

Appendix 1

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Consultation Notification Email

The following email was sent to those on the consultation database with email addresses on Monday 22nd October 2012.

Subject: Crawley 2029: Preferred Strategy Local Plan Consultation

Crawley 2029: Preferred Strategy Local Plan Consultation

22 October-3 December 2012

Dear Sir/Madam,

I am writing to let you know about the second stage of public consultation for Crawley 2029, a new Local Plan that will help guide development over the 15 years from 2014-2029.

It is an important document as it will shape the future of the town for the people who live here now, and for those who will live here in the future. The Preferred Strategy Local Plan has been developed using the responses we gathered during the Issues and Options Consultation earlier this year and evidence on a variety of factors that affect our borough.

We will be consulting on the Preferred Strategy Local Plan between 22 October and 3 December. It will be available online at www.crawley.gov.uk/Crawley2029 and paper copies will be available at the Town Hall, and in Crawley's libraries.

To gather your feedback, we have developed a questionnaire to collect views on certain topics and gather general comments. All responses must be provided in writing. This can either be in electronic format (using the council's website questionnaire at www.crawley.gov.uk/crawley2029 or via email to forward.plans@crawley.gov.uk) or by post to: Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.


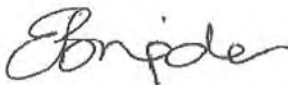

If you have any questions please do not hesitate to contact the Forward Planning Team at the above email address, or contact Elizabeth Brigden on 01293 438624.

Kind regards,

Forward Planning

Consultation Notification Letter

Below was sent to those on the consultation database without email addresses.

Environment and Housing Directorate			
Contact:	Forward Planning Date:		19 October 2012
Direct Line:	01293 438624		Email: forward.plans@crawley.gov.uk
<hr/>			
		Peter Browning, Director Environment and Housing	
Line 1			
Line 2			
Town			
County			
Postcode			
Crawley 2029: Preferred Strategy Local Plan Consultation 22 October-3 December			
Dear Sir/Madam,			
I am writing to let you know about the second stage of public consultation for Crawley 2029, a new Local Plan that will help guide development over the 15 years from 2014-2029.			
It is an important document as it will shape the future of the town for the people who live here now, and for those who will live here in the future. The Preferred Strategy Local Plan has been developed using the responses we gathered during the Issues and Options Consultation earlier this year and evidence on a variety of factors that affect our borough.			
We will be consulting on the Preferred Strategy Local Plan between 22 October and 3 December . It will be available online at www.crawley.gov.uk/Crawley2029 and paper copies will be available at the Town Hall, libraries and the events below.			
To gather your feedback, we have developed a questionnaire to collect views on certain topics and gather general comments. All responses must be provided in writing. This can either be in electronic format (using the council's website questionnaire at www.crawley.gov.uk/crawley2029 or via email to forward.plans@crawley.gov.uk) or by post to: Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.			
We will also be holding public drop-in events where you will be able to discuss any thoughts on the Local Plan with the Forward Planning Team, details of which will be available at www.crawley.gov.uk/crawley2029			
There will be an unmanned public exhibition in the Town Hall from 19 November to 3 December that will be open weekdays from 9am-5.30pm.			
If you have any questions please do not hesitate to contact the Forward Planning Team using the details at the top of this letter.			
Kind Regards,			
			
Elizabeth Brigden Planning Policy Manager			
 INVESTOR IN PEOPLE	Switchboard: 01293 438000 Main fax: 01293 511803 Minicom: 01293 405202 DX: 57139 Crawley 1 www.crawley.gov.uk	Town Hall The Boulevard Crawley West Sussex RH10 1UZ	

Statement of Representation Procedure and Notification of Public Consultation

The following advert was placed in the Crawley Observer on 31 October 2012.

CRAWLEY 2029 – THE NEW LOCAL PLAN FOR CRAWLEY

STATEMENT OF REPRESENTATION PROCEDURE AND NOTIFICATION OF PUBLIC CONSULTATION

22nd October 2012 – 3rd December 2012

Crawley Borough Council is seeking views on Crawley 2029, the second stage in producing a new local plan that will guide development in the borough from 2014 to 2029. The Council is also inviting views on the accompanying documents.

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

The consultation documents can be viewed on the council's website at www.crawley.gov.uk/crawley2029 and paper copies can be viewed at the following places and times:

Town Hall: The Boulevard, Crawley, West Sussex, RH10 1UZ. Phone: 01293 438000

Opening hours: Monday to Friday 8.30 am - 5.00 pm.

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

Broadfield Library: 46 Broadfield Barton, Broadfield, Crawley, RH11 9BA Phone: 01293 543298 Opening hours: Monday - Friday 10.00am - 5.00pm Saturday 10.00am - 2.00pm

The documents will also be available to view and discuss with council officers at the following drop-in events:

- K2 Crawley: 27th October 2012, 10am - 4pm
- County Mall: 17th November 2012, 10am - 4pm
- Town Hall: 19th November 2012, 8.30am - 5pm
- Town Hall: 23rd November 2012, 8.30am - 5pm

Comments on the Crawley 2029 documents are invited during the consultation period starting on 22nd October 2012 and ending at 5pm on 3rd December 2012.

Comments may be submitted electronically through the on-line questionnaire available at www.crawley.gov.uk/crawley2029, sent by email to forward.plans@crawley.gov.uk, or made in writing to Forward Planning, Town Hall, The Boulevard, Crawley RH10 1UZ.

Please indicate in your representations if you would like to be notified of future stages in drafting the Crawley 2029 local plan, including the submission stage, details of any recommendations made at examination, and the formal adoption of the local plan.

For further information, please visit
www.crawley.gov.uk/crawley2029, email us at
forward.plans@crawley.gov.uk or call us on 01293 438624.

Press Release – Vision for Crawley 2029

The following press release was published on 15 October

Vision for Crawley 2029

Residents will soon be able to see, and influence, plans for Crawley's future.

At the beginning of the year consultation events on the first stage of Crawley 2029 were held throughout the town. The events were designed to discover and discuss the ways in which people wanted to see the town grow and develop.

The needs, wants and aspirations expressed by residents and businesses were used to develop the Crawley 2029 preferred strategy, which details suggested policies and targets for the area between 2014 and 2029.

Residents will again get the opportunity to shape the future of their town as Crawley Borough Council will be asking for people's views of the plan between October 22 and December 3.

There will be an exhibition at the Town Hall and exhibitions will also be held at K2 Crawley on 27 October and the County Mall on 17 November. There will also be an online form available from Monday 22 October at www.crawley.gov.uk/crawley2029 which people can use to voice their opinions.

Councillor Claire Denman, Cabinet member for Planning and Economic Development said: "Crawley 2029, our Local Plan, sets the way forward for shaping the future of our town for the next 15 years. We will be asking for your opinions on the plan over the next few months so let us know how you think the town should be for existing, and future, residents."

There are six key aspects of the Local Plan:

- The character of Crawley
- Economic development
- Housing
- The environment
- Community and transportation infrastructure
- Gatwick Airport.

Following this consultation, the Crawley 2029 Local Plan will be developed to reflect the opinions expressed.

For more information about the Crawley 2029 vision and a timeline of future consultations, visit: www.crawley.gov.uk/crawley2029 or call the Forward Planning team on 01293 438624.

Press Release – Protecting and enhancing Crawley’s Character

The following press release was published on 13 November.

Protecting and enhancing Crawley’s character

FIVE new areas in Crawley are being considered for conservation to preserve and enhance parts of the borough’s architectural or historical value.

Crawley Council is keen to hear the views of residents, especially from the three neighbourhoods housing the potential conservation areas, Southgate, Three Bridges and Ifield.

New conservation areas are proposed at Malthouse Road, Southgate Parade, Brighton Road, Langley Lane and Hazelwick Road.

Public drop-in sessions will be held in each ward next week to help residents understand the reasons for conservation areas and also the implications of living in one.

There will be two sessions in Southgate to learn more about proposals for Southgate Parade, Malthouse Road and Brighton Road (which is proposed for extension to include parts of West Street and Springfield Road). These will be held at St Mary’s Church, Southgate on Tuesday 20 November from 2-3.30pm and 6.30-8pm.

Two sessions will also be held in Ifield for discussion about the extension to the existing Ifield Village Conservation Area to include Langley Lane at Ifield Barn Arts Centre on Wednesday 21 November from 2-4pm and 7-8pm.

And locals can find out more about Hazelwick Road becoming a new conservation area at Montefiore Institute on Hazelwick Road on Thursday 22 November between 8-9pm and Friday 23 November between 10am-12noon.

The conservation area work forms part of the new Local Plan, ‘Crawley 2029’, which will guide the development of Crawley to 2029. It covers a wide variety of topics including protecting and enhancing the character of Crawley.

The council is currently consulting on Crawley 2029 until 3 December and Crawley people are urged to get involved. More information can be found at www.crawley.gov.uk/crawley2029.

Councillor Claire Denman, Deputy Leader and Cabinet Member for Planning and Economic Development, said: “We really want to see people come along to the drop-ins to find out more and tell us what they think.”

“In a conservation area every building matters as well as the streets, public spaces and gardens between them – with each feature contributing to the unique character of the area. It’s important we get these policies right in the Local Plan so we can be clear about the important characteristics we’re trying to protect.”

For detailed information on each area log onto www.crawley.gov.uk/conservationareas

If you would like to suggest an area to be considered for conservation status or be involved in the process, email forward.plans@crawley.gov.uk

Internal Email to all Staff

The following email was sent to all Council Officers on 13th November 2012.

From: Hambly, Allan
Sent: 13 November 2012 14:32
To: CRAWLEY BOROUGH COUNCIL
Subject: Message to staff - Crawley 2029

Get involved in shaping the future development of the town

The council is currently preparing its Local Plan, called Crawley 2029. This will set out how Crawley should manage development of land within its boundary to ensure that any planning decisions that are made will meet the needs of people living and working in the town today and in the future.

In January 2012 residents, community groups and other organisations told us how they would like Crawley to look by 2029. The council has taken those views on board and developed a number of planning policies that set out how the future growth of the town should be managed. We want local people and businesses to tell us whether we have got it right.

Don't miss your chance to take part in this consultation, which is running until 3 December. You can do this by completing the online survey at www.crawley.gov.uk/crawley2029 or coming along to an exhibition to find out more. The next one will be at County Mall this Saturday between 10am and 4pm before moving to the Town Hall foyer from 19 November onwards.

If you would prefer to complete a hard copy of the questionnaire please contact Nora Davies, Corporate Lead for Community Engagement, on extension 8225 or email nora.davies@crawley.gov.uk

Crawley2029 Email Alerts

The following email alerts were sent to those that have registered to receive them on the Council's website. There are approximately 160 subscribers.

General – October

You have been sent this message as a subscriber to the Crawley 2029 topic from Crawley Borough Council.

At the beginning of the year consultation events on the first stage of Crawley 2029 were held throughout the town.

The needs, wants and aspirations expressed by residents and businesses were used to develop the Crawley 2029 preferred strategy, which details suggested policies and targets for the area between 2014 and 2029.

We're now asking for residents to again help shape the future of Crawley by giving your views on the preferred strategy between October 22 and December 3.

To share your views please fill out the [online form](#).

There will also be exhibitions in the Town Hall and County Mall in November.

For more information about the Crawley 2029 vision and a timeline of future consultations, visit: www.crawley.gov.uk/crawley2029

Housing - November

You have received this email as a subscriber to Crawley 2029 - a new local plan for Crawley.

Housing is essential for any town to thrive and the challenges for Crawley is to meet the demand for homes as our population continues to grow.

The draft Local Plan has a chapter on housing that sets out draft policies to support appropriate residential development within the borough in line with the priorities of this Local Plan - Read the Housing chapter of the draft Local Plan here:

<http://pubintra/pw/web/PUB181983>

We would like residents to consider the following questions as part of the draft Local Plan and let us know your views using the online survey below:

- Do you think our open spaces should be protected even though this will limit the number of houses that can be built?
- Should we develop more housing in the town centre to help towards meeting some of the future demand?

- Should every new housing development include some lower cost “affordable housing”? (to rent or buy)

Find out more at <http://www.crawley.gov.uk/crawley2029>

Transport and Infrastructure - November

You have received this email as a subscriber to Crawley 2029 - a new local plan for Crawley.

Crawley 2029, our new Local Plan, is an important document which sets the way forward for planning the future of our town for the next 15 years. Once completed and adopted, the document will provide the basis for future planning decisions in Crawley. The current consultation period ends on Monday 3rd December, so it's vitally important to have your say on the future of Crawley:

Infrastructure is one of the many aspects of the new local plan and we're keen to find out whether residents agree or disagree with the points below -

1. Any new development must have the facilities, like transport, health & education to support a growing population.
2. Facilities and services should continue to be provided close to where people need them.
3. The railway links are a vital part of our town and the Local Plan should continue to support and encourage the upgrading of both Crawley and Three Bridges stations.

Find out more at <http://www.crawley.gov.uk/crawley2029>

Crawley Live Magazine Article

Circulated on 28 November 2012.

How do you see Crawley in 2029?

Only a few days remain for you to have your say on the **Crawley 2029 Local Plan** and help to shape the future of your town.

Exhibitions have already been held at the Town Hall, County Mall and K2 Crawley, where residents and businesses shared their thoughts about the suggested policies and targets for the area between 2014 and 2029.

An online form will be available until Monday (3 December) for anyone who still wants to get involved. We want to know what you think about the plans for:

- Crawley's character
- Economic development
- Housing
- The environment
- Community and transportation infrastructure
- Gatwick Airport.

These are changes that will affect where you live, work, learn, relax and visit. Now is your chance to voice your opinions on how you want to see your town develop for existing, and future, generations.

The Crawley 2029 Local Plan will then be looked at to see if it can better reflect residents' wants, needs and aspirations.

Crawley
2029



So how do you want to see Crawley in 2029?
For access to the form and more information about the Crawley 2029 vision, visit www.crawley.gov.uk/crawley2029 or call the Forward Planning team on 01293 438624.

CBC Internal “Outline” Magazine Article

Published November 2012.

How do you see Crawley in 2029?

Only a few days remain for you to have your say on the Crawley 2029 Local Plan and help to shape the future of your town.

Exhibitions have already been held at the Town Hall, County Mall and K2 Crawley, where residents and businesses shared their thoughts about the suggested policies and targets for the area between 2014 and 2029.

An online form will be available until Monday (3 December) for anyone who still wants to get involved. We want to know what you think about the plans for:

- Crawley's character
- Economic development
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- Gatwick Airport.

These are changes that will affect where you live, work, learn, relax and visit. Now is your chance to voice your opinions on how you want to see your town develop for existing, and future, generations.

The Crawley 2029 Local Plan will then be looked at to see if it can better reflect residents' wants, needs and aspirations.

So how do you want to see Crawley in 2029?

For access to the form and more information about the Crawley 2029 vision, visit www.crawley.gov.uk/crawley2029 or call the Forward Planning team on 01293 438624.

five

Social Media Coverage

Twitter Coverage #Crawley2029

All people who replied to question were directed to the online form.

16 November

Should every new housing development include some lower cost “affordable housing” (to rent or buy)?

(One re-tweet)

One reply – Shouldn't every human have a right to a roof over their head, and the affordability to own it themselves?

20 November

Should airport parking be located in the airport boundary to reduce congestion and promote greener travel?

Two replies:

- You need to stop these so called companies that look after holiday maker's cars from dumping them down James Watt Way.
- We also get cars parked at our close as well.

20 November

Should Gatwick remain a one-runway two-terminal airport? Tell us what you think.

(One re-tweet)

One reply – We do not want LGW to become a copy of LHR, with its surrounding built up concrete monstrosities such as Hounslow! One runway only!

20 November

Visit the Town Hall + have your say on future of Crawley. #Crawley2029 display is in the foyer + staff are on hand to help

(One retweet)

21 November

Visit the Town Hall + have your say on future of Crawley. #Crawley2029 display is in the foyer + staff are on hand to help

26 November

New developments must have facilities like transport, health and education to support a growing population

(One re-tweet)

28 November

Do you think facilities and services should continue to be provided close to where people need them?

Facebook Comments

15 October

Vision for Crawley 2029 (same as press release)

22 October

Have your say on the future of your town.

The next stage of consultation on Crawley 2029, our local plan, has started.

This is called the Preferred Strategy and follows feedback from residents, businesses and other stakeholders earlier this year. The document details the council's approach to the development of Crawley and is split into six areas – character, economic growth, housing, environment, infrastructure and Gatwick Airport.

We will now be asking everyone whether they think we've got it right. The consultation period will run from 22 October to 5pm on 3 December and there are a number of ways that you can get involved.

Visit www.crawley.gov.uk/crawley2029 for more information and to tell us what you think.

26 October

Have your say on the future of your town at K2 Crawley tomorrow.

Staff will be on hand between 10am and 4pm to answer your questions about Crawley 2029.

Visit www.crawley.gov.uk/crawley2029 for more information and further event dates.

12 November

Do you think our open spaces should be protected even though this will limit the number of houses that can be built?

Should we develop more housing in the town centre to help meet some of the future demand?

Should every new housing development include some lower cost “affordable housing” (to rent or buy)?

Have your say at www.crawley.gov.uk/crawley2029

13 November

Protecting and enhancing Crawley’s character (same as press release)

20 November

Should Gatwick remain a one-runway two-terminal airport?

Should airport parking be located in the airport boundary to reduce congestion and promote greener travel?

Have your say at www.crawley.gov.uk/crawley2029

21 November

Visit the Town Hall and have your say on the future of Crawley.

The Crawley 2029 display is in the foyer all this week and staff are on hand to help.

Visit www.crawley.gov.uk/crawley2029 for more information.

26 November

Have your say on the future of your town and tell us if you agree with these statements:

1. Any new development must have the facilities, like transport, health and education, to support a growing population
2. Facilities and services should continue to be provided close to where people need them
3. The railway links are a vital part of our town and the Local Plan should continue to support and encourage the upgrading of both Crawley and Three Bridges stations.

Give us your views on these questions and more at www.crawley.gov.uk/crawley2029

Public Questionnaire

This questionnaire was widely available at events, libraries, the Town Hall, and online.

Crawley 2029

The council is currently preparing a Local Plan, called Crawley 2029. This will set out how Crawley should manage development of land within its boundary to ensure that any planning decisions that are made will meet the needs of people living and working in the town today and in the future. By completing this survey you can help shape the development of the town from 2015 onwards.

In January 2012 residents, community groups and other organisations told us how they would like Crawley to look like by 2029. The council has taken those views on board and developed a number of planning policies that sets out how the future growth of the town should be managed. We want local people and businesses to tell us whether we have got it right.

Please think about the questions in this survey and let us know whether you agree or disagree with them. More information, including the complete draft Local Plan can be found at www.crawley.gov.uk/crawley2029.
Questionnaires should be returned to us by 3 December 2012.

Character - How the town should look and feel by 2029

Q1. Future development of the town should protect and enhance the role of neighbourhoods and their centres. Do you:

agree disagree neither

Q2. The future design of buildings should reflect the existing character of the town. New development should not look out of place in the new town setting. Do you:

agree disagree neither

Q3. Several areas have been identified in the Local Plan because of their “*special architectural interest or character*.” Is it important to protect these areas by designating them as Conservation Areas. Do you:

agree disagree neither

Q4. Within the town, there are specific views and landscapes which the council believes should be protected for future generations. These are thought to add character to the town and any new development should not obstruct them. Do you:

agree disagree neither

Q5. Please use the space below to explain any of your answers and to comment on the Character Chapter.

Economic Growth - Doing business in 2029

Q6. Manor Royal is the largest business area in the town. The area should be encouraged to remain a business district. Do you:

agree disagree neither

Q7. There should be guidelines which aim to smarten up the look and feel of the Manor Royal area. These guidelines could relate to the main gateways and roads through Manor Royal or to the area as a whole. Do you agree or disagree? What should the guidelines apply to?

Main roads and gateways into Manor Royal agree disagree neither

Everywhere within Manor Royal agree disagree neither

Q8. Retail development outside the town centre should be limited. Do you:

agree disagree neither

Q9. The council should continue to protect neighbourhood parades for uses that serve the needs of the local community? Do you:

agree disagree neither

Q10. The Local Plan recognises that alongside the Manor Royal Business District there are other areas which support the economy of the town. These include Three Bridges, Maidenbower Business Park, Tilgate Forest Business Centre and Broadfield Business Park. In the future these areas should be protected for employment purposes. Do you:

agree disagree neither

Q11. Please use the space below to explain any of your answers and leave comments on the Economic Growth Chapter.

Housing - Providing places to live for future generations

Q12. In earlier consultation you told us that the town's open spaces should be protected even though this will limit the number of houses that can be built in the future. Do you still:

agree disagree neither

Q13. The draft Local Plan identifies that around 240 houses should be built each year from 2015 onwards despite the fact that over 500 houses will be needed per year. Do you agree or disagree with the annual figure of 240 being set?

agree disagree neither

Q14. To help towards meeting some of the future demand, housing should be developed in the town centre. Do you:

agree disagree neither

Q15. The following areas have been identified as key housing sites in the Local Plan. This means the council would support housing development on these sites over the next 15 years. What do you think?

Neighbourhood	Area	Number of dwellings	Agree	Disagree	Neither
Pound Hill	North East Sector	1900			
Northgate	Town Centre North	100			
Ifield	Ifield Community College	125			
West Green	Southern Counties	75			
Northgate	Telford Place	75			
Tilgate	Thomas Bennett	96			
West Green	Fairfield House	93			
Bewbush	Breezehurst Drive	96			

Q16. Every development that includes housing should include some "affordable housing", which is lower cost (whether available to rent or buy). The proportion of 'affordable housing' will vary according to the scale of the development. Do you:

agree disagree neither

Q17. Please use the space below to explain any of your answers and leave comments on the Housing Chapter.

Environment - Protecting our environment

Q18. New development should be designed and built in a way to reduce energy use and encourage the use of cleaner energy. Do you:

agree disagree neither

Q19. Development should be managed in such a way that it does not put Crawley's wildlife or natural environment at risk. Do you:

agree disagree neither

Q20. Please use the space below to explain any of your answers, let us know of any environmental issues or factors that are missing, or leave comments on the Environment Chapter.

Infrastructure - Organising resources to support a growing town

Q21. New development should ensure that there are enough existing and planned facilities and services (including transport, education and health services) to support a growing population. Do you:

agree disagree neither

Q22. Facilities and services should continue to be provided close to where people need them. Do you:

agree disagree neither

Q23. The railway links are a vital part of our town and the Local Plan should continue to support and encourage the upgrading of both Crawley and Three Bridges stations. Do you:

- agree disagree neither

Q24. Please use the space below to explain any of your answers and leave any other comments regarding the Infrastructure Chapter.

Gatwick Airport – Our international hub

Q25. Airport parking should be located within the boundary of the airport to reduce congestion and promote “greener” travel arrangements. Do you:

- agree disagree neither

Q26. Gatwick should remain a one runway, two terminal airport. Do you:

- agree disagree neither

Q27. Please use the space below to explain any of your answers, and leave other comments on the Gatwick Airport Chapter

A little more about you

Different groups of people will have different views and the council would find it useful to understand what they are to ensure they are taken on board when developing the Local Plan.

To help us do that we need to know a little bit about you.

Q28. What is your name?

Q29. What neighbourhood do you live in?

- | | | | |
|---|--|-------------------------------------|--|
| <input type="checkbox"/> Ifield | <input type="checkbox"/> Langley Green | <input type="checkbox"/> Bewbush | <input type="checkbox"/> Gossops Green |
| <input type="checkbox"/> Tilgate | <input type="checkbox"/> Three Bridges | <input type="checkbox"/> Broadfield | <input type="checkbox"/> Furnace Green |
| <input type="checkbox"/> Southgate | <input type="checkbox"/> Maidenbower | <input type="checkbox"/> Northgate | <input type="checkbox"/> Pound Hill |
| <input type="checkbox"/> West Green | | | |
| <input type="checkbox"/> Other (please state) | | | |

Q30. Postcode

Q31. Who are you completing this survey on behalf of?

- As an individual
 As a representative from an organisation or community group
 As a developer

Q32. Please indicate what age group you fall within.

- 0-15 16-25 26-35 36-45 46-55
 56-65 66-75 75 and over

Q33. To which of these groups do you consider you belong to?

- White British Mixed Race Asian/Asian British
 Black/ Black British White non British Chinese
 Other (please state)

Q34. Are you male or female?

- Male Female

To find out more about the Local Plan or to keep in touch with its development sign up for the e-mail alerts at www.crawley.gov.uk/crawley2029. Alternatively you can email the Forward Planning Team at forward.plans@crawley.gov.uk

Any comments made about the Crawley's Local Plan are a matter of public record and will be published on our website. We cannot accept anonymous comments but be assured we will only publish name (and organisation name where applicable) with your comments. **No other personal details will be made public.** We will not publish anything that we consider unfit, including offensive or personal comments.

Please return your completed questionnaire in the pre-paid envelope by 3 December 2012.

No stamp is required. Alternatively drop it off at the Town Hall reception area.

Thank you for taking part.

Neighbourhood Map Handouts

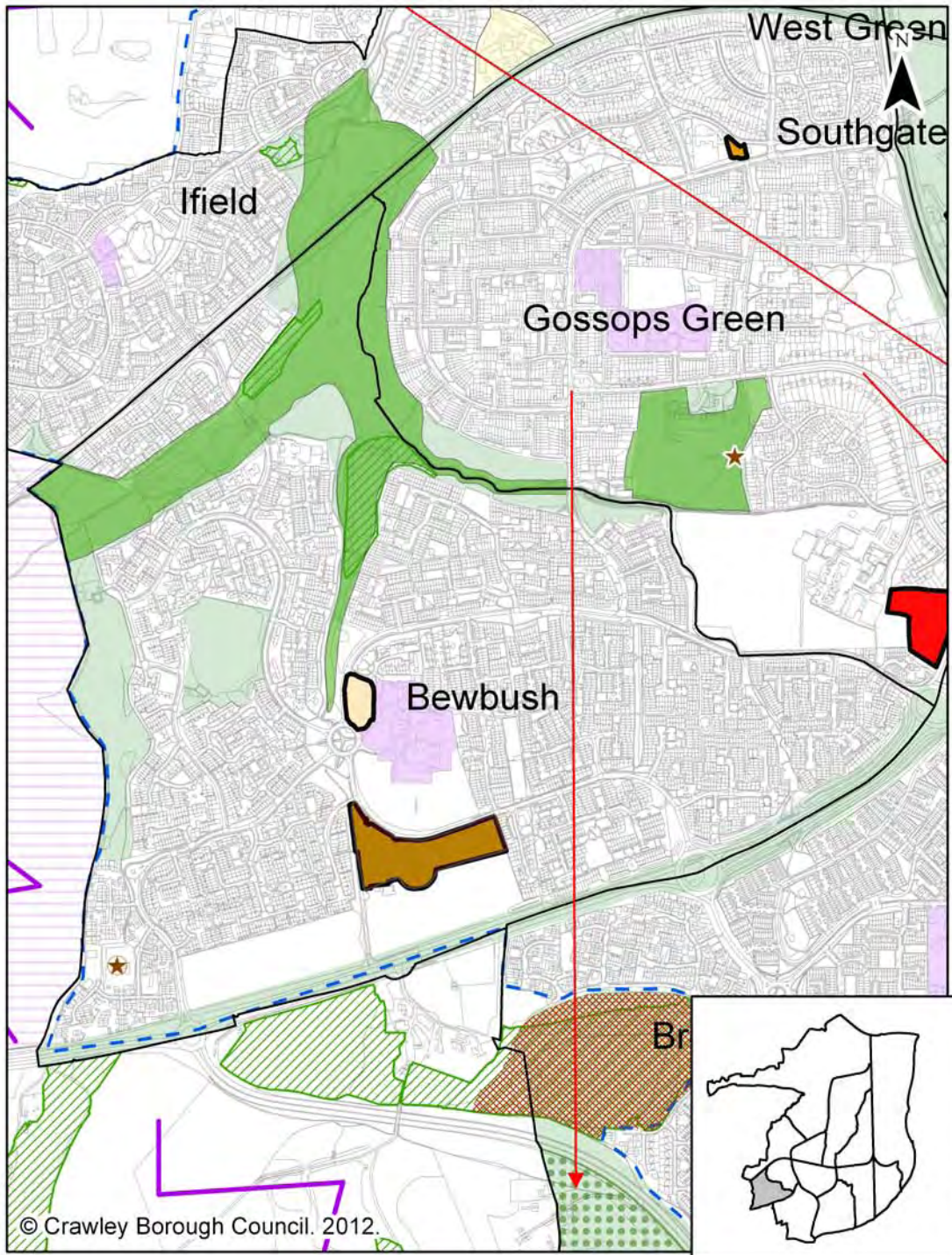
A number of map handouts were made available to members of the public. These were permanently available in the Town Hall in a prominent position and taken to exhibitions.

Map Handout I: Bewbush.....	25
Map Handout II: Broadfield	26
Map Handout III: Furnace Green	27
Map Handout IV: Gossops Green.....	28
Map Handout V: Ifield	29
Map Handout VI: Langley Green	30
Map Handout VII: Maidenbower	31
Map Handout VIII: Northgate	32
Map Handout IX: Pound Hill North.....	33
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Map Handout I: Bewbush

Bewbush

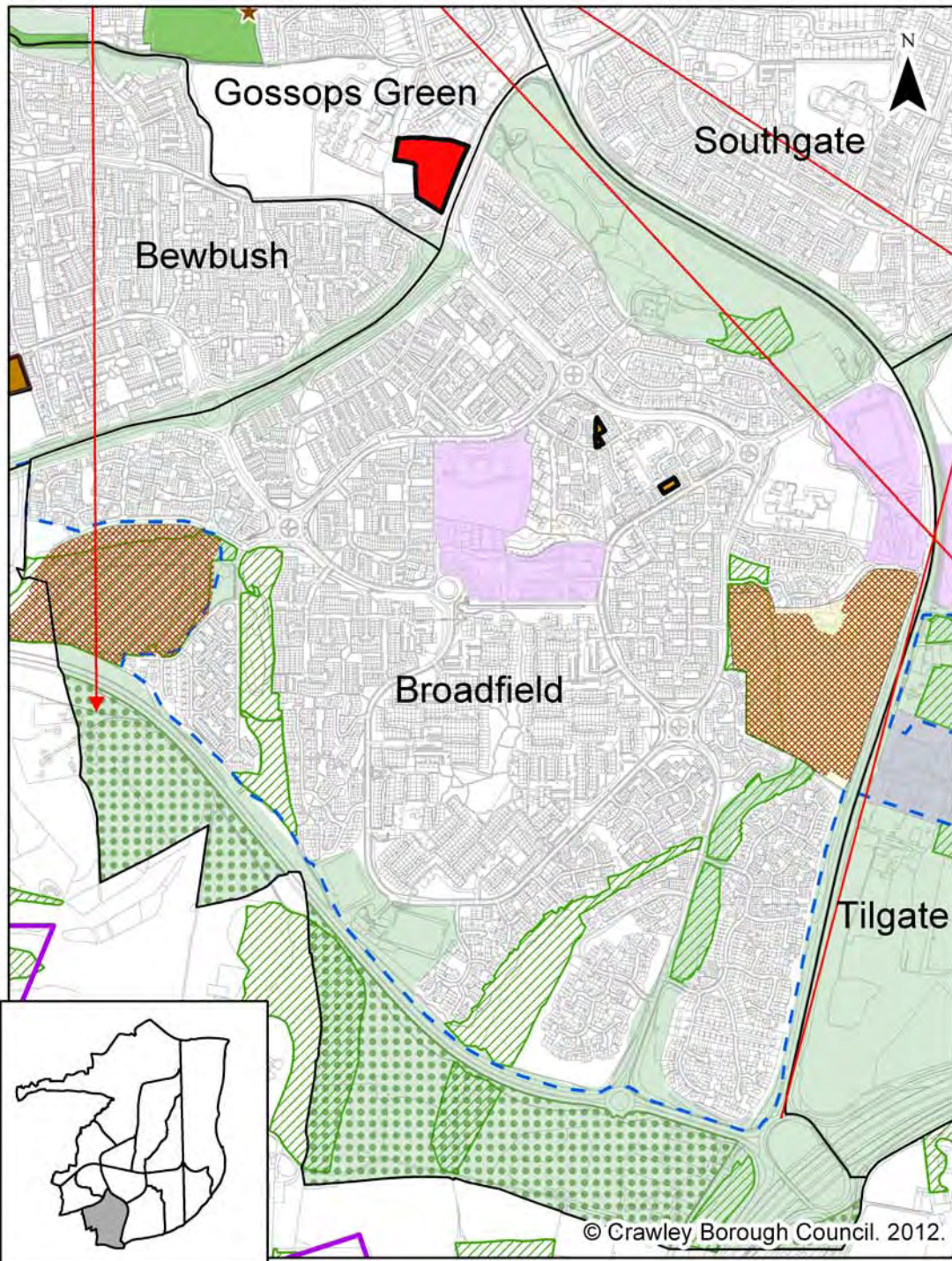
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|---|---------------------------|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Key Housing Sites |
| Archaeologically Sensitive Areas | Landscape Character Edges | Kilnwood Vale |
| Scheduled Ancient Monuments | Structural Landscaping | Housing Sites |
| Area of Outstanding Natural Beauty | Ancient Woodland | A Large sites with PP |
| Areas of Special Character | Two Way Important View | B Sites allocated in the Core Strategy (2008) |
| Historic Gardens | One Way Important View | C Sites allocated in the Local Plan |
| Conservation Areas | Built-Up Area Boundary | D Small sites with PP |
| Proposed Conservation Area | Main Employment Areas | E Suitable and Deliverable |
| Suggested Extension to Proposed Conservation Area | | |
| Site of Nature Conservation Importance | | |



Map Handout II: Broadfield

Broadfield

- | | | | |
|---|---------------------------|-------------------------------|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Landscape Character Edges | Town Centre Development Sites | Housing Sites |
| Scheduled Ancient Monuments | Structural Landscaping | | A Large sites with PP |
| Area of Outstanding Natural Beauty | Ancient Woodland | | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | Two Way Important View | | C Sites allocated in the Local Plan |
| Historic Gardens | One Way Important View | | D Small sites with PP |
| Conservation Areas | Built-Up Area Boundary | | E Suitable and Deliverable |
| Proposed Conservation Area | | | |
| Suggested Extension to Proposed Conservation Area | | | |
| Site of Nature Conservation Importance | | | |

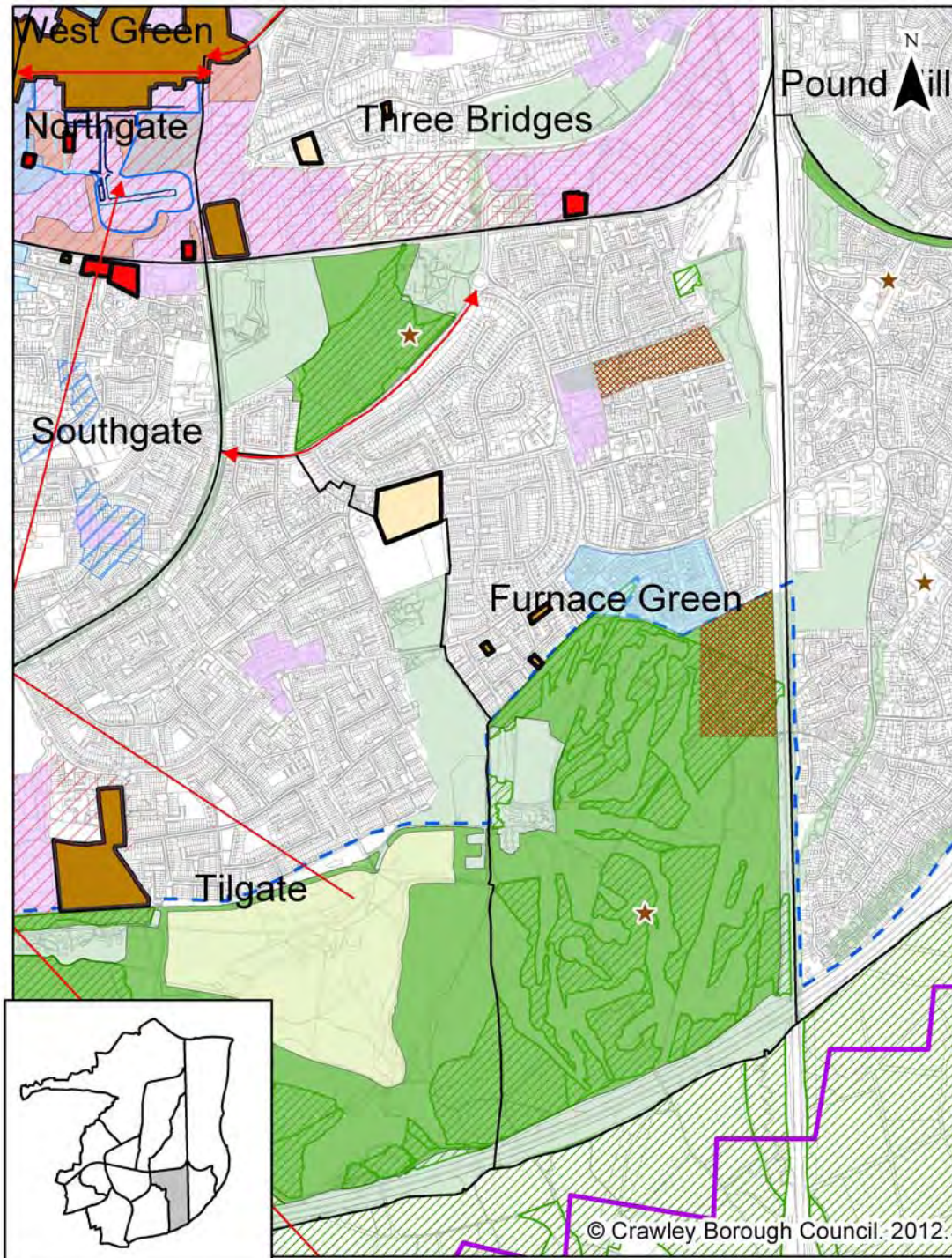


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Map Handout III: Furnace Green

Furnace Green

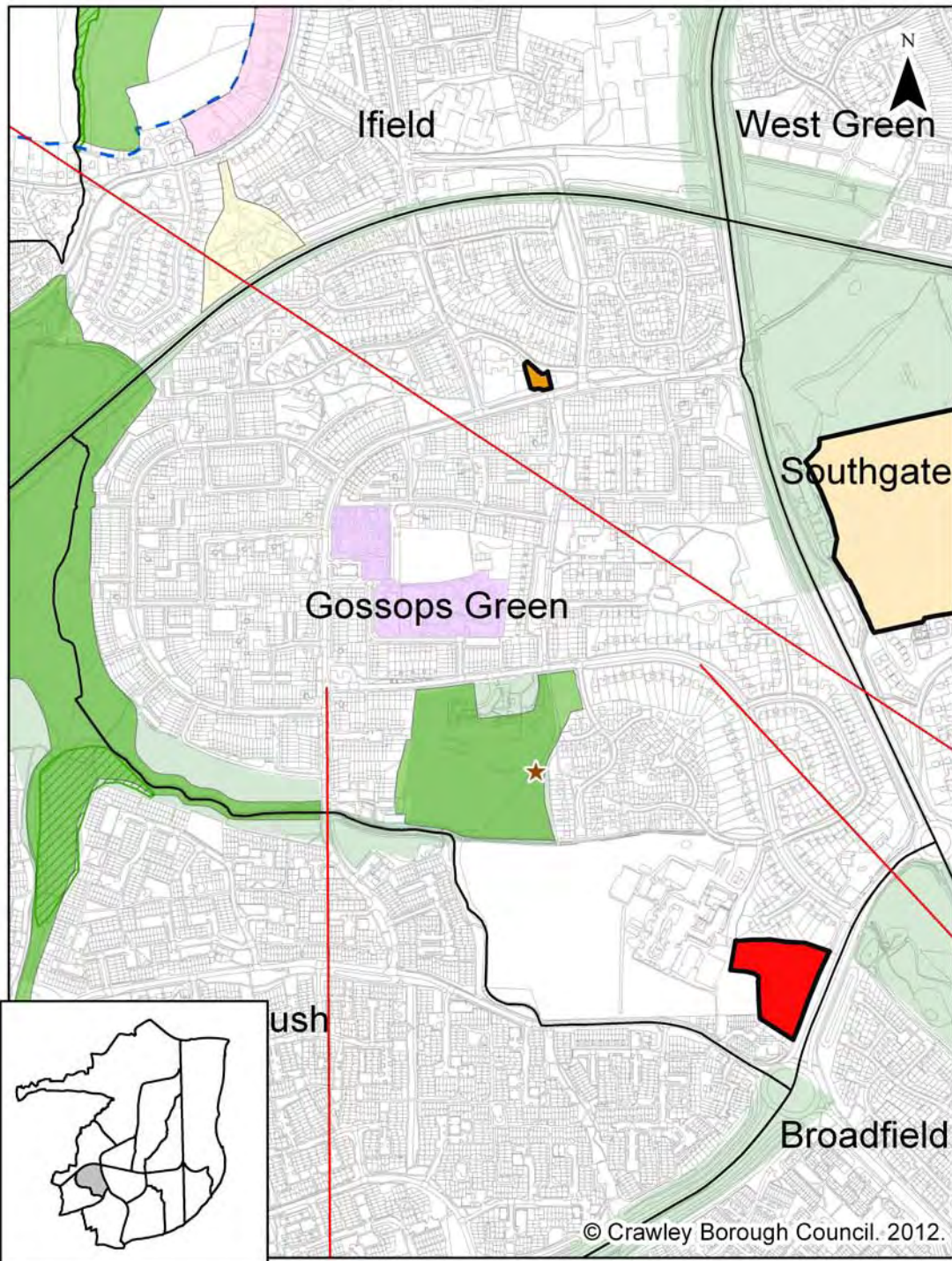
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| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Landscape Character Edges | Town Centre Development Sites | Housing Sites |
| Scheduled Ancient Monuments | Structural Landscaping | Priority Areas for District Energy Networks | A Large sites with PP |
| Area of Outstanding Natural Beauty | Ancient Woodland | Primary Shopping Area | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | Two Way Important View | Primary Shop Frontage | C Sites allocated in the Local Plan |
| Historic Gardens | One Way Important View | Secondary Shop Frontage | D Small sites with PP |
| Conservation Areas | Built-Up Area Boundary | | E Suitable and Deliverable |
| Proposed Conservation Area | | | |
| Suggested Extension to Proposed Conservation Area | | | |
| Site of Nature Conservation Importance | | | |



Map Handout IV: Gossops Green

Gossops Green

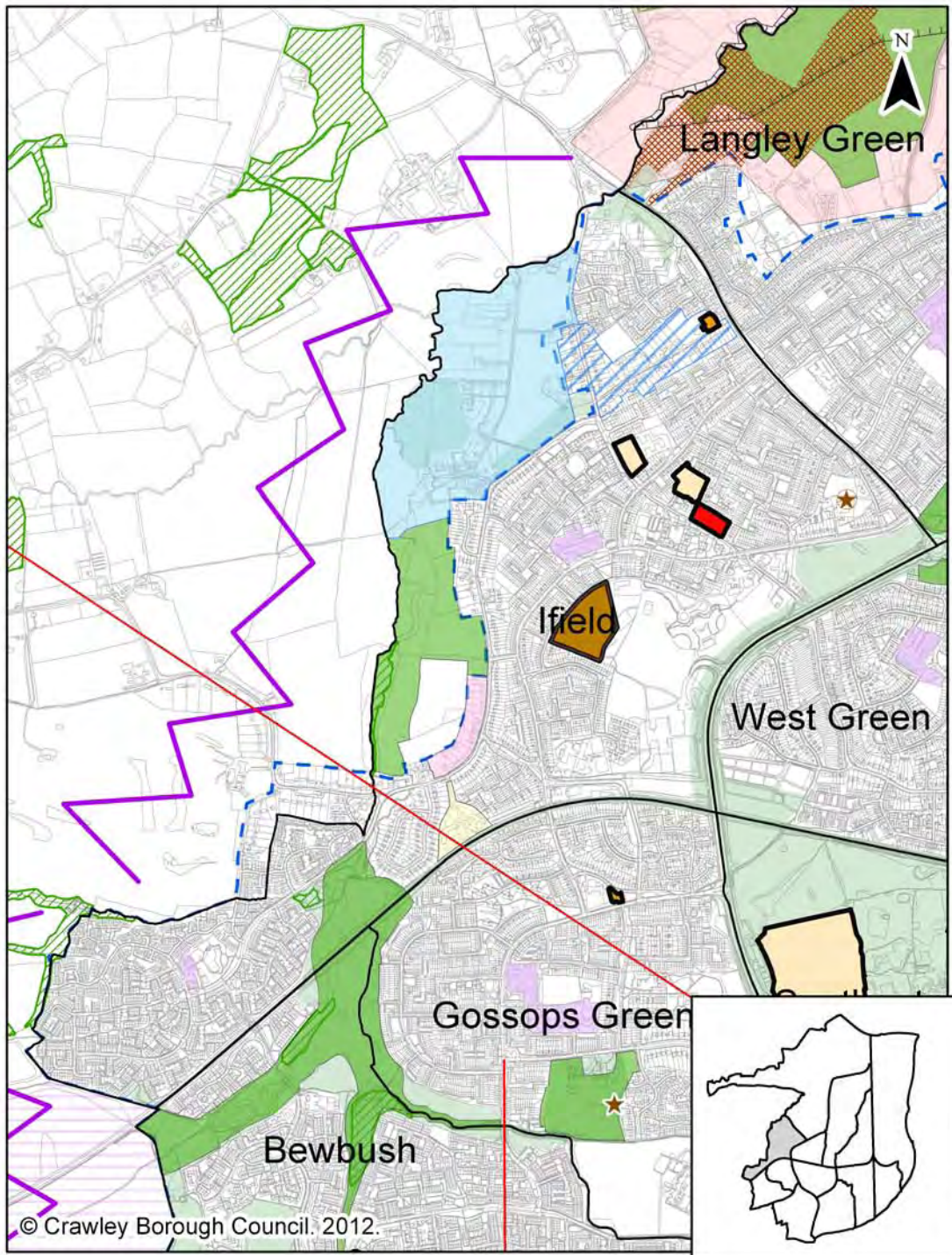
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|---|---------------------------|-------------------------------|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Landscape Character Edges | Town Centre Development Sites | Housing Sites |
| Scheduled Ancient Monuments | Structural Landscaping | | A Large sites with PP |
| Area of Outstanding Natural Beauty | Ancient Woodland | | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | Two Way Important View | | C Sites allocated in the Local Plan |
| Historic Gardens | One Way Important View | | D Small sites with PP |
| Conservation Areas | Built-Up Area Boundary | | E Suitable and Deliverable |
| Proposed Conservation Area | | | |
| Suggested Extension to Proposed Conservation Area | | | |
| Site of Nature Conservation Importance | | | |



Map Handout V: Ifield

Ifield

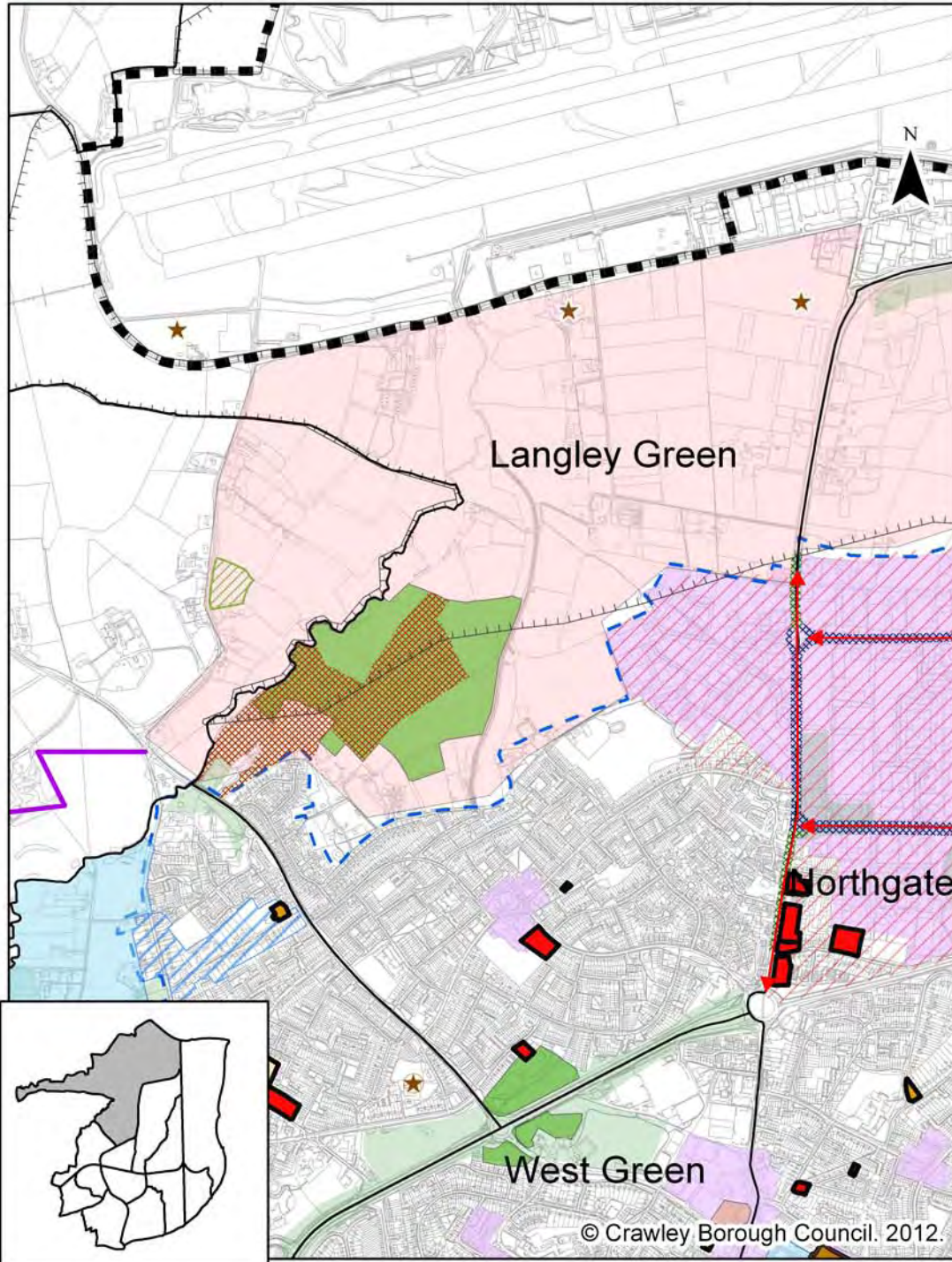
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|---|--------------------------------|--------------------------|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Area 1 - Upper Mole Farmlands | Gatwick Airport Boundary | Kilnwood Vale |
| Scheduled Ancient Monuments | Area 6 - High Woodland Fringes | Gatwick Safeguarding | Housing Sites |
| Area of Outstanding Natural Beauty | Landscape Character Edges | | A Large sites with PP |
| Areas of Special Character | Structural Landscaping | | B Sites allocated in the Core Strategy (2008) |
| Historic Gardens | Ancient Woodland | | C Sites allocated in the Local Plan |
| Conservation Areas | Two Way Important View | | D Small sites with PP |
| Proposed Conservation Area | One Way Important View | | E Suitable and Deliverable |
| Suggested Extension to Proposed Conservation Area | Built-Up Area Boundary | | |
| Site of Nature Conservation Importance | | | |



Map Handout VI: Langley Green

Langley Green

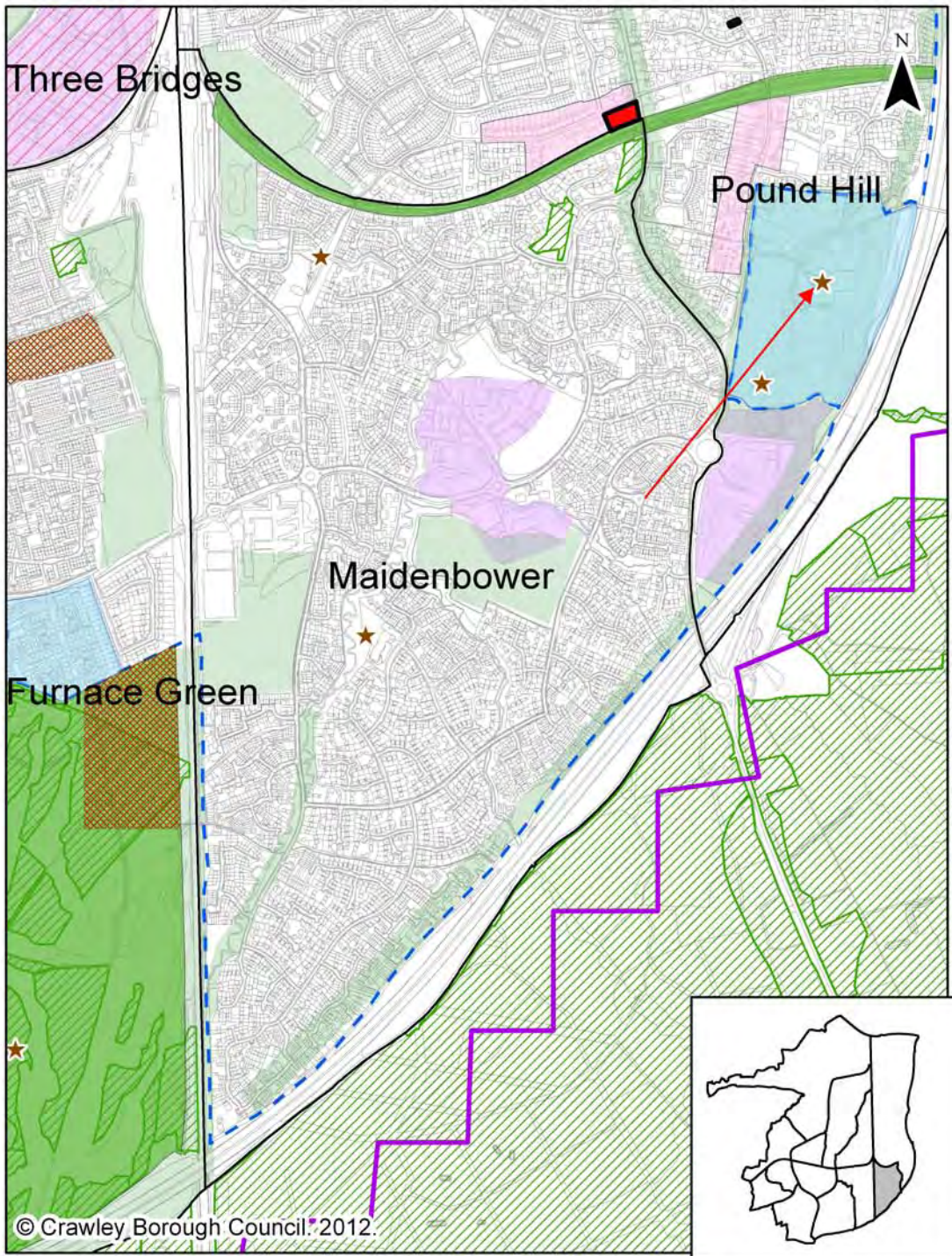
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|---|--------------------------------|---|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Structural Landscaping | Manor Royal Primary Frontage | North East Sector |
| Scheduled Ancient Monuments | Ancient Woodland | Manor Royal Secondary Frontage | Housing Sites |
| Area of Outstanding Natural Beauty | Area 1 - Upper Mole Farmlands | Priority Areas for District Energy Networks | A Large sites with PP |
| Areas of Special Character | Area 6 - High Woodland Fringes | Gatwick Airport Boundary | B Sites allocated in the Core Strategy (2008) |
| Historic Gardens | Landscape Character Edges | Gatwick Safeguarding | C Sites allocated in the Local Plan |
| Conservation Areas | Two Way Important View | | D Small sites with PP |
| Proposed Conservation Area | One Way Important View | | E Suitable and Deliverable |
| Suggested Extension to Proposed Conservation Area | Built-Up Area Boundary | | |
| Site of Nature Conservation Importance | | | |



Map Handout VII: Maidenbower

Maidenbower

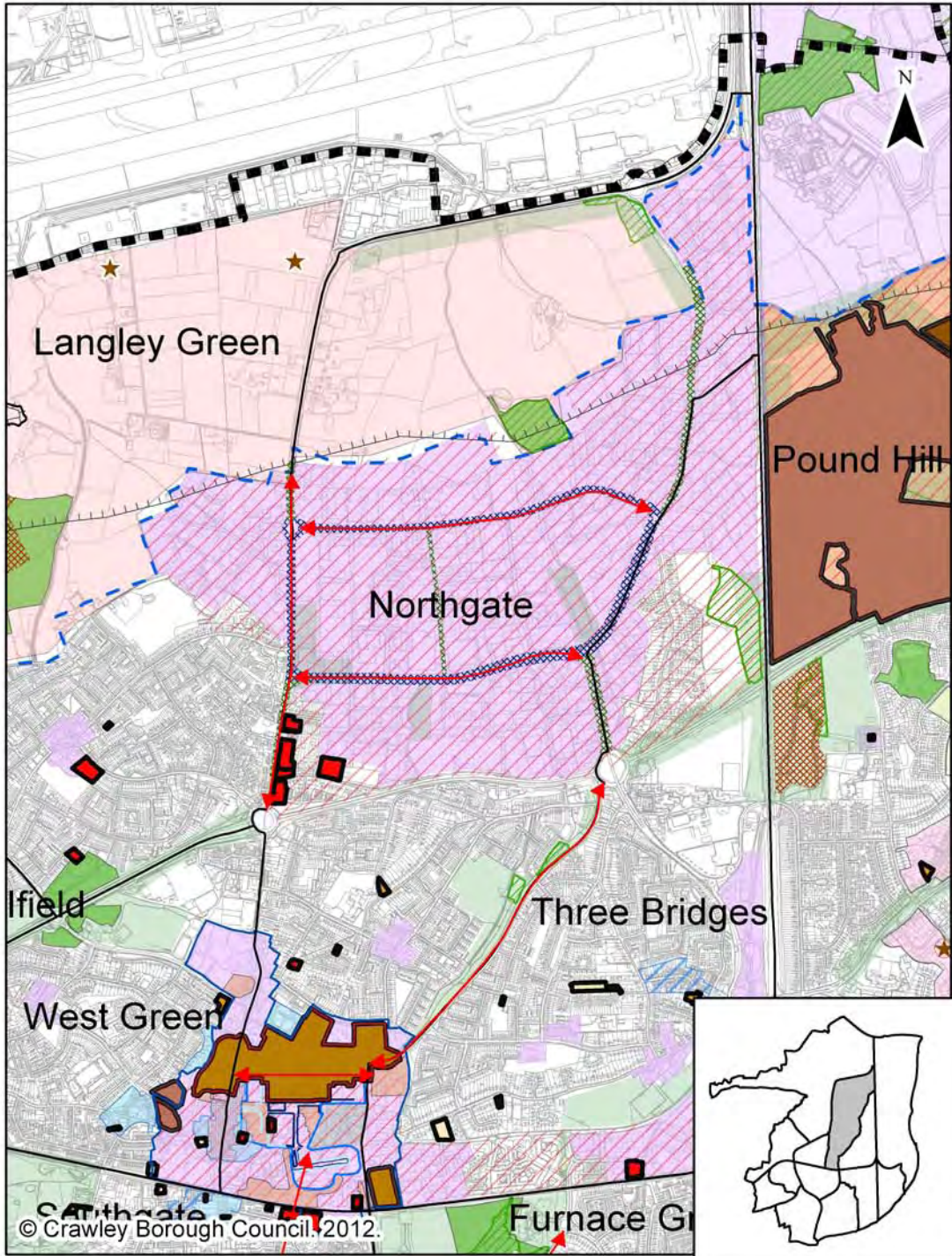
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|---|--------------------------------|---|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Area 1 - Upper Mole Farmlands | Priority Areas for District Energy Networks | Housing Sites |
| Scheduled Ancient Monuments | Area 6 - High Woodland Fringes | Primary Shopping Area | A Large sites with PP |
| Area of Outstanding Natural Beauty | Landscape Character Edges | | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | Structural Landscaping | | C Sites allocated in the Local Plan |
| Historic Gardens | Ancient Woodland | | D Small sites with PP |
| Conservation Areas | Two Way Important View | | E Suitable and Deliverable |
| Proposed Conservation Area | One Way Important View | | |
| Suggested Extension to Proposed Conservation Area | Built-Up Area Boundary | | |
| Site of Nature Conservation Importance | | | |



Map Handout VIII: Northgate

Northgate

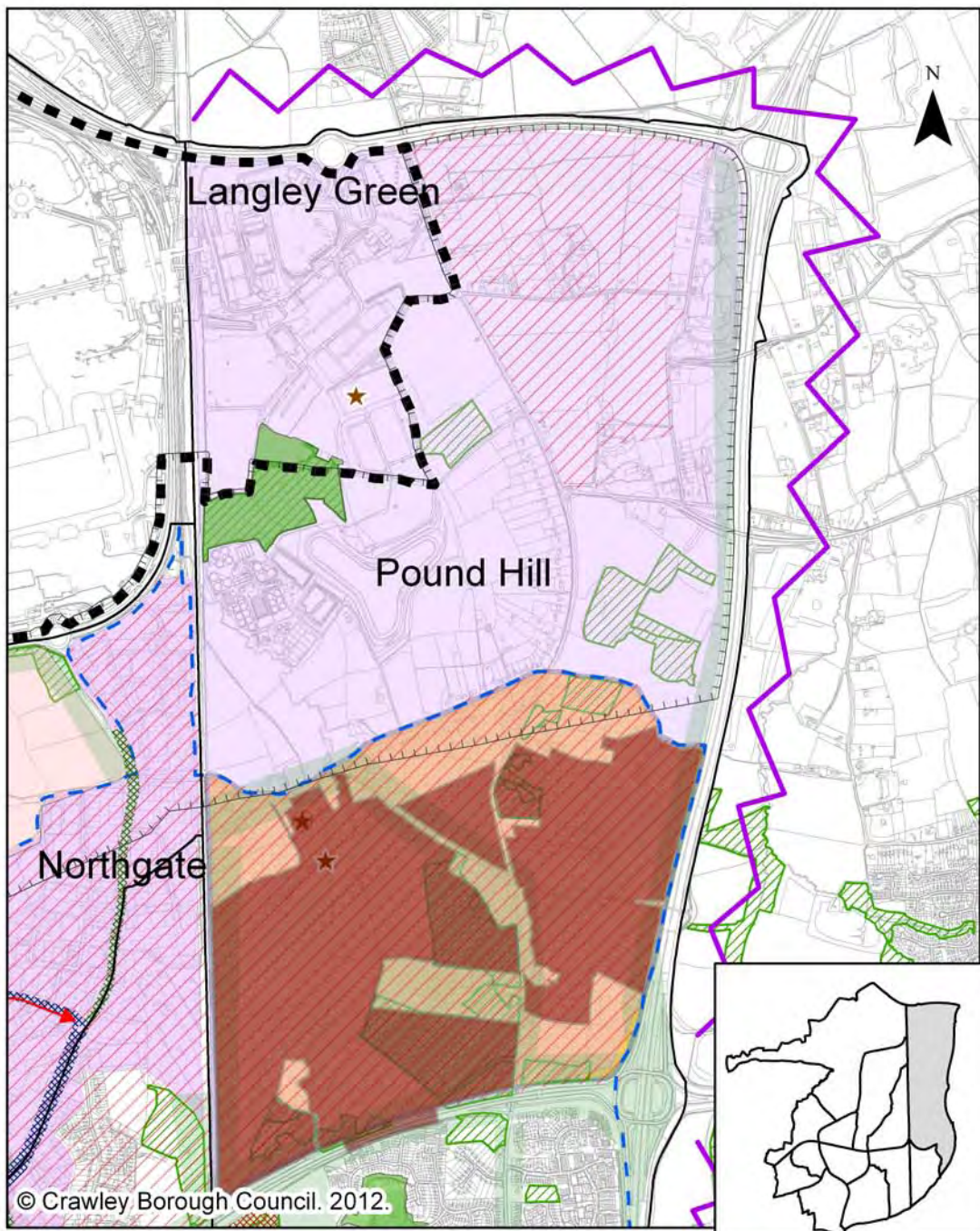
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|---|--|---|--|
| <ul style="list-style-type: none"> □ Neighbourhoods and Borough Boundary ★ Archaeologically Sensitive Areas ★ Scheduled Ancient Monuments 🌿 Area of Outstanding Natural Beauty 🏡 Areas of Special Character 🌳 Historic Gardens 🌳 Conservation Areas 🌳 Proposed Conservation Area 🌳 Suggested Extension to Proposed Conservation Area 🌳 Site of Nature Conservation Importance | <ul style="list-style-type: none"> 🌳 Local Nature Reserves 🏡 Area 1 - Upper Mole Farmlands 🏡 Area 6 - High Woodland Fringes 🌳 Structural Landscaping 🌳 Ancient Woodland 🔴 Two Way Important View 🔴 One Way Important View 🔵 Built-Up Area Boundary | <ul style="list-style-type: none"> 🏢 Main Employment Areas 🏢 Town Centre Development Sites 🏢 Manor Royal Primary Frontage 🏢 Manor Royal Secondary Frontage 🏢 Priority Areas for District Energy Networks 🏢 Town Centre North 🏢 Town Centre Boundary 🏢 Primary Shopping Area 🏢 Primary Shop Frontage 🏢 Secondary Shop Frontage 🏢 Gatwick Airport Boundary 🏢 Gatwick Safeguarding | <ul style="list-style-type: none"> 🏠 Key Housing Sites <p>Housing Sites</p> <ul style="list-style-type: none"> 🏠 A Large sites with PP 🏠 B Sites allocated in the Core Strategy (2008) 🏠 C Sites allocated in the Local Plan 🏠 D Small sites with PP 🏠 E Suitable and Deliverable |
|---|--|---|--|



Map Handout IX: Pound Hill North

Pound Hill North

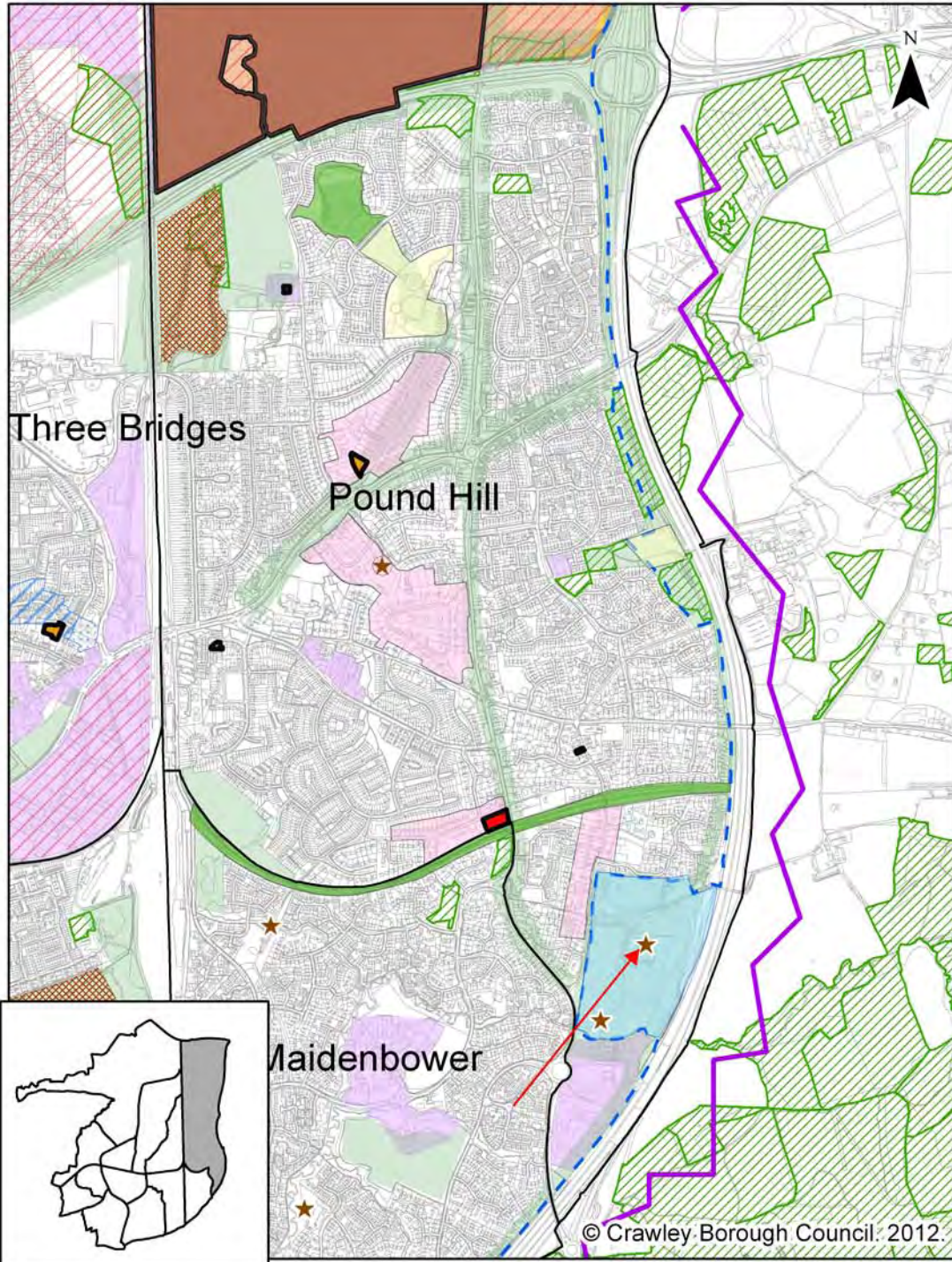
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|---|--------------------------------|---|-------------------|
| Neighbourhoods and Borough Boundary | Structural Landscaping | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Ancient Woodland | Manor Royal Primary Frontage | North East Sector |
| Scheduled Ancient Monuments | Area 1 - Upper Mole Farmlands | Manor Royal Secondary Frontage | |
| Area of Outstanding Natural Beauty | Area 5 - High Woodland Fringes | Priority Areas for District Energy Networks | |
| Areas of Special Character | Landscape Character Edges | Primary Shopping Area | |
| Historic Gardens | Two Way Important View | Primary Shop Frontage | |
| Conservation Areas | One Way Important View | Secondary Shop Frontage | |
| Proposed Conservation Area | Built-Up Area Boundary | Gatwick Airport Boundary | |
| Suggested Extension to Proposed Conservation Area | | Gatwick Safeguarding | |
| Site of Nature Conservation Importance | | | |
| Local Nature Reserves | | | |



Map Handout X: Pound Hill South

Pound Hill South

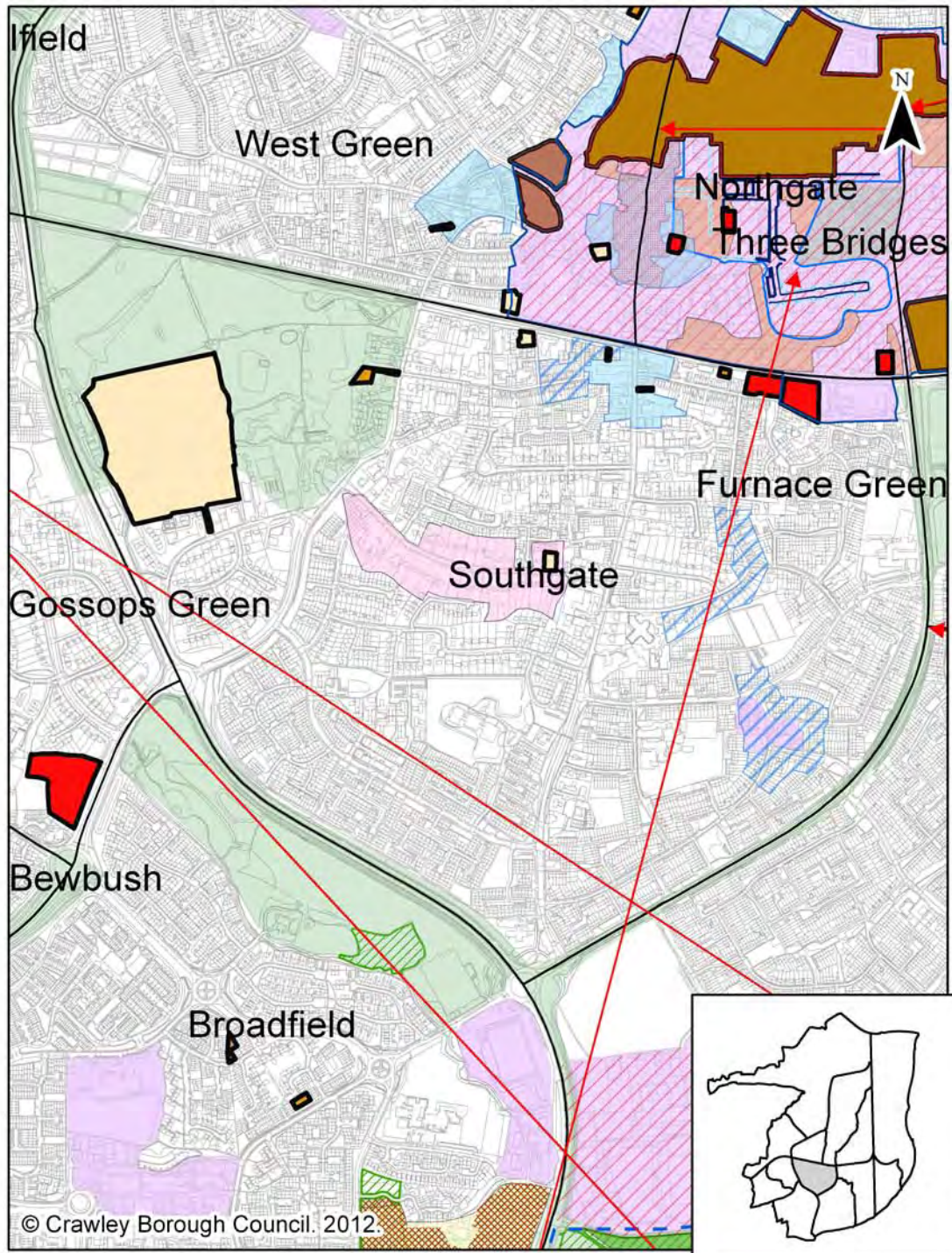
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|---|--------------------------------|---|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Area 1 - Upper Mole Farmlands | Priority Areas for District Energy Networks | North East Sector |
| Scheduled Ancient Monuments | Area 6 - High Woodland Fringes | Primary Shopping Area | Housing Sites |
| Area of Outstanding Natural Beauty | Landscape Character Edges | | A Large sites with PP |
| Areas of Special Character | Structural Landscaping | | B Sites allocated in the Core Strategy (2008) |
| Historic Gardens | Ancient Woodland | | C Sites allocated in the Local Plan |
| Conservation Areas | Two Way Important View | | D Small sites with PP |
| Proposed Conservation Area | One Way Important View | | E Suitable and Deliverable |
| Suggested Extension to Proposed Conservation Area | Built-Up Area Boundary | | |
| Site of Nature Conservation Importance | | | |



Map Handout XI: Southgate

Southgate

- | | | | |
|---|------------------------|---|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Structural Landscaping | Town Centre Development Sites | Housing Sites |
| Scheduled Ancient Monuments | Ancient Woodland | Priority Areas for District Energy Networks | A Large sites with PP |
| Area of Outstanding Natural Beauty | Two Way Important View | Town Centre North | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | One Way Important View | Town Centre Boundary | C Sites allocated in the Local Plan |
| Historic Gardens | Built-Up Area Boundary | Primary Shopping Area | D Small sites with PP |
| Conservation Areas | Primary Shop Frontage | Secondary Shop Frontage | E Suitable and Deliverable |
| Proposed Conservation Area | | | |
| Suggested Extension to Proposed Conservation Area | | | |
| Site of Nature Conservation Importance | | | |

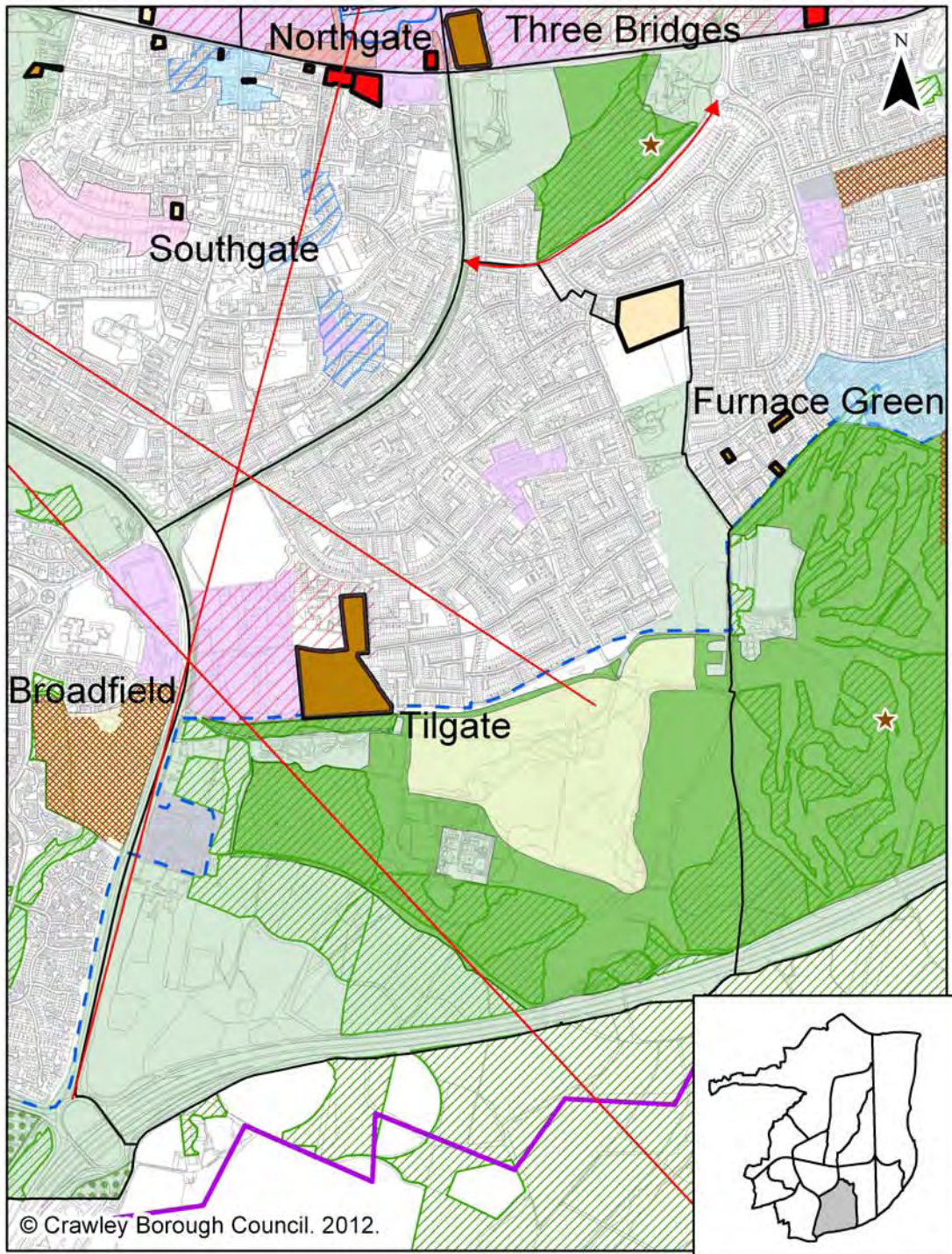


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Map Handout XII: Tilgate

Tilgate

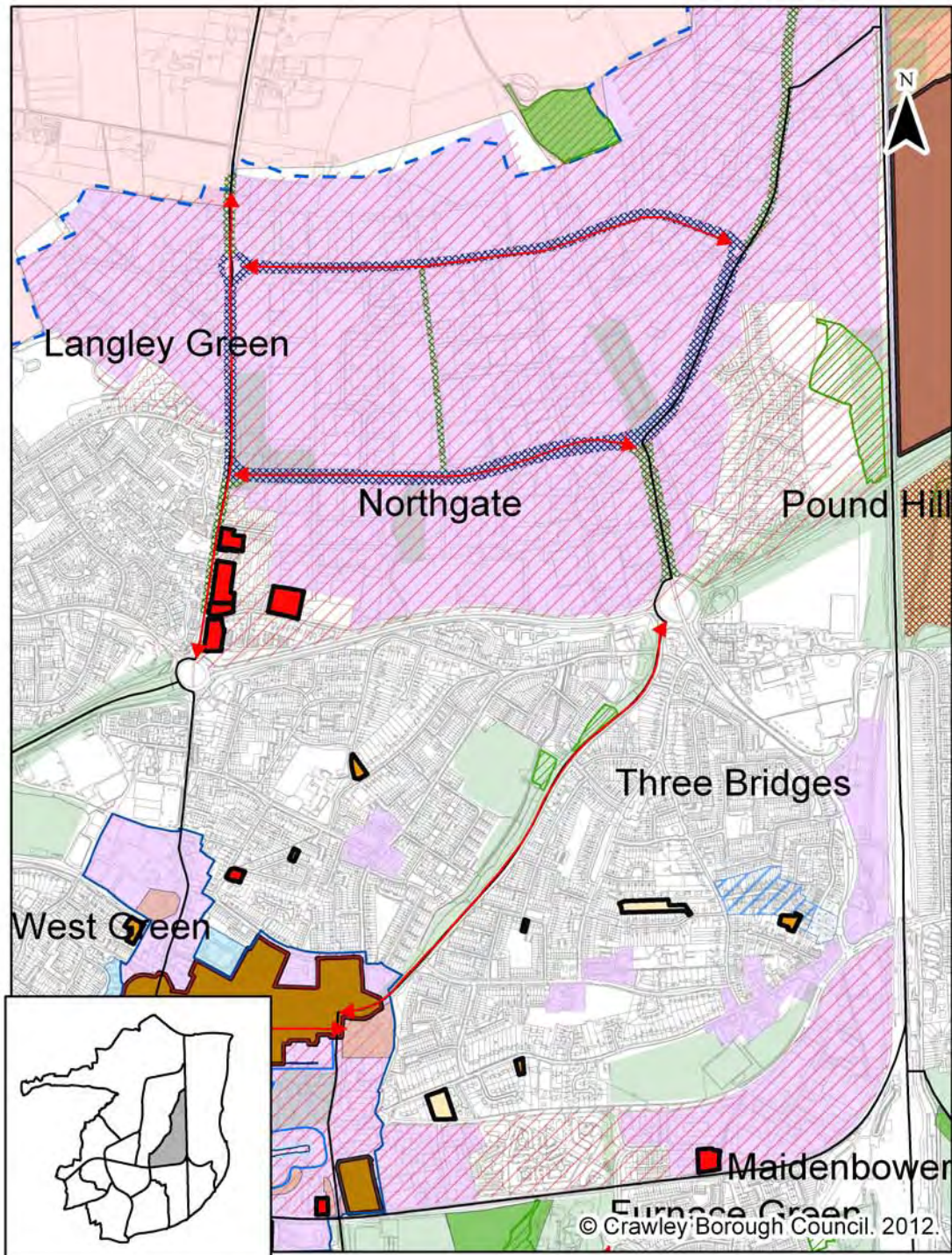
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|---|---------------------------|---|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Landscape Character Edges | Town Centre Development Sites | Housing Sites |
| Scheduled Ancient Monuments | Structural Landscaping | Priority Areas for District Energy Networks | A Large sites with PP |
| Area of Outstanding Natural Beauty | Ancient Woodland | Primary Shopping Area | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | Two Way Important View | Primary Shop Frontage | C Sites allocated in the Local Plan |
| Historic Gardens | One Way Important View | Secondary Shop Frontage | D Small sites with PP |
| Conservation Areas | Built-Up Area Boundary | | E Suitable and Deliverable |
| Proposed Conservation Area | | | |
| Suggested Extension to Proposed Conservation Area | | | |
| Site of Nature Conservation Importance | | | |



Map Handout XIII: Three Bridges

Three Bridges

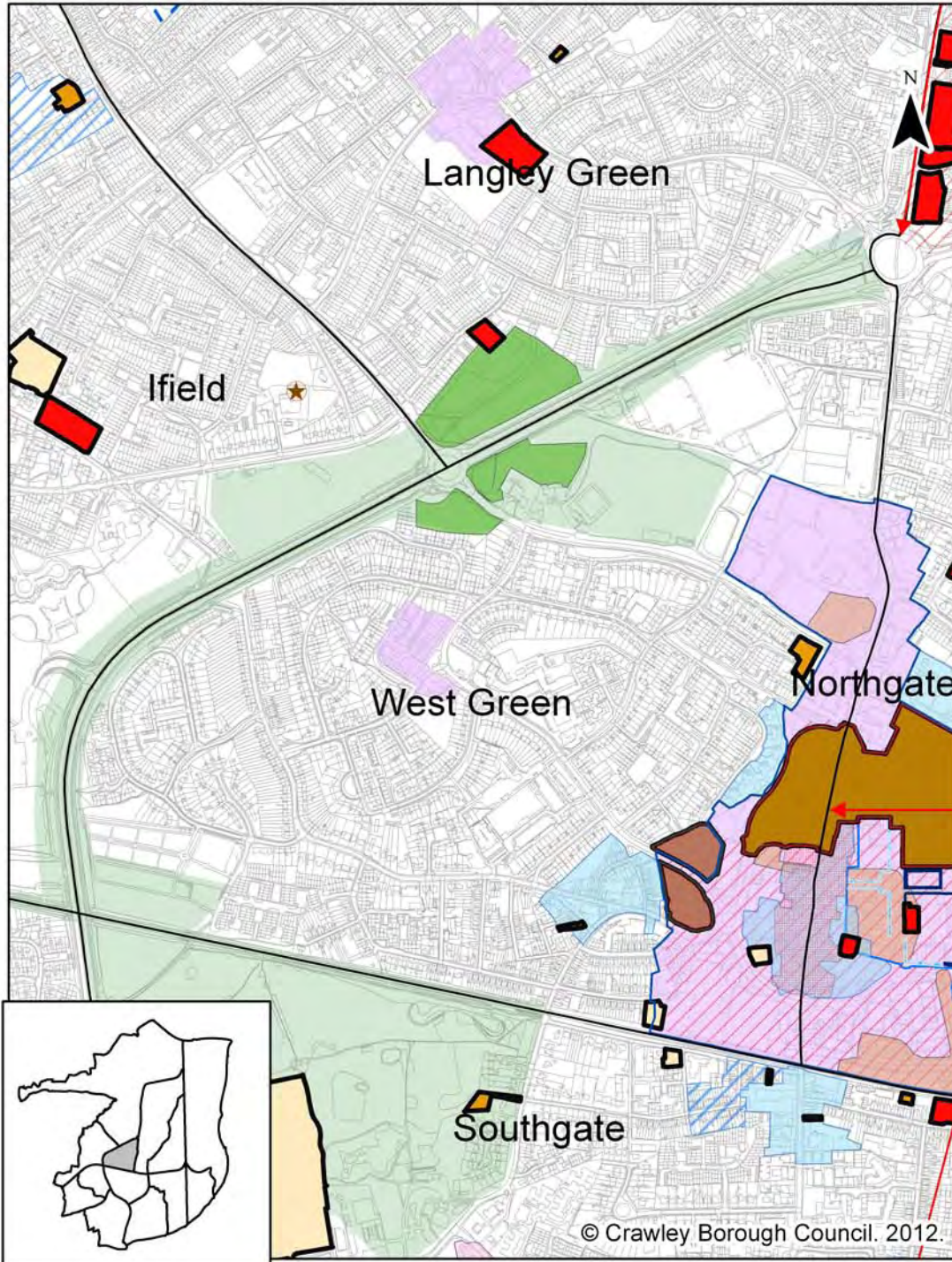
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|---|------------------------|---|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Structural Landscaping | Town Centre Development Sites | Housing Sites |
| Scheduled Ancient Monuments | Ancient Woodland | Manor Royal Primary Frontage | A Large sites with PP |
| Area of Outstanding Natural Beauty | Two Way Important View | Manor Royal Secondary Frontage | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | One Way Important View | Priority Areas for District Energy Networks | C Sites allocated in the Local Plan |
| Historic Gardens | Built-Up Area Boundary | Town Centre North | D Small sites with PP |
| Conservation Areas | Town Centre Boundary | Primary Shopping Area | E Suitable and Deliverable |
| Proposed Conservation Area | Primary Shop Frontage | Secondary Shop Frontage | |
| Suggested Extension to Proposed Conservation Area | | | |
| Site of Nature Conservation Importance | | | |



Map Handout XIV: West Green

West Green

- | | | | |
|---|------------------------|---|---|
| Neighbourhoods and Borough Boundary | Local Nature Reserves | Main Employment Areas | Key Housing Sites |
| Archaeologically Sensitive Areas | Structural Landscaping | Town Centre Development Sites | Housing Sites |
| Scheduled Ancient Monuments | Ancient Woodland | Priority Areas for District Energy Networks | A Large sites with PP |
| Area of Outstanding Natural Beauty | Two Way Important View | Town Centre North | B Sites allocated in the Core Strategy (2008) |
| Areas of Special Character | One Way Important View | Town Centre Boundary | C Sites allocated in the Local Plan |
| Historic Gardens | Built-Up Area Boundary | Primary Shopping Area | D Small sites with PP |
| Conservation Areas | Primary Shop Frontage | Secondary Shop Frontage | E Suitable and Deliverable |
| Proposed Conservation Area | | | |
| Suggested Extension to Proposed Conservation Area | | | |
| Site of Nature Conservation Importance | | | |



Detailed Exhibition Handouts

Where our offer to attend community group meetings was accepted, or we attended local community meetings for other reasons (such as meetings regarding the proposed Conservation Areas) detailed handouts were prepared and taken to them.

Exhibition Handout I: Southgate Neighbourhood Forum & Conservation Area Meeting	40
Exhibition Handout II: Three Bridges Conservation Area Meeting.....	44
Exhibition Handout III: Ifield Conservation Area Meeting.....	48
Exhibition Handout IV: Talk Broadfield Meeting.....	52

Exhibition Handout I: Southgate Neighbourhood Forum & Conservation Area Meeting

Crawley 2029

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You can give your feedback in a number of ways but all responses must be provided in writing. You can do this:

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This document contains an extract from the "Crawley's Neighbourhoods" chapter from the Preferred Strategy Local Plan and relates to Broadfield neighbourhood.



Southgate

Southgate is located in the south of Crawley within walking distance of the town centre. Most of the area was built between the 1950s and 1970s and is named after the south toll gate from the London to Brighton road which runs through the neighbourhood. In the north of the neighbourhood near the railway there is an area of Victorian properties from the original village of Crawley.

The popular Goffs Park is located in Southgate and features a boating pond and lake, pitch and putt and a model railway. The area also benefits from a community centre, several schools and Southgate Playing Fields which is home to Crawley's Skate Park.

Age Range	Percentage of People	
Under 16	18%	Southgate is home to 8,000 people, forming 3,400 households. Whilst the greater proportion of its residents are under 45 years of age, it also contains a large number of older people. The neighbourhood includes 4 schools: St Wilfrid's Catholic Comprehensive School, and St Francis of Assisi RC, Southgate, and Hilltop Primary Schools.
16 – 24 years	12%	
25 – 44 years	29%	
45 – 64 years	21%	
65+ years	20%	

What you said

- Key benefits were felt to be Southgate's good location, good mix of housing, and range of local facilities.
- Litter was felt to be a key problem for many respondents, particularly at the parade.
- It was felt that sense of community is lacking, but that this could be addressed through a local forum.
- Southgate residents also broadly supported the highest housing delivery target (550+).
- Strong support for ensuring there is sufficient affordable housing.
- Support for small/medium/larger housing. Some support for flats.
- Goffs Park, Malthouse Road allotments valued as areas of open space.
- Suggested improvements: tidy up run-down parts of town; invest in Goffs Park; hospital; improvements to Southgate Parade.

Character & Environment

Neighbourhood Principle:

Southgate was intended as the largest of the original nine neighbourhood, with an estimated population of 1,577 in 1950. Although a provisional plan had been prepared by 1952 the outline plan was not submitted until 1954 and house building only began in 1955. The western part was reserved for private housing. Southgate East was mainly built up by 1957, and Southgate West completed in 1972.

Heritage Designations:

Conservation Areas (Policy CH8 Part A)

- Brighton Road

Listed Buildings (Policy CH8 Part B)

Grade II

- Goffs Manor (16th century)
- Railway Signal Box (1877)

Goffs Park provides the setting for a listed building along with a locally listed building

Important Views:

Two important views cross Southgate: one from Tilgate Park to the countryside beyond Ifield and the other from Pease Pottage roundabout to Crawley Town Centre (Policy CH11).

What could be happening in Southgate**Built-up Area Boundary Changes:**

Southgate Neighbourhood is located within the Built-up Area, and therefore no changes to the Built-up Area boundary affect this neighbourhood.

Potential Key Housing Sites:

Potential housing sites currently identified in Southgate provide a total of 199 dwellings towards the capacity figure set out in Policy H1. These are through the development of 9 sites:

Sites with Planning Permission:

- St Wilfrids – 69 dwellings
- 8 Goffs Park Road – 6 dwellings
- 1 – 3 Denne Road – 8 dwellings
- Land adjacent 4 – 6 Springfield Road – 2 dwellings
- 42A East Park – 4 dwellings
- 22 Brighton Road – 2 dwellings
- Rear of 53 Horsham Road – 1 dwelling

Sites Suitable and Deliverable:

- Zurich House, East Park – 59 dwellings (permitted subject to finalisation of s106 Agreement)
- Longley Building, East Park – 48 dwellings.

There are no sites currently identified in the preferred strategy within Southgate as a Key Housing Site.

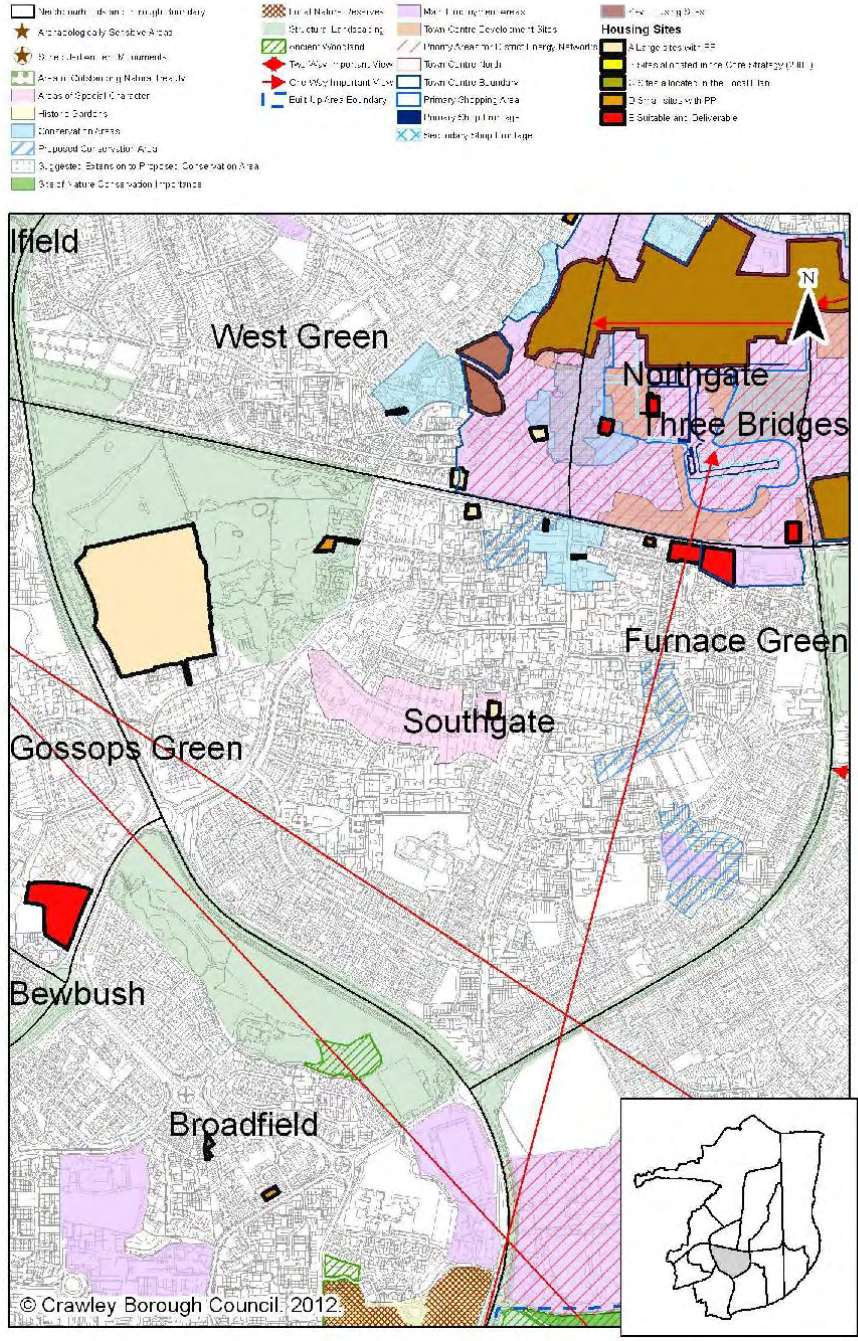
Conservation Areas:

There are 2 proposed new Conservation Areas: Malthouse Road Area of Special Environmental Quality, and Southgate Parade.

Potential Economic Opportunity Areas:

Southgate Neighbourhood Parade is identified as a defined employment area through the preferred strategy (Policy EC9).

Southgate



Exhibition Handout II: Three Bridges Conservation Area Meeting

Crawley²⁰²⁹

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Three Bridges

Three Bridges was originally a small village and as part of the New Town development it was merged with the small market town of Crawley and the village of Ifield to become Crawley new town. Three Bridges rail station is a mainline station on the London to Brighton line and the village grew with the development of the railway line. However, the area is named after the three bridges over the River Mole, not after railway bridges. The Neighbourhood is on the route of the Fastway bus service which links the area with Gatwick and Horley.

There are 2311 households in Three Bridges, home to 5648 people.

The neighbourhood has a shopping parade located in Gales Drive along with an infant and junior school and a community centre.

Age Range	Percentage of People
Under 16	18%
16 – 24 years	11%
25 – 44 years	27%
45 – 64 years	23%
65+ years	21%

What you said

- Praised for being an older, well established neighbourhood with a diversity of property types and good range of facilities.
- Parking and over-development of some areas were felt to be key drawbacks.
- Felt to be a very strong sense of community, with an active neighbourhood forum.
- Three Bridges residents were broadly supportive of targeting a lower housing delivery of 350-450 dwellings per year.
- Support for flats, and small/medium/larger houses.
- Different views on affordable housing - some support for existing approach (40%), though some residents also felt that there is too much affordable housing.
- Tilgate Park and Jubilee Fields valued as areas of open space.
- Strong support for improving green space and play areas. Road improvements, schools, community centres, landscape improvements.

Character & Environment

Neighbourhood Principles:

Work on Three Bridges neighbourhood, including the existing settlement west of Three Bridges station began in 1952. By 1955 the neighbourhood was largely complete.

The neighbourhood boundary extends to the north to include some of Manor Royal (Policy EC4); and, to the south, incorporates some of the town centre (Policies EC1, EC2 and EC3).

Heritage:

Listed Buildings (Policy CH8 Part B)

Grade II

Hazelwick Grange (17th century)

Important Views:

An important view runs along the neighbourhood boundary with Northgate neighbourhood.

Environmental Protection:

Flood zones 3a and 3b. (Policy ENV4)

Biodiversity:

Ancient woodland (Policy ENV12).

Rail Station Improvements:

Three Bridges Station Improvements (Policy IN6).

What could be happening in Three Bridges**Built-up Area Boundary Changes:**

Three Bridges Neighbourhood is located within the Built-up Area, and therefore no changes to the Built-up Area boundary affect this neighbourhood.

Potential Key Housing Sites:

Potential housing sites currently identified in Three Bridges provide a total of 155 dwellings towards the capacity figure set out in Policy H1. These are through the development of 7 sites:

Sites with Planning Permission:

- 100 – 104 Three Bridges Road – 14 dwellings
- Scallows Road – 21 dwellings
- 45 Broomdashers Road – 2 dwellings
- 38 Hazelwick Road – 2 dwellings
- Adjacent 132 Three Bridges Road – 1 dwelling

Sites Suitable and Deliverable:

- Russell Way (EDF site) – 40 dwellings

Key Housing Sites:

- Telford Place/Haslett Avenue – 75 dwellings (Policy H2)

Conservation Areas:

There is a proposed new Conservation Area: Hazelwick Road.

Potential Economic Opportunity Areas:

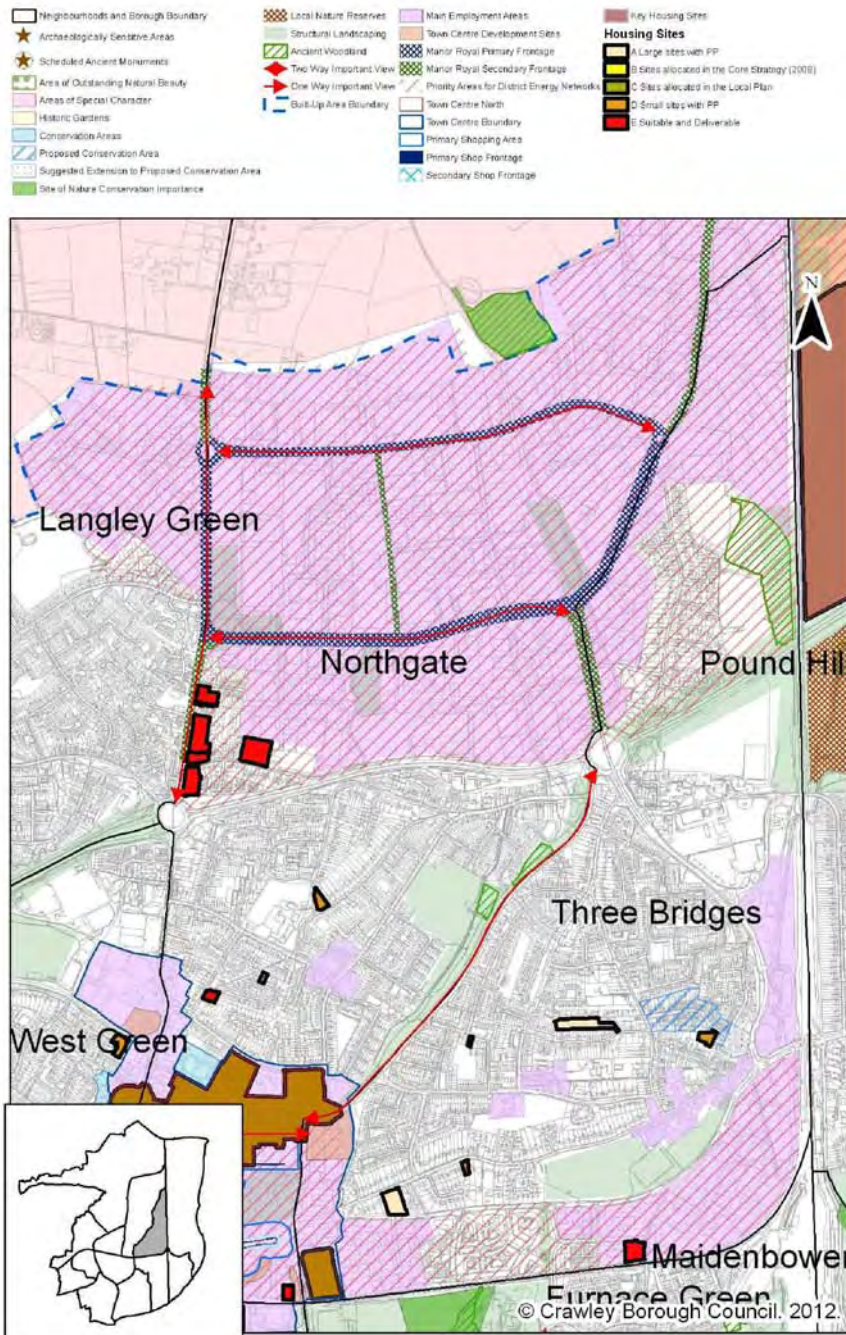
Crawley Town Centre is identified as a defined employment area through the preferred strategy (Policies EC1, EC2 and EC3):

The following sites have been identified as potential Town Centre Development Site:

- College Site: Education in first instance. Office/Housing/Restaurant/Leisure to be considered if education on-site is proven unsuitable or is not required (Policy EC3)
- Telford Place: Housing/Employment/Convenience Retail (Policy EC3)

Three Bridges Neighbourhood Centre is identified as a defined employment area through the preferred strategy (Policy EC9).

Three Bridges



Exhibition Handout III: Ifield Conservation Area Meeting



Crawley 2029

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The following three pages are extracted from the neighbourhood chapter of the document (Part 3).

Ifield

Ifield is located in the west of Crawley. It is one of the most historic areas of the town and is mentioned in the Domesday Book of 1086. With the development of the new town in 1947, the village of Ifield was merged with the small market town of Crawley and the village of Three Bridges to become Crawley new town.

Ifield and Ifield West have a mix of modern and traditional housing. Ifield has a large neighbourhood shopping area; Ifield West benefits from local facilities including a mini-supermarket.

The area has good bus links into the town centre and K2, and a rail station with services to London.

A notable feature is the Mill and surrounding pond. Built in the early 19th Century, the building still has a working waterwheel and is now used to house a local history display. The impressive mill pond is one of Crawley's most important wetland sites.

A key feature is the western edge of the neighbourhood, which is open space with a rural feel, merging with open countryside. It is one of the few parts of the borough for which there are clear visual and physical links with the countryside.

Age Range	Percentage of People	
Under 16	20%	There are 3452 households, housing 8414 people who live in Ifield. Ifield Community College is located within the neighbourhood, and there are 2 primary schools.
16 – 24 years	11%	
25 – 44 years	29%	
45 – 64 years	22%	
65+ years	18%	

What you said

- Felt to be a quiet, safe, and green neighbourhood, with good facilities.
- Traffic and condition of roads were felt to be problematic.
- A lack of facilities and services in Ifield West emerged as a key issue.
- No clear housing target identified, though broad support for small/medium houses.
- Ifield Village Green and Ifield Brook Meadows valued as open space.
- Suggested improvements: Scout hut, better parks, shops/parade improvements, support cultural activities, re-open youth facilities.

Character & Environment

Neighbourhood Principle:

The new town extended the original village of Ifield in the mid 1950s. Parts of the area were reserved for unsubsidized houses. By 1957 Ifield was virtually complete. It attracted professional people and skilled technicians.

Heritage Designations:

Historic links with the countryside and farmland beyond into Horsham. Ifield Moat beyond borough boundary.

Conservation Areas (Policy CH8 Part A)

Ifield Conservation Area

Listed Buildings (Policy CH8 Part B)

Grade I

Friends Meeting House (1676)
St Margaret's Church (13th century)

Grade II*

5 Langley Lane (1475)
Ewhurst Place (16th century)

Grade II

Bridge at Ewhurst Place (1739)
Brook Cottage (1600)
Church Cottage (1840s)
Harrow Cottage (18th century)
Ifield Mill House (16th century)
Ifield Water Mill (19th century)
Michaelmas Cottage (17th century)
Mounting block at Friends Meeting House (18th century)

Table Tomb at St Margaret's Church (late 18th century)
Newstead Lodge (1600)
Plough Inn (1900)
Old Plough Cottage (early 17th century)
Old Rectory (1830)
St Margaret's Cottage (early 19th century)
The Tweed (18th century)
The Vicarage (early 17th century)
Turks Croft (15th century)

Areas of Special Local Character (Policy CH9 Part A)

Rusper Road

Historic Parks and Gardens (Policy CH10 Part A).

Ifield Park

Scheduled Ancient Monument (Policy CH10 Part B)

Ewhurst Place (Moat)

Landscape Character:

Ifield Brook Meadows merging with open countryside and link with Rusper Road playing fields (Policy ENV12).

Crawley Landscape Character Assessment: Edge 2: West of Ifield Rural Fringe (Policy CH12).

Important Views:

An important view crosses Ifield from Tilgate Park towards the countryside beyond the borough boundary (Policies CH11).

Environmental Protection:

Ifield Brook Meadows is an important area of Green Infrastructure, acting as a functional floodplain (Policy ENV4), contains clear biodiversity and nature conservation value as a designated Site of Nature Conservation Importance for its unimproved grassland (Policy ENV12), and providing good informal public open space and access to the wider open countryside beyond the borough boundary (Policies ENV11 and ENV12).

Potential airport noise associated with a second runway could extend into the northern parts of Ifield (Policy ENV9).

Green Infrastructure:

Areas of open amenity space are provided throughout the neighbourhood as part of the original layout (Policies ENV11 and ENV13).

Rail Station Improvements:

Ifield Station Improvements (Policy IN6).

What could be happening in Ifield**Built-up Area Boundary Changes:**

There are no proposed changes to the Built Up Area Boundary (Policy CH12).

Housing Sites:

Potential housing sites currently identified in Ifield provide a total of 188 dwellings towards the capacity figure set out in Policy H1. These are through the development of 5 sites:

Sites with Planning Permission:

- Little Paddocks – 27 dwellings
- Deerswood Lodge Site – 14 dwellings
- Apple Tree Farm, 37 Langley Lane – 1 dwelling

Sites Suitable and Deliverable:

- 2-12 Friston Walk – 21 dwellings

Key Housing Sites:

- Ifield Community College – 125 dwellings (Policy H2)

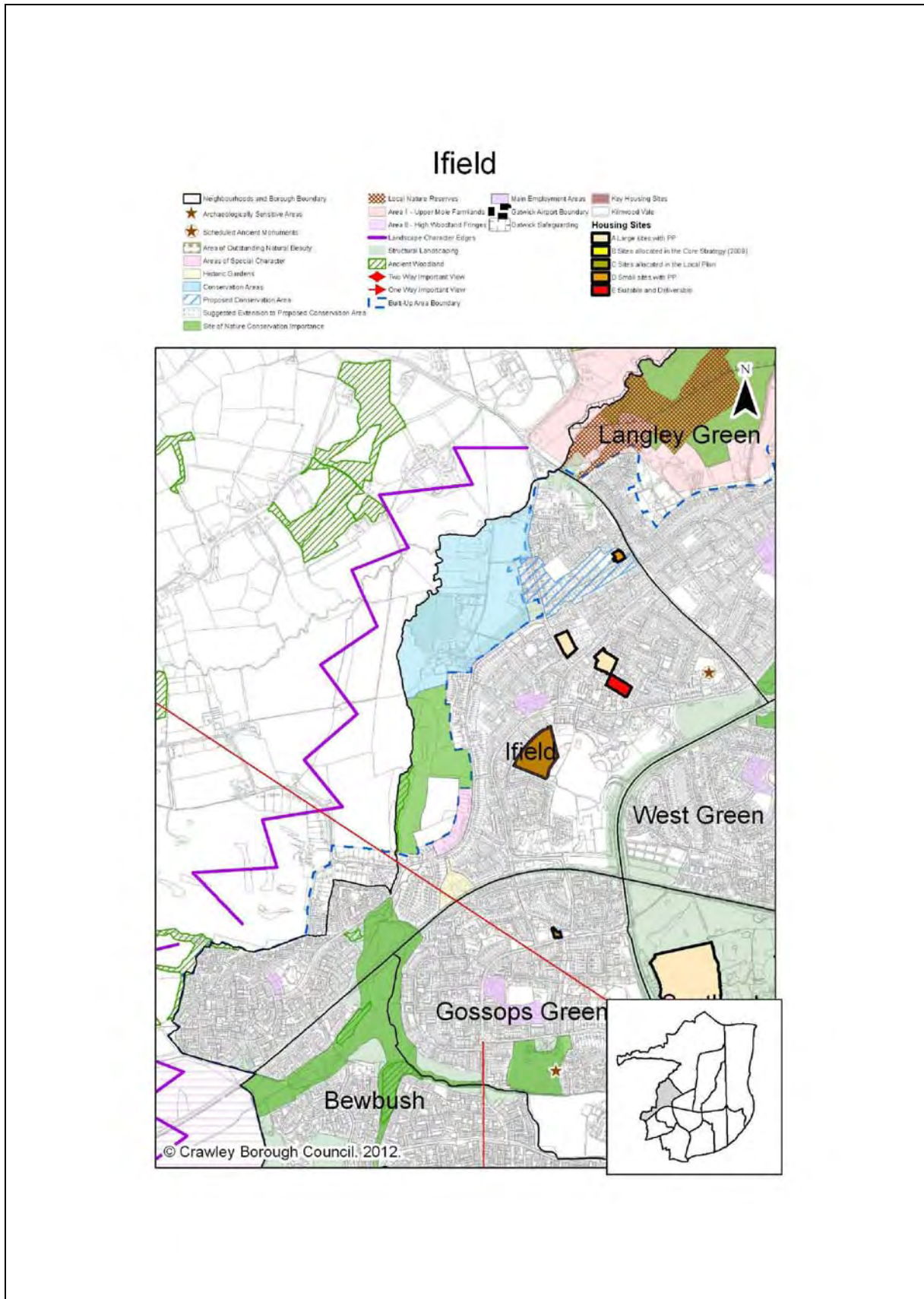
Conservation Areas:

There is a Proposed Extension to the Ifield Conservation Area to include Langley Lane area of special quality (Policy CH8 Part A).

It is proposed to remove the designation of an area of special quality from the northern part of Rusper Road ASEQ (Policy CH9 Part A).

Potential Economic Opportunity Areas:

Ifield Neighbourhood Centre is identified as a defined employment area through the preferred strategy (Policy EC9).



Exhibition Handout IV: Talk Broadfield Meeting

Crawley²⁰²⁹

Is an important document as it will shape the future of the town for the people who live here now, and for those who will live here in the future. The Preferred Strategy Local Plan has been developed using the responses we gathered during the Issues and Options Consultation earlier this year and evidence on a variety of factors that affect our borough.

We will be consulting on the Preferred Strategy Local Plan between **22 October and 3 December**. It will be available online at www.crawley.gov.uk/Crawley2029 and paper copies will be available at the Town Hall, libraries and at a number of events.

You can give your feedback in a number of ways but all responses must be provided in writing. You can do this:

Electronically: - using the online questionnaire at www.crawley.gov.uk/crawley2029
- sending an email to forward.plans@crawley.gov.uk

By post: - sending your completed questionnaire/comments to Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ

We will also be holding a number of public drop-in events where you will be able to discuss any thoughts on the Local Plan with the Forward Planning Team, details of which will be available at www.crawley.gov.uk/crawley2029



Broadfield

Broadfield is located in the south west of Crawley. Due to the size of the neighbourhood, it is divided into two electoral wards - Broadfield North and Broadfield South.

The area was built in several stages starting in the 1970s and is now one of the largest neighbourhoods in Crawley. It is served well by local amenities, including primary schools and a number of large open spaces, including Broadfield Park and Target Hill nature reserve. Crawley's football stadium is on the eastern edge of Broadfield.

Broadfield has good transport links to the surrounding area with the Fastway bus service taking passengers to the town centre, Manor Royal Industrial Estate, Gatwick Airport and Three Bridges.

There are 4,800 households in Broadfield, making it the second largest neighbourhood with over 12600 people living within the neighbourhood.

Age Range	Percentage of People
Under 16	28%
16 – 24 years	14%
25 – 44 years	35%
45 – 64 years	18%
65+ years	5%

The neighbourhood contains a large proportion of children and young people (almost half of the residents are under 25), and an extremely small elderly population (only 5% of residents being over 65 years of age).

What you said

- Felt that affordability of housing and good transport links are positives.
- Concern about appearance and lack of investment, and felt that there is not much sense of community.
- No clear housing delivery target identified. Support for flats and small/medium/large houses.
- Affordable housing: residents generally supportive of maintaining current 40% threshold or increasing.
- Tilgate Park valued as an area of open space.
- Suggested improvements: Cheaper public transport, maintaining the environment, resident car parking.

Character & Environment

Neighbourhood Principle:

Many parts of Broadfield are characterised by densely laid out pedestrianised, residential streets and a network of green spaces and garage courts.

The shopping centre is privately owned, however improvements are being carried out in partnership with the council.

Heritage:

Listed Buildings (Policy CH8 Part B)

Grade II

Broadfield House (1830)

Historic Parks and Gardens (Policy CH10 Part A)

Broadfield Park

Important Views:

Two important views cross the edges of Broadfield from Gossops Green towards the Area of Outstanding Natural Beauty (AONB) and countryside south beyond the built-up area (Policies CH11).

Landscape Character:

Area of Outstanding Natural Beauty (AONB) lies to the south of dual carriageway (Policy CH12).

South of Broadfield, beyond the borough boundary, is characterised in the Landscape Character Assessment as Edge 4: South of Broadfield into Buchan Hill Forest and Fringes (Policy CH12).

Environmental Protection:

Areas of flood risk run through the neighbourhood associated with the watercourses (Policy ENV4).

Green Infrastructure:

Areas of open amenity space are provided throughout the neighbourhood as part of the original layout (Policies ENV11 and ENV13).

Biodiversity:

Ancient woodland (Policy ENV12) extends along the river corridors through the neighbourhood. Broadfield Park is a designated Local Nature Reserve (Policies ENV11, ENV12 and ENV13).

What could be happening in Broadfield**Built-up Area Boundary Changes:**

There are a number of minor amendments to the Built Up Area Boundary proposed through the preferred strategy:

- **Target Hill:** Exclusion of the woodland from the Built-up Area, and Inclusion of the area of housing within the Built-up Area (Policy CH12).
- **South of Broadfield South:** Inclusion of the community centre and playing field within the Built-up Area (Policy CH12).
- **East and West of Brighton Road:** Inclusion of Broadfield Park within the Built-up Area.

Housing Sites:

Potential housing sites currently identified in Broadfield provide a total of 5 dwellings towards the capacity figure set out in Policy H1. These are through the development of 2 sites:

Sites with Planning Permission:

- Site adjacent Lewisham Close – 4 dwellings
- Adjacent 1 Enfield Road – 1 dwelling

There are no sites currently identified in the preferred strategy within Broadfield as a Key Housing Site (Policy H2).

Conservation Areas:

There are no proposed new Conservation Areas within Broadfield.

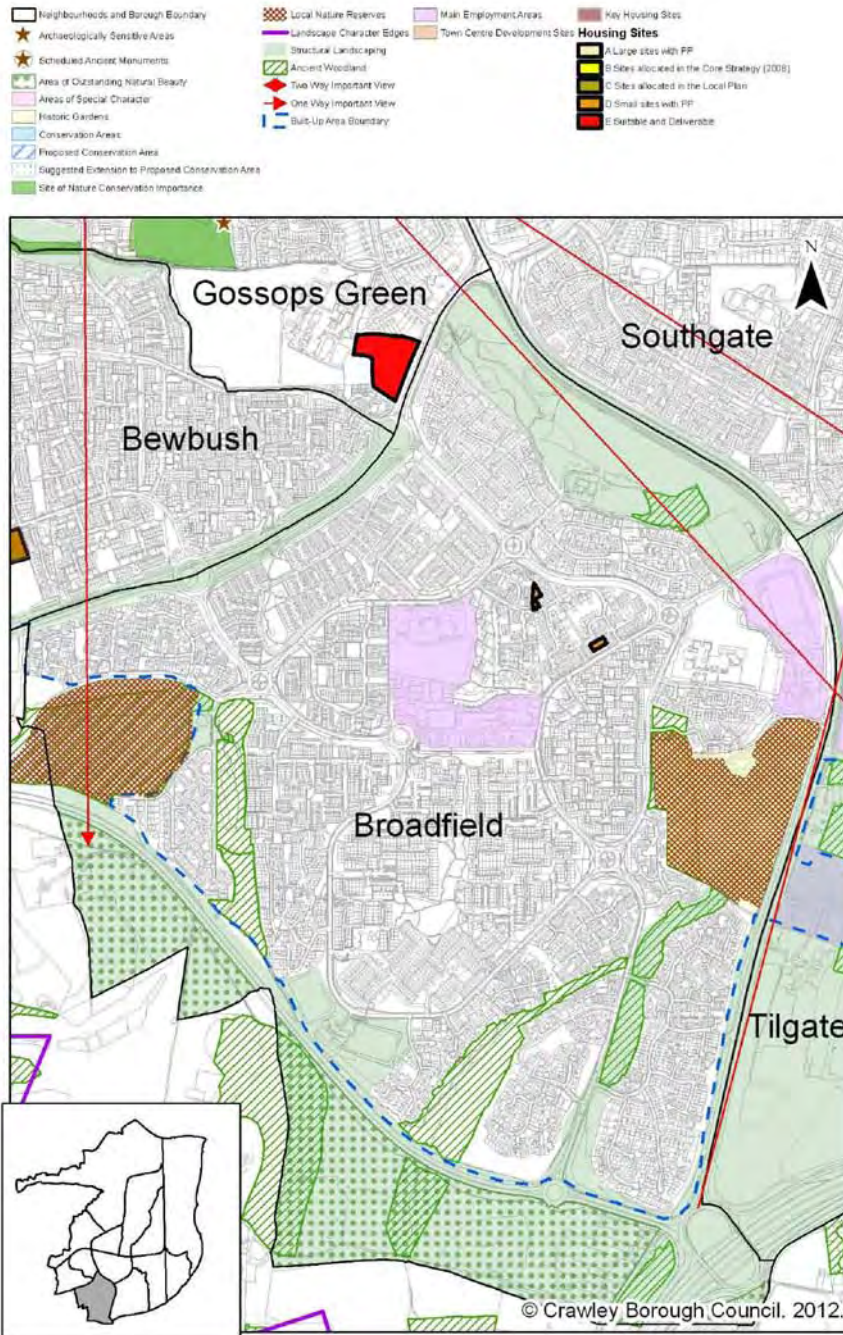
Potential Economic Opportunity Areas:

Broadfield Business Park is identified in the preferred strategy as a defined employment area (Policy EC7).

Crawley Town Football Club forms part of the main employment Area of the K2 Leisure Quarter (Policy EC8).

Broadfield Neighbourhood Centre is identified as a defined employment area through the preferred strategy (Policy EC9).

Broadfield



Crawley Business Debate 2012 Programme Entry

Rejoice in Growth, the Exhibition



Amey

Amey is one of the UK's leading providers of public services. It employs more than 1,000 people and delivers a wide spectrum of services including repairing the road and rail networks, inspecting the nation's railways and maintaining key public buildings such as schools and airports. The company's south east hub office is in Crawley, where 200 members of Amey's consulting team work on various highway, rail and aviation projects.

Amey is committed to supporting the communities it works in, and has developed a programme of corporate social responsibility and community engagement, which actively encourages employees to participate.

Last year Amey launched an initiative encouraging employees to share their expertise and enthusiasm for STEM (science, technology, engineering and mathematics) careers with youngsters, and these enthusiastic professionals now regularly visit schools and colleges in the Crawley area. Amey also sponsored the innovation award at the 2012 South East Big Bang event and is the headline sponsor for the UKRC WISE Awards, which recognises the achievements of women in STEM careers.

Tel: 01 865 71 3100

Email: enquiry@amey.co.uk
Web: www.amey.co.uk



Arora

Arora Hotels is an independent hotel company, owned and founded by Surinder Arora in 1999. It is the UK's leading specialist hotelier to the airline industry and one of the fastest growing private hotel companies in the UK.

The company has made a name for itself through the design, construction and operation of luxury hotels, with exceptional levels of hospitality.

The property arm of the Arora Group – Arora Management Services – is involved in property asset management of a portfolio of landmark office buildings, primarily at key UK airports.

The development division of the Group secured agreements to design and construct five new budget hotels at Heathrow, Gatwick, Stansted and Aberdeen airports, the first of which opened in February 2012.

Tel: 01 293 530000

Email: gatwick@arorahotels.com
Web: www.arorahotels.com



Central Sussex College

Central Sussex College supports employers within Crawley and the Gatwick Diamond by helping them to identify the training needs of their business and to develop their workforce through flexible training and development programmes, apprenticeships and tailored solutions.

It works with more than 2,000 employers each year and holds the Training Quality Standard in recognition of its excellence in design and delivery of training solutions which have a positive impact on business success.

Central Sussex College is also proud to be formally launching, in partnership with the Universities of Brighton and Chichester, the 'University Centre at Central Sussex College' at the end of 2012.

Tel: 0845 155 0043

Email: employers@centralsussex.ac.uk
Web: www.centralsussex.ac.uk/employers



Crawley STEMfest

Crawley STEMfest presents an opportunity for companies to showcase their latest innovations and developments in science, technology, engineering and mathematics (STEM), and enables young people to interact with local businesses and discover more about potential career paths. It aims to inspire young people to engage with STEM, through a series of activities, demonstrations, workshops and shows, and will also give teachers the chance to forge links with local companies.

Crawley STEMfest is organised by STEM Sussex, the outreach department of the University of Brighton, in partnership with Crawley Borough Council and Central Sussex College.

Tel: 01 273 644178

Email: crawleystemfest@brighton.ac.uk
Web: www.crawleySTEMfest.co.uk



Crawley 2029

Crawley Borough Council is currently developing a new Local Plan, called *Crawley 2029*, that will guide development within the borough until 2029. As a result of previous consultation and a robust evidence base we have developed a preferred strategy which we believe will protect and enhance our diverse and dynamic economy. By working with stakeholders at this stage we hope to enhance the developed policies further so that they truly reflect the needs of today while creating a sustainable future for our borough.

The new Local Plan will respect the council's pledges of the Economic Plan 2011-2016 and look to manage development to achieve these objectives. We are looking for people/companies to let us know what they think of our preferred strategy so come and have a chat to one of the team.

Tel: 01 293 438624

Email: forwardplans@crawley.gov.uk
Web: www.crawley.gov.uk/crawley2029



forgottenmobile


forgottenmobile is a mobile phone recycling company offering a unique service working with charities, schools, churches and corporate organisations. We pride ourselves on working extremely closely with our partner organisations and take a very creative and proactive approach when looking to generate additional funding and revenue.

Tel: 01 293 538593

Email: info@forgottenmobile.com
Web: www.forgottenmobile.com

Crawley2029 Consultation Poster

The following A3 poster was up on public notice boards in neighbourhood centres and at the Town Hall



The poster features a light-colored central text box on a background of a field with tall grasses under a cloudy sky. The text is arranged in a clear, hierarchical manner, starting with a large title, followed by a sub-headline, two paragraphs of text, a list of event dates, and a paragraph about an exhibition. At the bottom, there is a QR code and the council's logo.

Crawley²⁰²⁹

Help plan the future of your town

Crawley Borough Council is working on a new Local Plan, called Crawley 2029, that will help guide development in the borough over the 15 years from 2014-2029.

We will be consulting on the Preferred Strategy Local Plan between 22 October and 3 December and will be holding drop-in events where you can discuss any thoughts with the Forward Planning Team.


The events will be held on:

- 27 October from 10am-4pm at K2 Crawley
- 17 November from 10am-4pm at County Mall
- 19 November from 8.30am-5pm at the Town Hall
- 23 November from 8.30am-5pm at the Town Hall

There will also be an unmanned public exhibition in the Town Hall between 19 November and 3 December that will be open from 9am-5.30pm on weekdays.

You can also have your say online by scanning the QR code below with your smartphone or visiting www.crawley.gov.uk/crawley2029

www.crawley.gov.uk/crawley2029



Permanent Town Hall Exhibition Notice

Crawley2029 is the new Local Plan that will guide the development of the borough until 2029.

Is an important document as it will shape the future of the town for the people who live here now, and for those who will live here in the future. The Preferred Strategy Local Plan has been developed using the responses we gathered during the Issues and Options Consultation earlier this year and evidence on a variety of factors that affect our borough.



The following materials are available to you:

...to view (at reception →):

- a copy of the Preferred Strategy Local Plan

Please note: this is not to be removed from the building

...to take away (on the stand ↘):

- a paper questionnaire
- a copy of your neighbourhood map showing how the plan could affect your environment.

If you would like to speak to a member of staff about Crawley2029 please ask at reception, unfortunately we can only guarantee a member of staff will be available to discuss the proposals on Monday 19 November and Friday 23 November.

We want to know whether you think we've got it right. Consultation is currently running until **3 December 2012**. All responses must be provided in writing. You can do this:

Electronically: - using the online questionnaire at www.crawley.gov.uk/crawley2029
- sending an email to forward.plans@crawley.gov.uk

By post: - sending your completed questionnaire/comments back to us using the provided pre-paid envelope.

Permanent Town Hall, & Travelling Exhibition Materials




A vision

Crawley 2029

Crawley will be a modern, vibrant town that stands proud of its achievements and uses its strengths to reach its potential. Its strong and diverse communities, neighbourhood structure, sustainable economic growth and excellent connections within and beyond the region will make it a place that people enjoy and want to live, work and visit.

www.crawley.gov.uk/crawley2029



The poster features a background of green grass. A large green banner at the top contains the text 'A vision' and 'Crawley 2029'. A white text box in the center contains the vision statement. The bottom left corner has a green curved shape with the website URL. The bottom right corner features the Crawley logo, which consists of a stylized flower icon above the word 'Crawley' and 'A Vision for the Future' below it.

Crawley A place to live 2029

As a progressive town, Crawley will strive to be distinctive from other towns in West Sussex. It will be the premier town between London and the south coast providing jobs, learning and development opportunities and a leisure and cultural offer that draws visitors from across the south east. As a town within a countryside setting that is very much valued by local people it will be safe and well cared for. The rich heritage which has shaped what the town is today will be respected, protected and enhanced. All people who live here will be proud, confident and self-reliant, working together and with others for the good of the town.

Crawley 2029 Living in Crawley

By 2029, about 3,550 new homes will have been built to support the needs of the growing population. A mix of new homes will be designed for residents in all stages of life. These will be built in locations which respect the town's unique development and design principles and preserve the most valued of the town's environmental features.

Local communities will be directly involved in planning how the town grows and develops in order to achieve the best outcome for all concerned – particularly where difficult choices have to be made.

Neighbourhoods will continue to feature in the development of the town, recognising the important role they play in helping shape and develop communities.

www.crawley.gov.uk/crawley2029



Crawley Growing Crawley 2029

Enabling the people

Crawley will continue to improve the quality of life for its residents throughout every stage in their life. Excellent early years' provision will support children's development, which will be further assisted by the provision of good primary, secondary, further and higher education. Education, for both young and old, should unlock potential, giving people a real choice about what they do in their working life. People will be encouraged to stay physically and mentally fit and active, high standards of health care will be delivered locally and people will be able to age with confidence as they grow older.

Growing the town

By 2029 significant progress will have been made towards Crawley becoming a carbon neutral town. A strong road network will be complemented by a good public transport system, giving people choice about how they travel. Allowances for parking spaces will be fully considered in any new development. As a modern town, the technological and communication infrastructure will be in place to ensure residents and businesses have the support needed to develop and grow. Conserving natural resources to support future growth will be vital to the longevity of the town.

Crawley Working in Crawley

Crawley will continue to be an economic leader meeting the needs of significant employers who are important to the overall prosperity of the region. A business environment that supports and encourages new and established businesses to grow and flourish will be developed.

Redeveloping and revitalising the town centre and further regeneration of the Manor Royal Business District will make Crawley the place to do business in the south east. Gatwick Airport will continue to support the economic growth of the town.

Additional jobs will have been created for people living in and around the Crawley area across a diverse range of sectors. Access to jobs will be supported by learning and development opportunities giving people a real choice about the work they can and want to do.

www.crawley.gov.uk/crawley2029



Crawley | e|y/29

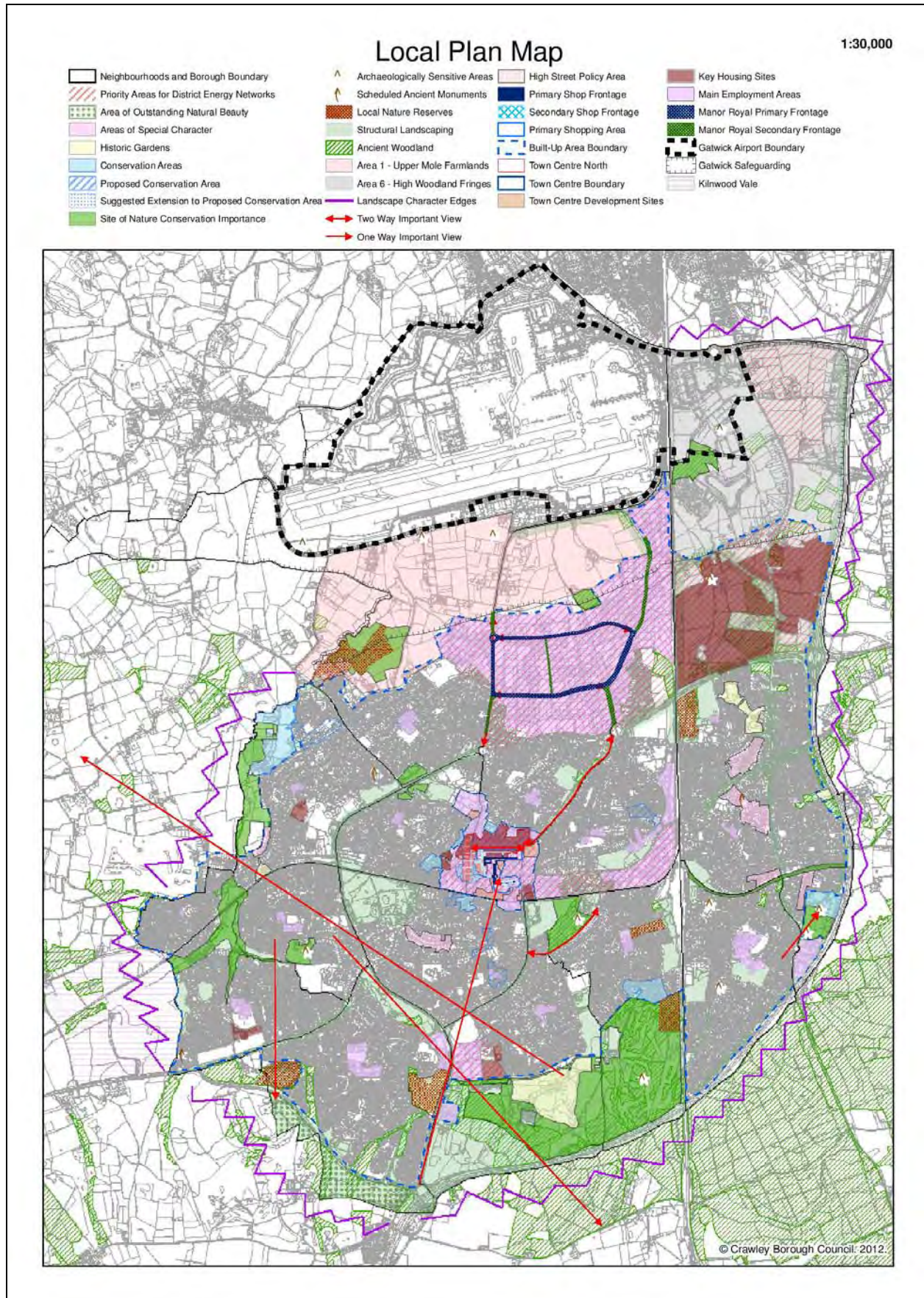
Experiencing Crawley

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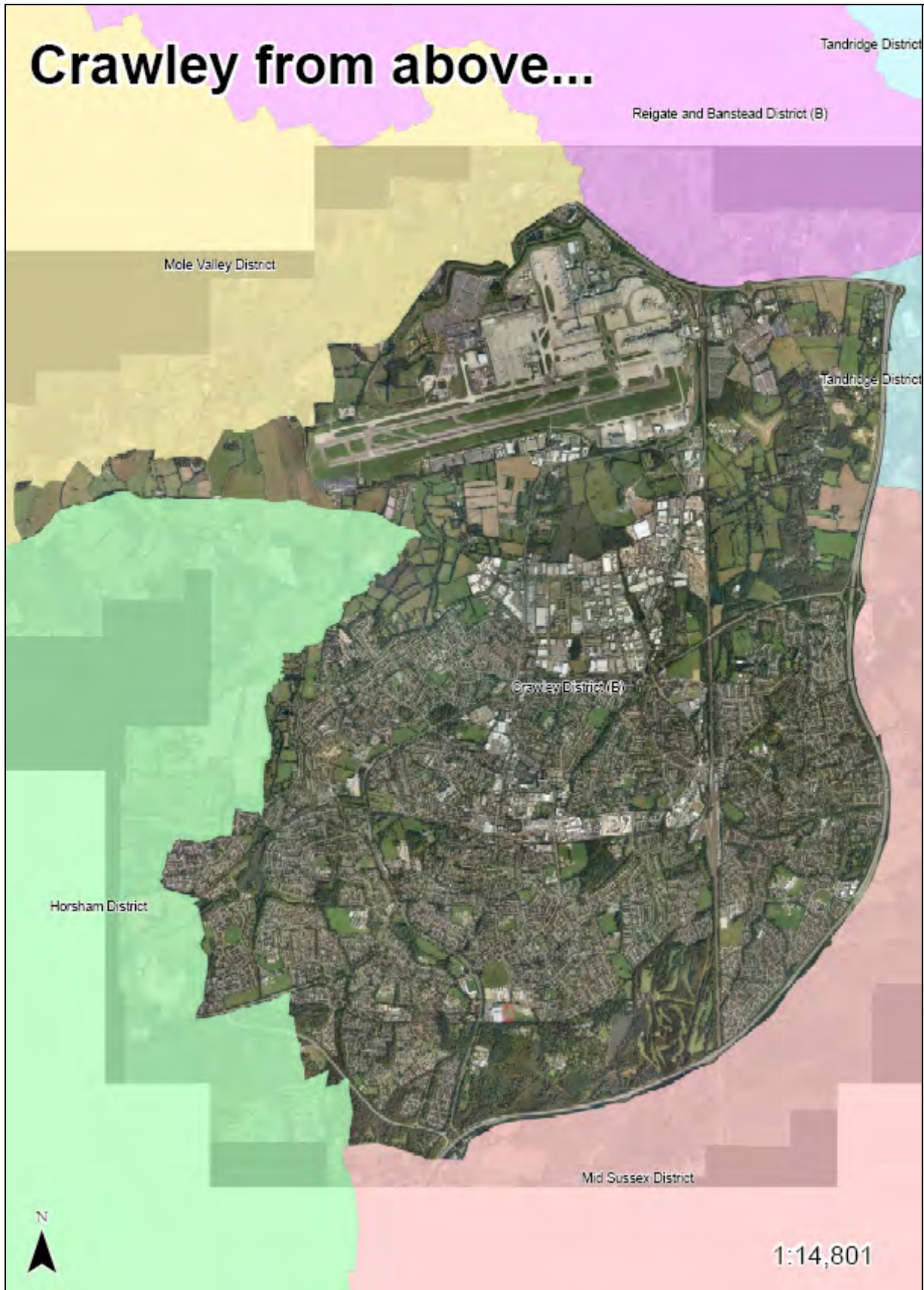
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Additional jobs will have been created for people living in and around the Crawley area across a diverse range of sectors. Access to jobs will be supported by learning and development opportunities giving people a real choice about the work they can and want to do.

The following map was printed to scale on A1 paper...



The following map was printed to scale on A1 paper...



crawley.gov.uk Homepage Features

The following was placed on the Crawley Borough Council homepage during the consultation period in the section outlined in red hatching below:

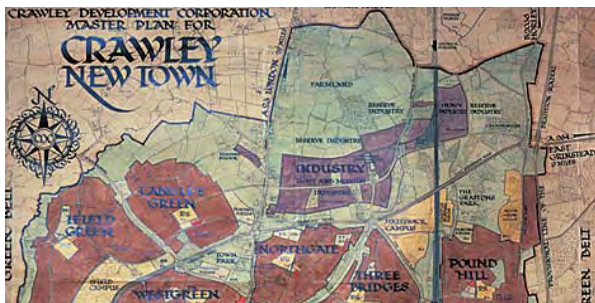


22 Oct: **Planning affects us all - our homes, places of work, roads we travel on, spaces we relax in. Make sure you [have your say](#) on planning the future of Crawley.**

12 Nov: **Do we need more housing in the town centre? Should we protect open spaces? What about affordable housing? [Tell us your views](#) as we plan for [Crawley 2029](#)**

26 Nov: **How important is infrastructure like transport, education, health when planning for the future of Crawley? [Tell us your views](#) as we plan for [Crawley 2029](#)**

Images used:



crawley.gov.uk/crawley2029 Text

INT226011

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

Crawley 2029, our new Local Plan, is an important document which sets the way forward for planning the future of our town for the next 15 years. Once completed and adopted, the document will provide the basis for future planning decisions in Crawley.

INT201180

Keep up with the new Local Plan: [register for email updates on Crawley2029](#)

Progress so far...

Stage	Date
Issues and Options consultation	19 Jan – 1 Mar 2012 COMPLETED
Preferred Strategy consultation	Oct/Nov 2012 NOW
Submission consultation	Jun/Jul 2013
Submission	September 2013
Examination in Public	Jan/Feb 2014
Adoption	September 2014

This stage – the Preferred Strategy – follows feedback from residents, businesses and other stakeholders earlier this year. The document details the council's approach to the development of Crawley and is split into;

- Character
- Economic growth
- Housing
- Environment
- Infrastructure
- Gatwick Airport

We will now be asking everyone whether they think we've got it right. The consultation period will run from 22 October to 5pm on 3 December and there are a number of ways that you can get involved.

- [View the Local Plan](#)
- [View the background documents](#) (coming soon)

How to give us your views

- [Tell us what you think](#) about the Preferred Local Plan without [online form](#)

- Complete a questionnaire by picking up a copy from one of the libraries or the Town Hall. There will also be an exhibition in the Town Hall during the consultation period.
- Come along to one of our events. We'll be holding drop-in sessions to discuss the Local Plan at:

Venue	Date	Time
K2 Crawley	27 October	10am – 4pm
County Mall	17 November	10am – 4pm
Town Hall	19 November 8	8.30am – 5pm
Town Hall	23 November	8.30am – 5pm

Responses to the Local Plan must be provided in writing. This can be in electronic format (using the [online form](#) or via email to forward.plans@crawley.gov.uk) or by post to: Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, RH10 1UZ.

The responses we get from this consultation will let us know whether we've got it right and will help us edit it as we progress towards a "Submission Draft".

Conservation Areas

Alongside this Local Plan consultation we will also be consulting on 5 proposed [new Conservation Areas](#) located in Three Bridges, Ifield, and Southgate.

Contact Us

For more information on the Local Plan, please contact Elizabeth Brigden, the Planning Policy Manager on 01293 438624 or use the details on the right.

Presentation to Southgate Neighbourhood Forum



Local Plan 2014-2029

Preferred Strategy Consultation Draft

6 November 2012

Elizabeth Bridgen – Planning Policy Manager
Andrew Metcalfe – Planning Officer

www.crawley.gov.uk/crawley2029

Crawley 2029

What we will be talking about...

- 1. The Local Plan**
 - What is it?
 - Why have one?
 - When will we start using it?
- 2. Crawley2029: A Vision**
- 3. What does the plan say?**
 - Character
 - Economic Growth
 - Housing
 - Environment
 - Infrastructure
 - Gatwick Airport
- 4. A look at Southgate...**
 - Housing
 - Conservation Areas
 - Employment Areas
- 5. A brief round up!**



www.crawley.gov.uk/crawley2029

The Local Plan

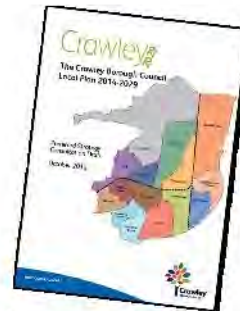
- **What is it?**
 - A document that will guide development of the borough until 2029.
 - Will replace the Local Development Framework.
- **Why have one?**
 - The National Planning Policy Framework required the Local Planning Authority to prepare a Local Plan.
 - The Council has a legal duty to control development so that land and buildings are used sensibly, for the benefit of the community and the environment. Some of the benefits of properly controlled development are:
 - Ensuring that new houses are connected to roads and sewers, and have shops and schools nearby.
 - Keeping noisy or dirty industry away from residential areas.
 - Ensuring that new buildings are well laid out and at home with their surroundings.
 - Conserving countryside and good farmland.
 - Ensuring that the road system can handle new developments.



www.crawley.gov.uk/crawley2029

The Local Plan

- **When will we start using it?**
 - Currently scheduled for adoption in December 2014 or January 2015.



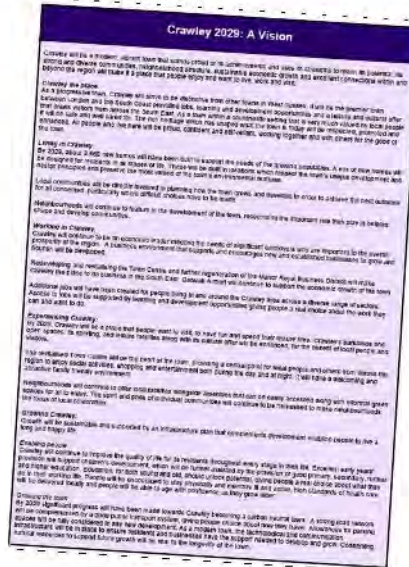
STAGE	WHEN	PROGRESS
Issues and Options consultation	19 Jan – 1 Mar 2012	✓
Preferred Strategy consultation	22nd Oct - 3rd Dec 2012	🕒
Site Allocation consultation	Spring 2013	
Submission consultation	November / December 2013	
Submission	January 2014	
Examination in Public	May / June 2014	
Adoption	December 2014 / January 2015	

www.crawley.gov.uk/crawley2029

Crawley2029: A Vision

“Crawley will be a modern, vibrant town that stands proud of its achievements and uses its strengths to reach its potential. Its strong and diverse communities, neighbourhood structure, sustainable economic growth and excellent connections within and beyond the region will make it a place that people enjoy and want to live, work and visit.”

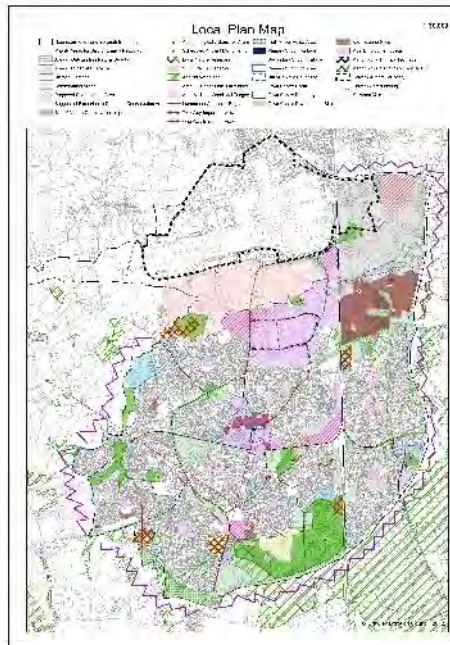
www.crawley.gov.uk/crawley2029



What does the plan say?

- **Part 1: Crawley 2029**
 - includes the Vision, Development Strategy, Local Plan Objectives and Strategic Policies.
- **Part 2: A Local Plan 2014 – 2029**
 - topic chapters Character; Economic Growth; Housing; Environment; Infrastructure; and Gatwick Airport. Each chapter includes context, planning policies and justification relating to that topic.
- **Part 3: Crawley's Neighbourhoods**
 - the spatial representation of the preferred strategy draft policies, set out in Part 2, on a neighbourhood basis.

www.crawley.gov.uk/crawley2029



What does the plan say?

The document forms the council's preferred strategy of the Local Plan to cover the period 2014 until 2029. It sets out a number of policies for Crawley to:

- **maintain it's distinctive character...**
 - Maintaining the New Town **Neighbourhood Principle**, by setting **Design** objectives, requirements and standards, policies for new designations of **Structural Landscaping**, protecting and enhancing the **National & Local Heritage** assets through supporting designations with planning policies, identifying long distance **Important Views** across the town, and identifying considerations for appropriate development **Outside the Built-Up Area**.
- **continue to be an economic leader...**
 - Economic growth through focusing on the existing **Employment Areas**. Policies covering **Town Centre first** approach and **out-of-centre retail** development, **Manor Royal Masterplan**, **Business Corridors & Parks**, **Leisure** proposals, **Neighbourhood Centres**, and **Farm Diversification**.



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What does the plan say?

- **provide housing to support the needs of the population...**
 - Supports the development of around **3,550 new dwellings**; 2,700 of these on **Key Housing Sites**. Sets policies to ensure these dwellings meet the needs of the town including: **Housing Mix**, **Affordable & low cost housing** (4 options), **Gypsy, Traveller & Travelling Showpeople Sites** (to be determined), and **Shared Housing**.
- **offer an environment that people will want to visit, have fun, and spend their leisure time in...**
 - To be delivered through the policies in the Character, Economic Growth, Environment and Infrastructure chapters. In particular, policies on **Pollution Management**, **Noise Sensitive Development** and **Air Quality** will protect the environment and residents from pollution; and the **Green Infrastructure**, **Biodiversity**, and **Open Space, Sport & Recreation** policies will ensure Crawley's distinctive character of a planned new town set within amenity space will be protected and enhanced.



www.crawley.gov.uk/council/0000

What does the plan say?

- **support Crawley to become a carbon neutral town in a changing climate...**
 - Policies to support **climate change mitigation** including: **Low Carbon Development**, **Renewable Energy**, and **District Energy Networks**; whilst ensuring Crawley is positioned for **climate change adaptation** in particular through policies on **Flood Risk**, **Heatwave Risk**, **Water Efficiency**, and **Fuel Poverty**.
- **ensure facilities and services meet the needs of the borough...**
 - Policies to ensure adequate **Infrastructure Provision** accompanies new developments including **Sustainable Transport**, **Telecommunications**, and other infrastructure services (including social infrastructure). Also includes policies to set local **Parking Standards** and Crawley specific considerations for **Crossovers**.
- **ensure a vibrant economy by supporting Gatwick Airport...**
 - As a **Single Runway Two Terminal Airport** whilst **Safeguarding Land** for any future decisions (a legal requirement). Policies in this chapter also relate to **Airport Parking** and **Employment Uses at Gatwick**.

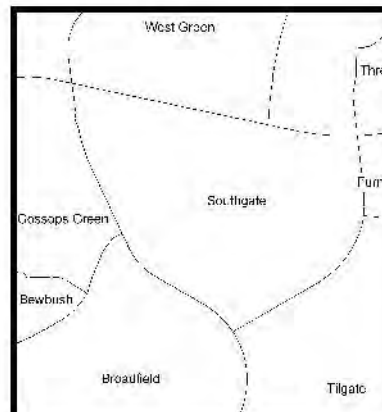


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A look at Southgate



- **What you told us...**
- **Key Housing Sites**
 - Southgate to provide 199 dwellings
- **Conservation Areas**
 - Two new areas, and one extension
- **Employment Areas**
 - Southgate Neighbourhood Parade
 - Area to the NE of Southgate



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Southgate – What you told us...

- Key benefits were felt to be Southgate's good location, good mix of housing, and range of local facilities.
- Litter was felt to be a key problem for many respondents, particularly at the parade.
- It was felt that sense of community is lacking, but that this could be addressed through a local forum.
- Southgate residents also broadly supported the highest housing delivery target (550+)
- Strong support for ensuring there is sufficient affordable housing.
- Support for small/medium/larger housing. Some support for flats.
- Goffs Park, Malthouse Road allotments valued as areas of open space.
- Suggested improvements: tidy up run-down parts of town, invest in Goffs Park, hospital, improvements to Southgate Parade.



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Southgate – Key Housing Sites

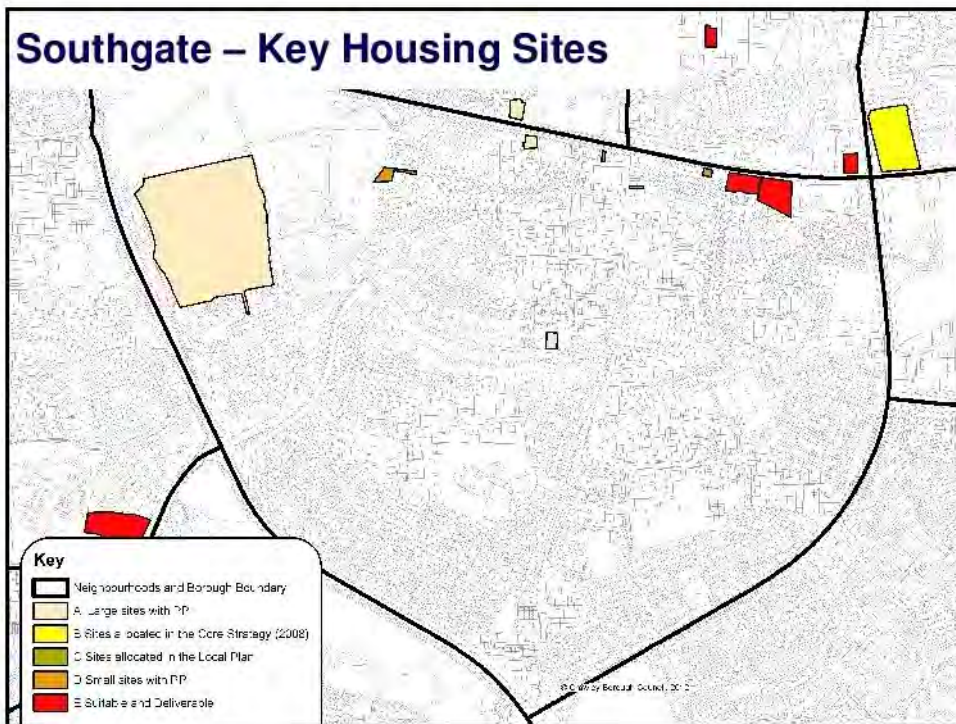
- **Sites with Planning Permission (82 dwellings):**
 - St Wilfrids – 69 dwellings
 - 8 Goffs Park Road – 6 dwellings
 - 1 – 3 Denne Road – 8 dwellings
 - Land adjacent 4 – 6 Springfield Road – 2 dwellings
 - 42A East Park – 4 dwellings
 - 22 Brighton Road – 2 dwellings
 - Rear of 53 Horsham Road – 1 dwelling
- **Sites Suitable and Deliverable (117 dwellings):**
 - Zurich House, East Park – 59 dwellings (permitted subject to finalisation of s106 Agreement)
 - Longley Building, East Park – 48 dwellings.

Policy H1: Housing Provision

The Local Plan makes provision for the development of 3,543 net dwellings in the borough in the period 2014 – 2029. This comprises:

- 245 net units from unbuilt planning permissions (at 30 June 2012)
- 2,709 net units from key housing sites (75+ dwellings) (Policy H2)
- 509 net units from SI ILAA sites considered to be suitable and deliverable (6 units).

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Southgate – Conservation Areas

Planning (Listed Buildings and Conservation Areas) Act 1990

EVERY LOCAL PLANNING AUTHORITY:

- a) Shall from time to time determine which parts of their area are areas of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance, and
- b) Shall designate those areas as Conservation Areas.

- **Two New Conservation Areas**
 - Malthouse Road
 - Southgate Neighbourhood Centre
- **An extension to Brighton Road Conservation Area**
 - West Street & Springfield Road

Policy CH8: National Heritage Designations

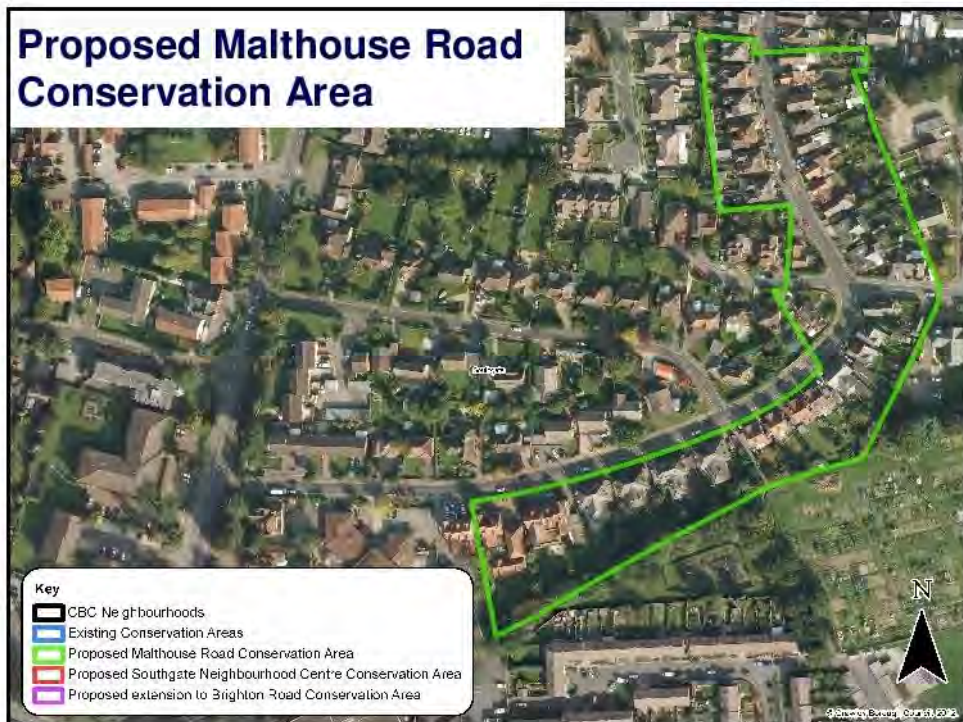
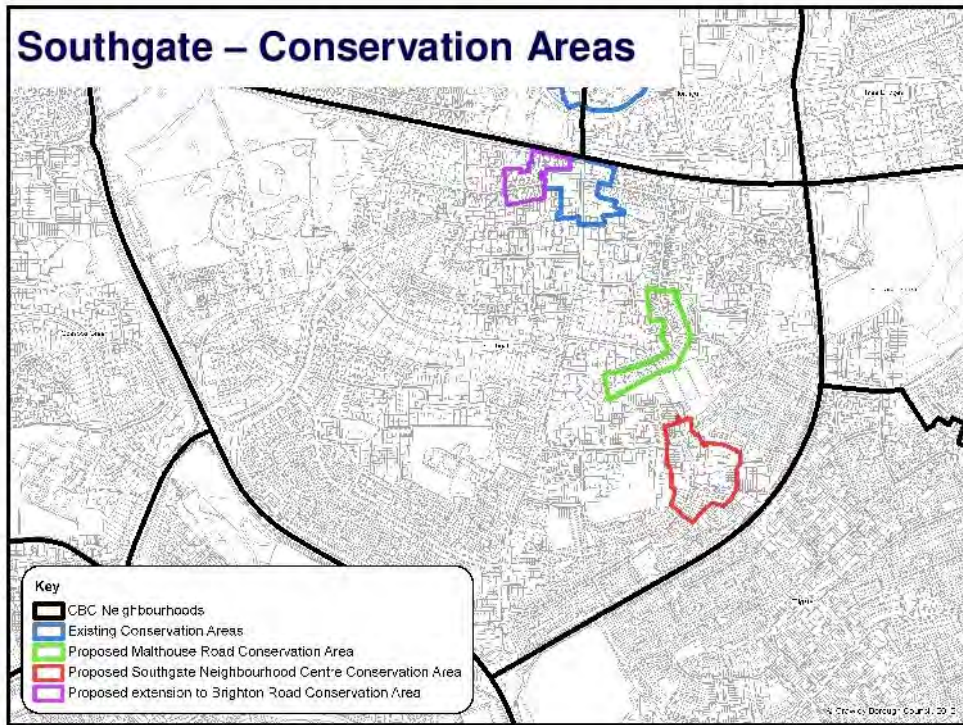
CH8 Part A: Conservation Areas

In Conservation Areas development will not be permitted if it will, in visually or cumulatively, result in adverse changes to the character and appearance of the area or lead to the loss of significant features.

Development proposed within Conservation Areas will need to demonstrate consideration has been given to all of the following criteria. Development should:

- i) respect the protected area and recognise the identifiable, distinctive and cohesive character of the area;
- ii) respect any historic landscape features which affect the character of the area, such as banks created by driver's roads;
- iii) maintain the area's landscape value with regards to mature trees, hedges and public green spaces such as grass verges;
- iv) respect and enhance the character of lower density developments with spacious landscaped settings. This includes where the landscape dominates the buildings, the significant gaps between the buildings, the set back from the street, as well as any large gardens, mature trees, hedges and green verges; and
- v) retain the area's ordered and quality.

The Council will also assess the merit of designating new Conservation Areas in consultation with local residents and will define the characteristics that warrant this level of protection.





Conservation Area Public Drop-in Session/Meeting

WHEN: 20th November 2012 (2-3.30pm & 6.30-8pm)

WHERE: St Mary's Church, Wakehurst Drive, RH10 6DL

All are welcome...

We will be discussing:

- The proposed boundaries.
- The creation of a new Conservation Area Advisory Committee.
- Why the areas are so special.
- & lots more...



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Southgate – Employment Areas 1



Southgate Neighbourhood Parade is identified as a defined employment area through the preferred strategy.

Policy EC9: Neighbourhood Centres

In neighbourhood parades, proposals for ground floor change of use from Class A1 (Retail) to other uses will only be permitted where:

- i) The proposed use falls within Use Classes A2, A3, or A5, or forms another use that would support a local shopping trip; and
- ii) The proposed use would not adversely affect the ability of the parade to cater for the day-to-day needs of local residents; and
- iii) The proposed use would not result in an adverse impact upon the amenity and environment of the locality.

Proposals for the change of use of existing non-retail ground floor units to other uses that would support a local shopping trip will be considered on a case-by-case basis, having regard to parts i, and ii, of this policy.

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Southgate – Employment Areas 2



The Arora Hotel is identified as a defined employment area through the preferred strategy, this area is connected to the Town Centre.

Within defined Town Centre Boundary, edge of centre site that's accessible from the town centre.

Policy EC1: Economic Growth

Development proposals that create new economic activity and associated regeneration of the built environment will be proactively supported where they accord with the specific roles allocated to the town centre and employment areas of the Borough, these being:

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A brief round up!

- **The plan will guide development for 15 years until 2029.**
- **In Southgate the main policy implications are:**
 - two new Conservation areas.
 - extension to the Brighton Road Conservation Area
 - 117 more houses than currently permitted
 - two designated "Main Employment Sites"
- **We will be looking to people to join a new CAAC.**
- **This consultation period runs 22nd October – 3rd December 2012**

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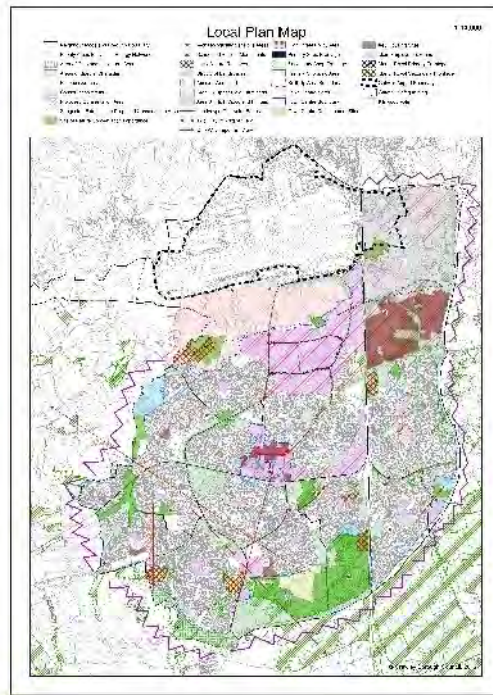


Any questions?

To respond to the current consultation, responses must be provided in writing. This can be done via:

- the paper questionnaire
- the online questionnaire: www.crawley.gov.uk/crawley2029
- email to: forward.plans@crawley.gov.uk
- post to: *Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, RH10 1UZ.*

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Presentation to Crawley Young Persons Council

Alongside the presentation below. Materials used included an A0 Proposals Map (p65), A0 Aerial Photo Map (p66), Questionnaire (p17), & Neighbourhood Map Handouts (p25-38).



The slide features a green and white background with a blue wave at the bottom. In the top right corner is the Crawley Borough Council logo, which consists of a colorful flower-like emblem above the text 'Crawley Borough Council'. The main title 'Local Plan 2014-2029' is in large, bold, dark blue font. Below it, the date 'CYPC: 8 November 2012' is in a smaller, bold, dark blue font. Further down, the names 'Elizabeth – Planning Policy Manager' and 'Anthony – Planning Officer' are listed in a smaller, dark blue font. At the bottom right, the text 'Crawley 2029' is written in a large, light green, sans-serif font. In the bottom left corner, the website address 'www.crawley.gov.uk/crawley2029' is printed in a small, dark blue font.

Local Plan 2014-2029

CYPC: 8 November 2012

Elizabeth – Planning Policy Manager
Anthony – Planning Officer

Crawley 2029

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The slide has a white background with a green wave at the bottom. The title 'What we will be talking about...' is in a bold, dark blue font. Below the title is a numbered list of four items: '1. The Local Plan', '2. Crawley through the years...', '3. What do you think?', and '4. What happens next?'. In the bottom right corner is the Crawley Borough Council logo, identical to the one on the previous slide. In the bottom left corner, the website address 'www.crawley.gov.uk/crawley2029' is printed in a small, dark blue font.

What we will be talking about...

- 1. The Local Plan**
- 2. Crawley through the years...**
- 3. What do you think?**
- 4. What happens next?**

Crawley 2029

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The Local Plan

- **What is it?**

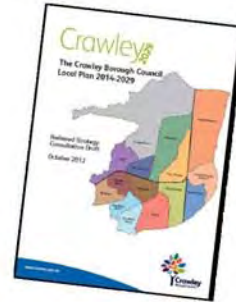
- A new document that will help guide development in the borough until 2029.

- **Why have one?**

- The Government requires us to produce a plan for the town.

- **What will the local plan do? Well, it will help us to;**

- Make sure that there are enough homes for the people who live in the town.
- Make sure there are enough places for people to learn and work, relax, play and shop.
- Keep noisy or dirty industry away from the places where people live.
- Help ensure that new buildings fit in with the surrounding area.
- Look after the countryside.
- Help deal with climate change and ensure people aren't affected by flooding, pollution, or noise.

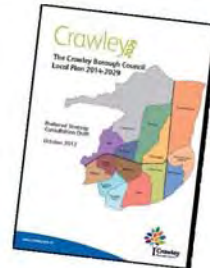


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The Local Plan

- **When will we start using it?**

- It's a long process to write the local plan – it normally takes around 3 years.
- That means there are plenty of opportunities to ask people what they think
- It will be finished by January 2015.



STAGE	WHEN	PROGRESS
Issues and Options consultation	19 Jan – 1 Mar 2012	✓
Preferred Strategy consultation	22nd Oct - 3rd Dec 2012	🕒
Site Allocation consultation	Spring 2013	
Submission consultation	November / December 2013	
Submission	January 2014	
Examination in Public	May / June 2014	
Adoption	December 2014 / January 2015	

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What do you think?

- **Crawley has changed a lot over the years as the town has grown.**
- **The town is continuing to grow, and we need to make sure that the local plan helps to deliver the things that people will need in Crawley in the future.**
- **What do you think Crawley should be like in 2029?**

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Economic Growth

Did you know...

- **Many of the people who live in Crawley also work in the town (70%). 30% of residents work somewhere else.**
- **More than 31,000 people travel into Crawley every day for work.**
- **On average, people who travel to Crawley to work earn more than local people do.**

People living in Crawley have told us...

- **The town centre needs better shops.**
- **Gatwick Airport is important as it provide many jobs.**
- **There should be more opportunities for young people.**



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What do you think?

- Do you think Crawley is a good place to learn and work?
- What kind of jobs would you like to see in Crawley?
- What do you think would make the town centre a better place to visit?
- Should the airport have a second runway?



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Housing

Did you know...

- Over the next 20 years, Crawley's population is expected to grow by 20%
- This means that by 2029 Crawley will need 8,100 new homes to be built
- There is only space for 3,500 new homes.

People living in Crawley have told us...

- Not to build on open spaces, even though we need houses
- Put flats in the town centre
- Most people would prefer medium sized family homes.



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What do you think?

- Will you want to live in Crawley in the future?
- What type of home would you like?
- Would you prefer to live in:
 - Your neighbourhood
 - A different neighbourhood
 - The town centre
 - A new neighbourhood
 - The countryside



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Environment

Did you know...

- **Crawley has more than 800 open green spaces including:**
 - 74 children's play areas
 - 39 parks and gardens
 - 23 allotments
- **Some of our parks are home to rare plants & animals including:**
 - Kingfishers
 - Grass snakes
 - Dormice

People living in Crawley have told us...

- All types of green space are important
- But some need to be made safer and cleaner



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What do you think?

- What open spaces do you use, and what do you like about them?
- Are there any open spaces that you don't use? What makes you not like them?
- What do you think can be done to make Crawley a more environmentally friendly town?



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What happens next?

- The plan will guide development for 15 years until 2029 – where will you be in 15 years?
- This consultation period runs 22nd October – 3rd December 2012
- To tell us more about what you think, please:
 - Fill in a paper questionnaire
 - Visit www.crawley.gov.uk/crawley2029
 - email forward.plans@crawley.gov.uk



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