

Crawley Borough Council Local Development Framework

Annual monitoring report

April 1, 2009 – March 31, 2010



Contents	Page
Executive Summary	
Part 1: Introduction/Structure of report	
Introduction	4
Contents and structure of report	4
Portrait of Crawley Borough	4
Involvement and Availability of Report	5
Part 2: Progress on Local Development Framework (LDF) & Local Development Scheme (LDS) Implementation	
Introduction	6
What has been achieved up to April 2009	6
What has been achieved during the Monitoring Year	7
Position as at 1 December 2010	7
Progress of LDF against LDS	8
Part 3: Monitoring Policy effectiveness	
Introduction	13
Core Output Indicators	13
Core Strategy Indicators	22
Assessment of Policies against Appeal Decisions	30
Local/Sustainability Appraisal / Strategic Environmental Assessment Indicators	31
Part 4: Conclusions and recommendations	39
Appendices	
<i>Appendix A - Saved Policies</i>	
<i>Appendix B - LDS – December 2008 Gantt chart</i>	
<i>Appendix C - Core Strategy Review Programme – October 2010</i>	
<i>Appendix D - Housing Trajectories – as of 1 December 2010</i>	
- Structure Plan Trajectory	
- South East Plan Trajectory	
<i>Appendix E - Housing Trajectories – monitoring year April – March</i>	
- Structure Plan Trajectory	
- South East Plan Trajectory	
<i>Appendix F - Summary Data for Core Indicators H2a – H2d (1 April 2010 trajectory)</i>	

This report is produced and published by:

Forward Planning

Town Hall

The Boulevard

Crawley

West Sussex RH10 1UZ

For advice or information on this AMR please call 01293 43 or email
forward.planning@crawley.gov.uk

Executive Summary

This is the fifth Annual Monitoring Report (AMR) produced by Crawley Borough Council and covers the period from 1 April 2009 to 31 March 2010 (with an updated Housing Trajectory to December 2010 included for information). The AMR is a statutory requirement under the Planning and Compulsory Purchase Act 2004 and is a key component of the Local Development Framework (LDF). It sets out performance against the December 2008 Local Development Schemes (LDS) and against the Core Output National Indicators, Core Strategy and the Sustainability Appraisal Indicators. The report will reflect performance against the adopted West of Bewbush Joint Area Action Plan (JAAP). It also contains information on the extent to which the policies contained in the documents that form the LDF, including Local Plan saved policies, are being implemented.

The Crawley Borough Core Strategy 2008 policies together with those saved from the Local Plan 2000, are in force where they remain up to date and consistent with other plans and guidance. Over several years the Local Plan policies will be replaced or superseded by the Local Development Framework policies brought forward in the Core Strategy Review. Since the end of March 2008, the Council has been working towards bringing forward this review of the adopted Core Strategy.

LDS Implementation - Key Highlights

In summary, the key Local Development Scheme milestones met for the April 2009 – March 2010 period were:

Core Strategy:

- Issues and Options consultation - the Council published Topic Papers on each of the key issues to be covered in the Core Strategy Review during a six-week consultation period in May / June 2009 and held a stakeholders Workshop on the 19 May 2009.

Development Plan Document produced:

- Joint Area Action Plan (JAAP) for the West of Bewbush was adopted in July 2009, following receipt of the Inspector's report in April 2009 and now forms part of the Council's Local Development Framework.

Supplementary Planning Document produced:

- Town Centre Wide SPD was adopted in September 2008 and then challenged through a Judicial Review. The document was subsequently adopted on the 20 May 2009.

Of the five Supplementary Planning Documents identified in the LDS, three have been completed. Due to various reasons the milestones in respect to the remaining two have not been met. The Planning and Climate Change SPD is still under production. A corporate project assessing the option of establishing a decentralised energy network is due to be completed in February 2011 and will provide an evidence base for production of the document.

With regards to the Affordable Housing SPD this has been delayed due to the need to update previously assembled affordable housing viability assessment due to the change in the economic climate. Also, as the Core Strategy Review is under way it is considered that in accordance with the guidance outlined in Planning Policy Statement (PPS3) many of the intentions and objectives of the SPD could be covered in the Core Strategy Review.

Work has also commenced on updating the Statement of Community Involvement (SCI) to accord with the Decentralisation and Localism Bill and to reflect new intentions and thinking regarding consultation. The draft SCI is anticipated to be published late in 2011.

LDF Policy Implementation - Key Highlights

The Core Strategy and Sustainability Appraisal / Strategic Environmental Assessment indicators for the 2009/10 monitoring year are reported, providing additional local information specific to the chapters and policies in the Core Strategy and the Sustainability Objectives for the Borough.

Housing

During 2009/10, 409 (net) new residential homes were built in the Borough. Whilst this represents an increase from the previous year delivery rates have recently slowed considerably and are expected to continue to do so in the coming years. The Council is now exploring ways to help remove the barriers to housing delivery by developing the Core Strategy Review, being proactive towards discussions with developers and pragmatic regarding delivery negotiations. The Council is also enabling the development of two sites, which will result in an additional 37 residential units.

Significantly, the Secretary of State's decision on the North East Sector will have implications for future delivery of housing development within the Borough, as it represents a potential 1900 additional dwellings. Whilst, the Secretary of State indicated in November 2009, that he is minded to allow the appeal a formal decision against the non-determination has not yet been issued.

Economy

Crawley plays a major role in the sub-regional economy. It is centrally located within the Gatwick Diamond, which is to form part of the proposed Coast to Capital Local Enterprise Partnership (LEP). The Council continues to work with its surrounding neighbouring authorities to produce a spatial and economic sub regional strategy. The council recently launched a Master Plan for the Gatwick Diamond.

West Sussex County Council's Commercial and Industrial Development Survey indicates net completions of B-Class floorspace in Crawley over the period April 2006 – April 2010 of 32,593m². During 2009/10, the majority of new commercial development comprised 14,047m² of B8 Warehouse development.

The recently completed Employment Land Review (October 2010) will be a valuable tool in informing the Core Strategy Review. Development Principles for Traders Market within the Town Centre were also recently completed and a Retail Capacity Study and Viability and Delivery Assessment for Town Centre North are nearing completion, working towards the progression of a Town Centre development strategy.

Transport

With a net inflow of 31,000 people into the borough every weekday, the transport system in Crawley is vitally important. Future growth will place additional pressure on the various transportation networks and will create a number of new challenges. These will be covered in the Crawley Transport Strategy, which is currently being prepared alongside the forthcoming Core Strategy Review. The strategy will address how the transport system will adapt to the proposed growth levels and promote economic growth as well as lowering CO2 emissions from transport.

Figures from West Sussex Country Council, provided in Part 3 of the report, suggests that, compared to last year there has been an increase in the use of cars for lone transport as a mode of travel to work, coupled with a significant decrease in cycling to work. The Crawley Transport Strategy will need to look at ways to try and tackle these trends by improving public transport and increasing levels of walking and cycling, which also contribute to healthier lifestyles. Implementation of the Transport Strategy will have to be a joint venture with WSCC, as the highway authority, as well as key transport stakeholders/providers. Many transport projects are expected to form part of the Core Strategy Review's Infrastructure Delivery Plan.

Part 1: Introduction/Structure of the report

Introduction

- 1.0 The Annual Monitoring Report (AMR) and is required by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004. The monitoring period of each AMR is from 1st April to 31st March of the following year. The report must be submitted to the Secretary of State no later than the end of December.

Contents and Structure of the Report

- 1.1 This report has been produced by the Forward Planning Department of Crawley Borough Council, in conformity with Section 35 of the Planning and Compulsory Purchase Act 2004 and reports on the 2009/10 monitoring year. The AMR aims to:
- a) provide a brief overview of the Borough's key characteristics;
 - b) explain the current planning policy framework for the Borough;
 - c) outline the progress made in the production and implementation of Local Development Framework documents against the schedule of work set out within the initial March 2007 Local Development Scheme, the subsequently adopted December 2008 Local Development Scheme and highlight the progress made since April 2010; and,
 - d) assess the effectiveness, relevance and consequences of planning policies in delivering the objectives of the Local Development Framework documents through a range of indicators.
- 1.2 The AMR is divided into sections covering the following areas:
- Portrait of Crawley Borough;
 - Progress on LDF & LDS Implementation;
 - Analysis of performance against plans – reviewing the Core Output Indicators, Core Strategy and Sustainability Appraisal / Strategic Environmental Assessment Indicators as well as performance against the JAAP; and
 - Conclusions and recommendations.

Portrait of Crawley Borough

- 1.3 Crawley has its origins in the Middle Ages, or, even earlier, although, the majority of the town's urban form is derived from growth occurring post 1947 when it was designated as one of the 8 post War 'New Towns' and incorporated the settlements of Crawley, Ifield and Three Bridges. It covers 4,497 hectares of land in the north east of West Sussex County.
- 1.4 Economically, Crawley sits at the heart of the Gatwick Diamond sub-region with Gatwick airport in the borough. The borough accounts for 40 per cent of business in West Sussex and is a major centre of wealth creation. Transport links, proximity to London and good quality leisure and community facilities attract many people to Crawley to live, work and visit.
- 1.5 Currently the largest employment sectors are Transport and Communication 21.14%, Whole Sale and Retail Trade 16.74%, Real Estate 11.99% and Manufacturing 11.29% (Source: ONS, 2001).
- 1.6 Crawley has a population of just over 100,000 and the population is projected to grow by more than 2.4 per cent by 2016. Crawley's population structure differs from those living within neighbouring areas due to the Borough's population being marginally slanted towards the young and with comparatively few over the age of 65. Approximately 26% of the population are under the age of 19 years and approximately 15% are above the age of 65 years, and the numbers above

65 years is likely to rise over future years. These figures compare to South East figures of approximately 25% for those under 19 years and 16.36% for the over 65 year olds (Source: ONS, 2001).

- 1.7 Fundamental to the urban form of the town is the principle of a town centre offering leisure and shopping opportunities that is surrounded by a series of residential neighbourhoods, each with its own facilities within a neighbour parade and with separate industrial areas. The neighbourhoods are a key feature of the planning and development of Crawley and represent a sustainable form of development.
- 1.8 The Borough is predominately urban in character, although the town is surrounded by countryside lying mostly in neighbouring authorities. Horsham District abuts the town to the western side, Mid Sussex District to the south and east, whilst the County of Surrey is adjacent to the north of the town.
- 1.9 Despite the authority being mostly urban in nature, the Borough has a number of Local Nature Reserves (LNR's) and areas of open green space. To the south west of the town, there is the High Weald Area of Outstanding Natural Beauty and, within the town itself, significant areas of Ancient Woodland. These designations are key environmental characteristics of the town and may be affected by new development.
- 1.10 A characteristic of the areas surrounding Crawley is their relative openness and non-urbanised appearance. Yet a need to provide increasing amounts of housing development, specifically affordable homes, means that the future of Crawley and the Gatwick sub-region is becoming increasingly reliant upon development land outside of Crawley's administrative boundary.
- 1.11 The sub-regional context is also defined by a number of large strategic housing locations, that despite being likely to have 'on-site' employment provision will no doubt continue to place pressures on Crawley's key transport, shopping, leisure and employment facilities. Ensuring Crawley provides the best solution for the Borough's residents and those living elsewhere will be a major challenge for the Council and the Local Development Framework in the coming years.

Involvement and Availability of Report

- 1.12 Colleagues within Crawley Borough Council along with key service providers in the District, including West Sussex County Council, Sussex Police and Sussex Biodiversity Centre have contributed to the information gathered and herein presented in this report. Annual Monitoring Reports will be placed on the Council's website, deposited at the Town Hall and libraries and copies made available to local communities and service providers as requested.

Part 2: Progress on Local Development Framework (LDF) & Local Development Scheme (LDS) Implementation

Introduction

- 2.1 The Local Development Framework (LDF) as a system of plan making was introduced through the 2004 Planning and Compulsory Purchase Act. The Local Development Framework is a folder of documents that sets out how the local area will change over the next few years. The Local Development Framework (LDF) is made up of a number of documents which will guide the development of the town up to 2026. These are:
- a Local Development Scheme (LDS);
 - Proposals Map;
 - Sustainability Assessment (SA);
 - Development Plan Documents (DPDs);
 - Supplementary Planning Documents (SPDs);
 - a Statement of Community Involvement (SCI)
 - an Annual Monitoring Report (AMR)
- 2.2 This part reviews the progress of the implementation of the Local Development Scheme (LDS) towards the LDF, with the progress made in 2009/10 measured against the December 2008 LDS. It is set out in four sections:
- what has been achieved up to April 2009
 - what has been achieved in the Monitoring Year 2009/10
 - the position as at December 2010
 - progress of LDF against LDS
- 2.3 The Forward Planning Team has focused its attention on the progress of the Core Strategy Review. A number of factors have influenced the progress of the review. The Government Office for the South East (GOSE) has been regularly updated on the progression of the Core Strategy Review. Currently significant factors influencing the production of the Core Strategy Review include;
- the delayed Secretary of State's decision on the North East Sector (from November 2009);
 - the uncertainty surrounding the South East Plan and regional planning; and
 - the change in Government and new legislation, especially the Decentralisation and Localism Bill 2010.
- 2.4 The Core Strategy Review is under way in terms of evidence base assembly. The first stage of consultation (Non Statutory Consultation) took place in May/June 2009, but the subsequent programme has been altered.
- 2.5 The continued delay to the North East Sector decision, recent and expected Coalition Government announcements and the uncertainty surrounding the status of the South East Plan have created an uncertain environment to progress the Core Strategy Review. However, a revised programme has been formulated, which anticipates adoption of the Core Strategy in 2013 and is conditional on further clarity regarding these uncertainties. The frontloading of the evidence base assembly continues.
- What has been achieved up to April 2009**
- 2.6 Supplementary Planning Documents adopted:
- Central Bewbush SPD (adopted January 2007) – setting out the regeneration proposals for Bewbush's Neighbourhood Centre;
 - Central Langley Green SPD (adopted January 2007) - setting out the regeneration proposals for Langley Green's Neighbourhood Centre;

- Planning Obligations and Section 106 Agreements SPD (adopted 20 August 2008) – outlines the requirement for planning obligations from new development;
- Development at Gatwick Airport SPD (adopted November 2008) – setting out the principles for growth of the airport as a one runway, two terminal airport.
- Town Centre North SPD (adopted January 2009) – sets out the design principles and provisional masterplan for the developments;

Evidence Base

- LDF Diamond Economic Work – Study completed and was in part the catalyst for exploring a sub regional spatial and economic strategy.

What has been achieved during the Monitoring Year 2009-10

2.7 DPD produced:

- Joint Area Action Plan (JAAP) for the West of Bewbush was adopted in July 2009.

Supplementary Planning Documents:

- Town Centre Wide SPD – the document was adopted in September 2008 and then challenged through a Judicial Review. The document was subsequently adopted on 20 May 2009.

Evidence Based documents produced:

- 'At Crawley' 2009 Study
- Heritage Assessment characterisation (work by West Sussex County Council)
- Local/Sub regional Economic Assessment Employment Land Review (Part 1)
- Strategic Housing Market Assessment, May 2009
- In addition to the Corporate Heritage Strategy adopted in 2008, Baseline Character Assessment for Crawley was prepared by Edaw dated May 2009.

Position at 1 December 2010

- 2.8 As agreed with GOSE, Crawley Borough Council adopted a LDS in December 2008 which covers the 2009-2012 period. It sets out a revised timetable for the Core Strategy Review. This timetable has since been further revised as discussed later in this report.

Since the end of the 2009/10 monitoring period, work continues on the production of the following Evidence Base documents:

- Strategic Housing Land Availability Assessments (SHLAA)
- Infrastructure requirement capacity and delivery report
- Employment Land Review (Part II)
- Gatwick Sub Region Water Cycle Strategy
- Site Specific transport assessments
- Market Town Study
- Transport Position Statement
- Green Infrastructure Position Statement
- Retail Capacity Study and Assessment of Viability and Deliverability of Town Centre North
- Heritage and Characterisation Study – Crawley Borough Council

Progress of LDF against LDS Local Development Scheme

- 2.10 The Council's Local Development Scheme (LDS), referred to as the Scheme, within this report, sets out the programme for the production of each of the Local Development Documents which will comprise the Local Development Framework. The gantt chart from the LDS adopted in December 2008 is included in Appendix B. This programme was subsequently reviewed by the Council's Local Development Framework Working Group at its meeting on the 10 December 2009 and again in September 2010. The latest revised agreed programme which reflects the changed timetable for the completion of the remaining milestones for the adoption of the outstanding LDF documents is shown in Appendix C.

Core Strategy

- 2.11 The Council's Core Strategy and Local Development Framework Proposals Map were both adopted by the Council in November 2007. The Inspector's report, however, required the Council to bring forward an early review of the Core Strategy before April 2012 to address the long-term delivery of housing against the emerging South East Plan 2006 – 2026 requirements. The SE Plan was subsequently adopted on the 6 May 2009.
- 2.12 A revised version of the Core Strategy was adopted in October 2008 following Mr Justice Wilkie decision in favour of the North East Sector consortium, who's challenge, in January 2008, sought to quash two elements of the adopted Core Strategy.

Core Strategy Review

- 2.13 As set out in the Inspector's Core Strategy binding report the Council is now undertaking a review of the Core Strategy (the Core Strategy Review). The Core Strategy Review document will cover a period up to 2026 and will contain strategic allocations, overarching policies for the Borough and a succinct suite of development management policies to replace the remaining saved Local Plan Policies.
- 2.14 The LDS 2008 indicated an expected adoption date for the Core Strategy Review of April 2012. However, a number of uncertainties, including the delay to the North East Sector decision, have resulted in a need to review the milestones set out in the 2008 Scheme. The revised programme as agreed by the LDF working group in October 2010, for the adoption of the Core Strategy Review is reflected in the gantt chart below and included in Appendix C. Adoption of the Core Strategy Review is now expected for December 2013 and is conditional on further clarity regarding these uncertainties. The emerging localism agenda will also shape the nature and progress of the Core Strategy Review.

1st April 2009 to 31st March 2010

- 2.15 As part of its Issues and Options consultation, the Council published Topic Papers on each of the key issues to be covered in the Core Strategy Review during a six-week consultation period in May / June 2009. Thirteen Topic Papers were produced for the purposes of consultation.

1st April 2010 onwards

- 2.16 A Stakeholders Workshop was held on 19 May 2010. In total the Council received 59 representations. The representations received at the stakeholder's workshop, together with the comments and feedback received at the workshop will be used to inform the formulation of a revised issues and options consultation to take place in May/June 2011. The frontloading of the evidence base assembly is also continuing.

Local Development Framework Programme 2009 – 2012

CRAWLEY BOROUGH COUNCIL'S LOCAL DEVELOPMENT SCHEME TIMETABLE CHART

Revised programme as of October 2010

Document	2 0 0 8												2 0 0 9												2 0 1 0												2 0 1 1												2 0 1 2												2 0 1 3																							
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec												
Development Plan Documents																																																																																				
Core Strategy																																																																																				
West and North West of Crawley JAAP																																																																																				
Supplementary Planning Documents																																																																																				
Development of Gatwick Airport SPD																																																																																				
Planning Obligations SPD																																																																																				
Town Centre Wide SPD																																																																																				
Planning and Climate Change SPD																																																																																				
Affordable Housing SPD																																																																																				

KEY

Non Statutory Consultation (Reg 25)	
Revised Issues and Options Consultation Period	
Proposed Submission or Draft (Reg 27)	
Submission Stage	
Alternative Sites Consultation	
Pre - Examination Meeting	
Examination in Public	
Inspector Report	
Adoption	

SPD Consultation	
SPD Adoption	

Delivered earlier than planned	←
Delivered later than planned	→
Delayed	- - - -
Milestone met	★

Saved Local Plan Policies

- 2.17 On the 27th September 2007, a number of relevant Local Plan policies were saved, to be used in tandem with the adopted Core Strategy policies. These policies are set out within Appendix A. As set out above, these policies will be superseded by the Core Strategy Review that will also include development management policies.

Local Development Framework Proposals Map

- 2.18 The adopted Proposals Map displays the site allocations and locally significant designations within the Borough. As part of this, where relevant, saved Local Plan policies of a site-specific nature are displayed on the Proposals Map. This map will be updated and amended through the Core Strategy review process.

Statement of Community Involvement 1st April 2010 onwards

- 2.19 Work has commenced on the review of the current Statement of Community Involvement (SCI) dated September 2006. The statement sets out the mechanisms Council will employ to consult on the LDF and who will be consulted and at what stage. The SCI also outlines how representations received on LDF documents will be taken into account. The adopted SCI needs to be amended in the light of the 2008 Planning Policy Statement 12: Local Development Frameworks (PPS12), accompanying regulations and the Decentralisation and Localism Bill 2010.

- 2.20 It is anticipated that the council will consult on a draft SCI late in 2011. Future updates on the process of this review will be included in future AMRs.

2.21 West and North West of Crawley Joint Area Action Plan (now referred to as the West of Bewbush Joint Area Action Plan)

The West Sussex Structure Plan (2001) identified West and North West of Crawley to accommodate a new neighbourhood of 2,500 homes, supported by a range of facilities, services, employment opportunities and infrastructure.

Although the new neighbourhood will adjoin Crawley, much of the land falls within the administrative boundary of Horsham District Council. Both Councils adopted a Joint Area Action Plan (JAAP) in July 2009 to steer the location and format of development, on land west of Bewbush.

1st April 2010 onwards

A hybrid planning application for the new neighbourhood, (to be marketed by the developer as 'Kilnwood Vale') was submitted to Horsham District Council in July 2010 and as yet has not been determined. This two-part application includes:

- an outline application for the whole site of some 2,500 homes with facilities and infrastructure; and
- full or detailed application for Phase 1 of construction; 291 homes and related infrastructure

The anticipated delivery of the West of Bewbush development is as follows:

2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
80	120	160	220	220	220	220	230	300	330	300	100	0	2500

Development Control Policies

- 2.22 The Core Strategy review document will contain a development management section which will supersede the remaining saved Local Plan policies.

Supplementary Planning Documents (SPDs)

Adopted SPDs

- 2.23 Within the December 2008 Scheme there are a number of Supplementary Planning Documents that are outstanding and for which the milestones set out in the scheme were not met. These include the Planning and Climate Change SPD and Affordable Housing SPD. All the other SPDs within the LDS have been adopted.

Affordable Housing

1st April 2009 to 31st March 2010

- 2.24 The December 2008 Scheme included the milestone for the draft SPD to be prepared in April/May 2009 and adoption in December 2009. As previously reported in last years monitoring report the publication of the Affordable Housing SPD has been delayed as a consequence of two key reasons. Firstly, in the current economic climate the previously assembled affordable housing viability assessment is dated and could not, at this stage, form the basis of a robust SPD. Secondly, the Core Strategy Review is under way and currently it is considered that in accordance with the guidance outlined in PPS3: Housing, many of the intentions and objectives of the SPD could be covered in the Core Strategy.

1st April 2010 onwards

- 2.25 The Council proposes that the production of the affordable housing SPD be deferred until the Council's preferred policy approach emerges through the Core Strategy Preferred Strategy and the benefit of a SPD can be assessed in this context.

Planning and Climate Change

1st April 2009 to 31st March 2010

- 2.26 The milestones for the preparation of the draft Planning and Climate Change SPD in accordance with the December 2008 LDS are January and February 2010 and adoption in September/October 2010. This milestone was not achieved and that it will instead be considered and developed as part of the Core Strategy Review. There are a number of studies that will feed into this SPD and the delay associated with its preparation is a result of the need for the completion of these studies, which are primarily the WSCC renewables project, ELR and SHLAA (Strategic Housing Land Availability Assessment).

1st April 2010 onwards

- 2.27 Work is continuing on the development of the necessary evidence base that will inform both the Core Strategy review work and the production of this SPD. A corporate project to assess the option of establishing a decentralised energy network commenced in November 2010 and is due to be completed in February 2011, which will assist in reducing the town's carbon footprint and identify the appropriate mechanisms to achieve this reduction objective.

Evidence Base Documents

Strategic Housing Land Availability Assessment

- 2.28 The Strategic Housing Land Availability Assessment (SHLAA) is a technical study that will form part of the evidence base for Crawley's Local Development Framework and particularly the Core Strategy review.

2.29 The draft SHLAA is currently being prepared to support the Core Strategy Review as a key piece of evidence in demonstrating a 5 year supply of housing land. The draft will be published in tandem with the revised Issues and Options, with consultation on these documents anticipated for May/June 2011.

Part 3: Monitoring Policy Effectiveness

Introduction

- 3.1 Set out below is a summary of the Borough's performance against the Core output indicators specified by the Department of Communities and Local Government. In addition, the Council's performance against the adopted Core Strategy and Sustainability Appraisal indicators is also reported.

Core Output Indicators

3.2 Business development and town centres

The four main Indicators are:

- BD1 - Total Amount of additional floorspace – by type
- BD2 - Total Amount of employment floorspace on previously developed land - by type
- BD3 - Employment land available – by type
- BD4 - Total amount of floorspace for 'town centre uses'.

3.3 BD1: Total amount of additional employment floorspace by type

This indicator shows the amount and type of completed employment floorspace (gross and net) within the Borough on land both previously and not previously developed. The total amount of floorspace for the reporting period was 16650m² gross (14,047m² net). The majority of this floorspace represents new B8 uses at 14335 m² (gross). Table below sets out the data in summary.

3.4 BD2: Total amount of employment floorspace (gross) on previously developed land – by type

Between April 2009 and March 2010, a total of 10,350m² (gross) of employment floorspace was completed in Crawley on previously developed land, comprising of 1947m² B1c, 368m² B2 general industry and 8,035m² of B8 storage and distribution floorspace. For all types of employment floorspace, 62% was built on previously developed land. The single development which was not on PDL was a new storage warehouse at Maidenbower Business Park, formerly known as Jungle Fields. Table below sets out the data in summary.

3.5 BD3: Employment land available – by type

Indicator BD3 shows the amount and type of employment land available, including sites allocated for employment uses in Development Plan Documents and sites for which planning permission has been granted for employment uses. In Crawley there is 28.16 hectares of land (gross) allocated or with planning permission available for employment use of which 13.36 hectares is for B1a use. Full details are provided in the table below.

Summary table of indicators BD1 – BD3 (m²)

		B1a	B1b	B1c	B1 Mixed	B2	B8	Total
BD1 (Total)	Gross	-	-	1947	-	368	14335	16650
	Net	-	-	0	-	0	14047	14047
BD2 (PDL)	Gross	-	-	1947	-	368	8035	10350
	Net	-	-	0	-	0	7747	7747
	% gross on PDL							62.00%
BD3	Hectares	13.36	-	-	8.46	5.97	0.37	28.16
	Gross Floorspace (m²)	81094	-	-	39231	2283	2767	125375

3.6 **BD4: Total amount of floorspace for ‘town centre uses’**

BD4 shows the amount of completed floorspace (gross and net) for town centre uses within town centre areas and the local authority area. Within the designated town centre, 622m² gross (622m² net) of A1 Retail use was completed in the Town Centre. Within the Borough wide area a total of 125m² gross (125m² net) floorspace was complete being A1 shops. Full details are provided in the table below.

		A1	A2	B1a	D2	Total
BD4 Town Centre	Gross	622	-	-	-	622
	Net	622	-	-	-	622
BD4 Local Authority	Gross	125	-	-	-	125
	Net	125	-	-	-	125

3.7 **Housing**

General commentary

The most up-to date housing trajectory is included in Appendix D. This trajectory represents an updated position from that which would have been the case at the end of the monitoring period as it includes applications that have since expired, new permissions as well as reflecting up to date anticipated delivery as indicated by site owners and developers where possible. The trajectory reflecting the position at 1 April 2010 (the end of the monitoring year) has also been included for reference in Appendix E.

3.8 In respect of the allocated Core Strategy Sites, the trajectory has excluded the North East Sector as a final Secretary of State decision is still pending. In respect to the Telford Place/Haslett Avenue East allocation, 312 units were approved as part of a scheme granted planning permission in January 2008 (ref: CR/2007/0114/OUT) however, only 100 units are included in the anticipated delivery trajectory based on discussions with the developer on deliverability considerations. Similarly, the revised figure in respect to Town Centre North from the allocated 800 to a minimum of 120 units also reflects recent discussions.

3.9 The North East Sector Inquiry Inspector’s report dated November 2009 has served to provide a steer on assessing housing delivery. In terms of addressing the likely market-led decline in housing delivery, the Council is now exploring opportunities to be proactive and help remove the barriers to delivery, or even bring sites forward itself, in the absence of the private sector. An example is a site in Langley Green which the Council is working together with Moat Housing to bring forward 16 dwellings.

3.10 Whilst, this report measures delivery against the targets within the Core Strategy and regional plans it is noted that there remains uncertainty regarding the status of the Regional Plan (South East Plan), after the expressed intention of the new Coalition Government to abolish the regional strategies. Given that the latest position is that the regional strategies remain, delivery has been measured against both the West Sussex Structure Plan and the SE plan.

3.11 In response to the Decentralism and Localism Bill, the Council is proposing to carry out a local housing needs assessment.

3.12 The relevant Core Output Indicators for Housing are:

- H1: Plan period and housing targets
- H2(a): Net additional dwellings – in previous years

- H2(b): Net additional dwellings – for the reporting year
- H2(c): Net additional dwellings – in future years
- H2(d): Managed delivery target
- H3: New and converted dwellings – on previously developed land
- H4: Net additional pitches (Gypsy and Traveller)
- H5: Gross affordable housing completions
- H6: Housing Quality – Building for Life Assessments

3.13 Table 1 below provides a summary of indicators H2a – H2d and is based on the latest updated housing trajectory dated December 2010. A similar summary of the data is also provided in Appendix F, which reflects the trajectory for the monitoring period; that is up until 1 April 2010.

H1: Plan period and housing targets

3.14 This indicator identifies the housing requirement for the Local Authority and the origins of the requirement. The adopted Core Strategy was prepared to meet the adopted West Sussex Structure Plan requirement of 4500 homes between 2001 and 2016 (or 300 per year).

Summary data for indicator H1

	Start of plan period	End of Plan Period	Total Housing Requirement	Source of plan Target
H1 (a)	01/07/2001	31/03/2016	4500	West Sussex Structure Plan
H1 (b) (if required)	01/04/2006	31/03/2026	7500	South East Plan

3.15 The adopted 2008 Core Strategy refers to the West Sussex Structure Plan requirement of 4500 homes (300 per annum) and the Core Strategy review document is being developed to deal with the South East Plan requirement of 7500 homes (375 per annum) between 2006 and 2026.

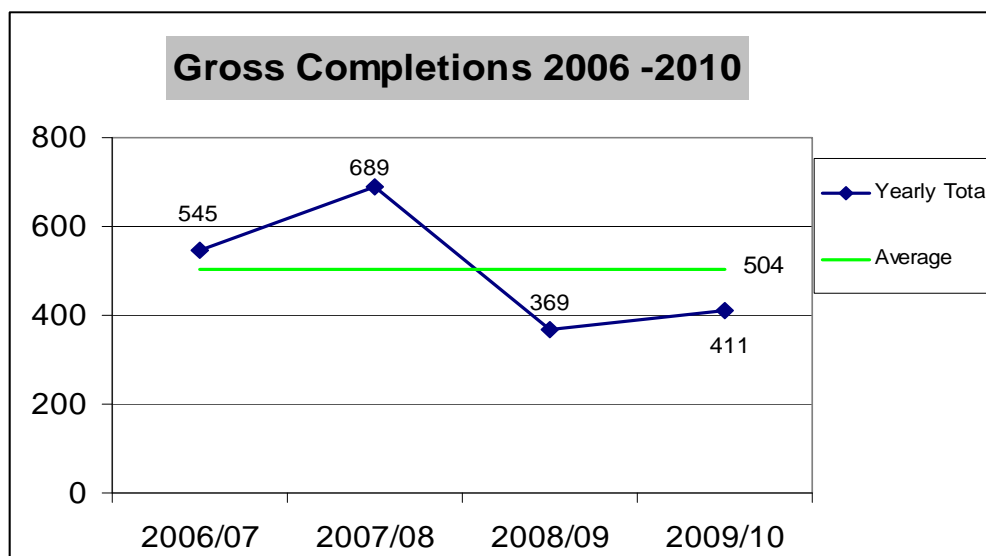
3.16 As a result of recent and expected changes in legislation this requirement will be reviewed as part of the Core Strategy review. In light of the new Decentralisation and Localism Bill, the Council will undertake a locally generated housing needs assessment to identify and establish its local requirements and future housing targets.

H2 (a): Net additional dwellings – previous years

3.17 Indicator H2a displays housing delivery since mid 2001, the starting point for the West Sussex Structure Plan requirement of 4500 dwellings between 2001 and 2016. During the 9-year period between mid 2001 and March 2010, 2645 (gross), 2480 (net) dwellings were completed against a requirement of 2450 dwellings resulting in over delivery of 30 dwellings. The annual breakdown of these figures is shown in the summary table below and within the housing trajectories in Appendix D.

3.18 A major source of housing land for the Borough is the North East Sector (NES) which has remained undeveloped but has a potential for delivery of a further 1,900 dwellings in the coming years. Following the inquiry held in June 2009 the Secretary of State published a minded to approve decision letter in November 2009. Representations were invited on a number of proposed planning conditions. However, the Council and Gatwick Airport Limited (GAL) identified what they believed to be an error in the Inspector's (and therefore the Secretary of State's) interpretation of the evidence. Subsequently, the Secretary of State changed the date for the publication of

the final decision, initially to the end of July and then to the end of October. More recently, however, the Secretary of State has indicated that no time-scale for the decision can be provided at this stage; and therefore, there remains uncertainty associated with the programme for the Core Strategy Review.



H2 (b): Net additional dwellings – for the reporting year

3.19 This indicator sets out the net completions for the 2009/10 monitoring year. In total 411 dwellings were developed with two demolitions resulting in a net total of 409 dwellings.

H2(c): Net additional dwellings – future years

3.20 This indicator shows the net additional housing development expected over the next 15-year period and the delivery expected for the 5-year period between April 2011 and March 2016. The adopted housing requirement for the Borough is set out in the West Sussex Structure Plan 2001-2016 and totals 4500 dwellings. However, a comparison and commentary has also been provided on the South East Plan requirements of 7500 dwellings between 2006 and 2026. The figures provided represent the latest updated trajectory dated December 2010.

Year	Predicted net additional dwellings (Dec 2010 Trajectory)
2011-2012	352
2012-2013	303
2013-2014	90
2014-2015	131
2015-2016	60
Total	936

3.21 When looking at the 15-year period between April 2010 and March 2025, regard must also be given to housing delivery over the previous 5 years between 2005 and March 2010, during which time housing delivery totalled 2287 (net) dwellings against a cumulative requirement of 1500 dwellings against the West Sussex Structure Plan. Based on the December 2010

Trajectory, housing delivery over the 15-year period between April 2010 and March 2025 is expected to total 1631 dwellings.

- 3.22 The adopted Core Strategy plans for the period up to 2016 and there are no sites identified beyond 2017/18. The identification of sites and supply of housing beyond 2016 will be addressed through the Core Strategy Review. In respect to the 5-year supply of developable sites, (between April 2011 and March 2016) net delivery is expected to be 936 dwellings against the West Sussex Structure Plan requirement for 1500 dwellings. It is noted that this figure reflects the updated trajectory and does not include the potential 1900 dwelling as part of the North East Sector and a further 218 at the former Southern Counties site both excluded as they are waiting for the Secretary of State's decision and judicial review respectively. A further 270 units may come forward as part of the former TSB seaboard site, which is still awaiting a planning decision in respect to the application for extension of the time limit on the original permission.
- 3.23 Determining the amount of hectares available each year for the 5-year period between April 2011 and March 2016 is complicated by a number of different factors. The phasing of a number of large flatted schemes has complicated the calculations and resulted in an average area per dwelling methodology.
- 3.24 In summary, based on the December Trajectory, for the 5-year period between April 2011 and March 2016, 12.58 hectares are available, which is split as follows, as included in the table below:
- | | |
|-------------------|-----------------------|
| 2011/12 = 5.69ha; | 2012/13 = 5.91ha; |
| 2013/14 = 0.81ha, | 2014/15 = 0.17ha; and |
| 2015/16 = 0ha. | |

H2 (d): Managed delivery target

- 3.25 H2 (d) shows how likely levels of future housing are expected to come forward, taking into account the previous year's performance. As previously mentioned, there is no housing delivery planned through a Development Plan Document beyond the end of March 2016 as the current Core Strategy only plans for the period up to 2016. Housing delivery beyond 2016 will be addressed through the Core Strategy review document. The new localism bill will also inform the mechanism by which the future housing needs and targets will be determined.

Table 1: Summary data for indicators H2a – H2d

Summary Data for Core Indicators H2a - H2d

BASED ON UP DATED TRAJECTORY OF DECEMBER 2010

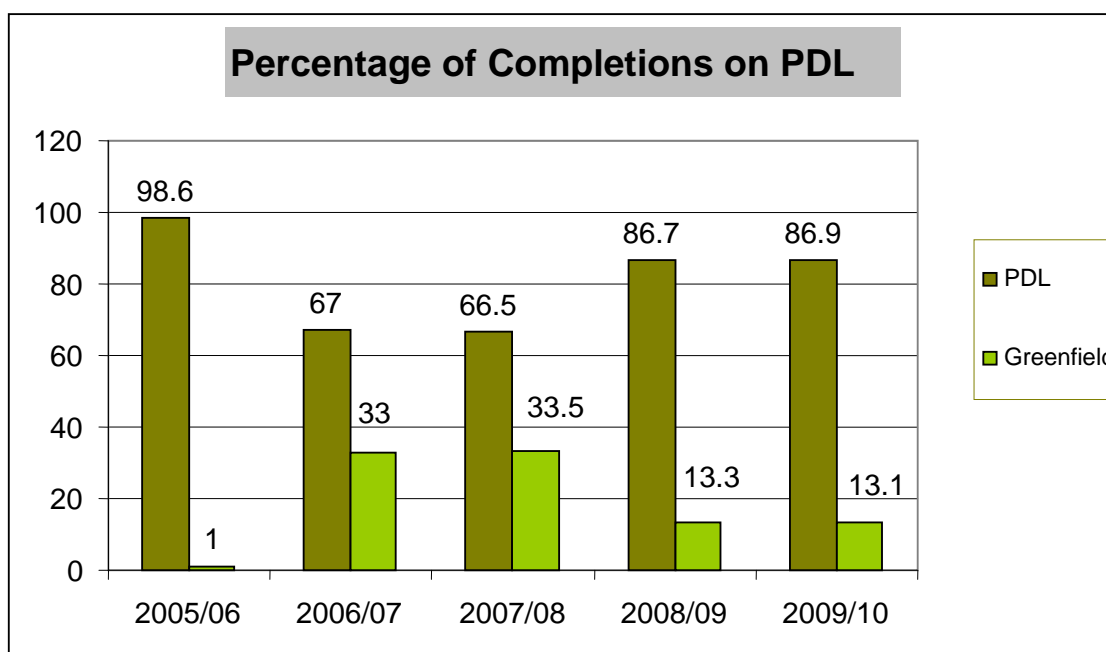
		Mid 2001/ Mid 2002	Mid 2002/ Mid 2003	Mid 2003/ 31/03/2004	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10 Reporting	2010/11 Current	2011/12 Year 1	2012/13 Year 2	2013/14 Year 3	2014/15 Year 4	2015/16 Year 5	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
H2a	Net addition - previous years	20	70	103	175	188	468	679	368																	
H2b	Net addition - reporting year									409																
H2c (future years)	a) Net additions										395	352	303	90	131	60	130	50	0	0	50	50	20	0	0	0
	b) Hectares											5.69	5.91	0.81	0.17	0.00										
	c) Targets West Sussex Structure plan 2006-2016											300	300	300	300	300										
	d) Targets South East Plan											375	375	375	375	375										
H2d	West Sussex Structure Plan									347	337	325	319	324	441	750										
H2d	South East Plan									352	349	345	345	348	370	391	425	457	508	581	678	803	793	1315	1973	3945
Total net Completions to end of reporting period		2480																								
H2b - Net Additions projected for the 5 Year Period												936														

H3: New and converted dwellings – on previously developed land

- 3.26 This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 86.9% (357 of 411) of completions were developed on previously developed land. It should be noted that the classification of the dwellings completed during 2009/10 are based on the old definition of PDL and do not reflect the changes made to the definition of PDL in June 2010. Future reporting on this indicator will reflect the new definition.

Gross dwelling completions by Greenfield / Brownfield, 2009-2010

Indicator H3	Greenfield		Brownfield		Total 2009-10
	Units	% of total	Units	% of total	
	54	13.10%	357	86.90%	



H4: Net additional pitches (Gypsy and Travellers)

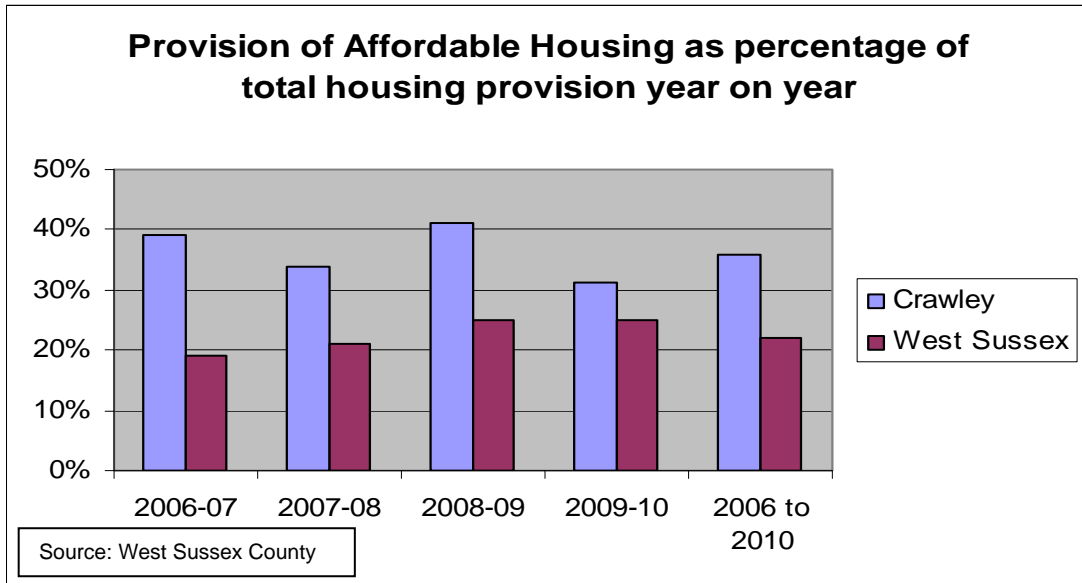
- 3.27 Core Indicator H4 reports on the net additional gain in Gypsy and Traveller pitches within Crawley Borough. There were no new permanent or transit pitches within the Borough for the reporting year.

H5: Gross Affordable housing completions

- 3.28 The Council's Housing Needs Assessment 2004 recommends 40 per cent of housing in mixed developments (private, social, retail) should be affordable. Of these, approximately three-quarters should be social rented accommodation with the remaining made up of shared ownership or subsidised rental stock.
- 3.29 Indicator H5 shows the number of social rented and intermediate dwellings completed within the Borough for the reporting year. In total, 129 new dwellings were completed, all of which all were social rented homes. This represents 31% of the total housing completed. The graph below also demonstrates Crawley's contribution to affordable housing provision against the average for West Sussex.

Summary data for indicator H5

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	129	0	129



H6: Housing Quality – Building for Life Assessments

3.30 Indicator H6 is intended to show the number and proportion of total new build completions on housing sites that reach the very good, good, average and poor ratings against the Building for Life criteria. The Council is not in a position to report on this indicator for the reporting period.

Environmental Quality

E1: Number of planning permissions granted contrary to the Environment Agency Advice on flooding and water quality grounds

3.31 The Environment Agency objected to two applications in the 09/10 monitoring year. They also objected to the proposed raising of the dam at Tilgate. Two of these objections were overcome and the applications permitted. The other was refused. No applications were therefore permitted with outstanding objections from the Environment Agency on flooding or water quality grounds.

Summary data for indicator E1

	Flooding	Water Quality	Total
E1	3	0	3

Environment Agency objections to Crawley Planning Permissions

Planning Application No. & site	Development Type	Reason for objection	Outcome
CR/2009/0102/OUT North East Area Professional Centre, Furnace Drive,	Outline Application for Major Residential	<ul style="list-style-type: none"> No sequential test Unsatisfactory FRA/FCA Submitted 	<p>Application Refused on flood risk grounds.</p> <p>However, subsequent application has been approved after resolution of initial objection.</p>

CR/2009/0353/ARM Land At St Wilfrids Catholic School, Old Horsham Road, Southgate,	Reserved Matters Application for Major Residential	• Unsatisfactory FRA/FCA Submitted (Surface Water)	Application Approved following resolution of objection
CR/2009/0474/FUL Tilgate Park, Tilgate Drive	Other Major	• Unsatisfactory FRA/FCA Submitted	Application Approved following resolution of objection

E2: Change in areas of biodiversity importance

- 3.32 Indicator E2 shows the losses or additions of biodiversity habitat within the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation etc. that occurred from development. From data provided by Sussex Biodiversity Record Centre for the reporting year, there was no direct loss of sites designated for their biodiversity importance within the Borough and that no planning applications have infringed on designated and habitat areas. There were no new sites within the Borough during the reporting year.
- 3.33 In relation to Improved Local Biodiversity (National Indicator 197), Council reports again 58% being the proportion of Local Sites where positive conservation management has been or is being implemented.

Summary data for indicator E2

	Loss	Addition	Total
E2	0	0	0

Renewable energy generation

- 3.34 This indicator is to illustrate the amount of renewable energy generation by installed capacity (megawatts) and type and does not include any developments or installations permitted by a general development order. Data on the stalled capacity was not obtained for the reporting period however, the table below summarises the data applicable to the three related National Indicators, NI 185 - CO2 reduction from Local Authority operations; NI 186 - Per capita reduction in CO2 emissions in the LA area and NI 188 - Planning to Adapt to climate change

Summary of data existing renewable energy capacity

Indicator	2009/10
NI 185 – % of CO2 reduction from Local Authority operations	- 4.9%
NI 186 – Per capita reduction in CO2 emissions in the LA area	Only data for 08/09 is currently available. Figure for 2008 = 7.5 tonnes CO2 per person.
NI 188 – Planning to Adapt to climate change	LEVEL 1 The council has submitted the self assessment document to WSCC who will submit on behalf of all West Sussex councils to DECC (previously Defra). The assessment indicates that we remain on Level 1

Core Strategy Indicators

Introduction

- 3.35 This section works through the indicators used to monitor most of the adopted Core Strategy chapters and policies. The Core Strategy was formally adopted by the Council in November 2007, then later revised in October 2008 and is currently under review.

Chapter 2 – Housing

- 3.36 The housing chapter is primarily concerned with the delivery of the right mix of housing in accordance with local needs. The data set out below indicates that good progress towards making up the deficit in housing delivery against the West Sussex Structure Plan annualised requirements was made, reducing the deficit to 220 by March 2010 and a surplus of 424 against provisional South East Plan annualised requirements. Delivery for the immediate future is cautiously predicted to be in accordance with requirements, as shown in Crawley's December 2010 housing trajectory in Appendix D.
- 3.37 Policy H4 deals with housing and seeks to ensure development is of an appropriate density (usually not below 30 dwellings per hectare) and H5 sets out a requirement for 40% affordable housing on sites of 15 dwellings or more. During the monitoring year there were four Section 106 agreements secured in respect to planning applications for 15 or more units which included the provision of affordable housing. One site providing 100%, two 40% and one provided 30% of the total number of units permitted.

Summary table - Chapter 2 Housing

Policy	Indicator	2009/10 data
Policy H1 – Housing Provision	Completion of 4,500 dwellings	<ul style="list-style-type: none"> • 2001 – 2010 = 2480 (net) (2071+ 409) • 2006 – 2010 = 1924 (net) (1515 + 409)
	Cumulative residential completion rate since 2001 & 2006	
	Position above or below cumulative allocation for reporting year)	Based on the December 2010 trajectory: WSStructure Plan = -220 SE Plan = +424
H2 – Housing development opportunities	Delivery of Core Strategy identified sites before 2016	<ul style="list-style-type: none"> • Town Centre North anticipated for 1st completions 2020/21 • Telford Place/Haslett Avenue – permission granted • Dorston Square 1st completions anticipated 2012/13 • Ifield Community College 1st completions anticipated 2014/15 • Thomas Bennett 1st completions anticipated 2014/15 • Stone Court under construction, built out by 2011/12 • Lucerne Drive almost complete • North East Sector – waiting

		for Secretary of State Decision
H3 - Use of previously developed land	Percentage of homes built on PDL. Target: 60% of new homes from 2006 to 2018	74.4 % for 2006-2010
H5 – Affordable housing	Cumulative net gain of affordable dwellings provided per annum 100% of all major housing schemes meeting 40% affordable housing requirement unless accepted as an exception under Policy H5.	725 dwellings total 596 (Mid 2006 to 31 Mar 09) + 129 (1 April 2009 to 31 Mar 10) Four Schemes: - 1 x 100% provision - 2 x 40% provision - 1 x 30% provision
H7 – Gypsies and Travellers	Number of pitches permitted/completed since 2001 Provision of site(s) to meet identified local need – provision by 2016	None

3.38 The Core Strategy sets a target of 60% of new homes to be built on previously developed land from 2006 to 2018. The figures below illustrate that this target has been achieved. The recent change in the definition in PDL is likely of course to have implications for achieving this target in future years as too will be the change in focus that may result from the localism agenda.

	Units on PDL	Gross Units Built	Percentage %
2001-2002	33	33	100
2002-2003	73	73	100
2003-2004	116	116	100
2004-2005	188	188	100
2005-2006	218	221	98.6
2006-2007	363	545	66.6
2007-2008	458	689	66.5
2008-2009	320	369	86.7
2009-2010	357	411	86.9
2001- 2010	2126	2645	80.4
2006- 2010	1498	2014	74.4

Chapter 3 – Infrastructure and Community Services

3.39 Chapter 3 – Infrastructure seeks to protect existing leisure and community facilities and ensure future provision is maintained. No facilities were lost in the reporting year. The Central Bewbush SPD adopted in January 2007 identified a new Community facility to be built within the neighbourhood centre. As part of the Heart of Bewbush Neighbourhood Improvement Project, a new £1.5 million community building, called the Breezehurst Pavilion was opened this year on the site of the old leisure centre.



3.40 The new Langley Green Centre opened in November this year, following allocation in the Central Langley Green SPD. The centre comprising of a community centre, SureStart Children and Family Centre and school office for Langley Green Primary School

3.41 **Chapter 3 – Infrastructure and Community Services**

Policy	Indicator	Target	2009/10 data
ICS1 – The location and provision of new community and leisure facilities	Amount and type of leisure and recreational facilities lost to other uses	-	Bewbush Leisure centre shut on the 10 th November 2008 but now replaced by the new Breezehurst Pallivon. Langley Green Leisure Centre also opened in Nov 2010
ICS4 - University Campus	Provision of new university campus within or surrounding Crawley Borough	Site Specific DPD in place in accordance with LDS. Planning permission submitted for new University campus by 2016	The Council continues to have proactive discussions with higher education providers to deliver higher education provision

Chapter 4 – Environment

3.42 The Environment chapter seeks to protect and enhance nature conservation sites and biodiversity, and protect valuable urban open space for recreation and amenity.

Chapter 4 – Environment

Policy	Indicator	2009/10 data
EN1 - Nature conservation	Number and type of planning applications permitted on designated sites	None
	Number of new Biodiversity Action Plans agreed	No Biodiversity Action Plans prepared
EN2 - Neighbourhood structure and neighbourhood centres	Percentage of Greenfield Housing and Employment floorspace as a percentage of all development	13.1% of housing on Greenfield (54/411) / 38% of commercial on Greenfield
EN3 - Green Spaces and Corridors	No loss of green space. 100% use of local assessments to evaluate loss of green spaces	Not currently monitored

Chapter 5 - Community Safety

- 3.43 The Community Safety chapter's primary objective is to ensure crime and antisocial behaviour are kept to a minimum and that new development capitalises on the opportunity to enhance community safety, amenity and the public realm. The key indicator for community safety is the number of units achieving the Secured by Design award standards. Secured by Design is the UK police flagship initiative that promotes the 'designing out of crime' and has been shown to reduce burglary and car crime by 50% and criminal damage by 25%. For the reporting year, 4 awards (relating to a total of 69 units) met the Secured by Design standard.

Chapter 5 – Community Safety

Policy	Indicator	2009/10 data
CS1 – Safety through design	Number and type of developments receiving a Secured by Design award	4 awards for a total of 69 units - Rillside, Furnace Green (3) - Winterfold, Furnace Green (3) - Blackbird Court, Nightingale Close (8) - Pegler Court, Pegler Way (55)
CS1 - Safety through design and operation	Ensure all major proposals consider community safety issues / All major developments undertake a major community safety audit of their proposals	Currently not a specific requirement in the Council's Local List of Planning Requirements

Chapter 6 – Transport

- 3.44 The Transport chapter's primary objective is to ensure a safe and efficient transport system.
- 3.45 West Sussex County Council (WSCC) currently provided results of a survey undertaken into the travel patterns of residents in the area. The information provided in tables below are extracted from the WSCC "Household Travel Survey 2006-09" in respect to two questions regarding 'general travel' and 'travel to work'. The survey involved a 7100 random sample of households across West Sussex, The analysis provided by WSCC uses weighting based on age and gender population estimates derived by the Office for National Statistics for the whole of West Sussex. Analysis is not based on the actual population breakdown between districts. This information serves only to give an indicative picture of the situation as there is an expected margin of error. At the county level the expected margin of error is 2%, however at the district level the margin of error could be higher.

Chapter 6 – Transport

Policy	Indicator	2009/10 data
T1 to T3 Managing Travel demand and widening choice of transport	Increase in proportion of journeys to work by walking, cycling and public transport.	Refer to survey results below

Q7 – General Travel

The 'general travel' results are based on approximately 300 responses for each of the years 2006 to 2009.

	Walk 20 mins or more (3 or more times a week)	Cycle (3 or more times a week)	Bus / Coach (3 or more times a week)	Car / Van (3 or more times a week)	Motorcycle (3 or more times a week)	Taxi (3 or more times a week)	Train (3 or more times a week)
2009	41.3%	4.4%	12.0%	74.1%	1.2%	0.0%	4.8%
2008	44.6%	6.1%	11.9%	69.1%	0.8%	0.7%	5.2%
2007	36.2%	6.2%	10.6%	71.7%	0.6%	2.1%	3.9%
2006	41.3%	9.1%	11.2%	71.8%	1.2%	0.6%	5.4%

Q11 – Travel to work

The 'travel to work' results are based on approximately 200 responses for each of the years 2006 to 2008 (as not every respondent in the sample is of working age or in employment).

	Car / van (alone)	Car / van (with others)	Motor cycle	Walk all the way	Cycle	Bus	Train	Taxi	Other
2009	72.7%	5.7%	0.6%	8.5%	1.1%	5.7%	5.7%	0.0%	0.0%
2008	67.7%	11.6%	.5%	7.4%	3.2%	5.3%	3.7%	0.5%	0.0%
2007	61.2%	15.4%	.9%	7.9%	5.3%	4.4%	4.8%	0.0%	0.0%
2006	58.9%	6.1%	1.2%	8.9%	7.3%	7.7%	8.5%	0.8%	0.4%

Chapter 7 – Local Economy

- 3.46 Chapter 7, Economy seeks to deliver sufficient employment floorspace to meet demand and ensure the buoyancy of the local economy. Delivery of commercial floorspace is broadly in line with the West Sussex Structure Plan against which the Core Strategy was prepared.
- 3.47 The Employment Land review was undertaken jointly with Horsham and Mid Sussex District Councils. The study was undertaken in two parts; the first part reported in March 2010 and the second in October 2010.

Chapter 7 - Local Economy

Policy	Indicator	2009/10 data
Policy E1 - Employment floorspace provision	Completion of 280,000 m ² employment floorspace	150,524 ² of B use classes
	Position above/below cumulative allocation (280,000m ² /15 plan years x number of expired years = 168,000	- 17,476 m ²
Policy E2 – Location of new employment development opportunities	Amount of employment provision provided outside of the section (1) employment sites listed	3737 m ² floorspace permitted of B1a Office. 3241 – Southways 496 – Royal British Legion Club
Policy E3 – Protection & management of employment floorspace	Amount of actual or designated employment land and floorspace lost to residential development per annum	Nil

Chapter 8 – Gatwick Airport

- 3.48 This chapter aims to facilitate the growth of Gatwick airport within its capacity as a single runway, two terminal airport whilst minimising the impact on the surrounding area. A set of environmental commitments for the operation of the airport were published by Gatwick Airport Limited in December 2007 and supported by adjoining local authorities. A Section 106 agreement has also been agreed. The legal agreement was revised and updated in December 2008 and the SPD on the 17 December 2008.

Chapter 8 - Gatwick Airport

Policy	Indicator	2009/10 data
Policy G2 – Safeguarded land	Number and type of permitted applications within Airport safeguarded area that prejudice future development	No applications permitted would prejudice the future development of airport

Chapter 9 – Manor Royal and County Oak

- 3.49 Manor Royal Business District is one of the biggest business parks in the south east. It covers an area of 240 hectares and is home to approximately 500 businesses and 30,000 jobs. It is one of Crawley's main commercial areas and a major contributor to West Sussex, the Gatwick Diamond and the wider south east economy. This chapter aims to facilitate the redevelopment and intensification of sites within Manor Royal and County Oak. On the 13th July 2010, together with the celebration of its 60th Anniversary, the Manor Royal Master Plan was launched. A copy of the publication. A Plan for Progress can be viewed on the council's website.

Chapter 10 - Land West and North West of Crawley

- 3.50 A Joint Area Action Plan for the Strategic Development Location West and North West of Crawley (known as West of Bewbush) was adopted on July 2009. Although the new neighbourhood will adjoin Crawley, much of the land falls within the administrative boundary of Horsham District Council. The JAAP was prepared jointly by Horsham District Council and Crawley. The West Sussex Structure Plan (2001) identified West and North West of Crawley to accommodate a new neighbourhood of 2,500 homes, supported by a range of facilities, services, employment opportunities and infrastructure.
- 3.51 The planning application for the new neighbourhood, (to be marketed by the developer as 'Kilnwood Vale') was submitted to Horsham District Council in July 2010 and has yet to be determined.

Chapter 11 – North East Sector

- 3.52 The purpose of the North East Sector Chapter is to minimise as far as possible the uncertainties associated with the strategic housing development location and to facilitate its delivery if appropriate once a definitive decision is made by the Secretary of State regarding a second runway at Gatwick. An inquiry was held against the non-determination of the planning application by the Council and the inspector ruled in favour of the Council. The consortium of developers for the site appealed against the inquiry decision, at the High Court and got the application referred back to the Secretary of State for reconsideration. The Secretary of State reopened the inquiry, which was held in June 2009. In November 2009 the Secretary of State indicated that he is minded to grant the appeal subject to resolution of conditions, however a final decision has not yet been received.

Chapter 11 - North East Sector

Policy	Indicator	2009/10 data
Policy NES1 – North East Sector safeguarded for new neighbourhood	Number and type of development permitted at the North East Sector	No development permitted that will prejudice the delivery of the site
Policy NES2 – The North East Sector Neighbourhood	Permission for the development of the North East Sector post 2018	Still waiting for final decision from the Secretary of State on the North East Sector

Chapter 12 – Neighbourhood Structure and Neighbourhood Centres

- 3.53 The purpose of this Chapter is to protect and enhance Neighbourhood Centres. As discussed earlier in this report under Chapter 3 - Infrastructure and Community Services, significant developments and improvements have been made to the Bewbush Neighbourhood Centre and Langley Green.

Chapter 12 – Neighbourhood Structure

Policy	Indicator	2009/10 data
NS2 – Protect and enhance neighbourhood centres	Regeneration and improvement projects at the neighbourhood centres in Bewbush, Langley Green and Furnace Green	New community centres and improvements completed at Bewbush and Langley Green

Chapter 13 – Three Bridges Corridor

- 3.54 Chapter 13's objective is to promote the corridor as a mixed-use development opportunity and capitalise upon the sustainable location. This policy is now subject to further work as part of the Core Strategy review to scope out the employment floorspace requirements and thus the amount of land available for residential development. To date, the only significant developments to occur within the corridor are the completion of the new Library for the Borough and the redevelopment of the former Leisure Centre site by Fairview, which is almost complete.
- 3.55 At this stage there is little evidence of the full policy implementation in respect to the redevelopment and improvement of the Three Bridges Corridor. This will be considered as part of the Core Strategy review.

Chapter 13 – Three Bridges Corridor

Policy	Indicator	Target	2009/10 data
Policy TBC 1&2 – Redevelopment and improvement of the Three Bridges Corridor	Secure major redevelopment / development within corridor to attract high value business occupiers and environmental improvements	Development Strategy in place by 2016 and programme of improvements ongoing	<ul style="list-style-type: none"> Fairview (old leisure centre site) near completion EDF sites closer to Three Bridges Station identified in the draft SHLAA as opportunity sites for commercial /residential use and further work to be undertaken.
TBC3 – New transport interchange at Three Bridges Station	Secure new Three Bridges transport interchange	By 2016	Dialogue continues with network Rail to secure the redevelopment of the station. At this stage the extended viability and environmental constraints is being explored.

Chapter 14 – The Countryside

- 3.56 Chapter 14's objectives are to protect and enhance the countryside and capitalise upon this important natural resource. An appeal has recently been lodged (26 November 2010) against the refusal of an application for redevelopment of 9 dwellings within the countryside. The site is at land the rear of Flint Cottage, Tilgate and the subsequent decision may have implications for this particular policy (application reference CR/2010/0304/FUL).

Chapter 14 - The Countryside

Policy	Indicator / Proposed Action	Target	2009/10
Policy C1 - Development beyond the built-up area boundary	Number and type of permissions granted beyond the built-up area boundary / Maintain countryside areas against inappropriate development	No loss of Countryside unless in accordance with exceptions policy.	None
Policy C2 – Setting of the town	Number and type of permissions (new development) granted within the 4 Strategic Gaps / Maintain strategic gaps	No loss of strategic gap unless for those uses identified in saved local plan policy	No new residential / commercial development permitted

Chapter 15 – The Town Centre

- 3.57 The Town Centre chapter seeks the creation of a town centre neighbourhood including a rich mix of jobs, shops, housing, leisure, community and civic facilities to enhance the vitality of the Town Centre during the day and into the evening. A key delivery tool is the Town Centre North redevelopment scheme. To complement the Town Centre North redevelopment, a number of alternative town centre development opportunities are identified and these seek to enhance the remainder of the town centre. The Revised Town Centre North SPD was adopted on 29th of January 2009 and the Town Centre Wide SPD adopted on 20th of May 2009. Development Principles for Traders Market within the Town Centre were approved in September 2010, and the site is now being actively marketed. A Town Centre Strategy was produced jointly by the Borough Council and the Town Centre Partnership and was adopted by the Council in November 2008. Both parties, particularly through the work of the Town Centre Manager, promote the implementation of the Strategy.
- 3.58 During the reporting year, a number of significant planning applications were considered for key sites within the Town Centre. The applications include Outline permission granted subject to completion of a S106 agreement at the committee meeting of the 19th of October 2009 in respect to land at 27-45 Ifield Road (former Southern Countries) (reference CR/2009/0352/OUT), being a site identified for additional Mixed Use Development Opportunities in the Core Strategy. This Outline application was for 218 flats together with crèche, gym, and management estates office and basement car park. This decision is, however, now subject to a judicial review.

- 3.59 Council is also providing planning input into the regeneration of identified town centre sites. A feasibility study for redevelopment of the Broadway area, was completed in June 2010 and identifies significant viability gap for any development options, however development principles are being devised for a partial site redevelopment option. Detailed development principles and traffic issues for Station Site / gateway are continuing to be developed in consultation with stakeholders. Pre-application discussions have also been held on significant town centres sites including, Station Site, Telford Place, Sussex House and County Mall.

Chapter 15 - The Town Centre

Policy	Indicator	Target	2009/10 data
Policy TC1 – Town Centre North	Completion of Town Centre North scheme	By 2015	New Retail Capacity Study and Assessment of Viability and Deliverability of Town Centre North nearing completion (Dec 2010). These will provide updated evidence base and identify delivery mechanisms to progress a scheme. Ongoing discussions with key anchor store and developers.
Policy TC2 – Alternative Town Centre development opportunities	Number and type of mixed use schemes permitted within the identified strategic opportunities	Bring forward adopted SPD's for all relevant sites by 2015	<ul style="list-style-type: none"> On going discussions with potential developers, HCA and landowners to bring forward development on Town Centre Opportunity Sites as identified in Town Centre Wide SPD. Development Principles Statement for Traders Market approved in September 2010 Viability Study of redevelopment options for Land West of Broadway completed in June 2010
Policy TC7 – Town Centre Strategy	Development of an overall plan allowing for the co-ordinated development of the Town Centre and associated management issues	Establish town Centre strategy and Action Plan by 2011 Supplementary Planning document for whole Town Centre by 2008.	The Town Centre Strategy was approved in Nov 2008 and continually reviewed by the Town Centre Members' Working Group and Town Centre Partnership, who are bringing forward improvements.

Assessment of Policies against Appeal Decisions

- 3.60 The outcome of appeals decided between 1st April 2008 and 31st March 2009 against refusals of planning permission were analysed to provide information on the support given by Planning Inspectors to saved policies in the current Local Plan and Core Strategy policies.
- 3.61 A Total of 31 appeals were decided of which 58.1% (18) were dismissed, 32.3% (10) were allowed, 3.2% (1) were withdrawn, and 6.4% (2) split decisions (part allowed/dismissed). Of the 31, three were appeals against enforcement notices.

- 3.62 Of the 10 allowed appeals there were few which had significant implications on specific policies. The majority of appeals related to relatively minor matters such as domestic applications, variations of conditions and works to trees subject to preservation orders or within conservation areas. Though interestingly, 5 of those allowed were retrospective applications.
- 3.63 An appeal decision of interest was that in respect to an outline application for residential development for 115 units in Ifield. One of the issues related to the provision of affordable housing. The Inspector in his decision acknowledged that the proposed minimum of 11 units would fall below the Council's 40% requirement as set out in policy H5 of the Council's Local Development Framework Core Strategy. However, he accepted that the present economic situation has reduced the likelihood of achieving a higher number than that proposed. The inspector concluded on this issue that despite the advantage of a windfall opportunity, the proposed development would be harmful to the Council's objectives of achieving an appropriate provision of affordable housing and would conflict with the development plan policies.

Local / Sustainability Assessment / Strategic Environmental Assessment Indicators

Introduction

- 3.64 The following sections presents monitoring data against the Sustainability Objectives set out in the Core Strategy Sustainability Appraisal / Strategic Environmental Assessment Report November 2007.
- 3.65 **SA Objective 1 – To make the most efficient use of land**
During the reporting year 62% of commercial floorspace and 86.9% of residential completions were completed on previously developed land. Whilst the percentage of residential developed on PDL is generally consistent with the previous year the percentage of commercial floorspace on PDL has significantly decreased from 95% reported for 2008/09.
- 3.66 In 2009/10 the average density for all completed developments, was 101.3 dwellings per hectare. Policy H4 of the Core Strategy aims to ensure efficient use of land and seeks residential proposals over 30 dwelling per hectare (dph). The policy also encourages higher densities in more sustainable locations. Whilst the average density achieved is significantly larger than 30 dph, a majority of the completed dwellings are indeed in highly sustainable location. A significant number (262 of the 411) of residential completions during the monitoring year were at the Fairview site on the former leisure centre in Three Bridges. A further 55 units were completed at the highly sustainable site within the town centre at the Junction of Pegler Way and Ifield Road.

SA Objective 1

Indicator	2009/10
% Residential development completed on PDL	86.9% (357 of 411)
% Commercial floorspace completed on PDL	62% (10350m ² of 16650m ²)
Average density of new residential development (10+ unit sites)	109.6 dwgs/ha
Average density of new residential development (up to 9 unit sites)	51.7 dwgs/ha

Dwellings per Hectare (gross)	Dwellings	Hectares	Average Density	% of completions
Summary for 0 to 30 dph (3 detail records)	4	0.26	15.4	1.00%
Summary for 30 to 50 dph (3 detail records)	8	0.17	47.1	1.90%
Summary for 50dph plus (13 detail records)	399	3.63	110.1	97.10%
Summary	411	4.06	101.3	100.00%

SA Objective 2 – Ensure everyone has access to a good quality affordable home to meet their needs

- 3.67 The Council has made a strong contribution towards this objective with the provision of 129 social housing sites provided during the monitoring year representing 31% of the total housing provided. There are still significant numbers of people on the housing needs register with a total of 2986, up from last year's total of 2850 individuals/families requiring accommodation. Of the total, 1343 require one bed accommodation and 1312 requiring two and three bed (family) accommodation. Therefore, in light of the progress in provisions made to date, there remains a backlog of need. The economic downturn and therefore slowing down of provision could also be considered to contribute to the increase in need.
- 3.68 The number of people on the housing needs register has increased from the previous year and shows that despite the good delivery progress made so far, there is still a need by individuals / couples and families for housing within the borough and this is likely to remain one of the most pressing challenges to be resolved through the Core Strategy review process.

SA Objective 2

Indicator	2009/10 data
Number of households on the housing needs register and the size of accommodation required	Total = 2986 <ul style="list-style-type: none"> • 1343 - One Bedroom (singles and couples) • 1312 - Two & Three & four bedroom (families) • 331 - One & Two Bed Sheltered Accommodation
Position above / below the Structure Plan (South East Plan) (net) annualised housing requirement (<i>refer to appendix D</i>)	SE Plan = + 424
Number of new residential developments delivering 40% affordable housing	None
Number of affordable houses completed per annum as a % of total annual delivery	31% (129/411)

SA Objective 3 – To protect and improve community safety in the Borough

- 3.69 Two indicators are used to monitor this objective, the first being the Secured by Design UK police award and secondly the number of crime incidents. In total four awards were granted resulting in 69 dwellings meeting the standard. Research suggests these properties are less likely to suffer from crime and vandalism.
- 3.70 At this stage in the life of the Core Strategy, no trend is evident and the Council is working to progress a number of community safety improvement projects that enhance lighting, parking etc. in certain areas of the town in discussion with the community. The Council's Residential Street Scene and Parking Improvement Programme has been established for the period until 2012-13, with a number of areas within the Borough set to benefit from the programme.

- 3.71 A significant decrease in the reported crimes was evident in the monitoring year from the previous year in all categories except for Anti-social behaviour incidents which increased and sexual offences which stayed the same.

SA Objective 3

Indicator	2009/10 data
Number of developments receiving a Secured by Design award	4 awards granted totalling 69 units
Number of reported crime incidents	(no./1000 pop) (pop. 101,300) (2008/09 data) <ul style="list-style-type: none"> • Robbery Offences – 0.9 (1.1) • Theft of and from a motor vehicle offences – 5.2 (9.7) • Sexual offences – 1.3 (1.3) • Anti-social behaviour incidents – 64.2 (59.4) • Burglary dwelling offences – 3.0 (7.0) per 1000 households
NI 15 - Serious violent crime rate (Number of most serious violent crimes per 1,000 population) - District Figure from iQuanta – Most Serious Violence	0.64
NI 16 - Serious acquisitive crime rate (Number of serious acquisitive crimes per 1,000 population) – District	9.83
NI 20 - Assault with injury crime rate (Number of Assaults with less serious injury offences per 1,000 population) – District	6.29

SA Objective 4 – To maintain, support and promote a diverse employment base to serve the local and sub regional economy

- 3.72 This objective is monitored through the amount of floorspace delivered, the amount of floorspace lost to other uses and the total stock of VAT registered businesses. There has been an decreased in the total amount of floorspace developed this year from the previous monitoring year. The total amount of employment floorspace for the reporting period was 16650m² gross (14047m² net) down from 22,819m² net. The majority of this year's floorspace (14335m² gross) represents new B8 uses.

SA Objective 4

Indicator	2009/10 data
Amount of Floorspace developed for employment by type	B1a Offices 2522m ² - developed 9300m ² – started 71,764m ² – extant pp
Total level of employment floorspace provision against Structure Plan requirements	163,704m ² against 280,000 m ² requirement (58%)
Amount of designated employment land lost to other uses	None
% change in number of VAT (Registrations less De-registrations) registrations in the area	2.4% At the time of reporting only 2008/09 information was available

SA Objective 5 – To maintain and enhance the vitality and viability of the town centre;

- 3.73 During the reporting year, the indicators show that there were 65 residential units completed within the Town Centre. The Council's Town Centre Wide Strategy and supplementary planning documents have been written / adopted and work has continued on the Town Centre North Scheme.

SA Objective 5

Indicator	2009/10 data
Level of retail floorspace lost to other uses	270m ² - 28-32 the Broadway, Northgate – change of use to A2 or A3
Number of residential units built in the town centre	Total 65 Units - 55 Units were completed on land at the Junction of Pegler Way and Ifield Road, West Green - 10 Units at 1a-3a High Street

SA Objective 6 – To provide the necessary housing, facilities and infrastructure to enable and maintain the balanced growth of Crawley

- 3.74 During 2009/10, the provision of commercial floorspace only just surpassed the provision of residential floorspace when compared to Structure Plan requirements. The level of floorspace vacancy stood at approximately 17.5%, which is only a slight decrease from the previous year's value of 17.7%.

SA Objective 6

Indicator	2009/10 data
% of total housing provision (Structure Plan) to employment provision	55% (2480/4500) of residential requirement compared to 58% (163,704m ² / 280,000 m ²) of commercial requirement
Level of commercial floorspace vacancy	17.5% (534 separately assessed vacant commercial premises out of 3057 rated properties)

SA Objective 7 – To improve services, health, recreation and leisure facilities

- 3.75 In comparison to 2008/09 year, the amount of money collected from S106 agreements during this reporting year for recreation and leisure has increase. From just over £1 million collected from S106 Obligations, a total of £194,584.00 has been secured in respect to open space and a further £19,037 for library services.
- 3.76 During the course of 2009/10, a total of £454,596 of S106 monies was spent on infrastructure projects. Of this total, £420,845 was spent on transport projects; including the provision of the Northgate Avenue cycle lane and £33,751 on open space projects including the Northgate play area and Grattons Park youth area.

SA Objective 7

Indicator	2009/10 data
Amount of money secured from section 106 agreements for improved leisure and recreational facilities (Open Space)	£194,584 (open space) £19,037 (library)

SA Objective 8 – To protect and improve the quality of life for all who work, live and visit the Borough

- 3.77 The indicators for this objective are obtained principally via resident surveys. The last survey carried out by the council was the ‘The Place Survey’ during the autumn/winter of 2008. Although these indicators are slightly subjective, there are useful guides on how the residents of the Borough perceive the place in which they live. If given the current economic and political climate, residents surveys are curtailed or stopped although then other potential indicators will be considered. The new localism agenda may also provide other possible measures and means to help monitor the successful implementation of this objective.
- 3.78 The Council’s Residential Street Scene and Parking Improvement Programme aims to improve the environment in which people live within the Borough. The programme has had a number of successful projects completed and positive responses from residents.

SA Objective 9 – To enhance the value of the Borough’s natural and built assets through education, interpretation and improved access

- 3.79 A total of £194,584 for open space was received during the reporting year and £33,752 of S106 monies were spent on open space projects during the same period. Through the Council annual report for section 106 agreements, details of income and expenditure will now be reported.

SA Objective 9

Indicator	2009/10 data
S106 contributions secured for public art	Nil
S106 contributions secured for library / education facilities per annum	£181,589
S106 contributions (open space) secured for improved leisure / recreational facilities	£194,584

SA Objective 10 - To protect and conserve the cultural heritage and important green spaces within the Borough

- 3.80 This objective seeks the preservation of the cultural and green spaces that are important to the history and appearance of the town. As part of the Core Strategy review, the Council has now commissioned heritage review work to look at the Conservation Areas of the town and the findings of this work will be report in future reports. During the monitoring year no new conservation areas were designated.
- 3.81 Council has also reviewed its list of locally listed buildings and adopted a revised list on the 10 November 2010. Crawley Borough council also resolved to make submission to English Heritage for consideration for full statutory listing of two buildings, Goffs Park House, Southgate (which was owned by the Council) and the Cottage in the Wood, Pound Hill North (which was privately owned).
- 3.82 Work is being undertaken to prepare a Landscape Character Assessment which will be published along side the Issues and Options consultation expected next year.

SA Objective 10

Indicator	2009/10 data
Number of Conservation Area Consents granted as part of re-development proposal	Two applications were granted permission
Number of Listed Buildings /archaeological sites lost or damaged as a result of development	None

% of applications for listed building consent submitted with a detailed impact assessment / appraisal	N/A
Number of new or extended conservation areas	No new areas
Number/hectares of Amenity Green Spaces lost per annum	Not able to monitor so data to be reported 10/11
Number of Tree Preservation Orders served during the monitoring year	Six

- SA Objective 11 - To conserve and enhance the biodiversity of the Borough**
- 3.83 Data provided by the Sussex Biodiversity Record Centre suggests that there were no planning applications within designated sites and reserves or habitats. For the monitoring year, the area of planning applications with code of commencement was 2.57 ha (8 sites). The percentage of Crawley infringed by planning equates to 0.06%.

- SA Objective 12 - To ensure the sustainable use and management of the countryside and protection of landscape, which contributes to the character, and setting of Crawley**
- 3.84 As shown by the two indicators set out below just 13.1% of residential completions took place of greenfield land, 62% of commercial was delivered on previously developed land and no commercial floorspace was delivered outside of the Build-up area boundary. These figures suggest that current policies are effectively contributing towards objective 12 of the Core Strategy.

SA Objective 12

Indicator	2009/10 data
Annual number/level of commercial floorspace and residential development built outside of the built up area boundary of Crawley Town	No floorspace (net) completed
Amount of Greenfield land taken for development	13.1% residential completions completed on Greenfield (28% of commercial floorspace delivered on land not previously developed)

- SA Objective 13 - To reduce the risk of flooding and protect water resources**
- 3.85 Information about Environment Agency's objections of planning applications is provided earlier in this report against Core Output Indicator E1.

SA Objective 13

Indicator	2009/10 data
Number of proposed development in floodplain	Not yet recorded
Number of development which include flood mitigation / surface measures	There were three applications

- SA Objective 14 - To maintain air quality standards**
- 3.86 Local air quality is monitored and managed by the Council. The 2010 Progress Report's review of air quality monitoring data for 2009 indicated that there were no exceedances of the National Air Quality Objectives in Crawley for locations with relevant public exposure. However, the nearest residential receptor adjacent to A2011 (identified in previous reviews as a potential AQMA), was close to the limit for nitrogen dioxide, and showed an upwards trend over the last 7 years, which if continued could see that location exceeding in future years. The Progress Report

(1) also noted that a review of the major planned developments for the Crawley area highlighted a number of sites with potential for air quality impacts. As a result additional diffusion tube monitoring to measure nitrogen dioxide concentrations at new residential sites at Peglar Way and Brighton Road were added in April 2010.

- 3.87 The Council has identified at least 14 new or potential developments which may impact on air quality or have an accumulated affect on air quality in the local area. These sites will be taken into consideration in the next Updating and Screening Assessment scheduled for 2012.
- 3.88 Adopting local planning policies is seen as the best way to address the cumulative impacts of developments especially where a number are planned for an area. The feasibility of introducing an Air Quality Supplementary Planning Document for Crawley is currently being considered.
- 3.89 Air pollution levels will continue to be monitored, and it would be expected that the Council's initiatives to reduce car-based travel, promote sustainable locations for housing and employment and encourage public transport use will contribute to a reduction in pollution levels in the air.

SA Objective 14

Indicator	2009/10 data
Number of properties in air quality management action area	None
Air quality monitoring results	None of the monitored pollutants exceeded the Air Quality Standards set by the European Union.

SA Objective 15 - To promote development, which improves energy efficiency and promotes sustainable design

- 3.90 A method and source for monitoring this data has yet to be established and as such no data on the number of developments meeting BREEAM standards was available for the reporting year.

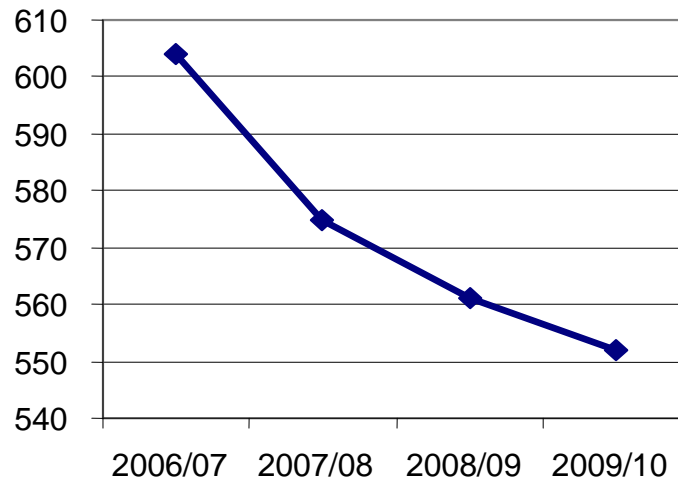
SA Objective 16 - To encourage the re-use of materials and reduction of waste

- 3.91 The household waste produced per household within the Borough stands at 552 kg/household, down from last year's value of 561 kg/household. The residential waste produced has fallen for the fifth year in a row. A good result also in respect to the level of household recycling which has steadily increased over the last four years. For the monitoring year 29.01% was recycled up from the previous year's 28.6%.

SA Objective 16

Indicator	2009/10 data
Household waste produced per person within the Borough (Kg/household) (National Indicator 191)	552 kg/household
Level of household recycling within the Borough (National Indicator 192)	29.01%

**Residual Household Waste –
kg per household**



SA Objective 17 – To reduce car journeys and promote sustainable / alternative methods of transport

- 3.92 The table below shows the length of cycle paths as 21.5 km of dedicated pathway. Work will continue to identify additional suitable locations for new cycle paths.
- 3.93 A significant amount of monies was collected through S106 agreements during the monitoring year and at the same time during the course of 2009/10 a total of £420,845 was spent on transport projects. These projects included, traffic calming, works to cycle lane and provision of cycle parking at Crawley train station.

SA Objective 17

Indicator	2009/10 data
Section 106 monies secured for transport improvements	£399,195
Section 106 monies spend for transport improvements	£420,845
Length of cycle lanes and paths	21.5 km

Part 4: Conclusions and recommendations

Introduction

- 4.1 The Forward Planning Team remains focused on the progress of the Core Strategy Review and assembling the evidence base. A number of factors have influenced the progress of the review. The Government Office for the South East (GOSE) has been regularly updated on the progression of the Core Strategy Review. Currently significant factors influencing the production of the Core Strategy Review include;
- the delayed Secretary of State's decision on the North East Sector (from November 2009);
 - the uncertainty surrounding the South East Plan and regional planning; and
 - the change in Government and new legislation, especially the Decentralisation and Localism Bill 2010.
- 4.2 The continued delay to the North East Sector decision, recent and expected Coalition Government announcements and the uncertainty surrounding the status of the South East Plan have created an uncertain environment to progress the Core Strategy Review. However, a revised programme (as reflected in the report and appendix) has been formulated, which anticipates adoption of the Core Strategy in 2013 and is conditional on further clarity regarding these uncertainties. The frontloading of the evidence base assembly continues.

Housing

- 4.3 The indicators show that Crawley Borough has exceeded its housing targets and provided a considerable amount of affordable housing. Although it is likely that housing delivery over the coming years will be slower, it should be noted that the latest trajectory (December 2010) provided have excluded a number of sites that are awaiting final decision by the Secretary of State or the Courts in respect to planning permission. The delivery of these sites will contribute significantly towards the housing provision for future years, particularly the North East Sector.
- 4.4 An increase in the number of persons on the housing register coupled with a continued slow down in the level of housing provision are likely to remain one of the challenges to be resolved through the Core Strategy review process.

Economy

- 4.5 Following the adoption of the Town Centre North SPD on 29th January 2009, progress on the scheme itself slowed due to the economic downturn, however, recently the Council is stepping up its review of the contents of the scheme and possible delivery mechanisms to help bring it forward.
- 4.6 Delivery rates for commercial development have slowed as a result of the economic downturn and it is anticipated that this situation will continue for the foreseeable future.

Appendix A

Saved Planning Policies from Local Plan 2000

Appendix A

Local Plan (2000): Saved Policies

Policy Number	Policy Title/Purpose
GD1	The Normal Requirements of All Development
GD2	Development & its Setting
GD3	Operational Requirements for a Site
GD4	The Comprehensive Development of Sites
GD5, GD6 & GD7	Landscaping & Development
GD8 & GD9	Safety & Security
GD10	The Needs of People with Disabilities
GD12	Creative Design
GD13, GD14 & GD15	Specific Sustainability Measures
GD16, GD17, GD18 & GD19	Environmental Pollution and Hazards to Health & Safety
GD20, GD21 & GD22	The Prevention of Pollution & Hazards
GD23, GD24 & GD25	The Water Environment
GD26	Rubbish & Despoiled Land
GD27, GD28, GD29 & GD30	Shop Fronts, Advertisements, Signs & Hoardings
GD31	Illumination
GD32	Satellite Dishes, Antennae & Aerials
GD33	Storage on Site
GD34	Construction Work
GD35 & GD36	Phasing, Implementation and Planning Obligations
BN1, BN2, BN3, BN4, BN5, BN6, BN7, BN8, & BN9	Conservation Areas
BN10	Areas of Specific Environmental Quality
BN11, BN12, BN13, BN14 & BN15	Listed Buildings
BN16	Buildings of Local Architectural or Historic Interest
BN17	Archeology
BN18	Historic Gardens
BN21	Tree Preservation Orders
BN22, BN23 & BN24	Urban Open Space
C7, C8 & C9	Existing Buildings

Policy Number	Policy Title/Purpose
C10, C11 & C12	Agricultural Development
C13, C14 & C15	Development for Recreation and Leisure
C16	Access to the Countryside
C17	Enhancement of the Countryside
T4, T5, T6, T7	Roads
T8	Car Park Design
T12, T13, T14 & T15	Parking Standards
T16	Park & Ride Schemes
T17, T18 & T19	Residential Parking
T20, T21, & T22	Traffic Calming
T23, T24 & T25	Public Transport
T26, T27 & T28	Walking and Cycling
H9	Shared Accommodation
H10	Sheltered Housing
H11	Residential Care and Nursing Homes
H12	Mobility Housing
H13	Wheelchair Housing
H14	Accommodation for Gypsies & Traveling Showpeople
H15	Proposals for Traveling Showpeople's Quarters
H16	House Conversions
H17	Non-Residential Development within Residential Areas
H18	Working from Home
H19	Residential Extensions and Alterations
H20	Private Outdoor Space
H21	Allotments in New Residential Development
H22	Design
E15	Employment Areas Adjacent to Residential Areas
SH15	Neighbourhood Parades & Local Shops
SH16	Non-Retail Uses
SH17	Improvements to Parades
SH19	Amusement Centres

Policy Number	Policy Title/Purpose
SH20	Petrol Filling Stations
GAT3	General Policies
GAT4	Development at Gatwick
GAT5	Surface Transport Access
GAT6, GAT7, GAT8, GAT9 & GAT10	Airport Related Parking
RL4	Major Built Facilities
RL5	Recreation Facilities in the Town Centre
RL8	Recreation Facilities in Neighbourhoods
RL9	Specific Sites in the Neighbourhoods
RL13, RL14 & RL15	Outdoor Facilities Serving the Town
RL17	Small-Scale Outdoor Facilities
RL19, RL20, RL21 & RL22	Outdoor Play and Recreational Space
RL24 & RL25	Linear Open Space
RL26, RL27 & RL28	Specific Sites
RL29	Allotments
RL30	Tourism
RL31	Hotels
RL33	Caravan and Camping Facilities
COM3	Sites for Community Uses
COM4	Land at Apple Tree Farm, Langley Lane, is allocated for a community use.
COM11 & COM14	Education
COM15	Mixed Use of Community Services
COM16	The Courts
COM18	Libraries
COM19 & COM20	Waste Disposal
COM21 & COM22	Public Conveniences

Appendix B

Core Strategy Review Programme

LDS - December 2008

Local Development Framework Programme 2008 – 2012

CRAWLEY BOROUGH COUNCIL'S LOCAL DEVELOPMENT SCHEME TIMETABLE CHART

	2008												2009												2010												2011												2012																							
	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	J	F	M	A	M	J	J	A	S	O	N	D												
Development Plan Documents																																																																								
Core Strategy													Non Statutory Consultation (Reg 25)												Proposed Submission (Reg27)										SPD Consultation		SPD Adoption																																			
West of Bewbush JAAP					Submission		Non Statutory Consultation (Reg 25)		PEM		Examination				Submission		Non Statutory Consultation (Reg 25)																																																							
Supplementary Planning Documents																																																																								
Development of Gatwick					Proposed Submission (Reg27)		PEM																																																																	
Planning Obligations	Proposed Submission (Reg27)												PEM																																																											
Town Centre Wide	Proposed Submission (Reg27)												PEM																																																											
Planning and Climate Change													Proposed Submission (Reg27)												PEM																																															
Affordable Housing													Proposed Submission (Reg27)		PEM																																																									

Non Statutory Consultation (Reg 25)	Yellow	PEM	Pink	SPD Consultation	Orange
Proposed Submission (Reg27)	Orange	Examination	Red	SPD Adoption	Green
Submission	Blue	Inspectors Report	Blue		
		Adoption	Green		

Appendix C

Core Strategy Review Programme

LDS - December 2008

APPENDIX C

Core Strategy Review Programme – October 2010

Milestone	LDS Programme
<i>Non Statutory Consultation Evidence Base Formulation</i>	<i>January 2008 – October 2008</i>
<i>Consultation Strategy drafted and agreed</i>	<i>October 2008</i>
<i>Non Statutory Consultation Document Drafting</i>	<i>November 2008 – January 2009</i>
<i>Non Statutory Consultation Document LDFWG</i>	<i>26th February 2009</i>
<i>Non Statutory Consultation Document Cabinet</i>	<i>25th March 2009</i>
<i>Non Statutory Consultation</i>	<i>May – June 2009</i>
<i>Non Statutory Consultation Rep Analysis</i>	<i>July – August 2009</i>
Revised Issues and Options Evidence Base Formulation	July 2009 – March 2011
Revised Issues and Options Consultations Strategy drafted and agreed (by LDF working group)	January 2011
Revised Issues and Options Topic Paper Drafting	January – February 2011
Draft revised Revised Issues and Options to LDFWG	17th March 2011
Final revised Revised Issues and Options to LDFWG	5th April 2011
Revised Issues and Options – Cabinet Member Delegated Authority Approval	W/C – 18th April 2011
Revised Issues and Options Consultation Period	16 May 2011 – 27 June 2011
Revised Issues and Options Rep Analysis	July – August 2011
<i>Non Statutory Preferred Strategy Consultation Evidence base formulation</i>	<i>May 2011 – October 2011</i>
<i>Non Statutory Preferred Strategy Consultation Drafting</i>	<i>August – October 2011</i>
<i>Non Statutory Preferred Strategy Consultation to LDFWG</i>	<i>Early/Mid October 2011</i>
<i>Non Statutory Preferred Strategy Consultation – Cabinet Member delegated authority approval</i>	<i>Mid /Late October 2011</i>
<i>Non Statutory Preferred Strategy Consultation</i>	<i>11 November 2011 – 23 December 2011</i>
<i>Non Statutory Preferred Strategy Consultation Rep Analysis</i>	<i>January – February 2012</i>
<i>Proposed Submission Core Strategy Evidence Base Formulation</i>	<i>November 2011 – January 2012</i>
<i>Proposed Submission Core Strategy Drafting</i>	<i>January - February 2012</i>
<i>Proposed Submission Core Strategy LDFWG</i>	<i>Early / Mid February 2012</i>
<i>Proposed Submission Core Strategy Cabinet</i>	<i>March 2012</i>
<i>Proposed Submission Core Strategy Full Council</i>	<i>April 2012</i>
<i>Proposed Submission Core Strategy Consultation</i>	<i>Mid May – June 2012</i>
<i>Proposed Submission Core Strategy Rep Analysis</i>	<i>July – August 2012</i>
<i>Submission Core Strategy Drafting</i>	<i>September – October 2012 (latest)</i>
<i>Submission</i>	<i>December 2012</i>
<i>Pre Examination Meeting</i>	<i>February 2013</i>
<i>Examination</i>	<i>May 2013</i>
<i>Receipt of Inspector's Report</i>	<i>September 2013</i>
<i>Adoption Cabinet and Full Council</i>	<i>November / December 2013</i>
<i>Adoption</i>	<i>December 2013</i>

NB The formulation of the Sustainability Appraisal will be in tandem with the Core Strategy production programme

Appendix D

Crawley Borough Housing Trajectory – Updated December 2010

Against West Sussex Structure Plan

&

South East Plan

Requirements

Indicative Housing Trajectory for the 2010 - 2026 period

17 December 2010

Updated 17 December 2010 (to account for new or lapsed permissions), Phasing Updated 17 December 2010

													Anticipated Delivery of Dwellings 2010 - 2026																												
													Current	1	2	3	4	5																							
PA number	Site Address	Neighbourhood	Issue Date	Lapses	Approved	Losses	Net	Completed	Total Outstanding Commit	Hectares	PDL / Greenfield as of 9 June 2010	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26														
CR/2007/0405/FUL	6 - 10 Field Road	West Green	16/11/2010	16/11/2013	14		14		14	0.093	PDL			7	7																										
CR/2010/0248/OUT	NE Area Professional Centre	Furnace Green	07/12/2010	07/12/2013	76		76		76	2.290	PDL			76																											
CR/2010/0018/FUL	Scallows Rd, R/O 12-52 West Way, R/O Alma Cottage	Three Bridges	08/06/2010	08/06/2013	21		21		21	0.630	G Field	21																													
CR/2010/0266/FUL	100-104 Three Bridges Road	Three Bridges	26/08/2010	01/10/2013	14	1	13		14	0.280	G Field			14																											
TOTALS CATEGORY A c) sites													125	1	124	0	125	3.293	0	0	35	83	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CR/2009/0325/FUL	Denroyd & Thornedale	Three Bridges	19/10/2009	19/10/2012	12	2	10		12	0.180	G field		12																												
CR/2009/0270/FUL	Deenswood Upper School Site	field	24/11/2009	24/11/2012	21		21		21	0.300	PDL			21																											
CR/2009/0606/OUT	Little Paddocks & Woodhall	field	22/03/2010	22/03/2013	27		27		27	0.900	PDL			9	18																										
CR/2009/0053/OUT	CR/2009/0234/ARM	CR/2009/0322/FUL	Oaktree Cottage Crow Crn & Caxtons, Church Rd	Furnace Green	08/07/2009	05/01/2012	10		10	0.300	G field	5	5																												
CR/2009/0353/ARM	CR/2006/0450/OUT	St Wilfrids Catholic School, Old Horsham Road	Southgate	20/10/2009	20/10/2011 (DU1)	69	1	68		2.000	PDL	25	25	19																											
CR/2009/0542/FUL	Rushetts Place	Langley Green	03/02/2010	03/02/2013	16		16		16	0.140	G field		16																												
CR/2009/0368/OUT	5-7 Brighton Road (Bank Terrace garage)	Southgate	16/11/2009	16/11/2012	48		48		48	0.390	PDL			5	22	21																									
CR/2009/0093/FUL	Land at Langley Walk (6 pt of 12 units of CR/2008/0411 site)	Langley Green	28/07/2009	28/07/2012	6		6		6		G field	6																													
TOTALS CATEGORY A a) sites													209	3	206	0	209	4	0	36	58	54	40	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
CR/2008/0411/FUL	Langley Walk (12 units but 6 pt of CR/2009/0093/FUL site)	Langley Green	23/09/2008	19/10/2011	6		6		6	0.420	G field	6																													
CR/2008/0627/FUL	Barley House, Brighton Road	Southgate	12/01/2009	12/01/2012	52		52		52	0.330	PDL	52																													
CR/2008/0018/FUL	Oak Tree Filling Station, 114 London Road	Northgate	03/04/2008	03/04/2011	14		14		14	0.17	PDL		14																												
CR/2006/0695/OUT	Fairfield House, West Green Drive	West Green	14/05/2006	14/05/2011	93		93		93	0.65	PLD		46	47																											
CR/2008/0607/FUL	Broadfield House, Pease Potage Hill	Broadfield	02/01/2009	02/01/2012	12		12		12	0.025	PDL		12																												
CR/2007/0503/FUL	Dunsfold Close	Gossops Green	30/05/2008	30/05/2011	24		24		24	0.29	PDL	24																													
TOTALS CATEGORY A b) sites													201	0	201	0	201	1.885	Total Cat B	82	72	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
CR/2005/0714/FUL	Leisure Centre Site, Haslett Avenue	Three Bridges	13/04/2006	13/04/2009	829		829	549	280	7.14	PDL	209	71																												
CR/2004/0322/FUL	Stone Court, Balcombe Road	Furnace Green	16/09/2005	16/09/2010	129	1	128	98	31		G field	31																													
CR/2007/0114/OUT	Telford Place/Haslett Avenue	Three Bridges	28/01/2008	28/01/2011	312		312		312		PDL							50	50																						
CR/2008/0274/ARM	CR/2006/0061/OUT	CR/2008/0097/OUT	Lucerne Drive & Balcombe Road (appeal granted)	Maldenbower	24/05/2007	24/05/2012	107	54	53	1.88	G field	26	27																												
CR/2006/0339/OUT	ifield Community College, Lady Margaret Rd (appeal granted)	field	25/04/2006	25/04/2011	170		170		170	3.9	PDL		80	90																											
Allocation	Town Centre North	Northgate			800		800		800		PDL											50	50	20																	
Allocation	Thomas Bennett School, Ashdown Drive	Tilgate			200		200		200		PDL							80																							
TOTALS CATEGORY B sites													2707	1	2706	701	2006	12.92	0	266	178	110	40	110	60	130	50	0	0	50	50	20	0	0	0	0	0	0			
Small Sites deliverable spread over 5 years													37																												
(calculates 100% of all small sites commenced = 18 plus 45% of those extant = 23 minus losses at 17 December 2010 = 37)													13	12	9	3	0	0																							
TOTALS CATEGORIES A, B & C sites													397	355	303	90	131	60								130	50	0	0	50	50	20	0	0	0	0	0	0			
TOTALS ALL CATEGORIES													3279	5	3274	701	2578									130	50	0	0	50	50	20	0	0	0	0	0	0			
													Total all categories																												
													397	355	303	90	131	60								130	50	0	0	50	50	20	0	0	0	0					
													Total losses																												
													2	3	0																										
													Total Net Delivery																												
													395	352	303	90	131	60								130	50	0	0	50	50	20	0	0	0	0	0				
													Total Gross 5 Year Supply																												
													939																												
													Total Net 5 Year Supply																												
													936																												

NOTES: Telford Place/Haslett Avenue East - Whilst 312 units were approved as part of a scheme granted planning permission in January 2008 (ref: CR/2007/0114/OUT) - only 100 units are included in the anticipated delivery trajectory based on discussions with the Town Centre North - Although included in overall figures as is allocated in Core Strategy at 800 units, delivery is of 120 expected Russell Way still extant and current renewal application to renew (CR/2010/0313/FUL) has not yet been determined (at 7 December 2010).

The Above Trajectory **excludes** the following:

- Southern Countries, 27 -45 ifield Rd site is currently subject to a Judicial Review
- Russell Way where the current renewal application (CR/2010/0313/FUL) has not been determined (at 7 December 2010).
- Alpine Works - Ref: CR/2006/0095/FUL (for 9 units) - Whilst the application is extant the site was removed from the 09/10 Trajectory as insufficient evidence existed to indicate delivery at this stage
- Also Category D Sites (Core Strategy Review - Strategic Residential Allocation (100+ units) have not been included
- Goffs Park Depot - a Council owned site, granted permission for re-development Ref: CR/2009/0114 (small site - 4 units) is still extant the site was not included in the small sites as evidence suggests unlikely to be developed
- Land off Clitherow Gardens, Rear Malthouse Road (CR/2007/0082/FUL) - has also been as whilst on currently on the market the development has been built out
- North East Sector is not included based on Secretary of State's Mind to approve, however, still waiting on formal decision was expected October 2010, but the SoS has since advised no time frame for decision, if permitted it is anticipated that the No

Small Sites- WSCC data includes sites where the residual number of units falls to 5 or below even if previously a large site. CBC figures have not taken this approach.

Crawley Borough Housing Trajectory Against South East Plan Requirements (2006 - 2026)

Indicative Housing Trajectory for the 2010 - 2026 period - Updated 17 December 2010

Includes, 09/10 completions

Category Aa - Large Sites Granted PP during monitoring year 2009/10

Category Ab - Large sites Granted PP upto 31 March 10 (extent)

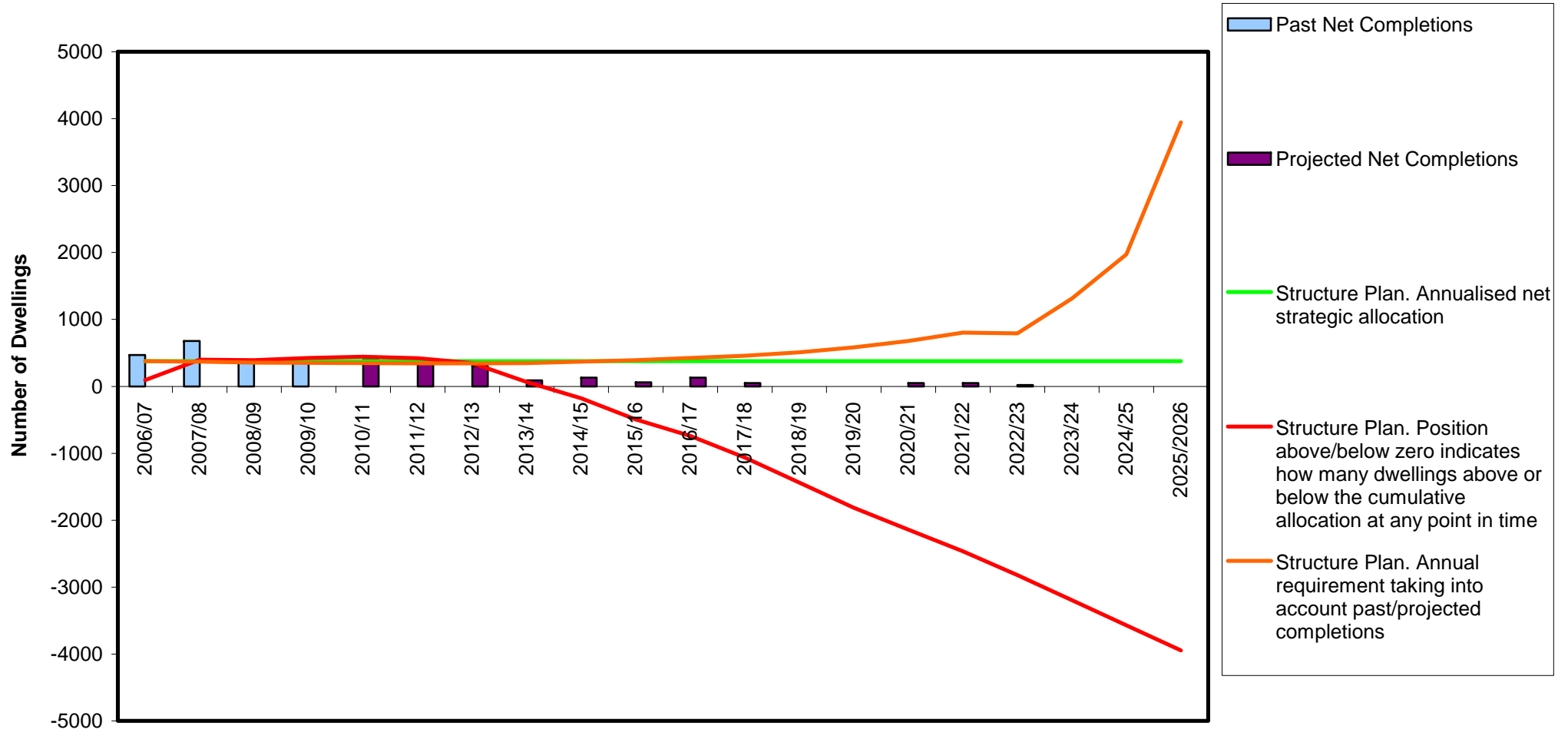
Category Ac- Large sites Granted PP between 1 April to 17 December 2010

Category B - Adopted Core Strategy Allocations

Category C - Small sites of 1-5

	COMPLETIONS				PROJECTED COMPLETIONS															
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026
Aa. Sites with PP during 2009-10					36	58	54	40	21	0	0	0	0	0	0	0	0	0	0	0
Ab. Large Sites with PP to 31 March 2010					82	72	47	0	0	0	0	0	0	0	0	0	0	0	0	0
Ac. Large Sites with PP 1 April to 17 Dec 10					0	35	83	7	0	0	0	0	0	0	0	0	0	0	0	0
B. Core Strategy Strategic Allocations					266	178	110	40	110	60	130	50	0	0	50	50	20	0	0	0
C. Small Sites					13	12	9	3	0	0	0	0	0	0	0	0	0	0	0	0
Total Past Completions	545	689	369	411																
Total Projected Completions					397	355	303	90	131	60	130	50	0	0	50	50	20	0	0	0
Estimated Losses	77	10	1	2	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Past Net Completions	468	679	368	409																
Projected Net Completions					395	352	303	90	131	60	130	50	0	0	50	50	20	0	0	0
Cumulative Net Completions	468	1147	1515	1924	2319	2671	2974	3064	3195	3255	3385	3435	3435	3435	3485	3535	3555	3555	3555	3555
Structure Plan. Annualised net strategic allocation	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	93	397	390	424	444	421	349	64	-180	-495	-740	-1065	-1440	-1815	-2140	-2465	-2820	-3195	-3570	-3945
Structure Plan. Annual requirement taking into account past/projected completions	375	370	353	352	349	345	345	348	370	391	425	457	508	581	678	803	793	1315	1973	3945

Crawley Borough Council Housing Trajectory (2006 - 2026) - December 2010 Trajectory



Crawley Borough Housing Trajectory Against West Sussex Structure Plan Requirements (2001 - 2016)

Indicative Housing Trajectory for the 2010 - 2026 period

Includes, 09/10 completions

Category Aa - Large Sites Granted PP during monitoring year 2009/10

Category Ab - Large sites Granted PP upto 31 March 10 (extent)

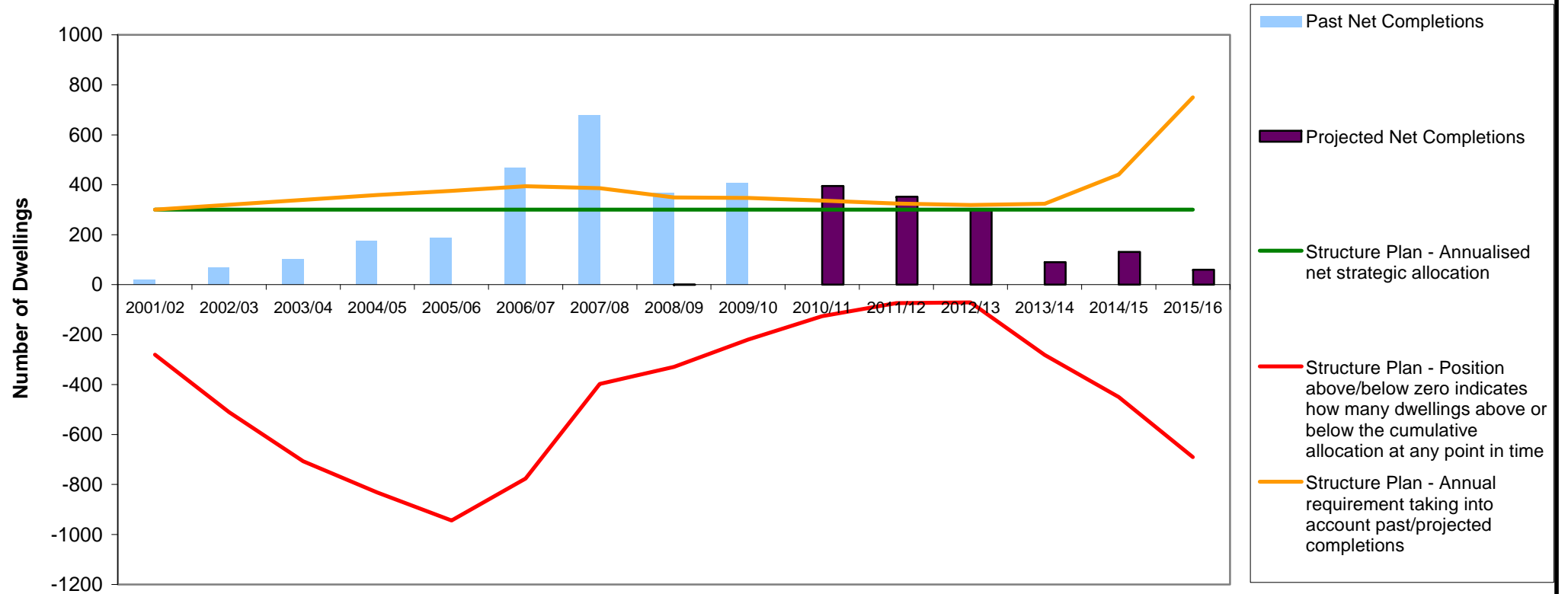
Category Ac- Large sites Granted PP between 1 April to 17 December 2010

Category B - Adopted Core Strategy Allocations

Category C - Small sites of 1-5

	ACTUAL COMPLETIONS									PROJECTED COMPLETIONS					
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Aa. Sites with PP during 2009-10										36	58	54	40	21	0
Ab. Large Sites with PP to 31 March 2010										82	72	47	0	0	0
Ac. Large Sites with PP 1 April to 17 Dec 10										0	35	83	7	0	0
B. Core Strategy Strategic Allocations										266	178	110	40	110	60
C. Small Sites										13	12	9	3	0	0
Total Past Completions	33	73	116	188	221	545	689	369	411						
Total Projected Completions										397	355	303	90	131	60
Estimated Losses	13	3	13	13	33	77	10	1	2	2	3	0	0	0	0
Past Net Completions	20	70	103	175	188	468	679	368	409						
Projected Net Completions										395	352	303	90	131	60
Cumulative Net Completions	20	90	193	368	556	1024	1703	2071	2480	2874	3226	3529	3619	3750	3810
Structure Plan. Annualised net strategic allocation	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-280	-510	-707	-832	-944	-776	-397	-329	-220	-126	-74	-71	-281	-450	-690
Structure Plan. Annual requirement taking into account past/projected completions	300	320	339	359	376	394	386	350	347	337	325	319	324	441	750

Crawley Borough Council Housing Trajectory (Structure Plan 2001- 2016) - December 2010 figures



Appendix E

Crawley Borough Housing Trajectory – Monitoring Period 2009/10

Against West Sussex Structure Plan

&

South East Plan

Requirements

Crawley Borough Housing Trajectory Against SEPlan Requirements (2006 - 2026)
Indicative Housing Trajectory for the 2010 - 2026 period As at 1 April 2010

Includes, 09/10 completions

Category Aa - Large Sites Granted PP 2009/10

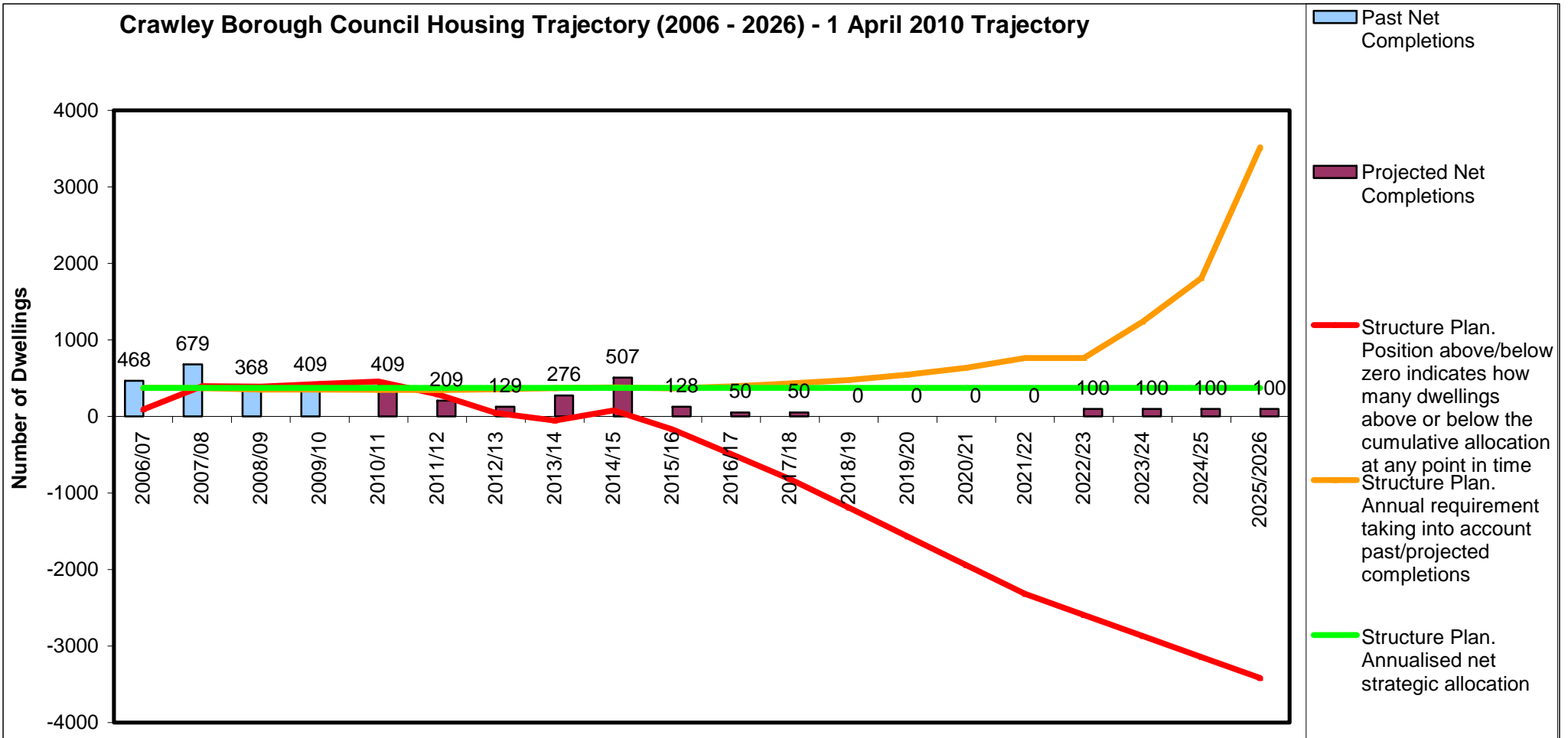
Category Ab - Large sites Granted PP upto 31 March 10 (extent)

Category B - Adopted Core Strategy Allocations

Category C - Small sites of 1-5

	COMPLETIONS				PROJECTED COMPLETIONS															
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026
Aa. Sites with Planning Permission					36	58	58	36	21	0	0	0	0	0	0	0	0	0	0	0
Ab. Sites with Planning Permission					76	45	66	47	284	0	0	0	0	0	0	0	0	0	0	0
B. Core Strategy Strategic Allocations					283	98	0	187	198	128	50	50	0	0	0	0	100	100	100	100
C. Small Sites					15	11	9	6	4	0	0	0	0	0	0	0	0	0	0	0
Total Past Completions	545	689	369	411																
Total Projected Completions					410	212	133	276	507	128	50	50	0	0	0	0	100	100	100	100
Estimated Losses	77	10	1	2	1	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Past Net Completions	468	679	368	409																
Projected Net Completions					409	209	129	276	507	128	50	50	0	0	0	0	100	100	100	100
Cumulative Net Completions	468	1147	1515	1924	2333	2542	2671	2947	3454	3582	3632	3682	3682	3682	3682	3782	3882	3982	4082	
Structure Plan. Annualised net strategic allocation	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	93	397	390	424	458	292	46	-53	79	-168	-493	-818	-1193	-1568	-1943	-2318	-2593	-2868	-3143	-3418
Structure Plan. Annual requirement taking into account past/projected completions	375	370	353	352	349	344	354	371	379	368	392	430	477	545	636	764	764	1239	1809	3518

Crawley Borough Council Housing Trajectory (2006 - 2026) - 1 April 2010 Trajectory



Crawley Borough Housing Trajectory Against West Sussex Structure Plan Requirements (2001 - 2016)

Indicative Housing Trajectory for the 2010 - 2026 period

Monitoring Year 09/10

Includes, 09/10 completions

Category A - Large Sites Granted PP 09/10

Category B - Large sites Granted PP upto 31 March 10

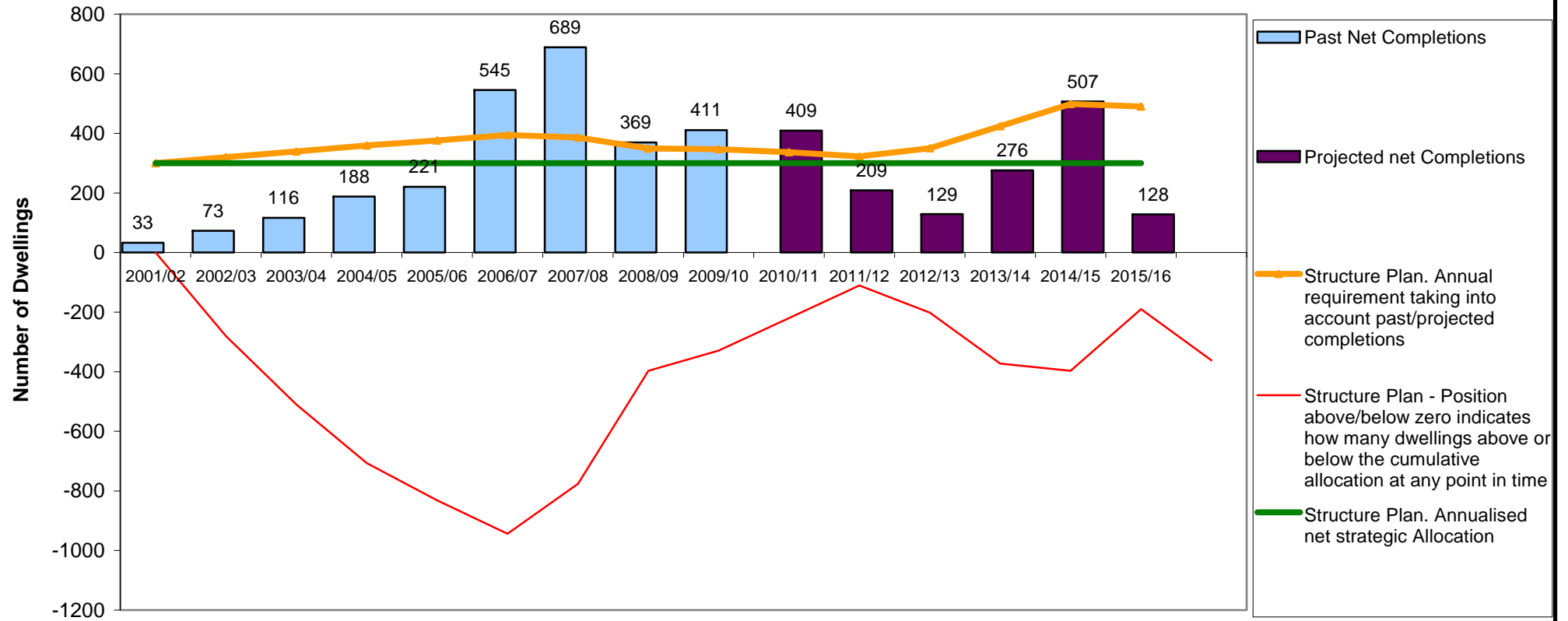
Category C - Adopted Core Strategy Allocations

Category D - Potential New CS Allocations

Category E - Small sites of 1-5

	ACTUAL COMPLETIONS									PROJECTED COMPLETIONS					
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A. Sites with Planning Permission 09-10										36	58	58	36	21	0
B. Sites with Planning Permission to 31-10										76	45	66	47	284	0
C. Core Strategy Strategic Allocations										283	98	0	187	198	128
E. Small Sites										15	11	9	6	4	0
Total Past Completions	33	73	116	188	221	545	689	369	411						
Total Projected Completions										410	212	133	276	507	128
Estimated Losses	13	3	13	13	33	77	10	1	2	1	3	4	0	0	0
Past Net Completions	20	70	103	175	188	468	679	368	409						
Projected Net Completions										409	209	129	276	507	128
Cumulative Net Completions	20	90	193	368	556	1024	1703	2071	2480	2889	3098	3227	3503	4010	4138
Structure Plan. Annualised net strategic allocation	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-280	-510	-707	-832	-944	-776	-397	-329	-220	-111	-202	-373	-397	-190	-362
Structure Plan. Annual requirement taking into account past/projected completions	300	320	339	359	376	394	386	350	347	337	322	351	424	499	490

Crawley Borough Council Housing Trajectory 2009/10 (Structure Plan 2001- 2016)



Appendix F

Summary Data for Core Indicators H2a – H2d in respect of 2009/10 Monitoring Year Trajectory as of 1 April 2010

Summary Data for Core Indicators H2a - H2d

BASED ON MONITORING YEAR 2009/10 - 1 April 2010 Trajectory

		Mid 2001/ Mid 2002	Mid 2002/ Mid 2003	Mid 2003/ 31/03/2004	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10 Reporting	2010/11 Current	2011/12 Year 1	2012/13 Year 2	2013/14 Year 3	2014/15 Year 4	2015/16 Year 5	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
H2a	Net addition - previous years	20	70	103	175	188	468	679	368																		
H2b	Net addition - reporting year									409																	
H2c (future years)	a) Net additions									409	209	129	276	507	128	50	50	0	0	0	0	100	100	100	100		
	b) Hectares										2.96	1.88	2.80	3.38	0.00												
	c) Targets West Sussex Structure plan 2006-2016										300	300	300	300	300												
	d) Targets South East Plan										375	375	375	375	375												
H2d	West Sussex Structure Plan									347	337	322	351	425	499	491											
H2d	South East Plan									352	349	344	354	371	379	368	392	430	477	545	636	764	764	1239	1809	3518	
Total net Completions to end of reporting period		2480																									
H2b - Net Additions projected for the 5 Year Period										1249																	