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Executive Summary

This is the eighth Annual Monitoring Report (AMR) produced by Crawley Borough Council and covers the period from 1 April 2012 to 31 March 2013 (with an updated Housing Trajectory to September 2013, and Local Plan progress up to December 2013 included).

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 the National Planning Policy Framework (NPPF) and other national guidance. The council is working towards a new Local Plan which will replace the council's adopted planning policies and will include updated Strategic and Development Management policies, a new monitoring framework and key indicators. The council is also preparing a Charging Schedule for a Community Infrastructure Levy (CIL) to replace some s106 requirements for many developments within the town.

The AMR fulfils the requirements of the Planning and Compulsory Purchase Act 2004 (as amended) and associated Town and Country Planning (Local Planning) (England) Regulations 2012 by setting out the production of Local Plan documents against the September 2013 Local Development Scheme (LDS). It contains information on the extent to which the policies contained in the documents that form the current adopted Local Plan¹ are being implemented, along with current performance against the Local Plan Sustainability Appraisal (SA) Indicators. This report also sets out the strategic monitoring approach for the emerging new Local Plan (Crawley 2030), its associated SA Indicators and progress in meeting the Duty to Cooperate; along with preparation of the Community Infrastructure Levy (CIL) and any Neighbourhood Plans.

Local Development Scheme Implementation – Key Highlights

Progress on the review of the adopted Core Strategy was delayed while the council waited for the Secretary of State's decision relating to development at the North East Sector (NES), and in the light of substantial changes to national planning legislation, regulations, policies and guidance. A revised programme for the production of the new Local Plan (2015-2030) has been developed and a new Local Development Scheme to support this was published in July 2013, with a subsequent revision published in September 2013.

The LDS focuses primarily on the production of the new Local Plan for the early part of the Scheme period. During the monitoring year, substantial progress was made on preparing the Local Plan: including issuing a 'preferred strategy' document for a full six week public consultation, and completion of much of the underpinning evidence base.

Of the 12 Supplementary Planning Documents (SPDs) identified in the LDS, one has already been completed: the Manor Royal Supplementary Planning Document and Design Guide, which was adopted in the 2013/14 monitoring year (July 2013). A large proportion of the evidence base to support the preparation of the Local Plan policies will be used to develop more detailed guidance in the form of the remaining SPDs set out within the LDS in accordance with the programme. Some of these have been timetabled to coincide with the anticipated Inspector's report following the Local Plan Examination.

¹ Crawley Core Strategy (2008); Local Plan (2000) saved policies; and the adopted West of Bewbush Joint Area Action Plan (JAAP) (2009)

Local Plan Policy Implementation – Key Highlights

The adopted Core Strategy and Sustainability Appraisal/Strategic Environmental Assessment indicators for the 2012/13 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 2012/13, 79 (net) new residential homes were built in the borough. This is less than the previous reporting year, and reflects the economic downturn at the time. The council has proactively been seeking to remove the barriers to housing delivery during the period of economic stagnation by developing the Local Plan to offer greater certainty to developers and landowners, being proactive towards discussions with developers, and pragmatic regarding delivery negotiations.

Progress has been made on the delivery of the new neighbourhood in the North East Sector (named Forge Wood), with detailed planning permissions granted for the infrastructure and the first phase of the development. Commencement on site is expected during 2014/2015, with the first dwelling completions at the start of 2015. This will make a significant contribution to meeting the continued high demand for housing in the borough.

In addition, in terms of the delivery of the West of Bewbush Joint Area Action Plan (JAAP), the commencement of phase one of the Kilnwood Vale site is significant and will assist in meeting Crawley's affordable housing needs. Phase one of the 2,500 dwelling project involves the development of 281 one, two, three and four bedroom dwelling houses and apartments.

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 neighbouring authorities and has commissioned an Economic Growth Assessment (EGA) to be carried out across the northern West Sussex Authority areas.

West Sussex County Council's (WSSCC) Commercial and Industrial Development Surveys indicate a total net completion of B-Class floorspace in Crawley over the period April 2006 – March 2013 of 47,275m². Provision of commercial floorspace increased in 2012/13, with a net addition of 7,422m². The majority of new commercial development was comprised of B8: storage and distribution development with a delivery of 6,783m² net floorspace.

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. This 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 WSSCC 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 three years have not been monitored and the next tranche of data is expected to come from the 2011 census results. The Office for National Statistics (ONS) has plans for updating the Travel to

Work Areas using the 2011 Census data, and this is anticipated to emerge in the summer of 2014. The council is reviewing its transport network and the impact of planned new development on the transport infrastructure. The policies of the Local Plan will seek to address this issue by further 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 the Local Transport Authority, West Sussex County Council (WSCC), as well as key transport stakeholders/providers, such as the Highways Agency. The West Sussex Transport Plan (2011-2016), published by WSCC in February 2011, articulates the key issues and aims for Crawley's transport network. Relevant 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 production of a Local Planning Authority's Monitoring Report (AMR) is required by Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The monitoring period of each of Crawley Borough Council's annual monitoring reports is from 1 April to 31 March the following year. This report covers the period from April 2012 to March 2013.
- 1.2 Whilst the council is no longer required to send AMRs to the Secretary of State, the Regulations set out the expectations for the scope and preparation of an Authority's Monitoring Report.
- 1.3 Crawley intends to continue its monitoring framework and reporting arrangements on an 'at least' annual basis, to enable relevant information to be accessible by the public. However, should new information be available at a more frequent than annual rate then it will be made publicly available at the earliest opportunity, rather than waiting for the full production of a new AMR.
- 1.4 This report contains information for the reporting year (2012/13) as far as it is available. Some information has not been possible to report, since the removal of the National Indicator Set has meant that 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 for the borough;
 - c) outline the progress made in the production and implementation of Local Plan documents against the schedule of work set out in the adopted September 2013 Local Development Scheme, and changes since April 2012; and
 - d) assess the effectiveness, relevance and consequences of implementing planning policies in delivering the objectives of the Local Plan 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;
 - Local Plan and LDS implementation and review, including progress to date on CIL and Neighbourhood Plans;
 - 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 West of Bewbush JAAP. Emerging Local Plan and Sustainability Appraisal Indicators are also documented;
 - Progress on the Duty to Cooperate mechanism; and
 - Conclusions and recommendations.

Involvement and Availability of Report

- 1.7 Colleagues within Crawley Borough Council and key service providers in the District, including WSCC, Sussex Police and the Sussex Biodiversity Centre have all contributed to the information gathered and presented in this report. This AMR 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. Crawley is the largest workplace economy in the Northern West Sussex sub-region (with 50% more jobs than either Horsham or Mid Sussex) and has approximately 1.2 million sqm of commercial office, industrial and warehousing space. 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 the emerging Economic Growth Assessment (2013) findings, Crawley has a very high concentration of employment in the transport sector (23.9%) related to the presence of Gatwick Airport. The concentration of jobs in education, health, public administration and defence, residential care and social care is lower than the regional average, reflecting the relative strength of the private sector business base. Administrative and supportive services represented 17.1% of employment within the town; business services 10.7%; retail 8.1%; accommodation and food services 6.7% and manufacturing 5.7%, which again reflects the presence of Gatwick Airport.
- 2.4 Crawley's population was estimated as 106,597 in the 2011 Census 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, and moreover, the County of West Sussex. 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 has 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 local 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 being mostly urban, the borough has a number of Local Nature Reserves (LNRs), and, within the town itself, areas of open green space along with significant areas of Ancient Woodland. To the south west of the town is the High Weald Area of Outstanding Natural Beauty (AONB), which extends into the borough. These designations form part of the 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 potential opportunities for sustainable future development to meet the needs of

Crawley and the Gatwick sub-region will continue to be explored with neighbouring local authorities.

- 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 Plan in the coming years.
- 2.10 Crawley has been working with partners over the last four years to develop a strategic vision for the Gatwick sub-region. The Gatwick Diamond Local Strategic Statement (LSS), adopted by the council in November 2011, is framed in the context of the Localism Act. In particular, it responds to the 'duty to cooperate' mechanism 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 process are well informed.
 - To identify those areas where joint working will be prioritised.
- 2.11 The Statement has been approved by five of the seven districts and boroughs, and both county councils within the Gatwick Diamond area, including Crawley; its associated Memorandum of Understanding (MoU) has been signed by eight of the nine authorities (Epsom and Ewell were incorporated into the Gatwick Diamond after the LSS and MoU had been signed). 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 is 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.
- 2.12 There are currently plans to review and update the LSS and MoU² over the next two monitoring years, with progress on the updating of the MoU already commenced (January 2014). A timetable and scoping for the preparation of a reviewed LSS will be published during 2014 – 2015.

² Gatwick Diamond Portfolio Holders Meeting, 22 January 2014

Part 3: Progress on the Local Plan and Local Development Scheme (LDS) Implementation

Introduction

- 3.1 The Local Plan is a Development Plan Document (DPD), or a number of DPD's, which will guide the development of the town through an established set of planning policies. The Local Plan is supported by:
- a Local Development Scheme (LDS)
 - a Local Plan Map
 - a Sustainability Appraisal (SA)
 - Supplementary Planning Documents (SPDs)
 - a Statement of Community Involvement (SCI)
 - Annual Monitoring Reports (AMRs)
 - a Consultation Statement
 - an Infrastructure Plan
 - a Duty to Cooperate Statement
- 3.2 In addition to the Local Plan, the Regulations require the Authority's Monitoring Report to also cover progress on any Neighbourhood Plans and progress on the Community Infrastructure Levy.
- 3.3 Neighbourhood Plans are led by the community through a Neighbourhood Plan board (often based around a Town or Parish Council) and are subject to their own set of legislation and procedures separate to those relating to preparing a Local Plan. Once adopted, the Neighbourhood Plan becomes part of the statutory Development Plan for determining planning application within that area. It must be in general conformity with the strategic policies in the Local Plan.
- 3.4 The preparation and adoption of a Charging Schedule forms the initial step in an Authority being able to collect CIL contributions from developments towards infrastructure improvements, and once established, such contributions can be pooled and spent on identified infrastructure projects which will, in future, be monitored through subsequent versions of this report. The CIL Charging Schedule is not a DPD but is a different, similar document subject to its own set of legislation and regulations. Whilst not a requirement of legislation, the Crawley LDS does identify an indicative timetable for the preparation of CIL. Critically, it is not possible to introduce CIL charging ahead of an up-to-date adopted Local Plan.
- 3.5 This Part reviews the progress of the implementation of the Local Development Scheme (LDS) towards the Local Plan, with the progress made in 2012/13 measured against the September 2013 LDS. It is set out in six sections:
- what has been achieved up to April 2012
 - what has been achieved in the Monitoring Year (2012/13)
 - the position as of December 2013
 - progress against LDS
 - update on progress of the Community Infrastructure Levy (CIL) Charging Schedule
 - update on the progress of Neighbourhood Plans
- 3.6 With the introduction of the Localism Act (2011) and the NPPF (2012), Crawley Borough Council is preparing a new Local Plan for Crawley covering the period 2015-2030 to replace the adopted Core Strategy and saved Local Plan (2000) policies. The programme to the adoption of the new Local Plan

was agreed in December 2011, and has been subject to refinement and revision as work has progressed. The adopted LDS reflects this.

What has been achieved up to April 2012

- 3.7 Development Plan Documents 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.
- 3.8 Supplementary Planning Documents and supporting documents adopted/published:
- Central Bewbush SPD, January 2007;
 - Central Langley Green SPD, January 2007;
 - Planning Obligations and Section 106 Agreements SPD, August 2008;
 - Development at Gatwick Airport SPD, November 2008;
 - Town Centre North SPD, January 2009;
 - Town Centre Wide SPD – originally adopted in September 2008, subjected to challenge through a Judicial Review, and subsequently adopted on 20 May 2009;
 - Town Centre North Revised Supplementary Planning Document, November 2011;
 - Gatwick Diamond Local Strategic Statement, November 2011;
 - Statement of Community Involvement (SCI), December 2011;
 - Crawley Local Plan, Issues & Options Topic Papers, January 2012;
 - Sustainability Appraisal/Strategic Environmental Assessment Scoping Report, January 2012;
 - Habitat Regulations Screening Report, January 2012;
 - Local Plan (Crawley 2029) Consultation Report and Appendices, February 2012.
- 3.9 Evidence Base:
- Strategic Flood Risk Assessment (SFRA), April 2007;
 - Planning and Climate Change in Crawley, October 2007;
 - Approaches to delivering 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, a Baseline Character Assessment for Crawley was prepared by Edaw dated May 2009;
 - Crawley ASEQs and Locally Listed Buildings Heritage Assessment, April 2010;
 - 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;
- Heritage and Characterisation Study – Crawley Borough Council;
- Locally Generated Housing Needs Assessment, November 2011;
- DTZ Town Centre North, Viability and Delivery Study, May 2011;
- Decentralised Energy Study for Crawley, May 2011;
- Three Dragons Viability Toolkit, August 2011.

What has been achieved during the Monitoring Year April 2012-March 2013

- 3.10 Within the 2012/13 monitoring period, the following documents have been adopted or published by the council:
- Crawley Local Plan, Preferred Strategy Document, October 2012;
 - Draft Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA), October 2012;
 - Draft Proposals Map for the Local Plan, October 2012;
 - Preferred Strategy Consultation Report, February 2013.
- 3.11 Evidence Base:
- Draft Infrastructure Plan (which will also inform CIL), October 2012;
 - Interim Strategic Flood Risk Assessment (SFRA), October 2012;
 - Built-Up Area Boundary Review (BUAB), October 2012;
 - Strategic Housing Market Assessment (SHMA), October 2012;
 - Urban Capacity Study, October 2012;
 - Strategic Housing Land Availability Assessment (SHLAA) accompanied by a Housing Trajectory, October 2012;
 - Crawley Local Plan Transport Strategy – Stage 1 Interim Report, August 2012;
 - Draft Crawley Landscape Character Assessment, October 2012.

Position at 1st December 2013

- 3.12 Crawley Borough Council adopted a LDS in July 2013, which covers the 2013-16 period. This LDS was revised in September 2013 to reflect the updated programme for the Local Plan. Subsequent delays have created a need for further revision of the LDS which will be undertaken during the 2014/15 monitoring period.
- 3.13 Since the end of the 2012/13 monitoring period, the following documents have been adopted or published by the council:
- Local Plan Preferred Strategy Additional Sites Consultation Document, May 2013;
 - Sustainability Appraisal of the Local Plan Preferred Strategy Additional Sites Consultation Document, May 2013;
 - Manor Royal Supplementary Planning Document and Design Guide, July 2013;
 - Crawley Borough Council Local Development Scheme 2013 – 2016, September 2013;
 - Crawley Submission Local Plan Habitat Regulations Screening Report, November 2013;
 - Site Allocations Consultation Reports, November 2013;
 - Crawley Submission Local Plan Consultation Statement, November 2013.
- 3.14 Evidence Base:

- Open Space Study Update (JPC), May 2013;
 - Historic Parks and Gardens Review (Sussex Gardens Trust), May 2013;
 - Strategic Housing Land Availability Assessment (SHLAA) update, September 2013;
 - Crawley Borough Council Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment (NCS), October 2013;
 - Crawley Water Cycle Study update, October 2013;
 - Northern West Sussex Economic Growth Assessment Emerging Findings for Crawley (NLP), November 2013.
- 3.15 Work continues on the production of the following Supporting and Evidence Base documents that will inform the Local Plan:
- Housing Strategy
 - Crawley Submission Local Plan Sustainability Appraisal;
 - Duty to Cooperate Statement;
 - Gatwick Airport & Local Plan Review Topic Paper;
 - Housing Needs Topic Paper;
 - Housing Supply Topic Paper;
 - Economic Growth Topic Paper;
 - Green Infrastructure Topic Paper;
 - Climate Change Topic Paper;
 - Housing Implementation Study (HIS);
 - Gypsy & Traveller Needs Assessment Update;
 - Infrastructure Plan;
 - Northern West Sussex Economic Growth Assessment (NLP);
 - Crawley Local Plan Transport Strategy – Stage 2;
 - Strategic Flood Risk Assessment update.

Progress against the LDS

Local Development Scheme

- 3.16 The council's adopted Local Development Scheme (LDS) (2013) sets out the programme for the production of Local Development Documents. The LDS indicates an expected adoption date for the new Local Plan of April 2015. The gantt chart from the 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 2013 LDS

| Document | Progress |
|-------------------------------|--|
| Local Plan | Revised programme agreed with adoption of new Local Plan in 2015. Three separate stages of non-statutory formal consultation carried out under Regulation 18 (SCI: Early Engagement): Issues & Options (6 weeks); Preferred Strategy (6 weeks); and Additional Sites (4 weeks). |
| Community Infrastructure Levy | Evidence base viability document completed. Infrastructure Plan and Transport Modelling Stage 2 evidence completed. Work commencing on preliminary draft Charging Schedule and Reg.123 list. |

| Document | Progress |
|--|---|
| Housing Trajectory and Implementation Strategy | September 2013 version Trajectory. |
| Manor Royal Design Guide and SPD | Adopted July 2013. |
| Heritage SPD and Conservation Area Statements | 3 new Conservation Areas designated July 2013. |
| Green Infrastructure SPD | Open Space Study update evidence document completed (May 2013). |
| Sussex Air Quality and Noise SPD | Sussex Air Quality Guidance (October 2013). Sussex Noise Guidance (October 2013). |
| Planning Obligations SPD | Evidence base document viability completed (October 2013). Interim document to be prepared alongside preliminary draft CIL Charging Schedule. |
| Town Centre Wide SPD | To be reviewed alongside adoption of the Local Plan. |
| Planning and Climate Change SPD | Evidence base viability document completed (October 2013). Local Plan policy revised following viability study and changes to national policy. |
| Affordable Housing SPD | Evidence base viability document completed (October 2013). |
| Development of Gatwick Airport | To be reviewed alongside national decision on runway capacity in the South East. |
| Town Centre North SPD | To be reviewed if necessary. |
| Householder Applications SPD | To be prepared alongside the adoption of the Local Plan. |

Local Plan

- 3.17 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 and were formally adopted by the council in October 2008. 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 (SEP) 2006 – 2026 requirements. The SEP was subsequently adopted on the 6 May 2009, and was officially revoked in March 2013.
- 3.18 The council is undertaking the review of the Core Strategy in the form of a full new Local Plan. The Local Plan will cover the period 2015-2030 and will contain site allocations and designations, overarching policies for the borough, and a succinct suite of development management policies to replace the remaining saved Local Plan (2000) policies.
- 1 April 2009 to 31 March 2010*
- 3.19 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 carried out between 11 May – 22 June 2009. Thirteen Topic Papers were produced for the purposes of this consultation. A Stakeholders Workshop was held on 19 May 2009. In total the council received 59

representations. The representations received at the stakeholders' workshop, together with the comments and feedback received at the workshop will be used to inform the production of the new Local Plan. The frontloading of the evidence base assembly also continued.

1 April 2010 to 31 March 2011

- 3.20 Due to uncertainty and substantial proposed changes to the national planning system, progress on the Core Strategy Review was delayed subject to a revision of the programme. Attention was therefore instead focused on securing key pieces of evidence, including strategic evidence base documents commissioned jointly with neighbouring authorities (including the Employment Land Review, Gatwick Water Cycle Study and the New Market Town Study); alongside the adoption of a number of Supplementary Planning Documents. The Secretary of State permitted development at the North East Sector (Forge Wood) in February 2011, removing the uncertainties regarding the likelihood of this development coming forward.

1 April 2011 to 31 March 2012

- 3.21 The decision on the North East Sector (Forge Wood), enactment of the Localism Act and emergence of the National Planning Policy Framework, enabled the agreement of a timetable for the production of the new Local Plan. The council published topic papers on the key issues that make up the Local Plan during a six-week consultation on Issues and Options carried out between 19 January and 1 March 2012. Twelve topic papers were produced for the purposes of this consultation and over 175 people took part. The comments and feedback received during this consultation were used to inform the production of the preferred strategy Local Plan consultation draft.

1 April 2012 to 31 March 2013

- 3.22 The council published a preferred strategy Local Plan document, an accompanying Local Plan Map, a draft Sustainability Appraisal/Strategic Environmental Assessment and new evidence base documents for a six-week consultation period on the preferred strategy between 22 October and 3 December 2012. The comments and feedback received during this consultation were used to inform the submission publication of the Local Plan.

1 April 2013 onwards

- 3.23 In response to the higher objectively assessed housing needs than total capacity of identified sites for housing set out in the Housing Trajectory; following further evidence relating to open space and historic parks and gardens designations; and an identified need to allocate a reserve traveller site and cemetery, an Additional Sites Consultation was undertaken over a four-week period between 3 June and 1 July 2013, to provide opportunity for comments and information on the council's preferred approach. The comments and feedback received during this consultation, alongside all previous stages were used to inform the submission publication of the Local Plan.
- 3.24 Whilst significant progress has been made on developing the Local Plan for proposed submission, at Full Council held on 18 December 2013, the agreement to Publish and Submit the Plan for its independent Examination was narrowly defeated, after a lengthy debate had been held which included consideration of a number of proposed amendments.

- 3.25 In addition to this, recent Planning Inspector decisions on Local Plans within the sub-regional area³ have indicated a need to strengthen mechanisms and outcomes in relation to strategic spatial issues, particularly the delivery of housing and addressing unmet needs. Meeting the Duty to Cooperate is a critical part of the legal compliance tests considered by the Planning Inspectorate at the point of submission and cannot be retro-fitted after submission. The implications of this, and the opportunities to ensure appropriate steps are being taken, are being assessed at borough, County, Gatwick Diamond and Local Enterprise Partnership area levels, to ensure the final Local Plan for Crawley is robust, legally compliant, and 'sound'.
- 3.26 In light of this, a revised timetable for delivery of the Local Plan is being considered. A new LDS will be published during the 2014/15 monitoring year.
- 3.27 The Local Plan timetable is summarised in Table 3.2.

Table 3.2: Local Plan Development Timetable

| Key Milestone | Programme Date |
|--|------------------------------|
| Core Strategy Review Issues and Options Consultation | 11 May – 22 June 2009 |
| Issues and Options Consultation | 19 January – 1 March 2012 |
| Preferred Strategy Consultation | 22 October – 3 December 2012 |
| Site Allocations Consultation | 3 June – 1 July 2013 |
| Submission Consultation | TBC |
| Submission | TBC |
| Examination | TBC |
| Adoption | TBC |

Saved Local Plan Policies

- 3.28 On the 27 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 emerging Local Plan following its adoption.

Local Plan Proposals Map

- 3.29 The adopted Proposals Map displays the site allocations and planning policy designations within the borough. This map will be updated and amended accordingly through the process of preparing the new Local Plan and published as the Local Plan Map.

Statement of Community Involvement

- 3.30 Work commenced on the review of Crawley's 2006 Statement of Community Involvement (SCI) in light of the Localism Act 2011 and to reflect the council's adopted Corporate Engagement Framework (2009-12).
- 3.31 Crawley Borough Council consulted on a draft SCI during October – November 2011. The revised Statement was adopted by the council on 14

³ Brighton and Hove City Council's City Plan Inspector's Initial Conclusions letter, dated 13 December 2013; Mid Sussex District Council's District Plan Inspector Final Conclusions on the Duty to Cooperate letter, dated 2 December 2013; Reigate and Banstead Core Strategy Inspector's Key Concerns letter, dated June 2012, and Inspector's Notes of Exploratory Meeting, September 2012.

December 2011. It sets out the mechanisms the 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 Local Plan documents will be taken into account.

West of Bewbush Joint Area Action Plan

- 3.32 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.
- 3.33 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.
- 3.34 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.
- 3.35 A hybrid planning application for the new neighbourhood, Kilnwood Vale, was granted by Horsham District Council in 2011⁴. This two-part application included:
- 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.
- 3.36 The anticipated delivery of the West of Bewbush development (as issued in Horsham's District Council's latest Annual Monitoring Report 2012/13) is as follows:

Table 3.3: West of Bewbush expected housing delivery trajectory

| 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024/25 | 2025/26 | Total |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| 30 | 80 | 120 | 160 | 220 | 280 | 280 | 290 | 300 | 275 | 275 | 190 | 0 | 2500 |

This continues to be the latest housing trajectory from the developers of the Kilnwood Vale neighbourhood. The first few dwellings have now been completed and are occupied.

Supplementary Planning Documents (SPDs)

- 3.37 Within the December 2008 LDS there were 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 the Affordable Housing SPD. All the other SPDs within the previous LDS have been adopted. The updated 2013 LDS provides a revised timetable for the production of the Planning and Climate Change SPD and Affordable Housing SPD, based upon the emerging policies within the new Local Plan, which coincides with the key milestones of the Local Plan preparation. A series of new SPDs and revised SPDs has also been identified

⁴ Planning Permission for the first phase of development and outline planning permission for the whole site was granted in March 2010, subject to detailed issues being resolved, and was finally issued on 17 October 2011.

in the 2013 LDS as requiring production to support the implementation of the new Local Plan policies.

Affordable Housing SPD

- 3.38 The 2013 LDS includes the milestone for the draft SPD to be prepared during the period 2013 – 2015, with consultation and adoption of the document following the issuing of the Local Plan Inspector’s report, as the matter of the affordable housing level set by the Local Plan policy is anticipated to be a critical issue for consideration as part of the Local Plan examination. However, in line with the LDS, the technical evidence base is already being established for developing the SPD upon, with the commissioning and publication of the Crawley Borough Council Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment (October 2013) carried out on behalf of the council by Nationwide CIL Service (NCS).

Planning and Climate Change SPD

- 3.39 The milestones for the preparation of the draft Planning and Climate Change SPD in the 2013 LDS include a technical evidence paper prepared to support the Local Plan policies to be published alongside the Publication consultation of the Local Plan, followed by consultation on the SPD after the Local Plan Examination and adoption after the Issuing of the Inspector’s report on the Plan.

Manor Royal Design Guide and SPD

- 3.40 The Manor Royal Design Guide and SPD was adopted in July 2013 following two stages of consultation undertaken during January and February 2013.

Heritage SPD and Conservation Area Statements

- 3.41 The LDS identifies the preparation of the technical paper to support the Local Plan policies to be published alongside the Publication consultation of the Local Plan, with consultation and adoption of the SPD following the issuing of the Local Plan Inspector’s report during 2015. Three new Conservation Areas were designated in July 2013, and two were extended to include a wider area following an objective assessment undertaken by Alan Baxter on behalf of the council of the heritage assets in Crawley: Crawley ASEQs and Locally Listed Buildings Heritage Assessment (April, 2010).

Green Infrastructure SPD

- 3.42 The LDS identifies the preparation of the technical paper to support the Local Plan policies to be published alongside the Publication consultation of the Local Plan, with consultation and adoption of the SPD following the issuing of the Local Plan Inspector’s report during 2015. The Open Space Study and Playing Pitch Strategy (undertaken by JPC Strategic Planning, May 2013) reviewed and updated the existing PPG17-compliant evidence in line with the new requirements set by the NPPF, in order to help assess the balance between the protection of open space and the need to meet objectively assessed housing needs emerging from within the borough.

Sussex Noise and Air Quality SPD

- 3.43 The Planning Noise Advice Document, Sussex (March, 2013) has been produced on a joint basis by East and West Sussex Local Planning Authorities. A Crawley-specific annex to the Local Plan in relation to noise impact levels has been drafted for consultation alongside the Local Plan publication and will be considered as part of the Local Plan Examination.

- 3.44 Sussex Air has produced an 'Air Quality and Emissions Mitigation for Sussex Authorities' (March 2013), which has been signed up to by East and West Sussex Local Planning Authorities as a supporting technical guidance document advising on the level of information needed to be submitted for the purposes of determining planning applications.

Planning Obligations SPD

- 3.45 There is an identified need to review this existing SPD on the basis of the change to legislation and regulation with the emergence of Community Infrastructure Levy (CIL) and rolling back of Section 106 Agreements, particularly in relation to pooling and the scope of calculating/requesting contributions. The LDS anticipates an interim review of the SPD in advance of the adoption of the new Local Plan and CIL Charging Schedule to ensure the approach is legally compliant and robust for planning decisions. The technical evidence base to support this process is already being established for developing the SPD upon, with the commissioning and publication of the Crawley Borough Council Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment (October 2013) carried out on behalf of the council by NCS Nationwide CIL Service.

Town Centre Wide SPD/Town Centre North SPD

- 3.46 The LDS identifies the timetable for the review, if required, of both of these existing SPDs alongside the adoption of the Local Plan.

Development of Gatwick Airport SPD

- 3.47 The LDS identifies the timetable for the review of this SPD alongside the national decision on runway capacity in the South East, or if the throughput of the airport is to exceed 40 million passengers per annum (mppa) within its single runway, two terminal configuration, as currently agreed in the signed s106 legal agreement between the authorities and the Airport.

Householder Applications SPD

- 3.48 The LDS identifies the timetable for the review of the existing SPG alongside the adoption of the Local Plan.

Evidence Base Documents

- 3.49 The LDS identifies a large number of evidence base documents to be prepared to support the delivery of the Local Plan and detailed Supplementary Planning Documents. Progress on these is set out in the Table below.

Table 3.4: Progress on Technical Evidence Base in the 2013 LDS

| Study / Assessment | Stage to Inform NSC (non statutory consultation) PS (proposed submission) | LDS anticipated Completion of Study / Assessment | Date Completed |
|---|--|---|-----------------------|
| Crawley Retail Capacity and Impact Study | NSC | December 2010 | December 2010 |
| Town Centre North, Crawley Viability and Delivery Study | NSC | April 2011 | April 2011 |

| Study / Assessment | Stage to Inform NSC (non statutory consultation) PS (proposed submission) | LDS anticipated Completion of Study / Assessment | Date Completed |
|--|--|---|--|
| Strategic Housing Market Assessment (Review) | NSC | October 2012 | October 2012 |
| Borough wide Strategic Transport Assessment | NSC (part 1) PS (part 2) | October 2012 June 2013 | October 2012 January 2014 |
| Built Up Area Boundary Review | NSC PS | October 2012 June 2013 | October 2012 November 2013 |
| Landscape Assessment | NSC (part 1) PS (part 2) | October 2012 June 2013 | October 2012 November 2013 |
| Infrastructure – requirement, capacity and delivery report | NSC PS | October 2012 December 2013 | October 2012 November 2013 |
| Strategic Housing Land Availability Assessment | NCS NCS PS | October 2012 April 2013 June 2013 | October 2012 November 2013 |
| Strategic Flood Risk Assessment | NCS PS (Level 2 if needed) | October 2012 June 2013 | October 2012 January 2014 |
| Manor Royal Characterisation | NSC | January 2013 | January 2013 |
| Site specific Transport Assessments | PS (part 2) | September 2013 | January 2014 |
| Economic Growth Assessment | PS | June 2013 | November 2013 February 2014 |
| Open Space Study (Review) | NCS | April 2013 | May 2013 |
| Viability: including Development sites Affordable Housing | PS | June 2013 | October 2014 |
| Gypsy & Traveller Needs & Sites Assessments | NSC PS | April 2013 June/July 2013 | May 2013 To be finalised |
| Ecological Networks | PS | June 2013 | To be finalised as part of the Topic Paper |
| Green Infrastructure Study | PS | June 2013 | To be finalised as part of the Topic Paper |
| Design & Space Standards Technical Note | PS | June 2013 | November 2014 |
| Leisure Needs Assessment | PS | June 2013 | To be finalised as part of the Topic Paper |
| Technical Noise Appendix | PS | June 2013 | November 2014 |
| Update of LGHNA | PS | June 2013 | To be finalised as |

| Study / Assessment | Stage to Inform NSC (non statutory consultation) PS (proposed submission) | LDS anticipated Completion of Study / Assessment | Date Completed |
|--|--|---|--|
| (Census check) | | | part of the Topic Paper |
| North West Sussex Position Statement | PS | September 2013 | September 2013 |
| Climate Change Study | PS | June 2013 | To be finalised as part of the Topic Paper |
| Urban Capacity Study | PS | June 2013 | June 2013 |
| Development Sites: Deliverability | PS | June 2013 | To be finalised as part of the Topic Paper |
| Historic Parks and Gardens Review | NSC PS | April 2013 June 2013 | May 2013 |
| Retail Frontages & Retail Threshold Assessment | PS | June 2013 | July 2013 |

3.50 The Housing Trajectory and Implementation Strategy are identified as a critical supporting document in its own right in the LDS and its preparation relies on the maintenance of the Strategic Housing Land Availability Assessment.

Strategic Housing Land Availability Assessment

3.51 The Strategic Housing Land Availability Assessment (SHLAA) is a technical study that forms part of the evidence base for Crawley's Local Plan.

3.52 The SHLAA was updated at 30 September 2013 and was published in November 2013 in tandem with the submission Local Plan Cabinet Report. 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, as prescribed by the NPPF.

Housing Trajectory and Implementation Strategy

3.53 This document is required by the NPPF to support the delivery of housing development within the borough. The document is intended to be kept up-to-date and the current Housing Trajectory and is currently based on the September 2013 information, with 6 monthly reviews. Robust information regarding each housing site identified within the SHLAA and the Trajectory is maintained and updated accordingly. As a critical element of the Local Plan's supporting documents, the LDS establishes the timeframe for the Housing Implementation Strategy (HIS) to mirror that of the Local Plan – with consultation alongside the Publication of the Plan and the adoption of the Plan, with continual review and updating in place following.

Community Infrastructure Levy (CIL)

3.54 Crawley intends to adopt a Community Infrastructure Levy (CIL) charging schedule for developer contributions to provide infrastructure related to development.

- 3.55 The council currently aims to introduce CIL in tandem with the submission of the Local Plan for 2015. A detailed project plan for the delivery of a CIL Charging Schedule and administration of the scheme is currently being prepared, with a broad timetable set out in the LDS.
- 3.56 In line with the LDS the technical evidence base to support the CIL Charging Schedule is already being established with the commissioning and publication of the Crawley Borough Council Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment (October 2013) carried out on behalf of the council by NCS Nationwide CIL Service. This document provides a local approach to charging levels.
- 3.57 The Infrastructure Plan prepared for the Local Plan, along with the Transport Modelling Studies, Part 1 and 2, completed by Amey Consulting on behalf of the council for the Local Plan, will feed into the evidence base to support the preparation of the council's Regulation 123 List.

Neighbourhood Plans

- 3.58 Currently there are no Neighbourhood Plans within the borough, or in preparation within the borough. However, the council is working closely with neighbourhood forums and other groups, and is offering support if any wish to bring forward a Neighbourhood Plan.

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 (DCLG). These indicators are no longer required by the Secretary of State, but where data is available from continued monitoring for the Single Data List or other purposes, they continue to be reported.
- 4.2 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

Business development and town centres

- 4.3 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'.

BD1: Total amount of additional employment floorspace by type

- 4.4 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 8,170m² gross (7,422m² net). The majority of this floorspace is B8 use (storage and distribution), at 6,783m² (net).

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

- 4.5 Positively, 93% of employment floorspace completed in Crawley was on previously developed land between 1 April 2012 and 31 March 2013, comprising of 563m² B1 Mixed Uses, 431m² of B2 General Industry and 6,576m² of B8 Storage and Distribution floorspace. Therefore, only 7% of employment floorspace completed in Crawley was on land not previously developed during the reporting period, which comprised of 600m² of B8 Storage and Distribution floorspace.

BD3: Employment land available – by type

- 4.6 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 are 34.16 hectares of land (gross) allocated or with planning permission available for employment use; of which 19.87 hectares is for B1 Mixed Uses.

Table 4.1: Summary data for indicators BD1 – BD3 (m²)

| | | B1a | B1b | B1c | B1 Mixed | B2 | B8 | Total |
|------------------------|---|--------|-----|-----|-------------|-------|-------|----------------|
| BD1 (Total) | Gross | - | - | - | 563 | 431 | 7,176 | 8,170 |
| | Net | - | - | - | 563 | 76 | 6,783 | 7,422 |
| BD2 (PDL) | Gross | - | - | - | 563 | 431 | 6,576 | 7,570 |
| | Net | - | - | - | 563 | 76 | 6,183 | 6,822 |
| | % gross on PDL | - | - | - | 100% | 100% | 90% | 93% |
| BD3 | Hectares | 12.82 | - | - | 19.87 | 0.30 | 1.17 | 34.16 |
| | Gross Floorspace (m²) | 58,742 | - | - | 68,571 | 3,078 | 6,973 | 137,364 |

BD4: Total amount of floorspace for 'town centre uses'

- 4.7 Table 4.2 shows that no new floorspace were completed for town centre uses within the town centre in 2012/13. Within the borough-wide area, a total of 907m² gross (316m² net) floorspace was completed as A1 retail, which is a decrease on the previous year. Although there was a significant lack of new completions for town centre uses within the monitoring year, the commencement of Phase One of Town Centre North (TCN) allocation (a supermarket, hotel and restaurants) is expected to contribute significantly to town centre retail floorspace completions in the 2013/14 monitoring year.

Table 4.2: Summary data for indicator BD4 (m²)

| | | A1 | A2 | B1a | D2 | Total |
|--------------------------------|--------------|-----|----|-----|----|------------|
| BD4 Town Centre | Gross | - | - | - | - | 0 |
| | Net | - | - | - | - | 0 |
| BD4 Local Authority | Gross | 907 | - | - | - | 907 |
| | Net | 316 | - | - | - | 316 |

Housing

- 4.8 The most up-to-date housing trajectory dated 30th September 2013 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, since it includes planning applications that have since expired and new planning permissions, as well as reflecting an updated anticipated delivery.
- 4.9 The North East Sector (Forge Wood) was granted outline planning permission for 1900 dwellings by the Secretary of State in February 2011. These dwellings have been included in the trajectory and the phasing of delivery has been verified by the developers. The legal agreement between the landowners within the NES was signed at the end of March 2014, and the reserved matters applications for the first sub-phase of housing, together with some road key infrastructure has been granted. The reserved matters applications for the remainder of Phase One were submitted to the Local Planning Authority in February 2014.
- 4.10 With 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 95 units are included in the anticipated delivery trajectory based on discussions with the developer on deliverability considerations, particularly regarding the accommodation of different uses.
- 4.11 Similarly, the revised figure with respect to Town Centre North (TCN) from the allocated 800 units to a minimum of 75 units also reflects recent discussions regarding the mixture of uses.

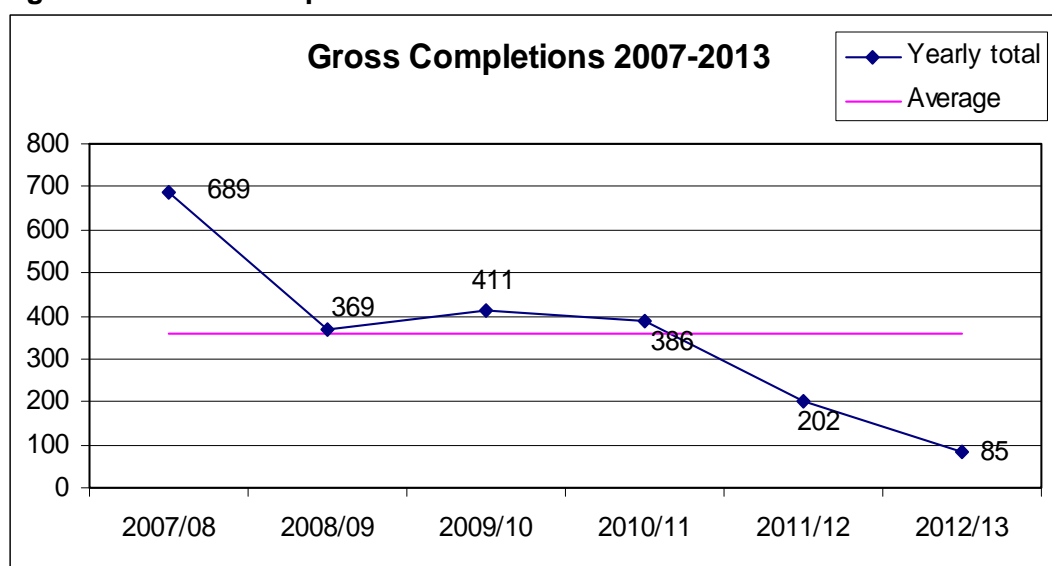
- 4.12 Lastly, a number of new housing allocations (known as Key Housing Sites) have been brought forward as part of the preparation of the new Local Plan. Most notably, such potential allocations include 27 – 45 Ifield Road, Southern Counties (150 units) and the Breezehurst Drive Playing Fields (100 units).
- 4.13 The council, owing to the difficult economic conditions for housing delivery, are 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 Three Bridges (Scallows Road) where the council has worked together with Raven Housing Trust to bring forward 21 dwellings that were completed within the monitoring year.
- 4.14 Whilst this report measures delivery against the targets within the adopted Core Strategy, it is noted that South East Plan (SEP) was formally revoked (25 March 2013), through the Regional Strategy for the South East (Partial Revocation) Order 2013⁵. 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 SEP.
- 4.15 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*
- 4.16 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 (or 300 per annum). Following adoption of the new Local Plan, housing delivery will be reported against locally determined housing targets. Delivery levels are reported against the H2 Indicators below.
- H2(a): Net additional dwellings – previous years*
- 4.17 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 12-year period between mid 2001 and the end of March 2013, 3,318 (gross) and 3,145 (net) dwellings were completed against a Structure Plan requirement of 3,600 dwellings - an under-delivery of 455 dwellings. This is a result predominately of lower completions from 2001-2006, although the recent economic downturn has caused under-delivery from 2011-13. Over the first 7 years of the South East Plan (2006-2013), Crawley has delivered 2,589 (net) additional dwellings when compared with a target of 2625 – a slight deficit of only 36 dwellings. The annual breakdown of these figures is shown in the housing trajectories in Appendix D.

⁵ The Regional Strategy for the South East (Partial Revocation) Order 2013;
http://www.legislation.gov.uk/ukxi/2013/427/pdfs/ukxi_20130427_en.pdf

Table 4.3: 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 2013 |
|----------------------------|----------------------|--------------------|---------------------------|--|--|
| West Sussex Structure Plan | Mid-2001 | March 2016 | 4500 | 3145 | -455 |
| South East Plan | April 2006 | March 2026 | 7500 | 2589 | -36 |

Figure 4.1 Gross Completions 2007-2013



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

- 4.18 In 2012/13 a total of 85 dwellings were completed with 6 demolitions, resulting in a net total of 79 dwellings.

H2(c): Net additional dwellings – future years

- 4.19 This indicator shows the net additional housing development expected for the 5-year period between April 2013 and March 2018. 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 Figure 4.1 represent the latest updated trajectory dated September 2013.
- 4.20 Between April 2013 and March 2018 net delivery is expected to be 2113 dwellings against the West Sussex Structure Plan requirement for 1500 dwellings over a five year period, although the West Sussex Structure Plan will cease in 2016. As a result of the council's Urban Capacity Study, approximately 15 further housing sites have been identified as both suitable and deliverable in the council's SHLAA document and housing trajectory. In addition, the Additional Site Allocations consultation held just after the monitoring year, suggested that a number of further housing sites could form part of the submission Local Plan. If all the housing sites identified come forward as projected in the council's current housing trajectory, it is expected that the current shortfall with regards to the Structure Plan will reduce marginally until 2016.

- 4.21 The adopted Core Strategy plans for the period up to 2016 and does not identify sites for 2017/18 and beyond. The September 2013 housing trajectory prepared for consultation on the submission Local Plan indicates an expected housing delivery of 4,209 dwellings over the 11-year period between April 2013 and March 2026, the end of the South East Plan period. This results in a total expected delivery of 6,798 dwellings over the period 2006-2026, a shortfall of 702 on the South East Plan requirement of 7500. The identification of sites and supply of housing beyond 2016 will continue to be assessed through the Local Plan preparation, and the Local Plan will consider housing delivery until 2030.
- 4.22 Determining the amount of hectares available each year for the 5-year period between April 2014 and March 2019 is complicated by a number of different factors. The calculation assumes an average land requirement per dwelling in the trajectory for the period using Policy H4 of the Core Strategy, which suggests that residential proposals below 30 dwellings per hectare would normally be 'unacceptable'; this may not be wholly accurate as land-take varies with development type and tenure.
- 4.23 In summary, based on the September 2013 Trajectory, for the five-year period between April 2014 and March 2019, 70.5 hectares is available for residential development, which is split as shown in Table 4.4.

Table 4.4 Predicted housing delivery 2014-2019

| Year | Predicted net additional dwellings (September 2013 Trajectory) | Predicted land available for housing (ha) (September 2013 Trajectory) |
|--------------|---|--|
| 2014-2015 | 297 | 9.9 |
| 2015-2016 | 603 | 20.1 |
| 2016-2017 | 482 | 16.1 |
| 2017-2018 | 381 | 12.7 |
| 2018-2019 | 350 | 11.7 |
| Total | 2,113 | 70.5 |

H2(d): Managed delivery target

- 4.24 H2(d) shows how likely levels of future housing are expected to come forward, taking into account the previous year's performance. As previously discussed, there is no housing delivery planned through a Development Plan Document beyond the end of March 2016, since the current Core Strategy only plans for the period up to 2016. Housing delivery beyond 2016 will be addressed through the forthcoming Local Plan.
- 4.25 Table 4.5 provides a summary of indicators H2a – H2d and is based on the latest updated housing trajectory dated September 2013.

Table 4.5: 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 | 2011/12 | 2012/13 Reporting | 2013/14 Current | 2014/15 Year 1 | 2015/16 Year 2 | 2016/17 Year 3 | 2017/18 Year 4 | 2018/19 Year 5 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | | | |
|--|---|--------------------|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|-------------------|-----------------|----------------|----------------|----------------|----------------|----------------|---------|---------|---------|---------|---------|---------|-----|--|--|
| H2a | Net addition - previous years | 70 | 103 | 175 | 188 | 468 | 679 | 368 | 409 | 384 | 202 | | | | | | | | | | | | | | | | |
| H2b | Net addition - reporting year | | | | | | | | | | | | 79 | | | | | | | | | | | | | | |
| H2c (future years) | a) Net additions | | | | | | | | | | | | 107 | 297 | 603 | 482 | 381 | 350 | 190 | 265 | 394 | 345 | 226 | 292 | | | |
| | b) Hectares | | | | | | | | | | | | | 9.9 | 20.1 | 16.1 | 12.7 | 11.7 | | | | | | | | | |
| | c) Targets West Sussex Structure plan 2006-2016 | | | | | | | | | | | | | 300 | 300 | 300 | 300 | 300 | | | | | | | | | |
| | d) Targets South East Plan | | | | | | | | | | | | | 375 | 375 | 375 | 375 | 375 | | | | | | | | | |
| H2d | West Sussex Structure Plan | | | | | | | | | | | | 359 | 452 | 624 | 951 | 0 | 0 | 0 | | | | | | | | |
| H2d | South East Plan | | | | | | | | | | | | 356 | 378 | 400 | 410 | 390 | 380 | 380 | 384 | 417 | 447 | 368 | 499 | 636 | | |
| Total net Completions to end of reporting period | | 3125 | | | | | | | | | | | | | | | | | | | | | | | | | |
| H2b - Net Additions projected for the 5 Year Period | | | | | | | | | | | | | 2113 | | | | | | | | | | | | | | |

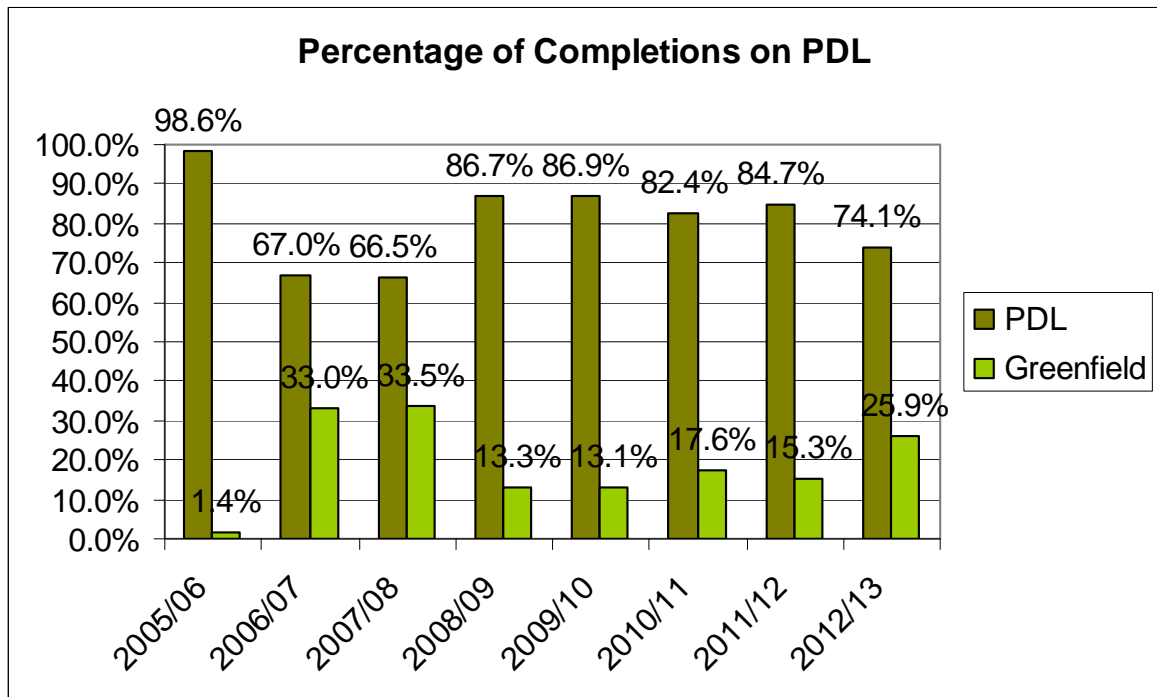
H3: New and converted dwellings – on previously developed land

4.26 This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total only 74.1% (63 of 85) of dwelling completions was constructed on previously developed land. This figure is based on the definition of PDL as published by the NPPF in March 2012.

Table 4.6: Summary data for indicator H3

| Indicator H3 | Greenfield | | Brownfield | | Total 2012-13 |
|-----------------|------------|------------|------------|------------|------------------|
| | Units | % of total | Units | % of total | |
| | 22 | 25.9% | 63 | 74.1% | 85 |

Figure 4.2: % Completions on Previously Developed Land, 2005-2013



H4: Net additional pitches (Gypsy and Travellers)

4.27 Core Indicator H4 reports on the net additional gain in Gypsy and Traveller pitches within Crawley Borough. Crawley has two Travelling Showpeople plots on a single site and four Gypsy and Traveller pitches on two sites within the borough; this includes a temporary planning permission for two new pitches granted during the current monitoring year (2013/14). The Interim Draft Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (May 2013) highlights a potential future need for nine traveller pitches which may arise during the mid-later part of the Plan period (i.e. years 6–10 or 11–15). A site is in the process of being allocated in the emerging Local Plan to meet this reserve need.

H5: Gross Affordable housing completions

4.28 The adopted Core Strategy evidence base included the council's Housing Needs Assessment 2004, which recommended 40% of housing in mixed developments (private and social) 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.

4.29 Indicator H5 shows the number of social rented and intermediate dwellings completed within the borough for the reporting year. In total, 32 new affordable dwellings were completed, 15 of which were social rented homes; 9 of which were

affordable rented homes; and 8 of which were shared ownership. This represents 38% of the total housing completed in the reporting year.

Table 4.7: Summary data for indicator H5

| Rental Units | | Intermediate Units | | Total Affordable Housing Units |
|--------------|-----------------|--------------------|---------------|--------------------------------|
| Social Rent | Affordable Rent | Shared Ownership | Shared Equity | |
| 15 | 9 | 8 | 0 | 32 |

H6: Housing Quality – Building for Life Assessments

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

Environmental Quality

4.31 The three main Indicators for monitoring Environmental Quality are:

- E1: Number of planning permissions granted contrary to the Environment Agency Advice on flooding and water quality grounds
- E2: Change in areas of biodiversity importance
- E3: Renewable energy generation.

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

4.32 The Environment Agency objected to two planning applications in the 2012/13 monitoring year. One of these objections was overcome through planning conditions and the other planning application was withdrawn. Subsequently, no planning applications were permitted with outstanding objections from the Environment Agency on flooding or water quality grounds.

Table 4.8: Summary data for indicator E1

| | Flooding | Water Quality | Total |
|-----------|----------|---------------|----------|
| E1 | 2 | 0 | 2 |

Table 4.9: Environment Agency objections to Crawley Planning Applications

| Planning Application Number and Site | Reason for Objection | Outcome |
|---|---|--|
| CR/2012/0395/FUL Erection of Pub/Restaurant with Ancillary Accommodation, Parking, Access and Landscaping; Balcombe Road, Maidenbower | Development next to a watercourse/flood defence | Application approved following resolution of objection |
| CR/2013/0020/FUL Change of Use from Commercial to 3 x One Bed Flats, 1X Studio Flat & 1 x Two Bed Flat; Three Bridges Road, Three Bridges | Unsatisfactory FRA/FCA Submitted | Application withdrawn |

E2: Change in areas of biodiversity importance

4.33 Indicator E2 shows the losses or additions of biodiversity habitat within the borough, including Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation etc. that occurred from development. Data provided by Sussex Biodiversity Record Centre for the reporting year indicates that there was no direct loss of sites designated for their biodiversity importance within the borough and that only one planning application had infringed on a designated

and/or habitat area. There were no new sites designated within the borough during the reporting year.

- 4.34 The council has twelve Sites of Nature Conservation Importance (SNCI) that link the urban land to the countryside, of which 73% has been or is being subject to positive conservation management within the monitoring period. This is a small increase on the 72% reported in 2011/12.

Table 4.10: Summary data for indicator E2

| | Loss | Addition | Total |
|-----------|-------------|-----------------|--------------|
| E2 | 0 | 0 | 0 |

E3: Renewable energy generation

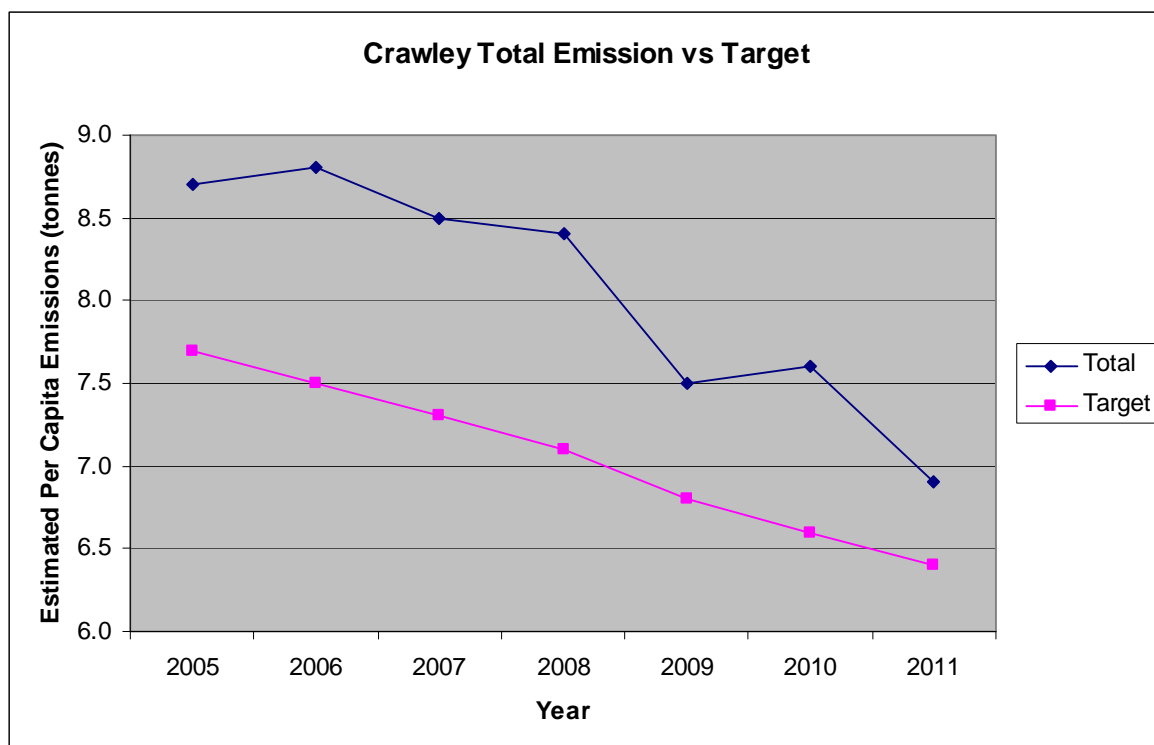
- 4.35 This indicator is intended to illustrate the amount of renewable energy generation by installed capacity (megawatts) and type and would not include any developments or installations permitted by a General Permitted Development Order (GPDO).

- 4.36 Data on the installed capacity was not obtained during the reporting period. However, Table 4.11 summarises the data applicable to the three former National Indicators, NI 185 - CO₂ reduction from Local Authority operations; NI 186 - Per capita reduction in CO₂ emissions in the Local Authority area and NI 188 - Planning to Adapt to climate change level achieved by the Local Authority. The NI 186 – Per capita reduction in CO₂ emissions in the Local Authority area has been updated for all previous years on the 11 July 2013 by the Department of Energy and Climate Change (which is reflected in Figure 4.3). Crawley achieved a significant reduction in per-capita carbon emissions during 2011/12. 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. NI 185 has demonstrated that the council is successfully reducing carbon emissions and energy consumption through its operations.

Table 4.11: Summary of existing renewable energy capacity

| Indicator | 2012/13 |
|---|---|
| NI 185 – % of CO ₂ reduction from Local Authority operations | The council achieved its 10:10 target in 2012/13 with a substantial 22.3% reduction in overall energy consumption, which has saved 116,000 kg of CO ₂ on the previous monitoring year |
| NI 186 – Per capita reduction in CO ₂ emissions in the LA area | 2011 estimated annual data from the Department of Energy and Climate Change is the most up to date available. Figures for 2011 = 6.9 tonnes CO ₂ per person, an 9.2% reduction from the 2010 figure (see Figure 4.3) |
| NI 188 – Planning to Adapt to climate change | Level 1 |

Figure 4.3: Crawley Per Capita Carbon emissions 2005-2011



Core Strategy Indicators

- 4.37 This section reports on indicators used to monitor the implementation of 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 2015. The Local Plan contains a revised monitoring framework and new policies for the Plan period 2015-2030.
- 4.38 This section sets out monitoring against the policies within the adopted Core Strategy and introduces the key monitoring indicators for the objectives of the emerging Local Plan.

Chapter 2 – Housing

- 4.39 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 progress towards reducing the deficit in housing delivery against the West Sussex Structure Plan annualised requirements had stalled during the monitoring period, with a total deficit of 455 dwellings at 31 March 2013. However, the Local Authority has only a small deficit of 36 dwellings when assessed against the SEP annualised requirements. Delivery over the next five years is predicted to be slightly lower than the requirements of the Structure Plan (see Appendix D). The South East Plan requirement will no longer be applicable following the abolition of Regional Spatial Strategies (RSS) at the end of the monitoring period (25 March 2013) by the Regional Strategy for the South East (Partial Revocation) Order 2013.
- 4.40 Policy H4 deals with housing and seeks to ensure that 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 have continued to deliver affordable housing schemes which have been agreed with the council.

Chapter 2 - Housing

| Policy | Indicator | 2012/13 data |
|--|---|--|
| Policy H1 – Housing Provision | Completion of 4,500 dwellings | <ul style="list-style-type: none"> • 2001 – 2013 = 3145 (net) (3066 + 79) |
| | Cumulative residential completion rate since 2001 & 2006 | <ul style="list-style-type: none"> • 2006 – 2013 = 2589 (net) (2510 + 79) |
| | Position above or below cumulative allocation for reporting year) | Based on the September 2013 trajectory: West Sussex Structure Plan = - 455 South East Plan = - 36 |
| H2 – Housing Development Opportunities | Delivery of Core Strategy identified sites before 2016 | <ul style="list-style-type: none"> • Town Centre North anticipated for first completions in 2022/23 • Telford Place/Haslett Avenue – planning permission was granted in 2008, although it is now expected that a new planning permission will be sought with first completions in 2018/19 • The Breezehurst Drive site has commenced with the first completions anticipated in 2014/15 • Ifield Community College first completions anticipated in 2014/15 • Land adj. Desmond Anderson is expected to have the first completions in 2015/16. • Stone Court was completed in the 2011/12 monitoring period • Lucerne Drive was completed in the 2011/12 monitoring period • North East Sector – permission granted by the Secretary of State in February 2011. A number of approvals of reserved matter applications relating to the new neighbourhood have been submitted to the Local Planning Authority. First completions anticipated in the 2014/15 monitoring year |
| H3 - Use of Previously Developed Land | Percentage of homes built on PDL Target: 60% of new homes from 2006 to 2018 | 76.4% for 2006-2013 (rolling average indicates an increasing proportion of new dwellings on PDL) |
| H5 – Affordable Housing | Cumulative net gain of affordable dwellings provided per annum | 1058 dwellings total 1026 (2006 to 31 st March 2012) + 32 (1 st April 2012 to 31 st March 2013) 39% of total gross provision |
| H7 – Gypsies and Travellers | Number of pitches permitted/completed since 2001. Provision of site(s) to meet identified local need/provision (9 pitches) ⁶ | None |

4.41 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

⁶ Please see the interim draft Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA, 2013); <http://www.crawley.gov.uk/pw/web/PUB194604>.

been achieved. The figures for 2012/13 are calculated using the definition of PDL introduced by the NPPF in 2012.

Table 4.12: Development on Previously Developed Land, 2006-2013

| | 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 |
| 2011-2012 | 171 | 202 | 84.7 |
| 2012-2013 | 63 | 85 | 74.1 |
| 2006- 2013 | 2050 | 2685 | 76.4 |

Chapter 3 – Infrastructure and Community Services

- 4.42 Chapter 3 – Infrastructure seeks to protect existing leisure and community facilities and ensure future provision is maintained. No facilities were lost in the reporting period.
- 4.43 The Tree, 103 High Street received both planning permission and Listed Building consent in November 2013 for a change of use from offices (B1a) to a Museum for the town (D2). This submission included internal and external alterations to the building and the construction of a glass link building to join the two buildings on the site. Crawley Borough Council, in partnership with Crawley Museum Society, has been awarded £1.15 million by the Heritage Lottery Fund to provide a new museum. Work on the new museum is expected to start in April 2015 and take around 18 months to complete.

Chapter 3 – Infrastructure and Community Services

| Policy | Indicator | Target | 2012/13 data |
|---|---|--|--|
| ICS1 – The Location and Provision of new Community and Leisure Facilities | Amount and type of leisure and recreational facilities lost to other uses | - | None |
| 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

- 4.44 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 | 2012/13 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 | 25.9% of housing on Greenfield land and 7% of commercial development was on Greenfield land |
| 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

- 4.45 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, 2 awards (relating to a total of 32 housing units) achieved Secured by Design standards.

Chapter 5 – Community Safety

| Policy | Indicator | 2012/13 data |
|---|--|--|
| CS1 – Safety through Design | Number and type of developments receiving a Secured by Design award | Two, 'Secured By Design' awards for a total of 32 units: Part 2 accreditation for: <ul style="list-style-type: none"> • Arun Close, Three Bridges (21 units) • Little Paddock Close, Ifield (11 units) |
| 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

- 4.46 The Transport chapter's primary objective is to ensure a safe and efficient transport system.
- 4.47 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 4.13 and 4.14 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 4.13: 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) |
|-------------|---|--------------------------------|--------------------------------------|------------------------------------|--------------------------------------|-------------------------------|--------------------------------|
| 2009 | 41.3% | 4.4% | 12.0% | 74.1% | 1.2% | 0.0% | 4.8% |
| 2008 | 44.6% | 6.1% | 11.9% | 69.1% | 0.8% | 0.7% | 5.2% |
| 2007 | 36.2% | 6.2% | 10.6% | 71.7% | 0.6% | 2.1% | 3.9% |
| 2006 | 41.3% | 9.1% | 11.2% | 71.8% | 1.2% | 0.6% | 5.4% |

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

Table 4.14: Travel to work

| | Car / van (alone) | Car / van (with others) | Motor cycle | Walk all the way | Cycle | Bus | Train | Taxi | Other |
|-------------|-------------------|-------------------------|-------------|------------------|-------|------|-------|------|-------|
| 2009 | 72.7% | 5.7% | 0.6% | 8.5% | 1.1% | 5.7% | 5.7% | 0.0% | 0.0% |
| 2008 | 67.7% | 11.6% | 0.5% | 7.4% | 3.2% | 5.3% | 3.7% | 0.5% | 0.0% |
| 2007 | 61.2% | 15.4% | 0.9% | 7.9% | 5.3% | 4.4% | 4.8% | 0.0% | 0.0% |
| 2006 | 58.9% | 6.1% | 1.2% | 8.9% | 7.3% | 7.7% | 8.5% | 0.8% | 0.4% |

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).

4.48 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 number of in-commuters. The Office for National Statistics (ONS) has plans for updating the Travel to Work Areas using the 2011 Census data, and this is anticipated to emerge in summer of 2014.

Chapter 7 – Local Economy

- 4.49 Chapter 7 seeks to deliver sufficient employment floorspace to meet demand and ensure the buoyancy of the local economy. The delivery of commercial floorspace has reduced substantially recently compared to the West Sussex Structure Plan, which the Core Strategy was prepared against.
- 4.50 Indicators show that delivery of commercial floorspace has increased slightly compared to 2011/12 monitoring year, but 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 | 2012/13 data |
|--|--|--|
| Policy E1 - Employment Floorspace Provision | Completion of 280,000 m ² employment floorspace by 2016 | 175,011 m ² of B use classes |
| | Position above/below cumulative allocation (280,000m ² /15 plan years x number of expired years = 224,000 | - 48,989 m ² |
| Policy E2 – Location of new Employment Development Opportunities | Amount of employment provision provided outside of the section (1) employment sites listed | 600 m ² – Viking House, Perimeter Road, Langley Green B8 Storage & Distribution (high level of access to public transport) |
| Policy E3 – Protection & Management of Employment Floorspace | Amount of actual or designated employment land and floorspace lost to residential development per annum | None in the monitoring year. Planning permission for development of 14 dwellings at 6-10 Ifield Road on land previously in commercial use was granted planning permission in November 2010. The site is expected to be delivered between 2014 and 2015 since a new planning application has been submitted to the Local Planning Authority. |

Chapter 8 – Gatwick Airport

- 4.51 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 (GAL) 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.
- 4.52 GAL objected to one planning application (CR/2013/0048/FUL) for planning permission for the erection of a two storey office building and a single storey workshop at The Royal British Legion, Charlwood Road, Langley Green, within the Safeguarded area. Owing to the previous use of the site as a two storey club house, it was contended by the Local Planning Authority that a building of a similar structure and floorspace would not be contrary Policy G2 of the Core Strategy. For this reason, the planning application has been recommended for approval subject to notifying the CAA and GAL in accordance with the requirements of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

Chapter 8 - Gatwick Airport

| Policy | Indicator | 2012/13 data |
|------------------------------|---|--|
| Policy G2 – Safeguarded Land | Number and type of permitted applications within Airport safeguarded area that prejudice future development | Gatwick Airport Limited objected to one planning application (CR/2013/0048/FUL) for the demolition of an existing building and the erection of a two storey office building and single storey workshop in safeguarded land |

Chapter 9 – Manor Royal and County Oak

- 4.53 Manor Royal Business District is one of the biggest business parks in the south east. It covers an area of 240 hectares and is home to approximately 500 businesses and 30,000 jobs. It is one of Crawley's main commercial areas and a major contributor to West Sussex, the Gatwick Diamond and the wider south east economy. The Manor Royal Master Plan was published by Crawley Borough Council on the 13 July 2010. Development Principle Statements for five employment sites have been 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 former GlaxoSmithKline site was adopted in June 2011 and outline planning permission (CR/2012/0134/OUT) was granted for a mixed-use employment park in August 2012. Further planning applications for the approval of reserved matters (CR/2013/0292/ARM) and for the erection two data storage buildings (CR/2013/0255/FUL). The development site is currently under construction.
- 4.54 In addition, after the reporting period, the Forward Planning team also produced a Manor Royal Design Guide Supplementary Planning Document (SPD) and a companion document, known as the Public Realm Strategy, which seeks to clarify the planning framework for the whole of the Manor Royal Business District. The SPD was adopted by Crawley Borough Council on the 10 July 2013.

Chapter 10 - Land West and North West of Crawley

- 4.55 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 Borough Council.
- 4.56 Outline planning permission has been granted for the whole development, and full planning permission has been granted for the first phase of the development on the site. The first units have been completed and occupied. An in-principle agreement between the councils has assigned 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 29% affordable units – potentially adding 350 affordable units to Crawley's affordable housing stock.

Chapter 11 – North East Sector (Forge Wood)

- 4.57 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 (due to uncertainties over a potential second runway at Gatwick Airport) 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 planning permission for the development of 1900 dwellings, subject to the resolution of conditions. A planning application (CR/2012/0357/ARM) for the approval of reserved matters (road infrastructure in this case) has been permitted by the council during the

reporting period. Applications for discharging conditions have also been submitted to the council during 2012/13, and moreover, a planning application for Phase 1A of the development (204 dwellings) has been permitted by the council in March 2014.

Chapter 11 - North East Sector

| Policy | Indicator | 2012/13 data |
|---|---|--|
| 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

- 4.58 The purpose of this Chapter is to protect and enhance the Neighbourhood Centres. On the 3 April 2013, the Southgate neighbourhood parade was designated as a conservation area.

Chapter 12 – Neighbourhood Structure

| Policy | Indicator | 2012/13 data |
|---|--|---|
| NS2 – Protect and Enhance Neighbourhood Centres | Regeneration and improvement projects at the neighbourhood centres in Bewbush, Langley Green and Furnace Green | On the 3 April 2013, Southgate neighbourhood parade was made a Conservation Area to protect its special architectural and historical interest |

Chapter 13 – Three Bridges Corridor

- 4.59 Chapter 13's objective is to promote the corridor as a mixed-use development opportunity and to 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 now complete. At Three Bridges station, outside the Corridor boundary, improvements to the station are well underway, and work has substantially started on a maintenance facility for Thameslink on the sidings to the south.
- 4.60 Policies are being re-considered as part of the preparation of the Local Plan and at this stage, the Three Bridges Corridor is expected to be a Main Employment Area, and therefore, proposals for employment generating development at this location will be supported where they contribute to the overall economic function of the town.

Chapter 13 – Three Bridges Corridor

| Policy | Indicator | Target | 2012/13 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) has been completed. Telford Place is allocated for up to 100 dwellings in the adopted Core Strategy, but has not come forward to date. The draft Local Plan has rolled forward this site, which is now allocated for only 95 dwellings. At Three Bridges Rail Station, |

| Policy | Indicator | Target | 2012/13 data |
|---|--|---------|---|
| | | | the construction of a rolling stock maintenance depot and office is well underway. |
| 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 and major works to improve the station forecourt are progressing. |

Chapter 14 – The Countryside

- 4.61 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 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 | 2012/13 |
|---|---|--|---|
| 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 | Planning permission (CR/2011/0002/FUL) for three new dwellings along Radford Road, Pound Hill, just to the north of the North East Sector allocation. |
| 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 | Three new dwellings were granted planning permission within the strategic gap along Radford Road, Pound Hill. |

Chapter 15 – The Town Centre

- 4.62 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 council works proactively with landowners and developers to bring forward development and to 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.
- 4.63 A key delivery tool is the Town Centre North (TCN) redevelopment scheme. Town Centre North is a major retail-led mixed-use development that will bring new shops and facilities to Crawley. It is an important factor in 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 that major development companies remain interested in investing in the town.

- 4.64 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 (SPD), 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. This enabled the first phase of TCN to come forward; the redevelopment of Sussex House for a supermarket, hotel, restaurants and a town centre car park. A resolution to grant planning permission was made in January 2012, with the hotel complete and occupied in December 2013 with the supermarket nearing completion.
- 4.65 The council invited major developers to submit and discuss proposals for the remainder of the TCN site in mid-2012, and has decided to work with Stanhope PLC, who are working up possible schemes for the TCN site.
- 4.66 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 of May 2009, and more detailed guidance is available for some of the sites, including the Traders Market and Land West of the Broadway.
- 4.67 Other planning applications granted permission by the council in the 2012/13 monitoring year included a new external car park ramp for the County Mall with internal alterations to six of the shop units, which are now completed and occupied.

Chapter 15 - The Town Centre

| Policy | Indicator | Target | 2012/13 data |
|--|--|--|---|
| Policy TC1 – Town Centre North | Completion of Town Centre North scheme | By 2015 | A New Retail Capacity Study and Assessment of Viability and Deliverability of Town Centre North were completed. Advice given that there is sufficient capacity for a step change scheme without a significant impact, and proposing more flexible delivery mechanisms. The Town Centre North SPD has been updated and adopted in November 2011 following public consultation. The council did have discussions with a range of major developers, and has decided to work with Stanhope PLC in mid-2012. |
| 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 | Ongoing discussions with potential developers, HCA and landowners to bring forward development on Town Centre Opportunity Sites as identified in Town Centre Wide SPD. Indeed, the council, in the current monitoring year, has submitted a planning application for 22 new dwellings at Brunel Hall. |

| Policy | Indicator | Target | 2012/13 data |
|-----------------------------------|--|--|--|
| 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

- 4.68 The outcome of appeals decided between 1 April 2012 and 31 March 2013 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 eight appeals were lodged in 2012/13 of which three were dismissed, four were allowed and one was withdrawn.
- 4.69 One of the allowed appeals was in relation to a substantial extension of a supermarket on Crawley Avenue, West Green. The appeal was allowed since the Inspector held that there was a qualitative need for the proposal, and that the proposal would not impact upon the vitality or viability of the Town Centre, or indeed, the delivery of the Town Centre North (TCN) development. This development has not yet taken place. The three other planning appeals allowed were related to householder extensions or vehicle crossovers/hardstandings.
- 4.70 The North East Sector decision from the Secretary of State in the 2010/11 monitoring year 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.

Emerging Local Plan Objectives Monitoring Table

- 4.71 The emerging new Local Plan period covers 15 years between the anticipated adoption year of 2015 and 2030. It is considered to be flexible and appropriate for ensuring delivery of sustainable development and economic growth throughout a range of economic and social cycles. However, the Local Plan will be subject to continual monitoring to ensure the policies remain relevant and effective.
- 4.72 The emerging Local Plan Objectives are listed below in Table 4.15 along with the key indicators to be monitored to ensure the delivery of the Local Plan strategic objectives in subsequent AMRs, following the adoption of a new Local Plan. More detailed monitoring approaches for each Local Plan policy will be established in the Local Plan Monitoring document to support the Submission Local Plan, building upon those set out below.

Table 4.15: Local Plan Objectives and Delivery/Monitoring

| | |
|---|---|
| Crawley 2030: A Vision | |
| <i>“Crawley will be a modern, vibrant town that stands proud of its achievements and uses its strengths to reach its potential. Its strong and diverse communities, neighbourhood structure, sustainable economic growth and excellent connections within and beyond the region will make it a place that people enjoy and want to live, work and visit.”</i> | |
| Objective 1: | To make Crawley an attractive town where people will want to live, work and spend their leisure time supported by well designed neighbourhoods, strengthened employment areas and a vibrant and attractive town centre and neighbourhood centres. |
| | Key Indicator: |

| | |
|--|--|
| | <ul style="list-style-type: none"> • Satisfaction of local residents, visitors, employers and employees in Crawley with the town (monitored by Corporate Policy Unit, Asset Management Plans and Economic Strategy) and liaison with Local Economic Action Group (LEAG), Manor Royal Business Improvement District and business groups and residents forums. |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> • All policies in the Plan |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ monitored individually for their implementation & reported at least annually in the Annual Monitoring Report (AMR). |
| <p>Crawley the Place: <i>“As a progressive town, Crawley will strive to be distinctive from other towns in West Sussex. It will be the premier town between London and the south coast providing jobs, learning and development opportunities and a leisure and cultural offer that draws visitors from across the south east. As a town within a countryside setting that is very much valued by local people it will be safe and well cared for. The rich heritage which has shaped what the town is today will be respected, protected and enhanced. The people who live here, regardless of their ability, age, sex or ethnicity, will be proud, confident and self-reliant, working together and with others for the good of the town.”</i></p> | |
| Objective 2: | To reinforce Crawley’s role as a competitive regional shopping destination by delivering a significant expansion in the range and quality of retail and other town centre priorities through encouraging step-change retail offer in the town centre core. |
| | <p>Key Indicator:</p> <ul style="list-style-type: none"> • Results of the Vitality and Viability survey. |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> • SD1: Presumption in Favour of Sustainable Development • EC1: Sustainable Economic Growth • EC5: Town Centre North • EC6: Town Centre Uses • EC7: Town Centre and Edge-of-Centre Development Sites • EC8: Retail Development outside the Primary Shopping Area |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ Total amount of floorspace for ‘town centre uses’. ○ Commencement of later phases of Town Centre North scheme to planning permission and construction. ○ Completion of Town Centre North scheme. ○ Successful delivery of key opportunity development sites within the Town Centre for town centre uses. |
| Objective 3: | To reduce crime and fear of crime in Crawley through protecting and improving community safety in the borough. |
| | <p>Key Indicator:</p> <ul style="list-style-type: none"> • Reported crime rate reduction over plan period/per annum (monitored by other mechanisms). |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> • CH2: Urban Design Objectives • CH3: Normal Requirements of All New Development |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ % of planning permissions granted meeting secure by design standards: number and type of developments receiving a Secured by Design award. ○ Ensure all major proposals consider community safety issues/All major developments undertake a major community safety audit of their proposals. |
| Objective 4: | To protect and enhance the valued built environment and character within the borough through high quality new design and the protection of culturally valuable areas and buildings (SA Objective). |
| | <p>Key Indicator:</p> |
| | <p>Primarily delivered through Local Plan Policies:</p> <ul style="list-style-type: none"> • SD1: Presumption in Favour of Sustainable Development • CH1: Neighbourhood Principle |

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| | <ul style="list-style-type: none"> ● CH2: Principles of Good Urban Design ● CH3: Normal Requirements of All New Development ● CH4: Comprehensive Development and Efficient Use of Land ● CH5: Standards for New Housing Development ● CH6: Tree Planting and Replacement Standards ● CH7: Structural Landscaping ● CH8: Important Views ● CH9: Development outside the Built-Up Area ● CH12: Heritage Assets ● CH13: Conservation Areas ● CH14: Areas of Special Local Character ● CH15: Listed Buildings and Structures ● CH16: Locally Listed Buildings ● CH17: Historic Parks and Gardens ● EC4: Employment Development and Residential Amenity ● ENV1: Green Infrastructure ● ENV10: Pollution and Land Instability ● ENV11: Development and Noise ● ENV12: Air Quality <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ Number of new or extended Conservation Areas designated ○ Number of buildings benefiting from locally listing policy. ○ Number of Conservation Area Consents granted as part of re-development proposal. ○ Number of Listed Buildings/ archaeological sites lost or damaged as a result of development. ○ % of applications for Listed Building Consent submitted with a detailed impact assessment/appraisal. ○ Number of appeals allowed where design is the main issue. <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ Number of Listed Buildings on the national buildings at risk register. |
| | <p>Living in Crawley:</p> <p><i>“By 2030, about 4,000 new homes will have been built to support the needs of the growing population. A mix of new homes will be designed for residents in all stages of life. These will be built in locations which respect the town’s unique development and design principles and preserve the most valued of the town’s environmental features.</i></p> <p><i>Local communities will be directly involved in planning how the town grows and develops in order to achieve the best outcome for all concerned; particularly where difficult choices have to be made.</i></p> <p><i>Neighbourhoods will continue to feature in the development of the town, recognising the important role they play in helping shape and develop communities.”</i></p> |
| <p>Objective 5:</p> | <p>To meet as much of the agreed housing need as possible within the borough boundary, in light of constraints; by supporting the delivery of 258no. homes each year from 2015 to 2030.</p> <p>Key Indicator:</p> <ul style="list-style-type: none"> ● Number of residential dwellings completed. <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● SD1: Presumption in Favour of Sustainable Development ● CH4: Comprehensive Development and Efficient Use of Land ● H1: Housing Provision ● H2: Key Housing Sites ● H3: Future Housing Mix ● H4: Affordable and Low Cost Housing ● H5: Gypsy, Traveller and Travelling Showpeople Sites ● H6: Shared Housing <p>Local Plan Policy Monitoring Indicators:</p> |

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| | <ul style="list-style-type: none"> ○ Maintenance of 5-year trajectory & 5% additional land supply. ○ Number of planning permissions granted for residential developments. ○ % residential development on brownfield land. ○ Land supply/urban capacity study sites released and assessed. ○ Number/hectares of Amenity Green Spaces lost per annum to meet housing development needs. <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ Homelessness ○ Household sizes ○ House prices in relation to local incomes |
| Objective 6: | To provide a good choice of well designed housing in terms of tenure, type, size and location. |
| | Key Indicator: |
| | <ul style="list-style-type: none"> ● Type of dwellings built compared to local needs. |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● CH2: Principles of Good Urban Design ● CH5: Standards for New Housing Development ● H1: Housing Provision ● H2: Key Housing Sites ● H3: Future Housing Mix ● H4: Affordable and Low Cost Housing ● H5: Gypsy, Traveller and Travelling Showpeople Sites ● H6: Shared Housing |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ Maintenance of 5-year trajectory & 5% additional land supply. ○ Number of appeals allowed where space standards were the main issue. ○ Net additional pitches (Gypsy & Traveller). |
| Objective 7: | To ensure that 30% of new housing development is affordable. |
| | Key Indicator: |
| | <ul style="list-style-type: none"> ● Gross affordable housing completions. |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● H4: Affordable and Low Cost Housing |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ Percentage new affordable housing in total completions. <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ Homelessness ○ Household sizes ○ House prices in relation to local incomes |
| <p>Working in Crawley:</p> <p><i>“Crawley will continue to be an economic leader meeting the needs of significant employers who are important to the overall prosperity of the region. A business environment that supports and encourages new and established businesses to grow and flourish will be developed.</i></p> <p><i>Redeveloping and revitalising the town centre and further regeneration of the Manor Royal Business District will make Crawley the place to do business in the south east. Gatwick Airport will continue to support the economic growth of the town.</i></p> <p><i>Additional jobs will have been created for people living in and around the Crawley area across a diverse range of sectors. Access to jobs will be supported by learning and development opportunities giving people a real choice about the work they can and want to do.”</i></p> | |
| Objective 8: | To improve the business offer and to maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy (SA objective). |
| | Key Indicator: |
| | <ul style="list-style-type: none"> ● % change in number of VAT (registrations less de-registrations) in the area (monitored through other mechanisms). |
| | Primarily supported through Local Plan Policies: |

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| | <ul style="list-style-type: none"> ● SD1: <i>Presumption in Favour of Sustainable Development</i> ● EC1: <i>Sustainable Economic Growth</i> ● EC2: <i>Economic Growth in Main Employment Areas</i> ● EC3: <i>Manor Royal</i> ● EC4: <i>Employment Development and Residential Amenity</i> ● EC5: <i>Town Centre North</i> ● EC6: <i>Town Centre Uses</i> ● EC7: <i>Town Centre and Edge-of-Centre Development Sites</i> ● EC8: <i>Retail Development outside the Primary Shopping Area</i> ● EC9: <i>Neighbourhood Centres</i> ● EC10: <i>Rural Economy</i> |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ <i>Number of planning permissions for new commercial developments.</i> ○ <i>Number/Floorspace of new commercial developments by type completed.</i> ○ <i>Total amount of additional floorspace.</i> ○ <i>Employment land available by type.</i> ○ <i>Amount of designated employment land lost to other uses.</i> <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ <i>Level of commercial floorspace vacancy.</i> |
| Objective 9: | To support Gatwick Airport to maximise its potential as a 1-runway, 2-terminal airport; increasing passenger throughput up to 45 million passengers per annum subject to satisfactory legal agreements. |
| | Key Indicator: |
| | <ul style="list-style-type: none"> ● <i>Passenger throughput (Gatwick Airport monitoring).</i> |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● <i>GAT1: Development of the Airport with a Single Runway</i> ● <i>GAT2: Safeguarded Land</i> ● <i>GAT3: Airport Related Parking</i> ● <i>GAT4: Employment Uses at Gatwick</i> |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ <i>Signing of legal agreement.</i> ○ <i>Amount of non-airport related employment floorspace at the airport.</i> |
| <p>Experiencing Crawley:</p> <p><i>“By 2030, Crawley will be a place that people want to visit, to have fun and spend their leisure time. Crawley’s parklands and open spaces, its sporting, and leisure facilities along with its cultural offer will be enhanced, for the benefit of local people and visitors.</i></p> <p><i>The revitalised town centre will be the heart of the town, providing a central point for local people and others from across the region to enjoy social activities, shopping, culture and entertainment both during the day and at night. It will be a welcoming and attractive family friendly environment.</i></p> <p><i>Neighbourhoods will continue to offer local facilities alongside amenities that can be easily accessed along with informal green spaces for all to enjoy. The spirit and pride of individual communities will continue to be harnessed to make neighbourhoods the focus of local celebration.”</i></p> | |
| Objective 10: | To ensure the protection & enhancement of valued open spaces. |
| | Key Indicator: |
| | <ul style="list-style-type: none"> ● <i>Net loss or gain of open space</i> |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● <i>CH1: Neighbourhood Principle</i> ● <i>CH2: Principles of Good Urban Design</i> ● <i>CH3: Normal Requirements of All New Development</i> ● <i>CH7: Structural Landscaping</i> ● <i>CH8: Important Views</i> ● <i>ENV1: Green Infrastructure</i> ● <i>ENV2: Biodiversity</i> ● <i>ENV3: Local Green Space</i> |

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| | <ul style="list-style-type: none"> • ENV4: Open Space, Sport and Recreation • ENV5: Provision of Open Space, Sport and Recreational Facilities <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ % of planning permissions granted for development of existing open space for non-recreation or open space use. ○ Amount of new open space and landscaping as part of new development. ○ Number of Tree Preservation Orders served during the monitoring year. <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ Number of enhancement schemes for existing open spaces. |
| Objective 11: | To facilitate and support the provision of new leisure facilities. |
| | <p>Key Indicator:</p> <ul style="list-style-type: none"> • Amount and type of new leisure and recreational floorspace provided. <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> • SD1: Presumption in Favour of Sustainable Development • EC2: Economic Growth in Main Employment Areas • EC6: Town Centre Uses • EC7: Town Centre and Edge-of-Centre Development Sites • ENV3: Open Space, Sport and Recreation • IN1: Infrastructure Provision • IN5: The Location and Provision of New Infrastructure |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ Amount and type of leisure and recreational floorspace lost to other uses. ○ Amount and type of new leisure and recreation floorspace. |
| Objective 12: | To facilitate and support the provision of new cultural facilities. |
| | <p>Key Indicator:</p> <ul style="list-style-type: none"> • Amount and type of new cultural facilities floorspace provided. <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> • SD1: Presumption in Favour of Sustainable Development • EC5: Town Centre North • EC6: Town Centre Uses • EC7: Town Centre Development Sites • IN1: Infrastructure Provision • IN5: The Location and Provision of New Infrastructure |
| | <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ Provision of new museum. |
| <p>Growing Crawley: <i>“Growth will be sustainable and supported by an infrastructure plan that complements development enabling people to live a long and happy life”.</i></p> | |
| Objective 13: | To ensure the provision of sufficient infrastructure to meet the requirements of the borough (SA objective). |
| | <p>Key Indicator:</p> <ul style="list-style-type: none"> • Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan) <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> • IN1: Infrastructure Provision • IN2: Strategic Delivery of Telecommunications Infrastructure • IN3: New Development Requirements for Sustainable Transport • IN4: Parking Standards • IN5: The Location and Provision of New Infrastructure • IN6: Improving Rail Stations |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ To maintain an up-to-date Infrastructure Plan. ○ Amount of financial contribution secured through Community Infrastructure Levy and s106 Agreements directed to projects on the CIL Regulation 123: Priority |

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| | <p><i>Infrastructure List.</i></p> <ul style="list-style-type: none"> ○ <i>Provision of Community Infrastructure</i> |
| <p><u>Growing the People:</u></p> <p><i>“Crawley will continue to improve the quality of life for its residents throughout every stage in their life. Excellent early years’ provision will support children’s development, which will be further assisted by the provision of good primary, secondary and tertiary education. Education, for both young and old, should unlock potential, giving people a real choice about what they do in their working life. People will be encouraged to stay fit and active and as they grow older will be able to age with confidence.”</i></p> | |
| Objective 14: | To support the provision of quality education – including supporting and facilitating, where appropriate, the improvement of skills levels. |
| | Key Indicator: |
| | <ul style="list-style-type: none"> ● <i>Education attainment levels in Crawley.</i> |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● <i>IN1: Infrastructure Provision</i> ● <i>IN5: The Location and Provision of New Infrastructure</i> |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ <i>% or amount of CIL towards education provision and establishments.</i> <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ <i>Education attainment levels in Crawley.</i> |
| Objective 15: | To promote healthy, active, cohesive and socially sustainable communities (SA objective). |
| | Key Indicator: |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● <i>ENV1: Green Infrastructure</i> ● <i>ENV3: Local Green Space</i> ● <i>ENV4: Open Space, Sport and Recreation</i> ● <i>IN1: Infrastructure Provision</i> ● <i>IN5: The Location and Provision of New Infrastructure</i> |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ <i>% or amount of CIL or s106 Agreement contributions towards local neighbourhood social and health facilities.</i> <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ <i>GP provision per 1000 population: 100% of major developments to include satisfactory GP access.</i> |
| <p><u>Growing the Town:</u></p> <p><i>“By 2030 significant progress will have been made in Crawley becoming a carbon neutral town. A strong road network will be complemented by a good public transport system, giving people choice about how they travel. Allowances for parking spaces will be fully considered in any new development. As a modern town, the technological and communication infrastructure will be in place to ensure residents and businesses have the support needed to develop and grow. Conserving natural resources to support future growth will be vital to the longevity of the town.”</i></p> | |
| Objective 16: | To work towards ensuring Crawley is a Carbon Neutral town by 2050. |
| | Key Indicator: |
| | <ul style="list-style-type: none"> ● <i>Per capita carbon emissions.</i> |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● <i>SD1: Presumption in Favour of Sustainable Development</i> ● <i>CH6: Tree Planting and Replacement Standards</i> ● <i>ENV6: Sustainable Design and Construction</i> ● <i>ENV7: District Energy Networks</i> ● <i>ENV9: Tackling Water Stress</i> ● <i>IN3: New Development Requirements for Sustainable Transport</i> ● <i>IN6: Improving Rail Stations</i> |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ <i>Number of network ready planning permissions granted.</i> ○ <i>Renewable energy generation.</i> <p>Monitored through other mechanisms:</p> |

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| | <ul style="list-style-type: none"> ○ Significant increase in proportion of waste being recycled. ○ Significant reduction in emissions from council vehicle fleet. |
| Objective 17: | To ensure new developments will be of high quality and sustainable design and construction in line with national standards; with new buildings being built to a high energy efficiency standard to ensure warmth continues to be affordable to all residents and meet the challenges to work towards becoming Carbon Neutral. |
| | Key Indicator: <ul style="list-style-type: none"> ● % of new residential developments meeting Code for Sustainable Homes. ● % of non-domestic buildings meeting the BREEAM rating. |
| | Primarily supported through Local Plan Policies: <ul style="list-style-type: none"> ● CH3: Normal Requirements of All New Developments ● ENV6: Sustainable Design and Construction ● ENV7: District Energy Networks ● ENV11: Tackling Water Stress |
| | Monitored through other mechanisms: <ul style="list-style-type: none"> ○ Reduction in fuel poverty. |
| Objective 18: | To ensure all businesses have access to good quality technological connections. |
| | Key Indicator: <ul style="list-style-type: none"> ● Superfast Broadband coverage. |
| | Primarily supported through Local Plan Policies: <ul style="list-style-type: none"> ● IN1: Infrastructure Provision ● IN2: Strategic Delivery of Telecommunications Infrastructure |
| | Monitored through other mechanisms: <ul style="list-style-type: none"> ○ No businesses/developments without superfast broadband coverage. |
| Objective 19: | To reduce car journeys and promote sustainable and alternative methods of transport, whilst ensuring sufficient transport infrastructure is delivered to meet the requirements of the borough (SA objective). |
| | Key Indicator: <ul style="list-style-type: none"> ● Increase in proportion of journeys to work by walking, cycling and public transport. |
| | Primarily supported through Local Plan Policies: <ul style="list-style-type: none"> ● SD1: Presumption in Favour of Sustainable Development ● IN3: New Development Requirements for Sustainable Transport ● IN6: Improving Rail Stations ● GAT3: Gatwick Airport Related Parking |
| | Monitored through other mechanisms: <ul style="list-style-type: none"> ○ Modal split for journeys to work in Crawley. |
| Objective 20: | To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the borough (SA objective). |
| | Key Indicator: <ul style="list-style-type: none"> ● Change in areas of biodiversity importance (losses, enhancements and gains). |
| | Primarily supported through Local Plan Policies: <ul style="list-style-type: none"> ● CH2: Principles of Good Urban Design ● CH3: Normal Requirements of All New Development ● CH6: Tree Planting and Replacement Standards ● CH7: Structural Landscaping ● CH8: Important Views ● CH9: Development Outside the Built-Up Area ● ENV1: Green Infrastructure ● ENV2: Biodiversity ● ENV3: Local Green Space ● ENV4: Open Space, Sport and Recreation ● ENV5: Provision of Open Space, Sport and Recreational Facilities |
| | Local Plan Policy Monitoring Indicators: |

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| | <ul style="list-style-type: none"> ○ Number and type of planning applications permitted on designated sites. <p>Monitored through other mechanisms:</p> <ul style="list-style-type: none"> ○ Number of new Biodiversity Action Plans agreed. |
| Objective 21: | To adapt to the effects of climate change by reducing the negative consequences on people and/or the environment, such as reducing flood risk, future proofing the built environment and the positive management of natural resources (SA objective). |
| | <p>Key Indicator:</p> <ul style="list-style-type: none"> ● Number of planning permissions granted contrary to the Environment Agency advice on flooding and water quality grounds. |
| | <p>Primarily supported through Local Plan Policies:</p> <ul style="list-style-type: none"> ● CH3: Normal Requirements of All New Developments ● ENV1: Green Infrastructure ● ENV2: Biodiversity ● ENV6: Sustainable Design and Construction ● ENV8: Development and Flood Risk ● ENV9: Tackling Water Stress |
| | <p>Local Plan Policy Monitoring Indicators:</p> <ul style="list-style-type: none"> ○ Percentage of new developments meeting water efficiency requirements. |

Gatwick Airport and Local Plan Review

- 4.73 This Local Plan is being prepared on the basis of supporting the growth of Gatwick Airport to a throughput of 45 million passengers per annum within its current configuration of a single runway and two terminals. Land to the south of the airport, which may be required for airport development in the future is also safeguarded against incompatible development until the government has established any relevant policies and proposals in relation to additional airport capacity in the UK.
- 4.74 The findings of the Airport Commission and subsequent government decisions on the location of new runway capacity will have a significant impact on planning for the future of Crawley, wherever in the country the new runway capacity is to be located. It is anticipated that the decision will result in one of the following scenarios for Gatwick Airport:
- a second runway to be provided at Gatwick, with clarity on the new airport boundary and potential lifting of safeguarding for any remaining land outside the expanded airport;
 - no second runway at Gatwick and safeguarding is lifted; or
 - no second runway but continuation of the requirement for safeguarding.
- 4.75 For each of these anticipated runway scenarios there are implications on the amount of land available to meet all the development needs arising within the borough over the Plan period. Therefore, in all of these instances, some review and assessment of the Crawley Local Plan will be necessary.

Core Strategy Sustainability Appraisal Indicators

- 4.76 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 has been developed as part of the Sustainability Report accompanying the submission Local Plan.
- SA Objective 1 – To make the most efficient use of land*
- 4.77 During the reporting period, 93% of commercial floorspace and 74.1% of residential completions were completed on Previously Developed Land (PDL). Both these statistics are consistent with longer term trends for use of PDL for all development. However, although the trend for residential development on PDL has been increasing in recent years, reflecting the lack of greenfield land in Crawley, the monitoring period saw a slight increase in the use of greenfield land.

- 4.78 In 2012/13 the average density for all completed developments was 48.1 dwellings per hectare. Policy H4 of the Core Strategy aims to ensure the 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 new completed dwellings are in highly sustainable locations.

SA Objective 1

| Indicator | 2012/13 |
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| % Residential development completed on PDL | 84.7% (63 of 85) |
| % Commercial floorspace completed on PDL | 93% (7,570m ²) |
| Average density of new residential development (10+ unit sites) | 45.8 dwgs/ha |
| Average density of new residential development (up to 9 unit sites) | 52.5 dwgs/ha |

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

- 4.79 The council has made a moderate contribution towards this objective with the provision of 32 affordable housing units provided during the monitoring year, representing 38% of the total housing provided. There are 2,414 people on the housing needs register, substantially lower than last two years total of 3,113 and 3,068 individuals/families requiring accommodation in 2011/12 and 2010/11 respectively. Of the total, 689 require one bed accommodation and 1,323 require two, three and four bed (family) accommodation, and the remaining 402 require sheltered accommodation. The main reason for the reduction of people on the housing needs register is attributed to changes in the housing allocations policy locally and the council stating that applicants in Band C (medium priority) and Band D (low priority) are very unlikely to be offered social housing from the council. However, in light of the economic downturn, it is expected that a moderate increase in housing need, and a slowdown in affordable housing provision, will mean that there will be a slight increase of individuals or families on the housing needs register in future years.
- 4.80 Development of the Kilnwood Vale and North East Sector (Forge Wood) neighbourhoods will 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

| Indicator | 2012/13 data |
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| Number of households on the housing needs register and the size of accommodation required | Total = 2,414 <ul style="list-style-type: none"> • 689 - One Bedroom (singles and couples) • 1,323 - Two & Three & four bedroom (families) • 402 - One & Two Bed Sheltered Accommodation |
| Number of new residential developments delivering 40% affordable housing | Some developments are on council owned property and delivered more affordable housing than the 40% quota. |
| Number of affordable houses completed per annum as a % of total annual delivery | 38% (32/85) |

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

- 4.81 Two indicators have been used to monitor this objective: The Secured by Design UK police award, and the number of crime incidents reported within Crawley.

- 4.82 In total, two awards were granted resulting in 32 dwellings meeting SbD Part 2 standards. Research suggests that these properties are less likely to suffer from crime and vandalism, although no trend is yet evident in Crawley. The council is working in discussion with the community to progress a number of community safety improvement projects that enhance lighting and parking, in certain areas of the town. The council's Residential Street Scene and Parking Improvement Programme has funding until 2015/16, 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 has been used to prepare a programme for future years. The new programme was agreed in 2012, with four new schemes in residential streets expected to be delivered across the town in the current monitoring year that have suffered from severe parking issues.
- 4.83 Crime statistics for the 2012/13 reporting year are taken from the CBC and Sussex Police 'Safer Crawley Partnership' summary review of performance for 2012/13, which has slightly amended some indicators from CBC Crime three-year review used previously, so comparison between years for some indicators has become problematic (particularly business crime). Indeed, Sussex Police have changed the way they record business crimes in the 2010/11 monitoring period, and moreover, a new anti-social behaviour team for Crawley Borough Council was installed, ensuring that instances of anti-social behaviour were increasingly recorded. A moderate decrease in reported crimes was evident overall (3.28% on the previous reporting year), although there was an increase in domestic burglary and vehicle crime during the reporting period when compared to the 2011/12 monitoring period.

SA Objective 3

| Indicator | 2012/13 data |
|--|--|
| Number of developments receiving a Secured by Design award | 2 awards for a total of 32 housing units |
| Reported crime incidents | no./1000 pop (pop. 105,000) 2013/12 (2012/11; 2011/10 data) <ul style="list-style-type: none"> • Robbery Offences – 0.7 (0.7; 0.9) • Theft of and from a motor vehicle offences – No data presently available • Sexual offences – 1.4 (1.4; 1.2) • Anti-social behaviour incidents – 73.4 (101.3; 44.0) • Burglary dwelling offences – 2.9 (2.5; 3.1) per 1000 households |

Table 4.16: Crime reported in Crawley 2007-2013

| Crawley and Gatwick Airport | 2007/2008 | 2008/2009 | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 | Actual difference over 3 years | Three year % change |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--------------------------------|---------------------|
| Total Crime | 12,083 | 11,155 | 10,035 | 9,410 | 9,659 | 9,342 | - 68 | - 0.7% |
| Domestic Burglary | 276 | 283 | 307 | 326 | 263 | 307 | - 19 | - 6.2% |
| Vehicle Crime | 1,128 | 1,059 | 591 | 787 | 754 | 1,024 | + 237 | + 23.1% |
| Criminal Damage | 1,790 | 1,608 | 1,492 | 1,372 | 1,218 | 1,047 | - 325 | - 31% |
| Public Place Violent Crime | 1,619 | 1,264 | 1,142 | 1,174 | 1,129 | 1,136 | - 38 | - 3.4% |
| Business Crime | 4,310 | 4,234 | 3,895 | 2,172 | 2,239 | 1,989 | -1,471 | - 74% |

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

- 4.84 This objective was monitored through the amount of floorspace delivered, the amount of floorspace lost to other uses and the total stock of VAT registered businesses. However, information on the total stock of VAT registered businesses has ceased, and subsequently, this indicator has been adjusted to the % change in the number of active enterprises from the previous monitoring year. There has been an increase 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 8,170m² gross (7,422m² net) up from 4,136m² net in 2011/12.

SA Objective 4

| Indicator | 2012/13 data |
|--|--|
| Amount of Floorspace developed for employment by type | B1 Mixed Uses 563 m ² (net) B2 General Industry 76 m ² (net) B8 Storage and Distribution 7,422 m ² (net) |
| Total level of employment floorspace provision against Structure Plan requirements | 175,011m ² against 280,000 m ² requirement (63%) |
| Amount of designated employment land lost to other uses | None |
| % change in number of active business enterprises in the area compared to the previous monitoring year | 2010 – 2,960 Active Enterprises 2011 – 3,015 Active Enterprises 2012 – 3,100 Active Enterprises + 2.82% |

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

- 4.85 During the reporting year, this indicator shows that there were no residential units completed within the Town Centre. The council's Town Centre Wide Strategy and supplementary planning documents have been adopted and discussions are continuing with developers on the Town Centre North Scheme and other identified housing sites. No new retail was delivered in the Town Centre during the monitoring period either, but the first phase of Town Centre North scheme at Sussex House was granted planning permission in January 2012 and the building works are nearing completion.

SA Objective 5

| Indicator | 2012/13 data |
|--|--|
| Level of retail floorspace lost to other uses | Planning permission (CR/2012/0351/FUL) was granted for a change of use from retail (A1) to a financial services use (A2) at 28-32 The Broadway, Northgate. The Town Centre Wide SPD outlines that A2 uses will be acceptable within the Core Area, provided that the total extent of non-retail frontage does not exceed 30% of the total frontage length. In this case, the change of use was considered acceptable since it did not exceed this limit. |
| 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

- 4.86 During 2012/13, the provision of residential floorspace was greater than the provision of commercial floorspace when compared to West Sussex Structure Plan requirements. This reinforces the position in 2011/12 and reflects the lower uptake of commercial development. The level of floorspace vacancy in November 2012

was 15.6%. The level of floorspace vacancy in November 2013 is 16%, a relatively minor increase in commercial floorspace vacancy. Figures reported in 2009/10 and 2010/11 at 17.5% and 17.6% 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 | 2012/13 data |
|---|---|
| % of total housing provision (Structure Plan) to employment provision | 70% (3145/4500) of residential requirement compared to 63% (175,011 m ² / 280,000 m ²) of commercial requirement |
| Level of commercial floorspace vacancy | 16% (513 separately assessed vacant commercial premises out of 3,230 rated properties) |

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

- 4.87 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.
- 4.88 The amount of money collected from s106 agreements for open space decreased from £361,000 in 2011/12 to £71,522 in the monitoring period. However, transport contributions remained relatively steady with £297,000 collected in 2011/2012, compared to £299,042 being collected in the reporting period.

SA Objectives 7, 9 and 17

| Indicator: S106 contributions: 2012/13 data | Received | Spent |
|---|-----------------|----------------|
| Transport | £299,042 | £0 |
| Library | £0 | £0 |
| Open space | £71,522 | £28,000 |
| Education | £73,632 | £0 |
| Fire | £3,974 | £0 |
| CCTV | £0 | £0 |
| Manor Royal | £1,948 | £0 |
| Total | £450,118 | £28,000 |

- 4.89 During the course of 2012/13, a total of only £28,000 of s106 monies was spent on infrastructure, which was spent wholly on open space. However, a committed sum of £125,000 in transport s106 monies and £40,000 in library s106 monies will be spent on both transport and library provision across the borough.

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

- 4.90 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, they are useful guides on how the residents of the borough perceive the place in which they live. There is no government requirement for these surveys, 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 association with the forthcoming Local Plan.
- 4.91 The council's Residential Street Scene and Parking Improvement Programme aims to improve the environment in which people live. The programme has had a number of successful projects completed and positive responses from residents, and it is intended that the scheme will continue in the future.

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

- 4.92 A total of £71,522 for open space was received during the reporting year and £28,000 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

- 4.93 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 developing the new Local Plan, the council commissioned a heritage review 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 in the future. This included three new Conservation Areas and two extensions to existing Conservation Areas. These sites have been investigated for their potential designation, and moreover, consulted upon during the preparation of the Local Plan. On the 3 April 2013, three new conservation areas were designated and two existing conservation areas were extended after public consultation. The names of each area are as follows; Malthouse Road; Southgate Neighbourhood Centre; Hazelwick Road; Ifield Village (extension) and Brighton Road (extension).
- 4.94 The council adopted a revised local list on the 10 November 2010. Submissions were made to English Heritage to consider the 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.

SA Objective 10

| Indicator | 2012/13 data |
|---|---|
| Number of Conservation Area Consents granted as part of redevelopment proposal | Three conservation areas consents have been permitted during the reporting year. |
| 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 | Six applications, which were all approved. All the applications were accompanied either by a Design and Access Statement, or specific Heritage Statement detailing the impacts of the development. One application for listed building consent did not have a Heritage Statement but was later withdrawn. |
| Number of new or extended conservation areas | No new areas in monitoring year (but see Para 4.93 above). |
| Number/hectares of Amenity Green Spaces lost per annum | Not able to monitor |
| Number of Tree Preservation Orders served during the monitoring year | Thirteen |

SA Objective 11 - To conserve and enhance the biodiversity of the borough

- 4.95 Data provided by the Sussex Biodiversity Record Centre indicates that there was only one planning application within or abutting designated sites and reserves or habitats. For the monitoring year, the area of planning applications with code of commencement was 3.9 ha (12 sites). The percentage of Crawley infringed by planning equates to only 0.1%; this is moderate decrease on the previous monitoring year and a negligible impact in terms of Crawley's natural environment.

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

- 4.96 As shown by the two indicators set out below, 25.9% of residential completions took place on greenfield land, and 93% of commercial development was delivered on previously developed land.

SA Objective 12

| Indicator | 2012/13 data |
|--|---|
| Annual number/level of commercial floorspace and residential development built outside of the built up area boundary of Crawley Town | Viking House, Perimeter Road development (CR/2012/0309/FUL) has been completed for two storage units (B8) with new net floorspace of 600 m ² and is outside the built up area boundary in the Lowfield Heath industrial estate. Owing to the site's proximity to Gatwick Airport and other industrial units, this application was considered in-keeping within the existing area. No new residential dwellings were built outside the built-up area boundary. |
| Amount of Greenfield land taken for development | 25.9% of residential completions completed on greenfield land and 7% of completed commercial floorspace was delivered on greenfield land. |

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

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

SA Objective 13

| Indicator | 2012/13 data |
|---|--|
| Number of Planning Permission granted contrary to the advice of the Environment Agency on either flood risk or water quality concerns | No planning applications granted permission contrary to advice, following resolution of objections |

SA Objective 14 - To maintain air quality standards

- 4.98 Local air quality is monitored and managed by the council. The 2012 Progress Report's review of air quality monitoring data for 2011 identified that exceedences of the national air quality objective for annual mean NO₂ at one location with relevant exposure, Tinsley Close. Detailed modelling will be carried out to determine if there will be a requirement to declare an AQMA at this location. The Progress Report also noted a downward trend in air pollution from NO₂ at sites around Gatwick, but despite a reduction in annual mean NO₂ in 2011 from the previous year, the trend remains upward at background sites around Crawley. The long term monitoring data showed a downward trend in PM₁₀ also.
- 4.99 The 2012 Updating and Screening Assessment has identified the need to proceed to a detailed assessment/modelling for annual mean NO₂ at the Tinsley Close location and it was concluded that it be likely that the outcome of detailed assessment will result in a requirement to declare an AQMA in Crawley.
- 4.100 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.

- 4.101 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 the encouragement of public transport usage will all be employed in an attempt to reduce pollution levels in the air.

SA Objective 14

| Indicator | 2011/12 data |
|--|---|
| Number of properties in air quality management action area | None |
| Air quality monitoring results | Sites that exceeded limits in 2011 are being monitored more closely and an AQMA will be declared at Tinsley Close if appropriate. |

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

- 4.102 The Sussex House development (planning application reference CR/2011/0431/FUL) has delivered some low carbon technology. It was established during the planning process that there was no suitable existing direct heating or Combined Cooling Heat and Power (CHP) system to which a connection to Sussex House could be explored. However, the provision within the development for the facility to connect to a future district heating network has been established.

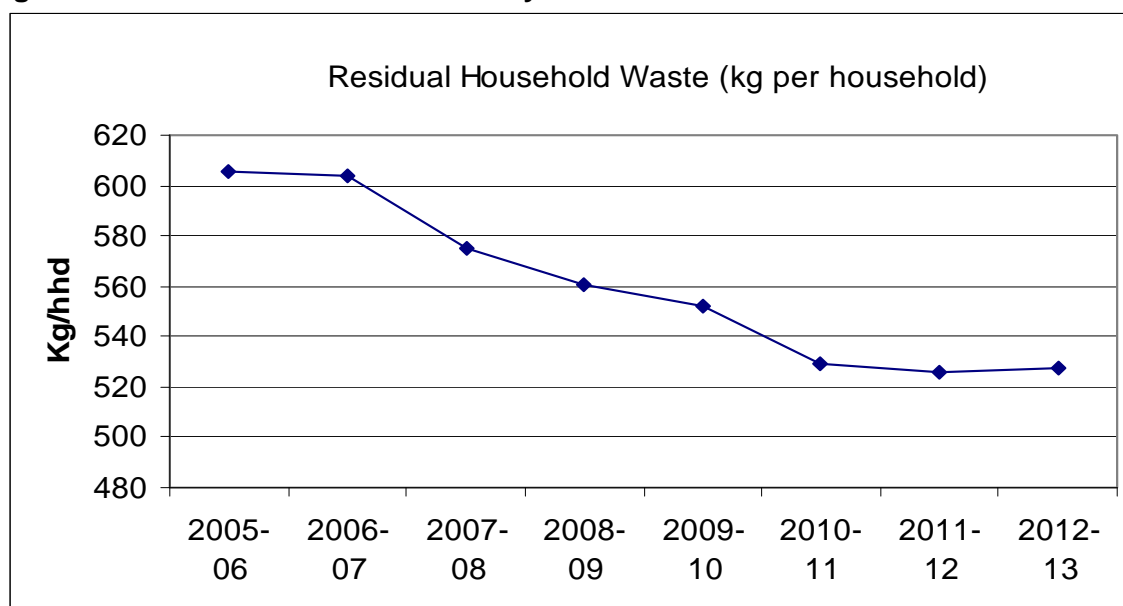
SA Objective 16 - To encourage the re-use of materials and reduction of waste

- 4.103 The household waste produced per household within the borough in 2012/13 was 527 kg/household, up by less than 1% from last year's value of 526 kg/household. Subsequently, the residential waste produced within Crawley has risen slightly for the first time in eight years. The level of household recycling has shown a slight decline between 2009/10 and 2012/13 due to contamination in the recycled waste flow. During the monitoring period 26.1% of household waste was recycled or composted, compared to 29.0% in 2009/10.

SA Objective 16

| Indicator | 2012/13 data |
|--|------------------|
| Household waste produced within the borough (Kg/household) | 527 kg/household |
| Level of household recycling and composting within the borough | 26.1% |

Figure 4.4: Household waste in Crawley 2005-2013



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

- 4.104 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

| Indicator | 2012/13 data |
|---------------------------------|--------------|
| Length of cycle lanes and paths | 26.9 km |

Emerging Local Plan Sustainability Appraisal Indicators

- 4.105 This section reports on the emerging Sustainability Objectives of the Sustainability Appraisal accompanying the Submission Local Plan. A new monitoring framework has been developed as part of the Sustainability Report and is presented in Table 4.17 below.

Table 4.17: Sustainability Objectives and Monitoring Indicators

| Objectives | Indicators |
|---|--|
| 1. To mitigate climate change, by taking actions to reduce the concentration of greenhouse gasses in the atmosphere by reducing or eliminating emissions at the source, and/or capturing greenhouse gases. | CO ₂ reduction from Local Authority operations; Per capita CO ₂ emissions in the local authority area; Residual household waste kg per household; Household waste recycled and composted. |
| 2. To adapt to the effects of climate change by reducing the negative consequences on people and/or the environment, such as reducing flood risk, future proofing the built environment and the positive management of natural resources. | Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. |
| 3. To protect and enhance the valued built environment and character within the borough through high quality new design and the protection of culturally valuable areas and buildings. | The number and proportion of total new build completions on housing sites reaching very good, average, and poor ratings against the building for life criteria; Number of listed buildings on the Buildings at Risk Register; Percentage of conservation areas with up-to-date Appraisals (i.e. last 5 years). |
| 4. To ensure that everyone has the opportunity to live in a decent and affordable home. | Net additional dwellings – in previous years; Net additional pitches (Gypsy and Traveller); Supply of ready to develop housing sites (5-year housing land supply); New and converted dwellings – on previously developed land (PDL). |
| 5. To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy. | Amount of Floorspace developed for employment by type; Working age population qualified to at least Level 4 or higher; Amount of designated employment land lost to other uses; Count of active enterprises |
| 6. To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the borough. | Change in areas of biodiversity importance; Improved Local Biodiversity – proportion of Local Sites where positive conservation management has been or is being implemented - District (CBC); Amount and type of development within areas designated for their nature importance; Amount of trees with Tree Preservation Orders lost per annum |

| Objectives | Indicators |
|---|--|
| 7. To reduce car journeys and promote sustainable and alternative methods of transport, whilst ensuring sufficient transport infrastructure is delivered to meet the requirements of the borough. | Congestion – Average journey time per mile during the morning peak; Access to services, jobs and facilities by public transport, walking and cycling; Number of passengers using Gatwick Airport per annum and percentage arriving by public transport; People killed or seriously injured in road traffic accident. |
| 8. To ensure the provision of sufficient infrastructure to meet the requirements of the borough. | Rate of residential and commercial development to be in accordance with the Local Plan's annualised requirements and local commercial requirements |
| 9. To promote healthy, active, cohesive and socially sustainable communities. | Percentage of people who feel that they belong to their neighbourhood; Overall satisfaction with local area; Percentage of people aged 16 – 74 with no qualifications. |
| 10. To ensure everyone has the opportunity to participate in sport and to encourage active lifestyles. | Self reported measure of people's overall health and wellbeing; All-age all cause mortality rate; Healthy life expectancy at age 65. |

Part 5: Duty to Cooperate

Introduction

- 5.1 This part of the report sets out the progress made on cooperation with Prescribed Bodies in meeting the duty to cooperate for the production of the council's Local Plan as well as in supporting the preparation of the adjoining and relevant authorities' Local Plans.
- 5.2 To support the Local Plan, a Duty to Cooperate Statement has been prepared which sets out in detail the progress made to date in the strategic issues and challenges for the wider sub region and Crawley's area of influence. As this is the most comprehensive and up-to-date picture of cooperation, it is not intended to repeat it within this AMR. Instead, the Statement itself will be used as a baseline position for future monitoring. Consequently it contains a number of identified actions which are set out below for information.
- 5.3 A significant number of joint evidence base documents have been produced to support the preparation of the Local Plan in line with meeting the Duty to Cooperate and produce a sound Plan. These are set out in Appendix E. Of these, one was produced within the monitoring year (Strategic Housing Market Assessment (SHMA) update, Crawley Borough Council, Horsham District Council and Mid Sussex District Council), and a further two have been produced since (the Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment, Crawley Borough Council and Horsham District Council, and the Economic Growth Assessment, Crawley Borough Council, Horsham District Council and Mid Sussex District Council).
- 5.4 The framework for cooperation has been identified as comprising:
1. Coast to Capital Local Enterprise Partnership
 2. The Gatwick Diamond Local Authorities
 3. The West Sussex Joint Planning Board
 4. Northern West Sussex Local Authorities
 5. Groupings established to address specific issues
 6. One to One discussions with other local authorities, prescribed bodies and other infrastructure providers
 7. Internal borough council meetings
- 5.5 A detailed timeline, covering the period to January 2014, identifying all meetings between Prescribed Bodies carried out in relation to cross-boundary strategic issues; key outcomes, including publication of evidence base documents and joint agreements; and critical milestones, is set out in Appendix F.

Duty to Cooperate Statement Actions

Meeting Housing Needs

- 5.6 Action: The involvement of the Coast to Capital Local Enterprise Partnership is crucial, partially to ensure infrastructure constraints are addressed as far as possible and partially to coordinate an understanding of the sustainable forms of development in the longer term.

Gypsy, Traveller and Travelling Showpeople

- 5.7 Action: Ongoing joint working will need to continue to understand the evolving nature of the travelling families within the borough and the interactions across the wider area.

Economic Growth

- 5.8 Action: As recognised in the Local Plan, following the government's decision on UK Airport expansion (anticipated to be 2016), a focused assessment of land for

delivering Strategic Employment Site(s) will be carried out in accordance with the following hierarchy:

- In Crawley, within the north of the borough
- At Crawley, in the land immediately adjoining the borough
- Near Crawley/Gatwick

The ongoing joint working will need to continue with the Gatwick Diamond authorities to assess the most appropriate and sustainable options for strategic employment locations to support the economy of the Gatwick Diamond, in the vicinity of Crawley/Gatwick.

Gatwick Airport

- 5.9 Action: The outcome of the Airports Commission recommendation and government decision will focus the future working of the local authorities within the area of influence of Gatwick Airport.

Key Transport Routes

- 5.10 Action: Implementation of any future extensions to Crawley or increasing traffic into Crawley from major strategic new development planned in neighbouring authorities must be fully understood to enable appropriate mitigation to be in place.

Flooding and Flood Risk

- 5.11 Action: Subject to identification of available funding for the remaining flood alleviation schemes, and alternative options in place of the final identified scheme not currently progressing (the Ifield Flood Detention Reservoir) will need cross-boundary and cross-body working to ensure they are able to commence or a suitable alternative meets the originally identified needs of the area.
- 5.12 Action: Any progression of further proposed extensions to either, or both, the east and west side of Crawley will require continuing ongoing partnership working between the relevant authorities and the Environment Agency to ensure this can be accommodated without causing substantial problems of flooding downstream.

Climate Change and Low Carbon Economy

- 5.13 Action: The potential for supporting larger scale low carbon energy providers will continue to be assessed and explored through joint working across appropriate administrative areas as opportunities arise.

Broadband Infrastructure

- 5.14 Action: Ongoing work will continue to monitor the implementation of the complementary policies as they become adopted into Local Plans, and the coverage of broadband and up-to-date telecommunications infrastructure in a continually evolving technological world, to ensure the Gatwick Diamond functional economic area remains nationally and internationally competitive. This information gathering will be carried out at local authority level and across the Gatwick Diamond and county areas.

Green Infrastructure

- 5.15 Action: Crawley Borough Council to support the progression of Biodiversity Opportunity Areas within the borough and identifying ways for delivering these through Green Infrastructure SPD.

Water and Wastewater Infrastructure

- 5.16 Action: Any further development delivery beyond that already planned will require phasing in line with upgrades to the Crawley Wastewater Treatment Works.

Part 6: Conclusions

Local Development Scheme

- 6.1 Progress on the documents of the adopted LDS has been significant during 2012/13 with a large number of evidence base documents and support documents completed and published for consultation.
- 6.2 The enactment of the Localism Act and the adoption of the National Planning Policy Framework in early 2012, had previously affected the Local Plan process. However, Crawley agreed a programme for the production of a new Local Plan to be adopted in 2015, covering the period 2015-2030. The Local Plan will ensure sustainable local development, and will 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.
- 6.3 The LDS was revised in 2013 to reflect the new programme and clarifies the documents that will support the new Local Plan. Preparation of the evidence base is ongoing and the Local Plan Examination is the main priority for the monitoring years ahead.

Housing

- 6.4 Housing delivery has stalled within the monitoring year and this is projected to continue through to the next monitoring year (2013/14). However, after this point, it is expected that Crawley will deliver approximately 300 dwellings per annum, or more, for the following five years, as the North East Sector development is anticipated to start within that time frame. Housing delivery to date does not meet the requirements of the Structure Plan, but projected delivery could ensure that there will be no further losses against the Structure Plan Requirements to the end of 2015/16. There will be a need to bring forward additional sites in the light of locally generated requirements.
- 6.5 The supply of affordable housing does not meet total demand and the number of people on the housing register continues to increase. Development at Kilnwood Vale is expected to contribute to affordable housing supply in the future, and the council is actively working with social landlords and developing its own schemes to bring forward new housing.
- 6.6 In addition, Crawley is waiting for the publication of the Government's position on the possible expansion of Gatwick to a two-terminal airport. This will be a key influence on the emerging policies of the Local Plan, and particularly housing land supply within Crawley.

Economy

- 6.7 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.
- 6.8 The completion of new employment space in Crawley increased within the monitoring year. However, the Manor Royal Masterplan does suggest 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 the economic profile outlined in the Gatwick Diamond Statement. Development Principle Statements have been completed by the council in the preceding years,

and the former GlaxoSmithKline site has benefited, with outline planning permission being granted for a mixed-use employment site on the 22 August 2012.

- 6.9 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 and within the Gatwick Diamond sub-region.
- 6.10 The economic climate is affecting development projections in the town centre, but schemes are starting to come forward to the planning permission stage. The revised adopted Town Centre North Supplementary Planning Document reflects the changes to development viability, longer trajectories, and greater phasing of development.

Next Steps

- 6.11 Crawley will review the adopted Local Development Scheme (2008) to reflect the revised programme for the new Local Plan 2015-2030. The New LDS will include the timetable for production of documents expected to form a part of the new Local Plan, including Supplementary Planning Documents expected to be adopted during the Plan period.
- 6.12 Monitoring indicators will be reviewed through 2014, 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.
- 6.13 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 |

| Policy Number | Policy Title/Purpose |
|----------------------|--|
| C13, C14 & C15 | Development for Recreation and Leisure |
| C16 | Access to the Countryside |
| C17 | Enhancement of the Countryside |
| T4, T5, T6, T7 | Roads |
| T8 | Car Park Design |
| T12, T13, T14 & T15 | Parking Standards |
| T16 | Park & Ride Schemes |
| T17, T18 & T19 | Residential Parking |
| T20, T21, & T22 | Traffic Calming |
| T23, T24 & T25 | Public Transport |
| T26, T27 & T28 | Walking and Cycling |
| H9 | Shared Accommodation |
| H10 | Sheltered Housing |
| H11 | Residential Care and Nursing Homes |
| H12 | Mobility Housing |
| H13 | Wheelchair Housing |
| H14 | Accommodation for Gypsies & Traveling Showpeople |
| H15 | Proposals for Traveling Showpeople's Quarters |
| H16 | House Conversions |
| H17 | Non-Residential Development within Residential Areas |
| H18 | Working from Home |
| H19 | Residential Extensions and Alterations |
| H20 | Private Outdoor Space |
| H21 | Allotments in New Residential Development |
| H22 | Design |
| E15 | Employment Areas Adjacent to Residential Areas |
| SH15 | Neighbourhood Parades & Local Shops |
| SH16 | Non-Retail Uses |
| SH17 | Improvements to Parades |
| SH19 | Amusement Centres |
| SH20 | Petrol Filling Stations |

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

Appendix B

**Adopted LDS - September 2013:
Core Strategy Review Programme**

Appendix C

Crawley Borough Housing Trajectory – Updated September 2013

Appendix D

Crawley Borough Housing Trajectory – Monitoring Period 2012/13

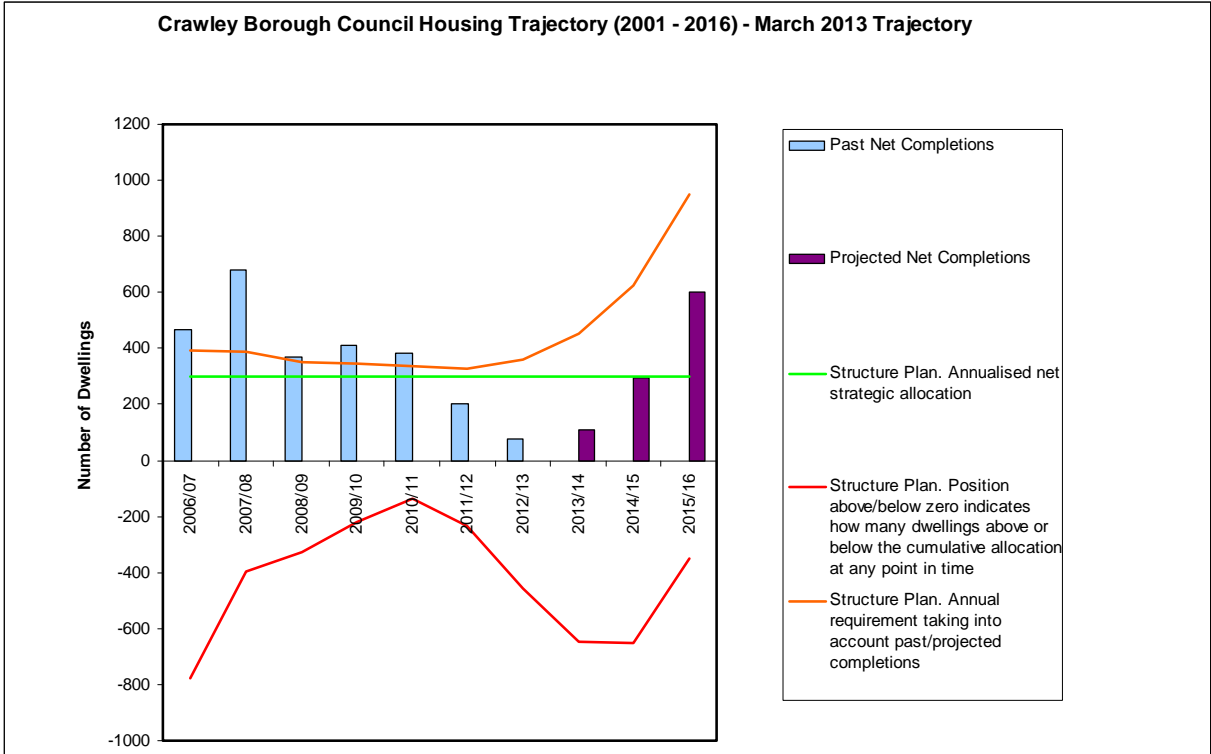
Against West Sussex Structure Plan

&

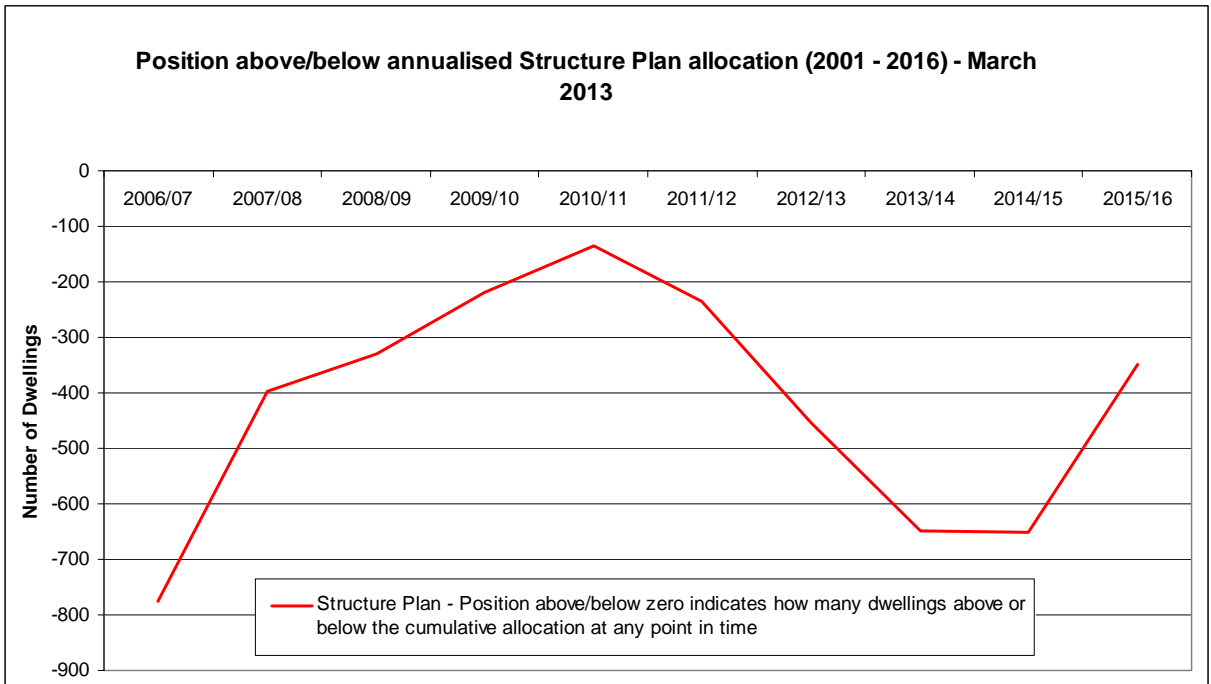
South East Plan

Requirements

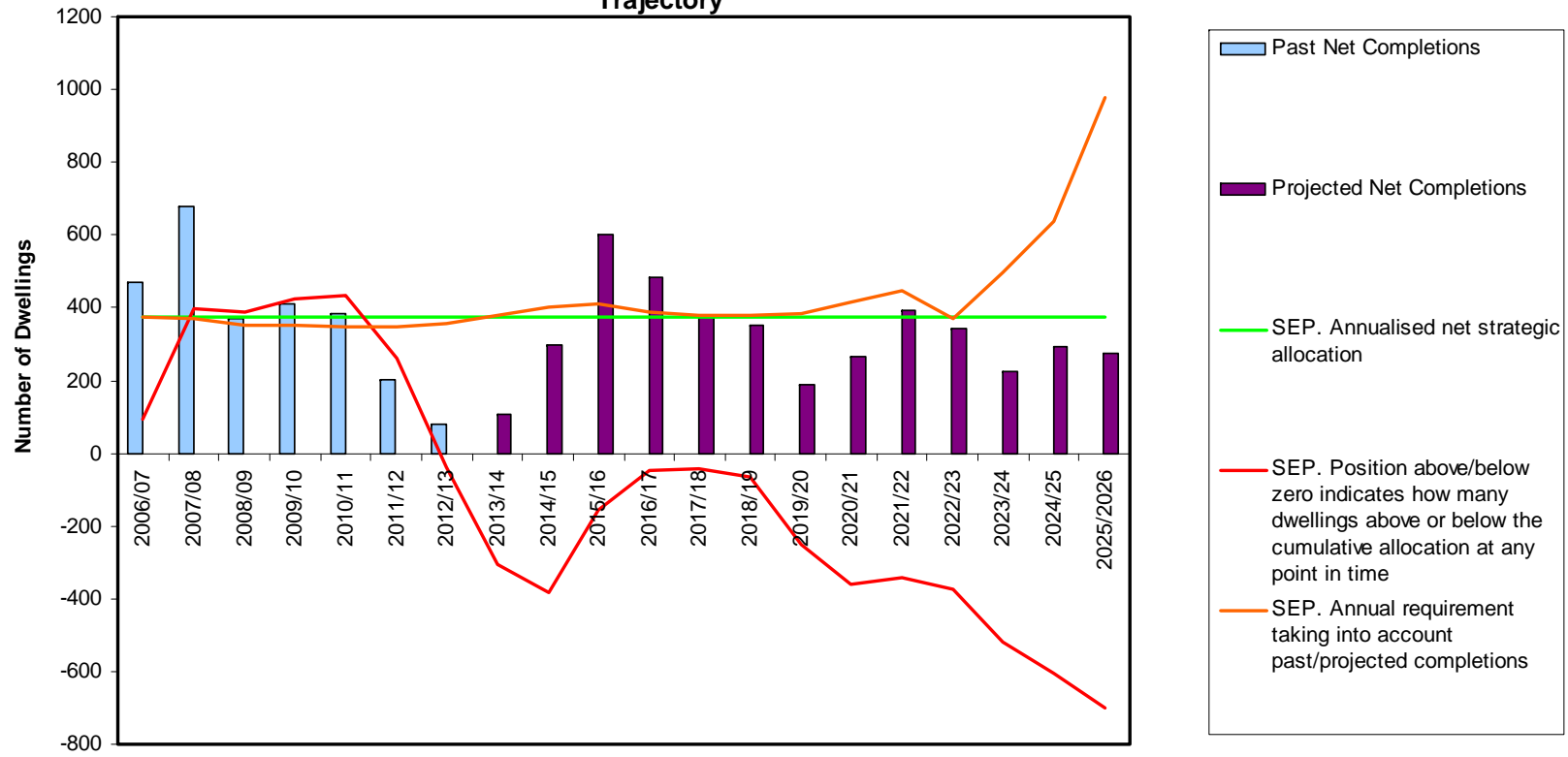
Crawley Borough Council Housing Trajectory (2001 - 2016) - March 2013 Trajectory

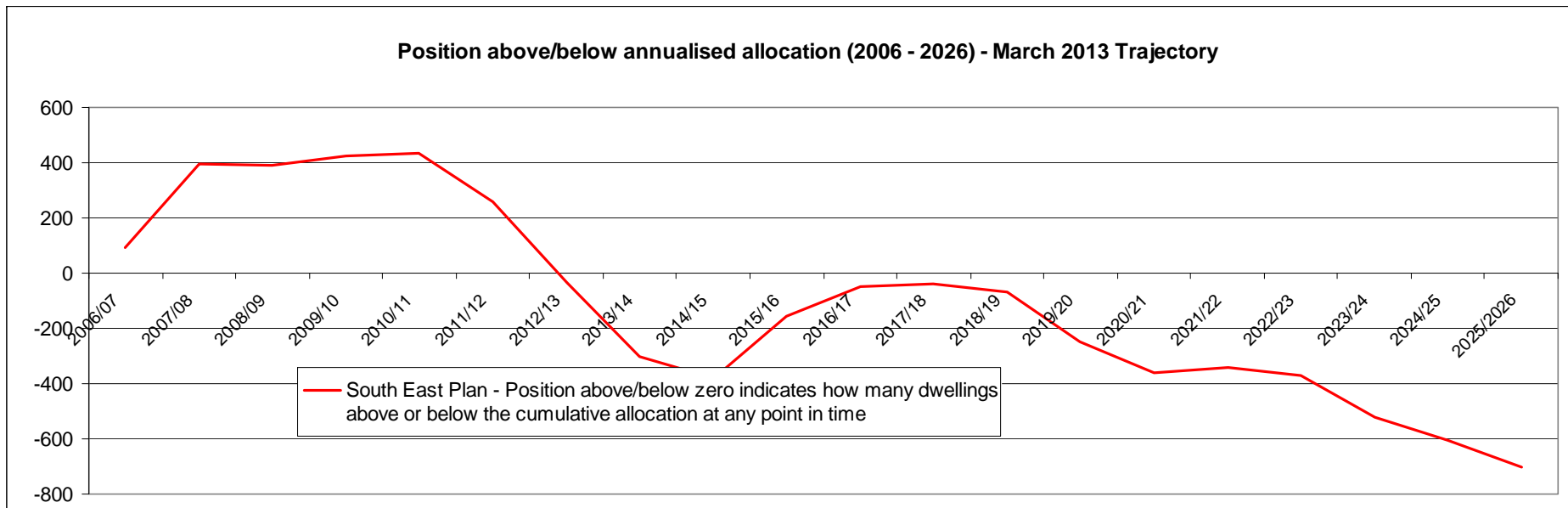


Position above/below annualised Structure Plan allocation (2001 - 2016) - March 2013



Crawley Borough Council Housing Trajectory (2006 - 2026) - March 2013
Trajectory





Appendix E

Joint Evidence Base Documents

| Document | Joint Authorities | Study Scope |
|--|---|---|
| West of Bewbush Joint Area Action Plan (July 2009) Crawley Borough Council and Horsham District Council | Crawley, Horsham | Adopted Area Action Plan Development Plan Document for strategic neighbourhood development adjacent to Crawley within Horsham District. |
| Strategic Housing Market Assessment (SHMA) (May 2009) GVA | Crawley, Mid Sussex, Horsham | Housing Market & Affordable Housing Need |
| Strategic Housing Market Assessment (SHMA) Update (October 2012) GVA | Crawley, Mid Sussex, Horsham | Housing Market & Affordable Housing Need |
| Employment Land Review Part 1 (September 2009) GL Hearn | Crawley, Mid Sussex, Horsham | Employment Land requirement |
| Employment Land Review Part 2 (October 2010) GL Hearn | Crawley, Mid Sussex, Horsham | Employment Land requirement |
| Economic Growth Assessment (January 2014) NLP | Crawley, Mid Sussex, Horsham | Employment Land requirement |
| At Crawley Study (October 2009) GL Hearn | Crawley, Mid Sussex, Horsham | Strategic Housing Sites/new neighbourhood potential adjacent to Crawley within Crawley, Mid Sussex and Horsham |
| New Market Town Study (August 2010) GL Hearn | Crawley, Mid Sussex, Horsham | Strategic Housing development/new town potential within Northern West Sussex |
| Gatwick Water Cycle Study (January 2011) Entec UK Limited | Crawley, Mid Sussex, Horsham, Reigate and Banstead | Understanding issues relating to water infrastructure provision and flood risk |
| Economic Assessment of Growth at Gatwick Airport (February 2013) Berkeley Hanover Consulting Limited (BHC) | West Sussex County Council, Surrey County Council, Crawley, Mid Sussex, Horsham, Reigate and Banstead | Understanding the economic implications of a second runway at Gatwick, as well as the implications of not having a second runway at Gatwick and the additional runway capacity going elsewhere in the south east. |
| Bio City Study (November 2010) Bio City Development Company | West Sussex County Council, Crawley Borough Council, Horsham District Council | Strategic Health-led, Housing development/new town potential within Horsham District. |
| Viability Assessment: Community Infrastructure Levy, Affordable Housing and Local Plan viability (October 2013) Nationwide CIL Service | Crawley Borough Council, Horsham District Council | A jointly-commissioned viability study across the two local authority areas to consider CIL, affordable housing and Local Plan viability. |

| Document | Joint Authorities | Study Scope |
|--|--|---|
| West Sussex Energy Study (October 2009) CSE | Arun District Council, Chichester District Council, Horsham District Council, Mid Sussex District Council, and Worthing Borough Council) | Report considering low carbon technologies (due to Crawley Borough Council's advanced position at that stage rather than being a paying partner in the study information and expertise was shared) |
| Horsham and Crawley Joint Climate Change Statement (January 2014) Crawley Borough Council and Horsham District Council | Crawley Borough Council, Horsham District Council | Agreement to joint planning principles |
| West Sussex Landscape Character Assessment (2003) West Sussex County Council | West Sussex County Council | |
| Local Plan Transport Study | Crawley Borough Council, West Sussex County Council | Transport Modelling Stage 1 and 2. |

Appendix F

Duty to Cooperate Timeline

Timeline for Key Duty to Cooperate Milestones:

Key:

Bold, Black Text: National Changes

Bold, Blue Text: Duty to Cooperate Agreements & Documents

Blue Text: Joint Evidence Base Documents

Italic, Green Text: Duty to Cooperate Member meetings

Italic, Black Text: Duty to Cooperate Officer meetings

Orange Text: Local Plan Stages

Italic, Orange Text Local Plan pre-formal stages consultation

Italic, Purple Text CBC responses to other Local Authorities highlighting Crawley's constraints and anticipated unmet needs

| Milestone | Date |
|---|--------------------------|
| Publication of West Sussex Landscape Character Assessment, West Sussex County Council | 2003 |
| Signing of Gatwick Airport Memorandum of Understanding | 2008 |
| Core Strategy Review Consultation Workshop | May 2009 |
| Publication of Strategic Housing Market Assessment (SHMA), GVA | May 2009 |
| Publication of Employment Land Review (ELR) Part 1, GL Hearn | September 2009 |
| Publication of At Crawley Study, GL Hearn | October 2009 |
| Publication of West Sussex Energy Study, CSE | October 2009 |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>12 November 2009</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>6 January 2010</i> |
| <i>Water Cycle Study Steering Group</i> | <i>5 February 2010</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>24 February 2010</i> |
| <i>Water Cycle Study Steering Group</i> | <i>15 March 2010</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>25 March 2010</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>9 April 2010</i> |
| <i>Water Cycle Study Steering Group</i> | <i>26 April 2010</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>12 May 2010</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>20 May 2010</i> |
| <i>Water Cycle Study Steering Group</i> | <i>3 June 2010</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>21 July 2010</i> |
| Publication of New Market Town Study, GL Hearn | August 2010 |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>24 August 2010</i> |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>23 September 2010</i> |
| Publication of Employment Land Review (ELR) Part 2, GL Hearn | October 2010 |
| Publication of Bio City Pre-Feasibility Study, Bio City Development Company | November 2010 |
| Adoption of West of Crawley Joint Area Action Plan | |
| Publication of Gatwick Water Cycle Study, Entec UK Limited | January 2011 |
| <i>Flood Risk Management and Reduction at Gatwick Airport</i> | <i>14 February 2011</i> |
| <i>West Sussex Planning Policy Officers CIL Group</i> | <i>7 April 2011</i> |
| <i>West Sussex Planning Policy Officers CIL Group</i> | <i>15 July 2011</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>6 September 2011</i> |
| <i>West Sussex Planning Policy Officers Group</i> | <i>2 September 2011</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>26 September 2011</i> |
| <i>Crawley/Horsham: Strategic Urban Extensions</i> | <i>4 October 2011</i> |
| <i>West Sussex Planning Policy Officers CIL Group</i> | <i>1 November 2011</i> |
| <i>Crawley Borough Council response to Reigate and Banstead Outstanding Issues Core Strategy consultation</i> | <i>11 November 2011</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>14 November 2011</i> |
| Localism Act | 15 November 2011 |
| <i>Crawley/Horsham: Strategic Urban Extensions</i> | <i>16 November 2011</i> |
| <i>Crawley/Mid Sussex: Strategic Urban Extensions</i> | <i>22 November 2011</i> |
| <i>Crawley/Environment Agency</i> | <i>24 November 2011</i> |

| Milestone | Date |
|--|------------------------------------|
| Approval of Gatwick Diamond Local Strategic Statement and Signing of Memorandum of Understanding | November 2011 – April 2012? |
| <i>Crawley/Mid Sussex: MSDC District Planning</i> | 1 December 2011 |
| <i>West Sussex Planning Policy Officers Group</i> | 2 December 2011 |
| <i>Crawley/Reigate & Banstead: RBBC Core Strategy</i> | 20 December 2011 |
| <i>Crawley Borough Council response to Mid Sussex District Plan Preferred Strategy consultation</i> | 4 January 2012 |
| Local Plan Crawley 2029 Issues & Options Consultation Starts | 19 January 2012 |
| <i>Northern West Sussex Authorities Planning Officers: SHMA</i> | 19 January 2012 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 23 January 2012 |
| <i>Crawley/West Sussex County Council: Transport Modelling</i> | 24 January 2012 |
| <i>Gatwick Airport Consultative Committee</i> | 26 January 2012 |
| <i>Northern West Sussex Authorities Planning Officers: SHMA</i> | 1 February 2012 |
| <i>Crawley/Gatwick Airport: Crawley Local Plan</i> | 2 February 2012 |
| <i>Crawley/Environment Agency</i> | 23 February 2012 |
| <i>Gatwick Officers Group</i> | 23 February 2012 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 27 February 2012 |
| Local Plan Crawley 2029 Issues & Options Consultation Ends | 1 March 2012 |
| <i>West Sussex Planning Policy Officers Group</i> | 9 March 2012 |
| <i>AONB Joint Advisory Committee</i> | 23 March 2012 |
| <i>Green Infrastructure Network</i> | 26 March 2012 |
| National Planning Policy Framework | 27 March 2012 |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | 29 March 2012 |
| <i>West Sussex Planning Policy Officers CIL Group</i> | 29 March 2012 |
| <i>Crawley Borough Council response to Horsham District Framework Housing Numbers consultation</i> | 5 April 2012 |
| <i>West Sussex Chief Planning Officer Group</i> | 12 April 2012 |
| <i>Crawley Borough Council response to Reigate and Banstead Core Strategy Proposed Submission consultation</i> | 16 April 2012 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 17 April 2012 |
| <i>Crawley/Reigate & Banstead: RBBC Core Strategy</i> | 17 April 2012 |
| <i>West Sussex Joint Planning Board</i> | 20 April 2012 |
| <i>Crawley/Environment Agency</i> | 26 April 2012 |
| <i>Gatwick Airport Consultative Committee</i> | 26 April 2012 |
| <i>Gatwick Officers Group</i> | 1 May 2012 |
| <i>Crawley/Thames Water</i> | 4 May 2012 |
| <i>Gatwick Airport Transport Forum</i> | 9 May 2012 |
| <i>AONB Officer Steering Group</i> | 10 May 2012 |
| <i>Crawley/West Sussex County Council: Transport Modelling</i> | 21 May 2012 |
| <i>Gatwick Diamond Local Authorities Portfolio Holders</i> | 21 May 2012 |
| <i>Gatwick Joint Local Authorities</i> | 30 May 2012 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 11 June 2012 |
| <i>Coastal & Northern West Sussex Authorities</i> | 18 June 2012 |
| <i>Gatwick Diamond Initiative GROW Group</i> | 26 June 2012 |
| <i>West Sussex Chief Planning Officer Group</i> | 6 July 2012 |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | 13 July 2012 |
| <i>West Sussex Joint Planning Board</i> | 13 July 2012 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 18 July 2012 |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | 18 July 2012 |
| <i>Gatwick Airport Consultative Committee</i> | 19 July 2012 |
| <i>Crawley/West Sussex County Council: Transport Modelling</i> | 25 July 2012 |
| <i>Northern West Sussex Authorities Planning Officers: SHMA</i> | 31 July 2012 |
| <i>Crawley/Reigate & Banstead: RBBC Core Strategy</i> | 10 August 2012 |
| Reigate and Banstead Borough Council and Crawley Borough | 24 August 2012 |

| Milestone | Date |
|---|----------------------|
| Council Statement of Common Ground on meeting the Duty to Cooperate and Retail issues relating to Reigate and Banstead Borough Council Draft Core Strategy | |
| <i>Crawley/Reigate & Banstead: attendance at RBBC Core Strategy Exploratory Meeting</i> | 29 August 2012 |
| <i>Gatwick Officers Group</i> | 6 September 2012 |
| <i>West Sussex Planning Policy Officers Group</i> | 7 September 2012 |
| <i>Crawley/Horsham: Strategic Urban Extensions</i> | 17 September 2012 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 19 September 2012 |
| <i>Crawley/Reigate & Banstead: RBBC Core Strategy</i> | 19 September 2012 |
| <i>Email out Cabinet Report and Preferred Strategy Document prior to formal consultation start to all Gatwick Diamond and West Sussex Authorities</i> | 28 September 2012 |
| <i>Publication of Strategic Housing Market Assessment (SHMA) Update, GVA</i> | October 2012 |
| <i>Crawley Transport Modelling Stage 1, Amey Consulting</i> | October 2012 |
| <i>Crawley/Mid Sussex: MSDC District Planning</i> | 16 October 2012 |
| <i>AONB Officer Steering Group</i> | 17 October 2012 |
| <i>Gatwick Airport Consultative Committee</i> | 18 October 2012 |
| <i>Local Plan Crawley 2029 Preferred Strategy Consultation Starts</i> | 22 October 2012 |
| <i>Gatwick Joint Local Authorities</i> | 24 October 2012 |
| <i>West Sussex Joint Planning Board</i> | 25 October 2012 |
| <i>Duty to Cooperate Crawley Borough Council Response to Brighton and Hove City Council Request for assistance in delivering unmet Housing Requirement</i> | 2 November 2012 |
| <i>Crawley/Mid Sussex: MSDC District Planning</i> | 6 November 2012 |
| <i>Gatwick Officers Group</i> | 6 November 2012 |
| <i>West Sussex Joint Planning Board</i> | 13 November 2012 |
| <i>AONB Joint Advisory Committee</i> | 14 November 2012 |
| <i>Crawley/Gatwick Airport: Crawley Local Plan</i> | 16 November 2012 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 19 November 2012 |
| <i>Northern West Sussex Authorities Planning Officers: EGA</i> | 27 November 2012 |
| <i>Gatwick Diamond Initiative GROW Group</i> | 28 November 2012 |
| <i>Local Plan Crawley 2029 Preferred Strategy Consultation Ends</i> | 3 December 2012 |
| <i>Northern West Sussex Authorities Planning Officers</i> | 4 December 2012 |
| <i>Coastal & Northern West Sussex Authorities</i> | 6 December 2012 |
| <i>West Sussex Planning Policy Officers Group</i> | 7 December 2012 |
| <i>Northern West Sussex Authorities Chief Executives Strategic Planning</i> | 10 December 2012 |
| <i>Crawley/West Sussex County Council: Transport Modelling</i> | 13 December 2012 |
| <i>Crawley/Reigate & Banstead: RBBC Core Strategy</i> | 8 January 2013 |
| <i>West Sussex Planning Policy Officers CIL Group</i> | 9 January 2013 |
| <i>Crawley/Mid Sussex: MSDC District Planning</i> | 17 January 2013 |
| <i>Gatwick Officers Group</i> | 23 January 2013 |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | 23 January 2013 |
| <i>Green Infrastructure Network</i> | 23 January 2013 |
| <i>Crawley/Gatwick Airport: Crawley Local Plan</i> | 25 January 2013 |
| <i>Crawley/Horsham: Strategic Urban Extensions</i> | 30 January 2013 |
| <i>Gatwick Airport Consultative Committee</i> | 31 January 2013 |
| <i>Economic Assessment of Growth at Gatwick Airport, Berkeley Hanover Consulting Limited (BHC)</i> | February 2013 |
| <i>AONB Officer Steering Group</i> | 25 February 2013 |
| <i>West Sussex Planning Policy Officers Group</i> | 8 March 2013 |
| <i>Northern West Sussex Authorities Chief Executives Strategic Planning</i> | 13 March 2013 |
| <i>Crawley/Horsham: Viability Workshop</i> | 19 March 2013 |
| Reigate and Banstead Borough Council and Crawley Borough | 21 March 2013 |

| Milestone | Date |
|--|--------------------------|
| Council Statement of Common Ground on meeting Strategic Housing Needs | |
| Revocation of South East Plan | 25 March 2013 |
| <i>AONB Joint Advisory Committee</i> | <i>25 March 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: EGA</i> | <i>26 March 2013</i> |
| <i>Gatwick Joint Local Authorities</i> | <i>27 March 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | <i>24 April 2013</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>10 April 2013</i> |
| <i>Gatwick Diamond Local Authorities Portfolio Holders</i> | <i>16 April 2013</i> |
| <i>Gatwick Airport Consultative Committee</i> | <i>16 April 2013</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>23 April 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | <i>24 April 2013</i> |
| <i>Crawley/Southern Water</i> | <i>2 May 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: EGA</i> | <i>10 May 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: EGA</i> | <i>13 May 2013</i> |
| <i>Crawley/Mid Sussex: Strategic Urban Extensions</i> | <i>22 May 2013</i> |
| <i>Local Plan Crawley 2029 Additional Sites Consultation</i> | <i>3 June 2013</i> |
| <i>West Sussex Planning Policy Officers Group</i> | <i>7 June 2013</i> |
| <i>West Sussex Local Flood Risk Management Strategy</i> | <i>10 June 2013</i> |
| <i>Crawley/Mid Sussex: MSDC District Planning</i> | <i>11 June 2013</i> |
| <i>Gatwick Officers Group</i> | <i>11 June 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: EGA</i> | <i>12 June 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | <i>14 June 2013</i> |
| <i>Crawley Borough Council response to Mid Sussex District Plan Proposed Submission consultation</i> | <i>17 June 2013</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>18 June 2013</i> |
| <i>Green Infrastructure Network</i> | <i>27 June 2013</i> |
| <i>Local Plan Crawley 2029 Additional Sites Consultation</i> | <i>1 July 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | <i>3 July 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: EGA</i> | <i>4 July 2013</i> |
| <i>West Sussex Chief Planning Officer Group</i> | <i>5 July 2013</i> |
| <i>Northern West Sussex Authorities Chief Executives Strategic Planning</i> | <i>8 July 2013</i> |
| <i>West Sussex Joint Planning Board</i> | <i>July 2013</i> |
| <i>Horsham Duty to Cooperate Workshop</i> | <i>23 July 2013</i> |
| <i>Gatwick Airport Consultative Committee</i> | <i>23 July 2013</i> |
| <i>Crawley/Horsham: Horsham Preferred Option Local Plan</i> | <i>1 August 2013</i> |
| <i>Coastal & Northern West Sussex Authorities</i> | <i>9 August 2013</i> |
| <i>Gatwick Joint Local Authorities</i> | <i>11 September 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: Position Statement</i> | <i>13 August 2013</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>21 August 2013</i> |
| <i>Northern West Sussex Authorities Planning Officers: EGA</i> | <i>22 August 2013</i> |
| <i>Gatwick Officers Group</i> | <i>4 September 2013</i> |
| <i>West Sussex Planning Policy Officers Group</i> | <i>6 September 2013</i> |
| <i>Crawley/Gatwick Airport: Crawley Local Plan</i> | <i>6 September 2013</i> |
| Northern West Sussex Position Statement signed by LA Leaders | 9 September 2013 |
| <i>Northern West Sussex Authorities Planning Officers: Mid Sussex District Plan</i> | <i>11 September 2013</i> |
| <i>Crawley/Mid Sussex: attendance at Mid Sussex District Plan Exploratory Meeting</i> | <i>16 September 2013</i> |
| <i>Viability Assessment: Community Infrastructure Levy, Affordable</i> | <i>October 2013</i> |

| Milestone | Date |
|---|-------------------------|
| Housing and Local Plan viability, Nationwide CIL Service | |
| <i>Biodiversity Record Centre</i> | <i>1 October 2013</i> |
| <i>AONB Officer Steering Group</i> | <i>8 October 2013</i> |
| <i>Crawley Borough Council response to Horsham District Framework Preferred Strategy consultation</i> | <i>17 October 2013</i> |
| <i>Gatwick Airport Consultative Committee</i> | <i>17 October 2013</i> |
| Provision of Housing – a Statement of Common Ground | 21 October 2013 |
| <i>Guildford Duty to Cooperate Workshop</i> | <i>7 November 2013</i> |
| <i>AONB Joint Advisory Committee</i> | <i>8 November 2013</i> |
| <i>Gatwick Officers Group</i> | <i>12 November 2013</i> |
| <i>Crawley/West Sussex County Council: Transport Modelling</i> | <i>14 November 2013</i> |
| <i>West Sussex Joint Planning Board</i> | <i>22 November 2013</i> |
| Agreement to Expand Joint Planning Board to include BHCC, LDC, and ESCC | 22 November 2013 |
| Signing by Portfolio Holders Joint Planning Board of Duty to Cooperate Agreement for Joint Working | 22 November 2013 |
| <i>Northern West Sussex Authorities Planning Officers</i> | <i>29 November 2013</i> |
| <i>West Sussex Planning Policy Officers CIL Group</i> | <i>5 December 2013</i> |
| <i>West Sussex Planning Policy Officers Group</i> | <i>12 December 2013</i> |
| <i>Email out draft CBC DtC statement to all Prescribed Bodies for comment and fact-checking</i> | <i>23 December 2013</i> |
| <i>Gatwick Diamond GROW Strategy Project Group</i> | <i>7 January 2014</i> |
| <i>Horsham Duty to Cooperate Workshop</i> | <i>9 January 2014</i> |
| <i>West Sussex Chief Planning Officer Group</i> | <i>9 January 2014</i> |
| <i>Biodiversity Record Centre</i> | <i>21 January 2014</i> |
| <i>Crawley/Adur/Horsham/Worthing: Housing Numbers</i> | <i>22 January 2014</i> |
| <i>Gatwick Diamond Local Authorities Portfolio Holders</i> | <i>22 January 2014</i> |