

# Crawley Borough Council Local Development Framework

Annual monitoring report  
April 1, 2010 - March 31, 2011



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## **Executive Summary**

This is the sixth Annual Monitoring Report (AMR) produced by Crawley Borough Council and covers the period from 1 April 2010 to 31 March 2011 (with an updated Housing Trajectory to September 2011 included). 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 the production of LDF documents against the December 2008 Local Development Scheme (LDS), and performance against Core Output Indicators, adopted Core Strategy and 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.

Crawley's adopted 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. As the Localism Act comes into force, and with the adoption of a new National Planning Policy Framework anticipated in early 2012, monitoring requirements and the content and preparation of local planning documents will change. This AMR reports on the existing monitoring framework of the adopted Core Strategy and Sustainability Appraisal, but makes reference to the changes that will be taking place where appropriate.

The Council is working towards a new Local Plan which will replace the adopted Core Strategy and saved Local Plan (2000) policies. The new Local Plan will include updated strategic and Development Management policies, and a new monitoring framework and indicators.

The Council is also preparing a charging schedule for a Community Infrastructure Levy that will replace S106 requirements for many developments in the town.

### ***LDS Implementation - Key Highlights***

Progress on the review of the adopted Core Strategy was delayed while Crawley waited for the Secretary of State's decision relating to development at the North East Sector, and in the light of emerging changes to Planning. A revised programme for the production of a new Local Plan (2014-2029) has been developed and a new Local Development Scheme will be published in 2012.

Of the five Supplementary Planning Documents identified in the LDS, three have been completed. Of the two outstanding, the production of the Planning and Climate Change SPD is under review in the light of new evidence on decentralised energy. The form of future climate change and sustainability policy will be reviewed as part of the production of the new Local Plan. The Affordable Housing SPD has been delayed due to the need to update viability assessment and housing needs due to the change in the economic climate and emerging changes to policy and funding mechanisms. The form and extent of Affordable housing policy as part of the Local Plan will also be reviewed.

A revised Town Centre North Supplementary Planning Document has been adopted since the end of the monitoring period in November 2011, and the Statement of Community Involvement (SCI) was updated in December 2011 to accord with the Localism Act and to reflect new intentions and thinking regarding consultation.

## ***LDF Policy Implementation - Key Highlights***

The adopted Core Strategy and Sustainability Appraisal/Strategic Environmental Assessment indicators for the 2010/11 monitoring year are reported, providing local information specific to the chapters and policies in the Core Strategy and the Sustainability Objectives of the Borough.

### **Housing**

During 2010/11, 384 (net) new residential homes were built in the Borough, and this rate of delivery is expected to continue over the next five years. The Council is now exploring ways to help remove the barriers to housing delivery during the period of economic stagnation by developing the Local Plan, being proactive towards discussions with developers and pragmatic regarding delivery negotiations.

The Secretary of State's decision in February 2011 to allow the North East Sector development has had significant implications for future delivery of housing development within the Borough, as it represents an additional 1900 additional dwellings. This will make a significant contribution to meeting the continued high demand for housing in the Borough.

### **Economy**

Crawley plays a major role in the sub-regional economy. It is centrally located within the Gatwick Diamond and the Coast to Capital Local Enterprise Partnership (LEP) area. The Council continues to work with its surrounding neighbouring authorities and has recently adopted a spatial and economic sub regional strategy – the Gatwick Diamond Local Strategic Statement.

West Sussex County Council's Commercial and Industrial Development Surveys indicate total net completions of B-Class floorspace in Crawley over the period April 2006 – March 2011 of 35,717m<sup>2</sup>. Provision of commercial floorspace slowed in 2010/11, with net additions of 3,124m<sup>2</sup>. The majority of new commercial development comprised a single B8: Storage and Distribution development with a delivery of 2,767m<sup>2</sup> floorspace.

The Employment Land Review was completed in 2010 and will be a valuable tool in informing the new Local Plan. A Retail Capacity Study and Viability and Delivery Assessment for Town Centre North (December 2010), and the Manor Royal Master Plan (June 2010) have also been completed.

### **Transport**

Crawley's economy depends on accommodating a net inflow of 31,000 commuters every weekday. Future growth will place additional pressure on the various elements of the transportation network and will create a number of new challenges. These will be covered in the evidence prepared to inform the Local Plan. The work will address how the transport system will adapt to the proposed growth levels and promote economic growth as well as lowering emissions from transport.

Figures from West Sussex County Council up to 2009 suggest that there was 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 trends over the last two years have not been monitored and the next tranche of data is expected to come from the 2011 census results. Crawley is reviewing transport and the impact of planned new development on congestion and infrastructure. The policies of the Local Plan will try

and tackle historic trends by improving public transport and increasing accessibility by walking and cycling. Implementation of any Strategy or policies emerging from the evidence base will be delivered through a joint venture with WSCC, as the Local Transport Authority, as well as key transport stakeholders/providers such as the Highways Agency. Many transport projects are expected to form part of the Local Plan's planning for infrastructure delivery and implementation.

## **Part 1: Introduction/Structure of the report**

### **Introduction**

- 1.1 The Annual Monitoring Report (AMR) 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. This report covers the period from April 2010 to March 2011.
- 1.2 Guidance on local plan monitoring has been withdrawn, and it is now a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. The Government is strengthening local democracy, accountability and transparency through the Localism Act. The Act abolishes regional strategies, gives a stronger role to neighbourhood planning and streamlines development plan documents to give communities a greater say in planning where growth should go. The Act received Royal Assent in November 2011, so for the monitoring period covered by this report, it's provisions were still under consideration by Parliament. Once the relevant section of the Localism Act comes into force in January 2012 the council will not be required to send future AMR to the Secretary of State.
- 1.3 Crawley intends to review its monitoring framework and reporting arrangements to enable relevant information to be accessible by the public. This work will take place during the preparation of the Local Plan and the accompanying monitoring indicators and targets. As this report relates to the year prior to enactment, it continues to use indicators contained within the adopted Core Strategy and Sustainability Appraisal, and the Core Output Indicators of the regional strategy.
- 1.4 This report contains information for the reporting year 2010/11 as far as is available. Some information has not been possible to report, since the removal of the National Indicator Set has meant some data is no longer collected. This report will add to the existing dataset accumulated over previous years' monitoring, and will provide the fullest possible dataset to inform a new monitoring framework for Crawley.

### **Contents and Structure of the Report**

- 1.5 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. It 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 in the adopted December 2008 Local Development Scheme, and changes since April 2011 and,
  - d) assess the effectiveness, relevance and consequences of implementing planning policies in delivering the objectives of the Local Development Framework documents, through reporting and analysis of a range of indicators.
- 1.6 The AMR is divided into further sections covering the following areas:
  - Portrait of Crawley Borough;
  - LDF & LDS implementation and review;
  - 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.

**Involvement and Availability of Report**

- 1.7 Colleagues within Crawley Borough Council and key service providers in the District, including West Sussex County Council, Sussex Police and Sussex Biodiversity Centre have contributed to the information gathered and presented in this report. This Annual Monitoring Report will be placed on the Council's website and copies will be made available to local communities and service providers as requested.

## **Part 2: Portrait of Crawley Borough**

- 2.1 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' incorporating the settlements of Crawley, Ifield and Three Bridges. It covers 4,497 hectares of land in the north east of West Sussex County.
- 2.2 Economically, Crawley sits at the heart of the Gatwick Diamond sub-region and Gatwick airport is within 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.
- 2.3 Based on 2007 figures from the Annual Business Inquiry, Crawley has a very high concentration of employment in the Transport and Communications sector (32%) related to the presence of Gatwick Airport. The concentration of jobs in Public Administration, Health and Education is lower than the national benchmark at 9.9%, reflecting the relative strength of the private sector business base. Distribution, hotels and restaurants represented 22.6% of employment; Banking, finance and insurance 20.8%, and Manufacturing 10.1%. Employment was increasing in Transport and Banking in 2007.
- 2.4 Crawley's population was just over 105,000 in 2009 and is projected to continue to grow. Crawley has a greater proportion of younger residents between the ages of 25 and 34 and a lower proportion of elderly people compared with the rest of the South East. Inward migration to Crawley has also been outstripping out-migration, which is contributing towards continued population growth.
- 2.5 Fundamental to the urban form of the town is the principle of a town centre offering leisure and shopping opportunities, surrounded by a series of residential neighbourhoods with their own facilities within a neighbourhood parade; and separate industrial areas. The neighbourhoods are a key feature of the planning and development of Crawley that have delivered a compact urban form with a good transport hierarchy, sustainable public transport links and a relatively high proportion of green and open space.
- 2.6 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 west, Mid Sussex District to the south and east, and the County of Surrey to the north.
- 2.7 Despite the authority being mostly urban in nature, the Borough has a number of Local Nature Reserves (LNRs) 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.
- 2.8 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 future development to meet the needs of Crawley and the Gatwick sub-region may need to rely increasingly upon land outside the current administrative boundary.



- 2.9 Crawley's key transport, shopping, leisure and employment facilities could also be put under pressure by sub-regionally significant development including large strategic housing locations. Although 70% of residents work in the Borough, Crawley has the highest proportion of in-commuters in the South East, placing pressures on transport infrastructure. Crawley's educational achievement is lower than the South East average, and many of the higher-paid workers live outside the Borough. This has resulted in a skills gap within the borough. 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.
- 2.10 Crawley has been working with partners over the last 3 years to develop a strategic vision for the Gatwick sub-region. The Gatwick Diamond Local Strategic Statement adopted by the council in November 2011, and is framed in the context of the Localism Act. In particular it responds to the proposed 'duty to cooperate' with respect to the planning of sustainable development. It has four main objectives:
- To provide a broad but consistent strategic direction for the Gatwick Diamond area on planning and economic issues which cross local authority boundaries
  - To set out, for the shorter term, how that strategic direction will be translated into change and development
  - To establish effective mechanisms for inter-authority cooperation on strategic issues so that longer term decisions made through the local plan making processes are well informed
  - To identify those areas where joint working will be prioritised.
- 2.11 The Statement has been approved by five of the six districts/boroughs in the Gatwick Diamond area, including Crawley; and its associated Memorandum of Understanding signed by all six, and by West Sussex County Council. This approval, combined with the process by which the Statement was prepared, accords the Statement weight as a material planning consideration. It was not, however, the subject of full public consultation and its weight in the planning process can, therefore, only be limited. It is anticipated that the Local Authorities will use the Statement and the Memorandum of Understanding as background for the preparation of their local plans and, when appropriate, the consideration of strategic level planning applications.

### **Part 3: Progress on Local Development Framework (LDF) & Local Development Scheme (LDS) Implementation**

#### **Introduction**

- 3.1 The Local Development Framework (LDF) as a system of plan making was introduced through the 2004 Planning and Compulsory Purchase Act. The LDF is made up of a number of documents which will guide the development of the town. 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)
- 3.2 This part reviews the progress of the implementation of the Local Development Scheme (LDS) towards the LDF, with the progress made in 2010/11 measured against the December 2008 LDS. It is set out in four sections:
- what has been achieved up to April 2010
  - what has been achieved in the Monitoring Year 2010/11
  - the position as at December 2011
  - progress of LDF against LDS
- 3.3 This is the last year that progress against the adopted LDS (2008) will be reported. With the introduction of the Localism Bill and the National Planning Policy Framework expected in 2012, Crawley is proposing to review the adopted Core Strategy and produce a new Local Plan for Crawley covering the period 2014-2029. The programme to the adoption of the new Local Plan was agreed in December 2011 and the LDS will be revised to reflect this. The Forward Planning Team will focus resources on the production of the Local Plan during 2012/13-2013/14.

#### **What has been achieved up to April 2010**

- 3.4 Development Plan Document produced:
- The Core Strategy was adopted in full in October 2008
  - A Joint Area Action Plan (JAAP) for the West of Bewbush was adopted in July 2009.
- 3.5 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;
  - 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.

- 3.6 Evidence Base:
- Strategic Flood Risk Assessment, April 2007
  - Planning and Climate Change in Crawley, October 2007
  - PPS1 – Planning & Climate Change Implications for Local Authorities, January 2008
  - Approaches to delivery sustainable energy infrastructure in Crawley, February 2008
  - Manor Royal Regeneris Report, May 2008
  - Low Carbon Energy Infrastructure ECSC, July 2008
  - Strategic Housing Market Assessment, March 2009
  - Employment Land Review Part 1, September 2009
  - ‘At Crawley’ Study (strategic infrastructure), 2009
  - PPG17 Study (open space), 2009
  - Strategic Housing Land Availability Assessment, May 2009
  - LDF Diamond Economic Work – Study completed and was in part the catalyst for exploring a sub regional spatial and economic strategy.
  - Heritage Assessment characterisation (work by West Sussex County Council)
  - In addition to the Corporate Heritage Strategy adopted in 2008, Baseline Character Assessment for Crawley was prepared by Edaw dated May 2009.

#### **What has been achieved during the Monitoring Year 2010-11**

- 3.7 Evidence Base:
- Manor Royal Masterplan Report, June 2010
  - Landscape Character Assessment (Part 1, Evidence Base), June 2010
  - New Market Town Study, August 2010
  - Employment Land Review Part 2, October 2010
  - Retail Capacity and Impact Study, December 2010
  - Gatwick Sub-Region Outline Water Cycle Study, January 2011
  - Infrastructure Plan, On-going
  - Heritage and Characterisation Study – Crawley Borough Council

#### **Position at December 2011**

- 3.8 Crawley Borough Council adopted a LDS in December 2008 which covers the 2009-2012 period. This LDS will be reviewed during 2012 to reflect changes since it's publication and to reflect the revised programme for the Local Plan. The revised programme for the Local Plan is included at Appendix C and is discussed later in this report.

- 3.9 Since the end of the 2010/11 monitoring period, the following documents have been adopted or published by the council:
- Town Centre North Revised Supplementary Planning Document, November 2011
  - Gatwick Diamond Local Strategic Statement, November 2011

#### **Evidence Base:**

- Decentralised Energy Study for Crawley, May 2011
  - Retail Viability and Delivery Study, May 2011
  - Three Dragons Viability Toolkit, August 2011
  - Locally Generated Housing Needs Assessment, November 2011
- 3.10 Work continues on the production of the following Evidence Base documents that will inform the Local Plan:

- Infrastructure Plan
- Strategic Housing Land Availability Assessment update
- Strategic Flood Risk Assessment Update
- Employment Land Review Update
- Strategic Housing Market Assessment Update
- PPG17 Study Update
- Gypsy & Traveller Needs Assessment
- Transport Study
- Green Infrastructure Study
- Development Viability Study

## Progress of LDF against LDS

### **Local Development Scheme**

- 3.11 The Council's adopted Local Development Scheme (LDS) (2008) sets out the programme for the production of Local Development Documents which will comprise the Local Development Framework. The 2008 LDS indicated an expected adoption date for the review of the Core Strategy of April 2012. However, a number of uncertainties including the delay to the North East Sector decision, resulted in a need to review the milestones set out in the 2008 Scheme. The gantt chart from the 2008 LDS is included in Appendix B. Table 3.1 shows progress on the documents it contains.

**Table 3.1: Progress on LDF documents in the 2008 LDS**

Document	Progress
Core Strategy	Revised programme agreed with adoption of new Local Plan in 2014
West of Bewbush JAAP	Adopted 2009
Gatwick SPD	Adopted November 2008
Planning Obligations SPD	Adopted August 2009
Town Centre Wide SPD	Adopted May 2009
Planning and Climate Change SPD	Deferred pending review of LDS
Affordable Housing SPD	Deferred pending review of LDS

### **Core Strategy**

- 3.12 The Council's Core Strategy and Local Development Framework Proposals Map were both submitted to the Secretary of State 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.
- 3.13 As set out in the Inspector's Core Strategy binding report the Council is now undertaking a review of the Core Strategy and intends to call this document the Local Plan. The Local Plan will cover the period 2014-2029 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 (2000) Policies.

**1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010**

- 3.14 The Council published Topic Papers on each of the key issues to be covered in the review of the Core Strategy during a six-week consultation on Issues and Options in May / June 2009. Thirteen Topic Papers were produced for the purposes of consultation.

**1<sup>st</sup> April 2010 to 31 March 2011**

- 3.15 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 production of the Local Plan (2014-2029). The frontloading of the evidence base assembly is also continuing.

**1st April 2011 onwards**

- 3.16 The Secretary of State permitted development at the North East Sector in February 2011, removing uncertainty respecting the likelihood of this development coming forward. This has enabled the agreement of a timetable for the production of the new Local Plan covering 2014-2029. The Local Plan timetable is summarised in Table 3.2. The LDS programme and the supplementary documents to be included within it will be reviewed in the light of this development during 2012.

**Table 3.2: Local Plan Development Timetable**

<b>Key Milestone</b>	<b>Anticipated Programme Date</b>
Issues & Options Consultation	January – February 2012
Preferred Strategy Consultation	October – November 2012
Submission Consultation	June – July 2013
Submission	September 2013
Examination (estimated)	January – February 2014
Adoption	September 2014

***Saved Local Plan Policies***

- 3.17 On the 27<sup>th</sup> 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 Local Plan that will also include development management policies.

***Local Development Framework Proposals Map***

- 3.18 The adopted Proposals Map displays the site allocations and locally significant designations within the Borough. As part of this, where relevant, saved Local Plan (2000) policies of a site-specific nature are displayed on the Proposals Map. This map will be updated and amended through process of preparing the new Local Plan.

***Statement of Community Involvement***

- 3.19 Work commenced on the review of the Statement of Community Involvement (SCI) adopted September 2006. The adopted SCI needed to be amended in light of the emerging Decentralisation and Localism Bill 2010, and to reflect the Council's adopted Corporate Engagement Framework (2009-12).
- 3.20 Crawley Borough Council consulted on a draft SCI in October-November 2011. The revised Statement was adopted by the Council on 14<sup>th</sup> December

2011. It sets out the mechanisms Council will employ to consult on all corporate documents, and includes an appendix setting out the specific commitments to consultation on Planning documents including who will be consulted and at what stage. The SCI also outlines how representations received on LDF documents will be taken into account.

**West of Bewbush Joint Area Action Plan**

- 3.21 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.
  - 3.22 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.
  - 3.23 Subject to the signing of a Memorandum of Understanding between the two authorities, it is expected that 50% of all affordable housing on the site will go towards meeting Crawley’s affordable housing need. It is expected that an average of 30% of the dwellings will be affordable, equating to 375 affordable homes for Crawley.
  - 3.24 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. 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
- 1<sup>st</sup> April 2011 onwards**
- 3.25 Planning permission for the first phase of development was issued on 17 October 2011. The anticipated delivery of the West of Bewbush development is as follows:

**Table 3.3: West of Bewbush expected housing delivery trajectory**

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**

- 3.26 The Local Plan (2014-2029) will contain development management policies which will supersede the remaining saved Local Plan (2000) policies.

**Supplementary Planning Documents (SPDs)  
Adopted SPDs**

- 3.27 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 adopted LDS have been adopted.

**Affordable Housing SPD**

- 3.28 The 2008 LDS included the milestone for the draft SPD to be prepared in April/May 2009 and adopted in December 2009. The publication of the Affordable Housing SPD has been delayed. Firstly, in consequence of the current economic climate the previously assembled affordable housing viability assessment is out-dated and could not, at this stage, form the basis of a robust SPD. Secondly, the review of the Core Strategy is under way and currently it is considered that many of the intentions and objectives of the SPD could be covered in the Core Strategy.
- 3.29 The Council proposes that the production of the Affordable Housing SPD be subject to review while the Council's preferred policy approach emerges through the Local Plan Preferred Strategy.

#### **Planning and Climate Change SPD**

- 3.30 The milestones for the preparation of the draft Planning and Climate Change SPD in the 2008 LDS were consultation in January and February 2010 and adoption in September/October 2010. This was not achieved and it is expected that the production of Climate Change and Sustainability policies will be reviewed as part of the Local Plan, and the production of a revised LDS.

#### ***Evidence Base Documents***

##### **Strategic Housing Land Availability Assessment**

- 3.31 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 Local Plan.
- 3.32 The draft SHLAA was updated at 30<sup>th</sup> September 2011 and is expected to be published in early 2012 in tandem with the Local Plan Issues and Options consultation. The SHLAA will continue to be updated biannually to support the Local Plan as a key piece of evidence in demonstrating a 5 year supply of housing land.

##### ***Community Infrastructure Levy***

- 3.33 Crawley intends to adopt a Community Infrastructure Levy (CIL) charging schedule for developer contributions to provide infrastructure related to development. The council currently aims to introduce CIL in 2013. At the time of writing the government is consulting on revisions to the CIL regulations. A detailed project plan for the delivery of a CIL schedule and administration of the scheme is currently being prepared although it will not be included in the LDS.

## **Part 4: Monitoring Policy Effectiveness**

### **Introduction**

- 4.1 Set out below is a summary of the Borough's performance against the Core Output indicators previously specified by the Department of Communities and Local Government. These indicators are no longer required by the Secretary of State but we have elected to continue to report on them for this year, where data is available from continued monitoring for the Single Data List or other purposes. In addition, the Council's performance against the adopted Core Strategy and Sustainability Appraisal indicators is also reported, using the most recent data available to the Council.

### **Core Output Indicators**

#### **4.2 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'.

#### **4.3 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 additional floorspace for the reporting period was 7,733m<sup>2</sup> gross (3,124m<sup>2</sup> net). The majority of this floorspace is a new B8 use, at 2,767m<sup>2</sup> (net).

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

100% of employment floorspace completed in Crawley was on previously developed land between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2011, comprising of 4966m<sup>2</sup> B2 general industry and 2767m<sup>2</sup> of B8 storage and distribution floorspace.

#### **4.5 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 19.05 hectares of land (gross) allocated or with planning permission available for employment use of which 10.55 hectares is for B1a use. This represents a reduced rate of completions from previous years – which is considered to be a sign of the economic stagnation affecting the country. The Employment Land Review however indicates that increasingly in recent years, industrial floorspace as located in Mid Sussex rather than Crawley. The provision of additional warehouse space is in line with Crawley's long term trend. Crawley is not a major distribution location and demand comes from the aviation sector.

#### **Summary data for indicators BD1 – BD3 (m<sup>2</sup>)**

		B1a	B1 b	B1 c	B1 Mixed	B2	B8	Total
<b>BD1 (Total)</b>	<b>Gross</b>	-	-	-	-	4966	2767	<b>7733</b>
	<b>Net</b>	-	-	-	-	357	2767	<b>3124</b>
<b>BD2 (PDL)</b>	<b>Gross</b>	-	-	-	-	4966	2767	<b>7733</b>
	<b>Net</b>	-	-	-	-	357	2767	<b>3124</b>
<b>% gross on</b>								<b>100%</b>



	<b>PDL</b>							
<b>BD3</b>	<b>Hectares</b>	10.55	-	-	8.46	0.04	-	<b>19.05</b>
	<b>Gross Floorspace (m<sup>2</sup>)</b>	69101	-	-	39231	266	-	<b>108598</b>

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

Table 3.2 shows that there was no floorspace completed (gross or net) for town centre uses within the town centre in 2010/11. Within the Borough wide area a total of 422m<sup>2</sup> gross (422m<sup>2</sup> net) floorspace was completed as A1 shops. 1179 m<sup>2</sup> gross (0m<sup>2</sup> net) floorspace was completed as D2 leisure uses. The provision of additional office space is unexpected given Crawley has contributed 32% of sub-regional office space vacancy in the past.

**Summary data for indicator BD4 (m<sup>2</sup>)**

		<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Total</b>
<b>BD4 Town Centre</b>	<b>Gross</b>	-	-	-	-	<b>0</b>
	<b>Net</b>	-	-	-	-	<b>0</b>
<b>BD4 Local Authority</b>	<b>Gross</b>	422	-	-	1179	<b>1601</b>
	<b>Net</b>	422	-	-	0	<b>422</b>

4.7 **Housing**

**General commentary**

The most up-to date housing trajectory dated 30 September 2011 is included at Appendix C. 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 and new permissions, as well as reflecting up to date anticipated delivery.

- 4.8 The North East Sector was granted planning permission for 1900 dwellings by the Secretary of State in February 2011. These dwellings have been included in the trajectory although the exact phasing of delivery has yet to be determined. 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.
- 4.9 The Council is now exploring opportunities to address any housing barriers to delivery, or even to bring sites forward itself in the absence of the private sector. An example is a site in Langley Green where the Council has worked together with Moat Housing to bring forward 16 dwellings.
- 4.10 Whilst this report measures delivery against the targets within the adopted Core Strategy and regional plan it is noted that South East Plan is expected to be abolished in early 2012 once the Localism Act comes fully into force. In light of this, but given that the regional strategies remain valid at the time of the monitoring period, delivery has been reported against both the West Sussex Structure Plan and the South East Plan.
- 4.11 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

**H1: Plan period and housing targets**

4.12 This indicator identifies the housing requirement for the Local Authority and the origins of the requirement. The adopted Core Strategy (2008) refers to the West Sussex Structure Plan requirement of 4500 homes between 2001-2016 (300 per annum). Following adoption of the new Local Plan, housing delivery will be reported against locally determined housing targets.

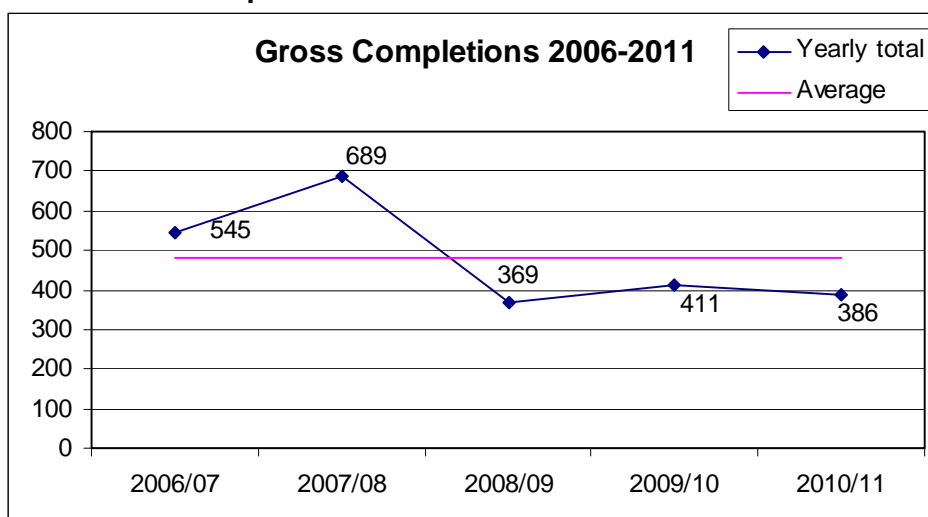
**H2 (a): Net additional dwellings – previous years**

4.13 Indicator H2a reports housing delivery since mid 2001, the starting point for the West Sussex Structure Plan requirement of 4500 dwellings between 2001 and 2016. During the 10-year period between mid 2001 and March 2011, 3031 (gross), 2864 (net) dwellings were completed against a Structure Plan requirement of 3000 dwellings - an under-delivery of 136 dwellings. Over the first 5 years of the South East Plan (2006-2011), Crawley has delivered 2308 (net) additional dwellings compared with a target of 1875 – a 433 dwelling surplus. This is a result of lower completions from 2001-2006. The annual breakdown of these figures is shown in the housing trajectories in Appendix D.

**Summary data for indicator H1**

Source of plan Target	Start of plan period	End of Plan Period	Total Housing Requirement	Net additional dwellings within period	Surplus/ deficit within period to March 2011
West Sussex Structure Plan	Mid-2001	March 2016	4500	2864	-136
South East Plan	April 2006	March 2026	7500	2308	+433

**Figure 4.1 Gross Completions 2006-2011**



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

4.14 In 2010/11 a total of 386 dwellings were completed with two demolitions resulting in a net total of 384 dwellings.

**H2(c): Net additional dwellings – future years**

4.15 This indicator shows the net additional housing development expected for the 5-year period between April 2012 and March 2017. The housing requirement in the adopted Core Strategy for the Borough is set out in the West Sussex Structure Plan 2001-2016 and totals 4500 dwellings. The figures in Table 3.1 represent the latest updated trajectory dated September 2011.

4.16 Between April 2012 and March 2017 net delivery is expected to be 1753 dwellings against the West Sussex Structure Plan requirement for 1500 dwellings between April 2012 and March 2016. This figure does not include 218 dwellings at the former Southern Counties site which was waiting for the outcome of judicial review at the end of the monitoring year. The appeal against development at the Southern Counties site was overturned in October 2011 and it is expected to be included in future years' trajectories. 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. If both these sites come forward before 2016 Crawley can expect to make up the current shortfall and deliver the housing requirements of the Structure Plan.

4.17 The adopted Core Strategy plans for the period up to 2016 and does not identify sites for 2017/18 and beyond. The September 2011 housing trajectory prepared for consultation on Local Plan Issues and Options indicates an expected housing delivery of 3898 dwellings over the 15-year period between April 2011 and March 2026. This results in a total expected delivery of 6206 dwellings over the period 2006-2026, a shortfall of 1294 on the South East Plan requirement of 7500. The identification of sites and supply of housing beyond 2016 will be addressed through the Local Plan.

4.18 Determining the amount of hectares available each year for the 5-year period between April 2012 and March 2017 is complicated by a number of different factors. The calculation assumes an average land requirement per dwelling in the trajectory for the period, which may not be accurate as land-take varies with development type and tenure.

4.19 In summary, based on the September 2011 Trajectory, for the 5-year period between April 2011 and March 2016, 61.42 hectares are available, which is split as shown in Table 4.1

**Table 4.1 Predicted housing delivery 2012-2017**

<b>Year</b>	<b>Predicted net additional dwellings (Sept 2011 Trajectory)</b>	<b>Predicted land available for housing (ha) (Sept 2011 Trajectory)</b>
2012-2013	308	8.01
2013-2014	421	12.30
2014-2015	372	9.16
2015-2016	360	15.98
2016-2017	380	15.98
<b>Total</b>	<b>1841</b>	<b>61.42</b>

**H2 (d): Managed delivery target**

- 4.20 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 Local Plan.
- 4.21 Table 4.2 provides a summary of indicators H2a – H2d and is based on the latest updated housing trajectory dated September 2011.

**Table 4.2: Summary data for indicators H2a – H2d**

**Summary Data for Indicators H2a-H2d**

		Mid 2002/ Mid 2003	Mid 2003/ 31/03/2004	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11 Reporting	2011/12 Current	2012/13 Year 1	2013/14 Year 2	2014/15 Year 3	2015/16 Year 4	2016/17 Year 5	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
<b>H2a</b>	Net addition - previous years	70	103	175	188	468	679	368	409																	
<b>H2b</b>	Net addition - reporting year									384																
<b>H2c (future years)</b>	a) Net additions									202	308	421	372	360	380	350	350	300	50	50	20	0	0	800		
	b) Hectares										8.01	12.30	9.16	15.98	15.98											
	c) Targets West Sussex Structure plan 2006-2016										300	300	300	300	300											
	d) Targets South East Plan										375	375	375	375	375											
<b>H2d</b>	West Sussex Structure Plan									337	327	359	375	353	333	0										
<b>H2d</b>	South East Plan									349	346	356	360	355	354	353	350	350	350	358	420	410	676	1015	2029	
<b>Total net Completions to end of reporting period</b>		2844																								
<b>H2b - Net Additions projected for the 5 Year Period</b>										1841																

Note: 800 additional dwellings are assumed to be delivered at the North East Sector within the next 15 years, in line with adopted policy for a total of 2700 dwellings on the site. This will be reviewed during the preparation of the new Local plan

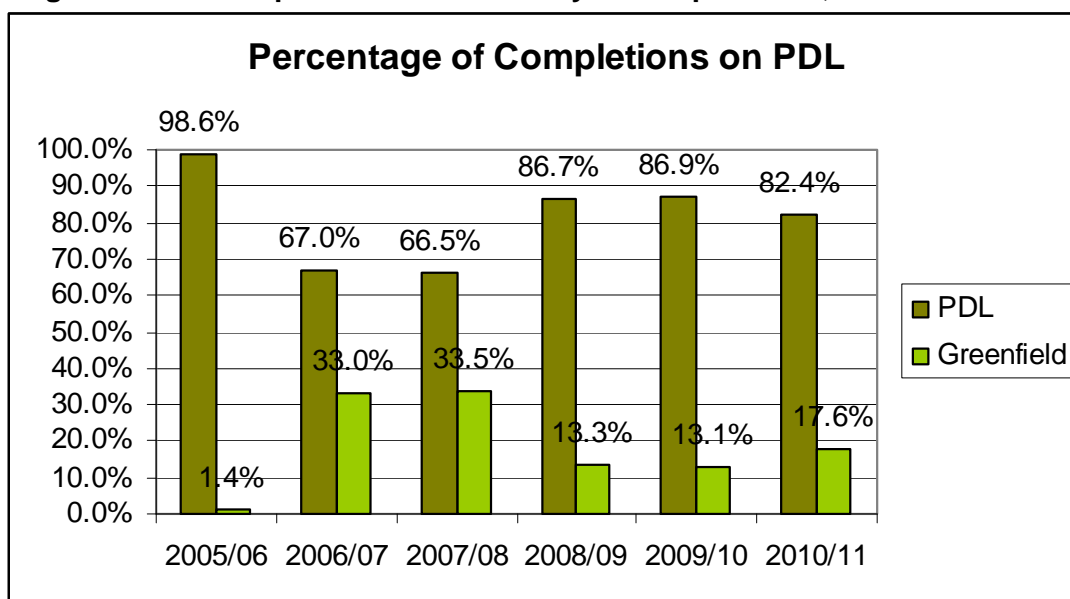
**H3: New and converted dwellings – on previously developed land**

4.22 This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 82.4% (318 of 386) of completions were developed on previously developed land. This figure is based on the definition of PDL in published by DCLG in June 2010.

**Summary data for indicator H3**

Indicator H3	Greenfield		Brownfield		Total 2010-11
	Units	% of total	Units	% of total	
	68	17.6%	318	82.4%	

**Figure 3.2: % Completions on Previously Developed Land, 2005-2010**



**H4: Net additional pitches (Gypsy and Travellers)**

4.23 Core Indicator H4 reports on the net additional gain in Gypsy and Traveller pitches within Crawley Borough. Crawley has no pitches, and there were no new permanent or transit pitches within the Borough for the reporting year. The Partial Review of the South East Plan, Provision for Gypsies, Travellers and Travelling show people (June 2009) indicates a requirement for 19 pitches for Gypsies and Travellers and on for Travelling show-people between 2006-2016.

**H5: Gross Affordable housing completions**

4.24 The adopted Core Strategy evidence base included the Council’s Housing Needs Assessment 2004, which recommended 40% of housing in mixed developments (private, social, retail) should be affordable. Of the 40%, approximately three-quarters should be social rented accommodation with the remaining made up of shared ownership or subsidised rental stock.

4.25 Indicator H5 shows the number of social rented and intermediate dwellings completed within the Borough for the reporting year. In total, 134 new affordable dwellings were completed, 103 of which were social rented homes; 26 intermediate rental, and 5 were shared ownership. This represents 35% of the total housing completed.

**Summary data for indicator H5**

Social rent homes	Intermediate homes provided	Shared Ownership	Affordable homes Total

	<b>provided</b>			
<b>H5</b>	103	26	5	134

#### **H6: Housing Quality – Building for Life Assessments**

- 4.26 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**

- 4.27 The Environment Agency objected to 5 applications in the 10/11 monitoring year. Four of these objections were overcome and the fifth is awaiting a decision at the time of writing. No applications were permitted with outstanding objections from the Environment Agency on flooding or water quality grounds.

#### **Summary data for indicator E1**

	<b>Flooding</b>	<b>Water Quality</b>	<b>Total</b>
<b>E1</b>	<b>5</b>	<b>0</b>	<b>5</b>

**Table 3.3: Environment Agency objections to Crawley Planning Permissions**

<b>Planning Application Number and Site</b>	<b>Reason for Objection</b>	<b>Outcome</b>
CR/2010/0182/FUL 2 office buildings with associated parking and landscaping north of Tilgate Forest Centre	Unsatisfactory FRA/FCA Submitted	Application Approved following resolution of objection
CR/2010/0201/FUL Deck car park and installation of mezzanine floor ASDA stores, Peglar Way	PPS25/TAN15 - Request for FRA/FCA	Awaiting Decision
CR/2010/0324/FUL Extension to the existing store & relocation of restaurant to mezzanine level Sainsburys Crawley Avenue	Unsatisfactory FRA/FCA submitted (Surface Water)	Application Approved following resolution of objection
CR/2010/0692/FUL Longbridge House Change of use to hotel	Unsatisfactory FRA/FCA Submitted	Application Approved following resolution of objection
CR/2011/0075/FUL Three Bridges operating centre Construction of rolling stock maintenance depot	Unsatisfactory FRA/FCA Submitted	Application Approved following resolution of objection

#### **E2: Change in areas of biodiversity importance**

- 4.28 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. Data provided by Sussex Biodiversity Record Centre for the reporting year indicates there was no direct loss of sites designated for their biodiversity importance within the Borough and no planning applications have infringed on designated and habitat areas. There were no new sites designated within the Borough during the reporting year.

- 4.29 The Council has 12 Sites of Nature Conservation Importance (SNCI) that link the urban land to the countryside, of which 62% has been or is being subject to positive conservation management. This is an increase on 58% reported in 2009/10.

**Summary data for indicator E2**

	Loss	Addition	Total
<b>E2</b>	<b>0</b>	<b>0</b>	<b>0</b>

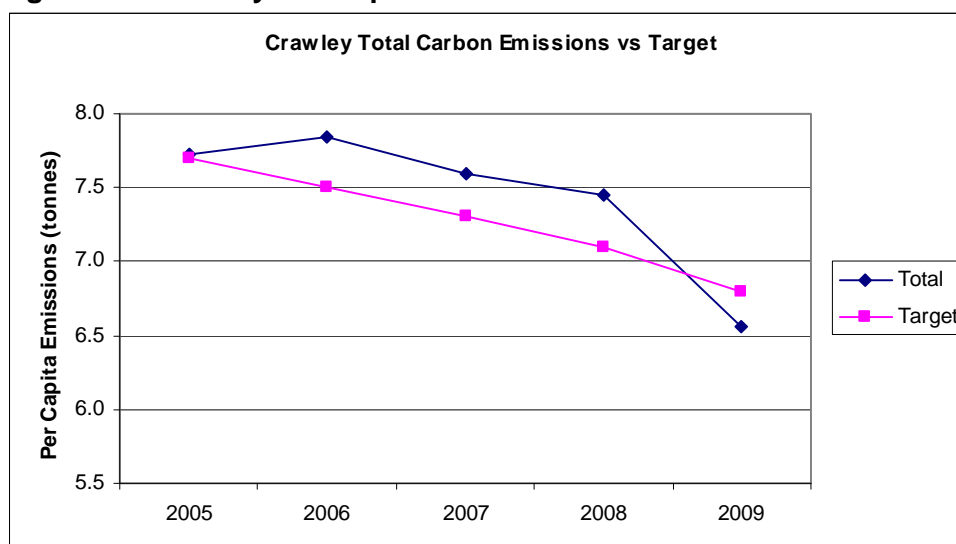
**Renewable energy generation**

- 4.30 This indicator is intended to illustrate the amount of renewable energy generation by installed capacity (megawatts) and type and would not include any developments or installations permitted by a general development order. Data on the installed capacity was not obtained during the reporting period, however Table 3.4 summarises the data applicable to the three former National Indicators, NI 185 - CO<sub>2</sub> reduction from Local Authority operations; NI 186 - Per capita reduction in CO<sub>2</sub> emissions in the LA area and NI 188 - Planning to Adapt to climate change level achieved by the local authority. Crawley achieved a significant reduction in per-capita carbon emissions during 2010/11. This is attributed to both the economic slow-down that reduced demand for travel and commerce, and a successful 10:10 campaign raising people's awareness of carbon reduction measures.

**Table 3.4: Summary of existing renewable energy capacity**

Indicator	2010/11
NI 185 – % of CO <sub>2</sub> reduction from Local Authority operations	The council achieved its 10:10 target with a 10.9% reduction in its direct carbon footprint. (6.1% reduction in indirect emissions including contractors, service providers etc.)
NI 186 – Per capita reduction in CO <sub>2</sub> emissions in the LA area	2009 annual data from the Department of Energy and Climate Change is the most up to date available. Figure for 2009 = 6.6 tonnes CO <sub>2</sub> per person, an 11% drop from 2008 (see Figure 3.2)
NI 188 – Planning to Adapt to climate change	LEVEL 1

**Figure 3.3: Crawley Per Capita Carbon emissions 2005-2009**





## Core Strategy Indicators

### Introduction

- 4.31 This section reports on indicators used to monitor the adopted Core Strategy chapters and policies. The Core Strategy was adopted in full in October 2008. a review of the Strategy is currently under way and a new Local Plan is anticipated to be adopted in 2014. The Local Plan will contain a revised monitoring framework and new policies for the plan period 2014-2029.

### Chapter 2 – Housing

- 4.32 The housing chapter is primarily concerned with the delivery of housing and securing the right mix of dwellings in accordance with local needs. The data indicates that good progress towards reducing the deficit in housing delivery against the West Sussex Structure Plan annualised requirements was made, reducing it to 136 by March 2011 and providing a surplus of 433 against provisional South East Plan annualised requirements. Delivery over the next five years is predicted to be in accordance with the requirements of the Structure Plan (see Appendix D). The South East Plan requirement is no longer applicable following abolition of regional spatial strategies by the localism Act 2011.
- 4.33 Policy H4 deals with housing and seeks to ensure development is of an appropriate density, and H5 sets out a requirement for 40% affordable housing on sites of 15 dwellings or more. Although no financial contributions for affordable housing were received during the course of the monitoring period, S106 agreements continued to deliver affordable housing schemes which have been agreed with the Borough Council.

### Chapter 2 - Housing

Policy	Indicator	2009/10 data
Policy H1 – Housing Provision	Completion of 4,500 dwellings	<ul style="list-style-type: none"> <li>• 2001 – 2011 = <b>2864 (net)</b> (2480+ 384 )</li> <li>• 2006 – 2011 = <b>2308 (net)</b> (1924+ 384)</li> </ul>
	Cumulative residential completion rate since 2001 & 2006	
	Position above or below cumulative allocation for reporting year)	Based on the September 2011 trajectory: WSStructure Plan = <b>-136</b> SE Plan = <b>+433</b>
H2 – Housing development opportunities	Delivery of Core Strategy identified sites before 2016	<ul style="list-style-type: none"> <li>• Town Centre North anticipated for 1<sup>st</sup> completions 2020/21</li> <li>• Telford Place/Haslett Avenue – permission granted</li> <li>• Dorston Square 1<sup>st</sup> completions anticipated 2012/13</li> <li>• Ifield Community College 1<sup>st</sup> completions anticipated 2014/15</li> <li>• Thomas Bennett 1<sup>st</sup> completions anticipated 2014/15</li> <li>• Stone Court under construction, built out by 2011/12</li> <li>• Lucerne Drive almost complete</li> <li>• North East Sector – permission granted by the Secretary of State February 2011. 1<sup>st</sup> completions anticipated 2012/13</li> </ul>
H3 - Use of previously	Percentage of homes built on PDL. Target:	77.9 % for 2006-2011 (rolling average indicates an increasing

developed land	60% of new homes from 2006 to 2018	proportion on PDL.)
H5 – Affordable housing	Cumulative net gain of affordable dwellings provided per annum	<b>988 dwellings total</b> 854 (2006 to 31 Mar 10) + 134 (1 April 2010 to 31 Mar 11) 42% of total provision
H7 – Gypsies and Travellers	Number of pitches permitted/completed since 2001 Provision of site(s) to meet identified local need/provision (19 pitches) by 2016	None

- 4.34 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 figures for 2010/11 are calculated using the definition of PDL introduced in June 2010.

**Table 3.5: Development on Previously Developed Land, 2006-2011**

	Units on PDL	Gross Units Built	Percentage %
2006-2007	363	545	66.6
2007-2008	458	689	66.5
2008-2009	320	369	86.7
2009-2010	357	411	86.9
2010-2011	318	384	82.4
<b>2006- 2011</b>	<b>1816</b>	<b>2398</b>	<b>77.9%</b>

### Chapter 3 – Infrastructure and Community Services

- 4.35 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, and Bewbush Community Centre was opened in October 2010.
- 4.36 There have been two new unsupervised outdoor play areas created, one at Dobbins Place in Ifield West the other on Northgate Playing fields; and two major refurbishments of unsupervised outdoor play areas, these being located at Tilgate Park and Three Bridges Playing Fields.
- 4.37 An all new BMX track has been created at Langley Green Playing Fields. The facility includes a main track and a secondary track, the secondary track is specifically designed for disabled riders and was completed in March 2011. A new skate ramp was installed at the skate park located on Southgate Playing Fields.
- 4.38 Work commenced on the refurbishment and extension of the Maidenbower Pavilion. The extension including a Main Hall space, Small Hall, Meeting Room and Cafeteria along with a 3rd generation football pitch. The pavilion and pitch are located on Maidenbower Playing Fields. Work commenced during the monitoring period and were completed in November 2011.
- 4.39 Located on Dorsten Square Bewbush, the Bewbush Centre (a separate scheme to the Community Centre) is a major development that includes 3 main hall spaces, meeting room, interview rooms, gymnasium, Cafeteria, local Police office,

voluntary sector offices and a youth wing. The Bewbush Centre was opened in November 2010.

### Chapter 3 – Infrastructure and Community Services

Policy	Indicator	Target	2010/11 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 Community Centre was opened in October 2010 and has achieved BREEAM Excellent status
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 presence in the town

### Chapter 4 – Environment

- 4.40 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	2010/11 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	17.6% of housing on Greenfield. No 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

- 4.41 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, 6 awards (relating to a total of 108 units) achieved Secured by Design standards.

### Chapter 5 – Community Safety

Policy	Indicator	2010/11 data
CS1 – Safety	Number and type of	6 awards for a total of 108 units

through design	developments receiving a Secured by Design award	and one community centre  Full accreditation for: <ul style="list-style-type: none"> <li>• Bewbush Community Centre</li> <li>• Alford Court Gossops Green (24 units)</li> <li>• Barley House Barley Close Southgate (52 Units)</li> </ul> Part 2 compliance for: <ul style="list-style-type: none"> <li>• St Wilfrid's School St Augustine Rd (17 units)</li> <li>• 1-3 Fitzalen Place (3 units)</li> <li>• Langley Walk Langley Green (12 Units)</li> </ul>
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

- 4.42 The Transport chapter's primary objective is to ensure a safe and efficient transport system.
- 4.43 West Sussex County Council (WSSCC) has previously provided results of a survey undertaken into the travel patterns of residents in the area. The information provided in Tables 3.6 and 3.7 are extracted from the WSSCC "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 WSSCC 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	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 results below

**Table 3.6: General Travel**

	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)	Motor-cycle (3 or more times a week)	Taxi (3 or more times a week)	Train (3 or more times a week)
<b>2009</b>	41.3%	4.4%	12.0%	74.1%	1.2%	0.0%	4.8%
<b>2008</b>	44.6%	6.1%	11.9%	69.1%	0.8%	0.7%	5.2%

<b>2007</b>	36.2%	6.2%	10.6%	71.7%	0.6%	2.1%	3.9%
<b>2006</b>	41.3%	9.1%	11.2%	71.8%	1.2%	0.6%	5.4%

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

**Table 3.7: Travel to work**

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

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).

- 4.44 It is likely that in Crawley the proportion of car travel is lower than the county average, owing to the compact built environment of the town, and good bus services to employment areas. Car use has risen between 2006-2009, and the proportion of car travel to work in the borough is likely to be higher, due to the high numbers of in-commuters.
- 4.45 From 2009 WSCC has subscribed to the National Highways and Transportation Survey (NHT) that asks a random sample of residents in a Highways Authority to express their level of satisfaction with the quality of services and facilities such as public transport and the condition of roads. This data is collected County-wide, and the results are available at <http://nhtsurvey.econtrack.co.uk/> and show how the County performs in comparison with other surveyed authorities in England. They do not include data for Lower Tier Authorities. The next significant source of travel statistics for Crawley is expected to be from the 2011 census results.

### Chapter 7 – Local Economy

- 4.46 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.
- 4.47 Indicators show that delivery of commercial floorspace has slowed and is below the adopted target. The Manor Royal Masterplan further suggests that there are weaknesses in Crawley's attractiveness and ability to attract and retain businesses in the long term.

### Chapter 7 - Local Economy

Policy	Indicator	2010/11 data
Policy E1 - Employment floorspace provision	Completion of 280,000 m <sup>2</sup> employment floorspace by 2016	158,257 <sup>2</sup> of B use classes
	Position above/below cumulative allocation (280,000m <sup>2</sup> /15 plan years x number of expired years = 186,666	- 28,410 m <sup>2</sup>
Policy E2 – Location of new employment development opportunities	Amount of employment provision provided outside of the section (1) employment sites listed	2910 m <sup>2</sup> – Runway Park (2,3 & 4) Old Brighton Road B2 general industrial
Policy E3 – Protection &	Amount of actual or designated employment land and floorspace	None in the monitoring year.

management of employment floorspace	lost to residential development per annum	Planning permission for development of 14 dwellings at 6-10 Ifield Road on land previously in commercial use was granted in November 2010. The site is expected to be delivered between 2012-2014
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### Chapter 8 – Gatwick Airport

- 4.48 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 was adopted on the 17 December 2008.
- 4.49 Gatwick Airport Limited objected to planning application CR/2011/0002/FUL for extension of time limit to an existing permission for the provision of 3 dwellings at Wyatt 2, Radford Road, within the Safeguarded area. Crawley has resolved to permit this development in accordance with the previous permission, and the Secretary of State has resolved not to call in the application in following GAL's objection.

### Chapter 8 - Gatwick Airport

Policy	Indicator	2010/11 data
Policy G2 – Safeguarded land	Number and type of permitted applications within Airport safeguarded area that prejudice future development	<p>The North East Sector is located adjacent to the safeguarded area and was permitted by the Secretary of State in February 2011, subject to conditions that ensure the development will not prejudice the development of a second runway.</p> <p>Gatwick Airport Limited objected to planning application CR/2011/0002/FUL for extension of time limit for the provision of 3 dwellings within the Safeguarded area. The Secretary of State has resolved not to call in the application which Crawley has resolved to permit.</p>

### Chapter 9 – Manor Royal and County Oak

- 4.50 Manor Royal Business District is one the 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. The Manor Royal Master Plan was published by Crawley Borough Council on the 13<sup>th</sup> July 2010. Development Principle Statements are being progressed to set out in detail the land use and design principles the council is seeking to achieve on individual sites in order to deliver the vision of the Master Plan. The Statement for the GlaxoSmithKline site was adopted in June 2011.

### Chapter 10 - Land West and North West of Crawley

- 4.51 The West of Bewbush Joint Area Action Plan 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.
- 4.52 Full planning permission has been granted for the first phase of development on the site, and an outline permission granted for the whole development. An in-principle agreement between the councils is expected to assign 50% of the affordable units developed on the site to Crawley for nomination to people on its waiting list. The neighbourhood is expected to yield an average of 40% affordable units – potentially adding 500 affordable units to Crawley’s affordable housing stock.

**Chapter 11 – North East Sector**

- 4.53 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. 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 February 2011 the Secretary of State granted permission for the development of 1900 dwellings, subject to resolution of conditions.

**Chapter 11 - North East Sector**

<b>Policy</b>	<b>Indicator</b>	<b>2010/11 data</b>
Policy NES1 – North East Sector safeguarded for new neighbourhood	Number and type of development permitted at the North East Sector	Development of 1900 dwellings permitted in February 2011
Policy NES2 – The North East Sector Neighbourhood	Permission for the development of the North East Sector post 2018	Development of 1900 dwellings permitted in February 2011

**Chapter 12 – Neighbourhood Structure and Neighbourhood Centres**

- 4.54 The purpose of this Chapter is to protect and enhance Neighbourhood Centres.

**Chapter 12 – Neighbourhood Structure**

<b>Policy</b>	<b>Indicator</b>	<b>2010/11 data</b>
NS2 – Protect and enhance neighbourhood centres	Regeneration and improvement projects at the neighbourhood centres in Bewbush, Langley Green and Furnace Green	Bewbush Community Centre opened in October 2010.

**Chapter 13 – Three Bridges Corridor**

- 4.55 Chapter 13’s objective is to promote the corridor as a mixed-use development opportunity and capitalise upon the sustainable location. To date, the only significant development to occur within the corridor is the redevelopment of the former Leisure Centre site by Fairview, which is almost complete. At Three Bridges station, outside the Corridor boundary, improvements to the station are under way, and work has started on a maintenance facility for Thameslink on the sidings to the south.
- 4.56 At this stage there is little evidence of policy implementation with respect to the redevelopment and improvement of the Three Bridges Corridor. Policies will be re-considered as part of the review of the Core Strategy and preparation of the Local Plan.

### Chapter 13 – Three Bridges Corridor

Policy	Indicator	Target	2010/11 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	Fairview (old leisure centre site) near completion  Telford Place is allocated for up to 100 dwellings in the adopted Core Strategy, but has not come forward to date
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. However, in the current economic climate, a development in the short to medium term is unlikely.

### Chapter 14 – The Countryside

- 4.57 Chapter 14's objectives are to protect and enhance the countryside and capitalise upon this important natural resource. An appeal lodged (26 November 2010) against the refusal of an application for redevelopment of 9 dwellings within the countryside at land to the rear of Flint Cottage, Tilgate, and quoted in the 2009/10 AMR was dismissed on 8<sup>th</sup> March 2011. The inspector concluded that although the effect of the proposal on the character and appearance of the area, in itself, would not be harmful there is insufficient justification for an exception to be made to the Council's countryside policy.

### Chapter 14 - The Countryside

Policy	Indicator / Proposed Action	Target	2010/11
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

- 4.58 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. The Town Centre Strategy, produced jointly by the Borough Council and the Town Centre Partnership and adopted in November 2008 is actively promoted by both parties, particularly through the work of the Town Centre Manager. The Council is currently preparing a "Vision" document based on the Strategy which will help guide investment. It is also identifying potential environmental improvement opportunities across the town centre, focussing particularly on the Station Way gateway and Queens Square.



- 4.59 A key delivery tool is the Town Centre North redevelopment scheme. Town Centre North is a major retail-led mixed-use development that will bring new shops and facilities to Crawley. It is fundamental to the council's strategy for the growth and enhancement of the whole town centre. The national economic downturn has slowed progress in bringing forward the Town Centre North scheme, though recent studies for the Council by DTZ in 2010 and 2011 have confirmed that redevelopment along The Boulevard could still happen, and major development companies remain interested in investing in the town.
- 4.60 To assist in the delivery of Town Centre North in a difficult economic climate, the council has revised its adopted Town Centre North Supplementary Planning Document, which sets out the key principles that will guide the development. In particular the revised document provides more flexibility, allowing the development to come forward in separate phases that will each contribute to the overall improvement of the town centre. The revised Town Centre North SPD was adopted by the Cabinet on 9 November 2011. The Council is also seeking expressions of interest from companies keen to redevelop the north end of the town centre and has invited interested parties to discuss their ideas, with the intention of entering into a development agreement in 2012.
- 4.61 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. Development principles for these sites are provided in the Town Centre Wide SPD adopted on 20<sup>th</sup> of May 2009, and more detailed guidance is being prepared for some of the sites including the Traders Market and Land West of the Broadway.
- 4.62 During the reporting year, a number of significant planning applications were considered for key sites within the Town Centre. The redevelopment of Sussex House for a supermarket, hotel, restaurants and town centre car park, as the first Phase of Town Centre North is the most significant, and a resolution to grant planning permission subject to a S106 agreement was made in November 2011. Current applications being considered by the Council include an extension to the ASDA store for a mezzanine and a decked car park and a new external car park ramp for County Mall with internal alterations to 6 of the shop units.

#### Chapter 15 - The Town Centre

Policy	Indicator	Target	2010/11 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 completed. Advice given that there is sufficient capacity for a step change scheme without a significant impact, and proposing more flexible delivery mechanisms. TCN SPD updated and adopted November 2011 following public consultation. Expressions of Interest have been sought from potential developers and ongoing discussions taking place.

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	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 key sites being prepared, including Traders Market and Land West of the Broadway.
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 "Vision" and Action Plan by 2012	Planning input provided into corporate work on "Vision" document based on the Town Centre Strategy, and work on identifying improvement opportunities. "Charette" design event held for Station Way.

### **Assessment of Policies against Appeal Decisions**

- 4.63 The outcome of appeals decided between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2011 against refusals of planning permission were analysed to provide information on the support given by Planning Inspectors to saved policies in the Local Plan (2000) and adopted Core Strategy policies. A total of 16 appeals were lodged in 2010/11 of which 12 (75%) were dismissed, 4 (25%) were allowed, and one was undetermined.
- 4.64 Of the 4 allowed appeals, two related to the Secretary of State's decision to permit development at the North East Sector. This development will now be progressed subject to conditions. The two other allowed appeals were for retrospective applications: for a conversion from restaurant to a single dwelling in the town centre; and a conservatory in Gossops Green.
- 4.65 The North East Sector decision could have implications for the future consideration of noise for residential developments in the northern part of the town. Crawley is working in partnership with neighbouring authorities and County Councils to develop an agreed local approach to planning for noise.

## **Local / Sustainability Assessment / Strategic Environmental Assessment Indicators**

### **Introduction**

4.66 This section reports monitoring data against the Sustainability Objectives set out in the adopted Core Strategy Sustainability Appraisal/Strategic Environmental Assessment. A new monitoring framework will be developed as part of the Sustainability Report accompanying the Local Plan. This will be available in draft for consultation during the preparation period. A SA Scoping Report is being published for consultation in January 2012.

### **4.67 SA Objective 1 – To make the most efficient use of land**

During the reporting year 100% of commercial floorspace and 82.4% of residential completions were completed on Previously Developed Land (PDL). Both these statistics are consistent with longer term trends for use of PDL for development. The trend for residential development on PDL has been increasing in recent years reflecting the lack of Greenfield space in Crawley.

4.68 In 2010/11 the average density for all completed developments, was 73.7 dwellings per hectare. Policy H4 of the Core Strategy aims to ensure efficient use of land and requires residential development to be at a minimum of 30 dwelling per hectare (dph). The policy also encourages higher densities in more sustainable locations. The majority of the completed dwellings are in highly sustainable locations. A significant number (184 of the 386) of residential completions during the monitoring year were at the Fairview site on the former leisure centre in Three Bridges.

### **SA Objective 1**

<b>Indicator</b>	<b>2010/11</b>
% Residential development completed on PDL	82.4% (318 of 386)
% Commercial floorspace completed on PDL	100% (7,733m <sup>2</sup> )
Average density of new residential development (10+ unit sites)	74.3 dwgs/ha
Average density of new residential development (up to 9 unit sites)	37.8 dwgs/ha

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

4.69 The Council has made a strong contribution towards this objective with the provision of 134 social housing units provided during the monitoring year representing 35% of the total housing provided. There are still 3068 people on the housing needs register, up from the last two years total of 2850 and 2986 individuals/families requiring accommodation in 2008/9 and 2009/10 respectively. Of the total, 1281 require one bed accommodation and 1415 require two and three bed (family) accommodation, and the remaining 309 require sheltered accommodation. Of the total number on the register, some households are classified as being in priority need.

4.70 Development West of Bewbush is expected to contribute to affordable housing supply in the future, and the council is actively working with social landlords to bring forward new housing.

### **SA Objective 2**

<b>Indicator</b>	<b>2010/11 data</b>
Number of households on the housing needs register and the size of accommodation required	Total = 3068 <ul style="list-style-type: none"> <li>• 1218 - One Bedroom (singles and couples)</li> <li>• 1415 - Two &amp; Three &amp; four</li> </ul>

	bedroom (families) <ul style="list-style-type: none"> <li>• 309 - One &amp; Two Bed Sheltered Accommodation</li> </ul>
Number of new residential developments delivering 40% affordable housing	Some developments are on council owned property and delivery more affordable housing. In 2010/11 a total of 19 affordable housing units were delivered through S106 agreements
Number of affordable houses completed per annum as a % of total annual delivery	35% (134/386)

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

- 4.71 Two indicators have been used to monitor this objective: The Secured by Design UK police award, and the number of crime incidents.
- 4.72 In total six awards were granted resulting in 108 dwellings and the Bewbush Community Centre meeting SbD standards in part or in full. Research suggests these properties are less likely to suffer from crime and vandalism, although no trend is yet evident in Crawley. The Council is working discussion with the community to progress a number of community safety improvement projects that enhance lighting, parking etc. in certain areas of the town. The Council's Residential Street Scene and Parking Improvement Programme has funding until 2013/14, with a number of areas within the Borough set to benefit from the programme. A review of residential parking areas across the Borough was carried out in November 2011 and will be used to prepare a programme for future years. It is expected the new programme will be agreed in 2012.
- 4.73 Crime statistics for the 2010/11 reporting year is taken from the CBC Crime three-year review. A significant decrease in the reported crimes was evident in all categories except burglaries of dwellings, which increased over the reporting period.

### SA Objective 3

Indicator	2010/11 data
Number of developments receiving a Secured by Design award	6 awards for a total of 108 units and one community centre
Reported crime incidents	no./1000 pop (pop. 105,000) 2010/11 (2009/10; 2008/09 data) <ul style="list-style-type: none"> <li>• Robbery Offences – 0.9 (0.9; 1.1)</li> <li>• Theft of and from a motor vehicle offences – 1.4 (5.2; 9.7)</li> <li>• Sexual offences – 1.2 (1.3; 1.3)</li> <li>• Anti-social behaviour incidents – 44.0 (64.2; 59.4)</li> <li>• Burglary dwelling offences – 3.1 (3.0; 7.0) per 1000 households</li> </ul>

**Table 3.8: Crime reported in Crawley 2008-2011**

Crawley and Gatwick Airport	2007/2008	2008/2009	2009/2010	2010/2011	Actual difference	Three year % change
Total Crime	12,083	11,155	10,035	9,410	-2,673	-22.1%
Domestic Burglary	276	283	307	326	+50	+18.1%
Vehicle Crime	1,128	1,059	591	787	-341	-30.2%

Criminal Damage	1,790	1,608	1,492	1,372	-418	-23.3%
Public Place Violent Crime	1,619	1,264	1,142	1,174	-445	-27.5%
Business Crime	4,310	4,234	3,895	3,460	-850	-19.7%

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

- 4.74 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 a 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 7733m<sup>2</sup> gross (3124m<sup>2</sup> net) down from 14047m<sup>2</sup> net in 2009/10.

**SA Objective 4**

Indicator	2010/11 data
Amount of Floorspace developed for employment by type	B2 Offices 357m <sup>2</sup> (net) B8 warehousing 2767 m <sup>2</sup> (net)
Total level of employment floorspace provision against Structure Plan requirements	158,257m <sup>2</sup> against 280,000 m <sup>2</sup> requirement (57%)
Amount of designated employment land lost to other uses	None
% change in number of VAT (Registrations less De-registrations) registrations in the area	-3.23% At the time of reporting only 2009/10 information was available

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

- 4.75 During the reporting year, the indicators show that there were no residential units competed within the Town Centre. The Council's Town Centre Wide Strategy and supplementary planning documents have been written / adopted and discussions are continuing with developers on the Town Centre North Scheme. No new retail was delivered in the Town Centre during the monitoring period, but the first phase of Town Centre North scheme at Sussex House was granted planning permission on 21 November 2011.

**SA Objective 5**

Indicator	2010/11 data
Level of retail floorspace lost to other uses	None
Number of residential units completed in the town centre	None

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

- 4.76 During 2010/11, the provision of residential floorspace surpassed the provision of commercial floorspace when compared to Structure Plan requirements. This reverses the position in 2009/10 and reflects the low uptake of commercial development. The level of floorspace vacancy in November 2010 was 16.7%. At the time of writing (December 2011) it is 17.6%. Figures reported in 2008/9 and 2009/10 at 17.7% and 17.5% are broadly comparable, allowing for short term fluctuations. It is worth noting that the total number of rated properties has increased since 2009/10.

### SA Objective 6

Indicator	2010/11 data
% of total housing provision (Structure Plan) to employment provision	64% (2864/4500) of residential requirement compared to 57% (158,257m <sup>2</sup> / 280,000 m <sup>2</sup> ) of commercial requirement
Level of commercial floorspace vacancy	16.7% (530 separately assessed vacant commercial premises out of 3171 rated properties)

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

4.77 This objective is monitored through S106 contributions for related uses. Objectives 7, 9 and 17 that are reported in this way are summarised in a single table.

4.78 The amount of money collected from S106 agreements for recreation and leisure fell from £194,584.00 in 2009/10 to £83,686 in the monitoring period. £12,954 was received for library services.

### SA Objectives 7, 9 and 17

Indicator: S106 contributions: 2010/11 data	Received	Spent
Transport	£501,949.50	£155,643.84
Library	£12,954	£24,235
Open space	£83,686	£12,000
Education	£128,357	£1,002,708
Fire	£911	£0
CCTV	£0	£0
Public art	£0	£0
<b>Total</b>	<b>£727,857.50</b>	<b>£1,259,586</b>

4.79 During the course of 2009/10, a total of £1,259,586 of S106 monies was spent on infrastructure projects. Of this total, £155,643.84 was spent on transport projects; including the relocation of bus shelters around the town, and signage on cycle routes in Manor Royal.

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

4.80 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. There is no government requirement, and the council does not intend to carry out any more residents' surveys. Locals' perceptions of Crawley will be indicated through consultation on the local Plan, and other indicators to be developed in the future.

4.81 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, and it is intended to continue the scheme in the future.

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

4.82 A total of £83,686 for open space was received during the reporting year and £12,000 of S106 monies were spent on open space projects during the same period.

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

4.83 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 review of the Core Strategy, the Council commissioned heritage review work to look at the Conservation Areas of the town. The report investigated sites in Crawley and made proposals for areas that could be considered for designation as conservation areas. This included four new conservation areas and two extensions to existing conservation areas. These sites will be investigated and their potential for designation consulted on during the preparation of the Local Plan. During the monitoring year no new conservation areas were designated.

4.84 Council adopted a revised local list on the 10 November 2010. Submissions were made 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). Both of these proposals were rejected.

4.85 Evidence base for a Landscape Character Assessment was published in June 2010, and work will be ongoing to update the policies throughout the preparation of the Local Plan.

**SA Objective 10**

Indicator	2010/11 data
Number of Conservation Area Consents granted as part of re-development proposal	None
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	6 applications, all approved. 5 (83%) accompanied by Design and Access Statements detailing the impact of the development
Number of new or extended conservation areas	No new areas
Number/hectares of Amenity Green Spaces lost per annum	Not able to monitor
Number of Tree Preservation Orders served during the monitoring year	14

**SA Objective 11 - To conserve and enhance the biodiversity of the Borough**

4.86 Data provided by the Sussex Biodiversity Record Centre indicates 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 0.9 ha (9 sites). The percentage of Crawley infringed by planning equates to 0.02%.

**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**

- 4.87 As shown by the two indicators set out below 17.6% of residential completions took place on greenfield land, and 100% of commercial was delivered on previously developed land.

**SA Objective 12**

<b>Indicator</b>	<b>2010/11 data</b>
Annual number/level of commercial floorspace and residential development built outside of the built up area boundary of Crawley Town	No floorspace (net) completed  Permission was granted for the conversion of Broadfield House to a school, including the conversion of some park land to school grounds.
Amount of Greenfield land taken for development	17.6% residential completions completed on Greenfield (0% of commercial floorspace delivered on land not previously developed)

**SA Objective 13 - To reduce the risk of flooding and protect water resources**

- 4.88 Information about Environment Agency's objections of planning applications is provided earlier in this report against Core Output Indicator E1.

**SA Objective 13**

<b>Indicator</b>	<b>2010/11 data</b>
Number of Planning Permission granted contrary to the advice of the Environment Agency on either flood risk or water quality concerns	No applications granted permission contrary to advice, following resolution of objections

**SA Objective 14 - To maintain air quality standards**

- 4.89 Local air quality is monitored and managed by the Council. The 2011 Progress Report's review of air quality monitoring data for 2010 indicated that several sites exceeded National Air Quality Objectives in Crawley in locations with relevant public exposure. The nearest residential receptor was adjacent to the A2011 (identified in previous reviews as a potential AQMA), and a constant monitoring station has been placed in this location to monitor the situation more closely. The results will be used to determine whether a NO<sub>2</sub> AQMA is required. The Progress Report also noted an upward trend in air pollution from PM<sub>10</sub> and NO<sub>2</sub> across Borough monitoring sites.
- 4.90 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.
- 4.91 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.
- 4.92 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 be employed to attempt to help reduce 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	Sites that exceeded limits in 2010 are being monitored more closely and an AQMA will be declared if appropriate

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

4.93 Bewbush Community Centre was awarded BREEAM excellent status. 16 council-owned dwellings at Rushetts Place were retro-fitted with energy efficiency measures to achieve level 4 of the Code for Sustainable Homes.

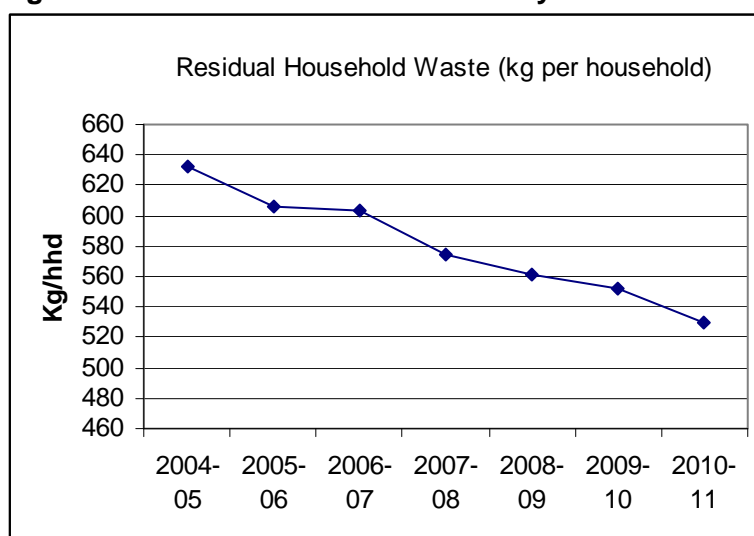
**SA Objective 16 - To encourage the re-use of materials and reduction of waste**

4.94 The household waste produced per household within the Borough in 2009/10 was 529 kg/household, down 6% from last year's value of 552 kg/household. The residential waste produced has fallen for the sixth year in a row. The level of household recycling has an upward trend over the last four years, but showed a slight decline between 2009/10 and 2010/11 due to contamination in the recycled waste flow. During the monitoring period 28.7% of household waste was recycled or composted.

**SA Objective 16**

Indicator	2009/10 data
Household waste produced per person within the Borough (Kg/household)	529 kg/household
Level of household recycling and composting within the Borough	28.7%

**Figure 3.4: Household waste in Crawley 2005-2011**



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

- 4.95 The table below shows the length of cycle paths as 26.9 km of dedicated pathway. Work will continue to identify additional suitable locations for new cycle paths.

**SA Objective 17**

<b>Indicator</b>	<b>2010/11 data</b>
Length of cycle lanes and paths	26.9 km

## **Part 5: Conclusions**

### **Local Development Framework**

- 5.1 Progress on the documents of the adopted LDS slowed during 2012/11 due to uncertainties surrounding national and regional planning policy direction, and the delay to the Secretary of State's decision for development at the North East Sector.
- 5.2 The decision to permit the North East Sector; and the enactment of the Localism Act and anticipated adoption of the National Planning Policy Framework in early 2012, have affected the Local Development Framework. Crawley has agreed a program for the production of a new Local Plan to be adopted in 2014 and covering the period 2014-2029. The Local Plan will ensure sustainable local development, and set locally-derived targets for housing and employment growth. The Plan will be developed in line with the aspirations of the Gatwick Sub-region as described in the Gatwick Diamond Local Strategic Statement – recently adopted by five out of six cooperating authorities.
- 5.3 The LDS will be revised in 2012 to reflect the new programme and clarify the documents that will be in the local development framework. Preparation of the evidence base continues.

### **Housing**

- 5.4 Housing delivery has been maintained and is expected to continue at over 300 dwellings per annum for the next five years, if the North East Sector development starts within that time frame as anticipated. Housing delivery to date does not meet the requirements of the Structure Plan, but projected delivery could make up the shortfall to the end of 2015/16. There will be a need to bring forward additional sites in the light of locally generated requirements.
- 5.5 The supply of affordable housing does not meet total demand and the number of people on the housing register continues to increase. Development at West of Bewbush is expected to contribute to affordable housing supply in the future, and the Council is actively working with social landlords to bring forward new housing.
- 5.6 Gatwick Airport Limited objected to an extension of time limit to a permission for 3 dwellings in the safeguarded zone during the monitoring year. The council is recommending permission is granted for the development, based on the precedent set. This objection was the first raised by the airport, and reflects the continued concern for the company to protect the airport's expansion. Crawley is waiting for the publication of the government's position on the possible expansion of Gatwick to a two-terminal airport after 2019. this will be a key influence on the emerging policies of the Local Plan.

### **Economy**

- 5.7 Crawley remains a significant employment hub in the Gatwick Diamond sub-region and the south east of England. A significant number of in-commuters, and travellers using Gatwick Airport place pressure on the road and public transport networks which would be exacerbated by additional development. Gatwick Capital Investment Programme is investing £1bn in the airport terminals and transport provision over the next few years, including improvements to Gatwick rail station and bus stops due for completion in 2013.
- 5.8 Provision of new employment space in Crawley declined in the monitoring year. This is a reflection of national and global economic trends, and there is no indication that Crawley is losing its position as a regional employment centre. The Manor Royal Masterplan suggests that there are weaknesses in Crawley's attractiveness and ability to attract and retain businesses – in particular those of the calibre required to achieve the step-change in economic profile outlined in the Gatwick Diamond Statement.

- 5.9 Differences between short term and long term development trends in Crawley will require careful management through the implementation of policies for employment areas. Short term market demand for retail and B8 uses in out-of-town locations must be balanced with the long term aim to achieve a step change in the quality and speed of economic growth in Crawley within the Gatwick Diamond sub-region.
- 5.10 The economic climate is affecting development projections in the town centre. The revised adopted Town Centre North Supplementary Planning Document reflects the changes to development viability, longer trajectories, and greater phasing of development. It is expected that this situation will continue for the foreseeable future.

#### **Next Steps**

- 5.11 Crawley will review the adopted Local Development Scheme (2008) to reflect the revised programme for the new Local Plan 2014-2029. The New LDS will include the timetable for production of documents expected to form a part of the revised Local Development Framework, including Supplementary Planning Documents expected to be adopted during the Plan period.
- 5.12 Monitoring indicators will be reviewed through 2012, and a new set of indicators developed for publication in the next Annual Monitoring Report. The method of reporting will also be revised, with a greater focus on making information accessible and relevant to people living, working in and visiting Crawley.
- 5.13 New locally derived targets for housing delivery and employment growth will be developed as part of the Local Plan, based on the local evidence base currently in preparation. Monitoring indicators in the future will be reported against these locally relevant targets following the abolition of the South East Plan by the Localism Act 2011.

## **Appendix A**

### ***Saved Planning Policies from Local Plan 2000***

## 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
C10, C11 & C12	Agricultural Development
C13, C14 & C15	Development for Recreation and Leisure

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
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
SH20	Petrol Filling Stations
GAT3	General Policies

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
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**

**Adopted LDS - December 2008:  
Core Strategy Review Programme**



## **Appendix C**

### **Crawley Borough Housing Trajectory – Updated September 2011**



## **Appendix D**

**Crawley Borough Housing Trajectory – Monitoring Period 2010/11**

**Against West Sussex Structure Plan**

**&**

**South East Plan**

**Requirements**

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

### Indicative Housing Trajectory for the 2011 - 2026 period - Updated

Includes, 10/11 completions

Category Aa - Large Sites Granted PP during monitoring year 2010/11

Category Ab - Large sites Granted PP upto 31 March 11 (extent)

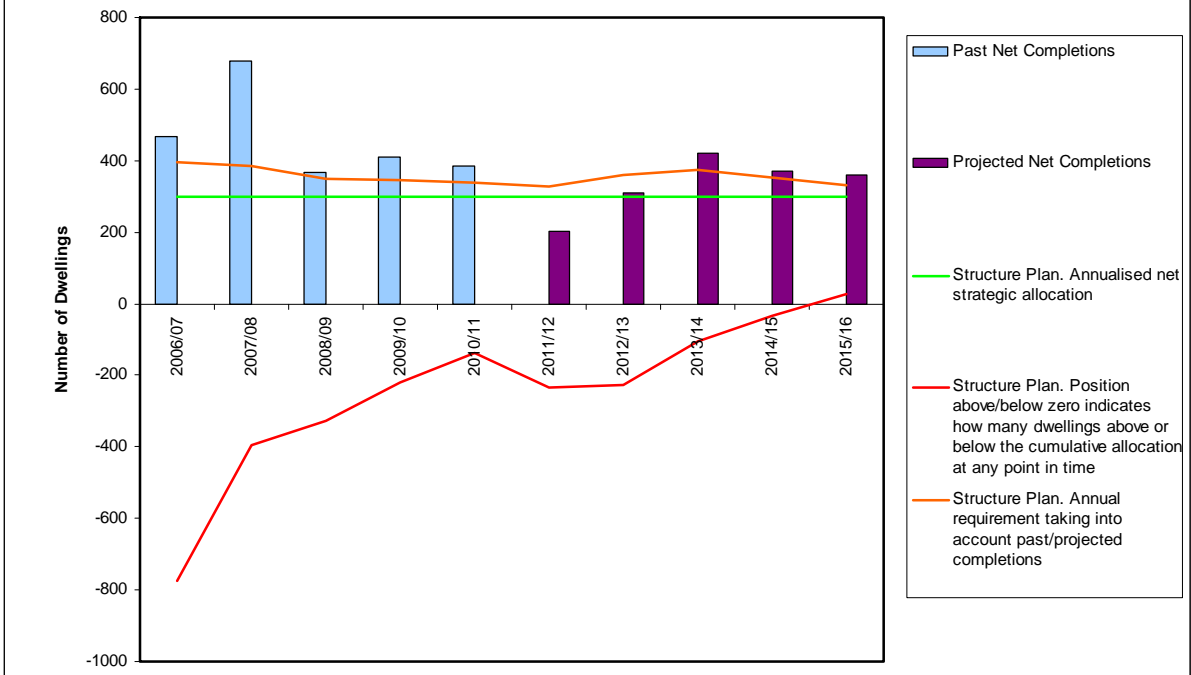
Category Ac- Large sites Granted PP between 1 April to 23 December 2011

Category B - Adopted Core Strategy Allocations

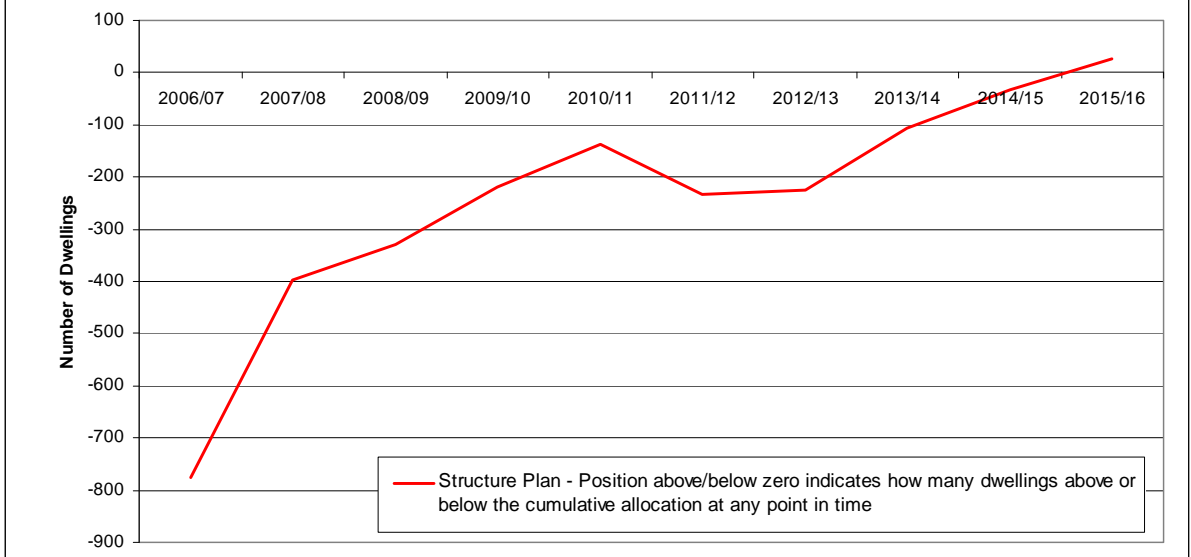
Category D - Small sites of 1-5

	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 2010-11											7	144	223	192	300
Ab. Large Sites with PP to 31 March 2011									147						
Ac. Large Sites with PP 1 April to 23 Dec 11											48	60	68	68	0
B. Core Strategy Strategic Allocations									227		137	101	130	109	60
D. Small Sites									12		12	6	3	3	0
<b>Total Past Completions</b>	<b>33</b>	<b>73</b>	<b>116</b>	<b>188</b>	<b>221</b>	<b>545</b>	<b>689</b>	<b>369</b>	<b>411</b>	<b>386</b>					
<b>Total Projected Completions</b>											<b>204</b>	<b>311</b>	<b>424</b>	<b>372</b>	<b>360</b>
Estimated Losses	13	3	13	13	33	77	10	1	2	2	2	3	3	0	0
Past Net Completions	20	70	103	175	188	468	679	368	409	384					
Projected Net Completions											202	308	421	372	360
Cumulative Net Completions	20	90	193	368	556	1024	1703	2071	2480	2864	3066	3374	3795	4167	4527
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	-136	-234	-226	-105	-33	27
Structure Plan. Annual requirement taking into account past/projected completions	300	320	339	359	376	394	386	350	347	337	327	359	375	353	333

**Crawley Borough Council Housing Trajectory (2001 - 2016) - September 2011 Trajectory**



**Position above/below annualised Structure Plan allocation (2001 - 2016) - September 2011 Trajectory**



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

### Indicative Housing Trajectory for the 2011 - 2026 period - Updated

Includes, 10/11 completions

Category Aa - Large Sites Granted PP during monitoring year 2010/11

Category Ab - Large sites Granted PP upto 31 March 11 (extent)

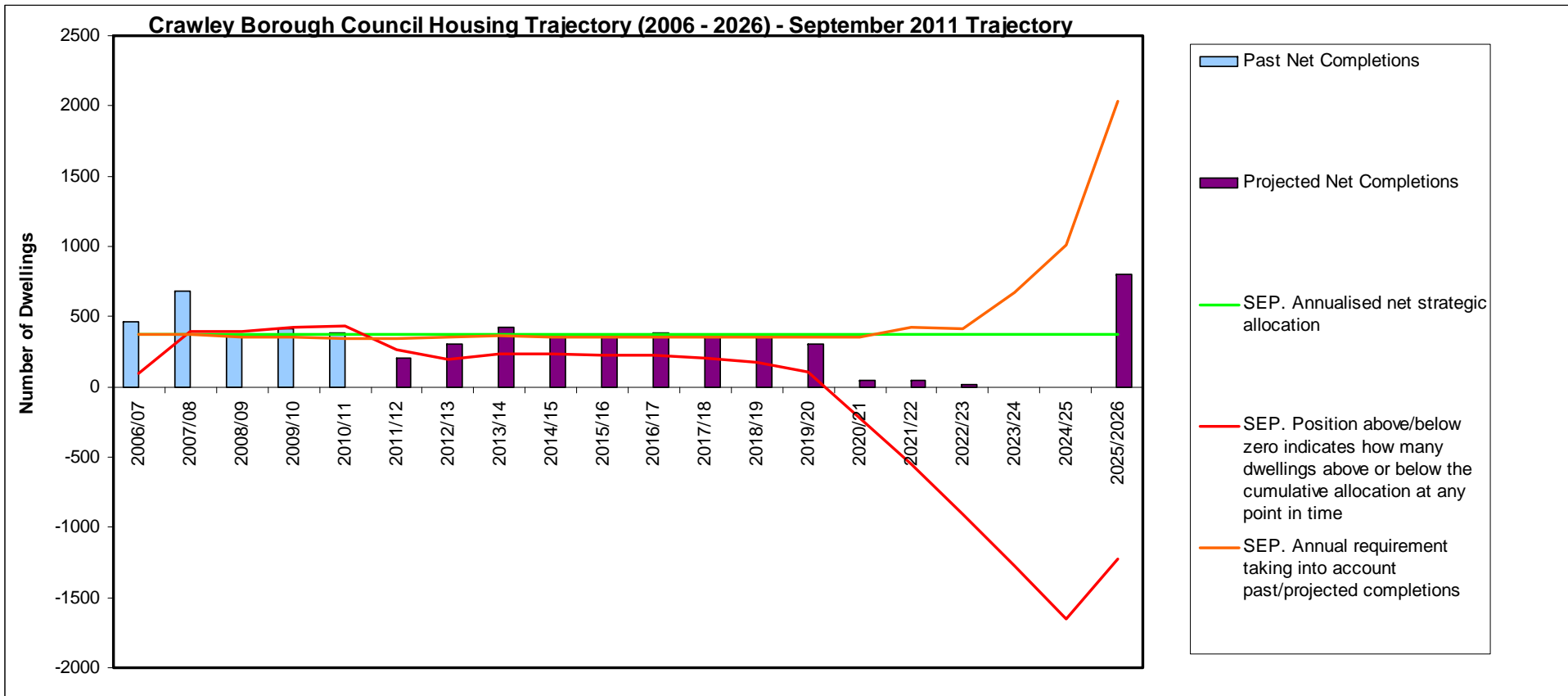
Category Ac- Large sites Granted PP between 1 April to 23 December 2011

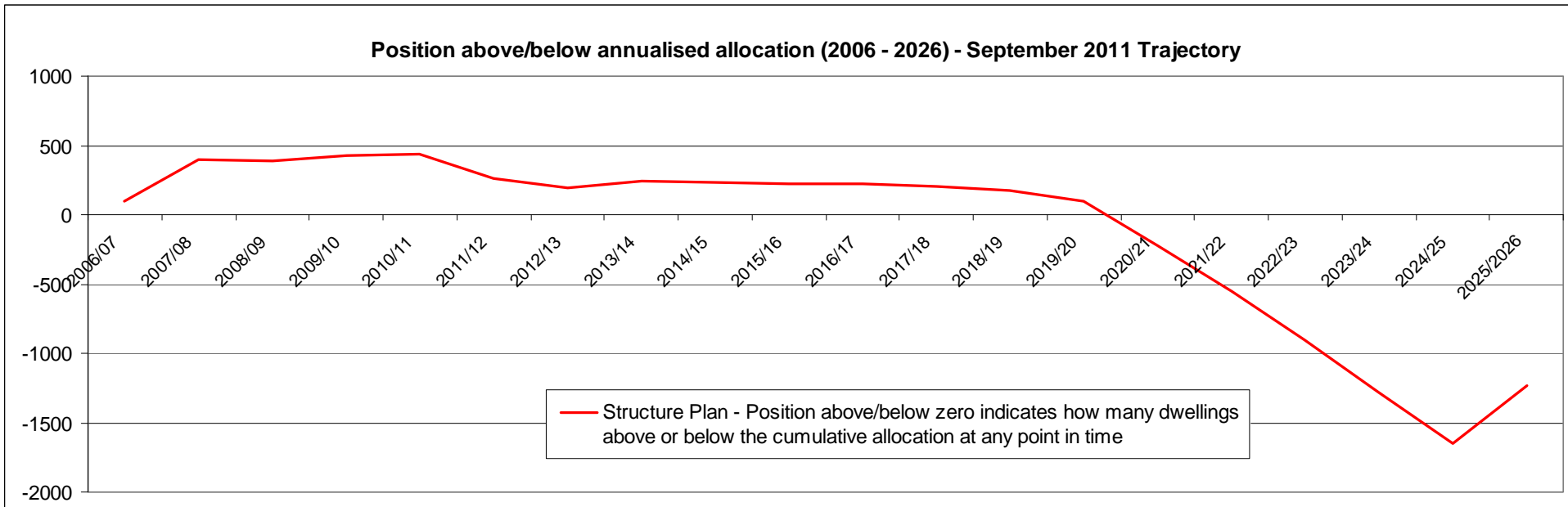
Category B - Adopted Core Strategy Allocations

Category D - 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 2010-11						7	144	223	192	300	300	300	300	300	0	0	0	0	0	0
Ab. Large Sites with PP to 31 March 2011					147															
Ac. Large Sites with PP 1 April to 23 Dec 11						48	60	68	68	0	0	0	0	0	0	0	0	0	0	0
B. Core Strategy Strategic Allocations					227	137	101	130	109	60	80	50	50	0	50	50	20	0	0	800
D. Small Sites					12	12	6	3	3	0	0	0	0	0	0	0	0	0	0	0
Total Past Completions	545	689	369	411	386															
Total Projected Completions						204	311	424	372	360	380	350	350	300	50	50	20	0	0	800
Estimated Losses	77	10	1	2	2	2	3	3	0	0	0	0	0	0	0	0	0	0	0	0
Past Net Completions	468	679	368	409	384															
Projected Net Completions						202	308	421	372	360	380	350	350	300	50	50	20	0	0	800
Cumulative Net Completions	468	1147	1515	1924	2308	2510	2818	3239	3611	3971	4351	4701	5051	5351	5401	5451	5471	5471	5471	6271
SEP. Annualised net strategic allocation	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
SEP. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	93	397	390	424	433	260	193	239	236	221	226	201	176	101	-224	-549	-904	-1279	-1654	-1229
SEP. Annual requirement taking into account past/projected completions	375	370	353	352	349	346	356	360	355	354	353	350	350	350	358	420	410	676	1015	2029









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