

Crawley Borough Council Annual Monitoring Report

1st April 2008 - 31st March 2009



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Executive Summary

The Annual Monitoring Report for the 2008/09 monitoring year sets out performance against the March 2008 and December 2009 Local Development Schemes and performance against the Core Output, Core Strategy and the Sustainability Appraisal Indicators.

In summary, the key Local Development Scheme milestones met for the April 2008 – March 2009 period were the adoption of the West of Bewbush Joint Area Action Plan (previously referred to as North and North West of Crawley JAAP) on the 31st July, the Town Centre North SPD, the Planning Obligations and S106 Agreements SPD and Development at Gatwick Airport SPD. The Town Centre Wide SPD was also recently adopted on 20th of May 2009. Since the end of March 2008, the Council started work to bring forward a review of the adopted Core Strategy.

Consultation on the JAAP ran for 6-weeks, during which period, a number of Alternative Development Sites and Boundary Change representations were made to the Council and a further consultation period was held on these options between the 22nd August and 3rd October 2008. A Public Examination was held in January/February 2009 at the Crawley Town Hall and the Inspector recommended a Schedule of Changes in his report dated 9 April 2009, which were incorporated into the final document adopted on the 31st July 2009.

In addition, this report highlights the status of a number of Supplementary Planning Documents that provide additional detail on key Core Strategy policies. The Development at Gatwick Airport SPD was adopted on the 17th December 2008 and the Planning Obligations and Section 106 SPD in August 2008. Affordable Housing element of planning obligations was separated into its own document SPD but shall proceed in conjunction with the Core Strategy Review. The Town Centre North SPD was adopted in January 2009. The Town Centre Wide document was adopted in September 2008 and then challenged through a Judicial Review. The document was subsequently adopted on the 20th of May 2009. The Planning and Climate Change document is still under production and the draft document is scheduled for January 2010 and adoption by September/October 2010.

Data collected for the Core Output indicators highlighted some significant employment floor space gains, and 368 (net) new residential homes were built in the Borough during 2008/09. However, due to the current economic climate, delivery rates have slowed considerably and could continue to do so in the coming years. The Council is now exploring ways to help remove the barriers to housing delivery.

Similarly, Core Strategy and Sustainability Appraisal / Strategic Environmental Assessment indicators for the 2008/09 monitoring year are reported, providing additional local information specific to the chapters and policies in the Core Strategy and the Sustainability Objectives for the Borough. The figures reported are generally positive, although at this early stage in the life of the Core Strategy, it is generally too early to draw conclusions.

Significantly, the decision on the North East Sector will have implications for future delivery of Housing development within the Borough. Whilst, the Secretary of State has indicated that he is minded to allow the appeal a formal decision is not due until March 2010.

1. Introduction

Report contents

1.1 This report has been produced by the Forward Planning Department of Crawley Borough Council, in conformity with Section 35 of the Planning and Compulsory Purchase Act 2004 and reports on the 2008/09 monitoring year.

The report aims to:

- a) provide a brief overview of the Borough's key characteristics;
- b) explain the current planning policy framework for the Borough;
- c) outline the progress made in the production and implementation of Local Development Framework documents against the schedule of work set out within the initial March 2007 Local Development Scheme and subsequently adopted December 2008 Local Development Scheme and highlight the progress made since April 2009; and,
- d) assess the effectiveness, relevance and consequences of planning policies set out within Local Development Framework documents through a range of indicators between the 1st of April 2008 to the 31st March 2009 period.

Crawley Borough background information

1.2 Crawley Borough covers 4,497 hectares of land in the north east of West Sussex County and is predominately urban in character, although the town is surrounded by countryside lying mostly in neighbouring authorities. Horsham District abuts the town to the western side, Mid Sussex District to the south and east, whilst the County of Surrey is adjacent to the north of the town.

1.3 Crawley has its origins in the Middle Ages, or, even earlier, although, the majority of the town's urban form is derived from growth occurring post 1947 when it was designated as one of the 8 post War 'New Towns'. 'New Towns' aimed to stem the increasing congestion and outward sprawl of London whilst providing a better quality of life for Londoners living in the inner, overcrowded areas of the city by giving new residents access to employment, good quality housing and a green environment. Fundamental to the urban form of the town is the principle of a town centre offering leisure and shopping opportunities that is surrounded by a series of residential neighbourhoods, each with its own facilities within a neighbour parade and with separate industrial areas.

1.4 Of the 98,500 residents living within Crawley, 62,000 are economically active. Crawley's population structure differs from those living within neighbouring areas due to the Borough's population being marginally slanted towards the young and with comparatively few over the age of 65. Approximately 26% of the population are under the age of 19 years and approximately 15% are above the age of 65 years, and the numbers above 65 years is likely to rise over future years. These figures compare to South East figures of approximately 25% for those under 19 years and 16.36% for the over 65 year olds (Source: ONS, 2001).

1.5 Despite the authority being mostly urban in nature, the Borough has a number of Local Nature Reserves (LNR's) and areas of open green space. To the south west of the town, there is the High Weald Area of Outstanding Natural Beauty and, within the town itself, significant areas of Ancient Woodland. These designations are key environmental characteristics of the town and may be affected by new development.

- 1.6 Crawley's role within the sub-region is primarily as a shopping and employment centre and a key international and national transport interchange (between Gatwick International Airport and London/the south coast); these are strengths which the emerging Local Development Framework aims to build upon and develop further between now and the year 2016. Currently the largest employment sectors are Transport and Communication 21.14%, Whole Sale and Retail Trade 16.74%, Real Estate 11.99% and Manufacturing 11.29% (Source: ONS, 2001).
- 1.7 A characteristic of the areas surrounding Crawley is their relative openness and non-urbanised appearance. Yet a need to provide increasing amounts of housing development, specifically affordable homes, means that the future of Crawley and the Gatwick sub-region is becoming increasingly reliant upon development land outside of Crawley's administrative boundary.
- 1.8 The sub-regional context is also defined by a number of large strategic housing locations, that despite being likely to have 'on-site' employment provision will no doubt continue to place pressures on Crawley's key transport, shopping, leisure and employment facilities. Ensuring Crawley provides the best solution for the Borough's residents and those living elsewhere will be a major challenge for the Council and the Local Development Framework in the coming years.

2. Planning Policy in Crawley

Introduction

- 2.1 This chapter explains the planning policy framework within Crawley Borough following adoption of the Core Strategy in November 2007 and the saving of relevant Local Plan (2000) policies.

Core Strategy

- 2.2 The Inspector's report on the Submission Core Strategy was considered by the Council's Executive on the 12th September 2007 and was endorsed at the Full Council Meeting on the 27th September 2007. Formal adoption followed on the 28th November 2007. The Inspector's report, however, required the Council to bring forward an early review of the Core Strategy before April 2012 to address the long-term delivery of housing against emerging South East Plan requirements. The South East Plan was adopted on the 6 May 2009. On the 7th January 2008, the North East Sector consortium submitted a challenge to the Core Strategy to the High Court. The challenge sought to quash two elements of the adopted Core Strategy. The Council decided to contend the consortium's challenge and hearings were held at the High Court in October 2008. The judge, Mr Justice Wilkie, found in favour of the consortium for both elements of the Core Strategy that were being sought to be quashed. A revised version of the Core Strategy reflecting this decision was adopted in October 2008.

Core Strategy Review

- 2.3 The Core Strategy review document will contain strategic, overarching policies for the Borough and a succinct suite of development management policies to replace the remaining saved Local Plan Policies. In accordance with the Local Development December 2008 Scheme the Core Strategy is to be adopted by April 2012. However, it is anticipated that this particular milestone set out in the Scheme may not be met as further explained in Chapter 3.

Saved Local Plan Policies

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

Local Development Framework Proposals Map

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

Adopted Supplementary Planning Documents

- 2.6 At the time of writing, there are also a number of Supplementary Planning Documents, which have already been adopted or which were adopted during the reporting period. These are:
- Central Bewbush (adopted January 2007) – setting out the regeneration proposals for Bewbush's Neighbourhood Centre;
 - Central Langley Green (adopted January 2007) - setting out the regeneration proposals for Langley Green's Neighbourhood Centre;

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

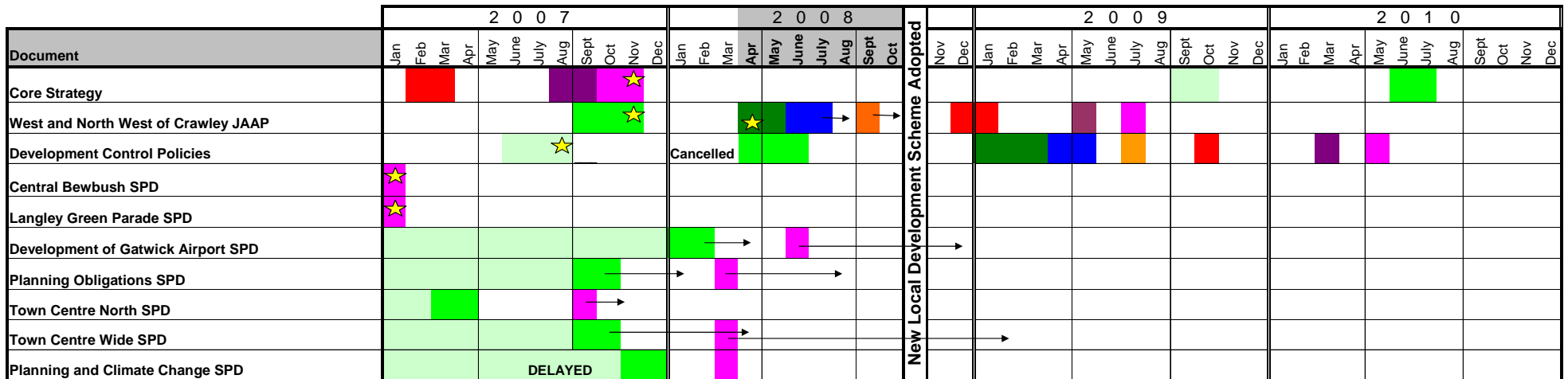
3. Local Development Scheme

Introduction

- 3.1 The Council's Local Development Scheme (referred to as Scheme in the remainder of this report) sets out the specific structure of Crawley's Local Development Framework, and the programme for the development of each of the Local Development Documents. During the period April 2008 – November 2008, the Council worked to the timetable set out in the March 2007 Scheme (figure 3.1). For the balance of the reporting period December 2008 – April 2009 (figure 3.2), the Council worked to the timetable set out in the adopted December 2008 Scheme which supersedes the previous 2007 Scheme. The Local Development Framework Working Group considered and confirmed a new review programme for the Core Strategy at it's meeting on the 10 December 2009. This revised programme reflects the changed timetable for the completion of the remaining milestones for the adoption of the outstanding LDF documents and will be reported in future monitoring reports.

Figure 3.1 – March 2007 Local Development Scheme

March 2007 Local Development Scheme



KEY

Issues and Options Stage	
Preferred Options Stage or Draft	
Submission Stage	
Alternative Sites Consultation	
Pre - Examination Meeting	
Examination in Public	
Inspector Report	
Adoption	

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

Figure 3.1 – December 2008 Local Development Scheme

December 2008 Local Development Scheme

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

KEY

Non Statutory Consultation (Reg 25)	Yellow
Proposed Submission or Draft (Reg 27)	Green
Submission Stage	Blue
Alternative Sites Consultation	Orange
Pre - Examination Meeting	Red
Examination in Public	Purple
Inspector Report	Pink
Adoption	Magenta

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

Development Plan Documents

Core Strategy

1st April 2008 to 31st March 2009

- 3.2 The Core Strategy sets out the strategic overarching objectives for the Borough and how the Council expects the town to evolve over the plan period. The Core Strategy and Local Development Framework Proposals Map were both adopted by the Council in November 2007. In support of the Core Strategy are a number of saved policies from the Local Plan (2000). These can be viewed in Appendix A.

1st April 2009 onward

- 3.3 Set out in the Inspector's Core Strategy binding report was the requirement for an early review of the plan to address the housing requirement set out in the emerging South East Plan 2006 – 2026. The South East Plan (also known as the Regional Spatial Strategy for the South East) was published on May 6, 2009. The Council is now undertaking a review of the Core Strategy (the Core Strategy Review). The Local Development December 2008 Scheme indicated an expected adoption date for the Core Strategy Review of April 2012. However, a number of factors have resulted in a need to review the milestones set out in the Scheme. The Local Development Framework Working Group confirmed a new programme for the adoption of the Core Strategy at its meeting on the 10 December 2009. This revised programme is included in Appendix B. The Council published Topic Papers on each of the key issues to be covered in the Core Strategy Review during a six-week consultation period in May / June 2009.

West and North West of Crawley Joint Area Action Plan

(now referred to as the West of Bewbush Joint Area Action Plan)

1st April 2008 to 31st March 2009

- 3.4 The West and North West of Crawley (now referred to as West of Bewbush) Joint Area Action Plan sets out the joint authority approach (between Horsham District Council and Crawley Borough Council) for the delivery of the strategic development location for 2500 new homes and associated uses on the west of Crawley. Working to the March 2007 Scheme milestones, the Submission document was submitted in accordance with the milestones on the 30th May 2008, with consultation running for 6-weeks until the 11th July 2008. During the consultation period, a number of Alternative Development Sites and Boundary Change representations were made to the Council and a further consultation period was held on these options between the 22nd August and 3rd October 2008. A Public Examination held at the Crawley Town Hall into the soundness of the JAAP commenced on Tuesday 20 January and concluded on the 4 February 2009. The JAAP incorporated the Schedule of Changes recommended by the Inspector in his report dated 9 April 2009. The milestones, in preparation of this document, as set out in the December 2008 Scheme were met, culminating with the formal adoption 31st July 2009.

1st April 2009 onward

- 3.5 Work is progressing now on the development of an outline application for the development and a Master Plan for this area in line with the Joint Area Action Plan. The developer has undertaken public consultation events and it is anticipated that a formal planning application will be made in late Spring/Summer 2010.

Development Control Policies
1st April 2008 to 31st March 2009

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

Supplementary Planning Documents (SPDs)

Adopted SPDs

- 3.7 Within the December 2008 Scheme there are a number of Supplementary Planning Documents that are now adopted and therefore removed from the GANTT chart (figure 3.1). A brief description and summary of the adopted SPDs are set out below:
- *Development of Gatwick* – The draft SPD was published in April 2008 and resolution for adoption by the Council's Cabinet took place on the 3rd December 2008, with the formal adoption occurring on the 17th December 2008, thus meeting the December 2008 Scheme milestone. The document provides an update to the existing Supplementary Planning Guidance, addressing the development needs at Gatwick Airport, taking into account the Gatwick masterplan, environmental mitigation and the legal agreements.
 - *The Planning Obligations and S106 Agreements SPD* - formally adopted on the 21st August 2008. The Document sets out the Council's approach when seeking contributions from new residential and commercial development

Planning Obligations and S106 Agreements (referred to as Planning Obligations in the December 2008 Scheme)

1st April 2008 to 31st March 2009

- 3.8 The Planning Obligations and S106 Agreements SPD sets out the Council's approach when seeking contributions from new residential and commercial development towards open spaces, transport, libraries etc. It was the intention to address in detail the specifics regarding affordable housing provision, however, it was decided that this element of the document would be best served through a separate SPD. The December 2008 Scheme scheduled adoption of this SPD for September 2008. It was formally adopted on the 21st August 2008, thus meeting the milestone.

Affordable Housing

1st April 2008 to 31st March 2009

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

1st April 2009 onwards

The Council proposes to consider Affordable Housing provision within the Core Strategy review.

Town Centre North
1st April 2008 to 31st March 2009

- 3.10 The Town Centre North SPD sets out the proposals for a major retail-led mixed-use development, which is fundamental to the council's strategy for the growth and enhancement of the whole Town Centre. The SPD was adopted on the 21st November 2007. Since adoption of the Core Strategy and the SPD, work progressed on bringing the redevelopment forward and the masterplan for the site evolved throughout this time. Due to the number of changes made, the Council decided to re-publish the SPD to include the revised plan. The revised SPD was published and consultation carried out between the 8th October and the 7th November 2008. The Council resolved to adopt the revised SPD at the Council's Cabinet on the 3rd of December 2008 and formally adopted it on the 29th January 2009.

1st April 2009 onward

Progress on the scheme itself has slowed due to the economic downturn and the Council is currently reviewing the content of the scheme and possible delivery mechanisms to help bring it forward through the Core Strategy Review.

Town Centre Wide SPD
1st April 2008 to 31st March 2009

- 3.11 The Town Centre Wide SPD seeks to promote and facilitate major new mixed-use development in the town centre including new retail, leisure and residential opportunities. The March 2007 Scheme required publication of the draft stage by September 2007 and adoption by February 2008. These milestones were not met because the Council waited for the complex Town Centre North negotiations to be sufficiently progressed to ensure that any implications arising for the wider town centre could be addressed through this SPD. The draft SPD was published for public consultation between the 21st January and 25th February 2008.

1st April 2009 onward

On 20 May 2009, the Council formally adopted its Town Centre Wide Supplementary Planning Document (SPD). The document provides planning guidance for the Town Centre as a whole, developing the objectives and policies for the Town Centre identified in the adopted Core Strategy, and building on the vision and concept plan set out in the Town Centre Strategy. The document also sets out the development principles for particular areas of the Town Centre, identifying the Council's anticipated requirements on the range of information and major land uses which will be expected to accompany any planning applications within the Town Centre

Planning and Climate Change
1st April 2008 to 31st March 2009

- 3.12 The Planning and Climate Change Supplementary Planning Document will set out the requirements for new development in terms of the delivery of renewable energy and reducing CO₂ emissions within the Borough. The March 2007 scheme proposed a date for the adoption of this SPD of March/April 2008, however, this milestone was subsequently revised in the adopted December 2008 scheme to September/October 2010. The revised milestone reflects the need to consider a number of studies which are yet to be completed as detailed below.

1st April 2009 onwards

The milestones for the preparation of the draft Planning and Climate Change SPD in accordance with the December 2008 are January and February 2010 and adoption in September/October 2010. It is anticipated that this milestone may not be achieved and that it will instead be considered and developed as part of the Core Strategy Review. There are a number of studies that will feed into this SPD and the delay associated with its preparation is a result of the need for the completion of these studies, which are primarily the WSCC renewables project, ELR and SHLAA (Strategic Housing Land Availability Assessment). Work is continuing on the development of the necessary evidence base that will inform both the Core Strategy review work and the production of this SPD.

4. Data Analysis

Introduction

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

Core Output Indicators

Business development and town centres

BD1: Total amount of additional employment floorspace by type

- 4.2 This indicator shows the amount and type of completed employment floorspace (gross and net) within the Borough on land both previously and not previously developed. The total amount of floorspace for the reporting period was 60,674m² gross (22,819m² net). Table 4.1 sets out the data and in summary, for previously developed land: 57,426m² gross (22,819m² net) of B1a offices, 556m² gross (0m² net) of general industrial and 2,174m² (0m² net) of B8 storage and distribution floorspace was completed within the Borough and for land not previously developed 3,248m² gross (3,248m² net) of B1a office.

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

- 4.3 Between April 2008 and March 2009, a total of 57,426m² (gross) of employment floorspace was completed in Crawley on previously developed land, comprising of 54,696m² B1a offices, 556m² B2 general industry and 2,174m² of B8 storage and distribution floorspace. For all types of employment floorspace, 95% was built on previously developed land.

BD3: Employment land available – by type

- 4.4 Indicator BD3 shows the amount and type of employment land available, including sites allocated for employment uses in Development Plan Documents and sites for which planning permission has been granted for employment uses. In Crawley there are 25.13 hectares of land allocated or with planning permission available for employment use of this 7.63 hectares is for B1 mixed use.

Table 4.1 Summary table of indicators BD1 – BD3 (m²)

		B1a	B1b	B1c	B2	B8	Total
BD1 (Total)	Gross	57,944	0	0	556	2174	60,674
	Net	22,819	0	0	0	0	22,819
BD2 (PDL)	Gross	54,696	0	0	556	2174	57,426
	% gross on PDL	95.25%	0	0	0.97%	3.78%	95%
BD3	Hectares	9.10	0.01	0.40	0	0	25.13*

* Of this, 7.63 hectares is for B1 mixed uses.

Source: WSCC Monitoring

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

- 4.5 BD4 shows the amount of completed floorspace (gross and net) for town centre uses within town centre areas and the local authority area. Within the designated town centre, 278m² gross (0 m²) of D2 Leisure was completed in the Town Centre. Within the Borough wide area a total of 67,841m² gross (24,674m² net) floorspace was complete comprising of 7,338m² (1,368m² net) A1 shops, 57,944m² (22,819m² net) of B1a office and 487m² (0m² net) of D2 Leisure. These figures show that significant provision of B1a floorspace was provided during the April 2008 to March 2009 period within the local authority area.

Table 4.2 Summary of indicator BD4 (m²)

		A1	A2	B1a	D2	Total
BD4 Town Centre	Gross	0	0	0	278	278
	Net	0	0	0	0	0
BD4 Local Authority	Gross	7,338	0	57,944	2,559	67,841
	Net	1,368	0	22,819	487	24,674

Source: WSCC Monitoring

Housing

General commentary

- 4.6 Due to the current economic uncertainties and the likelihood that housing delivery will slow down, the housing data presented within this section was updated in December 2009 to reflect the timescales for delivery of housing as indicated by site owners and developers where possible. Also, the recent North East Sector Inquiry Inspector’s report has served to provide a steer on assessing housing delivery. In terms of addressing the likely market-led decline in housing delivery, the Council is now exploring opportunities to be proactive and help remove the barriers to delivery, or even bring sites forward itself in the absence of the private sector.

H1: Plan period and housing targets

- 4.7 This indicator identifies the housing requirement for the Local Authority and the origins of the requirement. The adopted Core Strategy was prepared to meet the adopted West Sussex Structure Plan requirement of 4500 homes between 2001 and 2016. The adopted Core Strategy refers to the South East Plan, adopted in May 2009 requirement and the Core Strategy review document is being developed to deal with the adopted requirement of 7500 homes between 2006 and 2026.

Table 4.3 Summary data for indicator H1

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

H2 (a): Net additional dwellings – previous years

- 4.8 Indicator H2a displays housing delivery since mid 2001, the starting point for the West Sussex Structure Plan requirement of 4500 dwellings between 2001 and 2016. During the 8-year period between mid 2001 and March 2009, 2071 dwellings were completed against a requirement of 2450 dwellings resulting in an under delivery of 329 dwellings. The annual breakdown of these figures is shown in Table 4.4 and within the housing trajectories in Appendix C.

A major source of housing land for the Borough is the North East Sector which has remained undeveloped. The recent minded to approve decision expressed by the Secretary of State in respect to the appeal on the North East Sector, does however, signal the potential delivery of a further 1,900 dwellings in the coming years. This delivery proposal and timescales as presented to the Inquiry is reflected in the housing trajectory in Appendix B.

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

- 4.9 This indicator sets out the net completions for the 2008/2009 monitoring year. In total 369 dwellings were developed with just one demolition resulting in a net total of 368 dwellings.

H2(c): Net additional dwellings – future years

- 4.10 This indicator shows the net additional housing development expected over the next 15-year period and the delivery expected for the 5-year period between April 2010 and March 2015. The adopted housing requirement for the Borough is set out in the West Sussex Structure Plan 2001-2016 and totals 4500 dwellings. However, a comparison and commentary has also been provided on the South East Plan requirements of 7500 dwellings between 2006 and 2026.

- 4.11 When looking at the 15-year period between April 2009 and March 2024, regard must also be given to housing delivery over the previous 5 years between mid 2004 and March 2009. During the previous 5 years, housing delivery totalled 1878 dwellings against a cumulative requirement of 1500 dwellings. Housing delivery over the 15-year period between April 2009 and March 2024 is expected to total 4702 dwellings. The adopted Core Strategy plans for the period up to 2016 and there are no sites identified beyond 2017/18. The identification of sites and supply of housing beyond 2016 will be addressed through the Core Strategy Review. In respect to the 5-year supply of developable sites, (between April 2010 and March 2015) delivery is expected to be 2449 dwellings against the West Sussex Structure Plan requirement for 1500 dwellings.

- 4.12 Determining the amount of hectares available each year for the 5-year period between April 2010 and March 2015 is complicated by a number of different factors as listed below and has been based on information from West Sussex County Council, Residential Land Availability Survey:

- The trajectory has calculated an average delivery rate for sites of 5 dwellings or less from a pool of small sites with planning permission, thus definitively reporting which sites will be developed each year and thus the amount of hectares available is not possible;
- The phasing of a number of large flatted schemes has complicated the calculations and resulted in an average area per dwelling methodology; and,
- The Town Centre North Scheme comprises multiple uses, including residential spread throughout the 14.45 hectares with a horizontal and vertical mix of uses throughout the development. In addition, the masterplan is still subject to negotiation and may change. Therefore, an average area per dwelling based upon the entire site is used and does, as a result, over estimate the amount of land to be used for residential development.

4.13 In summary, for the 5-year period between April 2010 and March 2015, 33.69 hectares are available, which is split as follows: 10/11 = 2.81 ha; 11/12 = 5.84ha; 12/13 = 10.12ha; 2013/14 = 1.62ha and 2014/15 = 13.3ha. These figures are shown in Table 4.4.

H2 (d): Managed delivery target

4.14 H2 (d) shows how likely levels of future housing are expected to come forward, taking into account the previous year's performance. As previously mentioned, there is no housing delivery planned through a Development Plan Document beyond the end of March 2016 as the current Core Strategy only plans for the period up to 2016. Housing delivery beyond 2016 will be addressed through the Core Strategy review document. Also reported for information purposes is the position against the draft South East Plan requirement. Table 4.4 sets out the position.

Table 4.4 Summary data for indicators H2a – H2d

Summary Data for Indicators H2a-H2d

		Mid 2002/ Mid 2003	Mid 2003/ 31/03/2004	2004/05	2005/06	2006/07	2007/08	2008/09 Reporting	2009/10 Current	2010/11 Year 1	2011/12 Year 2	2012/13 Year 3	2013/14 Year 4	2014/15 Year 5	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
H2a	Net addition - previous years	70	103	175	188	468	679																			
H2b	Net addition - reporting year								368																	
H2c (future years)	a) Net additions								392	377	448	337	643	644	461	200	200	200	0	200	200	200	200	0	0	
	b) Hectares									2.81	5.84	10.12	1.62	13.3												
	c) Targets West Sussex Structure plan 2006-2016									300	300	300	300	300												
	d) Targets South East Plan									375	375	375	375	375												
H2d	West Sussex Structure Plan								350	347	340	332	303	292	117	-411										
H2d	South East Plan								54	352	350	348	341	341	316	286	268	276	285	298	347	377	421	494	642	1283
<i>Total net Completions to end of reporting period</i>		2051																								
<i>H2b - Net Additions projected for the 5 Year Period</i>									2449																	

H3: New and converted dwellings – on previously developed land

- 4.15 This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 86.7% (320 of 369) of completions were developed on previously developed land.

Table 4.5 Summary data for indicator H3

		Total
H3	Gross	320
	% gross on PDL	86.7%

Source: WSCC monitoring

H4: Net additional pitches (Gypsy and Travellers)

- 4.16 Indicator H4 reports on the net additional gain in Gypsy and Traveller pitches within Crawley Borough. Table 4.6 highlights that there were no new permanent or transit pitches within the Borough for the reporting year.

Table 4.6 Summary data for indicator H4

	Permanent	Transit	Total
H4	0	0	0

H5: Gross affordable housing completions

- 4.17 Indicator H5 shows the number of social rented and intermediate dwellings completed within the Borough for the reporting year. In total, 148 new dwellings were completed, all of which were social rented dwellings.

Table 4.7 Summary data for indicator H5

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	148	0	148

H6: Housing Quality – Building for Life Assessments

- 4.18 Indicator H6 shows the number and proportion of total new build completions on housing sites that reach the very good, good, average and poor ratings against the Building for Life criteria. The Council is not in a position to report on this indicator for the reporting period and efforts will be made to provide a return in future years.

Environmental Quality

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

- 4.19 Indicator E1 reports the number of planning permissions and thus potential developments that are located in areas at risk of flooding, or which might cause increased flood risk elsewhere or, affect water quality. In total, the Environment Agency highlighted eight planning applications to which they raised objection. However, further analysis revealed that none of the applications were determined contrary to advice. Of the eight, one was withdrawn, one refused and the remaining six were granted permission only after the Environment Agency removed their initial objection as a result of the submission of further information. Table 4.9 provides specific commentary on each of the eight permissions highlighted by the Environment Agency.

Table 4.8 Summary data for indicator E1

	Flooding	Water Quality	Total
E1	0	0	8

Table 4.9 Environment Agency objections to Crawley Planning Permissions

Planning Application No.	Development Type	Reason for objection	CBC response
CR/2008/0097/OUT	Mixed Use – Major	Unsatisfactory FRA/FCA Submitted	EA's letter dated 30 April 2008 removed objection subject to condition following the receipt of further information
CR2008/0215/FUL	Educational Institutions – Major	Unsatisfactory FRA/FCA Submitted	EA's letter dated 30 September 2008 advised no objection on flood risk grounds
CR/2008/0277/FUL	Offices/Light Industry – Major	Risk to the development	EA's letter dated 23 June 2008 removed initial objection subject to conditions.
CR/2008/0488/FUL	Other – Major	Sequential test not adequately demonstrated	Application refused on grounds including risk of increased flooding. No objection raised by EA to subsequent application for same site CR/2008/0701/FUL
CR/2008/0709/FUL	Residential – Minor	Loss of flood storage	The application was withdrawn on 22 January 2009
CR/2008/0724/FUL	Other – Major	PPS25/TAN 15 – Request for FRA/FCA	EA's letter dated 29 January 2009 advised no Flood Risk Assessment required and removing initial objection
CR/2009/0001/FUL	Mixed Use – major	Unsatisfactory FRA/FCA Submitted	EA's letter dated 30 April 2008 removed objection subject to condition following the receipt of further information
CR/2009/0003/OUT	Other Major	Part C of Exception test not passed	EA's letter dated 17 February 2009 removed objection following the receipt of further information

E2: Change in areas of biodiversity importance

4.20 Indicator E2 shows the losses or additions of biodiversity habitat within the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation etc that occurred from development. From data provided by Sussex Biodiversity Record Centre for the reporting year, there was no direct loss of sites designated for their biodiversity importance within the Borough and that no planning applications have infringed on designated and habitat areas. The total amount of open spaces and natural habitats are roughly constant, at about 500 hectares or about 12.9% of the total area of Crawley. There were no new sites within the Borough during the reporting year.

Also in respect of 2008/09, the Council reported 58% in respect to National Indicator 197, in relation to Improved Local Biodiversity, being the proportion of Local Sites where positive conservation management has been or is being implemented.

Table 4.10 Summary data for indicator E2

	Loss	Addition	Total
E2	0	0	0

E3: Renewable energy generation

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

Table 4.11 Summary of data existing renewable energy capacity

Indicator	2008/09
NI 185 – CO2 reduction from Local Authority operations	<p>The Crawley Borough Council's Eco-management Audit System (EMAS) Statement has recently been published, showing activities and achievements for the year in 2008-09.</p> <p>During the reporting period an energy saving device was installed and is now operating in the Town Hall which will save 50 tonnes of CO₂ each year.</p>
NI 186 – Per capita reduction in CO2 emissions in the LA area	Data for this NI will not be released by DECC until March 2010
NI 188 – Planning to Adapt to climate change	Level 1 – The council has submitted evidence to DEFRA (in May 09) that we are currently at LEVEL 1 of 4 regarding Adaptation to changing climate.

Core Strategy Indicators

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

Chapter 2 – Housing

- 4.23 The housing chapter is primarily concerned with the delivery of the right mix of housing in accordance with local needs. The data set out below indicates that good progress towards making up the deficit in housing delivery against the West Sussex Structure Plan requirements was made, reducing the deficit to 329 by March 2009 and a surplus of 390 against provisional South East Plan annualised requirements. Delivery for the immediate future is cautiously predicted to be in accordance with requirements, as shown in Crawley's housing trajectory in Appendix B, although the recent economic climate will undoubtedly make predictions more unreliable. Another notable success was the high level of affordable housing delivery within the reporting year, totalling 148 homes (gross) 2008/09 and a total delivery of 723 affordable dwellings since 2001. Work is now underway to deliver the Core Strategy review document to address the long-term housing requirement set out in the South East Plan.

Table 4.12 Chapter 2 Housing

Policy	Indicator	2008/09 data
Policy H1 – Housing Provision	Cumulative residential completion rate since 2001 & 2006	<ul style="list-style-type: none"> • 2001 – 2009 = 2071 (1703 + 368) • 2006 – 2009 = 1515 (1147 + 368)
	Position above or below cumulative allocation for reporting year (refer to table within Appendix B)	WS Structure Plan = - 329 SE Plan = + 390
H2 – Housing development opportunities	Delivery of Core Strategy identified sites before 2018	<ul style="list-style-type: none"> • Town Centre North anticipated for 1st completions 2020/21 • Telford Place/Haslett Avenue 1st completions anticipated 2012/13 • Dorston Square 1st completions anticipated 2009/10 • Ifield Community College 1st completions anticipated 2013/14 • Thomas Bennett 1st completions anticipated 2013/14 • Stone Court under construction, built out by 2011/12
H3 – Housing development locations	Amount of actual or designated employment land and floorspace lost to residential development per annum	Nil
H5 – Affordable housing	Cumulative net gain of affordable dwellings provided per annum and the dwelling split	723 dwellings total = 575 (Mid 2001 to 31 st March 2008) + 148 (1 April 08 to 31 March 2009)
H7 – Gypsies and Travellers	Number of pitches permitted/completed since 2001	None

Chapter 3 – Infrastructure and Community Services

4.24 Chapter 3 – Infrastructure seeks to protect existing leisure and community facilities and ensure future provision is maintained. No facilities were lost in the reporting year however, on the 10th November 2008, Bewbush Leisure Centre shut, with user groups moved to the new K2 leisure centre. This has all been done as part of the improvement programme for the Borough’s leisure facilities and there was no net loss in provision.

The Central Bewbush SPD adopted in January 2007 also identifies a new Community facility to be built within the neighbourhood centre. A site at Dorsten Square in Bewbush has been subject to an outline planning permission (reference: CR/2008/0097/OUT granted in May 2008) which includes a community centre, amenities and play area.

Table 4.13 Chapter 3 – Infrastructure and Community Services

Policy	Indicator	2008/09 data
ICS1 – The location and provision of new community and leisure facilities	Amount and type of leisure and recreational facilities lost to other uses	Bewbush Leisure centre shut on the 10 th November 2008

Chapter 4 – Environment

- 4.25 The Environment chapter seeks to protect and enhance nature conservation sites and biodiversity, and protect valuable urban open space for recreation and amenity. Data collected from the Sussex Biodiversity Record Centre and West Sussex County Council against this chapter displays that whilst officially designated sites are being protected, the recent trend towards housing delivery on urban greenfield sites will need further review in light of the recently PPG17 assessment to ensure that provision levels remain consistent throughout the town.

Table 4.14 Chapter 4 – Environment

Policy	Indicator	2008/09 data
EN1 – Nature conservation	Number and type of planning applications permitted on designated sites	None
EN2 Neighbourhood structure and neighbourhood centres	Percentage of Greenfield Housing and Employment floorspace as a percentage of all development	13.3% of housing on Greenfield (49/368) / 5% of commercial on Greenfield (3248m ² / 60 674m ²)

Chapter 5 - Community Safety

- 4.26 The Community Safety chapter's primary objective is to ensure crime and antisocial behaviour are kept to a minimum and that new development capitalises on the opportunity to enhance community safety, amenity and the public realm. The key indicator for community safety is the number of units achieving the Secured by Design award standards. Secured by Design is the UK police flagship initiative that promotes the 'designing out of crime' and has been shown to reduce burglary and car crime by 50% and criminal damage by 25%. For the reporting year, 248 units (3 awards) met the Secured by Design standard. This represents more than half of the completions for the reporting year.

Table 4.15 Chapter 5 – Community Safety

Policy	Indicator	2008/09 data
CS1 – Safety through design	Number and type of developments receiving a Secured by Design award	3 awards with a total of 248 units

Chapter 7 – Local Economy

- 4.27 Chapter 7, Economy seeks to deliver sufficient employment floorspace to meet demand and ensure the buoyancy of the local economy. Delivery of commercial floorspace is broadly in line with the Structure Plan against which the Core Strategy was prepared. Work is now underway to establish what the need for floorspace in the Borough is for the period of the South East Plan. The amount of floorspace delivered outside designated areas and the amount lost are felt to be negligible at this stage and no action is required.

Table 4.16 Chapter 7 - Local Economy

Policy	Indicator	2008/09 data
Policy E1 - Employment floorspace provision	Completion of 280,000 m ² employment floorspace	149,657 m ² of B use classes
	Position above/below cumulative allocation (280,000m ² /15 plan years x number of expired years)	+329 m ²
Policy E2 – Location of new employment development opportunities	Amount of employment provision provided outside of the section (1) employment sites listed	867m ² net floorspace permitted of B1a Office.
Policy E3 – Protection & management of employment f'space	Amount of actual or designated employment land and floorspace lost to residential development per annum	Nil

Chapter 8 – Gatwick Airport

- 4.28 This chapter aims to facilitate the growth of Gatwick airport within its capacity as a single runway, two terminal airport whilst minimising the impact on the surrounding area. A set of environmental commitments for the operation of the airport were published by Gatwick Airport Limited in December 2007 and supported by adjoining local authorities. Significant amounts of work were also undertaken to revise the Legal Agreement and Supplementary Planning Document for the airport with the legal agreement revised and updated in December 2008 and a SPD on the 17 December 2008.

Table 4.17 Chapter 8 - Gatwick Airport

Policy	Indicator	2008/09 data
Policy G1 – Airport Development	Agreement of a set of commitments between BAA Gatwick and adjoining Local Authorities	Published by GAL December 2007
	Agreement of a Section 106 agreement with regard to future development and development of an SPD	Agreed in December 2008
Policy G2 – Safeguarded land	Number and type of permitted applications within Airport safeguarded area that prejudice future development	None

Chapter 10 - Land West and North West of Crawley

- 4.29 Chapter 10 – Land West and North West of Crawley (commonly referred to now as West of Bewbush) acts as the overarching policy for the preparation of the Joint Area Action Plan. The objective is to ensure the necessary studies are in place to deliver an efficient neighbourhood and associated infrastructure. The Joint Area Action Plan was adopted on July 2009.

Table 4.18 Chapter 10 - Land West and North West of Crawley

Policy	Indicator	2008/09 data
Chapter 10 - Land West and North West of Crawley (West of Bewbush)0	Delivery of a JAAP	A JAAP was adopted on July 2009.

Chapter 11 – North East Sector

- 4.30 The purpose of the North East Sector Chapter is to minimise as far as possible the uncertainties associated with the strategic housing development location and to facilitate its delivery if appropriate once a definitive decision is made by the Secretary of State regarding a second runway at Gatwick. An inquiry was held against the non-determination of the planning application by the Council and the inspector ruled in favour of the Council. The consortium of developers for the site appealed against the inquiry decision, at the High Court and got the application referred back to the Secretary of State for reconsideration. The Secretary of State reopened the inquiry, which was held in June 2009. Recently, the Secretary of State has indicated that he is minded to grant the appeal subject to resolution of conditions with the final confirmation expected in March 2010.

Table 4.19 Chapter 11 - North East Sector

Policy	Indicator	2008/09 data
Policy NES1 – North East Sector	Number and type of development permitted at the North East Sector	No development permitted that will prejudice the delivery of the site
Policy NES2 – The North East Sector Neighbourhood	Permission for the development of the North East Sector post 2018	Core Strategy NES chapter challenged with policy quashed at the High Court in late 2008. SofS minded to grant the appeal and approve the planning application with formal decision due March 2010

Chapter 13 – Three Bridges Corridor

4.31 Chapter 13's objective is to promote the corridor as a mixed-use development opportunity and capitalise upon the sustainable location. This policy is now subject to further work as part of the Core Strategy review to scope out the employment floorspace requirements and thus the amount of land available for residential development. To date, the only significant developments to occur within the corridor are the completion of the new Library for the Borough and the redevelopment of the former Leisure Centre site. Work is continuing on the site by Fairview with some blocks complete and now occupied.

Table 4.20 Chapter 13 – Three Bridges Corridor

Policy	Indicator	2008/09 data
Policy TBC 1&2 – Redevelopment of employment premises	Number and type of significant development within the Three Bridges Corridor	<ul style="list-style-type: none"> Fairview (old leisure centre site) - Residential development at continuing, with some blocks complete and occupied. EDF sites closer to Three Bridges Station identified in the SHLAA as opportunity sites for commercial /residential use and further work to be undertaken. Holiday Inn, Haslett Avenue East – Extension to provide an additional 64 rooms with associated works to car park and access (CR/2008/0724/FUL permitted 17 February 2009).

Chapter 14 – The Countryside

4.32 Chapter 14's objectives are to protect and enhance the countryside and capitalise upon this important natural resource. The data shows that there were no significant applications permitted beyond the built-up area boundary during the reporting year.

Table 4.21 Chapter 14 - The Countryside

Policy	Indicator	2008/09 data
Policy C1 - Development beyond the built-up area boundary	Number and type of permissions granted beyond the built-up area boundary	None
Policy C2 – Setting of the town	Number and type of permissions (new development) granted within the 4 Strategic Gaps	No new residential / commercial development permitted

Chapter 15 – The Town Centre

4.33 The Town Centre chapter seeks the creation of a town centre neighbourhood including a rich mix of jobs, shops, housing, leisure, community and civic facilities to enhance the vitality of the Town Centre during the day and into the evening. A key delivery tool is the Town Centre North redevelopment scheme will make a huge difference to the TC offer. To complement the Town Centre North redevelopment, a number of alternative town centre development opportunities are identified and these seek to enhance the remainder of the town centre. The Revised Town Centre North SPD was adopted on 29th of January 2009 and the Town Centre Wide SPD adopted on 20th of May 2009. Work is also being carried out to update the Development Principles for Traders Market within the Town Centre. The development of a Town Centre Strategy has been produced jointly by the Borough Council and the Town Centre Partnership and was adopted by the Council in November 2008

During the reporting year, a number of significant planning applications were considered for key sites within the Town Centre. These applications are summaries in the table below. The applications include Outline permission granted subject to completion of a S106 agreement at the committee meeting of the 19th of October 2009 in respect to land 27-45 Ifield Road (reference CR/2009/0352/OUT), being a site identified for additional Mixed Use Development Opportunities in the Core Strategy NS2. This Outline application was for 218 flats together with crèche, gym, and management estates office and basement car park.

Table 4.22 Chapter 15 - The Town Centre

Policy	Indicator	2008/09 data
Policy TC1 – Town Centre North	Completion of Town Centre North scheme	Revised TCN SPD adopted on 29 January 2009. Key anchor store remains committed to Crawley and development partner still working with the Council but progress on delivery of scheme slowed due to recession. Different delivery mechanisms to be explored and work to be commissioned to update retail capacity, impact and feasibility studies to support proposal in Core Strategy Review.
Policy TC2 – Alternative Town Centre development opportunities	Number and type of mixed use schemes permitted within the identified strategic opportunities	<ul style="list-style-type: none"> Outline permission for mixed use scheme was granted subject to completion of a S106 agreement at the committee meeting of the 19 October 2009 in respect to land 27-45 Ifield Road (ref: CR/2009/0352/OUT) Outline permission for mixed use scheme was granted for the site at Telford Place/Haslett Avenue East on the 28 January 2008 (ref: CR2007/0114/OUT) Town Centre Wide SPD identifies additional sites and public/private Regeneration Board set up to help progress these.
Policy TC7 – Town Centre Strategy	Development of an overall plan allowing for the co-ordinated development of the Town Centre and associated management issues	<ul style="list-style-type: none"> Town Centre Strategy approved Nov 2008 and Regeneration Board set up. Town Centre Wide SPD adopted on 20 May 2009 and Town Centre North SPD adopted on 29 January 2009.

Local / Sustainability Assessment / Strategic Environmental Assessment Indicators

4.34 The following sections presents monitoring data against the Sustainability Objectives set out in the Core Strategy Sustainability Appraisal / Strategic Environmental Assessment.

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

4.35 Data collected during the reporting year shows that 95% of commercial floorspace and 86.7% of residential completions were completed on previously developed land.

Table 4.23 SA Objective 1 - To make the most efficient use of land

Indicator	2008/09 data
% Residential development completed on PDL	86.7% (320/368)
% Commercial floorspace completed on PDL	95%
Average density of new residential development (all sites)	67.8 dwellings/ha
Average density of new residential development (10+ unit sites)	70.6 dwellings/ha
Average density of new residential development (up to 9 unit sites)	40.0 dwellings/ha

Source: WSCC Monitoring

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

4.36 The Council has made a strong contribution towards this objective with the deficiency against the West Sussex Structure Plan requirements reduced to –329 dwellings and with the provision of 368 homes over the reporting year, of which 40% (148) were affordable homes. However, there are still significant numbers of people on the housing needs register with a total of 2850 individuals/families requiring accommodation, 1279 who require one bed accommodation and 1270 requiring two and three bed (family accommodation). Therefore, in light of the progress made to date, there remains a backlog of need.

Table 4.24 SA Objective 2 - Ensure everyone has access to a good quality affordable home to meet their needs

Indicator	2008/09 data
Number of households on the housing needs register and the size of accommodation required	Total = 2850 : <ul style="list-style-type: none"> • 1279 - One Bedroom (singles and couples) • 1270 - Two & Three & four bedroom (families) • 302 - One & Two Bed Sheltered Accommodation
Position above / below the Structure Plan (South East Plan) (net) annualised housing requirement (refer to appendix B)	SE Plan = - 329
Number of new residential developments delivering 40% affordable housing	None
Number of affordable houses completed per annum as a % of total annual delivery	40.2% (148/368)

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

4.37 Two indicators are used to monitor this objective, the first being the Secured by Design UK police award and secondly the number of crime incidents. In total three awards were granted resulting in 248 dwellings meeting the standard. Research suggests these properties are less likely to suffer from crime and vandalism. At this stage in the life of the Core Strategy, no trend is evident and the Council is working to progress a number of community safety improvement projects that enhance lighting, parking etc in certain areas of the town in discussion with the community.

Table 4.25 SA Objective 3 - To protect and improve community safety in the Borough

Indicator	2008/09 data
Number of developments receiving a Secured by Design award	3 awards granted totalling 248 units
Number of reported crime incidents	(no./1000 pop) (pop. 101,300) <ul style="list-style-type: none"> • Robbery Offences – 1.1 • Theft of and from a motor vehicle offences – 9.7 • Sexual offences – 1.3 • Anti-social behaviour incidents – 59.4 • Burglary dwelling offences – 7.0 per 1000 households (40225)

Source: Sussex Police

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

4.38 This objective is monitored through the amount of floorspace delivered, the amount of floorspace lost to other uses and the total stock of VAT registered businesses. For the reporting year, there was a significant net gain of 22,819m² employment (B use classes) floorspace in the Borough, however, compared to Structure Plan requirements, delivery is approximately on target. In addition, there was no loss of floorspace within the designated areas and the stock of VAT registered businesses has remained constant.

Table 4.26 SA Objective 4 - To maintain, support and promote a diverse employment base to serve the local and sub regional economy

Indicator	2008/09 data
Amount of Floorspace developed for employment by type	22,819m ² net B1a Offices
Total level of employment floorspace provision against Structure Plan requirements	149,657m ² against 280,000 m ² requirement (53.4%)
Amount of designated employment land lost to other uses	None
Stock of VAT registered businesses	At the time of reporting 08/09 information was not available from the Office of National Statistics.

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

4.39 During the reporting year, the indicators show that there were no additions within the Town Centre. However, the Council's Town Centre-wide Strategy and supplementary planning documents have been written / adopted and work has continued on the Town Centre North Scheme.

Table 4.27 SA Objective 5 - To maintain and enhance the vitality and viability of the town centre

Indicator	2008/09 data
Level of retail floorspace lost to other uses	287 m ² = (149m ² + 138m ²) <ul style="list-style-type: none"> • 94 High Street – change of use to A3 restaurant (CR/2008/0225/COU) • 40 The Broadway – change of use to sui generis (CR/2009/0023/COU)
Number of residential units built in the town centre	Construction continues on land at the Junction of Pegler Way and Ifield Road, West Green (ref: CR/2006/0647/FUL)

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

4.40 During 2008/09, the provision of commercial floorspace only just surpassed the provision of residential floorspace when compared to Structure Plan requirements. The level of floorspace vacancy stood at approximately 17.7%, which is an increase from the previous year, however this may be a consequence of the current economic climate. Finally, the number of people on the housing needs register shows that despite the good delivery progress made so far, there is still a need by individuals / couples and families for housing within the borough and this is likely to remain one of the most pressing challenges to be resolved through the Core Strategy review process.

Table 4.28 SA Objective 6 - To provide the necessary housing, facilities and infrastructure to enable and maintain the balanced growth of Crawley

Indicator	2008/09 data
% of total housing provision (Structure Plan) to employment provision	46% (2072/4500) of residential requirement compared to 53.4% of commercial requirement
Level of commercial floorspace vacancy	17.7% (531 vacant premises out of 2994 rated properties) <i>source: Council tax</i>
Number of households on the housing needs register	Total = 2850: <ul style="list-style-type: none"> • 1279 - One Bedroom (singles and couples) • 1270 - Two & Three & four bedroom (families) • 302 - One & Two Bed Sheltered Accommodation

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

4.41 In comparison to 2007/08 year, the amount of money collected from S106 Agreements during this reporting year for recreation and leisure has fallen. A total of £46,400 has been secured.

Table 4.29 SA Objective 7 - To improve community services, health, recreation and leisure facilities

Indicator	2008/09 data
Amount of money secured from section 106 agreements for improved leisure and recreational facilities	£46,400

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

4.42 Last year we reported the results of a Resident survey carried out by the Council which reflected perceptions regarding shopping facilities, safety, ease of getting around and a place with good quality Housing. No such survey has been completed since the last report; however the Council did carry out ‘The Place Survey’ during the autumn/winter of 2008, which posed slightly different questions. Although these indicators are slightly subjective, there are useful guides on how the residents of the Borough perceive the place in which they live. What the figures within Table 4.30 show is that three quarters of the population were satisfied with their area as a place to live. At this early stage in the life of the Core Strategy, it is too early to say if the Core Strategy policies are delivering against this objective, although data from other indicators suggests strong housing delivery recently and significant numbers of these new housing attaining the Secured by Design standard.

Table 4.30 SA Objective 8 - To protect and improve the quality of life for all who work, live and visit the Borough

2008 Place Survey Results	National Indicator	2008 data
Percentage of residents who believe that they belong to their neighbourhood	NI 12	53.5%
Percentage of residents who are satisfied with their area as a place to live	NI 15	74.9%
Percentage of residents 65 and over who are satisfied with their home	NI 119	78.7%

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

4.43 A total of £81,009 was secured for library uses and £46,400 for leisure and recreation uses during the reporting year. The Council is now working to allocate the money to appropriate schemes within the Borough.

Table 4.31 SA Objective 9 - To enhance the value of the Borough’s natural and built assets through education, interpretation and improved access

Indicator	2008/09 data
S106 contributions secured for library / education facilities per annum	£81,009
S106 contributions secured for improved leisure / recreational facilities	£46,400

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

4.44 This objective seeks the preservation of the cultural and green spaces that are important to the history and appearance of the town. As part of the Core Strategy review, the Council has now commissioned heritage review work to look at the Conservation Areas of the town and the findings of this work will be report in future reports. At its meeting on Wednesday the 25th of March 2009, the Cabinet of Crawley Borough Council designated a new area to be known as “Brighton Road Conservation Area”. Also, during the reporting year the Council corporately adopted a Heritage Strategy in June 2008.

Table 4.32 SA Objective 10 - To protect and conserve the cultural heritage and important green spaces within the Borough

Indicator	2008/09 data
Number of Listed Buildings /archaeological sites lost or damaged as a result of development	None
% of applications for listed building consent submitted with a detailed impact assessment / appraisal	N/A
Number of new or extended conservation areas	One new Conservation Area designated "Brighton Road", on 25 March 2009 Corporate Heritage Strategy adopted in June 2008
Number/hectares of Amenity Green Spaces lost per annum	Not able to monitor so data to be reported 09/10

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

- 4.45 The losses and gains in the total amounts of open spaces and natural habitats are roughly constant, at about 500 hectares or about 12.9% of the total area of Crawley. In addition, data provided by the Sussex Biodiversity Record Centre suggests that no planning applications have infringed on designated and habitat areas.

Table 4.33 SA Objective 11 - To conserve and enhance the biodiversity of the Borough

Indicator	2008/09 data
Change in areas and populations of biodiversity importance	None (no area of designation / reserve in Crawley were infringed by Planning applications)
Level (hectares) of open space and natural habitats within the Borough	Estimated at >500 hectares (around 580ha) or 12.9% of the total area of Crawley District (4497ha)

SA Objective 12 - To ensure the sustainable use and management of the countryside and protection of landscape, which contributes to the character, and setting of Crawley

- 4.46 As shown by the two indicators set out in table 4.34, just 13.3% of residential completions took place of greenfield land, 95% of commercial was delivered on previously developed land and 867m² of commercial floorspace was delivered outside of the Build-up area boundary. These figures suggest that current policies are effectively contributing towards objective 12 of the Core Strategy.

Table 4.34 SA Objective 12 - To ensure the sustainable use and management of the countryside and protection of landscape, which contributes to the character, and setting of Crawley

Indicator	2008/09 data
Annual number/level of commercial floorspace and residential development built outside of the built up area boundary of Crawley Town	867m ² of B1a Office floorspace (net) completed
Amount of Greenfield land taken for development	13.3% residential completions completed on Greenfield (5% of commercial floorspace delivered on land not previously developed)

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

4.47 In total, the Environment Agency highlighted eight planning permissions granted contrary to their advice on flood risk or water quality grounds. In total, the Environment Agency highlighted eight planning applications to which they raised objection. However, further analysis revealed that none of the applications were determined contrary to advice. Of the eight, one was withdrawn, one refused and the remaining six were granted permission only after the Environment Agency removed their initial objection as a result of the submission of further information. Further detail was reported under Core Output indicator E1 and a commentary is provided for each application in Table 4.9.

Table 4.35 SA Objective 13 - To reduce the risk of flooding and protect water resources

Indicator	2008/09 data
Number of Planning Permissions granted contrary to the advice of the Environment Agency on either flood risk or water quality concerns	No applications granted permission contrary to advice

SA Objective 14 - To maintain air quality standards

4.48 Local air quality is monitored and managed by the Council. In the report issued entitled Local Air Quality Management Progress Report 2008 and subsequent Update Report dated 2009, it was found that the air quality within the Borough is within current safe limits. There were also no new sources of the pollutants within the Borough during the reporting period. Air pollution levels will continue to be monitored, and it would be expected that the Council's initiatives to reduce car-based travel, promote sustainable locations for housing and employment and encourage public transport use will contribute to a reduction in pollution levels in the air.

Table 4.36 SA Objective 14 - To maintain air quality standards

Indicator	2008/09 data
Number of properties in air quality management action area	None
Air quality monitoring results	None of the monitored pollutants exceeded the Air Quality Standards set by the European Union.

Source: CBC Local Air Quality Management report (June 09)

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

4.49 For the purposes of this report, it is difficult to identify precisely the energy efficiency measures from applications that in some cases might date back three or more years. A method and source for monitoring this data has yet to be established and as such no data on the number of developments meeting BREEAM standards was available for the reporting year.

Table 4.37 SA Objective 15 -To promote development, which improves energy efficiency and promotes sustainable design

Indicator	2008/09 data
Number of major developments which have energy efficiency measures	N/A
Number of homes built to BREEAM Code for Sustainable Homes Standards	N/A

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

4.50 Data set out within table 4.38, shows that the household waste produced per household within the Borough stands at 561 kg/household, which has decreased from last years figure of 575 kg/household. Data in relation to household recycling shows 28.6% of waste was recycled, which represents an increase from last year of 1.6%.

Table 4.38 SA Objective 16 - To encourage the re-use of materials and reduction of waste

Indicator	2008/09 data
Household waste produced per person within the Borough (Kg/household) (National Indicator 191)	561 kg/household
Level of household recycling within the Borough (National Indicator 192)	28.6 %

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

4.51 Table 4.39 shows that the length of cycle paths has remained constant in recent years, with 21.5 km of dedicated pathway provided. Work will continue to identify additional suitable locations for new cycle paths. West Sussex County Council (WSCC) currently provided results of a survey undertaken into the travel patterns of residents in the area. The information provided in table 4.39 is extracted from the WSCC “Household Travel Survey 2006-08” in respect to two questions regarding ‘general travel’ and ‘travel to work’. The survey involved a 7100 random sample of households across West Sussex, 2-wave postal survey with a 40-50% response rate of the years 2006-08. The analysis provided by WSCC uses weighting based on age and gender population estimates derived by the Office for National Statistics for the whole of West Sussex. Analysis is not based on the actual population breakdown between districts. This information serves only to give an indicative picture of the situation as there is an expected margin of error. At the county level the expected margin of error is 2%, however at the district level the margin of error could be higher.

Table 4.39 SA Objective 17 - To reduce car journeys and promote sustainable / alternative methods of transport

Indicator	2008/09 data
Length of cycle lanes and paths	21.5 km
% of population travelling to work by car, cycle, public transport and foot	Refer to survey results below

Q7 – General Travel

The ‘general travel’ results are based on approximately 300 responses for each of the years 2006 to 2008.

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

Q11 – Travel to work

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

	Car / van (alone)	Car / van (with others)	Moto r cycl e	Walk all the way	Cycle	Bus	Train	Taxi	Other
2008	67.7%	11.6%	.5%	7.4%	3.2%	5.3%	3.7%	.5%	.0%
2007	61.2%	15.4%	.9%	7.9%	5.3%	4.4%	4.8%	.0%	.0%
2006	58.9%	6.1%	1.2%	8.9%	7.3%	7.7%	8.5%	.8%	.4%

Appendix A

Local Plan (2000): Saved Policies

Policy Number	Policy Title/Purpose
GD1	The Normal Requirements of All Development
GD2	Development & its Setting
GD3	Operational Requirements for a Site
GD4	The Comprehensive Development of Sites
GD5	Landscaping & Development
GD6	Landscaping & Development
GD7	Landscaping & Development
GD8	Safety & Security
GD9	Safety & Security
GD10	The Needs of People with Disabilities
GD12	Creative Design
GD13	Specific Sustainability Measures
GD14	Specific Sustainability Measures
GD15	Specific Sustainability Measures
GD16	Environmental Pollution and Hazards to Health & Safety
GD17	Environmental Pollution and Hazards to Health & Safety
GD18	Environmental Pollution and Hazards to Health & Safety
GD19	Environmental Pollution and Hazards to Health & Safety
GD20	The Prevention of Pollution & Hazards
GD21	The Prevention of Pollution & Hazards
GD22	The Prevention of Pollution & Hazards
GD23	The Water Environment
GD24	The Water Environment
GD25	The Water Environment
GD26	Rubbish & Despoiled Land
GD27	Shop Fronts, Advertisements, Signs & Hoardings
GD28	Shop Fronts, Advertisements, Signs & Hoardings
GD29	Shop Fronts, Advertisements, Signs & Hoardings
GD30	Shop Fronts, Advertisements, Signs & Hoardings
GD31	Illumination

Policy Number	Policy Title/Purpose
GD32	Satellite Dishes, Antennae & Aerials
GD33	Storage on Site
GD34	Construction Work
GD35	Phasing, Implementation and Planning Obligations
GD36	Phasing, Implementation and Planning Obligations
BN1	Conservation Areas
BN2	Conservation Areas
BN3	Conservation Areas
BN4	Conservation Areas
BN5	Conservation Areas
BN6	Conservation Areas
BN7	Conservation Areas
BN8	Conservation Areas
BN9	Conservation Areas
BN10	Areas of Specific Environmental Quality
BN11	Listed Buildings
BN12	Listed Buildings
BN13	Listed Buildings
BN14	Listed Buildings
BN15	Listed Buildings
BN16	Buildings of Local Architectural or Historic Interest
BN17	Archeology
BN18	Historic Gardens
BN21	Tree Preservation Orders
BN22	Urban Open Space
BN23	Urban Open Space
BN24	Urban Open Space
C7	Existing Buildings
C8	Existing Buildings
C9	Existing Buildings

Policy Number	Policy Title/Purpose
C10	Agricultural Development
C11	Agricultural Development
C12	Agricultural Development
C13	Development for Recreation and Leisure
C14	Development for Recreation and Leisure
C15	Development for Recreation and Leisure
C16	Access to the Countryside
C17	Enhancement of the Countryside
T4	Roads
T5	Roads
T6	Roads
T7	Roads
T8	Car Park Design
T12	Parking Standards
T13	Parking Standards
T14	Parking Standards
T15	Parking Standards
T16	Park & Ride Schemes
T17	Residential Parking
T18	Residential Parking
T19	Residential Parking
T20	Traffic Calming
T21	Traffic Calming
T22	Traffic Calming
T23	Public Transport
T24	Public Transport
T25	Public Transport
T26	Walking and Cycling
T27	Walking and Cycling
T28	Walking and Cycling

Policy Number	Policy Title/Purpose
H9	Shared Accommodation
H10	Sheltered Housing
H11	Residential Care and Nursing Homes
H12	Mobility Housing
H13	Wheelchair Housing
H14	Accommodation for Gypsies & Travelling Showpeople
H15	Proposals for Travelling Showpeople's Quarters
H16	House Conversions
H17	Non-Residential Development within Residential Areas
H18	Working from Home
H19	Residential Extensions and Alterations
H20	Private Outdoor Space
H21	Allotments in New Residential Development
H22	Design
E15	Employment Areas Adjacent to Residential Areas
SH15	Neighbourhood Parades & Local Shops
SH16	Non-Retail Uses
SH17	Improvements to Parades
SH19	Amusement Centres
SH20	Petrol Filling Stations
GAT3	General Policies
GAT4	Development at Gatwick
GAT5	Surface Transport Access
GAT6	Airport Related Parking
GAT7	Airport Related Parking
GAT8	Airport Related Parking
GAT9	Airport Related Parking
GAT10	Airport Related Parking
RL4	Major Built Facilities
RL5	Recreation Facilities in the Town Centre

Policy Number	Policy Title/Purpose
RL8	Recreation Facilities in Neighbourhoods
RL9	Specific Sites in the Neighbourhoods
RL13	Outdoor Facilities Serving the Town
RL14	Outdoor Facilities Serving the Town
RL15	Outdoor Facilities Serving the Town
RL17	Small-Scale Outdoor Facilities
RL19	Outdoor Play and Recreational Space
RL20	Outdoor Play and Recreational Space
RL21	Outdoor Play and Recreational Space
RL22	Outdoor Play and Recreational Space
RL24	Linear Open Space
RL25	Linear Open Space
RL26	Specific Sites
RL27	Specific Sites
RL28	Specific Sites
RL29	Allotments
RL30	Tourism
RL31	Hotels
RL33	Caravan and Camping Facilities
COM3	Sites for Community Uses
COM4	Land at Apple Tree Farm, Langley Lane, is allocated for a community use.
COM11	Education
COM14	Education
COM15	Mixed Use of Community Services
COM16	The Courts
COM18	Libraries
COM19	Waste Disposal
COM20	Waste Disposal
COM21	Public Conveniences
COM22	Public Conveniences

Appendix B

Core Strategy Review Programme

December 2009

Core Strategy Review Programme

Milestone	LDS Programme
<i>Non Statutory Consultation Evidence Base Formulation</i>	<i>January 2008 – October 2008</i>
<i>Consultation Strategy drafted and agreed</i>	<i>October 2008</i>
<i>Non Statutory Consultation Document Drafting</i>	<i>November 2008 – January 2009</i>
<i>Non Statutory Consultation Document LDFWG</i>	<i>26th February 2009</i>
<i>Non Statutory Consultation Document Cabinet</i>	<i>25th March 2009</i>
<i>Non Statutory Consultation</i>	<i>May – June 2009</i>
<i>Non Statutory Consultation Rep Analysis</i>	<i>July – August 2009</i>
Non Statutory Preferred Strategy Consultation Evidence base formulation	July 2009 – April 2010
Non Statutory Preferred Strategy Consultation Drafting	February – March 2010 (latest)
Non Statutory Preferred Strategy Consultation to LDFWG	17th June 2010
Non Statutory Preferred Strategy Consultation delegated authority to publish	Week Commencing 21st June 2010
Non Statutory Preferred Strategy Consultation*	9th July 2010 – 25th September 2010
Non Statutory Preferred Strategy Consultation Rep Analysis	September – November 2010
<i>Proposed Submission Core Strategy Evidence Base Formulation</i>	<i>June 2010 – January 2011</i>
<i>Proposed Submission Core Strategy Drafting</i>	<i>December 2010 – January 2011 (latest)</i>
<i>Proposed Submission Core Strategy LDFWG</i>	<i>Early / Mid February 2011</i>
<i>Proposed Submission Core Strategy Cabinet</i>	<i>23rd March 2011</i>
<i>Proposed Submission Core Strategy Full Council</i>	<i>6th April 2011</i>
<i>Proposed Submission Core Strategy Consultation**</i>	<i>Mid May – June 2011</i>
<i>Proposed Submission Core Strategy Rep Analysis</i>	<i>July – August 2011</i>
<i>Submission Core Strategy Drafting</i>	<i>September 2011 (latest)</i>
<i>Submission</i>	<i>December 2011</i>
<i>Pre Examination Meeting</i>	<i>February 2012</i>
<i>Examination</i>	<i>May 2012</i>
<i>Receipt of Inspector's Report</i>	<i>September 2012</i>
<i>Adoption Cabinet and Full Council</i>	<i>November / December 2012</i>
<i>Adoption</i>	<i>December 2012</i>

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

* An extended consultation period to compensate consultation occurring over the summer holidays of 2010.

** Post the 2011 election.

Appendix C

Crawley Borough Housing Trajectory

West Sussex Structure Plan

&

South East Plan

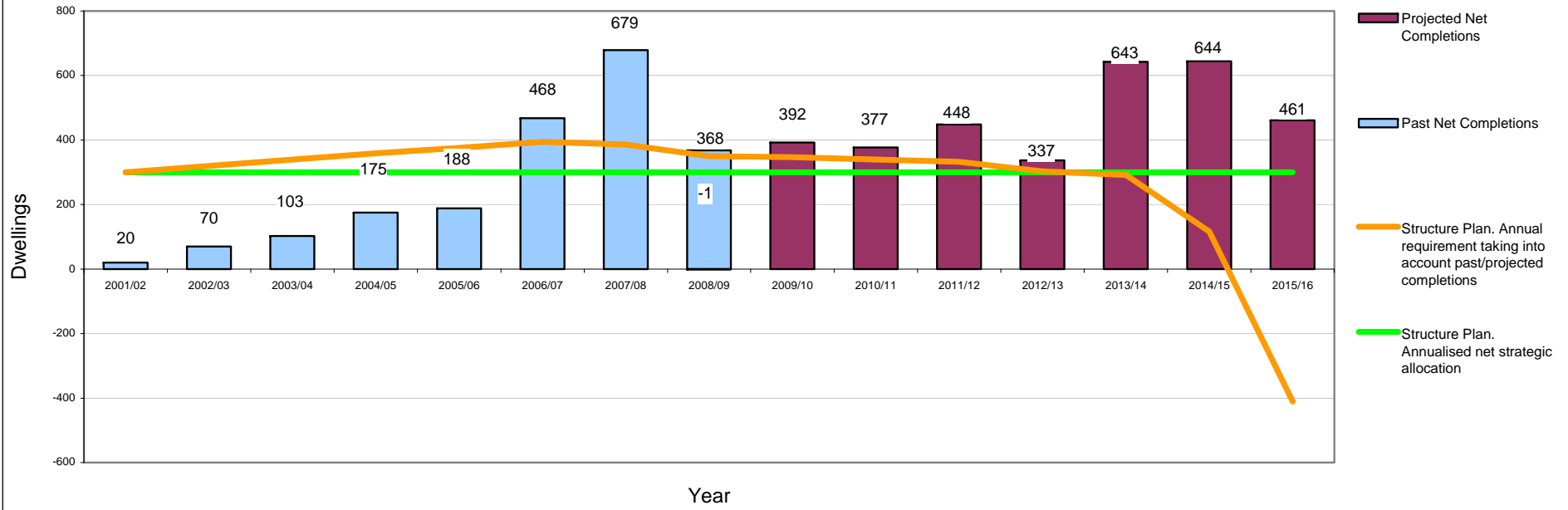
Requirements

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

(including 2008/09 monitoring data)

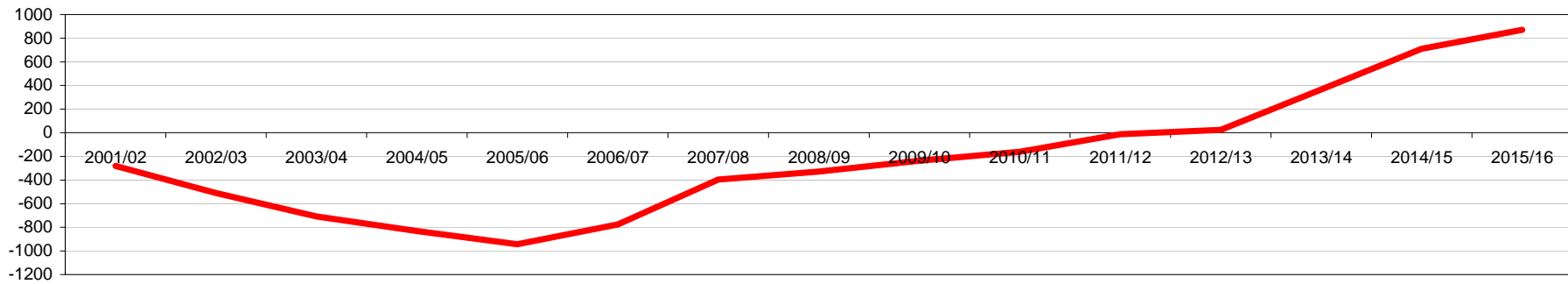
	ACTUAL COMPLETIONS								PROJECTED COMPLETIONS						
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Sites with Planning Permission									142	56	123	67	10	0	33
Core Strategy Strategic Allocations									238	309	312	257	633	644	428
Small Sites									12	12	13	13	0	0	0
Total Past Completions	33	73	116	188	221	545	689	369							
Total Projected Completions									394	377	459	337	643	644	462
Estimated Losses	13	3	13	13	33	77	10	1	2	0	11	0	0	0	1
Past Net Completions	20	70	103	175	188	468	679	368							
Projected Net Completions									392	377	448	337	643	644	461
Cumulative Net Completions	20	90	193	368	556	1024	1703	2071	2462	2839	3287	3624	4267	4911	5372
Structure Plan. Annualised net strategic allocation	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-280	-510	-707	-832	-944	-776	-397	-329	-238	-161	-13	24	367	711	872
Structure Plan. Annual requirement taking into account past/projected completions	300	320	339	359	376	394	386	350	347	340	332	303	292	117	-411

Crawley Borough Council Housing Trajectory (2001 - 2016)



Position above/below annualised allocation (2001 - 2016)

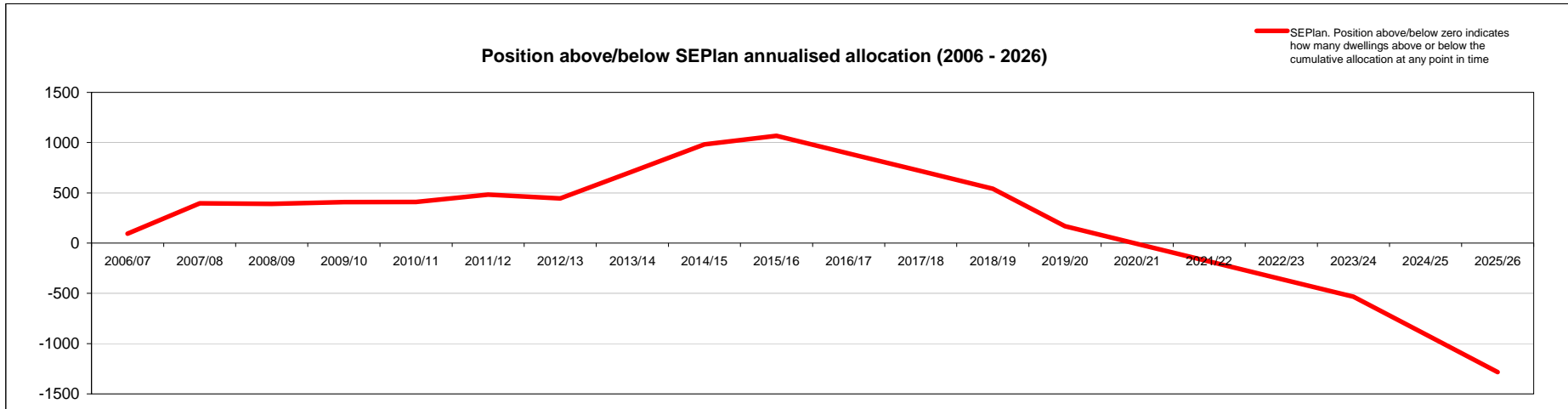
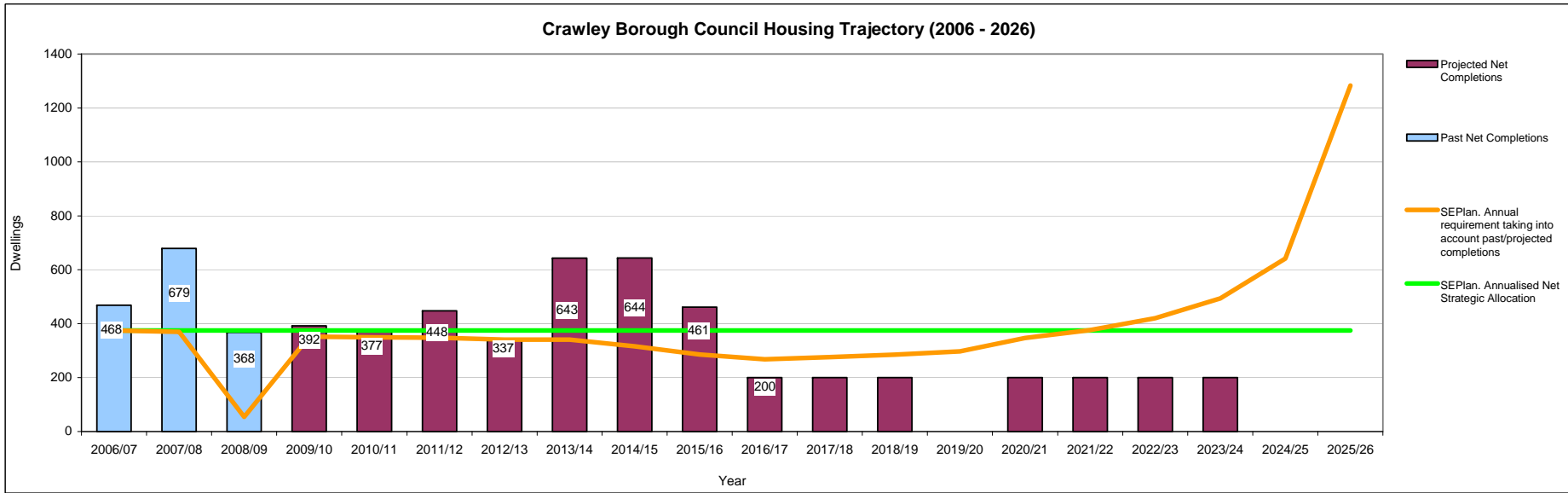
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time



Crawley Borough Housing Trajectory Against SEPlan Proposed Modifications Requirements (2006 - 2026)

(including 2008/09 monitoring data)

	COMPLETIONS			PROJECTED COMPLETIONS																
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Sites with Planning Permission				142	56	123	67	10	0	33	0	0	0	0	0	0	0	0	0	0
Core Strategy Strategic Allocations				238	309	312	257	633	644	428	200	200	200	0	200	200	200	200	0	0
Small Sites				12	12	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Past Completions	545	689	369																	
Total Projected Completions				394	377	459	337	643	644	462	200	200	200	0	200	200	200	200	0	0
Estimated Losses	77	10	1	2	0	11	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Past Net Completions	468	679	368																	
Projected Net Completions				392	377	448	337	643	644	461	200	200	200	0	200	200	200	200	0	0
Cumulative Net Completions	468	1147	1515	1907	2284	2732	3069	3712	4356	4817	5017	5217	5417	5417	5617	5817	6017	6217	6217	6217
SEPlan. Annualised Net Strategic Allocation	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
SEPlan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	93	397	390	407	409	482	444	712	981	1067	892	717	542	167	-8	-183	-358	-533	-908	-1283
SEPlan. Annual requirement taking into account past/projected completions	375	370	54	352	350	348	341	341	316	286	268	276	285	298	347	377	421	494	642	1283



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