

# Consultation Statement

## January 2021



Appendix 1:  
Early Engagement Consultation Materials

## **APPENDIX 1: EARLY ENAGAGEMENT CONSULTATION MATERIALS**

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# CRAWLEY 2035 – THE LOCAL PLAN REVIEW FOR CRAWLEY

## STATEMENT OF REPRESENTATION PROCEDURE AND NOTIFICATION OF PUBLIC CONSULTATION

Crawley Borough Council is seeking views on Crawley 2035, the first stage in producing a new local plan that will guide development in the borough from 2020 to 2035. The Council is also inviting views on two accompanying documents, the Sustainability Appraisal Scoping Report, and the draft Habitats Regulations Assessment.

The following information reflects the requirements of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012.

The consultation documents can be viewed on the council's website at [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035) and paper copies can be viewed at the following places and times;

**Town Hall:** The Boulevard, Crawley, West Sussex, RH10 1UZ. Phone: 01293 438000 Opening hours: Monday to Friday 8.30 am - 5.00 pm.

**Crawley Library:** Southgate Avenue, Southgate, Crawley, RH10 6HG. Phone: 01293 651744  
Opening hours: Monday to Friday 9.00 am - 7.00 pm Saturday 9.00 am - 5.00 pm

Comments on the Crawley 2035 documents are invited during the consultation period starting on 15 July 2019 and ending at 5.30pm on 16 September 2019.

Comments may be submitted electronically through the on-line survey available at [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035), sent by email to [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk), or made in writing to Strategic Planning, Town Hall, The Boulevard, Crawley, RH10 1UZ.

If you would like to be notified of future stages in drafting the Crawley 2035 Local Plan, including the submission stage, details of any recommendations made at examination, and the formal adoption of the local plan, the council operates an email alerts system that you can sign up to in order to receive various updates at [www.crawley.gov.uk/emailalerts](http://www.crawley.gov.uk/emailalerts)

For further information, please visit [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035), email us at [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk) or call us on 01293 438624.

FREE

# Crawley & Horley Observer

EST. 1881

Friday, July 12, 2019

TRUSTED NEWS SINCE 1881

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Your **COMPLIMENTARY** copy

*Local charity launches free  
community art trail!*



**Keepsake**  
Artist: Lindsay Seahorse Wright  
Location: Tilgate Park Walled Garden,  
Crawley

Photo by Andrew Bowley

Registered charity number 281362 and as a Company in England no. 12345678

*Thoughtful not trees  
they are a space for  
a slight smile.*

**Keepsake**  
Designed by: Lindsay Seahorse Wright

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To request your no-obligation quotation  
**Call Freephone 08000 810 815**

Age Partnership Wealth Management Limited is authorised and regulated by the Financial Conduct Authority. FCA registered number 670493. Age Partnership Wealth Management Limited, 2200 Century Way, Thorpe Park, Leeds, LS15 8ZB. Company registered in England and Wales No. 09073664.

Title \_\_\_\_\_  Yes, I would like my free guide to pension income  
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Call Freephone **08000 810 817**

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Title \_\_\_\_\_  Yes, I would like my free guide to equity release  
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### ENTERTAINMENTS

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For a no-obligation quotation or a free guide, call  
**FreePhone 08000 810 815**

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50% based on an enhanced annuity vs. a standard lifetime annuity. Source: Which?, 2016.

### PUBLIC NOTICES

### CRAWLEY 2035 - THE LOCAL PLAN REVIEW FOR CRAWLEY

#### STATEMENT OF REPRESENTATION PROCEDURE AND NOTIFICATION OF PUBLIC CONSULTATION

Crawley Borough Council is seeking views on Crawley 2035, the first stage in producing a new local plan that will guide development in the borough from 2020 to 2035. The council is also inviting views on two accompanying documents, the Sustainability Appraisal Scoping Report and the draft Habitats Regulations Assessment.

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**Crawley Library:** Southgate Avenue, Southgate, Crawley RH10 6HG. Phone: 01293 651744 Opening hours: Monday to Friday 9am-7pm, Saturday 9am-5pm

Comments on the Crawley 2035 documents are invited during the consultation period starting on 15 July 2019 and ending at 5.30pm on 16 September 2019.

Comments may be submitted electronically through the online survey available at [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035), sent by email to [forward\\_plans@crawley.gov.uk](mailto:forward_plans@crawley.gov.uk) or made in writing to Strategic Planning, Town Hall, The Boulevard, Crawley RH10 1UZ.

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For further information, visit [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035), email us at [forward\\_plans@crawley.gov.uk](mailto:forward_plans@crawley.gov.uk) or call us on 01293 438624.

## Mosinghi, Richard

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**From:** Crawley Borough Council <crawley@public.govdelivery.com>  
**Sent:** 15 July 2019 10:35  
**To:** Mosinghi, Richard  
**Subject:** Crawley Local Plan Review



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# Crawley 2035

## Crawley Local Plan Review (2020-2035)

Crawley Borough Council is seeking views on Crawley 2035, the first stage (known as Regulation 18) in producing a new Local Plan that will guide development in the borough from 2020 to 2035.

The Local Plan is an important document, setting out planning policies to guide the amount and location of housing and employment development, support the growth of the Town Centre as a new neighborhood, ensure that the right infrastructure is in place to meet the needs Crawley's growing population, and protect the important historic assets and open spaces that are valued by residents and visitors.

The council is also inviting views on two accompanying documents, the Sustainability Appraisal Scoping Report, and the draft Habitats Regulations Assessment.

You can view the consultation draft Local Plan and its accompanying documents on the council's website at [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035)

Paper copies of the documents can also be viewed at the following places and times;

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## Call for Sites

As part of the Local Plan consultation, the council is undertaking a Call for Sites. Through this process, developers, land owners and other relevant parties are invited to submit details of any housing or employment sites that they wish to be considered as part of the Local Plan review.

To submit a site, please visit [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035) and complete the relevant Questionnaire, returning by email to [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk), or by post to Strategic Planning, Town Hall, The Boulevard, Crawley, RH10 1UZ.

The Call for Sites consultation starts on **15 July 2019 and ends at 5.30pm on 16 September 2019**.

## Talk to Us

If you would like to talk about the proposals in the consultation draft Local Plan, we are holding staffed exhibitions at the following venues:-

- County Mall on Saturday 27<sup>th</sup> July from 10:30 – 16:00
- Crawley Town Hall on Monday 29<sup>th</sup> July from 10:30 – 16:00
- K2 Crawley on Monday 5<sup>th</sup> August from 15:00-20:00
- Crawley Library on Tuesday 6<sup>th</sup> August from 17:00 – 18:30
- County Mall on Saturday 17<sup>th</sup> August from 10:30 – 16:00
- Crawley Town Hall on Monday 19<sup>th</sup> August from 10:30 – 16:00
- Crawley Library on Monday 9<sup>th</sup> September from 17:00 – 18:30

## Contact:

email: [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk)

telephone: 01293 438512

web: [www.crawley.gov.uk/planning](http://www.crawley.gov.uk/planning)



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## Mosinghi, Richard

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**From:** Masson, Anthony  
**Sent:** 01 October 2019 13:33  
**To:** Mosinghi, Richard  
**Subject:** FW: Crawley Local Plan Review Consultation

**Anthony Masson**  
**Senior Planning Officer**  
Crawley Borough Council  
01293 438761  
[www.crawley.gov.uk/planning](http://www.crawley.gov.uk/planning)

---

**From:** Crawley Borough Council [mailto:crawley@public.govdelivery.com]  
**Sent:** 14 August 2019 08:56  
**To:** Masson, Anthony <Anthony.Masson@crawley.gov.uk>  
**Subject:** Crawley Local Plan Review Consultation



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# Crawley<sup>2035</sup>

## Crawley Local Plan Review (2020-2035)

Crawley Borough Council is seeking views on Crawley 2035, the first stage (known as Regulation 18) in producing a new Local Plan that will guide development in the borough from 2020 to 2035.

**We are halfway through the consultation period and would welcome further comments.**

### Talk to Us

If you would like to talk about the proposals in the consultation draft Local Plan, we are holding staffed exhibitions at the following venues:-

- County Mall on Saturday 17<sup>th</sup> August from 10:30 – 16:00
- Crawley Town Hall on Monday 19<sup>th</sup> August from 10:30 – 16:00
- Crawley Library on Monday 9<sup>th</sup> September from 17:00 – 18:30



You can view the consultation draft Local Plan and its accompanying documents on the council's website at [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035)

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## Contact:

email: [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk)

telephone: 01293 438512

web: [www.crawley.gov.uk/planning](http://www.crawley.gov.uk/planning)



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GOVDELIVERY

## Mosinghi, Richard

---

**From:** Crawley Borough Council <crawley@public.govdelivery.com>  
**Sent:** 09 September 2019 12:20  
**To:** Mosinghi, Richard  
**Subject:** Final Reminder- Crawley Local Plan Review



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# Crawley<sup>2035</sup>

## Final Reminder - Crawley Local Plan Review (2020-2035)

We are seeking views on Crawley 2035, the first stage (known as Regulation 18) in producing a new Local Plan that will guide development in the borough from 2020 to 2035.

**There is now one week of the consultation period left and we would welcome any final thoughts or comments.**

### Talk to us

If you would like to talk about the proposals in the consultation draft Local Plan, we are holding our final staffed exhibition at the following venue:

- Crawley Library on Monday 9 September from 5pm-6.50pm

You can view the consultation Local Plan and its accompanying documents on our website at [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035)

Paper copies of the documents can also be viewed at the following places and times;

**Town Hall:** The Boulevard, Crawley, West Sussex, RH10 1UZ. Phone: 01293 438000 Opening hours: Monday to Friday 8.30am-5.00pm.

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**GOVDELIVER**

# MEDIA RELEASE

## From Crawley Borough Council



**For Immediate Release**

**PR 10529**

**16 July 2019**

### **Help plan the future of your town**

Planning affects us all. The homes we live in, the places where we work, the open spaces where we relax and the roads we travel on are all a result of planning decisions that have been made.

The way that the whole town develops in the future will be affected by planning. Crawley Borough Council has started work on a review of its local plan that will help to guide development in Crawley over 15 years from 2020-2035.

This draft local plan review follows a review of the existing adopted local plan; it doesn't start from a blank page. In many cases, the principles and policies in the local plan remain up-to-date and 'sound'.

However, there is a greater emphasis on a number of policy areas, including health and wellbeing, higher environmental standards for new houses and housing to meet a wider range of needs.

It is important that local people, groups and organisations are able to put across their views and participate in the way that we plan the future of the town.

From now until 16 September we are asking you to let us know what you feel are the most important issues for Crawley that will need to be planned for over the next 15 years.

The staffed consultation events take place at:

- County Mall on Saturday 27 July from 10.30am-4pm
- Town Hall on Monday 29 July from 10.30am-4pm
- K2 Crawley on Monday 5 August from 3-8pm
- Crawley Library on Tuesday 6 August from 5-6pm
- County Mall on Saturday 17 August from 10.30am-4pm
- Town Hall on Monday 19 August from 10.30am-4pm
- Crawley Library on Monday 9 September from 5-6.30pm.

Councillor Peter Smith Cabinet member for Planning and Economic Development, said:  
“Anyone interested in the future of Crawley should get involved in this consultation.

“The local plan review is all about finding out what you want to see the town look like. We’ll be asking questions at events and online to get your feedback. Please take your chance to shape the future of your town.”

For more information visit [crawley.gov.uk/crawley2035](http://crawley.gov.uk/crawley2035) or email [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk)

**Allan Hambly**  
**01293 438781**  
**[allan.hambly@crawley.gov.uk](mailto:allan.hambly@crawley.gov.uk)**

Town Hall, The Boulevard, Crawley, West Sussex RH10 1UZ Telephone (01293)  
438103/438781

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# Wellbeing and communities

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. All people who live here will be proud, confident and self-reliant, working together and with others for the good of the town.

Crawley is a place that people want to visit, to have fun and spend their leisure time

## The facts and figures

There are **105** Grade I, II\* and II listed buildings

**33** public parks and gardens

Some historic parts of Crawley have higher densities of **95** dwellings per hectare

**76** play spaces for children

**20** allotments

**92** outdoor sports spaces

**11** conservation areas

New town average densities of **20-30** dwellings per hectare



# Economic growth and social mobility

Additional jobs will have been created for people living in and around Crawley across a diverse range of sectors, including creative industries. 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. Sustainable growth of Gatwick Airport will continue to support the economic growth of the town.

## The facts and figures

**95,000**  
jobs

**3,400**  
active businesses  
within Crawley

**Manor Royal**  
**30,000+**  
people in **500** businesses

**MANOR ROYAL**  
**BUSINESS DISTRICT**  
CRAWLEY & GATWICK **240**  
hectares

In the bottom **33**  
per cent of low  
attainment in arts 

Town centre vacancy  
rates have fallen from:  
**9.2** to **7.8**  
per cent in  
January 2016 per cent in  
April 2019

**£49m**  
gross value added  
(GVA) lost through  
skills shortages

### Key growth sectors:



There is an unmet need of **32.85** hectares of business land

# 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

# Housing delivery

By 2035, about 4,800 new homes will have been built to support the needs of the growing population. 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.

## The facts and figures

Since adoption of the Local Plan, **45 per cent of new homes built with planning permission were affordable**



Greater demand for smaller homes of two/three bed for young families

**55**  
per cent  
increase in  
population  
over **65** years

Town centre residential:

**214 831**  
dwellings in 2014    dwellings in 2019

**3,000**  
minimum dwellings in 2035

Need for **652**  
affordable dwellings  
in **Crawley** per  
year, of which **535**  
should be rented at  
affordable levels

There is land for  
**4,800**  
new dwellings



House prices: **9.1x** median  
earnings; lower quartile  
**10.7x** earnings

Crawley's growing  
population needs  
**11,200**  
more homes between  
2020-2035



**A mix of new homes  
will be designed for  
residents in all stages  
of life**



# Environmental sustainability

Air, noise and water pollution will be reduced. The borough will prepare for the increasing effects of **climate change**, through adaption measures including lower water usage standards and delivering a net gain in biodiversity, including through pollination and connectivity measures, to address and mitigate against losses.

## The facts and figures

The borough covers  
**4,497**  
hectares

During peak hours there are around **35,000** vehicle movements within Crawley

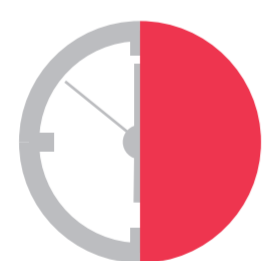
**24** per cent of adults were estimated to be **physically inactive** in 2016/17

**111,700**  
total residents

**10** per cent increase in residents since 2007 due to more births than deaths and inward migration



Cycling saves a typical commuter **£740** a year



At an average pace, you can **cycle across Crawley in 30 minutes**

**60** per cent of residents are under 45 years of age (22 per cent aged 0-15 years)

**83.3**

per cent of the adult population are economically active

**58** per cent of car trips are under five miles and **25** per cent are under two miles



Conserving natural resources to support future growth will be vital to the longevity of the town

# Crawley<sup>2035</sup>

**Planning affects us all.** The homes we live in, the places where we work, the open spaces where we relax and the roads we travel on are all a result of planning decisions that have been made.

The way that the whole town develops will be affected by planning. Crawley Borough Council has started work on a new local plan that will help to guide development in Crawley over 15 years from 2020-2035.

It is important that you are able to put across your views by taking part in the way that we plan the future of the town. See below to find out when your nearest consultation event is taking place.



You can also have your say online by scanning the QR code or visiting [crawley.gov.uk/crawley2035](http://crawley.gov.uk/crawley2035)



## Consultation events

**County Mall on  
Saturday 27 July  
from 10.30am-4pm**

**Crawley Library on  
Tuesday 6 August  
from 5-6pm**

**Crawley Library on  
Monday 9 September  
from 5-6.30pm**

**Town Hall on  
Monday 29 July  
from 10.30am-4pm**

**County Mall on  
Saturday 17 August  
from 10.30am-4pm**

**K2 Crawley on  
Monday 5 August  
from 3-8pm**

**Town Hall on  
Monday 19 August  
from 10.30am-4pm**


http://www.crawley.gov.uk/pw/index.htm

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# Crawley 2035


We want to hear [your views on Crawley 2035](#), the first stage in producing a new Local Plan that will guide development in the borough from 2020 to 2035.

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[click the map](#)

**Latest News**

**Gambling Licensing Policy Consultation**  
We are fully reviewing our gambling licensing policy and would like to hear from you.

**High Weald AONB Design Guide Consultation**  
The High Weald AONB Partnership has drafted a Design Guide for new housing development in the High Weald. Have your say before 14 August.

**Brexit**  
We've pulled together current information to help residents and businesses navigate through the various stages and scenarios of Brexit.

Crawley Borough Council on twitter:

**What's On**


- 15/08/19 | Music on the Bandstand
- 17/08/19 | Cafe and Animal Blessing Service
- 18/08/19 | Guided Cycle Ride
- 21/08/19 | Monthly Group Relaxation Evening
- 22/08/19 | Music on the Bandstand
- 22/08/19 | Holy Trinity (Tilgate) 60th Celebration Messy Morning Special
- 23/08/19 | JACE Training Apprenticeship Open Day
- 28/08/19 | Volunteer Advice Session

**Tweets from @crawleybc**

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Sign up for email alerts and updates. Choose from a range of topics that will keep you in touch with things that matter to you.



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**Location:** [Home](#) | [Planning and Development](#) | [Planning Policy](#) | [Local Plan Review 2020-2035](#)

## Local Plan Review 2020-2035

We are seeking views on Crawley 2035, the first stage (known as Regulation 18) in producing a new Local Plan that will guide development in the borough from 2020 to 2035.

The Local Plan is an important document, setting out planning policies to guide the amount and location of housing and employment development, support the growth of the Town Centre as a new neighbourhood, ensure that the right infrastructure is in place to meet the needs of Crawley's growing population, and protect the important historic assets and open spaces that are valued by residents and visitors.

We are also inviting views on two accompanying documents, the Sustainability Appraisal Scoping Report, and the draft Habitats Regulations Assessment.

- [» Consultation Draft Local Plan July 2019 \(PDF, 6MB\)](#)
- [» Draft Local Plan Map \(PDF, 5MB\)](#)
- [» Sustainability Appraisal/Strategic Environmental Assessment Scoping Report and Draft Report \(PDF, 3MB\)](#)
- [» Habitat Regulations Assessment Screening Report \(PDF, 2MB\)](#)
- [» Draft Consultation Statement](#)
- [» Draft Infrastructure Plan](#)

Paper copies of the documents can also be viewed at the following places and times;

- [» Town Hall: The Boulevard, Crawley, West Sussex, RH10 1UZ. Phone: 01293 438000 Opening hours: Monday to Friday 8.30 am - 5.00 pm.](#)
- [» Crawley Library: Southgate Avenue, Southgate, Crawley, RH10 6HG. Phone: 01293 651744 Opening hours: Monday to Friday 9.00 am -7.00 pm Saturday 9.00 am -5.00 pm](#)

## Your comments

Comments on the Crawley 2035 documents are invited during the consultation period starting on 15 July 2019 and ending at 5.30pm on 16 September 2019. Please comment using [our online survey](#) . Your comments can also be emailed to [Forward Plans](#) , or sent to Strategic Planning, Town Hall, The Boulevard, Crawley, RH10 1UZ.

## Talk to Us

If you would like to talk about the proposals in the draft Local Plan, we are holding staffed exhibitions at the following venues:

- [» County Mall on Saturday 27 July from 10:30 – 16:00](#)
- [» Crawley Borough Council on Monday 29 July from 10:30 – 16:00](#)
- [» K2 Crawley on Monday 5 August from 15:00 – 20:00](#)
- [» Crawley Library on Tuesday 6 August from 17:00 – 18:30](#)
- [» County Mall on Saturday 17 August from 10:30 – 16:00](#)
- [» Crawley Borough Council on Monday 19 August from 10:30 – 16:00](#)
- [» Crawley Library on Monday 9 September from 17:00 – 18:30](#)

## Call for Sites

As part of the Local Plan consultation, the council is undertaking a Call for Sites. Through this process, developers, land owners and other relevant parties are invited to submit details of any housing or employment sites that they wish to be considered as part of the Local Plan review.

To submit a site, please complete the relevant questionnaire and return by email to [Forward Plans](#) , or by post to Strategic Planning, Town Hall, The Boulevard, Crawley, RH10 1UZ.

- [» Call for Sites Questionnaire \(Residential Sites\)](#)
- [» Call for Sites Questionnaire \(Employment Sites\)](#)
- [» Housing Trajectory](#)

## Tell Us

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[Housing delivery](#)  
[Environmental sustainability](#)

## Contact Us

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**fax:** (01293) 438495

**email:** [click to contact us](#)

**address:**  
 Strategic Planning  
 Town Hall  
 The Boulevard  
 Crawley  
 W.Sussex RH10 1UZ



- » [Employment Land Trajectory](#)
- » [Strategic Housing Land Availability Assessment \(SHLAA\)](#)
  - [Part 1 - Introduction; large and small sites with planning permission \(PDF, 2MB\)](#)
  - [Part 2 - Key Housing Allocations which are deliverable \(PDF, 7MB\)](#)
  - [Part 3 - Key Housing Allocations which are developable; Key Town Centre Opportunity Sites \(PDF, 3MB\)](#)
  - [Part 4 - Broad Locations \(PDF, 3MB\)](#)
  - [Part 5 - Suitable Sites which are either Deliverable or Developable \(PDF, 3MB\)](#)
  - [Part 6 - Sites which are either not available or achievable; and sites which are not suitable \(PDF, 9MB\)](#)


The Call for Sites consultation starts on 15 July 2019 and ends at 5.30pm on 16 September 2019.

#### Further Information

Further information on the background evidence supporting the draft Local Plan is available by visiting [Local Plan \(Crawley 2030\) Evidence Base](#).

New, updated studies are under preparation, including an updated Strategic Housing Market Assessment, an updated Economic Growth Assessment, an updated Open Space, Sport and Recreation Study and a Retail and Leisure Needs and Town Centre study. These will be added to the evidence base once complete, to inform later stages of the Local Plan process.

#### Staying in Touch

If you would like to be notified of future stages in drafting the Crawley 2035 Local Plan, including the submission stage, details of any recommendations made at examination, and the formal adoption of the local plan please [register for email updates](#). 

For further information, please email us at [Forward Plans](#) or call us on 01293 438624.

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Crawley Borough Council Town Hall The Boulevard Crawley West Sussex RH10 1UZ  
tel: 01293 438000 fax: 01293 511803 email: [comments@crawley.gov.uk](mailto:comments@crawley.gov.uk)

# Crawley<sub>2035</sub>

To be kept up to date sign up at [www.crawley.gov.uk/emailalerts](http://www.crawley.gov.uk/emailalerts)

For further information or to complete the survey online visit  
[www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035)



## SUSTAINABLE DEVELOPMENT

The planning system has a key role in supporting the economic, social and environmental dimensions of achieving sustainable development.

There is also strong evidence that our health is affected by the places where we live, and enabling healthy lifestyles and supporting wellbeing is important in planning the local area.

- What do you think are Crawley's key strengths and weaknesses as a sustainable place?
- What should be the key priorities for making Crawley a more sustainable place?
- Is there anything in your local area which you feel affects your health?
- What do you think the health and wellbeing priorities should be for Crawley?

## **WELLBEING AND COMMUNITIES**

### **Character and Design (Part one)**

Crawley's neighbourhoods have distinctive characters, some with an almost woodland feel, others a more traditional village character with compact and intimate proportions and layout. Closer to the wider roads and the town centre, the character becomes more dynamic and active. More people are travelling through these districts to get to other locations, so maybe these places should encourage more street life, places to sit down and grab a coffee or some groceries.

- **What do you think is valuable about the areas you know in Crawley?**
  
  
  
  
  
  
  
  
  
  
- **What is your neighbourhood's defining characteristics?**
  
  
  
  
  
  
  
  
  
  
- **What don't you like about parts of Crawley?**
  
  
  
  
  
  
  
  
  
  
- **Are there any places you think would be improved by change and new development?**

### **Character and Design (Part Two)**

With little space left within Crawley, we face the challenge of incorporating additional and higher density development in our existing neighbourhoods to meet our housing need. Height does not necessarily increase density. Higher residential densities can be achieved in low rise developments of 2 to 3 storeys, using traditional and innovative design approaches.

- **What makes higher density areas like St Peters Road and Brighton Road attractive?**

- **Where in Crawley should higher densities be allowed?**
  
  
  
  
  
  
  
  
  
  
- **Are there areas in Crawley which should be protected from higher densities?**

### **Landscaping and Landscape Character**

Green landscaping within and around Crawley forms a key part of its character, with historic landscape features combining with those planned as part of the New Town.

- **What soft landscape features do you particularly value in Crawley?**
  
  
  
  
  
  
  
  
  
  
- **Are there areas of Crawley which would benefit from more trees and/or soft landscaping?**

### **Heritage**

Crawley has a diverse range of heritage assets, from Domesday parishes and buildings which are hundreds of years old to excellent examples of New Town architecture.

- **What does 'heritage' mean to you?**
  
  
  
  
  
  
  
  
  
  
- **What aspects of Crawley's heritage are most valuable?**



## Open Space, Sport and Recreation

Crawley's open spaces, sports facilities and recreational areas are important to the health and wellbeing of the community. These spaces make up most of the green infrastructure network of the town, providing environmental benefits as well as enhancing its character.

- **Which open spaces, sports or recreational facilities in Crawley are most important to you?**
  
  
  
  
  
  
  
  
  
  
- **Are there any recreational facilities you would like to see provided in Crawley between 2020 and 2035?**

## Infrastructure Provision

The retention of existing and provision of new essential transport, utility, service and community infrastructure is critical to support new development in the town.

- **Are there any transport, utility, or community facilities missing or needing improvement in your neighbourhood / in Crawley?**
  
  
  
  
  
  
  
  
  
  
- **What should be the key infrastructure priorities for supporting the growth which is planned in Crawley for the period 2020-2035?**

## **ECONOMIC GROWTH AND SOCIAL MOBILITY**

### **Economic Growth**

Crawley is one of the key economic drivers in the South East, and there is strong demand from businesses to locate in Crawley. However, there is a limited amount of available land remaining for employment development. Crawley residents have, on average, lower skill levels and incomes than people travelling into the borough to work.

- **Given the limited amount of land remaining in Crawley, how best can new employment floorspace be developed in the borough?**
  
- **Do you feel all our employment areas should be protected from redevelopment, or which do you feel are the most important?**
  
- **Are there any types of employment floorspace missing in Crawley, or that we need more of?**
  
- **How do you think the employment skills gap should be addressed?**
  
- **Do you think the evening and night-time economy should be supported? If so, how?**

## **Gatwick Airport**

Gatwick Airport generates significant economic benefits for Crawley but also creates significant environmental impacts due to air traffic and surface access movements in the borough. The Airport Masterplan proposes growth at the airport, including amendments to the Airport Boundary, and seeks to continue safeguarding land for an additional runway in the future.

- **What key issues do you think should be considered to ensure any growth at Gatwick Airport is sustainable?**
  
- **Do you agree airport parking should be located on the airport, or do you think it could also be provided off airport and, if so, where?**
  
- **Should land south of Gatwick Airport continue to be safeguarded for a potential future wide-spaced additional runway?**
  
- **Should the airport boundary be changed to the boundary shown in the Airport Master Plan?**

## **Crawley town centre**

Crawley town centre is an important sub-regional destination for retail and leisure, and a key employment area. It is also a sustainable place for people to live and its population is increasing rapidly with significant new residential development coming forward.

- **What makes you want to visit and spend time and money in Crawley town centre?**

- **Is there anything else you would like to see in the town centre?**
  
- **Crawley town centre is becoming a residential neighbourhood in its own right. What facilities and services are needed to support its growing population?**

## **HOUSING**

Crawley's population is now over 111,000 and continues to grow with births exceeding deaths.

To meet the needs of its growing population Crawley would need to provide over 11,200 more homes. With little land left to develop within the borough, and constraints including flooding, aircraft noise and safeguarding, additional and higher density housing development will need to be incorporated within existing neighbourhoods and in the town centre.

Crawley will also need to work with neighbouring authorities to help address Crawley's unmet needs so new development may come forward just outside Crawley's boundaries.

- **What types of housing and accommodation would you like to see more of in Crawley?**
  
- **Which groups in particular are poorly catered for by the available housing supply in Crawley?**
  
- **What types of housing should be prioritised in new developments over the period 2020-35?**

- **Where do you think new housing should be built over the period 2020-35?**
  
- **If a new neighbourhood is built just outside Crawley's boundaries, what should it include?**

## **ENVIRONMENTAL SUSTAINABILITY**

### **Green Infrastructure and Biodiversity**

Crawley's extensive networks of green spaces and waterways are integral to the health and quality of life of the population, and provide habitat for wildlife and help the town adapt to climate change. The protection of these spaces needs to be balanced with development, and many of these spaces can be enhanced to improve their biodiversity value.

Envisioning Green Infrastructure as a joined up network that is as important as the connections between major roads can help with understanding what biodiversity requires to thrive.

Soft landscape areas make brilliant habitats for small forms of wildlife and are valuable for their visual benefits as well as benefits to an individual's mental health. They are also beneficial for boosting pollination for local pollinator species.

- **Do you think biodiversity net gain should be a priority on new development sites? How do you think this could be done?**
  
- **What would encourage you and your community to support habitat creation?**
  
- **What resources could be needed to promote pollination plans within local communities?**

- **Green spaces of particular value to the local community can be given similar protection to Green Belt.**  
**Are there any sites in Crawley you believe should be considered for this designation?**

### **Sustainable Design and Construction**

The negative impacts of carbon emissions are increasingly being recognised through climate change. The council is committed to aiming for zero carbon by 2050 and development in the borough should reduce its carbon emissions as well as adapting to and mitigating climate change.

- **How do you think new developments can be designed in order to reduce their emissions and mitigate climate change?**
  
  
  
  
  
  
  
  
  
  
- **What types of new developments offer opportunities to improve the environmental performance of buildings in Crawley?**
  
  
  
  
  
  
  
  
  
  
- **What types of low- and zero-carbon energy sources are most appropriate in Crawley?**
  
  
  
  
  
  
  
  
  
  
- **What steps does Crawley need to be taking now in order to achieve carbon neutrality by 2050? What measures would you prioritise?**

## Environmental Protection

Crawley's urban character, international airport and large business district at Manor Royal make it a leading economic driver but also result in adverse impacts on noise and air pollution which need to be managed.

- **Do you know of any areas of Crawley particularly affected by certain types of pollution?**
  
- **Are there any types of pollution which you would like to see better controlled? How do you think this could be achieved?**
  
- **More stringent criteria are proposed to reduce the number of people exposed to unacceptable noise from aircraft. What are your thoughts on this approach?**

## Sustainable Transport

Transport infrastructure is vital to support new development. It is important to retain existing infrastructure and enhance opportunities to increase walking, cycling and public transport use as well as minimising the need to travel.

- **What aspects of the transport system in and around Crawley work well?**
  
- **What aspects of the transport system in and around Crawley work less well? How could these be improved?**

- **In what ways does the design and layout of Crawley create opportunities for improvements in provision for different transport modes (cars, public transport, walking and cycling)?**
  
- **In what key ways would you like transport in Crawley to be different in 2035?**
  
- **Do you think a Western Relief Road from the A264 at Kilnwood Vale to the A23 at County Oak would be a benefit to the town?**

**Thank you for completing this questionnaire.**





## Help plan the future of your town

Planning affects us all. The homes we live in, the places where we work, the open spaces where we relax and the roads we travel on are all a result of planning decisions that have been made.

The way that the whole town develops in the future will be affected by planning. Crawley Borough Council has started work on a review of its local plan that will help to guide development in Crawley over 15 years from 2020-2035.

This draft local plan review follows a review of the existing adopted local plan; it doesn't start from a blank page. In many cases, the principles and policies in the local plan remain up-to-date and 'sound'.

However, there is a greater emphasis on a number of policy areas, including health and wellbeing, higher environmental standards for new houses and housing to meet a wider range of needs.

It is important that local people, groups and organisations are able to put across their views and participate in the way that we plan the future of the town.

Until 16 September we are asking you to let us know what you feel are the most important issues for Crawley that will need to be planned for over the next 15 years.

For more information visit [crawley.gov.uk/crawley2035](http://crawley.gov.uk/crawley2035) or email [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk)

### Housing delivery

Since adoption of the local plan, **45 per cent** of new homes built with planning permission were affordable



Greater demand for smaller homes of two/three bed for young families

**55** per cent increase in population over **65** years



There is land for **4,800** new dwellings

House prices: **9.1x** median earnings; lower quartile **10.7x** earnings

Town centre residential:  
**214 831**  
dwellings in 2014 dwellings in 2019

**3,000**  
minimum dwellings in 2035

Need for **652** affordable dwellings in Crawley per year, of which **535** should be rented at affordable levels

Crawley's growing population needs **11,200** more homes between 2020-2035

### Environmental sustainability



**24** per cent of adults were estimated to be physically inactive in 2016/17

During peak hours there are around **35,000** vehicle movements within Crawley

The borough covers **4,497** hectares

**111,700**  
total residents

**10** per cent increase in residents since 2007 due to more births than deaths and inward migration



At an average pace, you can cycle across Crawley in 30 minutes

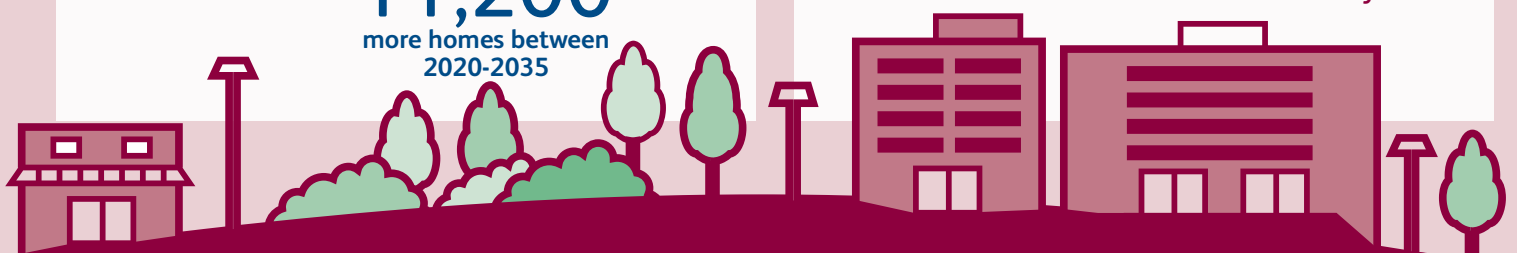
**83.3** per cent of the adult population are economically active

**58** per cent of car trips are under five miles and **25** per cent are under two miles

**60** per cent of residents are under 45 years of age (22 per cent aged 0-15 years)



Cycling saves a typical commuter **£740** a year



# Crawley 2035

## Wellbeing and communities

Some historic parts of Crawley have higher densities of **95** dwellings per hectare

There are **105** Grade I, II\* and II listed buildings

**76** play spaces for children

**33** public parks and gardens

**20** allotments

New town average densities of **20-30** dwellings per hectare

**92** outdoor sports spaces


**11** conservation areas

## Economic growth and social mobility

**MANOR ROYAL BUSINESS DISTRICT** **240** hectares  
CRAWLEY & GATWICK

**95,000** jobs

**3,400** active businesses within Crawley

In the bottom **33** per cent of low attainment in arts 

### Key growth sectors:



**£49m** gross value added (GVA) lost through skills shortages

**Manor Royal**  
**30,000+** people in **500** businesses

Town centre vacancy rates have fallen from:  
**9.2** to **7.8**  
per cent in January 2016   per cent in April 2019

There is an unmet need of **32.85** hectares of business land

# Regenerating Crawley

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---

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## Local Plan Developer and Business Forum 5 September

**Publish Date:**

Wednesday, August 21, 2019 – 09:15



Crawley Borough Council has started work on a review of its local plan that will help to guide development in Crawley over 15 years from 2020–2035.

To inform the process, we would like to invite developers, investors and businesses to a dedicated forum on 5 September at The Hawth Theatre, Crawley.

This forum is intended as a discussion on the current Crawley2035 (Regulation 18) Early Engagement Consultation and is the first formal stage of consultation in the Local Plan Review process. Within this workshop we will be picking up

items of particular interest from a business and developer perspective.

<b>Event :</b>	Crawley Borough Local Plan Developer Forum
<b>Date:</b>	Thursday 5 September 2019
<b>Time:</b>	8:30am - 10:30am
<b>Location:</b>	Spotlight Room, The Hawth, Hawth Avenue, Crawley, RH10 6YZ

To allow us to calculate anticipated attendance numbers, please let us know if you are able to attend by **Wednesday 28 August** by emailing [forward.plans@crawley.gov.uk](mailto:forward.plans@crawley.gov.uk).

However, if you cannot make it, please continue to engage in the Local Plan Review consultation. Further information and all published consultation documents are available on the council's webpage: [www.crawley.gov.uk/crawley2035](http://www.crawley.gov.uk/crawley2035).

Representations can be made by email, letter, or by completing the online survey. Feedback must be received by 16 September 2019.

Please contact the Strategic Planning Team on 01293 438624, should you wish to discuss any matters in more detail and are unable to attend the workshop.

If you wish to remain informed of the progress with the Local Plan Review, please sign up to receive the Planning News email alerts: [www.crawley.gov.uk/emailalerts](http://www.crawley.gov.uk/emailalerts)

**Tags:**

[Local Plan; economic regeneration](#)

## Contact Us

Town Centre Regeneration:  
[towncentre@crawley.gov.uk](mailto:towncentre@crawley.gov.uk)  
Town Centre Manager:  
Alfredo Mendes

Town Hall, The Boulevard. CRAWLEY RH10 1UZ

## About Us

Crawley Borough Council provides services to residents, businesses and visitors in Crawley, West Sussex.

Visit [www.crawley.gov.uk](http://www.crawley.gov.uk) for more information and access to services.



## Our Partners

Working with our partners on regeneration of the town centre:

West Sussex County Council | Town Centre Partnership | Burns + Nice | Gatwick Diamond Business | County Mall | More partnerships..