining from previous years	£ 555,416.55	£ 493,771.21	£ 61,645.34
The total amount of CIL receipts, collected by the authority before the reported year but which have not been formally allocated	£ 555,416.55	£ 493,771.21	£ 61,645.34
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	£ 109,983.88	£ 109,983.88	£ 0.00
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 2029/30 but not spent during the reported year. Funds will be formally allocated to projects once the full project cost can be met.	£ 2,255,050.72	£ 2,255,050.72	£ 0.00
The total amount of CIL receipts, collected by the authority during the reported year but which have not been formally allocated in the reported year.	£ 390,059.54	£ 0.00	£ 390,059.54

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

11.1. In 2021/22, a total of £109,983.88 of CIL monies were spent by the Crawley Borough Council. During 2021/22, £109,983.88 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.

Expenditure Item	Total Spend on Item		Spend - Strategic Infrastructure Strand		Spend - Neighbourhood Improvement Strand	
Administrative Expenses (amounting to 5% of CIL collecting during year)	£	109,983.88	£	109,983.88	£	0.00
Total Amount Spent	£	109,983.88	£	109,983.88	£	0.00

12. Total Amount of Money, reserved for funding programme to 2029/30 but not spent during the reported year.

12.1. Specific allocations of CIL Strategic funding are made via the council's CIL governance process. 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 PES388](#).

12.2. £2,255,050.72 of CIL Strategic Infrastructure Strand monies, have been reserved to deliver the following programme of infrastructure. The individual projects that make up this programme will be subject to the existing CIL approval process before any formal commitment is made. The table below lists the proposed infrastructure projects, which will be coming forward in due course.

Projects identified	Strategic Infrastructure Strand Contributions	
A23 London Road/ Manor Royal	£	432,000.00
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
A2011 Crawley Avenue/ A2004 Northgate Avenue Improvements	£	360,000.00
A23 Crawley Avenue/ Ifield Avenue Roundabout Improvements	£	187,050.72
Total Cost of Projects Identified	£	2,255,050.72

13. Position at Year's End

13.1. £2,645,110.26 of CIL receipts have been retained at the end of 2021/22

Category	Total	In Strategic Infrastructure Strand	In Neighbourhood Improvement Strand
Total CIL retained	£2,645,110.26	£2,255,050.72	£390,059.54
CIL retained from previous years (allocated)	£0.00	£0.00	£0.00
CIL retained from previous years (reserved see 12.2)	£493,117.24	£493,117.24	£0.00
CIL retained from previous years (unallocated)	£61,645.34	£0.00	£61,645.34
CIL retained from current year (allocated)	£0.00	£0.00	£0.00
CIL retained from current year (reserved see 12.2)	£1,761,933.48	£1,761,933.48	£0.00
CIL retained from current year (unallocated)	£328,414.20	£0.00	£328,414.20

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 2023. 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 conditions²¹.

Table 6.1: Self-build and custom housebuilding register entries, as of 31 March 2023

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
Oct 2021-Oct 2022	13	0	2	0	15	0
2022-2023 as of 31 March 2023	1	1	2	0	3	1
Total	113	2	36	0	149	2

- 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.

²¹ 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 6.2: 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
Oct 2016-Oct 2017	23	5	3
Oct 2017-Oct 2018	15	3	-9
Oct 2018-Oct 2019	19	1	-27
Oct 2019-Oct 2020	11	N/A	N/A
Oct 2020-Oct 2021	20	N/A	N/A
Oct 2021-Oct 2022	13	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 or fourth, and that 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, 3 and 4 (October 2016-October 2019), reflecting additional permissions granted between October 2019 and October 2022, 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 outstrips 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 AMR 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 2021/22 monitoring year.
- 7.3 Key agreements and actions from the monitoring year are set out below:

Output	Parties	Date
Signed Worthing Borough Council and Crawley Borough Council Statement of Common Ground	<ul style="list-style-type: none"> • Crawley Borough Council • Worthing Borough Council 	13 May 2021
Published Transport Modelling Study (Supported by West Sussex County Council and National Highways)	<ul style="list-style-type: none"> • Crawley Borough Council • West Sussex County Council • National Highways • Stantec Ltd. 	18 May 2021
Formal Public Consultation on Crawley's Submission draft Local Plan Review closed (Regulation 19: Publication)		30 June 2021
Published Water Neutrality Study: Part A – Individual Local Authority Areas (Joint Commission)	<ul style="list-style-type: none"> • Crawley Borough Council • Chichester District Council • JBA Consulting Ltd. • Environment Agency • Natural England • Southern Water 	6 July 2021
Signed Arun District Council and Crawley Borough Council Statement of Common Ground	<ul style="list-style-type: none"> • Arun District Council • Crawley Borough Council 	22 July 2021
Natural England issue Position Statement regarding Applications for Development within Sussex North Water Resource Zone	<ul style="list-style-type: none"> • Chichester District Council • Crawley Borough Council • Horsham District Council • South Downs National Park • West Sussex County Council • Natural England 	14 September 2021
Confirmation of Crawley Borough Council's interest in joining Great Crested Newt District Licencing for West Sussex	<ul style="list-style-type: none"> • Crawley Borough Council • NatureSpace Partnership • Horsham District Council • Mid Sussex District Council • South Downs National Park Authority • West Sussex County Council 	22 October 2021

Output	Parties	Date
Crawley Borough Council representation to Mole Valley Local Plan Regulation 19 Publication Consultation	<ul style="list-style-type: none"> • Crawley Borough Council • Mole Valley District Council 	5 November 2021
Confirmation of CBC commitment to contribute to joint Ashdown Forest Air Quality Monitoring	<ul style="list-style-type: none"> • Brighton and Hove City Council • Crawley Borough Council • Eastbourne and Lewes Councils • East Sussex County Council • Hastings Borough Council • Kent County Council • Mid Sussex District Council • Rother District Council • Sevenoaks District Council • South Downs National Park Authority • Surrey County Council • Tandridge District Council • Tonbridge and Malling Borough Council • Tunbridge Wells District Council • Wealden District Council • West Sussex County Council • Natural England 	2 March 2022

Gatwick Diamond Local Planning Authorities

7.4 The regular meetings of the Gatwick Diamond Authorities took place on:

- 26 April 2021
- 18 October 2021

7.5 CBC provided formal representations to the Mole Valley Local Plan Regulation 19 Consultation.

West Sussex and Greater Brighton Strategic Planning Board

7.6 Two meetings of the West Sussex and Greater Brighton Planning Officer Group were held during this monitoring year in order to progress strategic work in relation to the Local Strategic Statement:

- 20 May 2021
- 14 January 2022

7.7 CBC met with the West Sussex and Greater Brighton Authorities on an individual 1:1 basis to discuss direct cross-boundary matters arising from emerging Local Plans. This included Worthing Borough Council and Arun District Council.

7.8 Key outputs from these meetings included:

- Worthing Borough Council and Crawley Borough Statement of Common Ground
- Arun District Council and Crawley Borough Council Statement of Common Ground

Northern West Sussex Authorities

- 7.9 The Northern West Sussex Authorities (Crawley Borough, Mid Sussex District, Horsham District and West Sussex County Council) continued to meet to discuss strategic planning matters across the housing market area:
- 17 May 2021
 - 12 July 2021
 - 17 February 2022
 - 31 March 2022

Engagement in Local Plan preparations

- 7.10 Cooperation has included discussions and engagement in neighbouring authorities' Local Plan preparations. This has included representations being made by Crawley Borough Council to the Mole Valley Local Plan (see paragraph 7.5 above) and Statements of Common Ground being agreed with Worthing Borough Council, in relation to the Worthing Local Plan and the Crawley Borough Local Plan, and Arun District Council (see paragraphs 7.7-7.8 above).
- 7.11 Crawley Borough Council and Horsham District Council continue to meet frequently at a variety of levels, including a regular planning policy meeting held three weekly.
- 7.12 Crawley Borough Council and Mid Sussex District Council met on to discuss the Mid Sussex District Plan Review and the Crawley Local Plan updates:
- 29 September 2021
 - 22 December 2021

Crawley Local Plan Review

- 7.13 The Regulation 19 consultation for the Crawley draft Local Plan Review closed during this monitoring period. 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 this current monitoring period (2021/22).
- 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 Feedback on the draft Submission Local Plan and the draft Duty to Cooperate Statement were provided by Prescribed Bodies. This has fed into updates of both the Local Plan and the Duty to Cooperate Statement.
- 7.16 Representations made by West Sussex County Council during the 2021 Regulation 19 Consultation to the Local Plan led to Crawley Borough Council commissioning additional evidence in relation to the Area of Search for a proposed Crawley Western Link Road, in partnership with West Sussex County Council. Key stakeholders identified through the process of this study

were Horsham District Council, Gatwick Airport Limited, Homes England and the Environment Agency.

Strategic Sites 'At Crawley'

- 7.17 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.
- 7.18 A series of technical pre-application meetings have been held jointly with officers from each of the authorities in attendance. Technical meetings have involved on-going discussions on: health facilities; employment and economic development; Gypsy and Traveller provision; open space provision; energy and sustainability; indoor sports facilities; transport, including bus strategy; water neutrality.
- 7.19 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

- 7.20 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.

Infrastructure

- 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 In addition, meetings were held to support the Crawley Western Link Road Study (see paragraph 7.16 above).

Ashdown Forest

- 7.23 Meetings of the Ashdown Forest Working Group were held:
- 6 October 2021
 - 3 December 2021
 - 22 February 2022
- 7.24 As part of these meetings discussions were held in relation to undertaking and supporting joint commissions in relation to Air Quality Modelling; Air Quality Monitoring; and Transport Modelling. Crawley Borough Council confirmed its commitment to contribute to joint Ashdown Forest Air Quality Monitoring. The other two elements of the joint working were not as progressed and involved further discussions in the subsequent monitoring year.

Water Neutrality

- 7.25 Joint work was commissioned on 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 published during this monitoring year (2021/22) and work continued in the subsequent monitoring year (2022/23) on the subsequent stages.
- 7.26 A formal Position Statement was issued by Natural England on 14 September 2021 to the Local Planning Authorities within the Sussex North Water Resource Zone, which set out that information collected by Natural England

shows that abstraction within the Southern Water Sussex North Water Resource Zone may be having a negative impact on the designated sites in the Arun Valley. Natural England advised that any new development taking place in the area must not add to this negative impact.

7.27 A significant number of meetings were held during this monitoring year to look into addressing this unexpected, complex and unique situation:

- 9 June 2021 (Crawley Borough Council and Natural England HRA meeting)
- 15 September 2021 (Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/Natural England/Environment Agency/Southern Water/Lepus Consulting/JBA Consulting)
- 1 October 2021 (Policy and Development Management Planning Officers from Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council)
- 8 November 2021 (Sussex North Water Resource Zone Local Authorities Chief Executives and Natural England)
- 12 November 2021 (Sussex North Water Resource Zone Local Authorities Chief Executives and Southern Water)
- 15 November 2021 (Head of Service/Director meeting Crawley Borough Council and Horsham District Council)
- 22 November 2021 (Sussex North Water Resource Zone Local Authorities and Natural England)
- 29 November 2021 (Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/Natural England/Environment Agency/Southern Water/JBA Consulting)
- 30 November 2021 (Sussex North Water Resource Zone Local Authorities Chief Executives and Natural England)
- 6 December 2021 (North Sussex Water Resource Zone Water Neutrality Meeting of the LPA Chief Executives: Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council/Natural England/Southern Water/JBA Consulting)
- 16 December 2021 (Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council/Natural England)
- 22 December 2021 (Sussex North Water Resource Zone Water Neutrality Governance and Strategy meeting Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council)
- 11 January 2022 (Crawley Borough Council and West Sussex County Council)

- 12 January 2022 (Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/JBA Consulting)
- 20 January 2022 (North Sussex Water Resource Zone Water Neutrality Meeting of the LPA Chief Executives: Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council/Natural England/Environment Agency/Southern Water/Ofwat)
- 28 January 2022 (Sussex North Water Resource Zone Water Neutrality Governance and Strategy meeting Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council)
- 9 February 2022 (Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/JBA Consulting)
- 18 February 2022 (North Sussex Water Resource Zone Water Neutrality Meeting of the LPA Chief Executives: Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council/Natural England/Environment Agency/DEFRA/DLUHC)
- 9/10 March 2022: JBA Water Neutrality Workshop – Water Efficient Design; Offsetting Remaining Water Demand; Financing; Governance and Monitoring (Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/West Sussex County Council/Natural England/Environment Agency/DLUHC/Home Builders Federation/JBA)
- 30 March 2022 (Crawley Borough Council/Horsham District Council/Chichester District Council/Mid Sussex District Council/South Downs National Park Authority/JBA Consulting)

7.28 A Governance Structure was agreed in April 2022 (monitoring year 2022/23) to support the authorities and partners involved in resolving this issue in order to progress the Local Plans and enable development to take place within the affected Water Resource Zone.

Green Infrastructure and Nature Recovery

7.29 Crawley Borough Council attended the regular meetings of the following cross-boundary groups established to support green infrastructure and ecological networks, biodiversity net gain and local nature recovery:

- Gatwick Greenspace
- Sussex Local Nature Recovery Partnership Local Authority Network
- Sussex Biodiversity Record Centre Steering Group

7.30 Crawley Borough Council confirmed its interest in joining NatureSpace's Great Crested Newt District Licencing scheme for West Sussex, alongside Horsham District Council, Mid Sussex District Council, South Downs National Park and West Sussex County Council. This ensures a consistent approach is taken to the protected species across the wider area, and allows opportunities to be considered across boundaries if these are preferable and more effective.

**Appendices A1-A2: Timetables for Preparation
of Documents mentioned in Crawley Local
Development Schemes of December 2020 &
January 2023**

Crawley Borough Council's Local Development Scheme Programme 2020 – 2023																																																																	
	2020												2021												2022												2023																												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																	
Development Plan Documents																																																																	
Local Plan Review	■	■										■	■	■										■	■	■	■	■	■	■									■																										
Local Plan Map	■	■										■	■	■										■	■	■	■	■	■	■										■																									
Supplementary Planning Documents																																																																	
Local Heritage Assets List SPD																																																																	
Affordable Housing Review SPD																																																																	
Climate Change Review SPD																																																																	
Green Infrastructure Review SPD																																																																	
Town Centre Review SPD																																																																	
Urban Design Review SPD																																																																	
Development of Gatwick Review SPD																																																																	
Character Area Assessments*																																																																	
Conservation Area Statements*																																																																	
Land East Balcombe Road/Street Hill Dev Brief																																																																	
Other Planning Documents																																																																	
Brownfield Land Register Part 1																																																																	
Local List of Validation Requirements																																																																	

* each document will be subject to its own individual timetable, to be confirmed

Non Statutory Consultation (Reg. 18) Submission (Reg. 19) Consultation Submission	■	Pre-Examination Meeting Examination Inspector's Report Adoption	■	Preliminary Draft Charging Schedule Draft Charging Schedule Submission and CIL Proposed Modifications Consultation	■	SPD Early Engagement SPD Consultation SPD Adoption	■
---	---	---	---	--	---	--	---

Crawley Borough Council's Local Development Scheme Programme 2023 – 2025																																																		
	2022												2023												2024												2025													
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
Development Plan Documents																																																		
Local Plan Review																																																		
Local Plan Map																																																		
Supplementary Planning Documents																																																		
Local Heritage Assets List SPD																																																		
Affordable Housing Review SPD																																																		
Climate Change Review SPD																																																		
Green Infrastructure Review SPD																																																		
Town Centre Review SPD																																																		
Urban Design Review SPD																																																		
Development of Gatwick Review SPD																																																		
Character Area Assessments*																																																		
Conservation Area Statements*																																																		
Land East Balcombe Road/Street Hill Dev Brief																																																		
Other Planning Documents																																																		
Brownfield Land Register Part 1																																																		
Local List of Validation Requirements																																																		
Statement of Community Involvement																																																		

* each document will be subject to its own individual timetable, to be confirmed

Non Statutory Consultation (Reg. 18) Submission (Reg. 19) Consultation Submission		Pre-Examination Meeting		Preliminary Draft Charging Schedule		SPD Early Engagement	
		Examination		Draft Charging Schedule		SPD Consultation	
		Inspector's Report		Submission and CIL Proposed		SPD Adoption	
		Adoption		Modifications Consultation			

Appendix B: Crawley Borough Housing Trajectory – Base date 31 March 2022

Housing Trajectory
Base Date 31 March 2022

	Current Year	Anticipated Delivery of Dwellings 2022-2030 (Local Plan)																							
Local Plan Year	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)	Five Year Supply															
											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 2022 (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	
	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	14	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	Commenced	8	0	8	0	8	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	
	CR/2018/0891/FUL	EDF Building, Russell Way	Three Bridges	29/10/2020	Commenced	12	0	12	0	12	0	12	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	Commenced	20	2	18	-2	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2021/0127/PA3	74 Grattons Drive	Pound Hill	30/03/2021	Commenced	7	0	7	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2020/0646/PA3 & CR/2018/0188/FUL	Belgrave House, Station Way	Northgate	08/01/2021 & 15/04/2021	08/01/2024 & 15/04/2024	41	0	41	0	41	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2021/0452/PA3	Energy House, Hazelwick Avenue	Three Bridges	10/08/2021	10/08/2024	40	0	40	0	40	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	
	CR/2021/0455/PA3	Pacific House, Hazelwick Avenue	Three Bridges	10/08/2021	10/08/2024	20	0	20	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	
	CR/2020/0113/FUL	10 - 11 Queens Square	Northgate	11/08/2021	11/08/2024	7	0	7	0	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	
	CR/2020/0762/FUL	Hazelwood, Balcombe Road	Pound Hill	10/09/2021	10/09/2024	5	1	4	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2019/0542/FUL	MOKA, Station Way	Northgate	04/05/2020	04/05/2023	152	0	152	0	152	0	0	0	0	0	0	0	0	0	0	152	0	0	0	0	
Total Large Sites with PP (6-29 units)						333	3	330	5	326	7	60	39	67	0	0	0	0	8	0	152	0	0	0		
Small Housing Sites (4 units or less) with PP (B)	Total Small Housing Sites with PP (5 or less)						78	4	74	23	74															
	Total small Sites deliverable spread over 5 years (100% of small sites commenced plus 45% of commitment)											25	12	8	6	1	0	0	0	0	0	0	0	0	0	

Housing Trajectory
Base Date 31 March 2022

	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 2022-2030 (Local Plan)																		
											Local Plan Year	7	8	9	10	11	12	13	14	15										
																					Five Year Supply									
											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	2037/38			
Local Plan Key Housing Allocations (Policy H2) that are 'Deliverable' (C)	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	0	0	100	100	100	100	34	0	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		
	CR/2015/0718/ARM	Forge Wood Phase 2B	Pound Hill	31/01/2019	31/01/2022	169	0	169	18	151	118	33	0	0	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	118	38	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	120	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Allocation	Land Adj Desmond Anderson*	Tilgate			205	0	205	0	205	0	0	0	0	0	0	0	0	0	0	105	100	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	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			
Local Plan Key Housing Allocations (Policy H2) that are 'Developable' (D)	Allocation	Breezehurst Drive Playing Fields	Bewbush			85	0	85	0	85	0	0	0	85	0	0	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			
	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			
	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			
Local Plan Key Town Centre Opportunity Sites (Policy H2) (30+ units) (E)	Allocation	Telford Place / Haslett Avenue††	Three Bridges			380	0	380	0	380	0	0	0	0	0	285	0	0	95	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	308	0	0	0	0	0	0	0	0	0	0	0			
	Allocation	County Buildings	Northgate			135	0	135	0	135	0	0	0	0	0	0	0	135	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	182	0	0	0	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	91	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Key Housing Sites Total	Total Key Housing Sites					2673	0	2673	111	2562	327	124	43	462	100	813	124	235	129	105	100	0	0	0	0	0	0			
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	0	12	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			
		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			
		21, 25, 27 & 29 Tushmore Lane	Northgate			63	4	59	0	63	0	0	0	0	0	0	0	0	30	33	0	0	0	0	0	0	0			
		Total for Broad Location (East of London Road)					183	27	156	0	183	0	0	0	0	0	0	0	30	45	0	0	0	0	0	0	0			

Housing Trajectory
Base Date 31 March 2022

	Current Year	Anticipated Delivery of Dwellings 2022-2030 (Local Plan)									
Local Plan Year	7	8	9	10	11	12	13	14	15		

	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																
											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	2037/38
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	
		Brittingham House, Orchard St	West Green			17	0	17	0	17	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	
		1-7 Pegler Way	West Green			20	0	20	0	20	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0
		Old Vicarage, Church Walk (Land at Cross Keys)	Northgate			12	0	12	0	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0
		Parkside Car Park	Northgate			30	0	30	0	30	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0
		Land R/O The Gatwick George Hotel	West Green			15	1	14	0	15	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0
		Total for Broad Location (Town Centre)					142	1	141	0	142	0	0	0	0	0	12	0	0	130	0	0	0	0	0	0	0
Broad Location (Forge Wood North East Sector Residual Land) 5+ Units (F)	CR/2018/0894/OUT & CR/2020/0548/ARM	Land Adj to Steers Lane	Pound Hill	09/04/2021	Commenced	185	0	185	0	185	0	90	95	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Land to the Southeast of Heathy Farm, Balcombe Road	Pound Hill			188	0	188	0	188	0	0	0	0	0	0	0	0	88	50	50	0	0	0	0	0	
		Total for Broad Location (Forge Wood)					373	0	373	0	373	0	90	95	0	0	0	0	0	88	50	50	0	0	0	0	0
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	0	0	17	0	0	0	0	0	0	0	
		Ambulance Station, Ifield Avenue***	West Green			39	0	39	0	39	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	
		Pinnacle, Station Way	Northgate			44	0	44	0	44	0	0	0	0	44	0	0	0	0	0	0	0	0	0	0	0	
		Total Deliverable SHLAA Sites					100	0	100	0	100	0	0	0	39	44	0	0	0	17	0	0	0	0	0	0	0
Suitable SHLAA Sites that are Developable (5-29 Units) (H)		2 - 12 Friston Walk	Ifield			24	6	18	0	24	0	0	0	0	0	0	0	0	0	0	24	0	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			14	1	13	0	14	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	
		96 - 102 North Road	Three Bridges			15	4	11	0	15	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	
		Harwood, Blaxley and Forest Way, Balcombe Road	Pound Hill			12	3	9	0	12	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	
		Second Floor, Pelham House, Broadfield Barton	Broadfield			6	0	6	0	6	0	0	0	0	0	0	0	0	6	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	
	Total Developable SHLAA Sites					112	14	98	0	112	0	0	0	0	0	0	18	15	55	0	0	24	0	0	0	0	

**Housing Trajectory
Base Date 31 March 2022**

	Current Year	Anticipated Delivery of Dwellings 2022-2030 (Local Plan)									
Local Plan Year	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)	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	2037/38	
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	0	25	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	0	26	7	0	0	0	0	0	0	0	0	0	0	0	0	0	
		The Imperial, Broadfield Barton	Broadfield			19	1	18	0	19	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0
		St Catherine's Hospice, Malthouse Road	Southgate			60	0	60	0	60	0	0	0	0	60	0	0	0	0	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	0	0	0	0	30	0	0	0	0	0	0	0
		Crawley College	Three Bridges			363	0	363	0	363	0	0	0	0	0	0	0	0	0	0	163	200	0	0	0	0	0	0
	Total for Additional sites proposed for allocation in Local Plan Review						530	1	529	0	530	0	0	26	32	60	0	0	0	19	193	200	0	0	0	0	0	
Housing Windfalls	Total for Windfalls†††					742	0	742	0	742	0	0	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	
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	13	0	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	4	0	60	0	0	0	0	-56	60	0	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	146	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Communal Accommodation Bedrooms Total						219	156	63	-100	219	0	0	0	146	0	-43	60	0	0	0	0	0	0	0	0	0	
	C3 Dwelling Equivalent (using ratio of 1.8)						122	87	35	-56	122	0	0	0	81	0	-24	33	0	0	0	0	0	0	0	0	0	

**Housing Trajectory
Base Date 31 March 2022**

	Current Year	Anticipated Delivery of Dwellings 2022-2030 (Local Plan)							
Local Plan Year	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)	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	2037/38
--------------------------------	--------------	---------------	------------	-------------	-------------------------------	-----------------	-----------------------------	-----------------------	--------------------------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------

Notes

* Land Adjacent to Desmond Anderson was allocated for 100 dwellings in 2015 Local Plan. Following reassessment of site potential the projected site yield has been increased to 205.

† 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.

‡ The Former TSB 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)

** Longely House 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)

†† Telford Place was allocated in the 2015 Local Plan as a Town Centre Key Opportunity Site with an indicative total of 99 dwellings. This has been increased to 380 following reassessment of site potential. This quantum includes a proposed council-led development as well as additional potential on the residual part of the allocated site.

‡‡ 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.

***Site was included in the Housing Trajectory for the 2015 Local Plan as a suitable and developable SHLAA site with an indicative total of 16 dwellings. This has been increased to 39 to reflect planning application CR/2020/0274/FUL, which benefits from a resolution to grant permission subject to a Section 106 agreement (26/04/2021).

††† 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 2024 Local Plan proposes a higher total of 100 dwellings per annum, based on an updated Windfall Statement. This uplifted allowance is reflected in the Housing Trajectory for the submission draft 2024 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).

Gross C3 Housing Delivery	359	286	266	661	260	868	209	335	399	550	557	79	55	55	55	55	55	55	55	55	55	55	55	55	55	55
Total C3 Losses	3	0	1	0	0	0	0	4	13	1	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C3 Net Delivery	356	286	265	661	260	868	209	331	386	549	557	73	55	55	55	55	55	55	55	55	55	55	55	55	55	55
C2 net contribution	0	0	0	81	0	-24	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total net delivery	356	286	265	742	260	844	242	331	386	549	557	73	55	55	55	55	55	55	55	55	55	55	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 2022	3346	Residual minimum housing target April 2022-March 2030	1754
		Projected net completions 2022-2030	3357	Residual annual minimum housing target April 2022-March 2030	219
Annualised H1 Minimum Housing Target 2015-30	340	Projected total delivery 2015-2030	6703	Target for 2022-2027 including 5% buffer	1151
				Projected net completions 2022-2027	2398
				Years' supply projected for 2022-2027	10.4

Appendix C: Crawley Borough Employment Land Trajectory – Base date 31 March 2023

EMPLOYMENT LAND TRAJECTORY MARCH 2023 (BASE DATE 31 MARCH 2023)

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sqm)	Office floor space (Sqm)	Industrial & Warehouse floor space (Sqm)	Other Employment Floorspace (Sqm)	Office (Ha)	Industrial & Warehouse Land (Ha)
Sites Deliverable													
A	Wingspan Club	Landowner, CBC Property, assessing options for development of site.	N/A	Yes	Yes	Yes	0.43	0	0	0	0	0	0.43
B	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). Building 1 is complete and occupied - it provides 13,431sqm B8 on a 2.106 ha plot and is no longer included in the ELT. 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 café on a 0.4ha plot.	CR/2014/0415/ARM	Yes	Yes	Yes	3.19	22,345	2,954	19,391	87	0.565	2.4
C	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
D	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
E	The Base, Fleming Way	Planning Permission CR/2021/0248/FUL for demolition of existing office building and redevelopment of the site to provide two warehouse buildings with ancillary offices.	CR/2021/0248/FUL	Yes	Yes	Yes	4.2	21,422	0	21,422	0	0.00	4.20
F	Land at Faraday Road & Manor Royal	Planning permission for demolition of the existing B8 warehouse and B1a office buildings and the construction of a new warehouse with ancillary offices.	CR/2021/0174/FUL	Yes	Yes	Yes	1.45	7,397	0	7,397	0	0.00	1.45
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	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
I	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
J	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	0	0.36	0
							15.49	71,325	21,020	50,305	87	5.32	9.17

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sqm)	Office floor space (Sqm)	Industrial & Warehouse floor space (Sqm)	Other Employment Floorspace (Sqm)	Office (Ha)	Industrial & Warehouse Land (Ha)
Allocation for a Strategic Employment Location													
K	Land East of Balcombe Road and South of M23 Spur (Gatwick Green)	<p>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 minimum 13.73ha, predominantly of B8 storage and distribution warehouse (Class B8) uses, 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 minimum of 41,315sqm B8 floorspace.</p> <p>A total area of 44ha land is included in the allocation boundary - however, any industrial floorspace or ancillary uses beyond the identified 13.73ha need must be justified by appropriate evidence. The identified site is larger because of the need for the strategic development to provide comprehensive supporting infrastructure, appropriate landscaping and to protect the amenity of neighbouring properties. There may be scope, where justified by evidence, for further industrial uses and supporting uses catering for the needs of employees.</p>	Allocated in Reg. 19 Local Plan	Yes	Yes	Yes	44	41,315	N/A	41,315	N/A	0	13.73
							44.00	41,315	0	41,315	0	0	13.73
								Office floor space (Sqm)	Industrial & Warehouse floor space (Sqm)	Total Business Floorspace (Sqm)	Office (Ha)	Industrial & Warehouse Land (Ha)	Total Business Land (Ha)
							Sites Deliverable	21,020	50,305	71,325	5.32	9.17	14.49
							Gatwick Green SEL	0	41,315	41,315	0.00	13.73	13.73
							Local Plan Total	21,020	91,620	112,640	5.32	22.90	28.22

Appendix D: Local Plan Evidence Base and Supporting Documents Produced & Published 2021/22

The following evidence base document was commissioned as part of work on the Local Plan Review and was published during the monitoring year (2021/2022):

- Water Neutrality Study Part A – individual authority areas, July 2021
- Crawley Transport Modelling Study, May 2021

The following evidence studies were commissioned (or prepared in-house) and published during the following monitoring years (2022/23 and 2023/24):

Monitoring Year 2022/23:

- Water Neutrality Study Part B – in combination assessment, April 2022
- Crawley Transport Modelling Study (Update), June 2022
- Viability Assessment Update, December 2022
- Water Neutrality Study Part C – Water Neutrality Strategy, December 2022
- Crawley Habitats Regulations Assessment, January 2023;
- Economic Growth Assessment supplementary update for Crawley, January 2023
- Strategic Housing Land Availability Assessment, February 2023
- Employment Land Trajectory, 31 March 2023
- Employment Land Availability Assessment, 31 March 2023
- Housing Trajectory, March 2023

Monitoring Year 2023/24:

- Compact Residential Development Study, May 2023
- Windfall Statement, May 2023
- Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment Consultation Draft, May 2023 & Update July 2023
- Crawley Western Link Road Northern Section Study Refined Area of Search, May 2023
- Duty to Cooperate Statement, May 2023 & Update July 2023
- Joint Topic Paper: Water Neutrality, May 2023 (Crawley Borough Council, Chichester District Council and Horsham District Council);
- Topic Paper 1: Unmet Needs and Duty to Cooperate, May 2023 & Update July 2023;
- Topic Paper 2: Gatwick Airport, May 2023 & Update July 2023;
- Topic Paper 3: Housing Needs, May 2023;
- Topic Paper 4: Housing Supply, May 2023 & Update July 2023;
- Topic Paper 5: Employment Needs and Land Supply, May 2023 & Update July 2023;
- Topic Paper 6: Climate Change, May 2023 & Update July 2023;
- Topic Paper 7: Development and Noise Technical Appendix, January 2021;
- Topic Paper 8: Biodiversity Net Gain and Urban Greening, May 2023 & Update July 2023.
- Crawley Transport Modelling Study Sensitivity Notes, July 2023

Appendix E. Commentary on Progress in Policy Implementation

The Local Planning Regulations (2012) require an Authority's Monitoring Report to identify 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.

The 2016/17 AMR identified a number of policies where there were shortcomings in implementation. Likely reasons and remedies for these were identified. Subsequent AMRs have revisited these to assess progress and consider potential options. Further action and/or monitoring was considered appropriate in a number of cases. The following table returns to these, providing an update and identifying further measures as required.

<p>Policy: Issue:</p>	<p>CH3: Normal Requirements of All New Development</p> <p>The requirement in part b) of the policy that proposals 'for all shared hard and soft landscaping, semi public or semi private areas' must be 'supported by a future management and maintenance plan', was not consistently observed by relevant planning applications between 2016/17 and 2020/21, although there was consistently some kind of provision for this issue where schemes were permitted, e.g. a requirement for submission of a plan for further approval, or a condition requiring replacement of plants lost within five years. The Green Infrastructure SPD now provides additional guidance on this issue and an updated Local List of validation requirements for planning applications was adopted in November 2018.</p>
<p>Update:</p>	<p>Applications determined during 2021/22 tended (where approved) to involve more detailed provision in this area than in previous years. The requirement was usually addressed via condition, requiring either a 15 year management and maintenance plan (for larger schemes) or replanting of plants lost within five years. In some cases details of management and maintenance of shared landscaping were provided with the application. Policy DD1 of the submission draft 2024-40 Local Plan further clarifies the requirement by applying it to major applications and all residential schemes with a density in excess of 45 dwellings per hectare. This allows for a more proportionate approach to be taken to addressing this issue in the context of smaller schemes, in line with the approach which has been taken in recent years.</p>
<p>Further steps:</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>

Policy:	CH3: Normal Requirements of All New Development
Issue:	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 between 2018/19 and 2020/21, notwithstanding the adoption of an updated Local List of validation requirements in November 2018. Part of the difficulty is that 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.
Update:	This remained an area where explicit engagement with the requirements was patchy in 2021/22. These requirements are nonetheless proposed for retention in the submission draft 2024-40 Local Plan, as they are considered to add value in informing design discussions in a development management context.
Further steps:	The Local Plan Review and the updating of the Urban Design SPD provide 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.
Policy:	CH5: Standards for All New Dwellings (including conversions)
Issue:	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 2020/21. 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.
Update:	Compliance with this requirement remained patchy during the 2021/22 monitoring year. Policy DD2: Inclusive Design within the submission draft 2024-40 Local Plan sets out this requirement with greater emphasis and detail, including relevant document requirements, while identifying some types of schemes where flexibility may be applied in the application of the requirement.
Further steps:	Monitoring of implementation of this requirement should continue, alongside efforts to progress an improved policy through the Local Plan Review.
Policy:	CH6: Tree Planting and Replacement Standards
Issue:	The requirements for the provision of one new tree for each new dwelling and for the replacement of lost trees were initially not

<p>Update:</p> <p>Further steps:</p>	<p>consistently implemented during the 2016/17 monitoring year. The 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 period 2018/19-2020/21.</p> <p>Implementation of this requirement remained effective and consistent during 2021/22. The submission draft 2024-40 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>Policy:</p> <p>Issue:</p> <p>Update:</p> <p>Further steps:</p>	<p>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</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 2020/21, 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 appears to have remained consistent during 2021/22, although it should be noted that most relevant cases involved designated heritage assets, for which the requirements are better understood. Policy HA1: Heritage Assets of the submission draft 2024-40 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>Policy:</p> <p>Issue:</p>	<p>EC2: Economic Growth in Main Employment Areas; EC3: Manor Royal; EC5: Primary Shopping Area</p> <p>These policies seek to support the economic function of identified areas by promoting appropriate land uses, and require proposals to</p>

<p>Update:</p> <p>Further steps:</p>	<p>'demonstrate' their consistency with the policy aims where they seem 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, 2019/20 and 2020/21 was limited, although where it did apply it seems to have been adhered to consistently.</p> <p>2021/22 has again seen a limited number of applications that have required the submission of supporting economic information, although the majority of these 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>Policy:</p> <p>Issue:</p> <p>Update:</p> <p>Further steps:</p>	<p>ENV4: Open Space, Sport and Recreation</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 between 2017/18 and 2020/21, 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.</p> <p>During 2021/22 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 2024-40 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>

Policy:	ENV6: Sustainable Design and Construction
Issue:	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. This requirement was however 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 2020/21 monitoring year and beyond complying with this requirement.
Update:	This requirement continued to be effectively implemented during 2021/22. 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.
Further steps:	No further action required as long as implementation remains effective.

Appendix F. Summary of Appeal Decisions

2021/22 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
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 REPLACEMENT WITH PART TWO	Allowed	25/08/2021

2021/22 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
		STREET, IFIELD, CRAWLEY	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

2021/22 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
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

2021/22 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
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

2022/23 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
APP/Q3820/D/21/3292097	CR/2021/0638/FUL	5 PUNCH COPSE ROAD, THREE BRIDGES, CRAWLEY	DEMOLISH EXISTING PORCH & CANOPY AND ERECTION OF TWO NEW BAY WINDOWS, FRONT DOOR WITH SIDE LIGHTS & CANOPY OVER	Dismissed	27/04/2022
APP/Q3820/D/22/3291402	CR/2021/0777/FUL	52 KINGSCOTE HILL, GOSSOPS GREEN, CRAWLEY	ERECTION OF TILED/PITCHED ROOF TO REPLACE EXISTING PORCH FLAT ROOF	Allowed	27/04/2022
APP/Q3820/W/21/3285312	CR/2021/0345/FUL	142 & 144 LANGLEY DRIVE, LANGLEY GREEN, CRAWLEY	RETROSPECTIVE APPLICATION FOR FRONT PORCHES AT THE FRONT OF EACH DWELLING	Dismissed	10/05/2022
APP/Q3820/D/22/3292835	CR/2021/0749/FUL	158 WEALD DRIVE, FURNACE GREEN, CRAWLEY	DEMOLITION OF EXISTING GARAGE AND CONSERVATORY, ERECTION OF SINGLE STOREY FRONT EXTENSION AND PART SINGLE STOREY/PART TWO STOREY WRAP AROUND REAR & SIDE EXTENSIONS WITH ASSOCIATED ALTERATIONS INCLUDING NEW TIMBER CLADDING OF FRONT AND REAR ELEVATION, CREATION OF RAISED DECKING AT THE REAR	Allowed	12/05/2022
APP/Q3820/W/21/3283274	CR/2021/0060/FUL	SOUTHERN COUNTIES TRADING SOUTHERN COUNTIES ICE CREAM, STEPHENSON WAY, THREE BRIDGES, CRAWLEY	CHANGE OF USE FROM STORAGE & DISTRIBUTION TO COMMERCIAL KITCHEN FOR FOOD PREPARATION & DELIVERY WITH NO SALES TO VISITING MEMBERS OF THE PUBLIC	Dismissed	27/05/2022
APP/Q3820/W/21/3282646	CR/2021/0171/TEL	TELECOMMUNICATIONS SITE ON GRASS VERGE, BALCOMBE ROAD, POUND HILL, CRAWLEY	PRIOR APPROVAL FOR THE INSTALLATION OF A NEW 19 METRE HIGH MONOPOLE SUPPORTING 6 NO. ANTENNAS WITH A WRAP AROUND EQUIPMENT CABINET AT	Dismissed	13/07/2022

2022/23 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
			THE BASE OF THE COLUMN, THE INSTALLATION OF 2 NO. NEW EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT		
APP/Q3820/W/22/3291094	CR/2021/0570/NCC	6 WOODLANDS, POUND HILL, CRAWLEY	RETROSPECTIVE APPLICATION FOR VARIATION OF CONDITION 3 (MATERIALS) PURSUANT TO CR/2020/0028/FUL FOR THE DEMOLITION OF EXISTING REAR CONSERVATORY & SINGLE STOREY EXTENSION & ERECTION OF A TWO STOREY & SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION & TWO STOREY FRONT EXTENSION	Dismissed	14/07/2022
APP/Q3820/Z/21/3286027	CR/2021/0333/ADV	1 GATWICK ROAD, NORTHGATE, CRAWLEY	RETROSPECTIVE ADVERTISEMENT CONSENT FOR 1X MAIN VOLVO PYLON SIGN; 2X VOLVO SHIELD SIGNS; 1X OPENING HOURS SIGN; 1X DIRECTIONAL SIGN; 6X CAR PARK SIGNS; 3X CAR PARK 'DEMONSTRATORS' SIGNS; 3X VOLVO SELEKT FLAGS; 1X SELEKT COMMS PANEL SIGN; 2X SELEKT TOTEM SIGNS; 1X DEALER NAME BUILT UP LETTERS & 1X SELEKT EXPO WALL SIGN (illuminated & Non-illuminated)	Allowed	18/07/2022
APP/Q3820/W/21/3286222	CR/2021/0518/FUL	20 HIGHWOOD PARK, BROADFIELD, CRAWLEY	PROPOSED FRONT EXTENSION. PROPOSED MERGING OF 'LAWFUL' REAR AND SIDE EXTENSIONS.	Allowed	17/10/2022

2022/23 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
APP/Q3820/W/21/3280643	CR/2020/0800/FUL	LAND AT THE GROVE, POLES LANE, LANGLEY GREEN, CRAWLEY	ERECTION OF 1 X THREE BEDROOM DETACHED DWELLING FOLLOWING DEMOLITION OF EXISTING NON- AGRICULTURAL BUILDINGS	Dismissed	17/10/2022
APP/Q3820/W/22/3292130	CR/2021/0810/FUL	6 GRATTONS DRIVE, POUND HILL, CRAWLEY	TWO STOREY REAR EXTENSION, SINGLE STOREY FRONT GARAGES TO FORM ENCLOSURE, EXTENSION OF SIDE DORMER.	Allowed	03/11/2022
APP/Q3820/W/22/3292620	CR/2021/0722/FUL	19 GREGORY CLOSE, MAIDENBOWER, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF CONSERVATORY	Dismissed	03/11/2022
APP/Q3820/W/22/3294185	CR/2021/0710/FUL	19 LANGSTONE CLOSE, MAIDENBOWER, CRAWLEY	ERECTION OF TWO STOREY FRONT AND SIDE EXTENSION OVER EXISTING GARAGE	Dismissed	16/11/2022
APP/Q3820/W/22/3295047	CR/2021/0841/CND	24-30 THE BOULEVARD, NORTHGATE, CRAWLEY	PRIOR APPROVAL FOR THE ERECTION OF A SINGLE STOREY UPWARD EXTENSION TO FORM AN ONE ADDITIONAL STOREY CREATING 4 RESIDENTIAL APARTMENTS INCLUDING CYCLE AND REFUSE STORAGE	Dismissed	24/11/2022
APP/Q3820/D/22/3302481	CR/2021/0893/FUL	52 GREEN LANE, NORTHGATE, CRAWLEY	DEMOLITION OF EXISTING FIRST FLOOR FLAT ROOF DORMER EXTENSION AND REPLACEMENT WITH PART FLAT ROOF, PART PITCHED ROOF WITH THREE DUO PITCHED ROOF DORMERS AT FIRST FLOOR LEVEL EXTENDING OVER THE EXISTING GROUND FLOOR FLAT ROOF REAR EXTENSION. PROPOSED GROUND FLOOR PORCH TO FRONT ELEVATION.	Split Decision	24/11/2022

2022/23 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
APP/Q3820/D/22/3301121	CR/2022/0108/FUL	GREEN GATES, PEEKS BROOK LANE, POUND HILL, CRAWLEY	DEMOLITION & RECONSTRUCTION OF NORTH & WEST ELEVATION OF EXISTING BUNGALOW ENLARGING THE GROUND FLOOR AREA, REMOVING ROOF AND ERECTION OF FRONT EXTENSION, PORCH AND CREATION OF 2 FRONT GABLES AND INCREASE IN ROOF HEIGHT TO PROVIDE 1ST FLOOR ACCOMODATION INCLUDING INSTALLATION OF 2 REAR DORMERS.	Dismissed	24/11/2022
APP/Q3820/W/22/3298398	CR/2022/0077/CND	BELGRAVE HOUSE, STATION WAY, NORTHGATE, CRAWLEY	PRIOR APPROVAL FOR ERECTION OF 2-STOREY UPWARD EXTENSION ONTO EXISTING BUILDING TO ACCOMMODATE 11 FLATS & ASSOCIATED CAR PARKING, BINS AND BIKE STORAGE	Dismissed	25/11/2022
APP/Q3820/D/22/3300248	CR/2021/0564/FUL	3 KITHURST CLOSE, SOUTHGATE, CRAWLEY	ERECTION OF SINGLE STOREY OUTBUILDING FOR USE AS ANCILLARY ACCOMMODATION/OFFICE/STORAGE FOR USE IN CONNECTION WITH MAIN DWELLING HOUSE ONLY	Dismissed	01/12/2022
APP/Q3820/W/21/3282436	CR/2021/0294/OUT	5 WOOLBOROUGH ROAD, NORTHGATE, CRAWLEY	OUTLINE APPLICATION (LAYOUT, SCALE & APPEARANCE) FOR DEMOLITION OF THE EXISTING DETACHED BUNGALOW AND ERECTION OF A PART ONE AND HALF STOREY AND PART THREE STOREY RESIDENTIAL BUILDING, COMPRISING 1 X STUDIO FLATS, 4 X	Dismissed	07/12/2022

2022/23 MONITORING YEAR					
Appeal Ref.	Planning Ref.	Site	Development description	Decision	Date
			ONE-BED FLATS AND 2 X TWO-BED FLATS		
APP/Q3820/W/21/3289088	CR/2021/0243/FUL	LAND EAST OF RADFORD FARM (AND WEST OF THE ACCESS ROAD TO THE THAMES SEWERAGE TREATMENT WORKS), RADFORD ROAD, CRAWLEY	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	Allowed	09/12/2022
APP/Q3820/W/22/3294167	CR/2021/0581/PA3	GATWICK HOUSE, PEEKS BROOK LANE, POUND HILL, CRAWLEY	PRIOR APPROVAL FOR EXISTING COMMERCIAL PROPERTY TO BE PARTIALLY CONVERTED INTO RESIDENTIAL. OFFICE SUITES 1, 2, 2A, 7 AND 8 TO BE CONVERTED INTO 9 NO. ONE AND TWO BED RESIDENTIAL APARTMENTS.	Dismissed	26/01/2023
APP/Q3820/D/22/3312679	CR/2021/0491/FUL	6 PEARSON ROAD, POUND HILL, CRAWLEY	PROPOSED SINGLE STOREY REPLACEMENT FRONT EXTENSION	Allowed	23/03/2023

Appendix G. Summary of Duty to Cooperate Actions 2021-2022

Type of Cooperation	Milestone	Date
Meeting	Crawley/Horsham – Policy Officer Meeting	8 April 2021
Meeting	Crawley/Horsham – Employment Principles & Strategic Sites	12 April 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Site & ‘At Crawley’: Gypsy and Traveller Provision	12 April 2021
Meeting (Evidence)	Crawley/Horsham – Joint Transport Modelling Assumptions	12 April 2021
Meeting (Evidence)	Crawley/West Sussex County/Homes England Strategic Transport	13 April 2021
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	14 April 2021
Meeting	Crawley & West Sussex: Gatwick AMR	14 April 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	19 April 2021
Meeting	Gatwick Officers Group	20 April 2021
Meeting	West Sussex Planning Policy Officers Group	21 April 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	22 April 2021
Meeting (Member)	Gatwick Airport Consultative Committee (GATCOM)	22 April 2021
Meeting	Sussex Biodiversity Record Centre Steering Group	23 April 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	23 April 2021
Meeting	Gatwick Diamond Local Authorities Planning Officers Group	26 April 2021
Meeting	Gatwick Greenspace Partnership	26 April 2021
Meeting (Evidence)	Crawley/West Sussex County/Highways England Transport Modelling	27 April 2021
Meeting	Crawley/West Sussex County Education	12 May 2021
Document	Signed Crawley and Worthing Statement of Common Ground	13 May 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	13 May 2021
Meeting	NWS DtC: Crawley/Horsham/Mid Sussex/West Sussex	17 May 2021
Document (Evidence)	Published Crawley Transport Modelling Study (supported by West Sussex County Council and National Highways)	18 May 2021
Meeting (Evidence)	Crawley/West Sussex County/Highways England Transport Modelling	18 May 2021
Meeting	Gatwick Officers Group	18 May 2021
Meeting	Crawley/Horsham – Open Space & Strategic Sites	20 May 2021
Meeting	West Sussex and Greater Brighton Planning Officer Group	20 May 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’: Energy & Sustainability	21 May 2021

Type of Cooperation	Milestone	Date
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley' – Facilities Planning Model with Sport England	21 May 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	24 May 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	26 May 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	3 June 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport: Consultant Inception Meeting	3 June 2021
Meeting (Evidence)	Crawley HRA and Water Neutrality with Natural England	9 June 2021
Meeting (Evidence)	Crawley/West Sussex County/Highways England Transport Modelling	17 June 2021
Meeting	Gatwick Transport Forum Steering Group	17 June 2021
Meeting	Gatwick Officers Group	22 June 2021
Meeting	Crawley and Gatwick Airport Conservation Campaign	23 June 2021
Document	Formal Public Consultation on Crawley's Submission draft Local Plan Review closed (Regulation 19: Publication)	30 June 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	5 July 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley': Bus Strategy	5 July 2021
Meeting	Crawley/West Sussex/GAL: Gatwick Airport S106	6 July 2021
Document (Evidence)	Published Water Neutrality Study: Part A – Individual Local Authority Areas – Joint Commission Crawley/Chichester Councils (supported by Environment Agency, Natural England and the Water Companies)	6 July 2021
Meeting (Evidence)	Crawley/West Sussex County/Gatwick Airport Limited Strategic Transport	9 July 2021
Meeting	NWS DtC: Crawley/Horsham/Mid Sussex/West Sussex	12 July 2021
Meeting (Evidence)	Crawley/West Sussex County/Highways England Transport Modelling	13 July 2021
Meeting	Crawley/West Sussex County Public Health and Sustainability	14 July 2021
Meeting (Member)	Gatwick Airport Consultative Committee (GATCOM)	15 July 2021
Meeting	Crawley/Horsham/West Sussex County Strategic Site & 'At Crawley'	19 July 2021
Meeting	Sussex Local Nature Partnership Local Authority Network Launch	21 July 2021
Meeting	West Sussex Planning Policy Officers Group	21 July 2021
Document	Signed Crawley and Arun Statement of Common Ground	22 July 2021

Type of Cooperation	Milestone	Date
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley' – Facilities Planning Model with Sport England	22 July 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	28 July 2021
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	3 August 2021
Meeting	Gatwick Airport DCO: Socio-Economic Topic Working Group	3 August 2021
Meeting	Crawley/Horsham – Head of Service Meeting	4 August 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	5 August 2021
Meeting	Gatwick Airport DCO: Land Use Topic Working Group	5 August 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	6 August 2021
Meeting	Gatwick Airport DCO: Noise Topic Working Group	10 August 2021
Meeting	Gatwick Airport DCO: Major Accidents & Disasters Topic Working Group	12 August 2021
Meeting	Crawley/Horsham/West Sussex County Strategic Site & 'At Crawley'	16 August 2021
Meeting	Sussex Biodiversity Record Centre Steering Group	17 August 2021
Meeting	Gatwick Officers Group	17 August 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley': Economics and Employment	18 August 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	19 August 2021
Meeting (Member)	Gatwick Airport Consultative Committee (GATCOM) Special Meeting	24 August 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	25 August 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	26 August 2021
Meeting	Crawley/West Sussex/GAL: Gatwick Airport S106	26 August 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	2 September 2021
Meeting	Crawley/Horsham – Head of Service Meeting	2 September 2021
Meeting (Evidence)	Crawley/West Sussex County/Gatwick Airport Limited Strategic Transport	3 September 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	6 September 2021
Meeting (Member)	Crawley/Horsham – Leader, Portfolio Holder & Chief Executives Meeting	8 September 2021
Meeting	Gatwick Transport Forum Steering Group	9 September 2021
Meeting (Evidence)	Gatwick Airport Parking Survey	10 September 2021
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	14 September 2021

Type of Cooperation	Milestone	Date
Document	Natural England issue Position Statement regarding Applications for Development within Sussex North Water Resource Zone	14 September 2021
Meeting (Evidence)	Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/Natural England/Environment Agency/Southern Water/Lepus/JBA North Sussex Water Resource Zone Water Neutrality	15 September 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	16 September 2021
Meeting (Evidence)	Crawley/West Sussex County/Environment Agency Strategic Transport	16 September 2021
Meeting (Evidence)	Crawley/West Sussex County/Highways England Transport Modelling	16 September 2021
Meeting	Sussex Local Nature Partnership Local Authority Network	17 September 2021
Meeting (Evidence)	Crawley/West Sussex County/Homes England Strategic Transport	17 September 2021
Meeting (Evidence)	Crawley/West Sussex County/Horsham Strategic Transport	20 September 2021
Meeting	Crawley/Horsham/Mid Sussex/West Sussex/NatureSpace District Licensing for Great Crested Newts	23 September 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	23 September 2021
Meeting	Crawley/Sussex Nature Partnership	27 September 2021
Meeting	Crawley/West Sussex County Property	28 September 2021
Meeting	Gatwick Officers Group	28 September 2021
Meeting	Mid Sussex Duty to Cooperate Meeting: Mid Sussex District Plan Review	29 September 2021
Meeting (Evidence)	Crawley/West Sussex County/Gatwick Airport Limited Strategic Transport	30 September 2021
Meeting (Evidence)	Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County North Sussex Water Resource Zone Water Neutrality: LPAs Policy and DM	1 October 2021
Meeting	Gatwick Airport Annual Transport Forum	1 October 2021
Meeting	Ashdown Forest Working Group	6 October 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	6 October 2021
Meeting (Member)	Gatwick Airport DCO GAL Presentation & Members Seminar	6 October 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	7 October 2021
Meeting	Crawley/Tandridge – Duty to Cooperate and Local Plan Update	11 October 2021
Meeting (Member)	Crawley Economic Regeneration Working Group – Presentation from GAL	13 October 2021
Meeting (Member)	Gatwick Airport Consultative Committee (GATCOM)	14 October 2021
Meeting	Gatwick Officers Group	15 October 2021

Type of Cooperation	Milestone	Date
Meeting	Crawley/Horsham – Head of Service Meeting	14 October 2021
Meeting	Gatwick Diamond Local Authorities Planning Officers Group	18 October 2021
Meeting	Gatwick Greenspace Partnership	18 October 2021
Meeting	Gatwick Airport DCO: Socio-Economic Topic Working Group	19 October 2021
Meeting	West Sussex Planning Policy Officers Group	20 October 2021
Meeting	Sussex Local Nature Partnership Local Authority Network	22 October 2021
Document	Confirmation of CBC interest in joining District Licencing for Great Crested Newts	22 October 2021
Meeting	Gatwick Officers Group	26 October 2021
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	1 November 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	4 November 2021
Meeting	Gatwick Airport DCO: Air Quality & Climate Change Topic Working Group	4 November 2021
Meeting	Gatwick Airport DCO: Surface Access Topic Working Group	5 November 2021
Document	Crawley response to Mole Valley Local Plan Regulation 19 Publication Consultation	5 November 2021
Meeting	Local Authorities (CEX) and Natural England: Water Neutrality	8 November 2021
Meeting	Gatwick Officers Group	9 November 2021
Meeting	Local Authorities (CEX) and Southern Water: Water Neutrality	12 November 2021
Meeting	Crawley/Horsham – Head of Service Meeting: Water Neutrality	15 November 2021
Meeting	Sussex Local Nature Partnership Local Authority Network	19 November 2021
Meeting	Crawley/Horsham – Head of Service Meeting	22 November 2021
Meeting	Local Authorities and Natural England: Water Neutrality	22 November 2021
Meeting	Crawley/Horsham/Homes England Strategic Site & ‘At Crawley’: Water Neutrality	23 November 2021
Meeting (Member)	Gatwick Airport Consultative Committee (GATCOM) Special Meeting	26 November 2021
Meeting (Evidence)	Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/JBA North Sussex Water Resource Zone Water Neutrality	29 November 2021
Meeting	Local Authorities (CEXs) and Natural England: Water Neutrality	30 November 2021
Meeting	Crawley/Horsham – Policy Officer Meeting	2 December 2021
Meeting	Ashdown Forest Working Group	3 December 2021
Meeting (Evidence)	North Sussex Water Resource Zone Water Neutrality Meeting of the LPA Chief Executives: Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England/Southern Water/JBA	6 December 2021

Type of Cooperation	Milestone	Date
Meeting (Evidence)	North Sussex Water Resource Zone Water Neutrality: Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England	16 December 2021
Meeting	Sussex Local Nature Partnership Local Authority Network	17 December 2021
Meeting	Gatwick Joint Authorities Air Quality Meeting	17 December 2021
Meeting	Crawley/Mid Sussex – Duty to Cooperate and Local Plan Update	21 December 2021
Meeting (Evidence)	Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County North Sussex Water Resource Zone Water Neutrality: Governance and Strategy	22 December 2021
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	6 January 2022
Meeting	Crawley/West Sussex – Water Neutrality	11 January 2022
Meeting (Evidence)	Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/JBA North Sussex Water Resource Zone Water Neutrality	12 January 2022
Meeting	Crawley/Horsham – Policy Officer Meeting	13 January 2022
Meeting	West Sussex and Greater Brighton Planning Officer Group	14 January 2022
Meeting	Crawley and West Sussex: Gatwick Airport S106	18 January 2022
Meeting	Crawley/Horsham – Head of Service Meeting	19 January 2022
Meeting	West Sussex Planning Policy Officers Group	19 January 2022
Meeting (Member)	Gatwick Airport Consultative Committee (GATCOM)	20 January 2022
Meeting	Crawley/West Sussex/GAL: Gatwick Airport S106	20 January 2022
Meeting	Crawley/Horsham/West Sussex County/Homes England/NHS CCG Strategic Site & ‘At Crawley’: Health Facilities	20 January 2022
Meeting	Sussex Local Nature Partnership Local Authority Network	20 January 2022
Meeting (Evidence)	North Sussex Water Resource Zone Water Neutrality Meeting of the LPA Chief Executives: Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England/Environment Agency/Southern Water/Ofwat	20 January 2022
Document (Consultation Launch)	Water Resources South East (WRSE) emerging Regional Plan consultation launch	20 January 2022
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’: Employment and Economy	24 January 2022
Meeting (Evidence)	Crawley/West Sussex County/Highways England Transport Modelling	25 January 2022

Type of Cooperation	Milestone	Date
Meeting	Crawley/NHS	26 January 2022
Meeting (Evidence)	Crawley/West Sussex County Strategic Transport	26 January 2022
Meeting (Evidence)	Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County North Sussex Water Resource Zone Water Neutrality: Governance and Strategy	28 January 2022
Meeting (Evidence)	WRSE Seminar: Future Proofing Our Water Supplies	1 February 2022
Meeting	Crawley/Horsham/West Sussex County Strategic Site & 'At Crawley'	2 February 2022
Meeting	CBC and GAL	8 February 2022
Meeting (Evidence)	Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/JBA North Sussex Water Resource Zone Water Neutrality	9 February 2022
Meeting (Member)	High Weald AONB Joint Advisory Committee Meeting	9 February 2022
Meeting	Crawley/Horsham/West Sussex County Strategic Site & 'At Crawley'	9 February 2022
Meeting	Crawley/Horsham – Policy Officer Meeting	10 February 2022
Meeting	NWS DtC: Crawley/Horsham/Mid Sussex/West Sussex	17 February 2022
Meeting (Evidence)	North Sussex Water Resource Zone Water Neutrality Meeting of the LPA Chief Executives: Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England/Environment Agency/DEFRA/DLUHC	18 February 2022
Meeting	Ashdown Forest Working Group	22 February 2022
Meeting	Sussex Local Nature Partnership Local Authority Network	24 February 2022
Meeting	Crawley/Horsham – Head of Service Meeting	28 February 2022
Document	Confirmation of CBC commitment to contribute to joint Ashdown Forest Air Quality Monitoring	2 March 2022
Meeting (Evidence)	Southern Water Expert Insight Panel	4 March 2022
Meeting	Crawley/West Sussex County Education	8 March 2022
Meeting	Gatwick Officers Group	8 March 2022
Meeting	Water Neutrality Workshop - Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England/Environment Agency/DLUHC/Home Builders Federation/JBA: Session 1 – Water Efficient Design	9 March 2022

Type of Cooperation	Milestone	Date
Meeting	Water Neutrality Workshop - Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England/Environment Agency/JBA: Session 2 – Offsetting remaining water demand	9 March 2022
Meeting	Water Neutrality Workshop - Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England/Environment Agency/JBA: Session 3 – Financing	10 March 2022
Meeting	Water Neutrality Workshop - Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/Natural England/Environment Agency/JBA: Session 4 – Governance and Monitoring	10 March 2022
Meeting	GAL DCO: Post-Consultation Update (Local Authorities & GAL)	16 March 2022
Meeting	Sussex Local Nature Partnership Local Authority Network	17 March 2022
Meeting	Sussex Biodiversity Record Centre Steering Group	22 March 2022
Meeting	Gatwick Airport Transport Forum Steering Group	24 March 2022
Meeting (Evidence)	Water Neutrality Part C Progress Meeting – Crawley/Horsham/Chichester/Mid Sussex/South Downs National Park Authority/West Sussex County/JBA	30 March 2022
Meeting	Crawley/Horsham – Policy Officer Meeting	31 March 2022
Meeting	NWS DtC: Crawley/Horsham/Mid Sussex/West Sussex	31 March 2022