

# Crawley Borough Council

**Authority Monitoring Report  
1 April 2018 – 31 March 2019**



# Contents

	<b>Page</b>
Executive Summary .....	2
Part 1. Introduction.....	4
Nature and purpose of document.....	4
Contents and Structure.....	4
Part 2. Progress on Local Plan and Local Development Scheme (LDS)	
Implementation.....	5
Introduction.....	5
Development Plan Documents .....	5
Supplementary Planning Documents.....	7
Part 3. Monitoring Policy Effectiveness.....	9
Policy H1: Housing Provision and Housing Delivery Test.....	9
Policy H4: Affordable and Low Cost Housing.....	12
Policy EC1: Sustainable Economic Growth.....	14
Policy EC6: Development Sites within the Town Centre Boundary .....	19
Other Policies .....	21
Policy H3: Future Housing Mix.....	22
Appeal decisions .....	23
Performance against Sustainability Objectives .....	25
Part 4. Neighbourhood Development Plans/ Orders.....	34
Matters to report .....	34
Part 5. CIL Income and Expenditure.....	35
Part 6. Self-build and Custom Housebuilding .....	37
Part 7. Duty to Cooperate.....	39
Appendix A. Timetables for Preparation of Documents mentioned in Crawley Local Development Scheme 2017-2020 & Crawley Local Development Scheme 2019-2021 .....	42
Appendix B. Crawley Borough Housing Trajectory – Base date 31 March 2019.....	45
Appendix C. Crawley Borough Employment Land Trajectory – Base date 31 December 2019.....	50
Appendix D. Local Plan Evidence Base and Supporting Documents Produced & Published 2018/19 .....	55
Appendix E. Commentary on Progress in Policy Implementation .....	56
Appendix F. Summary of Appeal Decisions.....	61
Appendix G. Summary of Duty to Cooperate Actions 2018-2019 .....	74

# Executive Summary

This Authority's Monitoring Report covers the period from 1 April 2018 to 31 March 2019. It also contains more up-to-date information from 2019/20, where this is available. It is produced and set out in accordance with Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012.

The key topic areas of the report are as follows:

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

- Progress on the documents included in the Local Development Scheme was variable during the 2018/19 monitoring period, as follows:
  - Progress with the Local Plan Review was slower than anticipated, partly on account of the changing national policy framework during this year. The LDS was updated during the monitoring year to reflect this.
  - The Development of Gatwick Airport SPD saw little progress owing to considerations of national aviation policy outside the council's control.
  - One of the two outstanding Development Briefs was adopted during the 2018/19 monitoring year, with the other being subject to a period of further consultation.
  - Of eight outstanding Conservation Area Statements, one was adopted during the 2018/19 monitoring year, with a further one being subject to public consultation.

## **Monitoring Policy Effectiveness**

- Performance during the monitoring year against the critical indicators detailed in the council's Monitoring and Implementation Framework<sup>1</sup> was as follows:
  - Policy H1: Housing Provision. Housing completions during the monitoring period continued to exceed the annual average target of 340.
  - Policy H4: Affordable and Low Cost Housing. The provision of affordable and low cost housing, calculated as a proportion of housing completions benefitting from planning permission, was 33% during 2018/19. This represented some shortfall on the 40% target set in Policy H4, but the absolute level of delivery (166 units) exceeded the implied target (136 units) represented by 40% of the council's annual housing requirement. Furthermore, over the longer period 2015-19, the 40% target was exceeded overall.
  - Policy EC1: Sustainable Economic Growth. During 2018/19, delivery of office and industrial floorspace was strong, with gross delivery in the industrial class and net delivery in both office and industrial classes exceeding annual average projections. Combined with the figures for previous years since 2015, this points to an overall picture in which net delivery is close to the levels anticipated in the 'baseline' scenario on which the policy is based. Uptake of the employment land supply has slowed slightly compared with 2017/18, leading to a cumulative picture in which the land supply position is slightly healthier than projected.
  - Policy EC6: Development Sites within the Town Centre Boundary. Proposals for the development of the named sites are at various stages, with significant progress apparent on most sites.
  - Some further progress has been made in addressing areas of inconsistent implementation identified in the 2016/17 AMR. This seems to reflect

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

increasing familiarity with relevant requirements, and the adoption of an up-to-date Local List of validation requirements in November 2018.

- Appeal decisions during, and since, the 2018/19 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 £80,605.40 in CIL funds at the beginning of 2018/19, comprising £68,897.09 in the Strategic Infrastructure Strand and £11,708.31 in the Neighbourhood Improvement Strand.
- CIL receipts during 2018/19 totalled £119,669.95, of which £102,478.26 was within the Strategic Infrastructure Strand and the remaining £17,182.69 in the Neighbourhood Improvement Strand.
- £10,000.00 and £11,605.00 respectively were spent out of the Strategic Infrastructure Strand and Neighbourhood Improvement Strand during 2018/19.
- As of 31 March 2019 the council held £178,670.35 in CIL, comprising £161,384.35 and £17,286.00 in the two respective funds.

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

- As of 31 March 2020, 90 individuals and no associations had been added to the council's Self-Build and Custom Housebuilding Register. 73 of these are on Part 1 of the Register and 17 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 2018 to March 2019, which is assessed as the third 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 Supplementary Planning Documents (SPDs) and the Community Infrastructure (CIL) Charging Schedule;
  - **Part 3:** Account of policy implementation, focusing on:
    - the four indicators critical for delivering the Local Plan's vision for growth, as identified in the Monitoring and Implementation Framework;
    - other policies where monitoring has identified potential issues regarding consistency of implementation;
    - recent appeal decisions; and
    - Crawley's current and/or recent level of performance on various indicators which are relevant to the Sustainability Objectives detailed in the SA<sup>2</sup>;
  - **Part 4:** Details of any neighbourhood plans or neighbourhood development orders made by the council;
  - **Part 5:** Running totals of CIL income and expenditure as of 31 March 2019;
  - **Part 6:** Headline data on the council's Self-Build and Custom Housebuilding Register, as administered in accordance with the Self-build and Custom Housebuilding Act 2015 and the Self-Build and Custom Housebuilding Regulations 2016;
  - **Part 7:** Details of co-operation undertaken with other local planning authorities, county councils or other bodies in line with the Duty to Cooperate set out in section 110 of the Localism Act 2011.
  - **Appendices**

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<sup>2</sup> 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 October 2017, and covered the period from June 2017 to December 2020. An updated LDS was published in February 2019 but is less relevant to monitoring for 2018/19. Appendix A lists the documents specified in both version of the LDS and the timetables for their preparation. A more recent update to the LDS was published in February 2020.
- 2.3. The remainder of this section will describe current progress on each document during the 2018/19 monitoring period, with additional commentary on progress since 1 April 2019.

### **Development Plan Documents**

- 2.4. 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 the 2017 LDS within this category were:
  - The Local Plan Review and associated Local Plan Map Update
  - Local Plan Map Update in light of the adoption of the West Sussex Minerals Local Plan.

Progress regarding these during and since the 2018/19 monitoring period is set out in turn below.

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

- 2.5. 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 emerging legislation and national policy requiring the review of these within five years of adoption, the LDS made provision for the anticipated work required.
- 2.6. The LDS allowed for two periods of public consultation on the review and update of the Crawley Borough Local Plan 2015-2030 during 2018/19, comprising one round of consultation in the early months of 2018, and another in the autumn/early winter. This approach envisaged the review proceeding to the extent that a 'pre-submission' consultation on the proposed updated Plan could be ready to commence in April 2019.

### **Progress during 2018/19**

- 2.7. During the months following the publication of the October 2017 Local Development Scheme, the commencement of the Local Plan review was put back in order to wait for the publication of the revised National Planning Policy Framework (NPPF) and supporting guidance. The new NPPF was published

in July 2018 with further amendments in February 2019. In particular, the new NPPF provided the government’s final position in relation to what constituted a “review” of a local plan. In addition, further delay was created by the uncertainty regarding the government’s standardised methodology for calculating housing numbers, a key part of the review and a crucial part of much of the evidence base. As a result of these issues the review did not achieve sufficient progress during 2018/19 for any public consultation to take place.

- 2.8. By early 2019, the council’s monitoring and review work, combined with changes to national policy and guidance, had at least clarified the scope of the update to the Local Plan and Local Plan Map likely to be required, and this informed the preparation of the updated LDS which was published in February 2019. This included a revised timetable (included in Appendix A), envisaging a single period of ‘non-statutory’ public consultation in the summer of 2019, to be followed by a pre-submission consultation and submission of the Plan in the early part of 2020.

Date	Stage
13 February 2019	Publication of updated Local Development Scheme 2019 – 2021

**Progress since the monitoring period**

- 2.9. Progress with the Local Plan review since the 2018/19 monitoring year has been as follows:

Date	Stage
15 July - 16 September 2019	Regulation 18 consultation (extended to allow for summer holiday period).
6 November 2019	Publication of update Statement of Community Involvement
20 January - 2 March 2020	Regulation 19 ‘pre-submission’ consultation.
19 February 2020	Publication of updated Local Development Scheme 2020 - 2023

**Local Plan Map update consequent to adoption of West Sussex Minerals Local Plan**

- 2.10. The West Sussex Minerals Local Plan is prepared and adopted by West Sussex County Council, as the Minerals Planning Authority for West Sussex, and forms part of the ‘Development Plan’ for Crawley borough alongside the Crawley Local Plan. Local designations or allocations made by the Minerals Local Plan should consequently be reflected in Crawley’s Local Plan Map.
- 2.11. In accordance with these requirements, the 2017 LDS made provision for the update of the Local Plan Map based on the anticipated point of adoption of the Minerals Local Plan by West Sussex County Council in March 2018 (immediately prior to the 2018/19 monitoring period).

**Progress during 2018/19**

- 2.12. The Minerals Local Plan was adopted by West Sussex County Council on Friday 20 July 2018. Since it neither added new allocations or designations, or removed or amended existing ones, no amendment to the existing Local Plan Map was required.

**Progress since the monitoring period**

- 2.13. As part of the review of the Local Plan and Local Plan Map, discussed in paras. 2.5-2.9 above, a 250m buffer zone was added to the WSCC Minerals Infrastructure safeguarded site at Crawley Goods Yard, to support the implementation of the Local Minerals Plan in relation to development

occurring in the vicinity of the site. This is shown on the draft Local Plan Map which was published for 'Regulation 19' consultation in early 2020.

## **Supplementary Planning Documents**

- 2.14. 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.
- 2.15. 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.
- 2.16. The following SPDs were listed in the October 2017 LDS as being due for preparation and/or adoption during 2018/19, and/or remained outstanding from the previous year:
  - Development of Gatwick Airport;
  - Development Briefs; and
  - Conservation Area Statements.

## **Development of Gatwick Airport SPD**

- 2.17. The Development of Gatwick Airport SPD had a separate timetable in the 2017 LDS, dependent on Gatwick Airport's timetable for revising the Airport Masterplan following a further government announcement regarding the expansion of airport capacity in the South East of England.

## **Development Briefs**

- 2.18. Development Briefs seek to support and influence the development of particular sites allocated in the Local Plan by providing detailed information about their characteristics and how landowners and developers can best accommodate these in their proposals. Development Briefs for the following sites allocated by Policy H2 of the Local Plan remained outstanding as of April 2018:
  - Breezehurst Drive Playing Fields;
  - Land East of Balcombe Road/Street Hill.
- 2.19. At the start of the 2018/19 monitoring year, these Development Briefs had been publicly consulted on for periods of eight and seven weeks respectively.

## **Conservation Area Statements**

- 2.20. Conservation Area Statements reinforce and support the designation of individual Conservation Areas by describing in greater detail the special architectural, historical and environmental qualities which make them distinctive and worthy of designation. They also provide development guidance informed by these qualities and suggest improvements which have the potential to enhance the Areas' special character.
- 2.21. As of April 2018, updated Conservation Area Statements were under preparation for several of Crawley's Conservation Areas as follows:
  - Brighton Road
  - Forestfield and Shrublands
  - Hazelwick Road
  - High Street
  - Malthouse Road
  - St Peters
  - Southgate Neighbourhood Centre
  - Sunnymead Flats



- 2.22. Work on the Conservation Area Statements is, in many cases, being led by Crawley's Conservation Area Advisory Committees (CAACs), rather than by council officers. CAACs are groups affiliated to the council which are made up of local people and others with an interest in the area and its heritage.
- 2.23. On account of the role played by the CAACs in the preparation of Conservation Area Statements, the LDS does not set out a definitive timetable for their adoption.

### Progress during 2018/19

2.24. Progress on the SPDs during 2018/19 was as follows:

Date	Stage
4 April 2018	Adoption of Brighton Road Conservation Area Statement.
21 June 2018	Cabinet adoption of Breezehurst Drive Development Brief.
24 November - 21 December 2018	Further round of Public Consultation on Land East of Balcombe Road/Street Hill Development Brief <sup>3</sup> .
22 February – 22 March 2019	Public Consultation on Hazelwick Road Conservation Area Statement.
20 March 2019	Adoption of High Weald Area of Outstanding Natural Beauty Management Plan.

### Progress since the monitoring period

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

Date	Stage
June 2019	Adoption of Hazelwick Road Conservation Area Statement

- 2.26. The development at Gatwick Airport SPD remains outstanding. Work on this document has to reflect the development of Local Plan policies for the airport in response to the Government's emerging Aviation Strategy and the proposals in the Gatwick Airport Master Plan, including an anticipated Development Consent Order (DCO). The timetables for these remain unclear as of spring 2020.
- 2.27. The other SPDs from the 2017 LDS remaining outstanding as of April 2019, were the Land East of Street Hill/Balcombe Road Development Brief and six Conservation Area Statements.
- 2.28. Subject to the available staff resources of the council and the capacity of Crawley's Conservation Area Advisory Committees, it is hoped that these items can be progressed alongside the Local Plan review process.
- 2.29. In addition to these documents, the February 2019 update to the LDS identified two adopted SPDs – Affordable Housing and Urban Design – as being likely to require updating as a result of the Local Plan Review. This was updated in the later, January 2020, LDS to confirm the review of a larger number of the adopted SPDs (Affordable Housing, Climate Change, Green Infrastructure, Town Centre, Urban Design, Development of Gatwick Airport) to reflect the full review of the Local Plan policies associated with each of these.

<sup>3</sup> This further stage of public consultation was not originally allowed for in the Local Development Scheme, but was undertaken to take account of the range of responses made during the first round, and of the amendments proposed in consequence.

## 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 2018/19 is the third full monitoring year following the adoption of the Crawley Local Plan 2015-3, and provides an opportunity to monitor the implementation of a relatively wide range of policies. In addition, it provides scope to consider progress in tackling the areas of less consistent implementation identified in previous Authority Monitoring Reports.
- 3.4. Firstly, this section will consider those four policies and associated key indicators which are identified in the MIF as forming 'a more critical element of meeting the council's overall vision for the future growth of the borough', namely:
  - Policy H1: The delivery of net housing against the annualised average housing number;
  - Policy H4: The delivery of net affordable housing against the annual average affordable housing requirement;
  - Policy EC1: The provision and delivery of total employment floorspace against the Economic Growth objectively assessed need;
  - Policy EC6: The delivery of the Town Centre Opportunities sites allocated in the policy.
- 3.5. The section then goes on to consider briefly:
  - Progress since 2017/18 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.
- 3.8. Failure to meet the test triggers either a requirement to produce an action plan to address under-delivery, or the application of an increased buffer of 20% in calculation of the five-year housing supply, with the nature of the sanction depending on the extent of under-delivery.
- 3.9. Two sets of national results of the Housing Delivery Test, for the years 2018 and 2019 respectively, have now been published<sup>4</sup>. In these years the level of housing delivery, as measured against housing need, in Crawley, amounted to 181% and 235% respectively.
- 3.10. In Table 3.1, Crawley completions for the 2015/16, 2016/17, 2017/18 and 2018/19 monitoring years are compared with the respective average target implied by Policy H1 as well as the projection from the April 2015 Housing Trajectory (HT)<sup>5</sup>. As shown here completions significantly exceed the average requirement and, in consequence, pass the 2019 Housing Delivery Test.
- 3.11. Notwithstanding this, they fall short of the 2015 HT projection. This predicted a peak in delivery in 2017/18, whereas delivery has, in fact, fallen in comparison with the period 2016-17. This is primarily due to delays in the coming forward of a number of key site allocations. However, they rose in the 2018/19 to a level slightly below the 2015/16 year.

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<sup>4</sup> Housing Delivery Test: 2018 measurement (2019) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>; Housing Delivery Test: 2019 measurement (2020) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>.

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

**Table 3.1: Gross and net housing completions 2015-2019, measured against projections in the April 2015 Housing Trajectory and the Local Plan Policy H1 average target<sup>6</sup>**

Year	Gross Delivery	Losses	Net Delivery	April 2015 HT Projection	As % of HT Figure	H1 Average Target	As % of H1 Average
2015/16	544	3	541	389	139%	340	159%
2016/17	603	7	596	724	82%	340	175%
2017/18	372	3	369	870	42%	340	109%
2018/19	515	3	512	455	113%	340	151%
<b>2015-19 Total</b>	<b>2,034</b>	<b>16</b>	<b>2,018</b>	<b>2,438</b>	<b>83%</b>	<b>1,360</b>	<b>148%</b>

- 3.12. Of the 512 net completions in 2018/19, 14 units (3 per cent) came from developments benefitting from permitted development rights for the conversion of offices to dwellings. This compares with 9 per cent in 2017/18 and 49 per cent in 2016/17. The lower delivery total in 2017/18 is thus largely associated with a decline in the number of units delivered within such schemes, whereas the number of units benefiting from planning permission actually rose slightly.
- 3.13. In order to shed light on the future housing delivery pipeline, Table 3.2 below details separately the total number of dwellings permitted by planning permission and prior approval during the 2018/19 monitoring year, broken down by category of approval.

**Table 3.2: New dwellings granted planning permission or prior approval April 2018-March 2019**

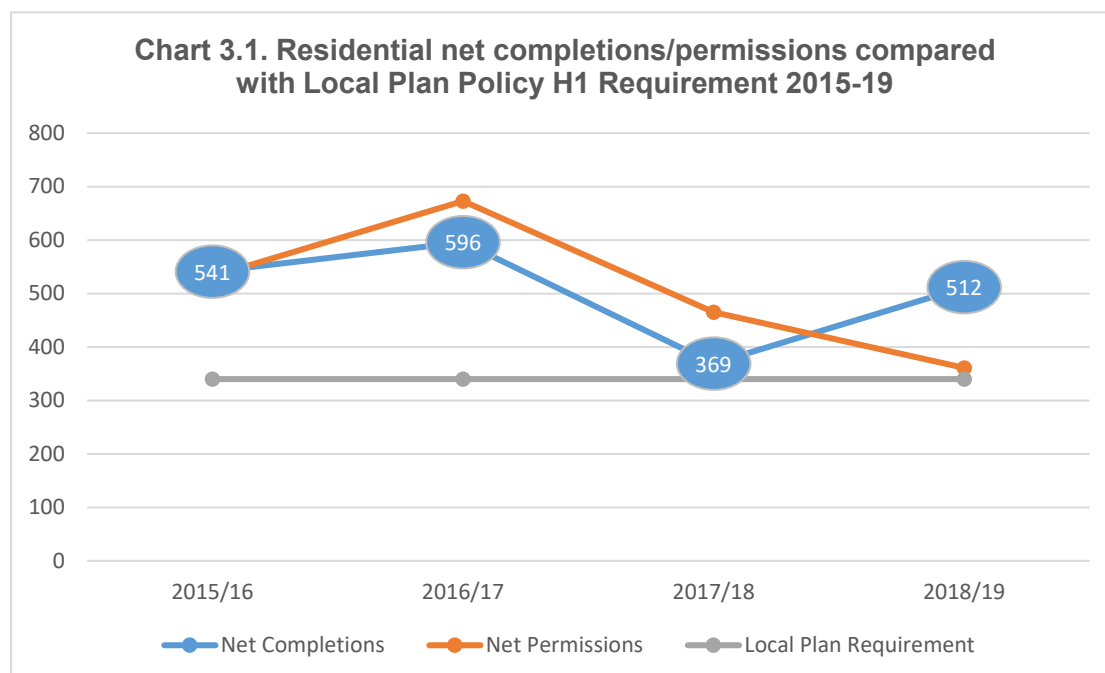
Category	Gross permitted	Losses permitted	Net permitted
<b>All new full planning permissions</b>	<b>266</b>	<b>3</b>	<b>263</b>
Full planning permissions (dwelling quota already permitted) <sup>7</sup>	90	0	90
<b>All new outline permissions</b>	<b>182</b>	<b>0</b>	<b>182</b>
Outline permissions (dwelling quota already permitted)	0	0	0
New reserved matters approved	418	0	418
<b>All new prior approvals</b>	<b>6</b>	<b>0</b>	<b>6</b>
Prior approvals (dwelling quota already permitted) <sup>8</sup>	0	0	0
<b>Total including reserved matters approvals and dwellings already permitted</b>	<b>872</b>	<b>3</b>	<b>869</b>
<b>Total excluding reserved matters approvals and dwellings already permitted</b>	<b>364</b>	<b>3</b>	<b>361</b>

<sup>6</sup> The completion figures in Table 3.1 are primarily derived from West Sussex County Council monitoring data. Figures based on other criteria may differ.

<sup>7</sup> i.e. new planning permissions superseding existing planning permissions or prior approvals.

<sup>8</sup> i.e. new prior approvals superseding existing planning permissions or prior approvals.

- 3.14. Chart 3.1 below summarises this picture in a more visually accessible format, showing net completions and net permissions/prior approvals over the period 2015-2019 in relation to the Policy H1 annual average target.



- 3.15. A more detailed picture of these trends, including site-specific information and implications for Crawley's five-year housing land supply, is provided in the April 2019 Housing Trajectory and accompanying summary table, provided in Appendix B. These confirm that while there has been a concerning slippage in the delivery of allocated sites, 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.
- 3.16. One concern in respect of the Housing Trajectory is that the predicted tailing off in completions later on in the Local Plan period is likely to 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 in each period from 2024-26 onwards.
- 3.17. The Housing Delivery Test rule book, published by the government, does enable 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**

- 3.18. 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.
- 3.19. Table 3.3 assesses current implementation of this policy by detailing gross and net affordable housing completions for the years 2015/16-2018/19 (i.e. years 1-4 of the Local Plan period). The net totals are shown as a proportion of total net 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).

- 3.20. As Table 3.3 shows, the significant proportion of new completions benefitting from prior approval (as noted above) has affected the proportion of new units which are affordable. Including prior approvals, the affordable units comprise only 28% over the four years in question, whereas if they are excluded (providing a fairer view of the implementation of Policy H4) the four-year total sits at 41%, exceeding the 40% target.

**Table 3.3: The delivery of gross and net affordable housing 2015-19 against the average annual/quarterly figures from Policy H4<sup>9</sup>**

Year	Gross delivery	Net delivery	As % of total net completions	As % of net completions with planning permission	Implied average H4 target	As % of H4 target
2015/16	113	113	21%	42%	136	83%
2016/17	145	144	24%	47%	136	106%
2017/18	146	146	40%	44%	136	107%
2018/19	166	166	32%	33%	136	122%
<b>2015-19 Total</b>	<b>570</b>	<b>569</b>	<b>28%</b>	<b>41%</b>	<b>544</b>	<b>105%</b>

- 3.21. Crawley Borough Council own-build schemes contributed 40 units (39 net) to these totals, comprising 15 dwellings in 2016/17 and 25 in 2018/19.

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

- 3.22. 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.
- 3.23. 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.
- 3.24. Monitoring for the 2017/18 year seemed at first sight to suggest continuing non-implementation of the policy in respect of residential schemes of 1-10 dwellings, but there were signs that this reflected a natural time lag between the introduction of the Supplementary Planning Document as a material planning consideration and its reflection in planning permissions granted. It was noted that 2018/19 was likely to present an improving picture.
- 3.25. The suggestion of an improving picture regarding implementation on minor developments is now confirmed by the completed monitoring for 2018/19. Five planning permissions for residential schemes of 1-10 dwellings were granted during the year, and all of these were subject either to some element of on-site affordable housing provision or the provision of a commuted

<sup>9</sup> The figures given in Table 3.3 have been compiled by extracting figures for affordable housing from the totals recorded in Table 3.1, 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.

payment towards off-site provision. During 2019/20, there were a further 13 new permissions of this kind, all of which included provision on-site or a commuted payment.

## Policy EC1: Sustainable Economic Growth

- 3.26. Policy EC1 identifies a deliverable supply of B-class employment land of 23 hectares (ha). This is derived from the council's 2015 Employment (Business) Land Trajectory and the 2015 Crawley Economic Growth Assessment (EGA) Update<sup>10</sup>. The EGA Update estimated that on the basis of predicted levels of growth (the 'baseline' scenario) there will be demand for 58ha in total, including allowance for losses, during the Plan period. Due to Crawley's land constraints, the identified business land supply pipeline total of 23ha falls considerably short of the identified need, but was considered sufficient to meet the projected demand during the first five years of the Plan period (2015/16 – 2020/21).
- 3.27. Table 3.4 assesses how far the gross rate of delivery of employment floorspace over the period 2015-19 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 those projected rates with those actually achieved over the four 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. Taking this 'churn' into account, and allowing for year-to-year fluctuations, it will be seen that office floorspace has been delivered at a significantly faster gross rate than anticipated over these four years, while delivery of industrial floorspace narrowly exceeded projections, leaving the combined level of delivery 29 per cent higher than projected.

**Table 3.4: Comparison of actual and projected gross delivery rates for B-class employment floorspace 2015-2019**

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%

<sup>10</sup> 'Crawley Local Plan Employment (Business) Land Trajectory (2015-2030)', CBC: 2015, available at; 'Crawley Economic Growth Assessment Update: Final Report', NLP: 2015.

Period	Floorspace type	Gross delivery (sqm)	Gross delivery (sqm) (excluding 'churn'*)	Projected delivery rate	Gross delivery excl. 'churn' as % of projected delivery rate
	Industrial	15,882	15,882	9,865	161%
	Total	23,626	23,626	19,146	123%
<b>4-year total</b>	<b>Office</b>	<b>57,915</b>	<b>56,758</b>	<b>37,124</b>	<b>153%</b>
	<b>Industrial</b>	<b>57,312</b>	<b>42,271</b>	<b>39,460</b>	<b>107%</b>
	<b>Total</b>	<b>115,227</b>	<b>99,029</b>	<b>76,584</b>	<b>129%</b>

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

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

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

3.29. These two types of losses are treated differently in the 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 2015-19**

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
<b>4-year total</b>	<b>5,169</b>	<b>7,481</b>	<b>2,312</b>

3.30. As shown in Table 3.5, there was some movement of floorspace between office and industrial uses during the first three years under review, with a total of 12,650sqm of the gross delivery total given in Table 3.4 (about 17%) coming at the expense other types of B-class use. Taking these into account would depress the gross totals shown in Table 3.4 somewhat, reducing the delivery of office and industrial floorspace to 139% and 88% respectively of the levels projected by the EGA Update over the three years, with the combined total representing 113% of the projected amount.

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



3.32. The second type of losses, i.e. the loss of B-class floorspace to non-employment uses, is given more detailed consideration in the 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 2015-18.

**Table 3.6: Comparison of actual and projected losses of B-class employment floorspace to non-employment uses 2015-2019**

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%
<b>4-year total</b>	<b>Office</b>	<b>32,587</b>	<b>19,212</b>	<b>170%</b>
	<b>Industrial</b>	<b>6,358</b>	<b>16,368</b>	<b>39%</b>
	<b>Total</b>	<b>39,127</b>	<b>35,580</b>	<b>110%</b>

3.33. As shown in Table 3.6, 2018/19 saw a further reduction in losses, following on from the decline registered in 2017/18. As a result of this slowing of the loss rate after the high levels reported in 2015-17, the total amount of employment floorspace lost over four years has been only slightly higher than projected. This is a result of losses of office space which have significantly exceeded expectations and losses of industrial floorspace which have been much lower than projected.

3.34. As identified in the 2016/17 AMR, the bulk of the loss of office floorspace is the result of the conversion of office premises to residential use by means of permitted development rights<sup>11</sup>. Such schemes thus accounted for 30,666 of the 32,587sqm of office space lost to non-employment uses over the period 2015-19 (i.e. 94% of the total).

3.35. 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 completions. Table 3.7 provides this information for the

<sup>11</sup> These permitted development rights were introduced in 2013 and the 2015 EGA Update advised that their impact on Crawley's employment land supply be monitored. In 2016, the council brought into effect an Article 4 Direction removing them within the Manor Royal Business District, in order to safeguard this Main Employment Area.

period 2015-19, including both permitted development ('prior approval') schemes and planning permissions.

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

Period	Office change to residential consented via prior approval (m <sup>2</sup> )	Office change to residential consented via planning permission (m <sup>2</sup> )	Total office change to residential consented (m <sup>2</sup> )
2015/16	16,723	322	17,045
2016/17	9,330	5,083	14,413
2017/18	8,111	88	8,199
2018/19	263	2,237	2,500

3.36. 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 2015-19, although this was not the case in 2018/19, when the prior approval figures was much lower than in previous years. This may indicate a weakening of the future pipeline of office to residential conversion schemes. However, even if this is the case, the time lag between the grant of consent and the completion of works is likely to mean that the rate of completed conversions will remain strong in the short term.

3.37. 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 EGA Update. This requirement is for 153,490sqm (10,233 per annum), comprising 67,170sqm (4,460 per annum) of office floorspace and 86,590sqm (5,773 per annum) of industrial floorspace. This includes the net floorspace requirement identified in the EGA Update as well as an additional safety margin<sup>12</sup>. As we have seen, 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 on as yet unidentified employment sites coming forward, potentially outside the borough boundary, as recognised by the Local Plan. However, given the supply of sites detailed in the Employment Land Trajectory, land supply constraints should not prevent the requirement from being met at this stage.

**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%

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

Period	Floorspace type	Net delivery (sqm)*	Baseline requirement (sqm)	Delivery as % of requirement
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%
<b>4-year total</b>	<b>Office</b>	<b>18,820</b>	<b>17,912</b>	<b>105%</b>
	<b>Industrial</b>	<b>28,432</b>	<b>23,092</b>	<b>123%</b>
	<b>Total</b>	<b>47,252</b>	<b>41,004</b>	<b>115%</b>

\* Net delivery is calculated by deducting from the gross total in Table 3.4 (excluding 'churn') the losses to other types of B-class use recorded in Table 3.5 as well as losses to non-employment uses recorded in Table 3.6.

3.38. As Table 3.8 shows, once losses are taken into account, net delivery of employment space over the period 2015-19 has reached 115% of the identified baseline requirement, with the office and industrial categories achieving 105% and 123% of their respective requirements. This result has been achieved via a somewhat uneven route. Losses of office and over-delivery of industrial floorspace in 2015-17 were largely cancelled out by the figures for 2017/18, when these trends were reversed. 2018/19 then saw strong net delivery for both types. This volatile picture is likely to reflect the importance of a small number of large sites in Crawley's employment land supply.

3.39. It remains to consider how the supply pipeline has fared over the period 2014-19. An Employment Land Trajectory (ELT) summarising the position as of December 2019 is provided in Appendix C. Table 3.9 summarises the movement which has occurred since the January 2019 ELT, which was published with the 2017/18 AMR.

**Table 3.9: Change to employment land supply pipeline between January 2019 and December 2019 Employment Land Trajectories**

<b>5-year supply identified in January 2019</b>	13.2ha.
<b>Developed for employment uses during 2019</b>	-0.88ha.
<b>Being developed for employment uses as of December 2019</b>	-0.57ha.
<b>Planning permission expired during 2019</b>	-0.45ha.
<b>Net change through recalculation of area (reduction)</b>	-0.53ha.
<b>New additions</b>	0.76ha.
<b>Total 5-year supply identified in December 2019</b>	11.53ha.

3.40. As Table 3.9 and Appendix C show, 2019 saw only limited diminution in the extent of employment land available within the 5-year supply. This fall resulted mainly from the development for employment uses, which continues,

albeit at a slower rate than was reported between January 2018 and January 2019 in the 2018/19 AMR. Losses during this year have been mitigated to a considerable extent by the identification of new sites, and this may mean that levels of floorspace delivery will be able to continue at levels indicated by the 'baseline' scenario in set out in the EGA update for longer than previously anticipated. The steady diminution in employment land supply nonetheless points to constraints in the medium-to-long term.

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

- The gross delivery of employment floorspace has exceeded the projections in the 2015 EGA Update, largely on account of strong office completions, with delivery of industrial floorspace on the other hand only narrowly exceeding projections.
- This picture is somewhat altered when the loss of employment floorspace to non-employment uses is taken into account. These losses have exceeded projections overall, although they have primarily affected office rather than industrial floorspace. Most of these losses of office space have resulted from conversion to residential use, predominantly via the prior approval procedure, 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 and industrial floorspace slightly exceeded (in varying degrees) the projections in the EGA Update over the period 2015-18, albeit in the context of volatile year-to-year figures.
- Take-up of sites in the Employment Land Trajectory has slowed a little in 2018, and a lower level of overall depletion has been partially offset by the identification of new sites. This may mean that Crawley's identified employment land supply will last somewhat longer than was anticipated when the Local Plan was adopted, although there is still the prospect that constrained supply of sites will become an issue in the medium-term.

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

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

3.43. Four of these sites are identified as being appropriate for flexible mixed-use schemes comprising main town centre uses and/or residential development. The status of these sites as of April 2020 was as follows:

<b>Site</b>	<b>Status</b>	<b>Commentary</b>
Parkside Car Park	Allocation	The site is identified within the Local Plan as a 'broad location' for housing, and is considered suitable for development of up to 10 residential units, with ground floor retail below. Continued liaison will be required with the landowner to scope site delivery options, and to establish whether this allocation should be reviewed.
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)	Under construction	Planning application CR/2016/0089/FUL for 91 units was granted permission in March 2018. The site was subsequently purchased by the council, which put forward a revised scheme (CR/2018/0341/FUL) for 98 units to be delivered as 100% affordable housing.

		This was granted planning permission in August 2018, commenced shortly afterwards, and is due for completion 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. Land assembly on this site is complex, and it is not currently being promoted. Therefore, it may be appropriate to review this allocation.

3.44. The remaining four sites are identified in Policy H2 as 'Key Opportunity Sites' for a minimum cumulative delivery of 499 net residential units and town centre uses. Their status as of April 2020 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.
Telford Place	Allocation	The site is owned by Crawley Borough Council, and pre-application discussions are ongoing. The objective is to regenerate the site through a residential-led scheme, whilst improving adjacent public realm. A Housing Infrastructure Grant has been awarded by Homes England.
Crawley Station and Car Parks	Outline Planning Permission	The site was granted outline planning permission (CR/2016/0294/OUT) in August 2016 for redevelopment including residential apartments, retail, café and office uses and an integrated railway station alongside wider enhancements to the public realm and public transport interchange. An application for reserved matters in respect of this consent (CR/2019/0602/ARM) was submitted in summer 2019, together with a separate detailed application (CR/2019/0660/FUL) incorporating amendments in respect of proposals for the existing station building. Discussion with the applicant and engagement with stakeholders to address the complex requirements of the scheme is ongoing.
Land North of the Boulevard	Planning Permission	The council, in partnership with the developer Westrock, is progressing proposals for the redevelopment of the existing Town Hall site and the neighbouring car park at 11-13 The Boulevard. Full planning permission (CR/2016/0662/FUL) was granted for 91 flats on the car park site in July 2017, which will all be delivered as affordable housing in conjunction with a Registered Housing Provider. This scheme is under construction and expected to be completed during 2020/21. A hybrid application (CR/2017/0997/OUT) for the Town Hall site was granted permission subject to the conclusion S106 agreement in June 2018. This scheme comprises full permission for a new office building comprising replacement Town Hall facilities and approximately 7,700sqm of commercial office space, as well as outline permission for 182 residential units. Demolition required for commencement of the new civic centre/office building was undertaken in early 2020. 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.

## Other Policies

- 3.45. 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.
- 3.46. 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. The 2017/18 AMR reported on progress in addressing these issues. The Policies in question included H4 (Affordable and Low Cost Housing), which is discussed above on pp.14-15. The table below lists the other policies in question, the key concerns, and the key remedies identified.

<b>Policies affected:</b>	<p><b>CH3: Normal Requirements of All New Development</b></p> <p><b>CH5: Standards for All New Dwellings (including conversions)</b></p> <p><b>CH6: Tree Planting and Replacement Standards</b></p> <p><b>CH12: Heritage Assets</b></p> <p><b>CH13: Conservation Areas</b></p> <p><b>CH14: Areas of Special Local Character</b></p> <p><b>CH15: Listed Buildings and Structures</b></p> <p><b>CH16: Locally Listed Buildings</b></p> <p><b>CH17: Historic Parks and Gardens</b></p> <p><b>EC2: Economic Growth in Main Employment Areas</b></p> <p><b>EC3: Manor Royal</b></p> <p><b>EC5: Primary Shopping Area</b></p> <p><b>H3: Future Housing Mix</b></p> <p><b>ENV4: Open Space, Sport and Recreation</b></p> <p><b>ENV6: Sustainable Design and Construction</b></p>
<b>Key Issues:</b>	<ul style="list-style-type: none"> <li>Information/document requirements identified in policies not being consistently complied with where appropriate.</li> <li>Standards/requirements detailed in policies not being consistently adhered to where appropriate.</li> </ul>
<b>Key Reasons:</b>	<ul style="list-style-type: none"> <li>A lack of clarity regarding thresholds/application types triggering some policy requirements.</li> <li>A lack of adopted guidance regarding compliance with some policies (for part of the 2016/17 monitoring period).</li> <li>The council's Local List of validation requirements has yet to be updated to take account of the requirements of the 2015 Local Plan.</li> <li>Unfamiliarity with new types of requirement.</li> </ul>
<b>Key Remedies:</b>	<ul style="list-style-type: none"> <li>Adoption of Supplementary Planning Documents proposed in Local Development Scheme (achieved by end of 2017).</li> <li>Adoption of up-to-date Local List of Validation requirements.</li> <li>Clarification/tightening of policy wording as part of Local Plan review.</li> </ul>

- 3.47. Monitoring for 2018/19 points to some further improvement in this picture, likely to be partly associated with the increasing familiarity with the policies, as well as 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. Appendix E

below provides a more detailed update regarding these policies, with the exception of 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

- 3.48. Local Plan Policy H3 sets out the approach which residential development is expected to take to dwelling mix in terms of bedrooms per dwelling. It confirms that while this will depend in part on site characteristics and overall viability, such developments should address local housing needs and market demand, as identified in the Strategic Market Housing Market Assessment and its updates. The Reasoned Justification of the Policy also sets out a recommended mix for affordable housing based on the 2014 SHMA update. An updated position on local need for market housing was set out in the November 2016 'Market Housing Mix' report.<sup>13</sup>
- 3.49. 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. The 2017/18 AMR indicated an improvement in this picture, with the mix of market housing completed being closer to the profile of need anticipated in the report, although the mix of affordable housing delivered remained more skewed towards one- and two-bedroom properties in comparison with the mix set out in the Reasoned Justification of the Policy. Further monitoring of policy implementation was recommended.
- 3.50. Table 3.10 below sets out the delivery picture for 2018/19, as well as for the two preceding years, against the structure of need identified in the SHMA and Local Plan evidence for both market and affordable housing.

**Table 3.10: Measurement of market and affordable housing mix delivered against evidenced need 2016-19**

Dwelling size	Market					
	Delivery				Target (2016 SHMA update)	Surplus/shortfall
	2016/17	2017/18	2018/19	Total		
<b>1 bedroom/studio</b>	191 (42%)	39 (17%)	95 (27.2%)	325 (32%)	10%	22%
<b>2 bedroom</b>	221 (48%)	84 (37%)	154 (44.1%)	459 (45%)	30%	15%
<b>3 bedroom</b>	29 (6%)	80 (35%)	75 (21.5%)	184 (18%)	35%	-17%
<b>4+ bedroom</b>	17 (4%)	23 (10%)	25 (7.1%)	75 (7%)	25%	-18%

<sup>13</sup> ['Market Housing Mix: Crawley Borough Council and Horsham District Council', Chilmark Consulting: 2016](#), Tables 4.8 & 4.9.

Dwelling size	Affordable					
	Delivery				Target (Local Plan Policy H3)	Surplus/shortfall
	2016/17	2017/18	2018/19	Total		
1 bedroom/studio	60 (41%)	63 (43%)	45 (27.1%)	168 (37%)	25%	12%
2 bedroom	83 (57%)	63 (43%)	89 (53.6%)	235 (51%)	50%	1%
3 bedroom	2 (1%)	20 (14%)	32 (19.3%)	54 (11%)	20%	-9%
4+ bedroom	0 (0%)	0 (0%)	0 (0%)	0 (0%)	5%	-5%

- 3.51. As these figures show, the mix of housing in 2018/19 showed a high degree of consistency across tenures. From the perspective of the private market element, this mix was more skewed towards 1- and 2-bed properties than either the mix recommended in the 2016 report or than was achieved in 2017/18. This trend seems to be linked with the higher overall delivery in 2018/19, which was focused towards the lower end of the size range, while delivery of larger units remained relatively stable. In respect of Affordable Housing, the 2018/19 mix closely matches the mix set out in the Reasoned Justification of Policy H3, the only difference being the absence of the small element of 4+ bedroom dwellings, representing an improvement on the mix delivered in 2017/18 to that extent. In general, these figures appear to reaffirm the degree to which year-on-year figures depend on the specific sites coming forward in any particular year.
- 3.52. The difficulty of interpreting and drawing lessons from these year-on-year figures suggests that a more comprehensive approach to the monitoring of this policy, taking into account the pipeline of permissions, and perhaps also allocations, as well as annual completions, would be beneficial both for monitoring implementation and in informing the application of the policy as part of the development management process. This is recommended both in respect of the 2015 Plan and any updated Local Plan policy.

## Appeal decisions

- 3.53. During the 2018/19 monitoring period, 25 appeals against Crawley Borough Council decisions to refuse planning permission were decided. Of these, seven were allowed, 17 were dismissed, and one decision was split.
- 3.54. During the period April 2019 – March 2020, 32 appeals against council decisions to refuse planning permission were decided. 21 were dismissed, ten allowed, and, in one further case, the appeal was dismissed in respect of one part of a development and allowed in respect of another.
- 3.55. In most cases where appeals were allowed, 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.
- 3.56. Overall, it is considered that appeal decisions during the 2018/19 and 2019/20 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/18/3202034 against refusal of planning application CR/2017/0346/OUT: ‘Outline application (access & layout), for erection of two four-storey residential buildings, comprising 80 one and two bedroom flats, with car parking at undercroft and surface level and communal private amenity space’ at Land North of Tilgate Forest Business Centre**

The main issues in this appeal were the effect of the proposal on the supply of employment land within Crawley; the living conditions of the proposed development; whether or not the location was accessible and in accordance with the local plan spatial strategy; and whether or not mitigation to prevent harm to Ancient Woodland would be provided in an acceptable manner. The Inspector found that the proposal was in conflict with the Local Plan in each of these areas. Firstly, the loss of employment land entailed by the proposal would have a negative impact on Tilgate Forest Business Centre as a Main Employment Area, not outweighed by other benefits, and not justified by evidence regarding the potential viability of employment-related uses on the site. As such it was in conflict with Policy EC2. Secondly, it was insufficiently clear, given interlinked concerns around access to sunlight, privacy, and noise, that occupiers of the development would enjoy an adequate standard of amenity. This was found to be in conflict with policies CH3 and ENV11. Thirdly, on the issue of accessibility, the location of the site within a business park and the poor level of connectivity to many basic local services and amenities was found to be contrary to policies CH1, CH2, and IN3, which seek to reinforce the neighbourhood structure of Crawley as a New Town, to maintain a clear pattern of land uses, and to direct development to sustainable locations. Finally, in respect of Ancient Woodland, the Inspector found that the requirement in policy ENV2 for a 15 metre buffer between Ancient Woodland and development could not, as proposed, be satisfactorily and lawfully overcome by a financial contribution towards mitigation secured by means of a Unilateral Undertaking.

- **Appeal APP/Q3820/W/19/3224604 against refusal of planning application CR/2018/0562/FUL for ‘Construction of a new 5 – bedroom two storey dwelling’ at Land Parcel Off Worth Way, Adj To Fieldgate, Church Road, Pound Hill, Crawley:**

The main issues in this appeal related to impact on the Worth Conservation Area and the setting of the listed buildings within it; impact on the landscape; servicing arrangements for waste and recycling; adequate provision for affordable housing. The Inspector found the proposal would harm the significance of the Conservation Area as a heritage asset. Currently, the site is a field and the proposal would be separated from nearby listed buildings by gardens and other dwellings. However, by virtue of being within a Conservation Area designated to protect the setting of St Nicholas Church, the proposal was considered by the Inspector not to reflect the character and appearance of the Conservation Area and to harm the significance of the Conservation Area as a heritage asset, contrary to Policies SD1, CH2, CH3, CH12, CH13 and CH15. Whilst the Inspector found that, due to the proposal being a large dwelling situated in a spacious garden similar to adjacent developments, the proposal would protect the character of the landscape and would not conflict with Policies SD1, CH1, CH2, CH3, CH7, CH9 and

ENV1, he concluded that, through Paragraph 193 of the Framework, greater weight should be given to the heritage asset's conservation. The Inspector further found that the proposed development would not make adequate provision for affordable housing, contrary to Policies H4 and IN1. In respect of refuse and recycling provision the Inspector acknowledged several issues including width of paths, and found that the proposed development would conflict with Policies CH3, CH5 and CH11 as inadequate servicing arrangements for waste and recycling would be provided for the proposed dwelling.

## Performance against Sustainability Objectives

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

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

<b>Indicator:</b>	CO <sub>2</sub> reduction from Local Authority operations
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- 3.58. Versions of the AMR published for the monitoring years 2015/16 to 2017/18 have included figures presented as representing energy consumption by council vehicles and buildings in kilowatt hours (kWh) over the period 2014-2017. Further clarification has established that these figures in fact represent kilograms of carbon dioxide emissions resulting from council activities. These are presented as such in Table 3.10 below, with a further figure for 2018/19, calculated on the same basis, and showing a small fall in comparison with 2016/17.
- 3.59. In July 2019, the council passed a Climate Emergency Declaration, including a pledge to aim to reduce carbon emission generated by Crawley Borough Council Activities by at least 45% by 2030 and to zero by 2050. Further to this, the council has begun to monitor greenhouse gas emissions associated with council activities on a more comprehensive basis than previously, embracing a far wider range of activities, such as employee commuting and procurement. The results of the initial exercise, relating to the year 2018/19, are also shown in Table 3.11, and will be monitored in future iterations of this report.

**Table 3.11: Total CO<sub>2</sub> emissions from council activities (kg)**

System	Unit	2014/15	2015/16	2016/17	2017/18	2018/19
<b>Pre-2018/19</b>	<b>CO<sub>2</sub> (kg)</b>	5,174,652	4,951,158	5,279,634	Not available	4,609,000
<b>Post-2018/19</b>	<b>CO<sub>2</sub> equivalent</b>	Not available	Not available	Not available	Not available	35,045,000

Source: Information provided by Crawley Borough Council Sustainability Team

<b>Indicator:</b>	Per capita CO <sub>2</sub> emissions in the local authority area
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- 3.60. The most recent local per capita emissions figures for Crawley published by the government, going up to 2017, are shown in Table 3.12. below.

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

Year	2013	2014	2015	2016	2017
Per capita CO <sub>2</sub> emissions	6.8	5.9	5.8	5.5	5.3

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2017 (Department for Business, Energy and Industrial Strategy, 2019).

<b>Indicator:</b>	Residual household waste collected per capita
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3.61. The latest published figures for household waste collected in Crawley are shown in Table 3.13, which measures annual residual household waste against ONS mid-year population estimates.

**Table 3.13: Crawley per capita residual household waste (i.e. not recycled or composted) 2011-2019**

Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Total residual household waste (tonnes)	23,584	22,751	22,663	23,638	22,989	23,088
Population (estimate)	108,953	109,874	110,887	111,546	111,664	112,448
Residual household waste per capita (kg)	216	207	204	212	206	205

Sources: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2019); Population Estimates for UK, England and Wales, Scotland and Northern Ireland (ONS, 2019) (mid-year estimates).

<b>Indicator:</b>	Proportion of household waste recycled or composted
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3.62. 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	2014-15	2015-16	2016-17	2017-18	2018-19
Total household waste collected (tonnes)	31,010	31,308	32,567	32,104	34,503
Household waste recycled/composted (tonnes)	8,258	8,644	8,929	9,114	10,097
% of waste recycled or composted	26.6	27.6	27.4	28.4	39.3

Source: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2019).

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

<b>Indicator:</b>	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
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3.63. One planning permission was granted contrary to Environment Agency advice on flooding and water quality grounds during the 2018/19 monitoring year. Table 3.15 below details Environment Agency objections during this period and the eventual outcome in each case.

**Table 3.15: Environment Agency – Objections to planning on the basis of flood risk 2018-2019**

Planning Application No.	Development Type/ Description	Objection Reason	Outcome
CR/2015/0718/ARM	Mixed Use - Major	Unsatisfactory FRA/FCA Submitted	Granted on the basis that outline consent had been subject to a satisfactory FRA and site-wide drainage strategy.
CR/2018/0900/PA3	Residential - Minor	Risk to life and / or property	Application refused – partly on flood risk grounds
CR/2018/0902/PA3	Residential - Minor	Risk to life and / or property	Application refused & dismissed at appeal – on flood risk grounds
CR/2018/0711/FUL	Other - Minor	Unsatisfactory FRA/FCA Submitted	Application withdrawn
CR/2018/0896/FUL	Mixed Use - Minor	Sequential Test: Vulnerability not appropriate to Flood Zone	Application withdrawn
CR/2019/0103/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Application withdrawn

Source: Environment Agency - Objections to planning on the basis of flood risk: 2018-2019. CBC Planning Register.

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

<b>Indicator:</b>	Number of listed buildings on the Buildings at Risk Register
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3.64. 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.

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

<b>Indicator:</b>	The percentage of Conservation Areas with up-to-date appraisals (i.e. last five years)
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3.66. As of the end of the 2018/19 monitoring year, five of Crawley's 11 Conservation Areas had adopted Conservation Area Statements dating from the previous five years, and one more is at an advanced stage of preparation as of April 2020.

**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

Conservation Area	Date of Adoption of Conservation Area Statement
Hazelwick Road	June 2019
High Street	December 1998
Ifield Village	February 2018
Malthouse Road	N/A
St Peter's and St John's	Spring 2004
Southgate Neighbourhood Centre	N/A
Sunnymead Flats	Spring 2004
Worth	February 2018

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

<b>Indicator:</b>	Net additional dwellings - in previous years
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3.67. 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 2014/15-2018/19**

Year	2014/15	2015/16	2016/17	2017/18	2018/19
<b>Net Additional Dwellings</b>	226	541	596	369	512

Source: Authority's Monitoring Reports

<b>Indicator:</b>	Net additional Gypsy and Traveller pitches
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3.68. 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.

3.69. No planning applications for Gypsy, Traveller and Travelling Showpeople sites or pitches were received or permitted during the 2018/19 monitoring year.

<b>Indicator:</b>	Supply of ready to develop housing sites (5-year housing land supply)
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3.70. As of April 2019, the council had identified a supply of deliverable sites capable of providing 3,075 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 10.5 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<sup>14</sup>**

Residual Minimum Housing Target for 2019-30	3,082
Annual target for next 5 years – including 5% buffer	294
Projected Completions 2019/20-2023/24	3,075
Years' Supply Projected for 2019/20-2023/24	10.5

Source: Housing Trajectory 31 March 2019

<b>Indicator:</b>	New and converted dwellings – on previously developed land (PDL)
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<sup>14</sup> Please note that the reported figure for net completions over the period 2015-2019 in Appendix B was amended on 7 May 2021 to correct an error in the originally published version. The 5-year housing land supply figure has been recalculated accordingly.

3.71. 306 of the gross total of 515 dwellings (59 per cent) added during 2018/19 were created on previously developed land.

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

<b>Indicator:</b>	Working age population qualified to at least Level 4 or Higher
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3.72. The percentage of Crawley’s working age population reported over the period 2015-19 as being qualified to at least Level 4<sup>15</sup> is detailed in Table 3.19. Figures for Crawley are compared with mean figures for the South East and for England. They show an improving picture both in absolute terms and in relation to regional and national means.

**Table 3.19: Percentage of Crawley’s population (age 16-64) qualified to at least Level 4, 2015-19**

Year	Crawley	South East	England
2015	28.0	39.7	36.7
2016	38.1	41.4	37.9
2017	33.2	41.4	38.3
2018	36.9	42.2	39.0
2019	38.8	43.4	40.0

Source: Annual Population Survey, ONS [from Nomis on 5 May 2020].

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

<b>Indicator:</b>	Amount and type of development in areas designated for their nature importance
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3.73. The Biodiversity Annual Monitoring Report for Crawley produced by the Sussex Biodiversity Record Centre identified one development with two nearby sites designated for their nature importance during 2018/19 shown in Table 3.20 below.

**Table 3.20: Biodiversity Authority Monitoring Report 2018/19**

Planning App. No.	Site	Scheme
CR/2016/0083/ARM	Phase 2C, Forge Wood, (North East Sector), Crawley	Approval of reserved matters for phase 2C for the erection of 249 dwellings, car parking including garages, internal access roads, footpaths, parking and circulation area, hard and soft landscaping and other associated infrastructure and engineering works (revised description and amended plans received)
<b>Commentary</b> Reserved matters for phase 2C of the new Forge Wood Neighbourhood (North East Sector). The site contains areas of designated habitat in the form of ancient woodland and deciduous woodland. The proposal does involve some loss of habitat, as was understood in the granting of the wider outline permission in 2011. The application was accompanied by an ecological report on the affected habitats, their relative significance, and species evidence, which set out recommendations for mitigation. Within the context of management		

<sup>15</sup> i.e. Level 4 NVQ/award/certificate/diploma; CertHE; HNC; Higher Apprenticeship.

Planning App. No.	Site	Scheme
proposals for woodland on the wider site the proposal was considered acceptable by the council's Ecology consultee subject to full implementation of the report recommendations.		

Source: Biodiversity Annual Monitoring Report for Crawley, 2018/19, Sussex Biodiversity Record Centre

<b>Indicator:</b>	Amount of trees with Tree Preservation Orders lost per annum
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3.74. During the 2018/19 monitoring year, approval was given for the removal of 26 trees subject to Tree Preservation Orders. Conditions attached to the relevant approvals required that 19 were to be replaced, resulting in an overall deficit of 7. Cases where replanting was not required usually reflected either a lack of appropriate space or the low amenity value of the trees being removed.

3.75. The council is aware of two cases of unlawful felling of TPO-protected trees during the 2018/19 monitoring year. In one case a tree was unlawfully killed and an Enforcement Notice was issued requiring the planting of a replacement tree in a specified location. In the second case an area (estimated at over 5sqm) of TPO-protected woodland was felled. This case is being attended to by the Forestry Commission.

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

<b>Indicator:</b>	Number of passengers using Gatwick Airport per annum and percentage arriving by public transport
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3.76. Total annual passenger numbers and the proportion of terminating passengers using public transport are shown in Table 3.19 below. In 2016, Gatwick Airport met its S106 target of achieving a 40% modal share for public transport at the point where annual passenger numbers exceeded 40 million. Gatwick's latest Airport Surface Access Strategy (ASAS), published in May 2018, sets a target of a 48% modal share for public transport by 2022. As of 2018, as shown in Table 3.21 that figure stands at approximately 44 per cent.

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

Year	2014	2015	2016	2017	2018
<b>Passenger total (000s)</b>	37,886	39,636	42,146	44,786	45,620
<b>Total excluding connecting passengers</b>	35,246	37,084	38,941	41,208	41,574
<b>Percentage using public transport</b>	41.4	44.4	43.6	43.9	44.3

Source: Civil Aviation Authority annual Survey Reports, 2014-2018

<b>Indicator:</b>	People killed or seriously injured in road traffic accidents
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3.77. 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 2011-2016 (the most recent period for which figures are available). 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.

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

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

Source: Public Health England, Health Profiles

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

<b>Indicator:</b>	Rate of residential and commercial development to be in accordance with Local Plan annualised requirements and local commercial requirements
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3.78. The implementation of Local Plan policies relating to the rate of residential and commercial development is assessed more fully on pp.9-19 above. Table 3.23 below provides a simple summary of performance against Policies H1 and EC1.

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

	Local Plan annualised average requirement	Delivery 2018/19
Housing (net additional dwellings – Policy H1)	340 units	512 units
Commercial development (gross increase of employment floorspace excluding ‘churn’ – Policy EC1)	19,146sqm	23,626sqm

<b>Indicator:</b>	Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan).
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3.79. During 2018/19, £791,920 was received by the council in the form of S106 contributions towards transport, Manor Royal public realm improvements, library facilities, open space, fire & rescue services, education, and affordable housing. £823,585 of S106 was meanwhile spent on a range of infrastructure schemes<sup>16</sup>. New S106 agreements signed during the monitoring year included contributions totalling £881,268. S106 income, expenditure, and agreed obligations for the year 2019/20 will be set out in the council’s 2019/20 Infrastructure Funding Statement, which will be published separately before the end of 2020 in accordance with the CIL Regulations.

3.80. 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**

<sup>16</sup> For further detail see Crawley Borough Council Planning Committee report PES/304 <https://democracy.crawley.gov.uk/documents/s9382/PES%20304%20Section%20106%20Qtr%201%20and%20Qtr%202.pdf> and report PES/317 <https://democracy.crawley.gov.uk/documents/s11191/Section%20106%20Monies%20-%20Q34%20201819.pdf>.



<b>Indicator:</b>	Percentage of people aged 16-64 with no qualifications
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3.81. Table 3.24 compares the proportion of Crawley residents aged 16-64 with no qualifications with equivalent figures for the South East and England over the period 2015-2019. The 2017 and 2018 figures show a significant increase on that for 2016, which is counter-intuitive and 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 around or lower than the equivalent figure for the South East. It is more clearly lower than the average for England as a whole.

**Table 3.24: Percentage of Crawley’s population (age 16-64) with no qualifications, 2015-19**

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	5.3*	5.6	7.6
2019	3.0*	5.8	7.5

Source: Annual Population Survey, ONS [from Nomis on 5 May 2020].

\* Estimate unreliable owing to small group sample size (3-9).

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

<b>Indicator:</b>	Self-reported measure of people’s overall health and wellbeing
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3.82. Table 3.25 below details levels of subjective wellbeing in Crawley and the UK as a whole over the period 2014/15-2018/19 (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). The scores show that levels of reported subjective wellbeing in Crawley are tracking UK averages fairly closely.

**Table 3.25: Scores out of ten for indicators of subjective wellbeing in Crawley and the UK, 2014/15 to 2018/19**

Year	Life Satisfaction		Worthwhile		Happiness		Anxiety	
	Crawley	UK	Crawley	UK	Crawley	UK	Crawley	UK
2014/15	7.7	7.6	7.7	7.8	7.5	7.5	2.9	2.9
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	7.5	2.8	2.9

Source: ONS Annual Population Survey

<b>Indicator:</b>	All-age all-cause mortality rate
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3.83. Table 3.26 compares the annual age-standardised mortality rate for Crawley with that of England and Wales as a whole over the period 2014-2018 (the most recent period for which figures are available). Both rates have fluctuated

during this period, but Crawley's mortality rate has been consistently below the national one.

**Table 3.26: Annual mortality rate per 100,000 – comparison of Crawley with England and Wales**

<b>Year</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Crawley	850.4	881.8	900.1	892.4	888.6
England & Wales	953.0	993.2	966.9	965.3	965.4

Source: Mortality Statistics: Deaths Registered in UK by Area of Usual Residence, ONS 2019

## **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 2018/19 monitoring period or during 2019/20, 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's 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, detailing CIL income and expenditure as well as other specified matters related to developer contributions. This will apply to the 2019/20 financial year, but not to the year covered by this AMR. CIL receipts and expenditure for the 2018/19 financial year are accordingly set out below, in Table 5.1 and Table 5.2 respectively:

**Table 5.1: Income/Expenditure Overview**

Type of CIL	Retained CIL receipts from previous year	Receipts during year	Expenditure during year	Retained at end of year
Strategic Infrastructure Strand*	£68,897.09	£102,478.26	£10,000.00	£161,384.35
Neighbourhood Improvement Strand†	£11,708.31	£17,182.69	£11,605.00	£17,286.00
Total	£80,605.40	£119,669.95	£21,605.00	£178,670.35

\* The share of the total amount of CIL which is not subject to CIL Regulation 59A, 59B, or 59F. This is to be spent on infrastructure to support the development of the area.

† The share of the total amount of CIL which is subject to CIL Regulation 59F (there being no 'parished' areas within Crawley in which Regulations 59A or 59B have applied during this period). This is to be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or on anything else that is concerned with addressing the demands that development places on the area.

**Table 5.2: Details of CIL Expenditure**

Expenditure Item	Total Spend on Item	Spend from Strategic Infrastructure Fund	Spend from Neighbourhood Improvement Fund
Administrative Expenses (amounting to 8.4 per cent of CIL collected during year)	£10,000.00	£10,000.00	£0.00
Wheelchair Swing & HAT for Maidenbower Pavilion Community Centre	£5,000.00	£0.00	£5,000.00
Funds towards new minibus	£2,979.00	£0.00	£2,979.00
Bodies – a play about cancer	£800.00	£0.00	£800.00

Expenditure Item	Total Spend on Item	Spend from Strategic Infrastructure Fund	Spend from Neighbourhood Improvement Fund
Broadfield Outdoor Gym	£1,727.00	£0.00	£1,727.00
The Mill Indoor Art Garden	£1,099.00	£0.00	£1,099.00
<b>Total</b>	<b>£21,605.00</b>	<b>£10,000.00</b>	<b>£11,605.00</b>

5.3. Expenditure of CIL from the Strategic Infrastructure fund during 2018/19 was limited to Administrative Expenses, as this fund is being built up in order to fund significant priority Infrastructure schemes identified in the council's Infrastructure Business Plan.<sup>17</sup>

5.4. The final amounts of CIL income received and/or spent by the council during the 2019/20 financial year will be reported on in the council's Infrastructure Funding Statement for that year, which will be published by the end of the calendar year 2020.

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<sup>17</sup> The latest update to the Infrastructure Business Plan is available at: <https://democracy.crawley.gov.uk/documents/s13030/Allocating%20Monies%20Collected%20Through%20CIL%20202021.pdf>.

## 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 added to the Register during each base period from the establishment of the Register to 31 March 2019. In this case, the base periods are considered a more appropriate time unit than the April-March monitoring year.
- 6.7. The table divides Register entries according to whether they represent an individual or an association, and according to whether they are included on part 1 or part 2 of the Register. This latter division reflects councils' power to introduce local eligibility conditions for Register entries, including a local connection test and a test of financial capacity to buy the plots sought. Those entries which satisfy the tests are then added to part 1 of the Register and those which are not are added to part 2. The 'duty to grant planning permission' only applies to part 1. Where no such tests are introduced all entries are treated as part 1 entries.
- 6.8. Local eligibility conditions for entries to Crawley's Self-build and Custom Housebuilding Register were introduced on 18 July 2017, from which time the Register has been divided into parts 1 and 2. This step was considered appropriate in Crawley because the severely constrained supply of housing land restricts the potential for new self-build development. Therefore, it was considered reasonable that the 'duty to grant planning permission' should

only be triggered in respect of new entrants to the Register who could satisfy the local eligibility conditions<sup>18</sup>.

**Table 6.1: Self-build and custom housebuilding register statistics, as of 31 March 2020**

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	20	0	5	0	25	0
2019-20 as of 31 March 2020	3	0	2	0	5	0
<b>Total</b>	<b>73</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>90</b>	<b>0</b>

<sup>18</sup> Further information about Crawley's Self-build and Custom Housebuilding Register is available, along with the e-form for applicants, at: <https://crawley.gov.uk/planning/planning-policy/engagement-and-monitoring/self-build-register>.

## Part 7. Duty to Cooperate

- 6.1. 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.
- 6.2. The Local Plan 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 2018/19 monitoring year.

Output	Parties	Date
Signed Statement of Common Ground: Ashdown Forest	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Ashdown Forest Authorities</li> </ul>	16 April 2018
Signed Statement of Common Ground: Tandridge Local Plan	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• Tandridge District Council</li> </ul>	10 December 2018
Adoption of High Weald AONB Management Plan	<ul style="list-style-type: none"> <li>• Crawley Borough Council</li> <li>• High Weald Authorities</li> </ul>	8 March 2019

- 6.3. Key agreements and actions from the monitoring year are set out below:

### Gatwick Diamond

- 6.4. Progress across the Gatwick Diamond Authorities during the 2018/19 monitoring period primarily focused on supporting joint representations to the London Plan Examination. This included representatives from the Gatwick Diamond Local Planning Authorities' attendance at the housing numbers technical seminar (November 2018) and as part of the wider south east hearing session (January 2019).

### West Sussex and Greater Brighton Strategic Planning Board

- 6.5. Crawley Borough Council attended the Strategic Planning Board meetings held in July 2018 and February 2019, and participated in the Officer Group, through meetings and electronic correspondence, established to progress the strategic cross-boundary joint working for the area and to support the Planning Board.

### Northern West Sussex Authorities

- 6.6. Regular meetings were held between the Northern West Sussex Authorities (Crawley, Horsham, Mid Sussex and West Sussex County). These meetings include constructive discussions regarding implementation of the existing adopted Local Plan, progression towards reviews of the Local Plans and updating of the joint evidence base.
- 6.7. During the 2018/19 monitoring year this included the joint commissioning of the following evidence:
- EcoServ – Horsham and Crawley, commissioned September 2018;
  - Economic Growth Assessment – Crawley, Horsham and Mid Sussex, commissioned February 2019;
  - Strategic Housing Market Assessment – Crawley and Horsham, with Mid Sussex engaged, commissioned February 2019.



#### Attendance at Local Plan examination hearings and the preparation of Local Plans

- 6.8. Cooperation among the Gatwick Diamond Authorities (Crawley, Horsham, Mole Valley, Mid Sussex, Reigate and Banstead, Surrey County, Tandridge and West Sussex County) on Local Plan preparations has included providing feedback on emerging Local Plans and approaches, discussions on cross-boundary matters and preparation of Statements of Common Ground as well as attendance at Local Plan examination hearings by planning policy officers.
- 6.9. Crawley Borough Council made representations to the initial Regulation 18 public consultation undertaken by Horsham District Council on its Horsham District Plan review in June 2018.
- 6.10. Crawley Borough Council also engaged in the preparation of the Reigate and Banstead Development Management Plan process, following up the representations made in the previous monitoring period, with Crawley Borough Council officer attendance at the Examination hearing sessions held on Duty to Cooperate and Economic Growth (October 2018) and in relation to the Strategic Employment Site (November 2018).
- 6.11. Discussions were held between Crawley Borough Council and Tandridge District Council in relation to the Tandridge District Local Plan, particularly considering the transport modelling and sites in June 2018. This concluded in a jointly signed Statement of Common Ground between the two authorities (December 2018)

#### Strategic Sites 'At Crawley'

- 6.12. Meetings were held with neighbouring authorities, Horsham District Council; Mid Sussex District Council; and Reigate and Banstead Borough Council to discuss proposed, promoted and potential strategic sites close to Crawley's administrative boundary.
- 6.13. In particular, regular meetings were attended by officers in relation to proposals being promoted by Homes England in relation to strategic development to the west of Crawley, for up to 10,000 new homes, in the form of three new neighbourhoods as urban extensions to Crawley, within Horsham District Council's administrative area. These meetings involved both Horsham District and Crawley Borough Councils as well as West Sussex County Council.

#### Ashdown Forest

- 6.14. Meetings were held with a significant number of local authorities<sup>19</sup> affected by the Ashdown Forest Special Area of Conservation and Natural England. These were focused on understanding the requirements of the Habitats Regulations in relation to Local Plan development and planning application approvals. In order to understand the issues at the highest officer level in the council, meetings across the Local Authorities' Chief Executives were held in addition to those at the technical officer level.
- 6.15. The joint working across the authorities secured the preparation, and signing, of a Statement of Common Ground (April 2018).
- 6.16. A meeting was also held across the wider authorities in specific relation to the Wealden draft Local Plan in September 2018.

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<sup>19</sup> Including: Brighton and Hove City Council, Crawley Borough Council, East Sussex County Council, Hastings Borough Council, Horsham District Council, Lewes and Eastbourne Councils, Mid Sussex District Council, Rother District Council, Sevenoaks District Council, South Downs National Park Authority, Tandridge District Council, Tonbridge and Malling Borough Council, Tunbridge Wells Borough Council, Wealden District Council and West Sussex County Council.

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

- 6.17. Crawley Borough Council hosted officers from West Sussex County Council and other adjoining local authorities at meetings of the Gatwick Officers Group (GOG), for discussion of current and emerging issues relating to the operation, growth and development of the airport, and attendance at quarterly GATCOM meetings, which involve the local authorities' Members. A Noise and Mitigation Briefing Session was held in April 2018.
- 6.18. An additional meeting was held with Gatwick Airport Limited on 5 April 2018 to discuss the Gatwick Airport Annual Monitoring Report.

#### Infrastructure

- 6.19. Meetings were held between Crawley Borough Council and the infrastructure providers in relation to the following:
- Education (LocatED, April 2018)
  - Rail – potential new stations between Crawley and Horsham (Horsham District Council, Crawley Borough Council, West Sussex County Council, Network Rail and the Developers, 'at least' monthly meetings between April and August 2018)
  - Waste Water Network and Waste Water Treatment (Crawley Borough Council, Horsham District Council, Mid Sussex District Council and Thames Water, November 2018).

**Appendix A. Timetables for Preparation of Documents mentioned in Crawley Local Development Scheme 2017-2020 & Crawley Local Development Scheme 2019-2021**


(For the latest timetables for future work please see the [Local Development Scheme 2020 - 2023](#))

Crawley Borough Council's Local Development Scheme Programme 2017 – 2020																																																		
	2017												2018												2019												2020													
	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		
<b>Development Plan Documents</b>																																																		
Local Plan Review																																																		
West Sussex Minerals Local Plan (Crawley Local Plan Map Update)																																																		
Local Plan Map Update for Local Plan Review																																																		
<b>Supplementary Planning Documents</b>																																																		
Affordable Housing SPD																																																		
Development of Gatwick SPD (review)																																																		
<b>Brownfield Land Register</b>																																																		
Part 1																																																		
<b>Other Planning Documents</b>																																																		
Conservation Area Statements*																																																		
Tinsley Lane Development Brief																																																		
Breezehurst Drive Development Brief																																																		
Land East Balcombe Road/Street Hill Dev Brief																																																		
Statement of Community Involvement																																																		
* each document will be subject to its own individual timetable, to be confirmed																																																		

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

Crawley Borough Council's Local Development Scheme Programme 2018 – 2021																																																		
	2018												2019												2020												2021													
	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		
<b>Development Plan Documents</b>																																																		
Local Plan Review																																																		
Local Plan Map Update for Local Plan Review																																																		
<b>Supplementary Planning Documents</b>																																																		
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Affordable Housing Review SPD																																																		
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<b>Brownfield Land Register</b>																																																		
Part 1																																																		
<b>Other Planning Documents</b>																																																		
Statement of Community Involvement																																																		
Local List																																																		

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

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

## **Appendix B. Crawley Borough Housing Trajectory – Base date 31 March 2019**

**Housing Trajectory  
Base Date 31 March 2019**

											Current Year	Anticipated Delivery of Dwellings 2019-2030 (Local Plan)											
											Local Plan Year	4	5	6	7	8	9	10	11	12	13	14	15
											Five Year Supply												
Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
Large Housing Sites (5 units and above) with extant Planning Permission at 31 March 2019 (A)	CR/2017/0552/FUL	8 - 9 QUEENS SQUARE, NORTHGATE, CRAWLEY	Northgate	21/12/2018	21/12/2021	7	0	7	0	7	0	0	7	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	
	CR/2017/0564/FUL	83 - 87 THREE BRIDGES ROAD	Three Bridges	18/10/2017	Commenced	14	0	14	14	0	14	0	0	0	0	0	0	0	0	0	0	0	
	CR/2017/0760/FUL	9 WOOLBOROUGH ROAD	Northgate	16/03/2018	16/03/2021	9	0	9	0	9	0	0	9	0	0	0	0	0	0	0	0	0	
	CR/2017/0483/FUL	LAND ADJACENT TO DOBBINS PLACE	Ifield	22/12/2017	Commenced	6	0	6	6	0	6	0	0	0	0	0	0	0	0	0	0	0	
	CR/2017/0569/FUL	56 & 58 HORSHAM ROAD	Southgate	21/03/2018	21/03/2021	8	1	7	8	0	8	0	0	0	0	0	0	0	0	0	0	0	
	CR/2017/0594/FUL	OCEAN HOUSE, HAZELWICK AVENUE	Three Bridges	28/08/2018	28/08/2021	8	0	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	
	CR/2015/0778/RG3	23 BARNFIELD ROAD	Northgate	08/01/2016	Commenced	5	0	5	5	0	5	0	0	0	0	0	0	0	0	0	0	0	
	CR/2017/0921/FUL	STONER HOUSE	Northgate	25/02/2019	25/02/2021	9	0	9	0	9	0	0	9	0	0	0	0	0	0	0	0	0	
	CR/2017/0881/FUL	257 - 259 IFIELD ROAD	West Green	17/04/2018	Commenced	5	2	3	0	5	0	0	5	0	0	0	0	0	0	0	0	0	
	CR/2017/0519/FUL	THE IMPERIAL, BROADFIELD BARTON, BROADFIELD, CRAWLEY	Broadfield	22/11/2018	22/11/2021	19	0	19	0	19	0	0	0	19	0	0	0	0	0	0	0	0	
	<b>Total Large Sites with PP (6-29 units)</b>					<b>104</b>	<b>3</b>	<b>101</b>	<b>33</b>	<b>71</b>	<b>33</b>	<b>0</b>	<b>52</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Small Housing Sites (4 units or less) with PP (B)	<b>Total Small Housing Sites with PP (5 or less)</b>					<b>46</b>	<b>6</b>	<b>40</b>	<b>0</b>	<b>46</b>													
	<b>Total small Sites deliverable spread over 5 years (100% of small sites commenced plus 45% of commitment)</b>										<b>22</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

	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 2019-2030 (Local Plan)											
											Local Plan Year	4	5	6	7	8	9	10	11	12	13	14	15
												Five Year Supply											
											2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
Local Plan Key Housing Allocations (Policy H2) that are 'Deliverable' (C)	CR/2015/0609/FUL	15 - 29 BROADWAY	Northgate	20/04/2016	Commenced	78	0	78	0	78	0	0	78	0	0	0	0	0	0	0	0	0	0
	CR/2015/0552/NCC	FORGE WOOD (RESERVED MATTERS TO BE APPROVED)	Pound Hill	15/11/2016	15/11/2019	497	0	497	0	497	0	0	0	0	0	0	0	0	175	173	149	0	0
	CR/2016/0780/ARM	FORGE WOOD PHASE 3A	Pound Hill	20/03/2017	Commenced	225	0	225	164	61	120	50	11	0	0	0	0	0	0	0	0	0	0
	CR/2013/0610/ARM	FORGE WOOD PHASE 1A	Pound Hill	14/03/2014	Commenced	204	0	204	204	0	3	0	0	0	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
	CR/2015/0718/ARM	PHASE 2B, FORGE WOOD	Pound Hill	31/01/2019	31/01/2022	169	0	169	0	169	0	0	0	69	50	50	0	0	0	0	0	0	0
	CR/2016/0083/ARM	FORCE WOOD PHASE 2C	Pound Hill	31/01/2019	31/01/2022	249	0	249	0	249	0	0	0	89	80	80	0	0	0	0	0	0	0
	CR/2016/0114/ARM	PHASE 2D FORGE WOOD (NORTH EAST SECTOR) POUN	Pound Hill	28/04/2017	Commenced	75	0	75	75	0	28	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2016/0962/ARM	FORGE WOOD PHASE 3B	Pound Hill	11/12/2017	Commenced	151	0	151	47	104	47	104	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0125/ARM	FORGE WOOD PHASE 4A	Pound Hill	27/10/2017	27/10/2020	147	0	147	0	147	0	0	0	26	91	30	0	0	0	0	0	0	0
	CR/2015/0389/FUL	IFIELD COMMUNITY COLLEGE	Ifield	23/12/2015	Commenced	193	0	193	193	0	83	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	60	60	0	0	0	0	0	0
	Allocation	LAND ADJ DESMOND ANDERSON	Tilgate			100	0	100	0	100	0	0	0	0	0	0	50	50	0	0	0	0	0
	CR/2015/0763/ARM	Southern Counties garage 27-45 Ifield Road	West Green	06/04/2016	Commenced	216	0	216	216	0	166	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0444/FUL	KILNMEAD CAR PARK	Northgate	30/01/2018	Commenced	37	0	37	0	37	0	37	0	0	0	0	0	0	0	0	0	0	0
	Allocation	ZURICH HOUSE, EAST PARK*	Southgate			44	0	44	0	44	0	0	44	0	0	0	0	0	0	0	0	0	0
	CR/2016/1053/FUL	GOFFS PARK DEPOT	Southgate	24/08/2017	Commenced	44	0	44	0	44	0	44	0	0	0	0	0	0	0	0	0	0	0
Allocation	FORMER TSB SITE, RUSSELL WAY	Three Bridges			40	0	40	0	40	0	0	0	0	20	20	0	0	0	0	0	0	0	
CR/2016/0972/FUL	OAKHURST GRANGE	Southgate	05/10/2018	Commenced	62	0	62	0	62	0	0	0	62	0	0	0	0	0	0	0	0	0	
Local Plan Key Housing Allocations (Policy H2) that are 'Developable' (D)	Allocation	BREEZEHURST DRIVE PLAYING FIELDS	Bewbush			65	0	65	0	65	0	0	32	33	0	0	0	0	0	0	0	0	
	Allocation	LONGLEY HOUSE, EAST PARK	Southgate			48	0	48	0	48	0	0	0	48	0	0	0	0	0	0	0	0	
	Allocation	HENTY CLOSE	Bewbush			24	0	24	0	24	0	0	12	12	0	0	0	0	0	0	0	0	
	Allocation	LAND EAST OF STREET HILL	Pound Hill			15	0	15	0	15	0	0	15	0	0	0	0	0	0	0	0	0	
Local Plan Key Town Centre Opportunity Sites (Policy H2) (30+ units) (E)	Allocation	TELFORD PLACE / HASLETT AVENUE	Three Bridges			300	0	300	0	300	0	0	0	0	300	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	100	100	108	0	0	0	0	0	
	Allocation	COUNTY BUILDINGS	Northgate			50	0	50	0	50	0	0	0	0	50	0	0	0	0	0	0	0	
	CR/2017/0997/OUT	LAND N OF THE BOULEVARD (Town Hall)	Northgate	14/02/2019	14/02/2022	182	0	182	0	182	0	0	0	0	0	182	0	0	0	0	0	0	
CR/2016/0662/FUL	CAR PARK, 11-13 THE BOULEVARD	Northgate	19/07/2017	19/07/2020	91	0	91	0	91	0	0	91	0	0	0	0	0	0	0	0	0	0	
<b>Key Housing Sites Total</b>	<b>Total Key Housing Sites</b>					<b>3777</b>	<b>0</b>	<b>3777</b>	<b>899</b>	<b>2878</b>	<b>447</b>	<b>235</b>	<b>267</b>	<b>305</b>	<b>734</b>	<b>572</b>	<b>218</b>	<b>50</b>	<b>175</b>	<b>173</b>	<b>149</b>	<b>0</b>	



											Current Year	Anticipated Delivery of Dwellings 2019-2030 (Local Plan)											
											Local Plan Year	4	5	6	7	8	9	10	11	12	13	14	15
											Five Year Supply												
Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30		
Broad Location (East of London Road) 5+ Units (F)	138 - 144 London Road	Northgate			27	4	23	0	27	0	0	0	0	0	0	0	27	0	0	0	0		
	102 - 112 London Road & 2 - 4 Tushmore	Northgate			44	8	36	0	44	0	0	0	44	0	0	0	0	0	0	0	0		
	116 - 136 London Road	Northgate			64	11	53	0	64	0	0	0	32	32	0	0	0	0	0	0	0		
	21, 25, 27 & 29 Tushmore Lane	Northgate			63	4	59	0	63	0	0	0	0	0	30	33	0	0	0	0	0		
	<b>Total for Broad Location (East of London Road)</b>					<b>198</b>	<b>27</b>	<b>171</b>	<b>0</b>	<b>198</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>62</b>	<b>33</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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	48	0	0	0		
	CR/2018/0341/FUL	Central Sussex College (East of Tower)	Three Bridges	16/08/2018	Commenced	98	0	98	0	98	0	0	98	0	0	0	0	0	0	0	0		
	Brittingham House, Orchard St	West Green			24	0	24	0	24	0	0	0	0	0	24	0	0	0	0	0	0		
	1-7 Pegler Way	West Green			20	0	20	0	20	0	0	0	0	0	0	20	0	0	0	0	0		
	Old Vicarage, Church Walk	Northgate			18	0	18	0	18	0	0	0	0	0	0	18	0	0	0	0	0		
	Parkside Car Park	Northgate			10	0	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0		
<b>Total for Broad Location (Town Centre)</b>					<b>218</b>	<b>0</b>	<b>218</b>	<b>0</b>	<b>218</b>	<b>0</b>	<b>0</b>	<b>98</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>48</b>	<b>0</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Broad Location (Forge Wood North East Sector Residual Land) 6+ Units (F)	Land Adj to Steers Lane	Pound Hill			75	0	75	0	75	0	0	0	0	0	0	0	75	0	0	0			
	Land to the Southeast of Heathy Farm, Balcombe Road	Pound Hill			75	0	75	0	75	0	0	0	0	0	0	0	0	0	75	0	0		
	<b>Total for Broad Location (Forge Wood)</b>					<b>150</b>	<b>0</b>	<b>150</b>	<b>0</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>0</b>	<b>75</b>	<b>0</b>	<b>0</b>		
Suitable SHLAA Sites that are Deliverable (5-29 units) (G)	Oak Tree Filling Station, 114 London Road	Northgate			17	0	17	0	17	0	0	0	0	0	17	0	0	0	0	0	0		
	CR/2016/0596/FUL	TRADERS MARKET, HIGH STREET	West Green	31/08/2016	Commenced	5	0	5	5	0	5	0	0	0	0	0	0	0	0	0	0		
	<b>Total Deliverable SHLAA Sites</b>					<b>22</b>	<b>0</b>	<b>22</b>	<b>5</b>	<b>17</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Suitable SHLAA Sites that are Developable (5-29 Units) (H)	Ambulance Station, Ifield Avenue	West Green			16	0	16	0	16	0	0	0	16	0	0	0	0	0	0	0	0		
	2 - 12 Friston Walk	Ifield			21	6	15	0	21	0	0	0	0	0	0	0	21	0	0	0	0		
	Rear Gardens, Dingle Close/Ifield Road	West Green			18	0	18	0	18	0	0	0	0	0	0	0	18	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		
	<b>Total Developable SHLAA Sites</b>					<b>70</b>	<b>6</b>	<b>64</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Prior Approvals Completed or on-site	CR/2018/0015/PA3	EDF BUILDING, RUSSELL WAY	Three Bridges	01/03/2018	01/03/2021	42	0	42	0	42	0	0	0	0	0	0	0	0	0	0	0		
	CR/2017/0522/PA3	STONER HOUSE, KILNMEAD	Northgate	27/07/2017	27/07/2020	129	0	129	0	129	0	0	0	0	0	0	0	0	0	0	0		
	CR/2017/0882/PA3	SUTHERLAND HOUSE (EASTERN SECTION), RUSSELL WAY	Three Bridges	11/12/2017	11/12/2020	136	0	136	0	136	0	0	0	0	0	0	0	0	0	0	0		
	CR/2016/0816/PA3	SHAW HOUSE, PEGLER WAY	West Green	11/11/2016	11/11/2019	26	0	26	0	26	0	0	0	0	0	0	0	0	0	0	0		
	CR/2017/0549/PA3	FIRST & SECOND FLOORS 34-38 THE BROADWAY, SECOND FLOOR 40 THE BROADWAY & FIRST AND SECOND FLOORS 48 THE BROADWAY, NORTHGATE, CRAWLEY	Northgate	31/08/2017	Commenced	9	0	9	8	1	8	1	0	0	0	0	0	0	0	0	0		
<b>Total for Prior Approvals</b>					<b>342</b>	<b>0</b>	<b>342</b>	<b>8</b>	<b>334</b>	<b>8</b>	<b>334</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Housing Windfalls	<b>Total for Windfalls</b>				<b>742</b>	<b>0</b>	<b>742</b>	<b>0</b>	<b>742</b>	<b>0</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>		

<b>Gross Housing Delivery for All Categories</b>	515	630	477	398	865	730	354	261	278	303	204	55
<b>Total Losses for All Categories per annum</b>	3	0	2	0	19	4	0	10	0	0	0	0
<b>Net Housing Delivery for All Categories per annum</b>	512	630	475	398	846	726	354	251	278	303	204	55

### Notes

\* The expected dwelling total given for Zurich House has been lowered from 56 to 44 dwellings on the basis that prior approval application CR/2019/0271/PA3 - granted prior approval on 28/05/2019 - represents a more realistic indicator of landowner intention.

† Please note that the reported figure for net completions over the period 2015-2019 was amended on 7 May 2021 to correct an error in the originally published version of the Housing Trajectory. The 5-year housing land supply figure has been recalculated accordingly.

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

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

Housing Requirement		Past & Projected delivery†		5-year housing supply calculation†	
Local Plan Policy H1 Housing Requirement 2015-2030	5100	Net completions April 2015-March 2019	2018	Residual minimum housing target April 2019-March 2030	3082
		Projected net completions 2019-2030	4520	Residual annual minimum housing target April 2019-March 2030	280
Annualised H1 Minimum Housing Target 2015-30	340	Projected total delivery 2015-2030	6538	Target for 2019-2024 - including 5% buffer	1471
				Projected net completions 2019-2024	3075
				Years' supply projected for 2019-24	10.5

# **Appendix C. Crawley Borough Employment Land Trajectory – Base date 31 December 2019**

## EMPLOYMENT LAND TRAJECTORY 31 DECEMBER 2019

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Industrial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Employment Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
<b>Manor Royal (Years 1-5)</b>													
1	Wingspan Club Residual Land	CBC Property working on a scheme to submit to planning for the development of the site as either a single 30,000sq ft (2,787sqm) building or a number of smaller units. Possible to open up access to the site to accommodate the development. Seeking to attract warehouse users. The timescale is like to be about 18 months to 2 years time (completion Spring-Summer 2021)	N/A	Yes	Yes	Yes	0.64	2,787	0	2,787	0	0	0.64
2	Former GSK Site, Phase Two Residual Land	Remaining parcel of undeveloped land, identified for a business hub. Current permission, as part of hybrid application, permits Building 4 to provide approximately 1433 sqm B1a and 87 sqm cafe.	CR/2014/0415/ARM	Yes	Yes	Yes	0.4	1,433	1,433	0	87	0.37	0.00
3	Nexus, Gatwick Road (Parcel 3)	Outline permission CR/2014/0764/OUT for Parcel 3 (3 x A1 and A3/A5 buildings totalling 1,025 sq.m) has lapsed. Vail Williams, as agent, advises that will has potential for B1/B2/B8 plus other support facilities for the main employment area.	CR/2014/0764/OUT	Yes	Yes	Yes	0.64	0	0	0	0	0.32	0.32
4a	Gatwick Park (Site G1), Gatwick Road	Demolition of 3 existing office buildings and erection of a new B1(a) office building. Permitted (subject to S106) at April 2017 Planning Committee.	CR/2016/0997/FUL	Yes	Yes	Yes	0.8	10,960	10,960	0	0	0.8	0.0
4b	Gatwick Park (Site G2), BCL House, Gatwick Road	Permission for redevelopment of the site with a 5-storey (step down) office building. S106 legal agreement has been signed. Being marketed at Gatwick Park.	CR/2017/1057/FUL	Yes	Yes	Yes	0.44	6,637	6,637	0	0	0.44	0.0
5	Elekta, London Road and Fleming Way (Phase 2)	Phase 1, for Building A (11,828 sq.m B1a floorpace) is complete. Phase 2, for the erection of a second building to provide 4,345 sq.m 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
6	Land at Jersey Farm (Site A)	Planning Permission for 3 x B1c/B8 industrial units on greenfield land outside the built up area boundary adjoining Manor Royal. Application CR/2019/0696/FUL submitted for planning permission to develop one B2/B8 industrial unit, associated landscaping and car parking.	CR/2015/0435/FUL	Yes	Yes	Yes	0.59	1,128	0	1,128	0	0.00	0.59
7	Units XA1 and XA2, Sussex Manor Business Park	Planning Permission (subject to S106) for an extension to the existing 9,500sqm building to provide an additional 1,688 sqm B2 floorspace.	CR/2019/0456/FUL	Yes	Yes	Yes	1.7	1,688	0	1,688	0	0.00	0.00
							<b>5.61</b>	<b>28,978</b>	<b>23,375</b>	<b>5,603</b>	<b>87</b>	<b>2.33</b>	<b>1.55</b>

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Industrial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
<b>Town Centre and Other Locations (Years 1-5)</b>													
8	Forge Wood (North East Sector) Employment Land	Employment provision for Forge Wood neighbourhood, identified for delivery of 5,000 sqm business land. Approved subject to S106. Flexible B1/B2/B8.	CR/2016/0858/ARM	Yes	Yes	Yes	2.74	5,000	2,500	2,500	2,500	1.37	1.37
9	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. Planning application CR/2017/0346/FUL (erection of 80 residential units) refused and appeal dismissed. SHW, on behalf of Bell Cornwall, has responded to Call for Site consultation and is of the view that site is unlikely to come forward for business use.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
10	Southways, London Road	Site is situated within land designated for the preparation of the North Crawley AAP. Certificate of Lawfulness CR/2013/0008/192 confirms that development for twin office buildings is commenced and extant.	CR/2013/0008/192 CR/2013/0094/FUL	Yes	Yes	Yes	2.83	3,241	3,241	0	0	2.83	0
11	County Buildings, Northgate Avenue	Site is on 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 B1 office use. WSCC advise that site is likely to come forward beyond 2020, we have plans moving to demolish the site in 2020. Advice suggests this will be a mixed use site but WSCC need to undertake further work before progressing. Completion likely post-2020, but no later than 2025.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0
11	Town Hall and Boulevard Car Park (excluding CBC car park), The Boulevard	Permission CR/2017/0997/OUT for a.) detailed application for demolition of existing council offices and erection of replacement town hall, offices, and a public square, and b.) outline application for residential development comprising 182 units including commercial space. Provides a net gain of 4,173 sqm office space (14,695 sqm total). Office/civic sector of the site is 0.56ha, and this figure is counted towards the employment land supply. Cat B completion late 2021, for occupation early 2022.	CR/2017/0997/OUT	Yes	Yes	Yes	1.23	14,695	14,695	0	370	0.56	0
12	Moka, Station Way	Residential-led mixed-use development. Would deliver 650 sqm ground floor commercial floorspace, this being flexible within use classes A1, A3, A4, B1 and/or D1, and split between 2 to 4 units.	CR/2019/0542/FUL	Yes	Yes	Yes	0.36	650	650	0	650	0.36	0
							<b>9.10</b>	<b>33,416</b>	<b>30,916</b>	<b>2,500</b>	<b>3,520</b>	<b>6.28</b>	<b>1.37</b>

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Industrial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
<b>Sites Within Area of Search (To be Assessed through Area Action Plan) (Years 6-15)</b>													
13	Gatwick Green	<p>The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses.</p> <p>The site is situated within the North East Crawley Rural Fringe landscape character area and a Biodiversity Opportunity Area (Gatwick Wood Biodiversity Opportunity Area). The site was actively promoted through the Local Plan 2015 process and discussed at Examination in Public, with supporting information advising that approx 60,500sqm could be dedicated to business use and approx 49,000sqm for supporting uses. This capacity has been re-assessed by the promoter, which is promoting up to 338,704 sqm of employment and related floorspace. Promoted by Savills on behalf of Wilky Group.</p>	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	58.7	338,704	Uncertain	Uncertain	Uncertain	29.35	29.35
14	Land at Rowley Farm	<p>The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses.</p> <p>Site is located in countryside adjacent to the northern boundary of Manor Royal and western boundary of City Place, within the Upper Mole Farmlands Rural Fringe landscape character area. The site is subject to a number of environmental designations. There are two areas of Ancient Woodland on the site. One is located in the northeast corner of the site and the other in the southwest corner (Rowley Wood) which is also a Site of Nature Conservation Importance. The Site contains two listed buildings, namely Rowley Farmhouse (Grade II*) and Crown Post Barn (Grade II). All land with the exception of the immediate areas adjacent to Crawter's Brook is within Flood Zone 1. Crawter's Brook forms the site's western boundary and it is partly in Flood Zones 2 and 3. Site promoter advises that the net developable area is estimated to be 35 hectares which allows for the structural landscaping around the site's boundary, the two areas of Ancient Woodland, the safeguarded corridor for the Crawley Western Relief Road and provision of an appropriate setting to the listed buildings. Site is promoted by Homes England.</p>	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	52	65,032	Uncertain	Uncertain	Uncertain	0	52
15	Land to the north and south of Hydehurst Lane	<p>The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses.</p> <p>The Site is situated to the immediate north of Hydehurst Lane. It is situated in countryside within the Upper Mole Farmlands Rural Fringe landscape character area. A Public Right of Way passes through the site. It is largely located within Flood Zone 1 (Low Probability), however the eastern section of the Site is partially within Flood Zones 2 (Medium Probability) and 3 (High Probability) along Crawter's Brook. Three attenuation ponds are located within the Site boundary to the south (two north of Hydehurst Lane and one south of Hydehurst Lane). There is an area of ancient semi-natural woodland located immediately beyond the south-eastern corner of the Site. Site is promoted by Quod on behalf of Aberdeen Standard Investments and The Barker Trust.</p>	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	17.9	Uncertain	Uncertain	Uncertain	Uncertain	8.95	8.95
16	Land at Jersey Farm (Site B)	<p>The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for industrial development by Vail Williams on behalf of Ardmore.</p>	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	2.18	Uncertain	Uncertain	Uncertain	Uncertain	0	2.18
17	Land at Jersey Farm (Site C)	<p>The site is situated within the Area of Search, the future planning of which will be determined through an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Subject to Flood Zone 2 along western boundary. Promoted for industrial development by Vail Williams on behalf of Ardmore.</p>	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	8.77	Uncertain	Uncertain	Uncertain	Uncertain	0	8.77

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Industrial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)	
18	Land at Little Dell Farm (Site A)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Willmott.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	3.98	Uncertain	Uncertain	Uncertain	Uncertain	1.99	1.99	
19	Land at Little Dell Farm (Site B)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Ohm and Hill.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	1.94	Uncertain	Uncertain	Uncertain	Uncertain	0.97	0.97	
20	Land at Little Dell Farm (Site C)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Ohm and Hill.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	0.27	Uncertain	Uncertain	Uncertain	Uncertain	0.135	0.135	
21	Land at Poles Lane (Site A)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Maxwell.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	1.43	Uncertain	Uncertain	Uncertain	Uncertain	0.715	0.715	
22	Land at Poles Lane (Site B)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Rixon and Crook.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	0.68	Uncertain	Uncertain	Uncertain	Uncertain	0.34	0.34	
23	Land at Spikemead Farm	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. It is affected by Flood Zones 2 and 3. Promoted for flexible B-Class development by Vail Williams on behalf of Ardmore.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	3.67	Uncertain	Uncertain	Uncertain	Uncertain	1.835	1.835	
24	Land south of Southways	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. It is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. The site was previously promoted to the ELT by owners through the Local Plan process, potentially for office development as an extension to the extant Southways permission.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	3.13	Uncertain	Uncertain	Uncertain	Uncertain	3.13	0	
							<b>154.65</b>	<b>403,736.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>47.42</b>	<b>107.24</b>	
								<b>Office B1a/b Floorspace (Sq.m)</b>	<b>Industrial B1c/B2/B8 Floorspace (Sq.m)</b>	<b>Total B-Class Floorspace (Sq.m)</b>	<b>Office B1a/b Land (Ha)</b>	<b>Industrial B1c/B2/B8 Land (Ha)</b>	<b>Total B-Class Land (Ha)</b>	
								Years 1-5	54,291	8,103	62,394	8.61	2.92	11.53
								Years 6-15 (Area of Search)	N/A	N/A	N/A	47.42	107.24	154.65
											<b>56.03</b>	<b>110.16</b>	<b>166.18</b>	

## **Appendix D. Local Plan Evidence Base and Supporting Documents Produced & Published 2018/19**

No new evidence base documents were published during 2018/19.

However, the following were commissioned as part of work on the Local Plan Review during the monitoring year (2018/2019), and have since been published:

- Eco-Serv, Sussex Biodiversity Record Centre  
Commissioned September 2018 and Published January 2020  
Joint Commission with Horsham District Council;
- North West Sussex Strategic Housing Market Assessment, Icenis Projects:  
Commissioned February 2019 and Published November 2019  
Joint Commission with Horsham District Council;
- Northern West Sussex Economic Growth Assessment, Lichfields  
Commissioned February 2019 and Published January 2020  
Joint Commission with Horsham and Mid Sussex District Councils.

In addition, the following was commissioned in the subsequent monitoring year (2019/2020), and has also been published.

- Retail Commercial Leisure and Town Centre Needs Assessment, Nexus Planning  
Commissioned July 2019 and Published January 2020.



## Appendix E. Commentary on Progress in Policy Implementation

The Local Planning Regulations (2012) require an Authority's Monitoring Report to identify Local Plan 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. The 2017/18 AMR 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.

<b>Policy:</b>	<b>CH3: Normal Requirements of All New Development</b>
<b>Issue:</b>	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 during 2016/17 and 2017/18. 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, including a Planning Obligations Instruction form enabling developers to highlight in advance the intention to make such contributions.
<b>Update:</b>	During 2018/19, there remained some variation in terms of the application of this requirement, with quite a high proportion of schemes involving shared landscaping not being supported at the point of application by an associated management/maintenance plan. Where schemes were permitted there was consistently some kind of provision for this issue, with details of the landscaping scheme being provided, although the approach to management tended to vary with the scale of the scheme concerned. Larger applications were typically supported by a management/maintenance plan, or were granted permission subject to the submission of a plan for approval. For smaller schemes, a standard condition was applied requiring the replacement of plants lost within five years.
<b>Further steps:</b>	It should be considered whether the more flexible approach, which is being followed in practice here, is consistent with the objectives of the policy and, if so, whether the wording of the policy requirement should be reviewed in order to clarify minimum requirements for relevant types of application and thereby make the policy more effective.

<p><b>Policy:</b></p> <p><b>Issue:</b></p> <p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p><b>CH3: Normal Requirements of All New Development</b></p> <p>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).</p> <p>During the 2018/19 monitoring year, the approach in respect of ‘Secured by Design’ or ‘Building for Life 12’ remained very patchy. An updated Local List of validation requirements was adopted in November 2018, which may improve the quality of information provided. At the same time, the Design and Access Statement, which would be an appropriate context for addressing these issues, is a national rather than a local requirement, and in the absence of clear thresholds or substantive requirements set within the policy, it was not considered proportionate to introduce individual ‘Secured by Design’ and ‘Building for Life 12’ document requirements within the Local List.</p> <p>The intentions and objectives of these requirements should be considered as part of the review of Policy CH3 and of the Urban Design Supplementary Planning Document, with a view to potentially specifying relevant standards or minimum document requirements, in order to make this requirement for effective. It may be that these issues can be tackled as part of a more robust approach to document requirements and standards in respect of design issues, reflecting the emphasis of the 2019 National Planning Policy Framework.</p>
<p><b>Policy:</b></p> <p><b>Issue:</b></p> <p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p><b>CH5: Standards for All New Dwellings (including conversions)</b></p> <p>The requirement for new dwellings to comply with Building Regulations Part M Category 2 – accessible and adaptable dwellings, was not consistently implemented in 2016/17 and 2017/18. 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.</p> <p>The implementation of this requirement remained patchy in 2018/19, likely as a result of factors previously identified: the technical and procedural demands involved, including closer engagement with the Building Control process.</p> <p>The policy wording and supporting text in respect of this policy should be reconsidered through the review of Policy CH5 or any successor policy, in order to make the requirement and approach to implementation clearer and more explicit.</p>
<p><b>Policy:</b></p> <p><b>Issue:</b></p>	<p><b>CH6: Tree Planting and Replacement Standards</b></p> <p>The requirements for the provision of one new tree for each new dwelling and for the replacement of lost trees were initially not consistently implemented during the 2016/17 monitoring year. The 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.</p>

<p><b>Update:</b></p>	<p>The 2017/18 AMR suggested that this issue could be considered as resolved, subject to further monitoring.</p> <p>This requirement was consistently applied to relevant planning proposals during the 2018/19 monitoring year, apparently confirming the picture suggested by the 2017/18 AMR. The exceptions to this were reserved matters applications within the masterplanned strategic site at Forge Wood, where the issue of trees and landscaping were addressed in overarching terms at the outline stage.</p>
<p><b>Further steps:</b></p>	<p>No further action required outside of the broader process of reviewing the plan.</p>
<p><b>Policy:</b></p>	<p><b>CH12: Heritage Assets; CH13: Conservation Areas; CH14: Areas of Special Local Character; CH15: Listed Buildings and Structures; CH16: Locally Listed Buildings; CH17: Historic Parks and Gardens</b></p>
<p><b>Issue:</b></p>	<p>The requirement that applications affecting heritage assets or their settings are supported by a Heritage Impact Assessment was not consistently observed by relevant applications during 2016/17. There was improvement in this situation in 2017/18, 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 2019.</p>
<p><b>Update:</b></p>	<p>Monitoring for 2018/19 suggests a broadly similar position to that in 2017/18, with Heritage Impact Assessments being submitted fairly consistently with applications affecting designated heritage assets, but with a patchier record in respect of non-designated assets. It is difficult to assess the impact of the updated Local List on this issue for this year as applications registered following its adoption are only likely to have featured among decisions during the last quarter of the monitoring year, and the requirement would only have affected a relatively small share of cases decided in that period.</p>
<p><b>Further steps:</b></p>	<p>This issue should continue to be kept under review in order to assess the effects of the introduction of the updated Local List. As part of the review of the Local Plan it is further intended that the successor-policy to CH12 will identify the full range of 'heritage assets' within Crawley.</p>
<p><b>Policy:</b></p>	<p><b>EC2: Economic Growth in Main Employment Areas; EC3: Manor Royal; EC5: Primary Shopping Area</b></p>
<p><b>Issue:</b></p>	<p>These policies seek to support the economic function of identified areas by promoting appropriate land uses, and require proposals to 'demonstrate' their consistency with the policy aims where they seem 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</p>

<p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p>monitoring was recommended in the 2017/18 AMR to assess the impact of this.</p> <p>The number of proposals affected by this requirement (in its various forms) in 2018/19 was limited, as 2017/18, although where it did apply it seems to have been adhered to consistently.</p> <p>This issue should continue to be kept under review in order to assess whether it has been resolved by the introduction of the updated Local List.</p>
<p><b>Policy:</b></p> <p><b>Issue:</b></p> <p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p><b>ENV4: Open Space, Sport and Recreation</b></p> <p>This policy includes a requirement that proposals that remove or affect (without re-provision) the continued use of existing open space, sport and recreational facilities are supported by an assessment of needs, showing the site to be surplus to requirements. During 2016/17, there was some inconsistency in the implementation of this requirement, although there was a more consistent approach emerging in 2017/18, taking into account the relationship of the policy to the Open Space Study and the thresholds used within it.</p> <p>The approach identified in 2017/18 was consistently followed in 2018/19, with areas of open space of 0.2ha or above being given protection as required, while smaller areas are treated as visual amenity space, following the approach in the Open Space Study. The adoption of the updated Local List of validation requirements in November 2018 also specifically sought to address this requirement.</p> <p>This issue should be kept under review in order to assess whether it has been resolved. It should be considered whether the threshold approach and its role within Policy ENV4, or any successor policy, could be made more explicit.</p>
<p><b>Policy:</b></p> <p><b>Issue:</b></p> <p><b>Update:</b></p> <p><b>Further steps:</b></p>	<p><b>ENV6: Sustainable Design and Construction</b></p> <p>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.</p> <p>As might have been anticipated the provision of Sustainability Statements in accordance with Policy ENV6 remained patchy for most of 2018 but there was significant improvement following the adoption of the updated Local List, with nearly all relevant applications registered from that point to the end of the 2018/19 monitoring year and beyond complying with this requirement. This has enabled the processing of applications from the perspective of this policy to operate more smoothly, and it is considered that this issue has been resolved.</p> <p>No further action required as long as implementation remains effective.</p>

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

<b>2018/19 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/C/17/3174289	ENF/2016/0043	36 SWIFT LANE, LANGLEY GREEN, CRAWLEY	WITHOUT PLANNING PERMISSION THE ERECTION OF A CAR PORT AND FRONT EXTENSION	Dismissed	24/04/18
APP/Q3820/C/17/3174412	ENF/2017/0007	34 FIVE ACRES, NORTHGATE, CRAWLEY	WITHOUT PLANNING PERMISSION THE CHANGE OF USE OF AMENITY LAND TO PRIVATE DRIVEWAY AND GARDEN; WITHOUT PLANNING PERMISSION THE INSTALLATION OF HARD STANDING OUTSIDE THE CURTILAGE OF A DWELLINGHOUSE	Dismissed	16/04/18
APP/Q3820/C/17/3175231	ENF/2016/0170	SOUTHWAYS BUSINESS PARK, LONDON ROAD, LOWFIELD HEATH, CRAWLEY	WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND TO AIRPORT PARKING (USE <i>SUI GENERIS</i> ) ("THE UNAUTHORISED DEVELOPMENT"), TOGETHER WITH OPERATIONAL DEVELOPMENT UNDERTAKEN TO FACILITATE THE UNAUTHORISED USE COMPRISING THE STATIONING OF PORTACABINS AND THE ERECTION OF OTHER TEMPORARY BUILDINGS PROVIDING TOILET AND STORAGE FACILITIES; WITHOUT PLANNING PERMISSION, THE CARRYING OUT OF OPERATIONAL DEVELOPMENT NAMELY THE LAYING OF AREAS OF HARDSTANDING AND THE CREATION OF BUNDS.	Notice Varied	09/01/19
APP/Q3820/C/17/3175232	ENF/2016/0170	SOUTHWAYS BUSINESS PARK, LONDON ROAD,	WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND TO AIRPORT PARKING (USE <i>SUI GENERIS</i> ) ("THE UNAUTHORISED	Notice Upheld	09/01/19

<b>2018/19 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
		LOWFIELD HEATH, CRAWLEY	DEVELOPMENT"), TOGETHER WITH OPERATIONAL DEVELOPMENT UNDERTAKEN TO FACILITATE THE UNAUTHORISED USE COMPRISING THE STATIONING OF PORTACABINS AND THE ERECTION OF OTHER TEMPORARY BUILDINGS PROVIDING TOILET AND STORAGE FACILITIES; WITHOUT PLANNING PERMISSION, THE CARRYING OUT OF OPERATIONAL DEVELOPMENT NAMELY THE LAYING OF AREAS OF HARDSTANDING AND THE CREATION OF BUNDS.		
APP/Q3820/D/18/3197195	CR/2017/0828/FUL	14 PEVENSEY CLOSE, POUND HILL, CRAWLEY	ERECTION OF FRONT PORCH	Allowed	12/06/18
APP/Q3820/D/18/3200027	CR/2017/0917/FUL	24 FORESTER ROAD, SOUTHGATE, CRAWLEY	ERECTION OF A SINGLE STOREY FRONT EXTENSION AND REPLACEMENT PITCHED ROOF OVER EXISTING REAR EXTENSION	Split	05/07/18
APP/Q3820/D/18/3201166	CR/2018/0052/FUL	146 WEALD DRIVE, FURNACE GREEN, CRAWLEY	ERECTION OF A TWO STOREY REAR EXTENSION, SINGLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF THE GARAGE	Allowed	12/06/18
APP/Q3820/D/18/3202113	CR/2018/0049/FUL	7 ST PAULS MEWS, THREE BRIDGES, CRAWLEY	CONVERSION OF LOFT TO HABITABLE SPACE INCLUDING HIP-TO-GABLE ROOF EXTENSION AND ERECTION OF ONE FRONT AND ONE REAR DORMER.	Dismissed	12/06/18
APP/Q3820/D/18/3204352	CR/2017/0793/FUL	3 WOODFIELD CLOSE, NORTHGATE,	RETROSPECTIVE PLANNING PERMISSION FOR PITCHED ROOF ON FRONT ELEVATION	Allowed	24/08/18



<b>2018/19 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
		CRAWLEY, RH10 8EW			
APP/Q3820/D/18/3215643	CR/2018/0573/FUL	24 BLACKWATER LANE, POUND HILL, CRAWLEY,	ERECTION OF A TWO STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF GARAGE AND ERECTION OF A SINGLE STOREY REAR EXTENSION	Dismissed	05/12/18
APP/Q3820/D/18/3217483	CR/2018/0627/FUL	36 SWIFT LANE, LANGLEY GREEN, CRAWLEY	RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION AND MODIFICATION OF THE EXISTING PORCH	Dismissed	15/03/19
APP/Q3820/D/18/3217745	CR/2018/0512/FUL	2 STRATHMORE ROAD, IFIELD, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION TO FORM AN ANNEXE	Allowed	14/03/19
APP/Q3820/W/16/3164808	CR/2016/0170/FUL	SOUTHWAYS BUSINESS PARK, LONDON ROAD, LOWFIELD HEATH, CRAWLEY	CONTINUED USE OF SITE FOR AIRPORT PARKING TOGETHER WITH RETENTION OF ASSOCIATED OFFICE BUILDING FOR A TEMPORARY PERIOD OF 3 YEARS, TO INCLUDE EXTENDED PARKING AREA IN LIEU OF OFF AIRPORT PARKING SITE PERMITTED AT SITE E2, CRAWLEY BUSINESS QUARTER, NORTHGATE UNDER CR/2014/0080/FUL.	Dismissed	09/01/19
APP/Q3820/W/17/3173443	CR/2016/0156/FUL	LAND ADJACENT TO THE LOWFIELD HEATH SERVICE STATION	USE OF UNDEVELOPED LAND FOR OFF-AIRPORT CAR PARKING FOR A TEMPORARY PERIOD OF 5 YEARS, INCLUDING THE PROVISION OF A NEW VEHICULAR ACCESS, ASSOCIATED RECEPTION FACILITIES, TOILETS, PERIMETER FENCING, CCTV CAMERAS, ASSOCIATED LIGHTING, ROAD SCALPING HARDSTANDING AND LANDSCAPING. (AMENDED DESCRIPTION)	Dismissed	31/01/19

<b>2018/19 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/W/17/3182041	CR/2016/1050/NCC	FORMER GAS HOLDER STATION CAR PARK NORTH OF CRAWLEY AVENUE	REMOVAL OF CONDITION 1 (TEMPORARY PERMISSION FOR 3 YEARS FOR THE LAND TO BE USED FOR AIRPORT CAR PARKING) OF PLANNING PERMISSION CR/2013/0299/FUL	Dismissed	19/07/18
APP/Q3820/W/17/3188189	CR/2017/0377/OUT	46 GOFFS PARK ROAD, SOUTHGATE, CRAWLEY	OUTLINE APPLICATION (ACCESS, LAYOUT & SCALE) FOR DEMOLITION OF EXISTING DWELLING & ERECTION OF 6 X TWO BED AND 2 X 1 BED FLATS WITH ASSOCIATED PARKING. CREATION OF NEW VEHICULAR ACCESS, AMENDMENT OF ONE EXISTING ACCESS AND CLOSURE OF ONE EXISTING ACCESS ONTO GOFFS PARK ROAD	Dismissed	07/06/18
APP/Q3820/W/17/3190971	CR/2017/0694/FUL	152 LANGLEY DRIVE, LANGLEY GREEN, CRAWLEY	CONSTRUCTION OF DROPPED KERB, CROSSOVER AND DRIVEWAY	Dismissed	16/05/18
APP/Q3820/W/18/3194086	CR/2016/0955/FUL	27 FORGE ROAD, THREE BRIDGES, CRAWLEY	CHANGE OF USE OF AMENITY LAND TO PRIVATE GARDEN AND THE ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS. (AMENDED DESCRIPTION)	Allowed	21/05/18
APP/Q3820/W/18/3194938	CR/2017/0613/FUL	11 WAKEHAMS GREEN DRIVE, POUND HILL, CRAWLEY	ERECTION OF 1 X ATTACHED TWO BED DWELLING TO INCLUDE REPLACEMENT OF EXISTING FRONT PORCH	Dismissed	24/05/18
APP/Q3820/W/18/3196020	CR/2017/0520/FUL	84 TEESDALE, SOUTHGATE, CRAWLEY	CHANGE OF USE FROM AMENITY LAND TO PRIVATE RESIDENTIAL CURTILAGE (AMENDED DESCRIPTION)	Allowed	26/10/18
APP/Q3820/W/18/3199581	CR/2017/0879/FUL	R/O GEORGE HOTEL, 56 - 58 HIGH STREET, WEST GREEN, CRAWLEY	ERECTION OF 38 RESIDENTIAL UNITS, ASSOCIATED EXTERNAL WORKS AND AMENDED VEHICULAR AND PEDESTRIAN	Dismissed	19/03/19

<b>2018/19 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
			ACCESS TO INCLUDE DEMOLITION OF 11 IFIELD ROAD		
APP/Q3820/W/18/3201383	CR/2017/0816/OUT	142 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY, RH10 1JP	OUTLINE APPLICATION (ACCESS AND LAYOUT) FOR ONE DETACHED DWELLING AND DETACHED GARAGE.	Dismissed	22/11/18
APP/Q3820/W/18/3202034	CR/2017/0346/OUT	LAND NORTH OF TILGATE FOREST BUSINESS CENTRE, FOREST GATE, BRIGHTON ROAD, TILGATE, CRAWLEY	OUTLINE APPLICATION (ACCESS & LAYOUT), FOR ERECTION OF TWO FOUR-STOREY RESIDENTIAL BUILDINGS, COMPRISING 80 ONE AND TWO BEDROOM FLATS, WITH CAR PARKING AT UNDERCROFT AND SURFACE LEVEL AND COMMUNAL PRIVATE AMENITY SPACE	Dismissed	19/03/19
APP/Q3820/W/18/3207585	CR/2018/0027/FUL	15 WHITTLE WAY, NORTHGATE, CRAWLEY	ERECTION OF NEW SHOPFRONT	Allowed	29/01/19
APP/Q3820/W/18/3207896	CR/2018/0351/FUL	1 MARLBOROUGH CLOSE, BROADFIELD, CRAWLEY	CONVERSION OF EXISTING DWELLING TO PROVIDE 2NO X 3 BEDROOM HOUSES INCLUDING A REAR DORMER TO ROOFSLOPE OF TWO STOREY SIDE EXTENSION AND ALTERATIONS TO WINDOW AND DOOR ARRANGEMENT OF PREVIOUSLY EXTENDED PART OF PROPERTY, PLUS ASSOCIATED PARKING AND GARDEN AREAS.	Dismissed	22/03/19
APP/Q3820/W/18/3212226	CR/2018/0370/FUL	2 THE HOLLOW, GOSSOPS GREEN, CRAWLEY	CHANGE OF USE FROM AMENITY LAND TO RESIDENTIAL DRIVEWAY, CROSSOVER AND DROPPED KERB TO THE FRONT & REPLACEMENT BOUNDARY WALLS	Dismissed	11/03/19

<b>2018/19 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/W/18/3214749	CR/2017/1048/FUL	2 MEREWORTH DRIVE, POUND HILL, CRAWLEY	ERECTION OF 1 X TWO STOREY 5-BEDROOM DWELLING TO SIDE GARDEN OF 2 MEREWORTH DRIVE. PROPOSED TWO STOREY FRONT AND FIRST FLOOR REAR EXTENSIONS AND ALTERATIONS TO 2 MEREWORTH DRIVE TO MATCH IN APPEARANCE AND DESIGN OF THE NEW DWELLING	Dismissed	22/03/19
APP/Q3820/W/18/3216038	CR/2017/0588/FUL	THE WYATTS, 2 RADFORD ROAD, POUND HILL, CRAWLEY	ERECTION OF 3 DWELLINGS AND ASSOCIATED PARKING	Dismissed	22/03/19
APP/Q3820/X/17/3183634	CR/2017/0131/191	BLACK CORNER SMALL HOLDING, BALCOMBE ROAD, POUND HILL, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR THE USE OF THE LAND AT BLACKCORNER WOOD SMALLHOLDINGS FOR AIRPORT RELATED PARKING. (AREA COVERED IS AS GIVEN ON THE PLAN ACCOMPANYING ENF/2002/0013)	Dismissed	22/06/18

<b>2019/20 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/W/18/3213326	CR/2018/0284/FUL	HAZELWOOD, BALCOMBE ROAD, POUND HILL, CRAWLEY	ERECTION O 5 X DETACHED DWELLINGS WITH INTEGRAL GARAGES, PARKING AND ACCESS ROAD	Dismissed	24/04/2019
APP/Q3820/D/19/3219809	CR/2018/0650/FUL	24 RANMORE CLOSE, BROADFIELD, CRAWLEY	ERECTION OF PART TWO STOREY PART FIRST FLOOR SIDE EXTENSIONS	Dismissed	02/05/2019
APP/Q3820/W/18/3203568	CR/2018/0065/PA3	KINGSTON HOUSE, STEPHENSON WAY, THREE BRIDGES, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 51 APARTMENTS	Dismissed	02/05/2019
APP/Q3820/W/18/3203570	CR/2018/0184/PA3	SAXON HOUSE, STEPHENSON WAY, THREE BRIDGES, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 24 APARTMENTS	Dismissed	02/05/2019
APP/Q3820/Z/18/3219177	CR/2018/0237/ADV	25 – 29 QUEENS SQUARE, NORTHGATE, CRAWLEY	ADVERTISEMENT CONSENT FOR INSTALLATION OF 2 X HIGH LEVEL PIN MOUNTED ENTRANCE FASCIA SIGNS, 2 X FASCIA SIGNS (IN THE GLAZING BAYS, 2 X 'OPEN 7 DAYS' SIGNS (IN THE GLAZING BAYS), 2 X PROJECTING SIGNS AND 2 X ATM SIGNS (ALL SIGNS INTERNALLY ILLUMINATED) (AMENDED DESCRIPTION)	Allowed	02/05/2019
APP/Q3820/D/19/3223421	CR/2018/0843/FUL	8 BURNS ROAD, POUND HILL, CRAWLEY	ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION (AMENDED PLANS RECEIVED)	Dismissed	02/05/2019
APP/Q3820/D/19/3224483	CR/2018/0628/FUL	35 STACE WAY, POUND HILL, CRAWLEY, RH10 7YN	DEMOLITION OF EXISTING SHED (NOT FOUNDATIONS) AND ERECTION OF A GARAGE	Dismissed	14/05/2019

<b>2019/20 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/D/19/3225649	CR/2018/0868/FUL	15 LEIGHLANDS, POUND HILL, CRAWLEY	ERECTION OF SINGLE STOREY FRONT EXTENSION TO GARAGE AND FIRST FLOOR FRONT DORMER	Allowed	06/06/2019
APP/Q3820/D/19/3225895	CR/2018/0897/FUL	2 FARM CLOSE, THREE BRIDGES, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	Allowed	06/06/2019
APP/Q3820/D/19/3225903	CR/2018/0933/FUL	23 HOLLYBUSH ROAD, NORTHGATE, CRAWLEY	ERECTION OF A WRAP AROUND TWO STOREY SIDE AND PART SINGLE AND PART TWO STOREY REAR EXTENSION, 1NO WINDOW ON THE NORTH-EAST ELEVATION, FRONT PORCH, AND REAR DECKING AREA	Dismissed	06/06/2019
APP/Q3820/W/19/3221950	CR/2018/0666/FUL	WOODEND, FORGE WOOD, FORDGE WOOD, CRAWLEY	ERECTION OF A TWO STOREY DWELLING	Dismissed	02/07/2019
APP/Q3820/W/19/3224604	CR/2018/0562/FUL	LAND PARCEL OFF WORTH WAY, ADJ TO FIELDGATE, CHURCH ROAD, POUND HILL, CRAWLEY	CONSTRUCTION OF A NEW 5-BEDROOM TWO STOREY DWELLING	Dismissed	03/07/2019
APP/Q3820/D/19/3225134	CR/2018/0643/FUL	1 TURNER WALK, TILGATE, CRAWLEY, RH10 5LF	DEMOLITION OF EXISTING CONSERVATORY; ERECTION OF A PART SINGLE, PART TWO STOREY REAR EXTENSION & NEW FRONT PORCH	Split	12/07/2019
APP/Q3820/D/19/3226295	CR/2018/0831/FUL	22 DENE TYE, POUND HILL, CRAWLEY	ERECTION OF A PART TWO STOREY & PART FIRST FLOOR FRONT EXTENSION OVER THE EXISTING GARAGE, RE-CLAD EXISTING DORMER WINDOW WITH DARK GREY BOARDING AND INSTALL	Allowed	12/07/2019

<b>2019/20 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
			TWO WINDOWS ON THE WESTERN FLANK ELEVATION		
APP/Q3820/D/19/3228740	CR/2018/0886/FUL	15 WESTMINSTER ROAD, MAIDENBOWER, CRAWLEY	ERECTION OF A FIRST FLOOR SIDE EXTENSION OVER GARAGE, CONVERSION OF GARAGE INTO A HABITABLE ROOM AND ERECTION OF SINGLE STOREY FRONT EXTENSION.	Dismissed	23/08/2019
APP/Q3820/W/19/3226797	CR/2018/0902/PA3	FIRST FLOOR AND PART GROUND FLOOR, 174 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 2 X RESIDENTIAL UNITS	Dismissed	10/09/2019
APP/Q3820/D/19/3233385	CR/2019/0290/HPA	14 SHACKLETON ROAD, TILGATE, CRAWLEY, RH10 5BX	PRIOR NOTIFICATION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION	Dismissed	13/09/2019
APP/Q3820/W/19/3228187	CR/2015/0598/CC1	31 CRABTREE ROAD. WEST GREEN. CRAWLEY	DISCHARGE OF CONDITION 3 (MATERIALS), 5 & 6 (FENCING), 7 (CONSTRUCTION MANAGEMENT PLAN), 8 (TREE PROTECTION PLAN) & 9 (DRIVEWAY) PURSUANT TO CR/2015/0598/FUL FOR ERECTION OF A SINGLE STOREY TWO BEDROOM BUNGALOW	Allowed	16/09/2019
APP/Q3820/W/19/3230825	CR/2018/0706/FUL	GREENSLEEVES RETIREMENT HOME, 15-21 PERRYFIELD ROAD, SOUTHGATE, CRAWLEY	ERECTION OF PART TWO STOREY/PART SINGLE STOREY SIDE AND REAR EXTENSIONS, INFILL EXTENSION, PART LOFT CONVERSION TO CREATE SECOND FLOOR INCLUDING RAISED ROOF LEVELS, ADDITION OF DORMERS, LIFT SHAFT TO REAR, NEW EXTERNAL	Allowed	04/10/2019

<b>2019/20 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
			ARRANGEMENT OF WINDOWS AND DOORS. AMENDMENT TO ALREADY APPROVED SCHEME CR/2017/1060/FUL.		
APP/Q3820/D/19/3228227	CR/2018/0937/FUL	38 SAXON ROAD, POUND HILL, CRAWLEY	ERECTION OF SINGLE STOREY REAR EXTENSION, GARAGE CONVERSION, EXTENSION TO PORCH, BIN STORE AND CHANGES TO SIDE ELEVATION WINDOWS	Dismissed	07/10/2019
APP/Q3820/C/17/3175232	CR/2016/0170/FUL	SOUTHWAYS BUSINESS PARK, LONDON ROAD, LANGLEY GREEN, CRAWLEY	CONTINUED USE OF SITE FOR AIRPORT PARKING TOGETHER WITH RETENTION OF ASSOCIATED OFFICE BUILDING FOR A TEMPORARY PERIOD OF 3 YEARS, TO INCLUDE EXTENDED PARKING AREA IN LIEU OF OFF AIRPORT PARKING SITE PERMITTED AT SITE E2, CRAWLEY BUSINESS QUARTER, NORTHGATE UNDER CR/2014/0080/FUL.	Dismissed Notice Upheld	17/10/2019
APP/Q3820/D/19/3227207	CR/2018/0921/FUL	134 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	PROPOSED FRONT WALL & GATE	Dismissed	25/10/2019
APP/Q3820/D/19/3236039	CR/2019/0390/FUL	3 MEREWORTH DRIVE, POUND HILL, CRAWLEY	ERECTION OF A PART SINGLE AND PART TWO STOREY FRONT EXTENSION AND PART GARAGE CONVERSION.	Dismissed	20/11/2019
APP/Q3820/W/19/3234932	CR/2019/0165/NCC	METRO BANK, 25 – 29 QUEENS SQUARE, NORTHGATE, CRAWLEY	REMOVAL OF CONDITION 2 ON CR/2018/0236/FUL REQUIRING ALTERATIONS TO GLAZING BARS AND FENESTRATION WITHIN 4 MONTHS OF THE DATE OF THE PLANNING PERMISSION	Allowed	23/12/2019
APP/Q3820/W/19/3236572	CR/2018/0652/FUL	39A HIGH STREET, NORTHGATE, CRAWLEY	DEMOLITION OF DISUSED SHOP AND ERECTION OF 4 X 2 BED APARTMENTS	Dismissed	23/01/2020



<b>2019/20 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
APP/Q3820/D/19/3241429	CR/2019/0565/FUL	2 OAK COTTAGES, IFIELD GREN, IFIELD, CRAWLEY, RH11 0NW	INSTALLATION OF TWO DORMERS TO REAR ROOFS	Dismissed	03/02/2020
APP/Q3820/D/19/3240877	CR/2019/0488/FUL	22 BARNFIELD ROAD, NORTHGATE, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION AND PART SINGLE, PART TWO STOREY REAR EXTENSION FOLLOWING DEMOLITION OF GARAGE.	Dismissed	03/02/2020
APP/Q3820/D/19/3239232	CR/2019/0530/FUL	18 WOODLANDS, POUND HILL, CRAWLEY	ERECTION OF A TWO STOREY REAR EXTENSION FOLLOWING THE DEMOLITION OF EXISTING REAR PROJECTION (AMENDED PLANS RECEIVED).	Dismissed	13/02/2020
APP/Q3820/W/19/3237681	CR/2019/0069/PA3	NORTHGATE HOUSE, 115 HIGH STREET, NORTHGATE, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 24 APARTMENTS	Dismissed	31/01/2020
APP/Q3820/W/19/3236721	CR/2018/0894/OUT	STEERS LANE, FORGE WOOD, POUND HILL, CRAWLEY	OUTLINE APPLICATION FOR ERECTION OF UP TO 185 RESIDENTIAL DWELLINGS, WITH THE ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS VIA STEERS LANE, CAR PARKING AND CYCLE STORAGE AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT FOR ACCESS) – AMENDED PLANS AND DOCUMENTS RECEIVED – SHOWING REVISED ACCESS ARRANGEMENTS AND REVISED LAYOUT	Allowed	21/02/2020
APP/Q3820/D/19/3239258	CR/2019/0385/FUL	43 LISMORE CRESCENT,	COVERSION OF GARAGE TO HABITABLE SPACE (AMENDED PLANS RECEIVED)	Allowed	29/01/2020

<b>2019/20 MONITORING YEAR</b>					
<b>Appeal Ref.</b>	<b>Planning/ enforcement Ref.</b>	<b>Site</b>	<b>Development description</b>	<b>Decision</b>	<b>Date</b>
		BROADFIELD, CRAWLEY			
D/4000393	CR/2019/0517/FUL	17 GORSE CLOSE, BROADFIELD, CRAWLEY	PROPOSED SINGLE STOREY FRONT EXTENSION, SIDE ENTRANCE PORCH AND ENCLOSURE OF PRIVATE GARDEN SPACE TOGETHER WITH ERECTION OF BOUNDARY FENCING	Dismissed	20/02/2020

## **Appendix G. Summary of Duty to Cooperate Actions 2018-2019**

Type of Cooperation	Milestone	Date
Meeting	Gatwick AMR: Crawley; West Sussex County; Gatwick Airport Limited	5 April 2018
Document	Crawley Borough Council sign the Ashdown Forest Statement of Common Ground	9 April 2018
Meeting	West Sussex Planning Policy Officers Group	11 April 2018
Meeting	Ashdown Forest (Chief Executives: representatives from East Sussex; West Sussex; Surrey and Kent authorities) Follow Up Meeting	12 April 2018
<b>Document</b>	<b>Final Signed Ashdown Forest Statement of Common Ground Published</b>	<b>16 April 2018</b>
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Inception Meeting: WSCC/HDC/CBC/Network Rail/Crest/Liberty	23 April 2018
<b>Meeting (Member)</b>	<b>GAL Noise Mitigation Briefing Session: GATCOM Authorities</b>	<b>26 April 2018</b>
<b>Meeting (Member)</b>	<b>GATCOM (Gatwick Airport Consultative Committee)</b>	<b>26 April 2018</b>
Meeting	LocatED: West Sussex; Crawley	26 April 2018
Meeting	West Sussex and Greater Brighton Planning Officer Group	30 April 2018
Meeting	Sussex Biodiversity Record Centre Steering Group	16 May 2018
Meeting	Gatwick Officer Group	21 May 2018
Meeting	Gatwick Diamond Local Authorities Planning Officers Group	23 May 2018
Meeting	Gatwick s106 Meeting: Crawley; West Sussex County; Gatwick Airport Limited	24 May 2018
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Update Meeting: WSCC/HDC/CBC/Network Rail/Crest/Liberty	25 May 2018
Meeting	Crawley/Horsham/Homes England Strategic Site & 'At Crawley'	29 May 2018
<b>Document</b>	<b>Crawley response to Horsham Local Plan Review Issues and Options (Regulation 18 consultation): Employment, Tourism and Sustainable Rural Development</b>	<b>1 June 2018</b>
Meeting	Ashdown Forest Working Group	4 June 2018
ConCall	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Update Con Call: WSCC/HDC/CBC/Network Rail/Crest/Liberty	5 June 2018
Meeting	Crawley Air Quality Steering Group: Crawley; West Sussex County; Gatwick Airport; Manor Royal Business Group; Metrobus	7 June 2018
Meeting	Tandridge Duty to Cooperate Meeting: Regulation 19	14 June 2018
ConCall	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Update Con Call: WSCC/HDC/CBC/Network Rail/Crest/Liberty	19 June 2018

Type of Cooperation	Milestone	Date
Meeting	Gatwick Airport Transport Forum Steering Group	28 June 2018
Meeting	Gatwick AMR Final Report Meeting: Crawley; West Sussex County; Gatwick Airport Limited	9 July 2018
Meeting	West Sussex Planning Policy Officers Group	10 July 2018
Meeting	Crawley/Horsham/Mid Sussex/West Sussex County: NW Sussex Duty to Cooperate issues	12 July 2018
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Outputs Workshop: WSCC/HDC/CBC/Network Rail/Crest/Liberty	16 July 2018
Meeting	Coastal West Sussex and Greater Brighton Planning Officer Group	16 July 2018
Meeting	Gatwick Diamond Local Authorities Planning Officers Group	18 July 2018
<b>Meeting (Member)</b>	<b>GATCOM (Gatwick Airport Consultative Committee)</b>	<b>19 July 2018</b>
<b>Meeting (Member)</b>	<b>West Sussex and Greater Brighton Strategic Planning Board</b>	<b>23 July 2018</b>
Meeting	Crawley/Horsham/Homes England Strategic Site & 'At Crawley'	24 July 2018
ConCall	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Update Con Call: WSCC/HDC/CBC/Network Rail/Crest/Liberty	31 July 2018
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Final Report/Business Case: WSCC/HDC/CBC/Network Rail/Crest/Liberty	9 August 2018
Meeting	Wealden Draft Local Plan – Ashdown Forest (Wealden, Mid Sussex, Crawley, Horsham, Tunbridge Wells, Hastings, West Sussex, East Sussex, Lewes, Eastbourne, Sevenoaks, Tandridge, Brighton and Hove, Rother Councils, South Downs National Park Authority, Natural England)	3 September 2018
Meeting	Sussex Biodiversity Record Centre Steering Group	12 September 2018
Document	Evidence: Joint Commissioning of EcoServ Report for Crawley & Horsham – Crawley & Horsham	14 September 2018
Meeting	Crawley/Horsham/Homes England Strategic Site & 'At Crawley'	25 September 2018
Meeting	Gatwick Diamond Local Authorities Planning Officers Group	3 October 2018
Meeting	West Sussex Planning Policy Officers Group	9 October 2018
Meeting	Gatwick Greenspace Steering Group Autumn Meeting	12 October 2018
<b>Meeting (Examination)</b>	<b>Crawley/Reigate and Banstead: attendance at Reigate and Banstead Development Management Plan Examination Hearing: Duty to Cooperate/Economic Growth</b>	<b>30 October 2018</b>
Meeting	Crawley/Horsham/Homes England Strategic Site & 'At Crawley'	5 November 2018

Type of Cooperation	Milestone	Date
Meeting	NWS/Thames Water Infrastructure: Horsham, Mid Sussex & Crawley	6 November 2018
Meeting	NWS Strategic Evidence Base – economy and housing: Horsham, Mid Sussex & Crawley	6 November 2018
Meeting	Gatwick Diamond Representatives attended London Plan EiP Technical Seminar Meeting: “Housing Methodology”	6 November 2018
Meeting (Examination)	Crawley/Reigate and Banstead: attendance at Reigate and Banstead Development Management Plan Examination Hearing: Horley Strategic Business Park	8 November 2018
Meeting	West Sussex and Greater Brighton Planning Officer Group	12 November 2018
Meeting	NWS DtC: Horsham, Mid Sussex, Crawley & West Sussex	14 November 2018
Meeting	Crawley/Horsham/Homes England Strategic Site & ‘At Crawley’	19 November 2018
Meeting	Ashdown Forest Working Group	29 November 2018
<b>Document</b>	<b>Signed Statement of Common Ground between Tandridge District Council and Crawley Borough Council</b>	<b>10 December 2018</b>
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	14 December 2018
Meeting	Gatwick Diamond Strategy Project Group	8 January 2019
Meeting	West Sussex Planning Policy Officers Group	9 January 2019
Meeting	West Sussex and Greater Brighton Planning Officer Group	14 January 2019
Meeting	NWS: Strategic Evidence Economic Growth Assessment – Horsham, Mid Sussex, Crawley	24 January 2019
Meeting	Gatwick Diamond Representatives attended London Plan EiP Hearing Session: “Wider South East and Beyond”	25 January 2019
ConCall	NWS Strategic Evidence Housing Market Assessment – Horsham & Crawley	5 February 2019
Meeting	Ashdown Forest Working Group	13 February 2019
<b>Meeting (Member)</b>	<b>West Sussex and Greater Brighton Strategic Planning Board</b>	<b>18 February 2019</b>
Meeting/Document (Evidence)	NWS Economic Growth Assessment – Joint Tender Evaluation: Horsham, Mid Sussex, Crawley	24 January 2019
Meeting	Crawley/Horsham/Homes England Strategic Site & ‘At Crawley’	25 February 2019
Document (Evidence)	Strategic Housing Market Assessment Study Jointly Commissioned – Horsham & Crawley	26 February 2019
Document (Evidence)	Economic Growth Assessment Study Jointly Commissioned – Horsham. Mid Sussex & Crawley	26 February 2019
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & ‘At Crawley’	28 February 2019

Type of Cooperation	Milestone	Date
Meeting (Evidence)	Crawley/Horsham/Mid Sussex/Iceni Strategic Housing Market Assessment Inception Meeting	1 March 2019
Meeting (Evidence)	Crawley/Horsham/Mid Sussex/Lichfields Economic Growth Assessment Inception Meeting	7 March 2019
Meeting	Horsham/Crawley Strategic Site & 'At Crawley'	8 March 2019
<b>Document</b>	<b>Adoption of High Weald AONB Management Plan</b>	<b>8 March 2019</b>
Meeting	Horsham/Crawley DtC	20 March 2019
Meeting	County Officer RLA/CLLA Data	27 March 2019