

Crawley Borough Council

**Authority Monitoring Report
1 April 2019 – 31 March 2020**

**Published August
2021**

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Executive Summary

This Authority's Monitoring Report covers the period from 1 April 2019 to 31 March 2020. It also contains more up-to-date information from 2020/21, where this is available. It is produced and set out in accordance with Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012.

The key topic areas of the report are as follows:

Progress on Local Plan and Local Development Scheme (LDS) Implementation

- Progress on the documents included in the council's updated Local Development Scheme was variable during the 2019/20 monitoring period, as follows:
 - Progress with the Local Plan Review remained roughly on course until the spring of 2020, although further delays arose subsequently for a range of reasons and are being reflected in updates to the LDS.
 - The preparation of the Development of Gatwick Airport SPD and the Land East of Balcombe Road/Street Hill Development Brief, as well as the updating of the Urban Design and Affordable Housing SPDs, were delayed as a result of additional staff resources being required to support the Local Plan Review and current uncertainties regarding the Development Consent Order and national policy in respect of Gatwick Airport.
 - Of seven outstanding Conservation Area Statements, one was adopted during the 2019/20 monitoring year.

Monitoring Policy Effectiveness

- Performance during the monitoring year against the critical indicators detailed in the council's Monitoring and Implementation Framework¹ was as follows:
 - Policy H1: Housing Provision. Housing completions during the monitoring period continued to exceed the annual average target of 340.
 - Policy H4: Affordable and Low Cost Housing. The provision of affordable and low cost housing, calculated as a proportion of housing completions benefitting from planning permission, was 62% during 2018/19, exceeding the 40% target set in Policy H4, and the absolute level of delivery (166 units) exceeded the implied target (136 units) represented by 40% of the council's annual housing requirement. The 40% target was also exceeded over the longer period 2015-20.
 - Policy EC1: Sustainable Economic Growth. 2019/20 saw a net loss of office floorspace, with losses to other uses (including residential) exceeding new supply. Net delivery of industrial (B1c, B2 and B8) floorspace meanwhile exceeded annual average projections. Over the period 2015-20 the combined net delivery of office and industrial floorspace was slightly below the level projected in the Local Plan, although in practice this masks a contrast between strong supply of industrial and weaker supply of office provision. Uptake of the employment land supply has again slowed a little, and additional supply has been identified, with the result that the employment land supply continues to be healthier than projected.
 - Policy EC6: Development Sites within the Town Centre Boundary. Proposals for the development of the named sites are at various stages, with continuing progress apparent on most sites.
 - Some further progress has been made in addressing areas of inconsistent implementation identified in the 2016/17 AMR. This seems to reflect increasing familiarity with relevant requirements, and the adoption of an up-

¹ Monitoring and Implementation Framework, p4 (2015) CBC

to-date Local List of validation requirements in November 2018. In addition policy approaches in relevant areas are being refined through the Local Plan Review process, where appropriate.

- Appeal decisions during, and since, the 2018/19 monitoring year saw success in the defence of a number of policies from the 2015 Local Plan, while appeals which were allowed related primarily to the site-specific application of design-related policy, rather than to specific policy requirements.
- Data on a range of indicators related to the Sustainability Objectives detailed in the Local Plan Sustainability Appraisal are set out. Progress of varying degrees is apparent in many areas, although there is scope for further improvement.

Neighbourhood Development Plans/Orders

- No Neighbourhood planning documents have been made by the council, and none are known to be in preparation by qualifying bodies.

Community Infrastructure Levy

- The council held £178,670.35 in CIL funds at the beginning of 2019/20, comprising £161,384.35 in the Strategic Infrastructure Strand and £17,286.00 in the Neighbourhood Improvement Strand.
- CIL receipts during 2019/20 totalled £149,226.10, of which £127,224.68 was within the Strategic Infrastructure Strand and the remaining £22,001.42 in the Neighbourhood Improvement Strand.
- £10,000.00 and £5,162.00 respectively were spent out of the Strategic Infrastructure Strand and Neighbourhood Improvement Strand during 2019/20.
- As of 31 March 2020 the council held £312,734.45 in CIL, comprising £278,609.03 and £34,125.42 in the two respective funds.
- Strategic Infrastructure Strand receipts have been reserved to deliver the programme of infrastructure projects identified through the council's approved Infrastructure Business Plan.

Self-build and Custom Housebuilding

- As of 31 March 2020, 110 individuals and no associations had been added to the council's Self-Build and Custom Housebuilding Register. 84 of these are on Part 1 of the Register and 26 on Part 2.

Duty to Cooperate

- The council has acted in line with the Duty to Cooperate, as detailed in Part 7 and Appendix G below.

Part 1. Introduction

Nature and purpose of document

- 1.1. This Authority Monitoring Report (AMR) details Crawley Borough Council's progress in developing, adopting and implementing local planning policies. Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 requires AMRs to be produced and specifies requirements as to their content and scope. The approach and indicators used in this AMR also conform to the council's own Monitoring and Implementation Framework (MIF), which was published in 2015.
- 1.2. The present AMR covers the monitoring period from April 2019 to March 2020, which is assessed as the fifth year of implementation of the 2015 Local Plan.
- 1.3. Crawley Borough Council intends to continue its monitoring framework and reporting arrangements on an 'at least' annual basis, to make relevant information available to the public. Should new information be available more frequently, it will be made available at the earliest opportunity, rather than waiting for the production of a new AMR.

Contents and Structure

- 1.4. This AMR is divided into sections covering the following areas:
 - **Part 2:** Progress made with documents detailed in the council's Local Development Scheme (LDS), including the Local Plan, Supplementary Planning Documents (SPDs) and other planning documents;
 - **Part 3:** Account of policy implementation, focusing on:
 - the four indicators critical for delivering the Local Plan's vision for growth, as identified in the Monitoring and Implementation Framework;
 - other policies where monitoring has identified potential issues regarding consistency of implementation;
 - recent appeal decisions; and
 - Crawley's current and/or recent level of performance on various indicators which are relevant to the Sustainability Objectives detailed in the SA²;
 - **Part 4:** Details of any neighbourhood plans or neighbourhood development orders made by the council;
 - **Part 5:** Running totals of CIL income and expenditure as of 31 March 2020;
 - **Part 6:** Headline data on the council's Self-Build and Custom Housebuilding Register, as administered in accordance with the Self-build and Custom Housebuilding Act 2015 and the Self-Build and Custom Housebuilding Regulations 2016;
 - **Part 7:** Details of co-operation undertaken with other local planning authorities, county councils or other bodies in line with the Duty to Cooperate set out in section 110 of the Localism Act 2011.
 - **Appendices**

² Sustainability Appraisal/Strategic Environmental Assessment: Sustainability Report for the Local Plan (December 2015) CBC

Part 2. Progress on Local Plan and Local Development Scheme (LDS) Implementation

Introduction

- 2.1. Section 15 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare and maintain a Local Development Scheme (LDS), giving details of proposed local planning policy documents and timetables for their preparation and adoption. AMRs are required to detail progress in the preparation of these documents and the extent to which the relevant timetables have been followed.
- 2.2. The relevant LDS for this monitoring period was published by the council in February 2019. More recent updates to the LDS were published in February 2020 and December 2020. Appendix A lists the documents specified in all three versions of the LDS and the timetables for their preparation.
- 2.3. Due to further extensions to the Regulation 19 Consultation for the Local Plan, a further update to the LDS will be published shortly.
- 2.4. The remainder of this section will describe current progress on each document during the 2019/20 monitoring period, with additional commentary on progress since 1 April 2020.

Development Plan Documents

- 2.5. The Development Plan for Crawley sets out the local planning policies which are applicable within the borough. The Development Plan is made up of individual 'Development Plan Documents', and these represent the council's most important planning policy documents for which timetables are set out in the LDS. The documents identified in the 2019 LDS within this category were the:
 - Local Plan Review; and
 - Local Plan Map Update.

Progress regarding these during and since the 2019/20 monitoring period is set out in turn below.

Local Plan Review & Local Plan Map Update

- 2.6. The Local Plan and associated Local Plan Map represent the main repository of Local Planning Policy for Crawley. The current Local Plan and Local Plan Map were adopted in December 2015. In accordance with legislation and national policy requiring the review of these within five years of adoption, the LDS sets out the timetable for the Local Plan Review.
- 2.7. The 2019 LDS allowed for two periods of public consultation on the review and update of the Crawley Borough Local Plan during 2019/20, comprising one round of consultation in June – July 2019 (Regulation 18: Early Engagement), and another in January – February 2020 (Regulation 19: Publication Submission).
- 2.8. This approach envisaged the review proceeding to the extent that the Local Plan would be submitted to the Secretary of State for its Examination in March 2020.

Progress during 2019/20

- 2.9. During the monitoring period 2019/20, progress on the Local Plan continued in line with the February 2019 LDS.
- 2.10. An eight-week, “early engagement” consultation period was carried out between July and September in accordance with Regulation 18 of the 2012 Local Planning Regulations³. This was a slight timetable slip from the intended June – July 2019 set out in the LDS. However, the extended consultation period over the summer season allowed for a variety of consultation methods (including consultation publicity events and targeted stakeholder workshops) to be used to reach the widest range of stakeholders⁴.
- 2.11. In November 2019, the council’s Statement of Community Involvement was updated to take account of factual changes since its adoption in 2017.
- 2.12. The Local Plan, Local Plan Map, draft Sustainability Appraisal/Strategic Environmental Assessment, draft Consultation Statement, draft Infrastructure Plan and Habitats Regulations Scoping Report were considered by Full Council on 16 December 2019. At this meeting of the Full Council, the Local Plan was approved for Publication Consultation and Submission to the Secretary of State for Examination⁵.
- 2.13. An initial six week period of formal “Submission Publication” public consultation, in accordance with Regulation 19 of the 2012 Local Planning Regulations, was carried out between January and March 2020.
- 2.14. To support the Local Plan a number of new evidence documents were prepared and published within the monitoring year. These include:
- Strategic Housing Market Assessment (joint commission with Horsham District Council), November 2019;
 - Economic Growth Assessment (joint commission with Horsham District Council and Mid Sussex District Council), January 2020;
 - Retail and Commercial Leisure and Town Centre Needs Assessment, January 2020;
 - Eco-Serv Report, January 2020;
 - Strategic Housing Land Availability Assessment, July 2019 and January 2020;
 - Housing Trajectory, July 2019 & December 2019 Base Date; and
 - Employment Land Trajectory, July 2019 & December 2019 Base Date.
- 2.15. Other evidence studies were commissioned during this monitoring period, including:
- Open Space Study, Indoor Sports Facilities and Playing Pitch Strategy (commissioned May 2019);
 - Gatwick Sub-Region Water Cycle Study (joint commission with Horsham District Council, Mid Sussex District Council and Reigate and Banstead Borough Council) (commissioned November 2019);

³ The Town and Country Planning (Local Planning) (England) Regulations 2012: <https://www.legislation.gov.uk/ukSI/2012/767/contents/made>

⁴ As set out in Crawley’s Consultation Statement: https://crawley.gov.uk/sites/default/files/2021-01/Consultation_Statement_January_2021.pdf and Appendix 1: Early Engagement Consultation Materials: https://crawley.gov.uk/sites/default/files/2021-01/Appendix_1_Early_engagement_consultation_materials.pdf

⁵ Minutes of Full Council Meeting 16 December 2019, Item 10: <https://democracy.crawley.gov.uk/documents/g2725/Public%20minutes%2016th-Dec-2019%2019.30%20Full%20Council.pdf?T=11>

- Strategic Flood Risk Assessment (joint commission with Horsham District Council) (commissioned November 2019);
- Viability Study (commissioned February 2020).

2.16. The LDS was updated and published in February 2020, to reflect the commitment of the council in setting out a timetable to produce the, then, proposed North of Crawley Area Action Plan.

Date	Stage
15 July - 16 September 2019	Regulation 18 consultation (extended to allow for summer holiday period).
6 November 2019	Publication of updated Statement of Community Involvement
16 December 2019	Full Council: Crawley Local Plan Review Publication and Submission
20 January - 2 March 2020	Regulation 19 'pre-submission' consultation
19 February 2020	Publication of updated Local Development Scheme 2020 - 2023

Progress since the monitoring period

2.17. Progress with the Local Plan review since the 2019/20 monitoring year has been subject to delays against the February 2019 LDS. This has been caused by a number of critical issues:

- Advice from a Planning Inspector as part of an advisory meeting (April 2020);
- Legal outcomes in relation to national airport expansion policy;
- Delays and restrictions created due to the international COVID-19 pandemic;
- Emerging evidence – particularly in relation to Viability;
- Delays in the production and finalising of commissioned evidence documents.

2.18. On this basis, following the close of the initial Regulation 19 consultation carried out in early 2020, rather than submitting the Local Plan for its examination in March/April 2020 as anticipated by the LDS, the Local Plan was subject to further internal review and update.

2.19. In light of the restrictions introduced due to the international COVID-19 pandemic, the Statement of Community Involvement was updated in June 2020.

2.20. To reflect the delays to the Local Plan Review timetable, and the changes made to the Local Plan which required further consideration by Full Council and a repeating of the formal Regulation 19 Public Consultation, the LDS was updated in December 2020. This LDS removed the timetable for producing the North of Crawley Area Action Plan, as introduced in the February 2020 LDS, as this Policy was deleted as a commitment in the updated draft Submission Local Plan.

2.21. The updated Local Plan, Local Plan Map, draft Sustainability Appraisal/Strategic Environmental Assessment, draft Consultation Statement, draft Infrastructure Plan and Habitats Regulations Scoping Report were considered by Full Council on 16 December 2020. At this meeting of the Full Council, the Local Plan was approved for Publication Consultation and Submission to the Secretary of State for Examination⁶.

⁶ Minutes of Full Council Meeting 16 December 2020, Item 6:
<https://democracy.crawley.gov.uk/documents/g3041/Public%20minutes%2016th-Dec-2020%2019.30%20Full%20Council.pdf?T=11>

- 2.22. A further stage of formal “Submission Publication” public consultation in accordance with Regulation 19 of the 2012 Local Planning Regulations, commenced in January 2021. The length of this formal consultation period was extended to June 2021 to allow for the publication of outstanding evidence documents.
- 2.23. The following evidence studies have been prepared and published since the 2019/20 monitoring period:
- Gatwick Sub-Region Water Cycle Study, August 2020;
 - Housing Trajectory, 1 September 2020 Base Date;
 - Strategic Housing Land Availability Assessment, September 2020;
 - Economic Growth Assessment – focused update for Crawley, September 2020;
 - Employment Land Trajectory, 1 September 2020 Base Date;
 - Strategic Flood Risk Assessment, September 2020;
 - Open Space, Sport and Recreation Assessment, December 2020;
 - Indoor Sports Facilities Assessment, January 2021;
 - Playing Pitch Strategy, January 2021;
 - Draft Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, January 2021;
 - Draft Densification Study, Part 1, January 2021;
 - Employment Land Availability Assessment, January 2021;
 - Crawley Heritage Assets Review, January 2021;
 - Water Cycle Study Crawley Addendum, January 2021;
 - Draft Habitats Regulations Assessment of Crawley Local Plan, January 2021;
 - Local Plan and Community Infrastructure Levy Viability Assessment, March 2021.
 - Crawley Transport Study, May 2021
- 2.24. A series of summary “Topic Papers” were prepared and published to support the Local Plan Consultation:
- Topic Paper 1: Unmet Needs and Duty to Cooperate, January 2021;
 - Topic Paper 2: Gatwick Airport, January 2021;
 - Topic Paper 3: Housing Needs, January 2021;
 - Topic Paper 4: Housing Supply, January 2021;
 - Topic Paper 5: Employment Needs and Land Supply, January 2021;
 - Topic Paper 6: Climate Change, January 2021;
 - Topic Paper 7: Development and Noise Technical Appendix, January 2021.
- 2.25. The following evidence studies have been commissioned and are currently being progressed:
- Crawley Habitats Regulations Assessment (commissioned August 2020);
 - Water Neutrality Assessment (commissioned December 2020).
- 2.26. Due to the delays, the LDS is being updated.

Date	Stage
30 June 2020	Publication of update Statement of Community Involvement
9 December 2020	Publication of updated Local Development Scheme 2020 - 2023
16 December 2020	Full Council: Crawley Local Plan Review Publication and Submission
6 January 2021 – 30 June 2021	Regulation 19 ‘pre-submission’ consultation

Supplementary Planning Documents

- 2.27. Supplementary Planning Documents (SPDs) provide guidance on how to fulfil the requirements set out in the policies of the Local Plan. They do not themselves contain or change policies, but they still fall within the broader class of Local Development Documents, and as such timetables for their preparation and adoption are included in the LDS.
- 2.28. The preparation and adoption of SPDs is subject to special requirements, requiring a period of 'early engagement' as well as a subsequent formal public consultation.
- 2.29. The following SPDs were listed in the February 2019 LDS as being due for preparation and/or adoption during 2019/20:
- Urban Design Review;
 - Development of Gatwick Airport;
 - Affordable Housing Review
 - Development Briefs; and
 - Conservation Area Statements.

Urban Design Review SPD

- 2.30. The 2019 LDS considered an update of the Urban Design SPD to improve and clarify the advice given in the document following feedback from the experiences of implementing it.
- 2.31. Wider national government proposals for design meant resources were directed into the Local Plan Review preparations both in drafting new design policies and also preparing background evidence documents.

Development of Gatwick Airport SPD

- 2.32. The Development of Gatwick Airport SPD had an indicative only timetable in the 2019 LDS, dependent on Gatwick Airport's final Airport Masterplan and possible Development Consent Order approach.
- 2.33. The Development of Gatwick Airport SPD remains outstanding. Work on this document has to reflect the development of Local Plan policies for the airport in response to the Government's emerging Aviation Strategy, and the proposals in the Gatwick Airport Master Plan, including the proposed Development Consent Order (DCO). The timetables and outcomes of these remained unclear in spring 2020.

Affordable Housing Review SPD

- 2.34. The 2019 LDS identified a need to update the Affordable Housing SPD to reflect the changes introduced by the revised NPPF. Due to emerging evidence through the SHMA and Viability, resources were directed into the Local Plan Review preparations in drafting new policies and managing the background evidence documents.

Development Briefs

- 2.35. Development Briefs seek to support and influence the development of particular sites allocated in the Local Plan by providing detailed information about their characteristics and how landowners and developers can best accommodate these in their proposals. Development Briefs for the following sites allocated by Policy H2 of the Local Plan remained outstanding as of April 2019:
- Land East of Balcombe Road/Street Hill.

- 2.36. The direction of resources into the Local Plan Review has delayed further progress on this Development Brief.

Conservation Area Statements

- 2.37. Conservation Area Statements reinforce and support the designation of individual Conservation Areas by describing in greater detail the special architectural, historical and environmental qualities which make them distinctive and worthy of designation. They also provide development guidance informed by these qualities and suggest improvements which have the potential to enhance the Areas' special character.
- 2.38. As of April 2019, updated Conservation Area Statements were under preparation for several of Crawley's Conservation Areas as follows:
- Forestfield and Shrublands
 - Hazelwick Road
 - High Street
 - Malthouse Road
 - St Peters
 - Southgate Neighbourhood Centre
 - Sunnymead Flats
- 2.39. Work on the Conservation Area Statements is, in many cases, being led by Crawley's Conservation Area Advisory Committees (CAACs), rather than by council officers. CAACs are groups affiliated to the council which are made up of local people and others with an interest in the area and its heritage.
- 2.40. On account of the role played by the CAACs in the preparation of Conservation Area Statements, the LDS does not set out a definitive timetable for their adoption.

Progress during 2019/20

- 2.41. Progress on the SPDs during 2019/20 was as follows:

Date	Stage
June 2019	Adoption of Hazelwick Road Conservation Area Statement

Progress since the monitoring period

- 2.42. Subsequent progress in the preparation and adoption of the SPDs has been as follows:

Date	Stage
1 February – 31 March 2021	Conservation Areas and Locally Listed Buildings Consultation

- 2.43. The development at Gatwick Airport SPD remains outstanding. The Development Consent Order work was stalled in March 2020 due to the Covid-19 pandemic, restarting in early 2021 with submission anticipated mid-2022. No further iterations of the Government's Aviation Strategy have been published since the "Aviation 2050: the future of UK aviation" green paper was published for consultation in December 2018.
- 2.44. The other SPDs from the 2019 LDS remaining outstanding as of April 2020, were the Urban Design Review SPD, Affordable Housing Review SPD, Land East of Street Hill/Balcombe Road Development Brief and six Conservation Area Statements.
- 2.45. New evidence was commissioned through the Heritage Assets Review which included consideration of some of the Conservation Area Boundaries, potential new Conservation Area designations, Areas of Special Local Character and Locally Listed Buildings. A public consultation took place between February and March 2021 on some of these proposed changes. Subject to the outcome of this consultation, these will lead to further updates of the Heritage SPDs.

- 2.46. The January 2020 LDS updated the anticipated SPDs to be reviewed due to the Local Plan Review. This confirmed the review of a larger number of the adopted SPDs (Affordable Housing, Climate Change, Green Infrastructure, Town Centre, Urban Design, Development of Gatwick Airport) to reflect the full review of the Local Plan policies associated with each of these.
- 2.47. In addition to the previously identified SPDs, the December 2020 LDS further identified the need to progress Character Area Assessments, to meet the national guidance requirements for design and support the implementation of the draft emerging Local Plan design policies.

Other Planning Documents

- 2.48. In addition to the Local Plan documents and Supplementary Planning Documents, the council prepares a number of other planning documents.
- 2.49. They include:
- Authority's Monitoring Report (this document)
 - Statement of Community Involvement (referred to in paragraphs 2.1-2.3; 2.16 and 2.26)
 - Local Development Scheme (referred to in paragraph 2.11; 2.16; 2.19; and 2.26)
 - Community Infrastructure Levy (considered in Part 5)
 - CIL Regulation 123/Infrastructure List (superseded by Infrastructure Funding Statement from 2020)
 - Brownfield Land Register
 - Local List of Validation Requirements
- 2.50. The timetable for the preparation of these documents is also set out in the LDS (with the exception of the LDS itself and the AMR which is confirmed to be produced at least annually).

Progress during 2019/20

2.51. Progress on other planning documents during 2019/20 was as follows:

Date	Stage
November 2019	Publication of Reviewed Brownfield Land Register

Progress since the monitoring period

2.52. Subsequent progress in the preparation and adoption of other planning documents has been as follows:

Date	Stage
December 2020	Publication of Reviewed Brownfield Land Register
December 2020	Infrastructure Funding Statement
March 2021	Publication of Reviewed Local List of Validation Requirements

Part 3. Monitoring Policy Effectiveness

- 3.1. The Local Planning Regulations (2012) state that an Authority's Monitoring Report must identify any Local Plan policies which are not being implemented. Reasons should be given for the failure to achieve or implement policies, and any appropriate measures should be identified to rectify the situation, either by finding means to overcome obstacles to implementation or by reviewing the policy.
- 3.2. The approach that the council takes in monitoring implementation of policies in the Plan is set out in its Monitoring and Implementation Framework (MIF), published in 2015. This identifies key indicators, further indicators, objectives and milestones for the various policies included in the Plan.
- 3.3. The monitoring year 2019/20 is the fourth full monitoring year following the adoption of the Crawley Local Plan 2015-30, and provides an opportunity to monitor the implementation of a relatively wide range of policies. In addition, it provides scope to consider progress in tackling the areas of less consistent implementation identified in previous Authority Monitoring Reports.
- 3.4. Firstly, this section will consider those four policies and associated key indicators which are identified in the MIF as forming 'a more critical element of meeting the council's overall vision for the future growth of the borough', namely:
 - Policy H1: The delivery of net housing against the annualised average housing number;
 - Policy H4: The delivery of net affordable housing against the annual average affordable housing requirement;
 - Policy EC1: The provision and delivery of total employment floorspace against the Economic Growth objectively assessed need;
 - Policy EC6: The delivery of the Town Centre Opportunities sites allocated in the policy.
- 3.5. The section then goes on to consider briefly:
 - Progress since 2018/19 in respect of policies where issues have previously been identified in terms of inconsistent implementation;
 - The record of council planning decisions at appeal both during and since the monitoring period, with particular notice given to those decisions which are more relevant to the implementation of new Local Plan policies;
 - Crawley's current and/or recent performance against the Sustainability Objectives outlined in the Sustainability Appraisal (SA) supporting the Local Plan, as measured by a range of indicators which are as close as practically and reasonably possible to those identified in the SA.

Policy H1: Housing Provision and Housing Delivery Test

- 3.6. Policy H1 makes provision for the development of a minimum of 5,100 net additional dwellings in the borough over the period 2015-2030. This equates to an annual average figure of 340 dwellings. Two key factors should be borne in mind when considering this figure:
 - The H1 target is informed by an assessment of the borough's Objectively Assessed Housing Need which includes allowance for under-delivery in the years before the commencement of the Local Plan period.
 - The H1 figure is, at the same time, 'supply-led', reflecting the constrained availability of land in the borough and the finite supply of sites available for housing. As detailed in updates to the borough's Housing Trajectory,

performance against the annualised average figure will closely reflect progress in the development of allocated sites. In the early part of the Plan period, Crawley’s Housing Trajectory thus anticipates higher levels of delivery, which then reduce as the limited land supply is developed.

3.7. In 2018, the government introduced a Housing Delivery Test, for which the net delivery of housing is assessed against a figure representing housing need over a rolling 3-year period. Where a district or borough council such as Crawley has a Local Plan Housing Requirement less than 5-years old, the housing need figure is calculated as follows:

- For the monitoring years 2015/16 to 2017/18, the applicable figure housing need figure is the lowest of either:
 - The adopted Housing Requirement (including any unmet need being taken from other authorities); or,
 - The average annual household projections over the 10 years commencing with the year in question, adjusted to take account of exported and imported unmet need.
- Starting from the year 2018/19, the applicable need figure is the lowest of either:
 - The adopted Housing Requirement (including any unmet need imported from other authorities); or,
 - The minimum annual local housing need figure, calculated in accordance with the government’s Standard Method, adjusted to take account of exported and imported unmet need.

3.8. Failure to meet the test can trigger a range of penalties set out in the NPPF, depending on the extent of under-delivery, including:

- a requirement to produce an action plan to address under-delivery;
- the application of an increased buffer of 20% in calculation of the five-year housing supply;
- the activation of provisions as part of the ‘Presumption in Favour of Sustainable Development’, meaning that the policies in the development plan which are ‘most important’ for determining the application would be considered out of date.

3.9. Three sets of national results of the Housing Delivery Test have now been published⁷. The level of housing delivery in Crawley, as measured against housing need identified via the Test, is set out in Table 3.1 below.

Table 3.1: Housing Delivery Test results for Crawley 2018-20

Housing Delivery Test Year	Years Covered by Test	Proportion of Identified Housing Need Met
2018	2015/16, 2016/17, 2017/18	181%
2019	2016/17, 2017/18, 2018/19	235%
2020	2017/18, 2018/19, 2019/20	252%*

*The housing need figure for 2019/20 was reduced by the equivalent of 1 month in consideration of the Covid-19 pandemic.

3.10. In Table 3.2, Crawley completions for each monitoring year of the period 2015-20 are compared with the respective average target implied by Policy

⁷ Housing Delivery Test: 2018 measurement (2019) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>; Housing Delivery Test: 2019 measurement (2020) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>; Housing Delivery Test: 2020 measurement (2021) MHCLG <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>.

H1 as well as the projection from the April 2015 Housing Trajectory (HT)⁸. As shown here completions significantly exceed the average requirement.

- 3.11. Notwithstanding this, they fall somewhat short of the 2015 HT projection. This predicted a peak in delivery in 2016/17 and 2017/18, which was not realised in terms of actual completions. This is primarily due to delays in the coming forward of a number of key site allocations. For other years, the Housing Trajectory target has been exceeded and, since several allocated sites are still to come forward, it is expected that this shortfall will be made up.

Table 3.2: Gross and net housing completions 2015-2020, measured against projections in the April 2015 Housing Trajectory and the Local Plan Policy H1 average target⁹

Year	Gross	Losses	Net	Net incl. C2	April 2015 HT Projection	As % of HT Figure	H1 Average Target	As % of H1 Average
2015/16	544	3	541	541	389	139%	340	159%
2016/17	603	7	596	596	724	82%	340	175%
2017/18	372	3	369	369	870	42%	340	109%
2018/19	515	3	512	512	455	113%	340	151%
2019/20	456	4	452	404	389	104%	340	133%
2015-20 Total	2490	20	2470	2422	2827	86%	1700	142%

- 3.12. Net delivery has been adjusted in column five of Table 3.2 above to allow for change in C2 (communal) accommodation. Net increase or decrease in C2 accommodation is converted to a number of individual dwellings by dividing the number of bedrooms by the national average number of adults in all-adult households (1.8), in accordance with Housing Delivery Test Measurement Guidance. In 2019/20, this has resulted in a net delivery of 404 dwellings when including changes in C2 accommodation, compared with 452 net dwellings without this adjustment. The main change reflected here is the demolition of the 100-bedroom Oakhurst Grange Nursing Home at 44 Goffs Park Road in Southgate, which has permission for redevelopment as a larger 'continuing care retirement community' (CR/2016/0972/FUL).
- 3.13. Of the 452 net dwelling completions in 2019/20, 185 dwellings (41 per cent) came from developments benefitting from permitted development rights for the conversion of offices to dwellings. This compares with 3 per cent in 2018/19, 9 per cent in 2017/18 and 49 per cent in 2016/17. Fluctuations in overall delivery levels have therefore reflected variations in the number of dwellings delivered via planning permission as well as in the number delivered via prior approval.
- 3.14. In order to shed light on the future housing delivery pipeline, Table 3.3 below details separately the total number of dwellings permitted by planning permission and prior approval during the 2019/20 monitoring year, broken down by category of approval. This shows that the total number of new

⁸ Available at <https://crawley.gov.uk/sites/default/files/documents/PUB260010.pdf>

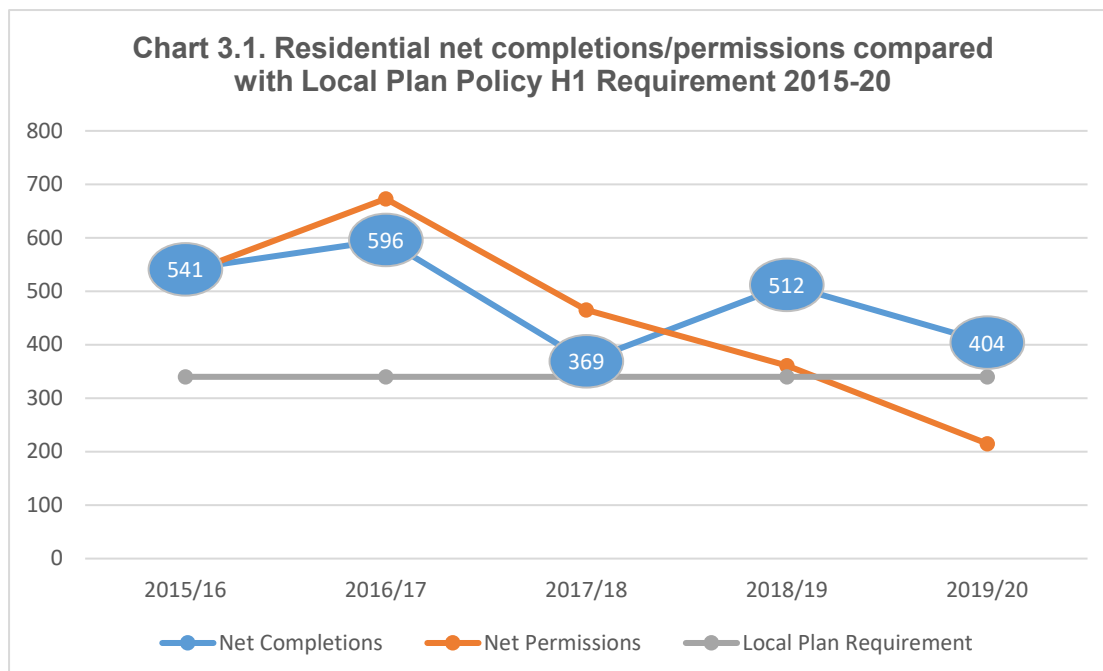
⁹ The completion figures in Table 3.2 are primarily derived from West Sussex County Council monitoring data. Figures based on other criteria may differ.

dwellings permitted over and above existing permissions has fallen to 215: a lower figure than the annual H1 policy requirement.

**Table 3.3: New dwellings granted planning permission or prior approval
April 2019-March 2020**

Category	Gross permitted	Losses permitted	Net permitted
All new full planning permissions	41	0	41
Full planning permissions (dwelling quota already permitted) ¹⁰	18	0	18
All new outline permissions	186	0	186
Outline permissions (dwelling quota already permitted)	0	0	0
New reserved matters approved	0	0	0
All new prior approvals	50	0	50
Prior approvals (dwelling quota already permitted) ¹¹	44	0	44
Total including reserved matters approvals and dwellings already permitted	277	0	277
Total excluding reserved matters approvals and dwellings already permitted	215	0	215

3.15. Chart 3.1 below summarises this picture in a more visually accessible format, showing net completions and net permissions/prior approvals over the period 2015-2020 in relation to the Policy H1 annual average target.



3.16. A more detailed picture of these trends, including site-specific information and implications for Crawley's five-year housing land supply, is provided in the April 2020 Housing Trajectory and accompanying summary table, provided in

¹⁰ i.e. new planning permissions superseding existing planning permissions or prior approvals.

¹¹ i.e. new prior approvals superseding existing planning permissions or prior approvals.

Appendix B. These confirm that there has been slippage in the delivery of allocated sites, and, in this context, the slowdown in residential permissions identified in Table 3.2 and Chart 3.1 appears to be a result of site delays rather than any actual loss of identified housing supply. Therefore, Crawley is still on course to exceed the H1 housing requirement over the Local Plan period, albeit with a flatter trajectory than was anticipated in 2015.

- 3.17. One issue, in respect of the Housing Trajectory, is that the predicted tailing off in completions later on in the Local Plan period could result in Crawley failing the Housing Delivery Test as currently constituted, notwithstanding the fact that overall delivery for the Local Plan period is expected to exceed the Local Plan housing requirement. The three-year rolling average of housing delivery is thus projected to fall to a level close to the average annual housing requirement of 340 dwellings in the period 2021-24 and in 2022-25.
- 3.18. The Housing Delivery Test rule book, published by the government, does enable such medium-term variations in delivery to be taken into account where the relevant policy includes a stepped housing requirement. Therefore, the council proposes to introduce a stepped housing requirement through the review of Policy H1.

Policy H4: Affordable and Low Cost Housing

- 3.19. Policy H4 requires all residential developments to include 40% affordable housing unless it is shown that this would make the development unviable, in which case requirements will be relaxed in order of cascading priority.
- 3.20. Table 3.3 assesses current implementation of this policy by detailing gross and net affordable housing completions for the years 2015/16-2019-20 (i.e. years 1-5 of the Local Plan period). The net totals are shown as a proportion of total net dwelling completions for each monitoring year, and are also compared to the annual average affordable housing target implied by Policy H4 (i.e. 136 per annum, or 40% of the 340 H1 annual average target). The table also shows new affordable units as a proportion of net completions with planning permission (as opposed to prior approval, which is not legally subject to affordable housing requirements).
- 3.21. As Table 3.4 shows, the significant proportion of new completions benefitting from prior approval (as noted above) has affected the proportion of new units which are affordable. Including prior approvals, the affordable units comprise only 30% over the four years in question, whereas if they are excluded (providing a fairer view of the implementation of Policy H4) the four-year total sits at 44%, exceeding the 40% target.

Table 3.4: The delivery of gross and net affordable housing 2015-20 against the average annual/quarterly figures from Policy H4¹²

Year	Gross delivery	Net delivery	As % of total net completions	As % of net completions with planning permission	Implied average H4 target	As % of H4 target
2015/16	113	113	21%	42%	136	83%
2016/17	145	144	24%	47%	136	106%
2017/18	146	146	40%	44%	136	107%
2018/19	166	166	32%	33%	136	122%

¹² The figures given in Table 3.4 have been compiled by extracting figures for affordable housing from the totals recorded in Table 3.2, and thus reflect the development completion times recorded in West Sussex County Council monitoring data. Figures based on other criteria, e.g. the date of handover of completed units to Registered Social Landlords, may differ.

2019/20	168	166	37%	62%	136	122%
2015-20 Total	738	735	30%	44%	680	108%

3.22. Crawley Borough Council own-build schemes contributed 121 units (120 net) to these totals, comprising 15 dwellings in 2016/17, 25 in 2018/19, and 81 dwellings in 2019/20.

Small Residential Schemes (10 dwellings or less):

- 3.23. The 2016/17 AMR identified that the requirements detailed in Policy H4 were not being applied to minor residential schemes of up to 10 dwellings. This was attributed to uncertainty regarding the national policy and legal position, as well as the absence of detailed local guidance on how to apply the requirement to small schemes.
- 3.24. As noted in Appendix E of the 2016/17 AMR, the legal position was clarified in May 2016. In addition, the adoption of the Affordable Housing Supplementary Planning Document and associated Summary Guidance Document for Small Residential Developments in November 2017 provided detailed guidance regarding the application of Policy H4.
- 3.25. Monitoring for the 2017/18 year seemed at first sight to suggest continuing non-implementation of the policy in respect of residential schemes of 1-10 dwellings, but there were signs that this reflected a natural time lag between the introduction of the Supplementary Planning Document as a material planning consideration and its reflection in planning permissions granted. This was confirmed by the monitoring for 2018/19, which pointed to consistent implementation of this requirement.
- 3.26. This trend has been followed in more recent years. During 2019/20, 13 new permissions for residential schemes of 1-10 dwellings were granted. All of these were subject either to some element of on-site affordable housing provision or the provision of a commuted payment towards off-site provision. During 2020/21, a further five schemes of this size were granted planning permission. Three of these were required to contribute a commuted sum towards off-site provision, with the other two being schemes where a dwelling was demolished to make way for a new dwelling, and which were not considered able to support a financial contribution.

Policy EC1: Sustainable Economic Growth

- 3.27. Adopted Local Plan Policy EC1 identifies a deliverable supply of B-class employment land of 23 hectares (ha). This is derived from the council's 2015 Employment (Business) Land Trajectory and the 2015 Crawley Economic Growth Assessment (EGA) Update¹³. The 2015 EGA Update estimated that on the basis of predicted levels of growth (the 'baseline' scenario) there will be demand for 58ha new business land in total, including allowance for losses, during the Plan period. Due to Crawley's land constraints, the identified business land supply pipeline total of 23ha falls considerably short of the identified need, but was considered sufficient to meet projected demand during the first five years of the Plan period (2015/16 – 2020/21).
- 3.28. Table 3.4 assesses how far the gross rate of delivery of employment floorspace over the period 2015-20 has matched the rate anticipated in the EGA Update. The 58ha requirement figure mentioned above (annualised at

¹³ ['Crawley Local Plan Employment \(Business\) Land Trajectory \(2015-2030\)', CBC: 2015; 'Crawley Economic Growth Assessment Update: Final Report', NLP: 2015.](#)

3.9ha per annum) is derived from a projected floorspace requirement of 287,190sqm (19,146 p.a.), comprising 139,220sqm (9,281 p.a.) of B1a/B1b office space and 147,970sqm (9,865 p.a.) of B1c/B2/B8 industrial floorspace. Table 3.4 compares these projected rates with those actually achieved over the five years concerned. Gross floorspace completion totals are shown both with and without 'churn', i.e. new floorspace which has replaced existing floorspace within the same employment category. 2019/20 has seen a slowing of gross floorspace delivery for both the office and industrial sectors compared to the projected delivery rate, with office floorspace delivery significantly lower than projected. However, taking 'churn' into account, and allowing for year-to-year fluctuations, it can be seen that both office and industrial floorspace has been delivered at a significantly faster gross rate than anticipated over these five years, leaving the combined level of delivery some 13 per cent higher than projected.

Table 3.4: Comparison of actual and projected gross delivery rates for B-class employment floorspace 2015-2020

Period	Floorspace type	Gross delivery (sqm)	Gross delivery (sqm) (excluding 'churn'*)	Projected delivery rate	Gross delivery excl. 'churn'* as % of projected delivery rate
2015/16	Office	13,219	12,062	9,281	130%
	Industrial	19,360	8,872	9,865	90%
	Total	32,579	20,934	19,146	109%
2016/17	Office	16,646	16,646	9,281	179%
	Industrial	19,725	15,172	9,865	154%
	Total	36,371	31,818	19,146	166%
2017/18	Office	20,306	20,306	9,281	219%
	Industrial	2,345	2,345	9,865	24%
	Total	22,651	22,651	19,146	118%
2018/19	Office	7,744	7,744	9,281	83%
	Industrial	15,882	15,882	9,865	161%
	Total	23,626	23,626	19,146	123%
2019/20	Office	416	416	9,281	4%
	Industrial	7,796	7,796	9,865	79%
	Total	8,212	8,212	19,146	43%
5-year total	Office	58,331	58,331	46,405	126%
	Industrial	65,108	50,067	49,325	102%
	Total	123,439	108,398	95,730	113%

* 'Churn' here means replacement of existing B1a/B1b or B1c/B2/B8 floorspace with new floorspace within the same category. Replacement of B1a/B1b floorspace with B1c/B2/B8 floorspace and vice-versa is counted as a gross increase in one or other category.

Employment Floorspace Losses:

3.29. Whilst Table 3.4 presents gross totals of employment floorspace completed, the monitoring of implementation of Policy EC1 also requires that losses are taken into consideration. These fall into two categories:

- 1) Loss of office floorspace to industrial uses and vice-versa;

2) Loss of B-class floorspace to other uses.

3.30. These two types of losses are treated differently in the 2015 EGA Update. The gross delivery projections thus include allowances for losses to non-employment uses, but no discussion of the potential movement of floorspace between office and industrial uses. The latter nonetheless need to be taken into account, as it is necessary to know where gross delivery of one form of employment floorspace comes at the expense of another in order to gauge the total net addition of employment floorspace, and the relative balance between office and industrial uses within the overall supply. These figures are set out in Table 3.5.

Table 3.5: Movement of floorspace between B1a/B1b (i.e. 'office') and B1c/B2/B8 (i.e. 'industrial') uses 2015-20

Period	Office to Industrial (sqm)	Industrial to Office (sqm)	Net increase in office (sqm)
2015/16	5,169	1,818	-3,351
2016/17	0	1,500	1,500
2017/18	0	4,163	4,163
2018/19	0	0	0
2019/20	0	0	0
5-year total	5,169	7,481	2,312

3.31. As shown in Table 3.5, there was some movement of floorspace between office and industrial uses during the first three years under review, amounting to a total of 12,650sqm of the gross delivery total given in Table 3.4. Over the 5 year monitoring period, new floorspace delivered as a result of movement between office and industrial uses accounts for 13% of total delivery. Taking these into account would depress the gross totals shown in Table 3.4 somewhat, reducing the delivery of office and industrial floorspace to 115% and 86% respectively of the levels projected by the EGA Update over the five years, with the combined total representing 101% of the projected amount.

3.32. A further observation on Table 3.5 is that the implications do not seem particularly dramatic for the balance between office and industrial floorspace, with only a slight cumulative trend away from the latter towards the former being apparent.

3.33. The second type of losses, i.e. the loss of B-class floorspace to non-employment uses, is given more detailed consideration in the 2015 EGA Update. The gross delivery projections thus include a built-in assumption that the loss of 72,050sqm of office space and 61,380sqm of industrial space will need to be replaced over the Local Plan period, amounting to average annual loss rates of 4,803sqm and 4,092sqm respectively. Table 3.6 compares these projections with actual losses over the period 2015-18.

Table 3.6: Comparison of actual and projected losses of B-class employment floorspace to non-employment uses 2015-2020

Period	Floorspace type	Completed losses to non-B uses (sqm)	Projected loss rate (sqm)	Completed losses as % of projected loss rate
2015/16	Office	11,706	4,803	244%
	Industrial	175	4,092	4%
	Total	11,881	8,895	134%

Period	Floorspace type	Completed losses to non-B uses (sqm)	Projected loss rate (sqm)	Completed losses as % of projected loss rate
2016/17	Office	17,955	4,803	374%
	Industrial	3,003	4,092	73%
	Total	20,958	8,895	236%
2017/18	Office	2,353	4,803	53%
	Industrial	3,180	4,092	78%
	Total	5,715	8,895	64%
2018/19	Office	573	4,803	12%
	Industrial	0	4,092	0%
	Total	573	8,895	6%
2019/20	Office	9,728	4,803	203%
	Industrial	0	4,092	0%
	Total	9,728	8,895	109%
5-year total	Office	42,315	24,015	176%
	Industrial	6,358	20,460	31%
	Total	48,673	44,475	109%

- 3.34. As shown in Table 3.6, recent years have seen a slowing down of employment floorspace losses to non-employment use, with both 2017/18 and 2018/19 showing reduced losses compared with the early years of the Plan. 2019/20 has seen a reversal of this trend for office floorspace, with office floorspace losses for the last monitoring year more than double that assumed for in the EGA projected loss figure. This is largely a result of residential Prior Approval schemes at two former office buildings at Russell Way in Three Bridges: Sutherland House (Eastern Section) where 5,969sqm floorspace was lost and the EDF Building where 3,340sqm floorspace was lost.
- 3.35. These and other conversions have resulted in losses of office space being significantly in excess of projections over the period as a whole. However, as a result of lower floorspace losses in 2017/18 and 2018/19, and no further losses of industrial floorspace to non-employment use in 2018/19 and 2019/20, the total amount of employment floorspace (both office and industrial combined) lost over five years has been only slightly greater than projected.
- 3.36. Table 3.6 does not identify the loss of office or industrial floorspace to employment uses that are outside of the 'B classes'. In 2019/20, two such developments have been completed. The first of these is Diamond Point, Fleming Way (change of use from 1,652sqm office and 9,139sqm industrial to a Sui Generis flight training centre) which also included the addition of a 4,780sqm B1c mezzanine. A small loss of industrial floorspace (197sqm) occurred at Unit 11 Fleming Way Industrial Centre, following change of use to D2 fitness use.
- 3.37. As identified above and in previous AMRs, the bulk of the loss of office floorspace has been a result of the conversion of office premises to residential

use by means of permitted development rights¹⁴. Such schemes have thus accounted for 33,737 of the 42,315sqm of office space lost to non-employment uses over the period 2015-20 (i.e. 80% of the total). Were floorspace losses through prior approval to be discounted, the total amount of office and industrial floorspace lost through planning permission would be less than the EGA's projected total.

- 3.38. In light of the importance of residential conversion schemes as a factor in the loss of office floorspace, it is instructive to consider the rate of permissions in addition to the rate of completions. Table 3.7 provides this information for the period 2015-20, including both permitted development ('prior approval') schemes and planning permissions.

Table 3.7: Consented B1a/B1b losses to residential use via planning permission and prior approval¹⁵

Period	Office change to residential consented via prior approval (m ²)	Office change to residential consented via planning permission (m ²)	Total office change to residential consented (m ²)
2015/16	16,723	322	17,045
2016/17	9,330	5,083	14,413
2017/18	8,111	88	8,199
2018/19	263	2,237	2,500
2019/20	100	0	0

- 3.39. As shown in Table 3.7, permitted development schemes have accounted for the majority of the office floorspace affected by office-to-residential changes of use granted consent in the period 2015-20, although this was not the case in 2018/19, when the prior approval figures was much lower than in previous years.
- 3.40. 2019/20 has seen a further reduction in the amount of office floorspace with consent for change to residential. This may indicate (for prior approval) the ongoing impact of Article 4 Directions at Manor Royal and the other Main Employment Areas, or more broadly a weakening of the future pipeline of office to residential conversion schemes. However, even if the latter is the case, the time lag between the grant of consent and the completion of works is likely to mean that the rate of completed conversions will remain strong in the short term.
- 3.41. Table 3.8 brings the focus back to implications for economic and employment growth by considering the trend in the net delivery of employment floorspace. Net completions, taking account of losses both to residential and other (employment and non-employment) uses, are measured against the requirement identified under the 'baseline' scenario in the 2015 EGA Update. This requirement is for 153,490sqm (10,233 per annum), comprising 67,170sqm (4,460 per annum) of office floorspace and 86,590sqm (5,773 per annum) of industrial floorspace. This includes the net floorspace requirement identified in the 2015 EGA Update as well as an additional safety margin¹⁶. Satisfaction of this 'requirement' over the Local Plan period as a whole is

¹⁴ These permitted development rights were introduced in 2013 and the 2015 EGA Update advised that their impact on Crawley's employment land supply be monitored. In 2016, the council brought into effect an Article 4 Direction removing them within the Manor Royal Business District, in order to safeguard this Main Employment Area.

¹⁵ To avoid double counting, where loss of floorspace has been permitted and is subject to a further approval during the lifetime of that permission, only the first consent is counted.

¹⁶ See '[Crawley Economic Growth Assessment Update: Final Report](#)', NLP: 2015, pp. 11-12.

considered to be beyond the capacity of the identified land supply pipeline and is thus dependent on as yet unidentified employment sites coming forward, potentially outside the borough boundary, as recognised by the Local Plan. However, given the net floorspace delivery over the period 2015-20 and the supply of sites detailed in the Employment Land Trajectory, it is anticipated that the supply-led requirement will be met.

Table 3.8: Comparison of net employment floorspace delivery with 'baseline' scenario projected requirement

Period	Floorspace type	Net delivery (sqm)*	Baseline requirement (sqm)	Delivery as % of requirement
2015/16	Office	-4,813	4,478	-108%
	Industrial	6,879	5,773	119%
	Total	2,066	10,251	20%
2016/17	Office	-1,309	4,478	-23%
	Industrial	10,669	5,773	185%
	Total	9,360	10,251	91%
2017/18	Office	17,771	4,478	398%
	Industrial	-4,998	5,773	-87%
	Total	12,773	10,251	125%
2018/19	Office	7,171	4,478	160%
	Industrial	15,882	5,773	275%
	Total	23,053	10,251	225%
2019/20	Office	-9,312	4,478	-208%
	Industrial	7,796	5,773	135%
	Total	-1,516	10,251	-15%
5-year total	Office	9,508	22,390	43%
	Industrial	36,228	28,865	126%
	Total	45,736	51,255	89%

* Net delivery is calculated by deducting from the gross total in Table 3.4 (excluding 'churn') the losses to other types of B-class use recorded in Table 3.5 as well as losses to non-employment uses recorded in Table 3.6. This figure does not include loss of office or industrial floorspace to other (non B Class) forms of employment.

3.42. As Table 3.8 shows, once losses are taken into account, net delivery of employment space over the period 2015-20 has reached only 89% of the identified baseline requirement, with the office and industrial categories achieving 43% and 126% of their respective requirements. This result has been achieved via a somewhat uneven route. Losses of office and over-delivery of industrial floorspace in 2015-17 were largely cancelled out by the figures for 2017/18, when these trends were reversed. 2018/19 then saw strong net delivery for both types.

3.43. 2019/20 has again seen a significant net loss of office space and over-delivery of industrial floorspace. The five years as a whole therefore present a volatile picture, which is likely to reflect the importance of a small number of large sites in Crawley's employment land supply. A general trend towards

over-delivery of industrial floorspace may be reflective of increased market demands for warehouse uses.

Employment Land Supply:

- 3.44. It remains to consider how the supply pipeline has fared over the period 2014-20.
- 3.45. The January 2020 ELT was published with the 2018/19 AMR. That ELT reflected the identified employment land supply available during the monitoring period 2019/20. It showed that 2019 saw only limited diminution in the extent of employment land available within the 5-year supply. This fall resulted mainly from development for employment uses, which continues albeit at a slower rate than was reported between January 2018 and January 2019 in the 2018/19 AMR. Losses during this year were mitigated to a considerable extent by the identification of new sites.
- 3.46. An Employment Land Trajectory (ELT) summarising the position as of December 2020 is provided in Appendix C. Table 3.9 summarises the movement which has occurred between these two periods.

Table 3.9: Change to employment land supply pipeline between January 2020 and December 2020 Employment Land Trajectories

5-year supply identified in January 2020	11.53ha.
Developed for employment uses during 2020	0ha.
Being developed for employment uses as of December 2020	0ha.
Planning permission expired during 2020	0ha.
Net change through recalculation of area	5.99ha.
New additions	0.04ha.
Total 5-year supply identified in December 2020	17.56ha.

- 3.47. As Table 3.9 and Appendix C show, the 2020 calendar year saw an increase in the extent of employment land available within the 5-year supply. This is largely a result of vacant plots at the former GSK site being re-added to the supply pipeline, with both parcels having only part of the consented scheme built out. A revised permission for Land at Jersey Farm has resulted in a slightly increased site area, and office permission for Land at Station Hill has provided a further small addition to the employment land supply position. Work commenced at two key sites, these being the Forge Wood employment land and also Land North of The Boulevard (Crawley Town Hall), although these are not yet sufficiently progressed to have been removed from the identified supply pipeline.
- 3.48. Overall, this may mean that levels of floorspace delivery will be able to continue at levels indicated by the 'baseline' scenario in set out in the EGA update for longer than previously anticipated. However, with development commenced at some key sites and nearing completion at others, a steady diminution in employment land supply nonetheless points to constraints in the medium-to-long term.

Policy EC1 Monitoring Summary 2015/16 – 2019/20:

- 3.49. Therefore, to summarise recent trends in the supply of employment land:
- The gross delivery of employment floorspace across the monitoring period has exceeded the projections in the 2015 EGA Update, largely on account of strong office completions, with delivery of industrial floorspace on the other hand only narrowly exceeding projections. Office completions have tended to be stronger in the early part of the monitoring period, with office delivery slowing more recently in favour of industrial completions.
 - This picture is somewhat altered when the loss of employment floorspace to non-employment uses is taken into account. These losses have exceeded projections overall, although they have primarily affected office rather than industrial floorspace. Most of these losses of office space have resulted from conversion to residential use, predominantly via the prior approval procedure, which is likely to continue to have at least some impact on the supply of office space in the immediate term.
 - Taking all losses into account, net delivery of office floorspace is now significantly below the projections in the EGA Update over the period 2015-20, whilst for industrial floorspace the EGA Update projection is exceeded. This means that for the 5 year monitoring period to date, there has been an under-delivery of employment floorspace (combined office and industrial) against the EGA projections, albeit in the context of volatile year-to-year figures and with some significant employment developments anticipated to be completed in the next monitoring year.
 - Take-up of sites in the Employment Land Trajectory slowed a little in 2019/20 compared with previous years, and a lower level of overall depletion was partially offset by the identification of additional sites through new permissions and recalculation of the employment land supply pipeline. Further recalculation of site capacity in 2020/21 has seen a further net increase in the identified land supply, as can be seen in the comparison between the January 2020 and December 2020 Employment Land Trajectory. This may mean that Crawley's identified employment land supply will last somewhat longer than was anticipated when the Local Plan was adopted, although with further sites being developed there is still the prospect that a constrained supply of sites will become an issue in the medium-term.

Policy EC6: Development Sites within the Town Centre Boundary

- 3.50. Policy EC6 identifies eight under-utilised sites within the Town Centre boundary whose development for appropriate uses is supported.
- 3.51. Four of these sites are identified as being appropriate for flexible mixed-use schemes comprising main town centre uses and/or residential development. The status of these sites as of April 2021 was as follows:

Site	Status	Commentary
Parkside Car Park	Allocation	The site is identified within the Local Plan as a 'broad location' for housing, and is considered suitable for development of up to 10 residential units, with ground floor retail below. There has been little indication that site will be developed, and it is not proposed that the site will be retained as an allocation in the Local Plan Review.

Traders Market, High Street	Complete	Planning permission CR/2016/0596/FUL for development of 6 x ground floor retail units and 5 residential apartments above was completed on this site during 2018/19.
Crawley College (East of Tower)	Complete	Planning permission CR/2018/0341/FUL for 98 units to be delivered as 100% affordable housing was completed during 2020/21.
Brittingham House, Orchard Street	Allocation	The site is identified within the Local Plan as a 'broad location' for housing, potentially suitable for development of approximately 24 residential units. There has been little indication that site will be developed, and it is not proposed that the site will be retained as an allocation in the Local Plan Review.

3.52. The remaining four sites are identified in Policy H2 as 'Key Opportunity Sites' for a minimum cumulative delivery of 499 net residential units and town centre uses. Their status as of April 2021 is as follows:

Site	Status	Commentary
County Buildings	Allocation	The site is owned by WSCC and options are being explored for redevelopment of the site as part of a mixed-use residential and commercial scheme. Demolition work on the site has commenced, in advance of the finalisation of planning proposals.
Telford Place	Allocation	The site is owned by Crawley Borough Council, and pre-application discussions are ongoing. The objective is to regenerate the site through a residential-led scheme, whilst improving adjacent public realm. A Housing Infrastructure Fund Grant has been awarded by Homes England.
Crawley Station and Car Parks	Outline Planning Permission	The site was granted outline planning permission (CR/2016/0294/OUT) in August 2016 for redevelopment including residential apartments, retail, café and office uses and an integrated railway station alongside wider enhancements to the public realm and public transport interchange. An application for reserved matters in respect of this consent (CR/2019/0602/ARM) for part of the outline site was submitted in summer 2019, together with a separate full application (CR/2019/0660/FUL) covering proposals for the existing station building. These were approved by the Planning Committee in April 2021, subject to conclusion of legal agreements for both applications.
Land North of the Boulevard	Planning Permission	The council, in partnership with the developer Westrock, is progressing proposals for the redevelopment of the existing Town Hall site and the neighbouring car park at 11-13 The Boulevard. Full planning permission (CR/2016/0662/FUL) was granted for 91 flats on the car park site in July 2017, which will all be delivered as affordable housing in conjunction with a Registered Housing Provider. This scheme is under construction and expected to be completed during 2021/22. A hybrid application (CR/2017/0997/OUT) for the Town Hall site was granted permission in February 2019. This scheme comprises full permission for a new office building comprising replacement Town Hall facilities and approximately 7,700sqm of commercial office space, as well as outline permission for 182 residential units. Demolition required for commencement of the new civic centre/office building was undertaken in early 2020, and the new building is currently under construction, scheduled

Site	Status	Commentary
		for completion by early 2022. An energy centre for the supply of heat and power to these and other developments within the Town Centre was granted full permission via a separate application (CR/2018/0139/FUL) in November 2018 and work commenced in early 2021.

Other Policies

- 3.53. The Local Planning Regulations (2012) require an Authority's Monitoring Report to identify any Local Plan policies which are not being implemented, the reasons for non-implementation, and the steps (if any) that the Local Planning Authority is taking to secure implementation.
- 3.54. The 2016/17 AMR noted that while it appeared that most Local Plan policies were being implemented, there were shortcomings in the implementation of some policies. The 2017/18 AMR and 2018/19 AMR reported on progress in addressing these issues.
- 3.55. The Policies in question included H4 (Affordable and Low Cost Housing), which is discussed above on pp.15-16. The table below lists the other policies in question, the key concerns, and the key remedies identified.

Policies affected:	<p>CH3: Normal Requirements of All New Development</p> <p>CH5: Standards for All New Dwellings (including conversions)</p> <p>CH6: Tree Planting and Replacement Standards</p> <p>CH12: Heritage Assets</p> <p>CH13: Conservation Areas</p> <p>CH14: Areas of Special Local Character</p> <p>CH15: Listed Buildings and Structures</p> <p>CH16: Locally Listed Buildings</p> <p>CH17: Historic Parks and Gardens</p> <p>EC2: Economic Growth in Main Employment Areas</p> <p>EC3: Manor Royal</p> <p>EC5: Primary Shopping Area</p> <p>H3: Future Housing Mix</p> <p>ENV4: Open Space, Sport and Recreation</p> <p>ENV6: Sustainable Design and Construction</p>
Key Issues:	<ul style="list-style-type: none"> Information/document requirements identified in policies not being consistently complied with where appropriate. Standards/requirements detailed in policies not being consistently adhered to where appropriate.
Key Reasons:	<ul style="list-style-type: none"> A lack of clarity regarding thresholds/application types triggering some policy requirements. A lack of adopted guidance regarding compliance with some policies (for part of the 2016/17 monitoring period). The council's Local List of validation requirements has yet to be updated to take account of the requirements of the 2015 Local Plan. Unfamiliarity with new types of requirement.
Key Remedies:	<ul style="list-style-type: none"> Adoption of Supplementary Planning Documents proposed in Local Development Scheme (achieved by end of 2017).

	<ul style="list-style-type: none"> • Adoption of up-to-date Local List of Validation requirements (achieved by end of 2018). • Clarification/tightening of policy wording as part of Local Plan review.
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- 3.56. Monitoring for 2019/20 points to some further improvement in this picture, likely to be partly associated with the increasing familiarity with the policies, as well as the introduction of an updated Local List in November 2018. Some inconsistencies and issues for further consideration and/or review remain to be considered, including as part of the review of the Local Plan.
- 3.57. Appendix E below provides a more detailed update regarding these policies, with the exception of Policy H3: Future Housing Mix. The centrality of this policy to the Local Plan strategy mean that it merits fuller treatment here.

Policy H3: Future Housing Mix

- 3.58. Local Plan Policy H3 sets out the approach which residential development is expected to take to dwelling mix in terms of bedrooms per dwelling. It confirms that while this will depend in part on site characteristics and overall viability, such developments should address local housing needs and market demand, as identified in the Strategic Market Housing Market Assessment and its updates. The Reasoned Justification of the Policy also sets out a recommended mix for affordable housing based on the 2014 SHMA update. An updated position on local need for market housing was set out in the November 2016 'Market Housing Mix' report.¹⁷
- 3.59. In comparing delivery against the evidenced need picture, the 2016/17 AMR identified a strong bias towards smaller one- and two-bedroom properties, at the expense of larger family accommodation, in the residential completions for that year. It was suggested at the time that the availability of the 2016 'Market Housing Mix' would assist in the achievement of better implementation of the policy in future years.
- 3.60. In respect of market housing, the mix completed in 2017/18 was closer to the profile of need anticipated in the report, but 2018/19 saw something of a reversion to the earlier bias towards smaller properties.
- 3.61. In respect of affordable housing, meanwhile, a bias towards smaller properties relative to the mix set out in the Reasoned Justification of Policy H4 persisted in 2017/18 but was to some extent corrected in 2018/19.
- 3.62. Given the difficulty of interpreting these year-to-year changes the 2018/19 AMR considered that:
...a more comprehensive approach to the monitoring of this policy, taking into account the pipeline of permissions, and perhaps also allocations, as well as annual completions, would be beneficial both for monitoring implementation and in informing the application of the policy as part of the development management process. This is recommended both in respect of the 2015 Plan and any updated Local Plan policy.
- 3.63. Table 3.10 below sets out the delivery picture for the period 2016-20 against the structure of need identified in the SHMA and Local Plan evidence for both market and affordable housing.
- 3.64. Table 3.11 provides additional analysis. This starts from the amount of market dwellings of different sizes which were considered necessary to meet demand arising from Crawley over the period 2016-2030, as modelled in the 2016

¹⁷ ['Market Housing Mix: Crawley Borough Council and Horsham District Council', Chilmark Consulting: 2016](#), esp. Tables 5.1 & 5.2.

'Market Housing Mix' update to the SHMA¹⁸. It should be noted that this represents a 'policy off' position which does not take into account Crawley's restricted housing land supply, and the supply-led housing requirement set out in adopted Local Plan Policy H1.

- 3.65. The table compares this to the mix of market housing delivered in the period 2016-20, and the pipeline of residential consents with full permission or reserved matters approval as of the end of the 2019/20 monitoring year. This past and permitted delivery is expressed as a proportion of the identified demand, and any residual demand uncatered for is calculated and annualised.

¹⁸ Ibid. Tables 4.8 & 4.9.

Table 3.10: Measurement of market and affordable housing mix delivered against evidenced need 2016-20

Dwelling size		Market						
		Delivery					Target (2016 SHMA update)	Surplus/ shortfall
		2016/17	2017/18	2018/19	2019/20	Total		
1 bedroom/ studio	Number	191	39	95	49	374	10%	18%
	%	42%	17%	27%	17%	28%		
2 bedroom	Number	221	84	154	212	671	30%	21%
	%	48%	37%	44%	74%	51%		
3 bedroom	Number	29	80	75	24	208	40%	-24%
	%	6%	35%	21%	8%	16%		
4+ bedroom	Number	17	23	25	3	68	25%	-20%
	%	4%	10%	7%	1%	5%		
Dwelling size		Affordable						
		Delivery					Target (Local Plan Policy H3)	Surplus/ shortfall
		2016/17	2017/18	2018/19	2019/20	Total		
1 bedroom/ studio	Number	60	63	45	42	210	25%	9%
	%	41%	43%	27%	25%	34%		
2 bedroom	Number	83	63	89	95	330	50%	3%
	%	57%	43%	54%	57%	53%		
3 bedroom	Number	2	20	32	28	82	20%	-7%
	%	1%	14%	19%	17%	13%		
4+ bedroom	Number	0	0	0	3	3	5%	-5%
	%	0%	0%	0%	2%	0.5%		

Table 3.11: Comparison of market housing demand with delivered and consented supply 2016-2031

Type	Recommended in 2016		Delivered 2016-20		2020 permissions pipeline	Proportion of recommended supply met by delivery & pipeline	Residual supply recommended	Residual supply recommended - annualised
	Total	Annualised 2016-31	Total	Annualised 2016-20				
1-bed/studio	418	28	374	94	326	167%	-282	-26
2-bed	1199	80	671	168	380	88%	148	13
3-bed	3890	259	208	52	112	8%	3570	325
4+bed	1080	72	68	17	51	11%	961	87
Total	6587	439	1321	330	869	33%	4397	400

- 3.66. The combined evidence of Tables 3.10 and 3.11 suggests differing conclusions in relation to market and affordable housing. As Table 3.10 shows, the mix of affordable housing delivered over the period 2016-2020 has been characterised by a slight bias towards smaller units compared with projected need, with a relative lack of 4+ bedroom dwellings in particular, but the overall mix has been reasonably close to the profile of identified need.
- 3.67. In respect of market housing the evidence points to a different picture. Table 3.10 shows that housing delivery over the period 2016-20, taken in combination, has been characterised by a strong bias towards one- and two-bedroom dwellings as compared with the recommended mix. Table 3.11 confirms that 1-bedroom dwellings were delivered at three times and 2-bedroom dwellings at double the respective rates required to meet identified demand arising from Crawley, while 3-bedroom dwellings were delivered at around 20% and four-plus bedroom dwellings at 24% of the rates required. This bias remains a feature of the consented development pipeline.
- 3.68. The effect of this is that, while completions and consents meet around 33% of the identified demand for market housing in Crawley for the 2016-2030 period, there are strong contrasts in terms of how this breaks down between different unit sizes:
- The total projected supply already provides a surplus of one-bedroom dwellings as against identified demand, indicating that a significant proportion of this provision is actually meeting demand from outside Crawley.
 - This also appears to be true, to a lesser extent, of 2-bedroom dwellings, where delivery and permissions already meet 88% of the identified demand, leaving a residual requirement of just 148 additional dwellings over the period 2020-31.
 - As such, the impact of Crawley’s constrained housing land supply has been entirely concentrated on the market for larger 3- and 4+- bedroom dwellings, where completions and permissions account for just 8 per cent and 11 per cent respectively of the identified demand, leaving a residual need for over 4,500 larger dwellings.
 - Critically, the pipeline of housing being delivered in Crawley appears to some extent to be prioritising demand from outside the borough over local demand.
- 3.69. In this context, the updated SHMA of 2019¹⁹, undertaken in support of the Local Plan Review, has recommended a mix of market housing for the period 2020-36 which is more heavily oriented towards larger properties than the 2016 SHMA update, as shown below:

Table 3.12: Recommended Mix of Market Housing – comparison of 2016 and 2019 SHMA evidence

Property Type	Proportion recommended in 2016 update	Proportion recommended in 2019 SHMA
Studio/1-bedroom	10%	10%
2-bedroom	30%	25%
3-bedroom	35%	40%
4+ bedroom	25%	25%

¹⁹ [Northern West Sussex Strategic Housing Market Assessment, Icen Projects: 2019](#), p.142.

- 3.70. On the basis of this evidence, it is clear that the council is facing significant challenges in the implementation of Policy H3 in respect of market housing, with an apparent conflict between market pressures responding to demand from outside Crawley on the one hand, and the structure of identified local demand for market housing on the other.
- 3.71. It is considered that continued monitoring of the emerging market housing mix is required, together with consideration of means of making the policy more effective through the Local Plan Review. It is in this context that the proposed draft Policy H4: Future Housing Mix of the submission draft 2021 Local Plan, including the proposal for a 'housing mix test' in relation to major residential developments, is considered to be justified.

Appeal Decisions

- 3.72. During the 2019/20 monitoring period, 32 appeals against Crawley Borough Council decisions to refuse planning permission were decided. Of these, 10 were allowed, 21 were dismissed, and in one further case, the appeal was dismissed in respect of one part of a development and allowed in respect of another.
- 3.73. During the period April 2020 – March 2021, 19 appeals against council decisions to refuse planning permission were decided. 13 were dismissed and 6 allowed.
- 3.74. In most cases where appeals were allowed, the Local Plan policies in question were CH2 (Principles of Urban Design) and CH3 (Normal Requirements of All New Development). These are wide-ranging, frequently-used policies, and it is difficult to draw any specific conclusions from these cases, a number of which concerned householder developments.
- 3.75. Overall, it is considered that appeal decisions during the 2019/20 and 2020/21 monitoring years have tended to support relevant Local Plan policies. Details of individual appeals are listed in Appendix F. However, special notice is drawn to the following decisions where particular policy issues were considered:
- **Appeal APP/Q3820/W/19/3236721 against non-determination of planning application CR/2018/0894/OUT: 'Outline application for erection of up to 185 residential dwellings with the associated vehicular and pedestrian access via Steers Lane, car parking and cycle storage and landscaping (all matters reserved except for access) – Amended plans and documents received – showing revised access arrangements and revised layout' at Land at Steers Lane, Forge Wood, Pound Hill, Crawley**
This appeal concerned a site identified in the 2015 Local Plan as a Broad Location for housing, with an indicative capacity of 75 dwellings. The Inquiry centred around two main issues where the council's concerns were unresolved at the point of the appeal being made, and which the council confirmed would have been refusal reasons had the application been determined on the basis of the proposals submitted:
 - a) whether the proposed quantum of up to 185 dwellings was capable in principle of being accommodated on the site in a manner consistent with national and local planning policy (particularly with regard to character and appearance; mix and location of affordable housing; and standard of amenity) (Policies SD1, CH1, CH2, CH3, CH5, CH6, CH7, H1, H3, H4, ENV1, ENV5, ENV11, IN4);

- b) the extent of unmet need for market and affordable housing in the borough and the weight to be given to the provision of additional housing.

The Inspector did not consider that the scale of the proposed development was such as to raise concerns in relation to the character and appearance of the area, privacy, noise, and the provision of private amenity space, other than such as were capable of being resolved through small-scale amendments to the illustrative plans accompanying the application, or through the approval of reserved matters. The Inspector also considered that the illustrative layout was sufficient to demonstrate scope for a mix and layout of affordable housing which would respond to the council's concerns in this area. Areas of dispute regarding internal space standards and open space and recreation provision were resolved over the course of the inquiry.

On the issue of housing supply, it was accepted as common ground that the council could demonstrate at least 9.59 years' worth of housing against the Local Plan requirement, based on the Housing Trajectory published with the 2017/18 Authority Monitoring Report. The Inspector also noted Crawley's exceedance of the requirements of the Housing Delivery Test, and that Crawley's projected delivery for the period 2015-30, combined with the contribution of the Horsham and Mid Sussex Local Plans towards meeting Crawley's unmet needs, ensured that 'the adopted housing requirement and objectively assessed housing need... are currently provided for'. Notwithstanding this, the Inspector considered that the proposal was capable of increasing Crawley's housing supply at a point in time when the front-loaded housing delivery anticipated by the Local Plan is expected to decline, and that it would assist in addressing the borough's acute need for affordable housing.

The Inspector's decision to allow the appeal took account of a Section 106 unilateral undertaking presented to the inquiry which would among other matters address infrastructure impacts and needs arising from the proposal, secure ecological enhancement of the site, and mitigate the risk of flooding.

- **Appeal APP/Q3820/W/19/3234932 against refusal of planning application CR/2019/0165/NCC: 'Removal of Condition 2 on CR/2018/0236/FUL requiring alterations to glazing bars and fenestration within 4 months of the date of the planning permission' at Metro Bank, 25 - 29 Queens Square, Northgate, Crawley**

This appeal related to the redesign of a building façade in Crawley town centre, and arose following the refusal of an application to remove a condition attached to an earlier approval, which required the installation of glazing, including glazing bars, in accordance with approved plans. The main issue in the appeal was the impact on character and appearance, including the requirements of Local Plan Policies CH2 and CH3 and the Urban Design SPD. This involved consideration in particular of the treatment of fenestration, particularly upper-storey fenestration, on other premises around Queens Square and nearby, and the extent to which these constituted a distinctive character with which the proposal would be in conflict. The appeal was allowed on the basis that the Inspector did not consider that established approaches to fenestration in the vicinity of the site made a positive contribution to the streetscene. The Inspector cited a lack of evidence to support the council's refusal on character grounds, stating that 'there is minimal evidence ... to suggest

that the current glazing arrangements may be a defining architectural characteristic of Crawley as a “new town”. Judged from this perspective, the appearance of the scheme as implemented (rather than as originally approved) was considered acceptable.

- **Appeal APP/Q3820/W/19/3236572 against refusal of planning application CR/2018/0652/FUL: ‘Demolition of disused shop and erection of 4 x 2 bed apartments’ at 39a High Street, Northgate, Crawley**

The proposal concerned in this appeal had been refused for eight reasons, including:

- a) concerns related to its impact on the character and appearance of the area, including a range of heritage assets and significant trees (Policies CH2, CH3, CH6, CH12, CH13, CH15 and the Urban Design and Green Infrastructure SPDs);
- b) a lack of natural light for occupiers (Policy CH3); lack of provision in respect of climate change mitigation and adaptation (Policies ENV6, ENV7, ENV9 and the Planning & Climate Change SPD);
- c) unsatisfactory refuse and recycling arrangements (Policies CH3 and IN1);
- d) the absence of a S106 agreement making adequate provision in respect of affordable housing and new and replacement tree planting (Policies H4, CH6 and the Green Infrastructure and Affordable Housing SPDs).

In dismissing the appeal, the Inspector noted that replacement of the existing building on the site had potential to make a positive contribution to the streetscene and provide improved natural surveillance, while making use of a brownfield site in a sustainable town centre location. At the same time, the Inspector was of the view that the proposal was unacceptable on a number of grounds. The proximity of the development to neighbouring trees was likely to be a risk to their future retention, resulting in harm to the setting of the Grade II* Listed St John’s church and the character and appearance of the High Street Conservation Area. The more modern architectural style of the proposed building also meant that its greater visibility – arising from a reduction in tree canopy – would have a negative impact on local views, including those of the church. The harm to designated heritage assets was judged to be ‘less than substantial’, requiring it to be considered against the public benefits of the proposal in accordance with the balancing exercise detailed in the NPPF. The public benefits were not considered sufficient to justify the harm. The Inspector also considered that concerns regarding impact on the fabric of a neighbouring grade II listed building potential archaeological remains remained unaddressed, and was mindful of the lack of provision for replacement and additional tree planting as required by Policy CH6. The council’s concerns regarding future occupiers’ access to natural light, and a lack of appropriate measures for climate change mitigation and adaptation, attenuation of surface water runoff, and refuse and recycling, were considered to be justified. The lack of provision for affordable housing in accordance with Policy H4 and the Affordable Housing SPD was also upheld as a reason for refusal. The grant of permission for a similar scheme on the site in 2004 was considered relevant, but of limited weight given changes to national and local policy in the intervening period.

3.76. The 2018/19 AMR also includes commentary in respect of a further appeal decision which was issued in 2019/20 – Appeal APP/Q3820/W/19/3224604 against refusal of planning application CR/2018/0562/FUL: ‘Construction of a new 5-bedroom two storey dwelling’ at Land Parcel off Worth Way, Adj to Fieldgate, Church Road, Pound Hill, Crawley.

Performance against Sustainability Objectives

3.77. This section reports monitoring data against the Sustainability Objectives set out in the Local Plan Sustainability Appraisal/Strategic Environmental Assessment. Performance against each objective is monitored using indicators which are as close as practically possible to the examples suggested in the Sustainability Appraisal (2015).

SA Objective 1 – To mitigate climate change, by taking actions to reduce the concentration of greenhouse gasses in the atmosphere.

Indicator:	CO ₂ reduction from Local Authority operations
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3.78. In July 2019, the council passed a Climate Emergency Declaration, including a pledge to aim to reduce carbon emission generated by Crawley Borough Council Activities by at least 45% by 2030 and to zero by 2050.

3.79. Figures regarding the council's own CO₂ emissions are set out in Table 3.11 below. Two overlapping runs of figures are presented, as follows:

- One sequence covering the period 2014-19, measuring CO₂ emissions arising directly from council activities;
- A new sequence beginning in 2018/19, measuring greenhouse gases from council activities on a more comprehensive basis, including a wider range of sources such as staff commuting and procurement. This more comprehensive approach has been adopted following the 2019 Climate Emergency Declaration.

Table 3.11: Total CO₂ emissions from council activities (kg)

System	Unit	2015/16	2016/17	2017/18	2018/19	2019/20
Pre-2018/19	CO₂ (kg)	4,951,158	5,279,634	Not available	4,609,000	Still being calculated – contact CBC Sustainability Team
Post-2018/19	CO₂ equivalent	Not available	Not available	Not available	35,045,000	Still being calculated – contact CBC Sustainability Team

Source: Information provided by Crawley Borough Council Sustainability Team

Indicator:	Per capita CO ₂ emissions in the local authority area
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3.80. The most recent local per capita emissions figures for Crawley published by the government, going up to 2018, are shown in Table 3.12. below.

Table 3.12: Crawley per capita CO₂ emissions 2013-2017 (tonnes CO₂)

Year	2014	2015	2016	2017	2018
Per capita CO ₂ emissions	5.9	5.8	5.5	5.3	5.2

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2018 (Department for Business, Energy and Industrial Strategy, 2020).

Indicator:	Residual household waste collected per capita
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3.81. The latest published figures for household waste collected in Crawley are shown in Table 3.13, which measures annual residual household waste against ONS mid-year population estimates.

Table 3.13: Crawley per capita residual household waste (i.e. not recycled or composted) 2014-2020

Year	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Total residual household waste (tonnes)	22,751	22,663	23,638	22,989	23,088	23,057
Population (estimate)	109,874	110,887	111,546	111,664	112,448	112,409
Residual household waste per capita (kg)	207	204	212	206	205	205

Sources: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2021); Population Estimates for UK, England and Wales, Scotland and Northern Ireland (ONS, 2020) (mid-year estimates).

Indicator:	Proportion of household waste recycled or composted
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3.82. Latest published figures for the recycling and composting of household waste are given in Table 3.14.

Table 3.14: Proportion of Crawley household waste recycled or composted

Year	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Total household waste collected (tonnes)	31,010	31,308	32,567	32,104	34,503	33,065
Household waste recycled/composted (tonnes)	8,258	8,644	8,929	9,114	10,097	10,008
% of waste recycled or composted	26.6	27.6	27.4	28.4	39.3	30.3

Source: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2020).

SA Objective 2 – to adapt to the effects of climate change, by reducing the negative consequences of changes in the climate on people and the environment, or by achieving a positive outcome from the effects of climate change.

Indicator:	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
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3.83. No planning permissions were granted contrary to Environment Agency advice on flooding and water quality grounds during the 2019/20 monitoring

year. Table 3.15 below details Environment Agency objections during this period and the eventual outcome in each case.

Table 3.15: Environment Agency – Objections to planning on the basis of flood risk 2019-2020

Planning Application No.	Development Type/ Description	Objection Reason	Outcome
CR/2018/0923/FUL	Residential - Minor	PPS25/TAN15 - Request for FRA/FCA, Unsatisfactory FRA/FCA Submitted	Refused. Contrary to Policy ENV8.
CR/2019/0589/FUL	Infrastructure - Minor	Unsatisfactory FRA/FCA Submitted	Additional documents provided and objection withdrawn subject to imposition of conditions. Application permitted.
CR/2020/0054/FUL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Objection withdrawn subject to imposition of condition following further information / investigation. Application permitted.

Source: Environment Agency - Objections to planning on the basis of flood risk: 2019-2020. CBC Planning Register.

SA Objective 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.

Indicator:	Number of listed buildings on the Buildings at Risk Register
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3.84. The Historic England Heritage at Risk Register includes Grade I and Grade II* Listed Buildings as well as Grade II listed places of worship which have been found to be at risk.

3.85. No buildings in Crawley currently appear on the Register.

Indicator:	The percentage of Conservation Areas with up-to-date appraisals (i.e. last five years)
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3.86. As of the end of the 2019/20 monitoring year, five of Crawley's 11 Conservation Areas had adopted Conservation Area Statements dating from the previous five years. A number of Conservation Area Statements are in the process of preparation, including Forestfields and Shrublands, High Street and Sunnymead Flats.

Table 3.16: Crawley Conservation Area Statements

Conservation Area	Date of Adoption of Conservation Area Statement
Brighton Road	April 2018
Dyers Almshouses	February 2018
Forestfields and Shrublands	October 1998
Hazelwick Road	June 2019
High Street	December 1998
Ifield Village	February 2018
Malthouse Road	N/A
St Peter's	April 2005
Southgate Neighbourhood Centre	N/A
Sunnymead Flats	Spring 2004

Conservation Area	Date of Adoption of Conservation Area Statement
Worth	February 2018

SA Objective 4 – To ensure that everyone has the opportunity to live in a decent and affordable home.

Indicator:	Net additional dwellings - in previous years
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3.87. Net additional dwelling totals for Crawley for the last five years (including the monitoring year) are given in Table 3.17.

Table 3.17: Net additional dwellings 2014/15-2018/19

Year	2015/16	2016/17	2017/18	2018/19	2019/20
Net Additional Dwellings	541	596	369	512	452*

Source: Authority's Monitoring Reports

*This total relates to dwellings (use class C3) only. As shown in the Table 3.1 above adjustment to allow for net change in C2 accommodation results in a lower total of 404.

Indicator:	Net additional Gypsy and Traveller pitches
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3.88. Local Plan Policy H5 allocates Broadfield Kennels, southwest of the A264, as a reserve Gypsy and Traveller site for up to ten pitches to meet the future needs of the existing population within Crawley.

3.89. No planning applications for Gypsy, Traveller and Travelling Showpeople sites or pitches were received or permitted during the 2019/20 monitoring year.

Indicator:	Supply of ready to develop housing sites (5-year housing land supply)
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3.90. As of April 2020, the council had identified a supply of deliverable sites capable of providing 2,014 residential units, within Crawley, over the next five years. Compared with the residual minimum housing requirement set in the Local Plan, this amounted to a land supply of 7.2 years. See Table 3.18. This position is more fully set out in the Housing Trajectory in Appendix B.

Table 3.18: Housing Land Supply

Residual Minimum Housing Target for 2020-30	2,678
Annual target for next 5 years – including 5% buffer	281
Projected Completions 2020/21-2024/25	2,014
Years' Supply Projected for 2020/21-2024/25	7.2

Source: Housing Trajectory 31 March 2020

Indicator:	New and converted dwellings – on previously developed land (PDL)
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3.91. 268 of the gross total of 456 dwellings (59 per cent) added during 2019/20 were created on previously developed land.

SA Objective 5 - To maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy.

Indicator:	Working age population qualified to at least Level 4 or Higher
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3.92. The percentage of Crawley's working age population reported over the period 2015-19 as being qualified to at least Level 4²⁰ is detailed in Table 3.19. Figures for Crawley are compared with mean figures for the South East and for England. They show an improving picture both in absolute terms and in relation to regional and national means.

Table 3.19: Percentage of Crawley's population (age 16-64) qualified to at least Level 4, 2015-19

Year	Crawley	South East	England
2015	28.0	39.7	36.7
2016	38.1	41.4	37.9
2017	33.2	41.4	38.3
2018	36.9	42.2	39.0
2019	38.8	43.4	40.0

Source: Annual Population Survey, ONS [from Nomis on 13 April 2021].

SA Objective 6 – To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the borough.

Indicator:	Amount and type of development in areas designated for their nature importance
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3.93. The Biodiversity Annual Monitoring Report for Crawley produced by the Sussex Biodiversity Record Centre identified three developments with nearby sites designated for their nature importance during 2019/20 shown in Table 3.20 below.

Table 3.20: Biodiversity Authority Monitoring Report 2019/20

Planning App. No.	Site	Scheme
CR/2017/0940/FUL	Kilravock, 1 Pease Pottage Hill, Brighton Road, Tilgate, Crawley	Erection of 2 x four bed dwellings (amended plans received)
Commentary Full application for an urban extension area in Crawley. The planning application number is relevant to Designation/Reserve/Habitat types: Country Park 0.00 area (ha), Local Wildlife Site (LWS) 0.02 area (ha), Ancient woodland 0.02 area (ha), Deciduous woodland 0.19 area (ha). The land to the east of the site is within Tilgate Forest and is identified as a plantation on an ancient woodland site (PAWS). Plantations on Ancient Woodland Sites are areas of ancient woodland where the former native tree cover has been felled and replaced by planted trees, predominantly species not native to the site. These sites often retain some ancient woodland features such as soils, ground flora, fungi, and woodland archaeology. No existing trees within the designated woodland will be lost as a result of implementing the proposal.		
CR/2018/0894/OUT	Steers Lane, Forge Wood, Pound Hill, Crawley	Outline application for erection of up to 185 residential dwellings, with the associated vehicular and pedestrian access via Steers Lane, car parking and

²⁰ i.e. Level 4 NVQ/award/certificate/diploma; CertHE; HNC; Higher Apprenticeship.

Planning App. No.	Site	Scheme
		cycle storage and landscaping (all matters reserved except for access) – Amended plans and documents received – Showing revised access arrangements and revised layout.
<p>Commentary Deciduous woodland 2.95 area (ha). An outline application for a large number of dwellings, equipped with relevant plans, reports and assessments. The closest area of ancient woodland is an area of Ancient Semi Natural Woodland (ASNW) which lies c.17m east of the Site, beyond the paved B2036 Balcombe Road. In addition to being beyond the paved highway (and therefore outside the scope of any direct impacts), this distance also exceeds the 15m buffer zone recommended by Natural England and the Forestry Commission when working in close proximity to Ancient Woodland Sites. No detrimental impact to this or other ancient woodland will result from the proposed. With exception of low-grade trees which require removal to facilitate the site entrance, the mature and TPO trees are to be retained. Planting of native species of conservation interest preferred, mindful of Gatwick airport and bird strike. No significant adverse effects will result to ancient woodland or statutory sites of nature conservation interest. The habitats within the Site are common and widespread and no botanical habitats of conservation concern are to be impacted by the proposed development.</p>		
CR/2018/0001/FUL	Woodend, Forge Wood, Crawley	Retrospective Application for the creation of two separate plots and part demolition of existing dwellings and construction of a new driveway and part retrospective application for the erection of 1x four bed detached dwelling and application for a proposed detached double garage (amended description and amended plans received)
<p>Commentary Deciduous woodland 0.00 area (ha). Application is for a small instalment of two plots. Ancient woodland is situated to the west and south of the plot there is at least a 15m buffer between ancient woodland and proposed. The layout will retain all existing trees. The trees within the site boundaries are protected by a blanket Tree Protection Order and the trees have significant amenity value.</p>		

Source: Biodiversity Annual Monitoring Report for Crawley, 2019/20, Sussex Biodiversity Record Centre. CBC Planning Register.

Indicator:	Amount of trees with Tree Preservation Orders lost per annum
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- 3.94. During the 2019/20 monitoring year, approval was given for the removal of 51 trees subject to Tree Preservation Orders. Compared to the 26 trees removed during the 2018/19 monitoring year, this year has shown an increase of 25 trees removed. In total, the 2019/20 monitoring year has a deficit of 30 where 21 trees were required to be replaced. This is higher than the 2018/19 year where conditions attached to the relevant approvals required that 19 were to be replaced, which resulted in an overall deficit of seven. In both years, cases where replanting was not required usually reflected either a lack of appropriate space or the low amenity value of the trees being removed.
- 3.95. The council is not aware of any cases of any TPO-protected trees having been felled unlawfully during the 2019/20 monitoring year.

SA Objective 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.

Indicator:	Number of passengers using Gatwick Airport per annum and percentage arriving by public transport
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3.96. Total annual passenger numbers and the proportion of terminating passengers using public transport are shown in Table 3.19 below. In 2016, Gatwick Airport met its S106 target of achieving a 40% modal share for public transport at the point where annual passenger numbers exceeded 40 million. Gatwick’s latest Airport Surface Access Strategy (ASAS), published in May 2018, sets a target of a 48% modal share for public transport by 2022. As of 2019, as shown in Table 3.21 that figure stands at approximately 48 per cent. No report is available currently for 2020, although this can be expected to reflect the disruption to aviation resulting from the Covid-19 pandemic.

Table 3.21: Gatwick Airport passengers and use of public transport

Year	2015	2016	2017	2018	2019
Passenger total (000s)	39,636	42,146	44,786	45,620	45,068
Total excluding connecting passengers	37,084	38,941	41,208	41,574	40,841
Percentage using public transport	44.4	43.6	43.9	44.3	48.0

Source: Civil Aviation Authority annual Survey Reports, 2015-2019

Indicator:	People killed or seriously injured in road traffic accidents
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3.97. Table 3.22 below compares the number of people killed or seriously injured in road traffic accidents annually in Crawley per 100,000 inhabitants with comparable figures for England and the South East over the period 2011-2018 (the most recent period for which figures are available). This indicates that levels in Crawley have been lower than the South East generally, but have risen during this period, overtaking the average for England in the process.

Table 3.22: Number of people killed or seriously injured in road traffic accidents per 100,000 per annum 2011-18 – comparison of Crawley, the South East, and England

Period	2011-13	2012-14	2013-15	2014-16	2016-18
Crawley	34.5	38.2	38.8	42.1	44.8
South East	47.0	47.9	49.1	50.6	49.6
England	39.7	39.3	38.5	39.7	42.6

Source: Public Health England, Health Profiles

SA Objective 8 – To ensure the provision of sufficient infrastructure to meet the requirements of the borough

Indicator:	Rate of residential and commercial development to be in accordance with Local Plan annualised requirements and local commercial requirements
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3.98. The implementation of Local Plan policies relating to the rate of residential and commercial development is assessed more fully on pp.11-27 above.

Table 3.23 below provides a simple summary of performance against Policies H1 and EC1.

Table 3.23: Housing and Commercial development against Local Plan annualised average requirements

	Local Plan annualised average requirement	Delivery 2019/20
Housing (net additional dwellings – Policy H1)	340 units	404 units
Commercial development (gross increase of employment floorspace excluding ‘churn’ – Policy EC1)	19,146sqm	8,212sqm

Indicator:	Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan).
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3.99. During 2019/20, £539,277.27 was received by the council in the form of financial contributions due in accordance with Planning Obligations (also known as Section 106 contributions), as shown in Table 3.24 below.

Table 3.24: Financial Contributions received 2019/20 under Planning Obligations

S106 Spend Category	Value of Receipts
Affordable Housing	£194,248.99
Fire	£50,000.00
Manor Royal PR	£9,560.00
Open Space	£10,981.85
Transport	£139,232.00
Tree Contribution	£123,697.53
Monitoring Fees	£11,556.90
Total: £539,277.27	

3.100. New agreements signed during the monitoring year included contributions totalling £961,821.40, as shown in Table 3.25 below.

Table 3.25: Financial Contributions due under Planning Obligations signed 2019/20

S106 Spend Category	Value of Obligations Signed
Affordable Housing	£348,685.00
Fire	£ 50,000.00
Manor Royal PR	£ 12,944.00
Open Space	£144,649.50
Transport	£265,459.00
Tree Contribution	£123,200.00
Monitoring Fees	£ 16,883.90
Total: £961,821.40	

3.101. £2,198,835.94 in S106 contributions was spent or transferred by the council during 2019/20. Of this £1,066,967.88 was transferred to West Sussex County Council to be allocated to identified infrastructure projects in Crawley. The remaining £1,120,311.16 was spent by the council on projects as set out in Table 3.26 below.

Table 3.26: Expenditure of Financial Contributions received under Planning Obligations 2019/20

Spend Cat	Project	Spend
Transport	Bike It 2017/19	£ 15,000.00
Transport	Bike It 2019/22	£ 14,029.00
Transport	Manor Royal Walking & Cycling	£ 56,535.21
Transport	Manor Royal Superhubs	£ 11,301.58
Transport	Town Centre Station Gateway	£ 252,702.41
Transport	Town Centre Superhubs	£ 723.11
Transport	Three Bridges Station	£ 239,314.44
Transport	Three Bridges Station Bus Shelter	£ 10,157.09
Transport	Town Centre Walking & Cycling	£ 45,101.38
Transport	Ifield Heritage Bus Shelter	£ 7,000.00
Transport	Manor Royal Crawters Brook, Mall Path	£ 2,804.00
Town Centre	Town Centre Station Gateway	£ 27,404.00
Open Space	2 Type A Play Areas Ifield	£ 1,989.30
Open Space	2 Type A Play Areas Pound Hill / Rowfant Close	£ 660.60
Open Space	Ewhurst Playing Fields	£ 74,857.87
Open Space	Kidborough Road Gossops Green	£ 68,573.02
Open Space	Medlar Close	£ 1,321.20
Open Space	Memorial Gardens Play Area	£ 190,000.00
Open Space	Perkstead Play Area	£ 1,858.05
Open Space	Playing Pitches Improvement	£ 24,492.85
Open Space	STONEY CROFT	£ 23,458.05
Manor Royal PR	Gateway 1	£ 31,028.00
CCTV	Return CCTV	£ 20,000.00
		Total: £1,120,311.16

3.102. Further information on receipt, allocation and expenditure of S106 contributions is set out in the council's Infrastructure Funding Statement for 2021²¹.

3.103. Details of Community Infrastructure Levy (CIL) receipts and expenditure are provided in Part 5 below.

SA Objective 9 – To promote healthy, active, cohesive and socially sustainable communities

Indicator:	Percentage of people aged 16-64 with no qualifications
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3.104. Table 3.27 compares the proportion of Crawley residents aged 16-64 with no qualifications with equivalent figures for the South East and England over the period 2015-2019. The 2017 and 2018 figures show a significant increase on that for 2016 followed by a fall in 2019. This is likely to reflect statistical volatility owing to the small sample size available for the Annual Population Survey at this level. The true figure is likely to be more stable and may be around or lower than the equivalent figure for the South East. It is more clearly lower than the average for England as a whole.

²¹ Available at https://crawley.gov.uk/sites/default/files/2020-12/Infrastructure_Funding_Statement_2019_2020.pdf

Table 3.27: Percentage of Crawley's population (age 16-64) with no qualifications, 2015-19

Year	Crawley	South East	England
2015	4.9*	6.3	8.4
2016	2.0*	5.5	7.8
2017	5.9*	5.2	7.6
2018	5.2*	5.6	7.6
2019	3.0*	5.8	7.5

Source: Annual Population Survey, ONS [from Nomis on 7 April 2021].

* Estimate unreliable owing to small group sample size.

SA Objective 10 – To ensure everyone has the opportunity to participate in sport and to encourage active lifestyles

Indicator:	Self-reported measure of people's overall health and wellbeing
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3.105. Table 3.28 below details levels of subjective wellbeing in Crawley and the UK as a whole over the period 2015/16-2019/20 (years April-March), as reported by the Office for National Statistics. Scores out of ten are given for life satisfaction, a sense that life is worthwhile, happiness and anxiety (i.e. higher figures indicate better wellbeing across each measure apart from anxiety, where the reverse is true). Levels of reported subjective wellbeing in Crawley are tracking UK averages fairly closely.

Table 3.28: Scores out of ten for indicators of subjective wellbeing in Crawley and the UK, 2015/16 to 2019/20

Year	Life Satisfaction		Worthwhile		Happiness		Anxiety	
	Crawley	UK	Crawley	UK	Crawley	UK	Crawley	UK
2015/16	7.7	7.7	7.8	7.8	7.5	7.5	2.3	2.9
2016/17	7.6	7.7	8.1	7.9	7.4	7.5	3.0	2.9
2017/18	7.7	7.7	8.0	7.9	7.5	7.5	3.0	2.9
2018/19	7.9	7.7	8.1	7.9	7.6	7.6	2.8	2.9
2019/20	7.8	7.7	8.1	7.9	7.9	7.5	3.1	3.1

Source: ONS Annual Population Survey

Indicator:	All-age all-cause mortality rate
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3.106. Table 3.29 compares the annual age-standardised mortality rate for Crawley with that of England and Wales as a whole over the period 2015-2019 (the most recent period for which figures are available). There is decrease in both rates in the recently recorded year. These figures predate the Covid-19 pandemic which began in the UK in 2020.

Table 3.29: Annual mortality rate per 100,000 – comparison of Crawley with England and Wales

Year	2015	2016	2017	2018	2019
Crawley	881.8	900.1	892.4	888.6	873.1
England & Wales	993.2	966.9	965.3	965.4	918.0

Source: Mortality Statistics: Deaths Registered in UK by Area of Usual Residence, ONS 2021

Part 4. Neighbourhood Development Plans/ Orders

- 4.1. The Localism Act 2011 created new planning policy documents called Neighbourhood Development Plans and Neighbourhood Development Orders, with associated procedures for their preparation and adoption.
- 4.2. Neighbourhood Development Plans provide a means by which, subject to various legal and policy requirements, local communities can shape the development of their immediate area. When brought into force by the Local Planning Authority they become part of the statutory development plan for their area.
- 4.3. Neighbourhood Development Orders can be used, subject to certain limitations, to grant planning permission for certain types of development within a particular area.
- 4.4. The Local Plan regulations require that details of any Neighbourhood Development Order or Plan made by an LPA be included as part of an AMR.

Matters to report

- 4.5. The council has not made any such document during the 2019/20 monitoring period or during 2020/21, and is not aware of any that are under preparation.
- 4.6. In previous years, a number of local community groups have considered the option of proceeding with a Neighbourhood Development Plan or Order, and the council has provided support in helping them to decide whether this would be the best way of achieving their objectives. None have chosen to proceed.

Part 5. CIL Income and Expenditure

- 5.1. Prior to 1 September 2019, the CIL Regulations required CIL charging authorities to report annually on CIL receipts and expenditure. In addition, the Local Plan Regulations required charging authorities to include these reports in the Authority Monitoring Report for the relevant year.
- 5.2. Amendments to the CIL Regulations which came into force on 1 September 2019 mean that this reporting requirement has been superseded by a requirement to produce an annual Infrastructure Funding Statement (IFS), detailing CIL income and expenditure (in the form of a 'CIL Report') as well as other specified matters related to developer contributions. The CIL Report is required to be reproduced in a council's Authority Monitoring Report for the equivalent year. The 2019/20 monitoring year was the first in which these requirements were operative, and the council's IFS for 2019/20 was published in December 2020²². The CIL Report included in the IFS is reproduced below.

²² https://crawley.gov.uk/sites/default/files/2020-12/Infrastructure_Funding_Statement_2019_2020.pdf

Community Infrastructure Levy Report

10. The position in respect of CIL at the end of 2019/20 is set out in summary in the following table:

Category	Total Amount	Strategic Infrastructure Strand ²³	Neighbourhood Improvement Strand ²⁴
The total value of CIL set out in all demand notices issued in the reported year	£522,617.85	N/A	N/A
The total amount of CIL receipts for the reported year	£149,226.10	£127,224.68	£22,001.42
Total CIL collected by the authority remaining from previous years	£178,670.35	£161,384.35	£17,286.00
The total amount of CIL receipts, collected by the authority before the reported year but which have not been formally allocated	£178,670.35	£161,384.35	£17,286.00
The total amount of CIL receipts, collected by the authority before the reported year and which have been allocated in the reported year	£0.00	£0.00	£0.00
The total amount of CIL expenditure for the reported year	£15,162.00	£10,000.00	£5,162.00
The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£0	£0.00	£0
The total amount of CIL receipts whenever collected, which were reserved for the funding programme to 2022/23 but not spent during the reported year. Funds will	£278,609.03	£278,609.03	£0.00

²³ The share of the total amount of CIL which is not subject to CIL Regulation 59A, 59B, or 59F. This is to be spent on infrastructure to support the development of the area.

²⁴ The share of the total amount of CIL which is subject to CIL Regulation 59F (there being no 'parish' areas within Crawley in which Regulations 59A or 59B have applied during this period). This is to be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or on anything else that is concerned with addressing the demands that development places on the area.

be formally allocated to projects once the full project cost can be met.			
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11. Total Amount of Money which was spent/ transferred during the reported year

11.1. In 2019/20, a total of £15,162 of CIL monies were spent by the Crawley Borough Council. During 2019/20, £10,000 was applied to the administration costs for Crowdfund Crawley. The Neighbourhood Improvement Strand is distributed through the [Crowdfund Crawley](#) website, for governance see Appendix D.

Expenditure Item	Total Spend on Item	Spend - Strategic Infrastructure Strand	Spend - Neighbourhood Improvement Strand
Seymour School Bicycle Shelter	£3,873.00		£3,873.00
Sensory Garden	£905.00		£905.00
Bring Handball On	£384.00		£384.00
Administrative Expenses (amounting to 6.7 per cent of CIL collected during year)	£10,000.00	£10,000.00	£0.00

12. Total Amount of Money which was reserved for funding programme to 2022/23 but not spent during the reported year.

12.1. Specific allocations of CIL Strategic funding are made via the council's CIL governance process (appendix E). This operates by means of an Infrastructure Business Plan, approved by the council's Cabinet, which is subject to regular review. Eligible projects which have been put forward are scored against a set range of criteria, including their importance to the delivery of the Local Plan strategy. The CIL funding requirements of these projects are assessed against current and projected CIL income in order to set a five-year funding programme. The most recently adopted version of the Infrastructure Business Plan is available at:

[Allocating Monies Collected Through CIL 2019/20](#)

12.2. All Strategic Infrastructure Strand receipts held at the end of 2019/21, totalling £278,609.03, have been reserved to deliver the following programme of infrastructure:

Projects identified	Strategic Infrastructure Strand Contributions
A23 London Road/ Manor Royal	£709,000

Improvement to Three Bridges Railway Station	£1,100,000
Saxonbrook Medical Centre - Creating 2 additional consulting rooms	£32,000
Pound Hill Medical Group - build 2 additional consulting rooms	£144,000
	£1,985,000

13. Position at Year's End

13.1. £312,734.45 of CIL receipts have been retained at the end of 2019/20

Category	Total	In Strategic Infrastructure Strand	In Neighbourhood Improvement Strand
Total CIL retained	£312,734.45	£278,609.03	£34,125.42
CIL retained from previous years (allocated)	£0.00	£0.00	£0.00
CIL retained from previous years (reserved see 12.2)	£151,384.35	£151,384.35	£0.00
CIL retained from previous years (unallocated)	£12,124.00	£0.00	£12,124.00
CIL retained from current year (allocated)	£0.00	£0.00	£0.00
CIL retained from current year (reserved see 12.2)	£127,224.68	£127,224.68	£0.00
CIL retained from current year (unallocated)	£22,001.42	£0.00	£22,001.42

Part 6. Self-build and Custom Housebuilding

- 6.1. The Self-Build and Custom Housebuilding Act 2015 requires local councils to maintain and publicise a register of individuals and associations in their area who are seeking serviced plots of land on which to build houses for their own occupation. The Act further requires councils to have regard to the register in their performance of various functions, including planning.
- 6.2. The provisions of the Act were brought into effect by the Self-Build and Custom Housebuilding Regulations 2016, which came into force on 1 April 2016. They were accompanied by Planning Practice Guidance, which recommended that local planning authorities publish headline data regarding their Self-Build and Custom Housebuilding register in their Authority's Monitoring Report.
- 6.3. Further legal provisions relating to the Self-Build and Custom Housebuilding Register were included in the Housing and Planning Act 2016 and the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016. The Housing and Planning Act introduced a 'duty to grant planning permission' for enough serviced plots of land to meet the demand demonstrated by the Register.
- 6.4. For the purpose of meeting the 'duty to grant planning permission' the demand demonstrated by the Register is measured according to successive 'base periods'.
- 6.5. The first base period is measured from the day on which a council establishes its Register (21 March 2016 in Crawley's case) to 30 October 2016. Subsequent base periods will run for one year beginning on 31 October. Councils have three years from the end of a given base period to comply with the duty in respect of that period.
- 6.6. Table 6.1 details the number of Register entries added to the Register during each base period from the establishment of the Register to 31 March 2021. In this case, the base periods are considered a more appropriate time unit than the April-March monitoring year.
- 6.7. The table divides Register entries according to whether they represent an individual or an association, and according to whether they are included on part 1 or part 2 of the Register. This latter division reflects councils' power to introduce local eligibility conditions for Register entries, including a local connection test and a test of financial capacity to buy the plots sought. Those entries which satisfy the tests are then added to part 1 of the Register and those which are not are added to part 2. The 'duty to grant planning permission' only applies to part 1. Where no such tests are introduced all entries are treated as part 1 entries.
- 6.8. Local eligibility conditions for entries to Crawley's Self-build and Custom Housebuilding Register were introduced on 18 July 2017, from which time the Register has been divided into parts 1 and 2. This step was considered appropriate in Crawley because the severely constrained supply of housing land restricts the potential for new self-build development. Therefore, it was considered reasonable that the 'duty to grant planning permission' should

only be triggered in respect of new entrants to the Register who could satisfy the local eligibility conditions²⁵.

Table 6.1: Self-build and custom housebuilding register statistics, as of 31 March 2021

Base Period	Part 1 Register Entries		Part 2 Register Entries		Total Entries	
	Individual	Assoc.	Individual	Assoc.	Individual	Assoc.
Mar-Oct 2016	12	0	n/a	n/a	12	0
Oct 2016-Oct 2017	23	0	3	0	26	0
Oct 2017-Oct 2018	14	0	7	0	21	0
Oct 2018-Oct 2019	19	0	5	0	24	0
Oct 2019-Oct 2020	11	0	7	0	18	0
2020-2021 as of 31 March 2021	5	0	4	0	9	0
Total	84	0	26	0	110	0

²⁵ Further information about Crawley's Self-build and Custom Housebuilding Register is available, along with the e-form for applicants, at: <https://crawley.gov.uk/planning/planning-policy/engagement-and-monitoring/self-build-register>.

Part 7. Duty to Cooperate

- 7.1 The Localism Act 2011 introduced a legal duty for Local Planning Authorities (LPAs) to cooperate with other LPAs as well as County Councils and other prescribed organisations on strategic planning matters, including the preparation of planning policy documents which have strategic implications, for example in the form of having significant cross-boundary impacts. In such cases, cooperation must take the form of constructive, active and ongoing engagement in relation to any relevant processes.
- 7.2 The Local Planning regulations require an AMR to give details of actions undertaken in accordance with the Duty to Cooperate. Appendix G summarises the council's actions related to the Duty to Cooperate. The following outputs were secured during the 2019/20 monitoring year.
- 7.3 Key agreements and actions from the monitoring year are set out below:

Output	Parties	Date
Publication of Joint Evidence: Strategic Housing Market Assessment	<ul style="list-style-type: none"> • Crawley Borough Council • Horsham District Council 	29 November 2019
Joint Signed Homes England Strategic Site Planning Performance Agreement	<ul style="list-style-type: none"> • Crawley Borough Council • Horsham District Council • West Sussex District Council • Homes England 	8 January 2020
Formal Letter sent to all Neighbouring Authorities to clarify Crawley Borough's level of unmet needs.	<ul style="list-style-type: none"> • Crawley Borough Council • Local Authorities within the Coast to Capital LEP area 	21 January 2020
Publication of Joint Evidence: Economic Growth Assessment	<ul style="list-style-type: none"> • Crawley Borough Council • Horsham District Council • Mid Sussex District Council 	27 January 2020

Gatwick Diamond Local Planning Authorities

- 7.4 The Gatwick Diamond Authorities continued to meet to discuss cross-boundary and strategic planning issues affecting the area.

West Sussex and Greater Brighton Strategic Planning Board

- 7.5 As part of the West Sussex and Greater Brighton Strategic Planning Board, CBC has been in discussions regarding taking forward work on a Local Strategic Statement (LSS3) for the West Sussex and Greater Brighton area.
- 7.6 Two member meetings of the Strategic Planning Board were held during this monitoring year (12 September 2019 and 25 March 2020) in order to progress the necessary background evidence work to support this.

Northern West Sussex Authorities

- 7.7 Meetings were held between the Northern West Sussex Authorities (CBC, Horsham District, Mid Sussex District and West Sussex County Councils) to consider the implications of the Local Plan Reviews and updated evidence across the housing market area.
- 7.8 Two significant pieces of background evidence were jointly commissioned and completed covering the Northern West Sussex area:

- the Strategic Housing Market Assessment (an update commissioned by Crawley Borough Council and Horsham District Council, with Mid Sussex District Council as a partner, reflecting the different stages of plan preparation of the three authorities); and
- the Economic Growth Assessment (jointly commissioned by Crawley Borough Council, Horsham District Council and Mid Sussex District Council).

7.9 Work commenced on an updated Statement of Common Ground for the Northern West Sussex Authorities to support the Local Plan Reviews.

Engagement in Local Plan preparations

7.10 Cooperation has included discussions and engagement in neighbouring authorities' Local Plan preparations. This has included engagement in the Mid Sussex District Plan Site Allocations Development Plan Document. This ensured CBC were kept sufficiently informed in the emerging evidence to allow for progression to be made towards preparing a Statement of Common Ground between the two authorities to support this process.

Strategic Sites 'At Crawley'

7.11 Meetings were held with Horsham District Council and West Sussex County Council to discuss proposed, promoted and potential strategic sites close to Crawley's administrative boundary. This includes the long-term strategic proposals for up to three new neighbourhoods to the west of Crawley, being promoted by Homes England, and the detailed "first phase" neighbourhood of this wider Homes England aspiration, to the west of Ifield.

7.12 A joint agreement was signed by the authorities, Crawley Borough Council, Horsham District Council and West Sussex County Council, and Homes England to formally discuss pre-application matters, without prejudice, in relation to the Homes England promoted West of Ifield site, immediately adjacent to Crawley's administrative borough boundaries. Whilst this site lies predominantly within Horsham District, some landownership is within Crawley's boundaries and infrastructure linkages would connect into the borough, and the impacts on services and setting would be felt mostly on the town of Crawley.

7.13 Following this agreement, a series of technical pre-application meetings have been held jointly with officers from each of the authorities in attendance. Technical meetings have involved on-going discussions on: transport, including transport modelling, the need for a Crawley western link road and maximising sustainable transport options; education; open space provision; sustainability and exemplar development; and existing character assessment.

7.14 Crawley's urban design expertise is a shared resource for both Crawley and Horsham authorities in relation to these proposals.

Gatwick Officers Group and Gatwick Joint Local Authorities

7.15 Crawley Borough Council coordinates the Gatwick Officers Group and the Members' Gatwick Joint Local Authorities with West Sussex County Council and other adjoining local authorities. These groups discuss current and emerging issues relating to the operation, growth and development of the airport including the proposed Development Consent Order for the use of the Northern Runway. CBC is also an active participant in the Gatwick Airport Consultative Committee and its Steering Group, GATCOM.

Infrastructure

- 7.16 Meetings continued to be held between Crawley Borough Council and a wide range of interested organisations in relation to the potential new stations between Crawley and Horsham (Horsham District Council, Crawley Borough Council, West Sussex County Council, Network Rail, Department for Transport, GTR, Coast to Capital LEP) to consider further the impacts and potential options and opportunities.
- 7.17 Meetings were held to prepare and commence the Transport Modelling for the Crawley Local Plan between Crawley Borough Council and West Sussex County Council. This included liaising with Highways England on the draft brief, as part of the Inception Meeting with the appointed consultants, and in agreeing the detailed methodology.
- 7.18 The Gatwick Sub-Region Water Cycle Study update was jointly commissioned by Crawley Borough Council, Horsham District Council, Mid Sussex District Council and Reigate and Banstead Borough Council. This study included the involvement of the water companies, the Environment Agency and Natural England.
- 7.19 A joint Strategic Flood Risk Assessment was commissioned by Crawley Borough Council and Horsham District Council. This included the involvement of the Environment Agency.

Appendices A1-A3:

**Timetables for Preparation of Documents
mentioned in Crawley Local Development
Schemes of February 2019, February 2020 &
December 2020**

Appendix B:

Crawley Borough Housing Trajectory – Base date 31 March 2020

Housing Trajectory
Base Date 31 March 2020

											Current Year	Anticipated Delivery of Dwellings 2020-2030 (Local Plan)															
											Local Plan Year	5	6	7	8	9	10	11	12	13	14	15					
											Five Year Supply																
Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Large Housing Sites (5 units and above) with extant Planning Permission / Prior Approval at 31 March 2020 (A)	CR/2017/0552/FUL	8 - 9 Queens Square	Northgate	21/12/2018	21/12/2021	7	0	7	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2014/0865/FUL	Land S/O and R/O 24 Brighton Road	Southgate	15/12/2015	Commenced	14	0	14	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0760/FUL	9 Woolborough Road	Northgate	16/03/2018	16/03/2021	9	0	9	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0594/FUL	Ocean House, Hazelwick Avenue	Three Bridges	28/08/2018	28/08/2021	8	0	8	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0921/FUL	Stoner House, Kilnmead	Northgate	25/02/2019	Commenced	9	0	9	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0881/FUL	257 - 259 Ifield Road	West Green	17/04/2018	Commenced	5	2	3	-2	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0519/FUL	The Imperial, Broadfield Barton	Broadfield	22/11/2018	22/11/2021	19	1	18	0	19	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0
	CR/2018/0015/PA3	EDF Building, Russell Way	Three Bridges	01/03/2018	Commenced	42	0	42	0	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0522/PA3	Stoner House, Kilnmead	Northgate	27/07/2017	27/07/2020	129	0	129	0	129	0	129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0882/PA3	Sutherland House (Eastern Section), Russell Way	Three Bridges	11/12/2017	Commenced	136	0	136	0	136	136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0549/PA3	First & Second Floors 34-38 The Broadway, Second Floor 40 The Broadway & First and Second Floors 48 The Broadway, Northgate, Crawley	Northgate	31/08/2017	31/08/2020	9	0	9	8	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR/2018/0865/PA3	Second Floor, Pelham House, Broadfield Barton	Broadfield	21/01/2019	21/01/2022	6	0	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Large Sites with PP (6-29 units)					393	3	390	6	385	178	161	13	14	0	0	19	0	0	0	0	0	0	0	0	0	0	
Small Housing Sites (4 units or less) with PP (B)	Total Small Housing Sites with PP (5 or less)					71	6	66	7	60																	
	Total small Sites deliverable spread over 5 years (100% of small sites commenced plus 45% of commitment)										10	16	12	6	2	0	0	0	0	0	0	0	0	0	0	0	0

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	Current Year		Anticipated Delivery of Dwellings 2020-2030 (Local Plan)																	
											Local Plan Year	5	6	7	8	9	10	11	12	13	14	15								
											Five Year Supply																			
											2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37		
Local Plan Key Housing Allocations (Policy H2) that are 'Deliverable' (C)	CR/2015/0609/FUL	15 - 29 The Broadway	Northgate	20/04/2016	Commenced	78	0	78	0	78	0	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	CR/2015/0552/NCC	Forge Wood (Reserved Matters to be Approved)	Pound Hill	15/11/2016	15/11/2019	452	0	452	0	452	0	0	0	15	50	50	50	60	60	60	60	47	0	0	0	0	0	0	0	
	CR/2016/0780/ARM	Forge Wood Phase 3A	Pound Hill	20/03/2017	Commenced	225	0	225	164	61	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2014/0061/ARM	Forge Wood Phase 1B	Pound Hill	23/03/2015	Commenced	43	0	43	0	43	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2015/0718/ARM	Forge Wood Phase 2B	Pound Hill	31/01/2019	31/01/2022	169	0	169	0	169	0	0	0	69	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2016/0083/ARM	Forge Wood Phase 2C	Pound Hill	31/01/2019	31/01/2022	249	0	249	0	249	0	75	50	50	50	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2016/0962/ARM	Forge Wood Phase 3B	Pound Hill	11/12/2017	Commenced	151	0	151	47	104	75	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0125/ARM	Forge Wood Phase 4A	Pound Hill	27/10/2017	27/10/2020	147	0	147	0	147	51	58	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocation	Tinsley Lane	Three Bridges			120	0	120	0	120	0	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0	0	0	0
	Allocation	Land Adj Desmond Anderson*	Tilgate			150	0	150	0	150	0	0	0	0	0	0	0	0	100	50	0	0	0	0	0	0	0	0	0	0
	CR/2017/0444/FUL	Kilnmead Car Park	Northgate	30/01/2018	Commenced	37	0	37	0	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2019/0271/PA3	Zurich House, East Park†	Southgate	28/05/2019	28/05/2022	44	0	44	0	44	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CR/2016/1053/FUL	Goffs Park Depot	Southgate	24/08/2017	Commenced	44	0	44	0	44	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Allocation	Former TSB Site, Russell Way‡	Three Bridges			90	0	90	0	90	0	0	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Plan Key Housing Allocations (Policy H2) that are 'Developable' (D)	Allocation	Breezehurst Drive Playing Fields	Bewbush			65	0	65	0	65	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Allocation	Longley House, East Park**	Southgate			100	0	100	0	100	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Allocation	Henty Close	Bewbush			24	0	24	0	24	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	
	Allocation	Land East of Street Hill	Pound Hill			15	0	15	0	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Plan Key Town Centre Opportunity Sites (Policy H2) (30+ units) (E)	Allocation	Telford Place / Haslett Avenue	Three Bridges			300	0	300	0	300	0	0	0	0	0	0	300	0	0	0	0	0	0	0	0	0	0	0	0	
	CR/2016/0294/OUT	Crawley Station and Car Parks	Northgate	16/08/2016	16/08/2019	308	0	308	0	308	0	0	0	0	0	0	100	100	108	0	0	0	0	0	0	0	0	0	0	
	Allocation	County Buildings	Northgate			100	0	100	0	100	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2017/0997/OUT	Land North of the Boulevard (Town Hall)	Northgate	14/02/2019	14/02/2022	182	0	182	0	182	0	0	0	0	0	0	0	182	0	0	0	0	0	0	0	0	0	0	0	0
CR/2016/0662/FUL	Car Park, 11-13 The Boulevard	Northgate	19/07/2017	Commenced	91	0	91	0	91	0	0	91	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Key Housing Sites Total	Total Key Housing Sites					3184	0	3184	211	2973	268	327	179	134	355	189	474	602	278	60	60	47	0	0	0	0	0	0	0	
Broad Location (East of London Road) 5+ Units (F)		138 - 144 London Road	Northgate			12	4	8	0	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	
		102 - 112 London Road & 2 - 4 Tushmore Lane ††	Northgate			44	8	36	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		116 - 136 London Road ††	Northgate			64	11	53	0	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		21, 25, 27 & 29 Tushmore Lane	Northgate			63	4	59	0	63	0	0	0	0	0	0	0	0	30	33	0	0	0	0	0	0	0	0	0	0
		Total for Broad Location (East of London Road)					183	27	156	0	183	0	0	0	0	0	0	0	12	30	33	0	0	0	0	0	0	0	0	0

Local Plan Year	Current Year	Anticipated Delivery of Dwellings 2020-2030 (Local Plan)									
	5	6	7	8	9	10	11	12	13	14	15

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	Five Year Supply																			
											2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37		
Broad Location Town Centre 5+ units (F)		Fire Station, Ifield Avenue	West Green			48	0	48	0	48	0	0	0	0	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	
	CR/2018/0341/FUL	Central Sussex College (East of Tower)	Three Bridges	16/08/2018	Commenced	98	0	98	0	98	0	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Brittingham House, Orchard St	West Green			24	0	24	0	24	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0
		1-7 Pegler Way	West Green			20	0	20	0	20	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0
		Old Vicarage, Church Walk (Land at Cross Keys)	Northgate			20	0	20	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
		Parkside Car Park	Northgate			10	0	10	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
		Land R/O The Gatwick George Hotel	West Green			10	0	10	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
	Total for Broad Location (Town Centre)						230	0	230	0	230	0	98	0	0	0	0	0	30	54	48	0	0	0	0	0	0	0	0	0
Broad Location (Forge Wood Sector Residual Land) 5+ Units (F)	CR/2018/0894/OUT	Land Adj to Steers Lane	Pound Hill			185	0	185	0	185	0	0	0	0	0	90	95	0	0	0	0	0	0	0	0	0	0	0	0	
		Land to the Southeast of Heathy Farm, Balcombe Road	Pound Hill			150	0	150	0	150	0	0	0	0	0	0	0	0	50	50	50	0	0	0	0	0	0	0	0	
	Total for Broad Location (Forge Wood)						335	0	335	0	335	0	0	0	0	0	90	95	0	50	50	50	0	0	0	0	0	0	0	0
Suitable SHLAA Sites that are Deliverable (5 - 29 units) (G)		Oak Tree Filling Station, 114 London Road	Northgate			17	0	17	0	17	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	
		Former Age Concern Building, Shackleton Road	Tilgate			8	0	8	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Total Deliverable SHLAA Sites						25	0	25	0	25	0	0	0	8	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0
Suitable SHLAA Sites that are Developable (5-29 Units) (H)		Ambulance Station, Ifield Avenue	West Green			16	0	16	0	16	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0		
		2 - 12 Friston Walk	Ifield			21	6	15	0	21	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0		
		Rear Gardens, Dingle Close/Ifield Road	West Green			18	0	18	0	18	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	
		Rear Gardens, Snell Hatch/Ifield Road	West Green			15	0	15	0	15	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	
		46 - 48 Goffs Park Road	Southgate			10	1	9	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	
		96 - 102 North Road	Three Bridges			10	4	6	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	
		Harwood, Blaxley and Forest Way, Balcombe Road	Pound Hill			6	3	3	0	6	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	
		Furnace Green Community Centre	Furnace Green			20	0	20	0	20	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	
		Land at Gales Place and West Way	Three Bridges			30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	
		Land at Peterborough Road	Tilgate			12	0	12	0	12	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	
		42 & 44 Brighton Road	Southgate			20	2	18	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	
Total Developable SHLAA Sites						178	16	162	0	178	0	0	0	0	16	0	24	67	20	0	0	30	21	0	0	0	0	0		

	Current Year	Anticipated Delivery of Dwellings 2020-2030 (Local Plan)									
Local Plan Year	5	6	7	8	9	10	11	12	13	14	15

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	Five Year Supply																			
											2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37		
Additional sites proposed for allocation in Local Plan Review		7 - 13 The Broadway & 1 - 3 Queens Square	Northgate			25	0	25	0	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
		Shaw House, Pegler Way	West Green			33	0	33	0	33	0	26	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Rushetts Road Play Area	Langley Green			14	0	14	0	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0
		St Catherine's Hospice, Malthouse Road	Southgate			60	0	60	0	60	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0
		Land Adjacent to Sutherland House	Three Bridges			30	0	30	0	30	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0
		MOKA, Station Way	Northgate			152	0	152	0	152	0	0	0	152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Crawley College	Three Bridges			400	0	400	0	400	0	0	0	0	0	0	0	0	0	200	200	0	0	0	0	0	0	0	0	0
		Total for Additional sites proposed for allocation in Local Plan Review					714	0	714	0	714	0	26	25	159	0	0	0	44	60	200	200	0	0	0	0	0	0	0	0
Housing Windfalls	Total for Windfalls††					742	0	742	0	742	0	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commitment (gross)	Current Year	Anticipated Delivery of Dwellings 2020-2030 (Local Plan)																	
											Local Plan Year	5	6	7	8	9	10	11	12	13	14	15							
											Five Year Supply																		
											2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	
Communal Accommodation Bedrooms	CR/2019/0292/FUL	49 Horsham Road, Southgate	Southgate	26/09/2019	Commenced	7	0	7	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2018/0330/RG3	Southwell, Balcombe Road	Pound Hill	06/03/2019	Commenced	7	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CR/2016/0972/FUL	Oakhurst Grange, Goffs Park Road	Southgate	05/10/2018	Commenced	146	100	46	-100	146	-100	0	0	0	0	0	0	146	0	0	0	0	0	0	0	0	0	0	0
	Communal Accommodation Bedrooms Total						160	100	60	-93	146	-86	0	0	0	0	0	146	0	0	0	0	0	0	0	0	0	0	0
	C3 Dwelling Equivalent (using ratio of 1.8)						89	56	33	-52	81	-48	0	0	0	0	0	81	0	0	0	0	0	0	0	0	0	0	0

Notes

* This site was allocated for 100 dwellings in 2015 Local Plan. Following reassessment of site potential the projected site yield has been increased to 150.

† The expected dwelling total given for Zurich House has been lowered from 56 to 44 dwellings on the basis that prior approval application CR/2019/0271/PA3 - granted prior approval on 28/05/2019 - represents a more realistic indicator of landowner intention.

‡ This site was allocated for 40 dwellings in 2015 Local Plan. Following reassessment of site potential the projected site yield has been increased to 90.

** This site was allocated for 48 dwellings in 2015 Local Plan. Following reassessment of site potential the projected site yield has been increased to 100.

†† Site was included in the Housing Trajectory for the 2015 Local Plan as a Broad Location. Following further consideration as part of the Local Plan Review it is now considered to be unavailable or unachievable and has therefore been removed from Crawley's identified housing land supply. The development quantum identified in 2015 is retained in the 'Approved or Allocated' columns but is not assigned to any specific year(s), and therefore does not contribute to the projected housing supply.

‡‡ The 2015 Local Plan is based on a projected windfall allowance of 55 dwellings per annum. This is reflected here for the purposes of assessing implementation of the adopted Plan. The submission draft 2021 Local Plan proposes a higher total of 90 dwellings per annum, based on an updated Windfall Statement. This uplifted allowance is reflected in the Housing Trajectory for the submission draft 2021 Plan and will be subject to examination as the Local Plan Review proceeds.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. (NPPF, Glossary)

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that the site is available and could be viably developed at the point envisaged. (NPPF, Glossary)

Gross C3 Housing Delivery	456	683	284	368	420	260	638	879	544	466	365	152	85	76	55	55	55	55
Total C3 Losses	4	0	0	0	0	0	1	7	11	0	0	0	0	6	0	0	0	0
C3 Net Delivery	452	683	284	368	420	260	637	872	533	466	365	152	85	70	55	55	55	55
C2 net contribution	-48	0	0	0	0	0	0	81	0	0	0	0	0	0	0	0	0	0
Total net delivery	404	683	284	368	420	260	637	953	533	466	365	152	85	70	55	55	55	55

Housing Requirement		Past & Projected delivery		5-year housing supply calculation	
Local Plan Policy H1 Housing Requirement 2015-2030	5100	Net completions April 2015-March 2020	2422	Residual minimum housing target April 2020-March 2030	2678
		Projected net completions 2020-2030	4037	Residual annual minimum housing target April 2020-March 2030	268
Annualised H1 Minimum Housing Target 2015-30	340	Projected total delivery 2015-2030	6459	Target for 2020-2025 including 5% buffer	1406
				Projected net completions 2020-2025	2014
				Years' supply projected for 2020-25	7.2

Appendix C:

Crawley Borough Employment Land Trajectory – Base date 1 September 2020

EMPLOYMENT LAND TRAJECTORY JANUARY 2021 (BASE DATE 1 SEPTEMBER 2020)

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Industrial B1c/B2/B8 floor space (Sq.m)	Other Employment Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
Sites Deliverable Years 1-5													
A	Nexus, Gatwick Road (Parcel 3)	Outline permission CR/2014/0764/OUT for Parcel 3 (3 x A1 and A3/A5 buildings totalling 1,025 sq.m) has lapsed. Agent advises that site has potential for B1/B2/B8 plus other support facilities for the main employment area.	CR/2014/0764/OUT	Yes	Yes	Yes	0.64	0	0	0	0	0.32	0.32
B	Wingspan Club Residual Land	Landowner, CBC Property, assessing options for development of site as either a single 2,787sqm B8 building or a number of smaller units. Anticipate delivery by 2023.	N/A	Yes	Yes	Yes	0.64	2,787	0	2,787	0	0	0.64
C(i)	Rackspace, Former GSK site (south east land parcel)	Permission is for 2 x B8 data storage buildings (Rackspace) to provide 25,317sqm in total (12,658.5sqm each). Building 1 completed 2015/16. Work on Building 2 not yet started. Remaining site area is therefore 3.295ha, half that of total scheme (6.59ha).	Permitted CR/2013/0255/FUL	Yes	Yes	Yes	3.295	12,659	0	12,659	0	0	3.295
C(ii)	Former GSK Site (north and west land parcel)	Permission CR/2014/0415/ARM relates to the north and west land parcel. It permits development of 2 data storage halls (Buildings 1 and 2), an emergency power building (Building 3), and a business hub building comprising café at ground floor with offices above (Building 4) together with associated car parking, servicing arrangements and landscaping. Building 1 provides 13,431sqm B8 on a 2.106 ha plot. It is occupied by Digital Realty, and having been completed 2017/18, it is no longer included in the remaining site and floorspace figures. Building 2 provides approx 1,521sqm B1a and 19,391sqm B8 on a 2.59ha plot. Work is yet to commence on this building. Building 3 provides 2,696sqm plant on a 0.2ha plot. Building 4 provides 1,433sqm B1a office and 87sqm A3 cafe on a 0.4ha plot.	CR/2014/0415/ARM	Yes	Yes	Yes	3.19	22,345	2,954	19,391	2,783	0.565	2.4
D(i)	Gatwick Park (Site G1), Gatwick Road	Permission for demolition of 3 existing office buildings and erection of a new B1(a) office building. Being marketed as Gatwick Park.	CR/2016/0997/FUL	Yes	Yes	Yes	0.8	10,960	10,960	0	0	0.8	0.0
D(ii)	Gatwick Park (Site G2), BCL House, Gatwick Road	Permission for redevelopment of the site with a 5-storey (step down) office building. Being marketed as Gatwick Park.	CR/2017/1057/FUL	Yes	Yes	Yes	0.44	6,637	6,637	0	0	0.44	0.0
E	Elekta, London Road and Fleming Way (Phase 2)	Phase 1, Building A (11,828 sqm B1a floorspace) is complete. Phase 2, for the erection of a second building to provide 4,345 sqm B1a floorspace is not built out.	CR/2014/0760/FUL	Yes	Yes	Yes	0.4	4,345	4,345	0	0	0.4	0.0
F	Land at Jersey Farm (Site A)	Planning Permission CR/2019/0696/FUL for a B8 warehouse, associated landscaping and car parking.	CR/2019/0696/FUL	Yes	Yes	Yes	0.69	2,095	0	2,095	0	0.00	0.69
G	Units XA1 and XA2, Sussex Manor Business Park	Planning Permission for extension to the existing 9,500sqm building to provide an additional 1,688sqm B2 floorspace.	CR/2019/0456/FUL	Yes	Yes	Yes	1.7	1,688	0	1,688	0	0.00	0.00
H	Forge Wood Employment Land	Employment provision for Forge Wood neighbourhood, identified for delivery of 5,000 sqm flexible B1/B2/B8 business land.	CR/2016/0858/ARM	Yes	Yes	Yes	2.74	5,000	2,500	2,500	2,500	1.37	1.37
I	Tilgate Forest Business Park Vacant Plot	Site is located in the Tilgate Forest Business Park Main Employment Area. Discharge of condition relating to permission CR/2013/0423/FUL for 2 x three storey office blocks extension of time. Office development is subject to a technical commencement and is therefore extant.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
J	Southways, London Road	Site is situated within land that is subject to Gatwick Airport Safeguarding. However, Certificate of Lawfulness CR/2013/0008/192 confirms that development for twin office buildings is commenced and extant.	CR/2013/0008/192 CR/2013/0094/FUL	Yes	Yes	Yes	2.83	3,241	3,241	0	0	2.83	0
K	County Buildings, Northgate Avenue	Site included in WSSC Asset Management Strategy and is identified as a priority for mixed-use residential and commercial (office) development. Assumption is for 75% of the site to be dedicated to housing, with 25% (plot ratio 2.0) dedicated to office use. Completion is anticipated no later than 2025.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0
L	Land North of The Boulevard	Permission CR/2017/0997/OUT for a.) demolition of existing council offices and erection of replacement town hall, offices, and public square, and b.) outline application for residential development comprising 182 units including commercial space. Provides a net gain of 4,173 sqm office space (14,695 sqm total). Office/civic sector of the site is 0.56ha, and this figure is counted towards the employment land supply.	CR/2017/0997/OUT	Yes	Yes	Yes	1.23	14,695	14,695	0	370	0.56	0
M	Moka, Station Way	Residential-led mixed-use development. Will deliver 650sqm ground floor commercial floorspace, this being flexible within use classes A1/A3/A4/B1/D1 and split between 2 to 4 units.	CR/2019/0542/FUL	Yes	Yes	Yes	0.36	650	650	0	650	0.36	0
N	Land at Station Hill, Pound Hill	Planning permission CR/2019/0588/FUL for erection of three storey office building with car park	CR/2019/0588/FUL	Yes	Yes	Yes	0.0379	414	414	0	0	0.0379	0
							20.93	97,346	56,226	41,120	6,303	8.84	8.72

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Industrial B1c/B2/B8 floor space (Sq.m)	Other Employment Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
Allocation for a Strategic Employment Location (Deliverable Years 6-15)													
O	Land East of Balcombe Road and South of M23 Spur (Gatwick Green)	The Local Plan allocates land at East of Balcombe Road and south of the M23 spur, referred to as Gatwick Green, for development of an industrial-led Strategic Employment Location of 24.1ha predominantly B8 storage and distribution warehouse (Class B8) uses, potentially supported by light industrial and general industrial and a limited amount of complementary ancillary uses that support the principal storage and distribution function. The allocation will meet Crawley's outstanding business land supply requirement, which equates to 77,800sqm B8 floorspace. Development would come forward Years 6-15 of the Plan, with a seven to ten year build out anticipated for completion 2035. The site would therefore meet employment needs in the later part of the Plan period. 47ha of land are included in the allocation boundary but any industrial floorspace or ancillary uses beyond the 24.1ha allocation would have to be justified by appropriate evidence. The identified site is larger because of the potential, where justified by evidence, for supporting uses catering for the needs of employees, and because of the need for the strategic development to provide comprehensive supporting infrastructure, appropriate landscaping and to protect the amenity of neighbouring properties.	Allocated in Reg. 19 Local Plan	Yes	Yes	Yes	24.1	77,800	0	77,800	0	0	24.1
							24.10	77,800	0	77,800	0	0	24.1
								Office B1a/b Floorspace (Sq.m)	Industrial B1c/B2/B8 Floorspace (Sq.m)	Total B-Class Floorspace (Sq.m)	Office B1a/b Land (Ha)	Industrial B1c/B2/B8 Land (Ha)	Total B-Class Land (Ha)
							Years 1-5	56,226	41,120	97,346	8.84	8.72	17.56
							Gatwick Green SEL (Years 6-15)	0	77,800	77,800	0.00	24.10	24.10
							Local Plan Total	56,226	118,920	175,146	8.84	32.82	41.66

Appendix D: Local Plan Evidence Base and Supporting Documents Produced & Published 2019/20

The following evidence base documents were commissioned as part of work on the Local Plan Review and were published during the monitoring year (2019/2020):

- North West Sussex Strategic Housing Market Assessment, Icen Projects Commissioned February 2019 and Published November 2019
Joint Commission with Horsham District Council.
- Northern West Sussex Economic Growth Assessment, Lichfields Commissioned February 2019 and Published January 2020
Joint Commission with Horsham and Mid Sussex District Councils.
- Eco-Serv, Sussex Biodiversity Record Centre Commissioned September 2018 and Published January 2020
Joint Commission with Horsham District Council.
- Retail Commercial Leisure and Town Centre Needs Assessment, Nexus Planning Commissioned July 2019 and Published January 2020.
- Strategic Housing Land Availability Assessment, July 2019 and January 2020;
- Housing Trajectory, July 2019 & December 2019 Base Date; and
- Employment Land Trajectory, July 2019 & December 2019 Base Date.

In addition, the following was commissioned during the monitoring year and have subsequently been published:

- Open Space Study, Indoor Sports Facilities and Playing Pitch Strategy (commissioned May 2019; published January 2021);
- Gatwick Sub-Region Water Cycle Study (joint commission with Horsham District Council, Mid Sussex District Council and Reigate and Banstead Borough Council) (commissioned November 2019; published August 2020);
- Strategic Flood Risk Assessment (joint commission with Horsham District Council) (commissioned November 2019; published September 2020);
- Viability Study (commissioned February 2020; published March 2021).

Monitoring Year: 2020/2021

In addition, the following was commissioned (or prepared in-house) in the subsequent monitoring year (2020/2021), and has also been published:

- Housing Trajectory, 1 September 2020 Base Date;
- Strategic Housing Land Availability Assessment, September 2020;
- Economic Growth Assessment – focused update for Crawley, September 2020;
- Employment Land Trajectory, 1 September 2020 Base Date;
- Draft Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, January 2021;

- Draft Densification Study, Part 1, January 2021;
- Employment Land Availability Assessment, January 2021;
- Crawley Heritage Assets Review, January 2021;
- Water Cycle Study Crawley Addendum, January 2021;
- Draft Habitats Regulations Assessment of Crawley Local Plan, January 2021;
- Topic Paper 1: Unmet Needs and Duty to Cooperate, January 2021;
- Topic Paper 2: Gatwick Airport, January 2021;
- Topic Paper 3: Housing Needs, January 2021;
- Topic Paper 4: Housing Supply, January 2021;
- Topic Paper 5: Employment Needs and Land Supply, January 2021;
- Topic Paper 6: Climate Change, January 2021;
- Topic Paper 7: Development and Noise Technical Appendix, January 2021.

The following evidence studies were commissioned in the subsequent monitoring year (2020/21) and are currently being progressed:

- Crawley Transport Modelling (commissioned April 2020, published May 2021);
- Crawley Habitats Regulations Assessment (commissioned August 2020);
- Water Neutrality Assessment (commissioned December 2020).

Appendix E. Commentary on Progress in Policy Implementation

The Local Planning Regulations (2012) require an Authority's Monitoring Report to identify Local Plan policies which are not being implemented, the reasons for non-implementation, and the steps (if any) that the Local Planning Authority is taking to secure implementation.

The 2016/17 AMR identified a number of policies where there were shortcomings in implementation. Likely reasons and remedies for these were identified. The 2017/18 and 2018/19 AMRs revisited these to assess progress and consider potential options. Further action and/or monitoring was considered appropriate in a number of cases. The following table returns to these, providing an update and identifying further measures as required.

<p>Policy: Issue:</p>	<p>CH3: Normal Requirements of All New Development</p>
	<p>The requirement in part b) of the policy that proposals 'for all shared hard and soft landscaping, semi public or semi private areas' must be 'supported by a future management and maintenance plan', was not consistently observed by relevant planning applications during 2016/17, 2017/18 and 2018/19, although there was consistently some kind of provision for this issue where schemes were permitted, e.g. a requirement for submission of a plan for further approval, or a condition requiring replacement of plants lost within five years. The Green Infrastructure SPD now provides additional guidance on this issue and an updated Local List of validation requirements for planning applications was adopted in November 2018.</p>
<p>Update:</p>	<p>During 2019/20, there were very few applications determined which proposed shared hard or soft landscaping and among these the extent of information provided at submission stage regarding maintenance/management was varied. None of the relevant schemes lacking a management and maintenance plan was approved, although there is likely to have been potential to remedy this deficiency if other, more significant objections to the proposals could have been addressed. Policy DD1 of the submission draft 2021 Local Plan further clarifies the requirement by applying it to major applications and all residential schemes with a density in excess of 45 dwellings per hectare. This allows for a more proportionate approach to be taken to addressing this issue in the context of smaller schemes, in line with the approach which has been taken in recent years.</p>
<p>Further steps:</p>	<p>This issue should continue to be monitored to confirm that the issues identified have been addressed by the adoption of the Local List and the clarification of the policy approach through the Local Plan Review.</p>

Policy:	CH3: Normal Requirements of All New Development
Issue:	Very few of the applications for residential development which were determined during the 2016/17 and 2017/18 monitoring years included information which related the proposed scheme either to 'Secured by Design' principles and guidance (as required by part e) of the policy), or to the Building for Life 12 criteria (as required by part g) of the policy). This remained very patchy in 2018/19. An updated Local List of validation requirements was adopted in November 2018, which may improve the quality of information provided. At the same time, the Design and Access Statement, which would be an appropriate context for addressing these issues, is a national rather than a local requirement, and in the absence of clear thresholds or substantive requirements set within the policy, it was not considered proportionate to introduce individual 'Secured by Design' and 'Building for Life 12' document requirements within the Local List.
Update:	This remained an area where explicit engagement with the requirements was patchy in 2019/20. These requirements are nonetheless proposed for retention in the submission draft 2021 Local Plan, as they are considered to add value in informing design discussions in a development management context.
Further steps:	The revision of the Urban Design SPD provides a means of giving greater clarity on how developments can respond to these requirements, in the context of a stronger emphasis on design within National Policy.
Policy:	CH5: Standards for All New Dwellings (including conversions)
Issue:	The requirement for new dwellings to comply with Building Regulations Part M Category 2 – accessible and adaptable dwellings, was not consistently implemented in 2016/17, 2017/18 or 2018/19. This is one of a new variety of 'optional' requirements being introduced into the Building Regulations which are triggered by planning policies and conditions before being applied by Building Control. Issues with implementation here probably relate to the technical and procedural issues involved, including closer engagement with the Building Control process.
Update:	Implementation of this requirement remained patchy during the 2019/20 monitoring year. Policy DD2: Inclusive Design within the submission draft 2021 Local Plan sets out this requirement with greater emphasis and detail, including relevant document requirements.
Further steps:	Monitoring of implementation of this requirement should continue, alongside efforts to progress an improved policy through the Local Plan Review.
Policy:	CH6: Tree Planting and Replacement Standards
Issue:	The requirements for the provision of one new tree for each new dwelling and for the replacement of lost trees were initially not consistently implemented during the 2016/17 monitoring year. The

<p>Update:</p> <p>Further steps:</p>	<p>2017/18 monitoring year pointed to significant improvement as a result of greater familiarity and the provision of further guidance on these requirements via the adoption of the Green Infrastructure SPD. The 2017/18 AMR suggested that this issue could be considered as resolved, subject to further monitoring, and it was consistently applied to relevant planning proposals during the 2018/19 monitoring year.</p> <p>Implementation of this requirement remained effective and consistent during 2019/20. The submission draft 2021 Local Plan proposes a somewhat revised approach whereby the replacement tree planting is retained, whereas the requirement for additional tree planting has been merged with the wider requirement for a 10% net gain in biodiversity. This is set out in proposed Policies DD4: Tree Replacement Standards, and GI3: Biodiversity and Net Gain.</p> <p>No further action required outside of the broader process of reviewing and monitoring the Plan.</p>
<p>Policy:</p> <p>Issue:</p> <p>Update:</p> <p>Further steps:</p>	<p>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</p> <p>The requirement that applications affecting heritage assets or their settings are supported by a Heritage Impact Assessment was not consistently observed by relevant applications during 2016/17. There was improvement in this situation in 2017/18 and 2018/19, particularly in respect of designated heritage assets, although there was still further scope for improvement where non-designated assets such as Areas of Special Local Character were concerned. It was recommended to keep this situation under review in order to assess whether it would be resolved by the introduction of the updated Local List in November 2018.</p> <p>The submission of Heritage Impact Assessments with planning applications affecting heritage assets during 2019/20 seems to have been more consistent than in previous years, suggesting that the adoption of the Local List in 2018 has improved the situation in respect of this requirement. The number of applications affecting non-designated, as distinct from designated assets was limited. Policy HA1: Heritage Assets of the submission draft 2021 Local Plan sets out the range of heritage assets in Crawley more explicitly.</p> <p>This issue should continue to be monitored to confirm that the issues identified have been addressed by the adoption of the Local List and the clarification of the policy approach through the Local Plan Review.</p>
<p>Policy:</p> <p>Issue:</p>	<p>EC2: Economic Growth in Main Employment Areas; EC3: Manor Royal; EC5: Primary Shopping Area</p> <p>These policies seek to support the economic function of identified areas by promoting appropriate land uses, and require proposals to 'demonstrate' their consistency with the policy aims where they seem</p>

<p>Update:</p> <p>Further steps:</p>	<p>to diverge from this broad goal. However, during the 2016/17 monitoring year there was great variation in the quality and amount of information provided in respect of this requirement. There remained some inconsistency in this regard in 2017/18. The adoption of the updated Local List of validation requirements in November 2018 has specifically sought to address this requirement, and further monitoring was recommended in the 2017/18 AMR to assess the impact of this. The number of proposals affected by this requirement (in its various forms) in 2018/19 was limited, as 2017/18, although where it did apply it seems to have been adhered to consistently.</p> <p>2019/20 has again seen a fairly limited number of applications that have required the submission of supporting economic information, though in the vast majority of cases the necessary information has been provided where required.</p> <p>This issue should continue to be kept under review in order to assess whether it has been resolved by the introduction of the updated Local List.</p>
<p>Policy:</p> <p>Issue:</p> <p>Update:</p> <p>Further steps:</p>	<p>ENV4: Open Space, Sport and Recreation</p> <p>This policy includes a requirement that proposals that remove or affect (without re-provision) the continued use of existing open space, sport and recreational facilities are supported by an assessment of needs, showing the site to be surplus to requirements. During 2016/17, there was some inconsistency in the implementation of this requirement, although there was a more consistent approach apparent in 2017/18 and 2018/19, taking into account the relationship of the policy to the Open Space Study and the thresholds used within it. Areas of open space of 0.2 ha or above were thus given protection as required, while smaller areas were treated as visual amenity space. The adoption of the updated Local List of validation requirements in November 2018 also specifically sought to address this requirement. The 2018/19 AMR recommended continued monitoring and the clarification of the threshold approach through the Local Plan Review.</p> <p>During 2019/20 very few proposals encroaching on public space were determined, providing little opportunity to monitor the implementation of this requirement. The Regulation 19 Draft of the Local Plan clarifies in the Reasoned Justification of Policy OS1 (the successor to ENV4) that an assessment of needs is not required for sites smaller than 0.2 ha, but that these areas of amenity green space should still be subject to Policies GI3 (Biodiversity and Net Gain) and DD1 (Normal Requirements of All New Development), and that replacement can be provided in smaller parcels.</p> <p>This issue should continue to be monitored to confirm that the issues identified have been addressed by the clarification of the policy approach through the Local Plan Review.</p>
<p>Policy:</p> <p>Issue:</p>	<p>ENV6: Sustainable Design and Construction</p> <p>This policy requires applications meeting certain thresholds to be supported by a Sustainability Statement responding to the six</p>

	<p>sustainability objectives set out in the policy. There was some inconsistency in the implementation of this requirement during the 2016/17 monitoring period and this remained an issue during 2017/18. This requirement was however included in the updated Local List of validation requirements adopted in November 2018, and further monitoring was recommended to assess whether this had resolved the issue. The provision of Sustainability Statements in accordance with Policy ENV6 remained patchy for most of 2018 but there was significant improvement following the adoption of the updated Local List, with nearly all relevant applications registered from that point to the end of the 2018/19 monitoring year and beyond complying with this requirement.</p>
Update:	<p>This requirement continued to be effectively implemented during 2019/20. Along with the adoption of the Local List the increased prominence of climate change as public and political issue is considered to have helped to 'normalise' this as part of the planning process.</p>
Further steps:	<p>No further action required as long as implementation remains effective.</p>

Appendix F. Summary of Appeal Decisions

2019/20 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
APP/Q3820/W/18/3213326	CR/2018/0284/FUL	HAZELWOOD, BALCOMBE ROAD, POUND HILL, CRAWLEY	ERECTION O 5 X DETACHED DWELLINGS WITH INTEGRAL GARAGES, PARKING AND ACCESS ROAD	Dismissed	24/04/2019
APP/Q3820/D/19/3219809	CR/2018/0650/FUL	24 RANMORE CLOSE, BROADFIELD, CRAWLEY	ERECTION OF PART TWO STOREY PART FIRST FLOOR SIDE EXTENSIONS	Dismissed	02/05/2019
APP/Q3820/W/18/3203568	CR/2018/0065/PA3	KINGSTON HOUSE, STEPHENSON WAY, THREE BRIDGES, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 51 APARTMENTS	Dismissed	02/05/2019
APP/Q3820/W/18/3203570	CR/2018/0184/PA3	SAXON HOUSE, STEPHENSON WAY, THREE BRIDGES, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 24 APARTMENTS	Dismissed	02/05/2019
APP/Q3820/Z/18/3219177	CR/2018/0237/ADV	METRO BANK, 25 – 29 QUEENS SQUARE, NORTHGATE, CRAWLEY	ADVERTISEMENT CONSENT FOR INSTALLATION OF 2 X HIGH LEVEL PIN MOUNTED ENTRANCE FASCIA SIGNS, 2 X FASCIA SIGNS (IN THE GLAZING BAYS, 2 X 'OPEN 7 DAYS' SIGNS (IN THE GLAZING BAYS), 2 X PROJECTING SIGNS AND 2 X ATM SIGNS (ALL SIGNS INTERNALLY ILLUMINATED) (AMENDED DESCRIPTION)	Allowed	02/05/2019
APP/Q3820/D/19/3223421	CR/2018/0843/FUL	8 BURNS ROAD, POUND HILL, CRAWLEY	ERECTION OF A SINGLE STOREY FRONT AND SIDE EXTENSION (AMENDED PLANS RECEIVED)	Dismissed	02/05/2019
APP/Q3820/D/19/3224483	CR/2018/0628/FUL	35 STACE WAY, POUND HILL,	DEMOLITION OF EXISTING SHED (NOT FOUNDATIONS) AND ERECTION OF A GARAGE	Dismissed	14/05/2019

2019/20 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
		CRAWLEY, RH10 7YN			
APP/Q3820/D/19/3225649	CR/2018/0868/FUL	15 LEIGHLANDS, POUND HILL, CRAWLEY	ERECTION OF SINGLE STOREY FRONT EXTENSION TO GARAGE AND FIRST FLOOR FRONT DORMER	Allowed	06/06/2019
APP/Q3820/D/19/3225895	CR/2018/0897/FUL	2 FARM CLOSE, THREE BRIDGES, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	Allowed	06/06/2019
APP/Q3820/D/19/3225903	CR/2018/0933/FUL	23 HOLLYBUSH ROAD, NORTHGATE, CRAWLEY	ERECTION OF A WRAP AROUND TWO STOREY SIDE AND PART SINGLE AND PART TWO STOREY REAR EXTENSION, 1NO WINDOW ON THE NORTH-EAST ELEVATION, FRONT PORCH, AND REAR DECKING AREA	Dismissed	06/06/2019
APP/Q3820/W/19/3221950	CR/2018/0666/FUL	WOODEND, FORGE WOOD, FORDGE WOOD, CRAWLEY	ERECTION OF A TWO STOREY DWELLING	Dismissed	02/07/2019
APP/Q3820/W/19/3224604	CR/2018/0562/FUL	LAND PARCEL OFF WORTH WAY, ADJ TO FIELDGATE, CHURCH ROAD, POUND HILL, CRAWLEY	CONSTRUCTION OF A NEW 5-BEDROOM TWO STOREY DWELLING	Dismissed	03/07/2019
APP/Q3820/D/19/3225134	CR/2018/0643/FUL	1 TURNER WALK, TILGATE, CRAWLEY, RH10 5LF	DEMOLITION OF EXISTING CONSERVATORY; ERECTION OF A PART SINGLE, PART TWO STOREY REAR EXTENSION & NEW FRONT PORCH	Split	12/07/2019
APP/Q3820/D/19/3226295	CR/2018/0831/FUL	22 DENE TYE, POUND HILL, CRAWLEY	ERECTION OF A PART TWO STOREY & PART FIRST FLOOR FRONT EXTENSION OVER THE EXISTING GARAGE, RE-CLAD EXISTING DORMER WINDOW WITH	Allowed	12/07/2019

2019/20 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
			DARK GREY BOARDING AND INSTALL TWO WINDOWS ON THE WESTERN FLANK ELEVATION		
APP/Q3820/D/19/3228740	CR/2018/0886/FUL	15 WESTMINSTER ROAD, MAIDENBOWER, CRAWLEY	ERECTION OF A FIRST FLOOR SIDE EXTENSION OVER GARAGE, CONVERSION OF GARAGE INTO A HABITABLE ROOM AND ERECTION OF SINGLE STOREY FRONT EXTENSION.	Dismissed	23/08/2019
APP/Q3820/W/19/3226797	CR/2018/0902/PA3	FIRST FLOOR AND PART GROUND FLOOR, 174 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 2 X RESIDENTIAL UNITS	Dismissed	10/09/2019
APP/Q3820/D/19/3233385	CR/2019/0290/HPA	14 SHACKLETON ROAD, TILGATE, CRAWLEY, RH10 5BX	PRIOR NOTIFICATION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION	Dismissed	13/09/2019
APP/Q3820/W/19/3228187	CR/2015/0598/CC1	31 CRABTREE ROAD. WEST GREEN. CRAWLEY	DISCHARGE OF CONDITION 3 (MATERIALS), 5 & 6 (FENCING), 7 (CONSTRUCTION MANAGEMENT PLAN), 8 (TREE PROTECTION PLAN) & 9 (DRIVEWAY) PURSUANT TO CR/2015/0598/FUL FOR ERECTION OF A SINGLE STOREY TWO BEDROOM BUNGALOW	Allowed	16/09/2019
APP/Q3820/W/19/3230825	CR/2018/0706/FUL	GREENSLEEVES RETIREMENT HOME, 15-21 PERRYFIELD ROAD, SOUTHGATE, CRAWLEY	ERECTION OF PART TWO STOREY/PART SINGLE STOREY SIDE AND REAR EXTENSIONS, INFILL EXTENSION, PART LOFT CONVERSION TO CREATE SECOND FLOOR INCLUDING RAISED ROOF LEVELS, ADDITION OF DORMERS, LIFT SHAFT	Allowed	04/10/2019

2019/20 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
			TO REAR, NEW EXTERNAL ARRANGEMENT OF WINDOWS AND DOORS. AMENDMENT TO ALREADY APPROVED SCHEME CR/2017/1060/FUL.		
APP/Q3820/D/19/3228227	CR/2018/0937/FUL	38 SAXON ROAD, POUND HILL, CRAWLEY	ERECTION OF SINGLE STOREY REAR EXTENSION, GARAGE CONVERSION, EXTENSION TO PORCH, BIN STORE AND CHANGES TO SIDE ELEVATION WINDOWS	Dismissed	07/10/2019
APP/Q3820/C/17/3175232	CR/2016/0170/FUL	SOUTHWAYS BUSINESS PARK, LONDON ROAD, LANGLEY GREEN, CRAWLEY	CONTINUED USE OF SITE FOR AIRPORT PARKING TOGETHER WITH RETENTION OF ASSOCIATED OFFICE BUILDING FOR A TEMPORARY PERIOD OF 3 YEARS, TO INCLUDE EXTENDED PARKING AREA IN LIEU OF OFF AIRPORT PARKING SITE PERMITTED AT SITE E2, CRAWLEY BUSINESS QUARTER, NORTHGATE UNDER CR/2014/0080/FUL.	Dismissed Notice Upheld	17/10/2019
APP/Q3820/D/19/3227207	CR/2018/0921/FUL	134 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	PROPOSED FRONT WALL & GATE	Dismissed	25/10/2019
APP/Q3820/D/19/3236039	CR/2019/0390/FUL	3 MEREWORTH DRIVE, POUND HILL, CRAWLEY	ERECTION OF A PART SINGLE AND PART TWO STOREY FRONT EXTENSION AND PART GARAGE CONVERSION.	Dismissed	20/11/2019
APP/Q3820/W/19/3234932	CR/2019/0165/NCC	METRO BANK, 25 – 29 QUEENS SQUARE, NORTHGATE, CRAWLEY	REMOVAL OF CONDITION 2 ON CR/2018/0236/FUL REQUIRING ALTERATIONS TO GLAZING BARS AND FENESTRATION WITHIN 4 MONTHS OF THE DATE OF THE PLANNING PERMISSION	Allowed	23/12/2019

2019/20 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
APP/Q3820/W/19/3236572	CR/2018/0652/FUL	39A HIGH STREET, NORTHGATE, CRAWLEY	DEMOLITION OF DISUSED SHOP AND ERECTION OF 4 X 2 BED APARTMENTS	Dismissed	23/01/2020
APP/Q3820/D/19/3241429	CR/2019/0565/FUL	2 OAK COTTAGES, IFIELD GREN, IFIELD, CRAWLEY, RH11 0NW	INSTALLATION OF TWO DORMERS TO REAR ROOFS	Dismissed	03/02/2020
APP/Q3820/D/19/3240877	CR/2019/0488/FUL	22 BARNFIELD ROAD, NORTHGATE, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION AND PART SINGLE, PART TWO STOREY REAR EXTENSION FOLLOWING DEMOLITION OF GARAGE.	Dismissed	03/02/2020
APP/Q3820/D/19/3239232	CR/2019/0530/FUL	18 WOODLANDS, POUND HILL, CRAWLEY	ERECTION OF A TWO STOREY REAR EXTENSION FOLLOWING THE DEMOLITION OF EXISTING REAR PROJECTION (AMENDED PLANS RECEIVED).	Dismissed	13/02/2020
APP/Q3820/W/19/3237681	CR/2019/0069/PA3	NORTHGATE HOUSE, 115 HIGH STREET, NORTHGATE, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1) TO RESIDENTIAL (C3) FOR 24 APARTMENTS	Dismissed	31/01/2020
APP/Q3820/W/19/3236721	CR/2018/0894/OUT	STEERS LANE, FORGE WOOD, POUND HILL, CRAWLEY	OUTLINE APPLICATION FOR ERECTION OF UP TO 185 RESIDENTIAL DWELLINGS, WITH THE ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS VIA STEERS LANE, CAR PARKING AND CYCLE STORAGE AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT FOR ACCESS) – AMENDED PLANS AND DOCUMENTS RECEIVED – SHOWING REVISED ACCESS ARRANGEMENTS AND REVISED LAYOUT	Allowed	21/02/2020

2019/20 MONITORING YEAR					
Appeal Ref.	Planning/ enforcement Ref.	Site	Development description	Decision	Date
APP/Q3820/D/19/3239258	CR/2019/0385/FUL	43 LISMORE CRESCENT, BROADFIELD, CRAWLEY	CONVERSION OF GARAGE TO HABITABLE SPACE (AMENDED PLANS RECEIVED)	Allowed	29/01/2020
D/4000393	CR/2019/0517/FUL	17 GORSE CLOSE, BROADFIELD, CRAWLEY	PROPOSED SINGLE STOREY FRONT EXTENSION, SIDE ENTRANCE PORCH AND ENCLOSURE OF PRIVATE GARDEN SPACE TOGETHER WITH ERECTION OF BOUNDARY FENCING	Dismissed	20/02/2020

2020/21 MONITORING YEAR					
Appeal Ref.	Planning/ enforcement Ref.	Site	Development description	Decision	Date
APP/Q3820/D/20/3244555	CR/2019/0529/FUL	2 GRATTONS DRIVE, POUND HILL, CRAWLEY	RETROSPECTIVE APPLICATION FOR SINGLE STOREY REAR EXTENSION & REAR DECKING AREA	Dismissed	06/04/2020
APP/Q3820/X/19/3227115	CR/2018/0656/191	28 SHAFTESBURY ROAD, MAIDENBOWER, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR AN EXISTING LOFT CONVERSION TO HABITABLE SPACE WITH REAR DORMER & TWO FRONT ROOF LIGHTS	Dismissed	17/05/2020
APP/Q3820/W/20/3245862	CR/2019/0192/FUL	5 THE BOULEVARD, NORTHGATE, CRAWLEY	ERECTION OF TWO ADDITIONAL FLOORS TO EXISTING 5 STOREY RESIDENTIAL BUILDING TO PROVIDE 4 NO. 2 BED FLATS AND ERECTION OF PART 5-STOREY PART 7-STOREY SIDE EXTENSION. SIDE EXTENSION TO INCLUDE CIRCULATION CORE TO ADDITIONAL FLOORS AND ALSO FOUR ADDITIONAL FLOORS OF ACCOMMODATION TO PROVIDE 4 NO. 1 BED FLATS. ACCESS TO NEW CYCLE PARKING AND EXISTING ELECTRICAL SUB-STATION IS PROVIDED AT GROUND FLOOR LEVEL.	Dismissed	05/06/2020
APP/Q3820/D/20/3246668	CR/2019/0898/FUL	54 WARNHAM ROAD, FURNACE GREEN, CRAWLEY	ERECTION OF SINGLE STOREY FRONT EXTENSION	Dismissed	29/06/2020
APP/Q3820/W/19/3243637	CR/2019/0556/PA3	FIRST FLOOR, 50 - 54 HIGH STREET, NORTHGATE, CRAWLEY	PRIOR APPROVAL FOR CHANGE OF USE FROM OFFICE (B1A) TO RESIDENTIAL (C3) FOR 6 X RESIDENTIAL UNITS	Dismissed	10/07/2020

2020/21 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
APP/Q3820/W/19/3243650	CR/2019/0214/OUT	42 & 44 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	OUTLINE APPLICATION (ACCESS AND LAYOUT TO BE DETERMINED WITH APPEARANCE, LANDSCAPING AND SCALE RESERVED) FOR THE ERECTION OF A PART 3 AND PART 4 STOREY BUILDING COMPRISING OF 5 X 1NO. BEDROOM FLATS AND 15 X 2NO. BEDROOM FLATS, FOLLOWING THE DEMOLITION OF EXISTING SEMI-DETACHED DWELLINGS, THE CREATION OF A NEW VEHICULAR ACCESS FROM STONEFIELD CLOSE AND ASSOCIATED WORKS AND LANDSCAPING (AMENDED PLANS RECEIVED).	Dismissed	13/07/2020
APP/Q3820/D/19/3242522	CR/2019/0702/FUL	ELMSIDE, HORSHAM ROAD, GOSSOPS GREEN, CRAWLEY	ERECTION OF A DETACHED GARAGE	Dismissed	31/07/2020
APP/Q3820/D/20/3252594	CR/2019/0922/FUL	6 LANGLEY LANE, IFIELD, CRAWLEY	REMOVAL OF CONSERVATORY, ERECTION OF GROUND FLOOR EXTENSION & FIRST FLOOR ATTIC ROOMS & REVISED PARKING ON SITE	Allowed	19/11/2020
APP/Q3820/D/20/3250311	CR/2019/0841/FUL	25 BANCROFT ROAD, MAIDENBOWER, CRAWLEY	ERECTION OF A FIRST FLOOR SIDE EXTENSION OVER GARAGE AND LOFT CONVERSION WITH FRONT AND REAR VELUX WINDOWS	Allowed	01/12/2020
APP/Q3820/W/19/3243915	CR/2019/0527/FUL	TURKS CROFT, RUSPER ROAD, IFIELD, CRAWLEY	ERECTION OF A DETACHED 4 BEDROOM ONE AND A HALF STOREY DWELLING AND ASSOCIATED DRIVEWAY	Dismissed	22/01/2021

2020/21 MONITORING YEAR					
Appeal Ref.	Planning/ enforcement Ref.	Site	Development description	Decision	Date
			(RESUBMISSION OF CR/2018/0793/FUL)		
APP/Q3820/Y/19/3243917	CR/2019/0528/LBC	TURKS CROFT, RUSPER ROAD, IFIELD, CRAWLEY	LISTED BUILDING CONSENT FOR THE ERECTION OF 4 BEDROOM ONE AND A HALF STOREY DWELLING AND ASSOCIATED ACCESS	Dismissed	22/01/2021
APP/Q3820/W/20/3261542	CR/2020/0408/TEL	TELECOMMUNICATIONS MAST 2, (VERGE NORTH OF BROOKLANDS ROAD), TOLLGATE HILL, BROADFIELD, CRAWLEY	PRIOR APPROVAL ON BEHALF OF EE LTD AND HUTCHISON UK LTD FOR TELECOMMUNICATIONS 5G UPGRADE TO INCLUDE INSTALLATION OF 20M AGL PHASE 8 MONOPOLE C/W WRAP AROUND CABINET AT BASE & ASSOCIATED ANCILLARY WORKS (CRA059 - 28139)	Dismissed	08/02/2021
APP/Q3820/D/20/3258642	CR/2020/0295/FUL	SUNNY GLEN, BALCOMBE ROAD, POUND HILL, CRAWLEY, RH10 3NL	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	Allowed	22/02/2021
APP/Q3820/D/20/3263457	CR/2020/0089/FUL	76 DOWER WALK, GOSSOPS GREEN, CRAWLEY	ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS, AND TWO STOREY SIDE EXTENSION	Dismissed	26/02/2021
APP/Q3820/D/20/3263865	CR/2020/0528/FUL	62 MILTON MOUNT AVENUE, POUND HILL, CRAWLEY	ERECTION OF A FIRST FLOOR FRONT EXTENSION OVER EXISTING GARAGE, ERECTION OF NEW FRONT PORCH CANOPY, TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION	Allowed	26/02/2021
D/4001584	CR/2020/0293/FUL	27 CROSSWAYS, THREE BRIDGES, CRAWLEY	DEMOLITION OF THE SINGLE STOREY BRICK STORE BUILDING & ERECTION OF TWO STOREY SIDE	Dismissed	26/02/2021

2020/21 MONITORING YEAR					
Appeal Ref.	Planning/ enforcement Ref.	Site	Development description	Decision	Date
			EXTENSION & SINGLE STOREY REAR EXTENSION		
W/4001112	CR/2019/0866/FUL	25 EWHURST ROAD, WEST GREEN, CRAWLEY	ERECTION OF A SINGLE STOREY FRONT EXTENSION	Dismissed	01/03/2021
APP/Q3820/X/20/3260823	CR/2020/0279/192	20 BEECHSIDE, SOUTHGATE, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR PROPOSED GARAGE CONVERSION	Allowed	05/03/2021
APP/Q3820/D/20/3245175	CR/2019/0755/FUL	8 CAMBER CLOSE, POUND HILL, CRAWLEY	RETROSPECTIVE APPLICATION FOR THE ERECTION OF SINGLE STOREY REAR EXTENSION AND NEW SIDE WINDOW TO EXISTING KITCHEN	Allowed	03/12/2021

Appendix G. Summary of Duty to Cooperate Actions 2019-2020

Type of Cooperation	Milestone	Date
Meeting	Gatwick Greenspace Partnership	2 April 2019
Meeting	West Sussex Planning Policy Officers Group	3 April 2019
Meeting	Gatwick s106 Meeting: Crawley; West Sussex County; Gatwick Airport Limited	9 April 2019
Meeting	Gatwick s106 Meeting: Crawley; West Sussex County; Gatwick Airport Limited (with independent Energy consultants)	18 April 2019
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley'	24 April 2019
Meeting (Member)	GATCOM (Gatwick Airport Consultative Committee)	25 April 2019
Meeting	Sussex Biodiversity Record Centre Steering Group	7 May 2019
Meeting (Evidence)	Crawley/Horsham/Mid Sussex/Lichfields – Economic Growth Assessment Workshop	9 May 2019
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Inception Meeting: WSCC/HDC/CBC/Network Rail/DfT/GTR/Crest/Legal and General	10 May 2019
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley'	16 May 2019
Meeting	West Sussex and Greater Brighton Planning Officer Group	20 May 2019
Meeting (Evidence)	Con-Call Crawley/Horsham/Lichfields Economic Growth Assessment	22 May 2019
Meeting	Crawley/West Sussex County – Health, Education and other Infrastructure Needs	22 May 2019
Meeting	Gatwick s106 Meeting: Crawley; West Sussex County; Gatwick Airport Limited	23 May 2019
Meeting	Crawley Health and Wellbeing Board (West Sussex County/Crawley/NHS/CCG)	29 May 2019
Meeting	Gatwick Diamond Local Authorities Planning Officers Group	3 June 2019
Meeting	Gatwick Officers Group	5 June 2019
Meeting	Crawley/West Sussex County Public Health	10 June 2019
Meeting	Gatwick Airport Transport Forum Steering Group	11 June 2019
Meeting	Crawley/Horsham/West Sussex County Strategic Site & 'At Crawley'	13 June 2019
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley'	26 June 2019
Meeting	Gatwick s106 Meeting: Crawley; West Sussex County; Gatwick Airport Limited (with independent Energy consultants)	26 June 2019
Meeting	Gatwick Officers Group	10 July 2019
Document	Formal 8-week Public Consultation on Crawley's emerging draft Local Plan Review commenced (Regulation 18: Early Engagement)	15 July 2019
Meeting (Member)	GATCOM (Gatwick Airport Consultative Committee)	18 July 2019

Type of Cooperation	Milestone	Date
Meeting (Evidence)	Horsham/Crawley/Iceni – Strategic Housing Market Assessment	25 July 2019
Meeting	Crawley/Horsham/West Sussex County Strategic Site & 'At Crawley'	29 July 2019
Meeting (Member)	Gatwick Joint Local Authorities	7 August 2019
Meeting	Independent Commission on Civil Aviation Noise (ICCAN)	14 August 2019
Meeting	West Sussex and Greater Brighton Planning Officer Group	2 September 2019
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley'	4 September 2019
Meeting	Crawley/West Sussex Digital Infrastructure	12 September 2019
Meeting (Member)	West Sussex and Greater Brighton Strategic Planning Board	12 September 2019
Document	Formal 8-week Public Consultation on Crawley's emerging draft Local Plan Review concluded (Regulation 18: Early Engagement)	16 September 2019
Meeting	Gatwick s106 Meeting: Crawley; West Sussex County; Gatwick Airport Limited	16 September 2019
Meeting	Gatwick Officers Group	16 September 2019
Meeting	Gatwick Airport Transport Forum Steering Group	17 September 2019
Meeting (Evidence)	Crawley/Horsham/Mid Sussex/Lichfields – Economic Growth Assessment	24 September 2019
Meeting	Crawley/Horsham DtC and NWS	27 September 2019
Meeting	West Sussex Digital Conference	30 September 2019
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley'	10 October 2019
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Inception Meeting: WSCC/HDC/CBC/C2C LEP/Network Rail/GTR	14 October 2019
Meeting	Independent Commission on Civil Aviation Noise (ICCAN)	14 October 2019
Meeting (Member)	GATCOM (Gatwick Airport Consultative Committee)	17 October 2019
Meeting	NWS DtC: Crawley/Horsham/Mid Sussex/West Sussex County	21 October 2019
Meeting	Gatwick Greenspace Partnership	21 October 2019
Meeting	Sussex Biodiversity Record Centre Steering Group	22 October 2019
Document	Shared final draft Northern West Sussex EGA with Reigate and Banstead Borough Council	4 November 2019
Meeting (Evidence)	Gatwick Sub-Region Water Cycle Study	13 November 2019
Meeting	Independent Commission on Civil Aviation Noise (ICCAN)	25 November 2019
Meeting	West Sussex County Monitoring and Infrastructure Group	26 November 2019
Meeting (Evidence)	Gatwick Sub-Region Water Cycle Study	29 November 2019

Type of Cooperation	Milestone	Date
Document (Evidence)	Completed Strategic Housing Market Assessment – Joint Commission (Crawley/Horsham)	29 November 2019
Meeting	Gatwick Diamond Local Authorities Planning Officers Group	2 December 2019
Meeting	Gatwick Parking Survey Officers Group	3 December 2019
Meeting	East & West Sussex District and County Councils – Annual Air Quality	6 December 2019
Meeting (Evidence)	Crawley/West Sussex County Transport Modelling	12 December 2019
Meeting	Gatwick Airport Transport Forum Steering Group	12 December 2019
Meeting	NWS DtC: Crawley/Horsham/Mid Sussex	19 December 2019
Document (Evidence)	Draft Transport Modelling Tender Brief to Highways England for comments	2 January 2020
Meeting	Gatwick Parking Survey Officers Group	7 January 2020
Meeting (Member)	Gatwick Joint Local Authorities	7 January 2020
Document	Homes England Strategic Site Planning Performance Agreement Crawley/Horsham/West Sussex County/Homes England	8 January 2020
Document (Evidence)	Feedback from Highways England on Transport Modelling Brief	17 January 2020
Meeting	Crawley/Horsham/West Sussex County/Homes England Strategic Site & 'At Crawley'	20 January 2020
Document	Formal 6-week Public Consultation on Crawley's Submission draft Local Plan Review commenced (Regulation 19: Publication)	20 January 2020
Document	Formal Letter sent to all Neighbouring Authorities to clarify Crawley Borough level of unmet needs	21 January 2020
Document (Evidence)	Feedback from Highways England on Transport Modelling Brief	21 January 2020
Meeting (Member)	GATCOM (Gatwick Airport Consultative Committee)	23 January 2020
Document (Evidence)	Completed Economic Growth Assessment – Joint Commission (Crawley/Horsham/Mid Sussex)	27 January 2020
Meeting	Gatwick Parking Survey Officers Group	30 January 2020
Meeting	Potential New Railway Stations between Crawley and Horsham (Arun Valley Line) Timetable Study Inception Meeting: WSCC/HDC/CBC/C2C LEP/Network Rail/GTR/DfT	4 February 2020
Meeting	Gatwick Airport Transport Forum Steering Group	4 February 2020
Meeting	Ashdown Forest Working Group	20 February 2020
Meeting	Gatwick Officers Group	26 February 2020
Meeting	Gatwick s106 Meeting: Crawley; West Sussex County; Gatwick Airport Limited	27 February 2020

Type of Cooperation	Milestone	Date
Document	Formal 6-week Public Consultation on Crawley's Submission draft Local Plan Review concluded (Regulation 19: Publication)	2 March 2020
Meeting	West Sussex Minerals and Waste	4 March 2020
Meeting	Gatwick Airport Transport Forum Steering Group	12 March 2020
Meeting	Crawley/Horsham Planning Policy Officer Meeting	18 March 2020
Meeting (Member)	Crawley/Horsham Planning Portfolio Holders Meeting	23 March 2020
Meeting	Crawley/West Sussex County Transport Modelling	23 March 2020
Meeting (Member)	West Sussex and Greater Brighton Strategic Planning Board	25 March 2020
Meeting (Evidence)	Gatwick Sub-Region Water Cycle Study	30 March 2020