

# Shaping the Future of Crawley...

Have your say



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Crawley Borough Council is preparing a new long term planning document called the Crawley Borough Core Strategy Review. This will provide the vision and framework to guide development in Crawley over the next 20 years.

The Council has published 13 Non Statutory Consultation Topic Papers covering a number of important issues for the town, including housing, employment, retail, transport and infrastructure, sustainability and design and heritage. This leaflet provides a summary of some of the key issues addressed under each of the Topic Papers, and discusses the options the Council consider could be developed to shape the future of Crawley.

The full version of the Topic Papers can also be viewed at Crawley Town Hall, Crawley Library, Broadfield Library, and are available to view or download at [www.crawley.gov.uk/shapingthefuture](http://www.crawley.gov.uk/shapingthefuture)

## Your Views are Important to Us

This is your opportunity to shape the way the town develops over the next 20 years, and the Council would appreciate any comments or feedback you may have. Please feel free to comment not only on the options mentioned in the Topic Papers, but also to let us know if you feel there are other options that we should be considering or even suggest a mixture of several options.

All comments received on any of the Topic Papers will be used to inform the next stage of the Core Strategy Review, which will be published for public consultation in autumn 2009.

## Topic Paper 1. Objectives and Visions

This Topic Paper looks at the overarching strategic options for the town. There are a number of principles that the Council will continue to apply to all options:

- The New Town and neighbourhood principle will continue to be adopted.
- The town's character and heritage will continue to be preserved and enhanced.
- Sustainable transport will continue to be supported.
- All development should maximise opportunities for sustainable development, design and construction with low carbon outputs.

Broadly, the Council considers there to be three possible options at this strategic level:

1. Crawley should function as key part of the wider South East region, working with neighbouring Local Authorities in terms of delivering housing, employment and infrastructure etc to allow regional success
2. Crawley should work with neighbouring



Local Authorities but the growth, development and improvement of the Crawley / Gatwick sub regional area would be paramount

3. Crawley should prioritise protecting and meeting the needs of the town itself rather than concentrating on its sub regional and regional function

There could also be the possibility of a hybrid of all or some of these options. Do you agree with these options, or should the Council consider a different approach?

### Topic Paper 2. Climate Change and Sustainability

Climate Change and sustainability are key issues that affect us all. These issues cut across the whole of the Core Strategy Review, and every Topic Paper. Government planning guidance, building regulations and other technical assessments such as the Code for Sustainable Homes are just some of the rules that guide the carbon footprint of development. Crawley Borough Council has also adopted its own Corporate Climate Change Strategy with a commitment to becoming a carbon neutral town by 2050.

The question at this stage is whether the Council should have its own local policies and targets. The Council is suggesting that the following options should be considered:

1. Should sustainability be a priority in assessing new developments across the town and, if so, what targets or time periods should be used to phase in the requirements?
2. How can we assist developers to understand our requirements and ensure that they are met, whilst being viable, deliverable and achievable?

3. What measures can/should the Council take to tackle climate change in Crawley?

### Topic Paper 3. Design and Heritage

Across the whole Borough, Crawley has a varied character, including New Town architecture and layouts, more historic areas, significant areas of greenery, and pockets of more recent development. This varied environment needs to be understood to ensure that it can be properly managed, and there are a number of options that may help to achieve this:

1. What physical features make a positive contribution to the character of the town? Should these be protected and, where possible, improved?
2. Should areas with environments that do not work well be physically changed in some way, or left alone?
3. Could the use of 'Building for Life' housing design quality assessments, by applicants and the Borough Council, help to improve the design of housing schemes?

### Topic Paper 4. Air, Noise and Flooding

The Government's national planning guidance relating to air quality and noise sets out that consideration should be given to the location of development which may cause pollution and/or noise, such as industry. It is also important to ensure that new developments are not located in areas where they would be affected by major existing or future sources of air pollution and/or noise.

Government guidance has also been produced in relation to flooding, setting out that flood risk should be taken into account in order to ensure that vulnerable

development is not located in areas at risk of flooding. The guidance also sets out that new development should not increase flood risk in other areas.

Local authorities should not repeat this national guidance in their local level documents. As such, the Council is proposing to rely on existing Government guidance to manage planning applications relating to air quality and noise within the Borough. The Council suggest that flood risk should be covered by a locally-specific policy based upon the findings of Crawley's Strategic Flood Risk Assessment. There are some questions at this stage;

1. Should the Core Strategy Review include a locally specific policy referring to issues of air quality and noise?
2. Should a locally-specific flood risk policy refer to the findings of the current Strategic Flood Risk Assessment?
3. Could environmental constraints such as air quality, noise and flooding be dealt with under a single policy?

### Topic Paper 5. Housing

In planning for new homes the Council is required to follow national and regional policies and guidance, including (at this stage) the South East Plan Proposed Modifications. The current requirement for new dwellings in Crawley is 7,500 for the period 2006 to 2026, equating to 375 new dwellings per annum.

Once existing planning permissions and housing site allocations have been taken into account, land still needs to be found for around 3,600 dwellings. The Council considers that there are four potential options in order to meet this requirement:



1. Rely on a new neighbourhood at the North East Sector of Crawley (2,700 dwellings) to meet the South East Plan Proposed Modification's requirement within the Borough boundary. This is dependent upon the availability of the North East Sector, which the South East Plan Proposed Modifications state is conditional on a resolution to the possible expansion of Gatwick. Therefore, until a resolution is achieved, development of 2,700 dwellings at the North East Sector should be ring fenced.
2. Consider the option of developing partial neighbourhoods as well as all identified sites within the town .
3. Develop all sites identified in the Strategic Housing Land Availability Assessment within the town, and work with adjacent District Councils to bring forward two new neighbourhoods beyond the Crawley Borough boundary.
4. Develop all sites identified within the town, working with one adjacent District Council to develop one new neighbourhood beyond the Crawley Borough boundary.

### Topic Paper 6. Employment

Crawley is in a key location at the centre of the Crawley / Gatwick sub-region, and the proximity of Gatwick Airport has helped to make Crawley a key employment location in the area. There are a number of issues that need to be considered by the Core Strategy Review in terms of current and future employment:

1. Should the current Core Strategy policy of retaining employment land be continued?
2. Despite the continued uncertainty regarding the sale and possible expansion of Gatwick Airport, there are

- still challenges relating to the economic implications, such as should the airport play a bigger role as an employment location?
3. The Gatwick Diamond has increased in prominence, should this be a key economic driver for the Borough?
  4. A campus style university at Crawley is referred to in regional planning guidance. Could a university be deliverable at Crawley and would it be beneficial in addressing the skills deficit in the town?
  5. The Three Bridges Corridor has an important economic function in the town, despite it being largely low grade / informal employment. Should this area remain as it is or should it be outlined as an area of redevelopment?
  6. Manor Royal is one of the key employment areas in the town and has regional significance. It is in need of environmental renewal due to its age, but should it continue to function as it currently is, or should there be a different approach?

### Topic Paper 7. Town Centre Growth and Retail

Town Centres are recognised as highly sustainable locations, which should be the focus for major growth. It is important to create a vibrant town centre with a good range of both day-time and evening uses to attract visitors, and meet local residents' day-to-day needs.

Crawley is identified in the South East Plan Proposed Modifications as a Centre of Significant Change, and to achieve this the Crawley Borough Council Core Strategy allocated Town Centre North (TCN) for a major mixed-use, retail led development with residential and office uses. The current recession is having a significant impact on all parts of the economy, not

least the retail sector and this has delayed the implementation of TCN, which is a large scale, complex scheme. Given the current economic climate, there may be ways in which the approach to the delivery of TCN should be adjusted.

The Council is also looking at a number of other issues relating to the town centre, including the number of vacant units in certain parts of the town, larger 'opportunity sites' within the town centre that could be developed for a mix of uses, and are also looking beyond the town centre at the retail offer of the neighbourhood parades. There are a number of questions on which we are seeking your views;

1. Should different approaches to the delivery of TCN be considered to progress the scheme?
2. Should other Town Centre opportunities be formally identified and allocated?
3. Should we seek to encourage more non-retail uses and promote evening economy uses? If so, what uses do you think are appropriate?
4. Which parts of the town do you feel are not working and what are the main problems and reasons?
5. Do you think that the neighbourhood parades are offering a sufficient mix of uses to meet residents' day-to-day needs, or should we put firmer policies in place to protect their role and function?

### Topic Paper 8. Transport

National and regional planning guidance seeks to identify priorities for transport (and related funding). Crawley / Gatwick has been identified as forming part of a 'Strategic National Corridor' in recent guidance published by the Department for



Transport and is designated as a regional hub / gateway in the South East Plan Proposed Modifications. There are a number of transport issues to be considered in the Core Strategy Review that relate to local issues relevant to Crawley, as well as the Borough's role in the sub-region:

1. What major transport improvements are required to support the development of Crawley up to 2026?
2. Should the Council be more actively encouraging environmentally friendly modes of transport, and should the Council discourage less environmentally friendly modes of transport. How should this be achieved?
3. Does the Borough need a Park and Ride scheme or should it explore more sustainable options?

#### Topic Paper 9. Gatwick

Gatwick Airport is an important part of Crawley, and has some significant impacts on the town, both from an economic and environmental point of view. Although there is still uncertainty regarding the possibility of a second runway, the Council needs to make decisions on the way in which it will deal with issues relating to the airport, its growth, and its impact on the surrounding area. The Council also needs to make decisions on other issues relating to the airport itself and its impact on the surrounding area:

1. How should the Core Strategy Review address growth of the airport to between 40 and 45 million passengers per annum as a single-runway two-terminal airport?
2. Beyond the requirement to safeguard land, how should the Core Strategy Review deal with the possibility of a second runway given the potential impacts towards the end of the plan period?

3. Should the Council continue to restrict the use of office space at the airport to airport related uses?
4. Should there be a specific policy to control airport related car parking?

#### Topic Paper 10. Countryside

Crawley is a predominately urban Borough, although there is a small area of countryside within the Borough boundary. This area has been protected for its own sake to help enhance the setting of the town. National planning policy requires local authorities to protect and enhance the quality and character of the countryside, and support traditional land based activities whilst making the most of new leisure and recreation opportunities that require a countryside location. Some of the questions at this stage are:

1. What types of development should be encouraged in the countryside?
2. What are the specific needs and priorities of Crawley's countryside that require further detailed policy development and expression?
3. Are there any other issues/options that should be explored?

#### Topic Paper 11. Open Space, Recreation, Leisure and Greenways

Local Authorities are required to undertake local assessments of their open spaces, sport and recreational facilities and to set local standards based upon local provision and need.

In Crawley, the network of green spaces, green corridors, and sport and recreational facilities often perform an important role for the town, adding to Crawley's local distinctiveness and identity. The Borough's open space is also important in defining the town's structure, providing amenity space

for residents, and promoting biodiversity. These spaces mostly result from the original masterplanning of the New Town, where the best elements of the countryside in which the neighbourhoods were built were retained. They also contribute to the quality of life provided in the local area through their contribution to a range of social issues. However, as there are increasing development pressures on land in Crawley, there are a number of questions that need to be answered:

1. Is the current policy approach of protecting sites unless proven to be surplus still relevant?
2. Should the Council consider a limited release of some of the lower quality and poorly used sites to help meet the need for development land?
3. Are there any particular areas/types of open space/recreation facilities that are of particular importance to you?

#### Topic Paper 12. Community Facilities, Services and Infrastructure

There is considerable pressure to deliver new housing in Crawley, and this can create additional demand for facilities including schools, doctor's surgeries and libraries, and also infrastructure such as electricity, gas, and water supply/treatment. It is important therefore, to retain existing essential infrastructure to ensure that sufficient infrastructure, services and facilities are in place to meet additional demand and also .

A comprehensive Implementation Plan is required to support the Core Strategy Review in order to demonstrate that new facilities and services are in place to support the continued growth of the town up to 2026.

There are a number of issues to consider:

1. What constraints are there with the Borough's existing infrastructure and what are perceived to be the issues with future development?
2. What major infrastructure improvements are required to support the Borough's continued growth up to 2026?

### Topic Paper 13. Sustainability Appraisal / Strategic Environmental Assessment

As part of the Development of the Core Strategy Review, the Council is required by

National and European Law to undertake a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in order to predict and assess the economic, environmental and social effects likely to arise from the adoption of this Local Development Document.

The Appraisal itself has been split into topic areas, which cover similar ground to the Topic Papers, although some issues have been combined. Baseline data has been collected for each of the topic areas using the most up-to-date information known to the Council. This baseline data has been

used to establish the key issues facing the Borough:

1. Are you aware of other sources of information that the Council should be referring to in the SA?
2. Has the Council correctly identified in the SA the key issues facing the Borough?
3. Do the sustainability objectives proposed in the SA adequately reflect the social, economic and environmental priorities for the Borough?

### What happens next?

This is the first stage of consultation for the Core Strategy Review. All responses to this consultation will be analysed and taken into account as the Council progress to the next stage of the Review, which will also involve a consultation period, later in the year. The Core Strategy Review will also be informed by ongoing studies and other background work that will continue to be produced.

It is anticipated that the final, formal stage of consultation on the Proposed Submission Core Strategy Review will commence in Autumn 2010, with formal adoption of the Core Strategy anticipated to be early 2012.

If you have any queries please email the Forward Planning Team at [Forward.Plans@Crawley.gov.uk](mailto:Forward.Plans@ Crawley.gov.uk) or call

(01293) 438000. Further information is also available from the Council's website: [www.crawley.gov.uk](http://www.crawley.gov.uk) and from:

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This document provides a summary of the key themes set out within the Topic Papers, and the full set of Topic Papers can be viewed in full at Crawley Town Hall, Crawley Library, Broadfield Library, or on-line at [www.crawley.gov.uk/shapingthefuture](http://www.crawley.gov.uk/shapingthefuture)

This document is available in other formats on request. Please contact the Forward Planning team on (01293) 438000 if you

would like a translation or copies in Braille, large print, audio or computer disk.

### How to make your views known....

Please let Crawley Borough Council know what you think about the options and questions in the Topic Papers. We would encourage you to use the online form found at [www.crawley.gov.uk/shapingthefuture](http://www.crawley.gov.uk/shapingthefuture). However, if you would prefer to submit your response in writing please return your comments to Forward Planning department at the Town Hall (address above).

The consultation period will run from 11th May until 22nd June 2009. Please submit your comments to us no later than 22nd June.