Crawley Borough Council

Authority's Monitoring Report
1 April 2015 – 31 March 2016

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Executive Summary

This Authority's Monitoring Report covers the period from 1 April 2015 to 30 March 2016. It also contains more up-to-date information from 2016/17. It is produced and set out in accordance with Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012.

The key topic areas and points of the report are as follows:

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

- Progress on the documents included in the Local Development Scheme remained on course at the end of the 2015/16 monitoring period, as follows:
    - The Crawley Borough Local Plan was adopted by resolution of Full Council on 16 December 2015.
    - Progress was made towards the adoption of a Community Infrastructure Levy Charging (CIL) Schedule in line with the LDS timetable, with a Draft Charging Schedule being publicly consulted on in autumn 2015 and submitted for examination in December 2015. The Inspector's Report, recommending approval of the Charging Schedule, was received on 7 March 2016. The CIL Charging Schedule was adopted in July 2016 and came into effect in August 2016.
    - Preparation of the suite of Supplementary Planning Documents (SPDs) detailed in the LDS proceeded in accordance with the LDS timetable. Four of the SPDs were adopted in October 2016.
    - Work was commenced on the other documents (Development Briefs and Conservation Area Statements) detailed in the LDS.

Monitoring Policy Effectiveness

- Performance against the critical indicators detailed on p.4 of the 2015 Monitoring and Implementation Framework was as follows:
    - Policy H1: Housing Provision. Housing completions during the monitoring period have significantly exceeded the annual average target of 340.
    - Policy H4: Affordable and Low Cost Housing. The provision of affordable and low cost housing, calculated as a proportion of total housing completions, fell short of the 40% target set in Policy H4 during 2015/16. This was primarily on account of the proportion of completions benefitting from prior approval rather than planning permission. The proportion of affordable housing delivered on sites with full planning permission was only just below the 40% target.
    - Policy EC1: Sustainable Economic Growth. The available supply of employment land is being taken up primarily by employment uses. Completed losses to other uses currently remain at anticipated levels, but may increase due to the amount of B-class floorspace enjoying consent to convert to residential use via prior approval.
    - Policy EC6: Development Sites within the Town Centre Boundary. Proposals for the development of the named sites are at various stages, in the context of an encouraging overall picture.
- The council has been successful in defending a number of policies from the 2015 Local Plan at appeal, and has enjoyed a good rate of success in defending decisions at appeal generally.
- A legal challenge to Policy GAT3 on the basis of the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) was dismissed at the High Court on 30 November 2016.

- In order to begin monitoring the implementation of the Local Plan against the Sustainability Objectives detailed in the SA, data on a range of relevant indicators is set out.

Neighbourhood Development Plans/Orders

- No Neighbourhood planning documents have been made by the council.

Self-build and Custom Housebuilding

- As of 30 September 2016, 13 individuals and no associations had been added to the council's Self-build and Custom Housebuilding Register.

Duty to Cooperate

- The council has acted in line with the Duty to Cooperate, as detailed in Part 6 and Appendix E below.

Part 1. Introduction

Nature and purpose of document

1.1. This Authority's Monitoring Report (AMR) details Crawley Borough Council's progress in developing, adopting and implementing local planning policies. Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 requires AMRs to be produced and specifies requirements as to their content and scope. The approach and indicators used in this AMR also conform to the council's own Monitoring and Implementation Framework (MIF), which was published in 2015.

1.2. The present AMR covers the monitoring period from April 2015 to May 2016, which is assessed as the first year of implementation of the 2015 Local Plan.

1.3. Crawley Borough Council intends to continue its monitoring framework and reporting arrangements on an 'at least' annual basis, to make relevant information available to the public. Should new information be available more frequently, it will be made available at the earliest opportunity, rather than waiting for the production of a new AMR.

Contents and Structure

1.4. This AMR is divided into sections covering the following areas:

- **Part 2:** Progress made with documents detailed in the council's Local Development Scheme (LDS), including the Local Plan, the supporting suite of Supplementary Planning Documents (SPDs) and the Community Infrastructure (CIL) Charging Schedule;
- **Part 3:** Account of policy implementation, focusing on: the four indicators critical for delivering the Plan's vision for growth, as identified in the Monitoring and Implementation Framework; recent appeal and legal decisions; and Crawley's current and/or recent level of performance on various indicators which are relevant to the Sustainability Objectives detailed in the SA[1];
- **Part 4:** Details of any neighbourhood plans or neighbourhood development orders made by the council;
- **Part 5:** Headline data on the council's Self-build and Custom Housebuilding Register, as administered in accordance with the Self-build and Custom Housebuilding Act 2015 and the Self-Build and Custom Housebuilding Regulations 2016;
- **Part 6:** Details of co-operation undertaken with other local planning authorities, county councils or other bodies in line with the Duty to Cooperate set out in section 110 of the Localism Act 2011.

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

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

Introduction

2.1. Section 15 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare and maintain a Local Development Scheme (LDS), giving details of proposed local planning policy documents and timetables for their preparation and adoption. AMRs are required to detail progress in the preparation of these documents and the extent to which the relevant timetables have been followed.

2.2. The council is currently working to the LDS published on 3 December 2015. Appendix A lists the documents specified in the LDS and the timetables for their preparation.

2.3. The remainder of this section will describe current progress on each document during the 2015/16 monitoring period, with additional comment on progress since 1 April 2016. The first document considered is the Local Plan, which is the only Local Development Document in the LDS to enjoy the status of 'Development Plan Document' (DPD), reflecting its importance as the key source of Crawley's local planning policies. Thereafter, details are provided regarding progress on Crawley's Community Infrastructure Levy (CIL) Charging Schedule, and on the suite of Supplementary Planning Documents (SPDs) and other documents being prepared in support of the Local Plan.

Local Plan

2.4. The Local Plan contains the policies that guide development in the borough during the period to which it corresponds. For the purposes of this AMR, the Local Plan is 'Crawley 2030', covering the period 2015-2030.

Progress during 2015/16

2.5. At the start of the monitoring period the independent examination of the Local Plan was already under way, following its submission to the Secretary of State in November 2014.

2.6. During the 2015/16 monitoring period progress towards the adoption of the Local Plan successfully met the timetable set out in the LDS. This has been as follows:

Date	Stage
18 May 2015	Final (additional) hearing session
26 May & 23 June 2015	The Inspector's preliminary findings were communicated to the council
1 July-12 August 2015	Consultation on proposed modifications
18 August – 18 September 2015	Consultation on further main modification to Policy H4 following legal judgment in case [2015] EWHC 2222 (Admin) on 31 July 2015

Date	Stage
2 November 2015	The Inspector's final report and associated schedule of modifications required to make the Plan sound were communicated to the council.
2 December 2015	CBC Cabinet recommendation for adoption of the Plan by Full Council
16 December 2015	Plan adopted by resolution of Full Council

Progress since the monitoring period

2.7. The LDS does not provide for further work on the Local Plan itself following its adoption. Instead, the focus has moved to documents which will support the implementation of the Plan, such as Supplementary Planning Documents, and work on monitoring the implementation of Local Plan policies. Both of these issues are dealt with elsewhere in the report.

Community Infrastructure Levy Charging Schedule and Regulation 123 List

2.8. The Community Infrastructure Levy (CIL) was introduced by the Planning Act 2008 and came into force through the CIL Regulations 2010, which have subsequently been amended. The purpose of CIL is to raise funds from developers to help pay for infrastructure that is required to support new development across the borough.

2.9. Crawley Borough Council intends to use CIL to secure contributions towards infrastructure. The CIL regulations require that in order to do this, a Local Planning Authority must first adopt a Charging Schedule. A CIL Charging Schedule is not a Development Plan Document like the Local Plan, but remains an important document subject to specific preparation and adoption procedures which are set out in the regulations.

2.10. In order to ensure that developers are not charged twice for the same infrastructure item (i.e. through CIL and S106 separately), councils adopting CIL are unable to continue to seek financial contributions through S106 agreements unless they publish a list (known as a Regulation 123 List) identifying those projects or types of infrastructure which are to be funded through CIL. In order to ensure that S106 contributions can continue to be sought for mitigation of site-specific impacts the council has prepared a Regulation 123 List alongside the CIL Charging Schedule.

Progress during 2015/16

2.11. Immediately before the start of the 2015/16 monitoring period a six-week public consultation on the Preliminary Draft Charging Schedule was undertaken. Following this, preparation of the CIL Charging Schedule over the monitoring period has successfully met the timetable set out in the LDS, with the following progress being made:

Date	Stage
9 September 2015	Cabinet approval given for Consultation on CIL Draft Charging Schedule
29 September – 10 November 2015	Draft Charging Schedule Consultation (including draft Regulation 123 List)
21 December 2015	Submission of Draft Charging Schedule for Examination (including Regulation 123 List)
Jan-Feb 2016	Examination of Draft Charging Schedule by written representations procedure
7 March 2016	Receipt of Inspector's Report recommending approval of the Charging Schedule

Progress since the monitoring period

2.12. Since the end of March 2016, the following steps have been taken towards the implementation of CIL in Crawley:

Date	Stage
26 April-23 May	Further public consultation on Regulation 123 List
29 June 2016	Cabinet recommendation that the CIL Charging Schedule be approved by Full Council
20 July 2016	Charging Schedule approved by Full Council
17 August 2016	Charging Schedule came into effect (alongside Regulation 123 List)

CIL income and expenditure

2.13. The CIL Regulations require CIL charging authorities to report annually on CIL receipts and expenditure. In addition, the Local Plan Regulations require charging authorities to include these reports in the Authority's Monitoring Report for the relevant year. Since the CIL Charging Schedule came into force after the end of the 2015/16 financial year, this requirement does not arise in respect of the 2015/16 monitoring period.

Progress since the monitoring period

2.14. Any CIL income received and/or spent by the council during the 2016/17 financial year will be reported on by the end of the calendar year 2017.

2.15. As of the end of the calendar year 2016, no CIL income has been received, although several liability notices have been issued in respect of planning permissions granted.

S106 & Planning Obligations Guidance

2.16. The adoption of CIL in Crawley represents a significant change in the council's approach to developer contributions, meaning that the council's Planning Obligations and S106 SPD (2008) is no longer applicable. In order to provide a more up-to-date guide to the council's approach, the LDS includes provision for a new document, although whether this is to take the form of a separate SPD or a more limited guidance document was left to be decided.

2.17. Following the CIL Examination, the council decided that the CIL Charging Schedule, Regulation 123 List, Green Infrastructure SPD and forthcoming Affordable Housing SPD between them would outline the council's approach to developer contributions to such an extent that a separate SPD on the subject was not justified. Instead, a more limited Developer Contributions Guidance Note was prepared. This is intended to bring together information from different sources in an easily useable format, rather than to provide additional guidance. Given these more limited aims, the Guidance Note was not subject to consultation alongside the Charging Schedule and Regulation 123 List, and was published alongside the other CIL documents upon the introduction of the Charging Schedule on 17 August 2016.

Supplementary Planning Documents

2.18. Supplementary Planning Documents (SPDs) provide guidance on how to fulfil the requirements set out in the policies of the Local Plan. They do not themselves contain or change policies.

2.19. The preparation and adoption of SPDs is subject to special requirements, requiring a period of 'early engagement' as well as a subsequent formal public consultation.

2.20. The following SPDs are listed in the Local Development Scheme:

- Affordable Housing
- Planning and Climate Change
- Green Infrastructure
- Town Centre Wide
- Urban Design
- Development of Gatwick Airport

2.21. All of the SPDs have a shared timetable in the Local Development Scheme apart from the Development of Gatwick Airport SPD, which has a separate timetable which will be dependent on Gatwick Airport's timetable for revising the Airport Masterplan following a further government announcement regarding the expansion of airport capacity in the South East of England.

Progress during 2015/16

2.22. During the 2015/16 monitoring year progress towards the adoption of the SPDs followed the timetable set out in the LDS. This included the following steps:

Date	Stage
October 2015	Commencement of a period of early engagement with internal and external stakeholders
1 March 2016 – 29 March 2016	Public consultation on drafts of: Planning & Climate Change SPD Urban Design SPD

Progress since the monitoring period

2.23. Since April 2016 progress towards adoption of the SPDs has been as set out below. Work on the Affordable Housing SPD was delayed by uncertainty surrounding national policy in relation to sites of 1 to 10 dwellings, and the anticipated introduction of Starter Homes. The other four SPDs with linked timetables were held back by one cabinet cycle in order to take account of consultation responses and allow fuller engagement with key stakeholders.

Date	Stage
16 May 2016 – 13 June 2016	Public consultation on draft of: Green Infrastructure SPD
27 June 2016 – 25 July 2016	Public consultation on draft of: Town Centre SPD
3 October 2016	Overview and Scrutiny Committee : Green Infrastructure SPD Planning & Climate Change SPD Town Centre SPD Urban Design SPD
5 October 2016	Cabinet adoption of: Green Infrastructure SPD Planning & Climate Change SPD Town Centre SPD Urban Design SPD

Other Planning Documents

2.24. A number of additional documents are being prepared to support the planning process. These fall into different categories but generally have the role of amplifying the guidance contained in the Local Plan or SPDs by providing more specific, detailed and technical information about the kind of development the council would like to encourage in smaller geographical areas.

2.25. Since these documents are not Supplementary Planning Documents, it is not a requirement that the timetable for their preparation be covered by the LDS. However, in light of their important contribution to planning within the borough, and in order to demonstrate the council's commitment to their timely progression and preparation, they have been included in the LDS.

2.26. The key types of documents include:

- Development Briefs
- Conservation Area Statements

Development Briefs

2.27. Development Briefs seek to support and influence the development of particular sites allocated in the Local Plan by providing detailed information about their characteristics and how landowners and developers can best

accommodate these in their proposals. Development Briefs for the following sites allocated by Policy H2 of the Local Plan are under preparation:

- Tinsley Lane
- Breezehurst Drive Playing Fields
- Land East of Balcombe Road/Street Hill

Progress during 2015/16

2.28. Formal steps towards the adoption of the Development Briefs began with a period of 'early engagement' beginning in early 2016.

Progress since the monitoring period

Date	Stage
8 July – 19 August 2016	Public consultation on draft of: - Tinsley Lane Development Brief

Conservation Area Statements

2.29. Conservation Area Statements reinforce and support the designation of individual Conservation Areas by describing in greater detail the special architectural, historical and environmental qualities which make them distinctive and worthy of designation. They also provide development guidance informed by these qualities and suggest improvements which have the potential to enhance the areas' special character.

2.30. Updated Conservation Area Statements are being prepared for each of Crawley's Conservation Areas as follows:

- Brighton Road
- Dyers Almshouses
- Forestfield and Shrublands
- Hazelwick Road
- High Street
- Ifield Village
- Malthouse Road
- St Peters
- Southgate Neighbourhood Centre
- Sunnymead Flats
- Worth

2.31. Work on the Conservation Area Statements is being led by Crawley's Conservation Area Advisory Committees (CAACs), rather than by council officers. CAACs are groups affiliated to the council which are made up of local people and others with an interest in the area and its heritage.

Progress

2.32. On account of the role played by the CAACs in the preparation of Conservation Area Statements, the LDS does not set out a definitive timetable for their adoption. However, the groups are working with the council to have the majority of the Statements in place by summer 2017.

Part 3. Monitoring Policy Effectiveness

3.1. The Local Plan regulations state that an Authority's Monitoring Report must identify any Local Plan policies which are not being implemented. Reasons should be given for the failure to achieve or implement policies, and any appropriate measures should be identified to rectify the situation, either by finding means to overcome obstacles to implementation or by reviewing the policy.

3.2. The approach that the council proposes to take in monitoring implementation of policies in the Plan is set out in its Monitoring and Implementation Framework (MIF), published in 2015. This identifies key indicators, further indicators, objectives and milestones for the various policies included in the Plan.

3.3. The monitoring year 2015/16 represents the first period in which it has been possible to assess the implementation of the Crawley Local Plan 2015-30. In light of the early stage of the implementation of the Plan, this report will focus on a relatively narrow range of the indicators, albeit a wider one than was used in the 2013-15 AMR.

3.4. Firstly, this section will consider those four policies and associated key indicators which are identified in the MIF as forming 'a more critical element of meeting the council's overall vision for the future growth of the borough', namely:

- Policy H1: The delivery of net housing against the annualised average housing number;
- Policy H4: The delivery of net affordable housing against the annual average affordable housing requirement;
- Policy EC1: The provision and delivery of total employment floorspace against the Economic Growth objectively assessed need;
- Policy EC6: The delivery of the Town Centre Opportunities sites allocated in the policy.

3.5. The section then goes on to consider briefly:

- the record of council planning decisions at appeal both during and since the monitoring period, with particular notice given to those decisions which are more relevant to the implementation of new Local Plan policies;
- the legal challenge made to Policy GAT3 (Airport Related Parking);
- Crawley's current and/or recent performance against the Sustainability Objectives outlined in the Sustainability Appraisal (SA) supporting the Local Plan, as measured by a range of indicators which are as close as practically and reasonably possible to those identified in the SA.

Policy H1: Housing Provision

3.6. Policy H1 makes provision for the development of a minimum of 5,100 net additional dwellings in the borough over the period 2015-2030. This equates to an annual average figure of 340 dwellings. Two key factors should be borne in mind when considering this figure:

- The H1 target is informed by an assessment of the borough's Objectively Assessed Housing Need which includes allowance for under-delivery in the years before the commencement of the Local Plan period.
- The H1 figure is, at the same time, 'supply-led', reflecting the constrained availability of land in the borough and the finite supply of sites available for

housing. As detailed in updates to the borough's Housing Trajectory, performance against the annualised average figure will closely reflect progress in the development of allocated sites. Completion rates on sites with planning permission are expected to increase over the next few years, with some major sites already under construction. They should then slow towards the end of the Plan period as allocated sites are completed and the remaining housing land supply becomes increasingly constrained.

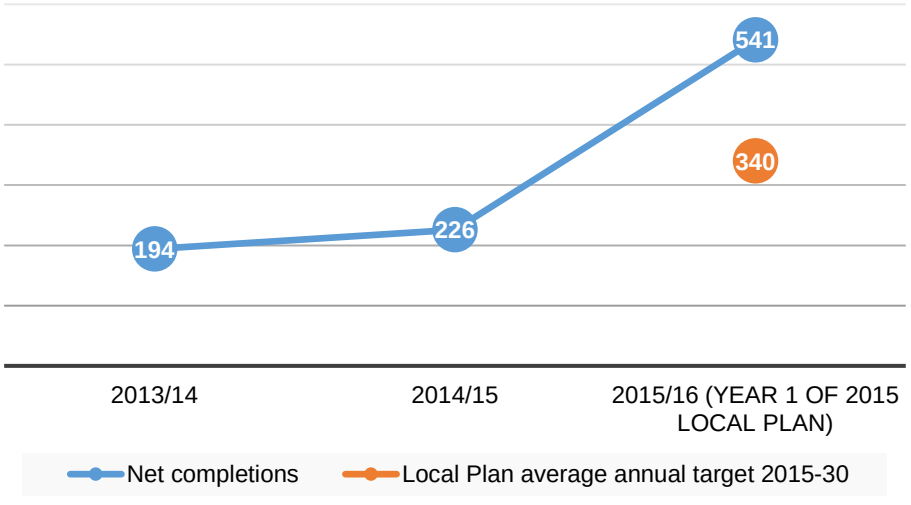
3.7. In Table 3.1, completions for the 2015/16 monitoring year are compared with the annual average target implied by Policy H1 as well as the projection from the April 2015 Housing Trajectory[2]. As shown here completions significantly exceeded both of these measures, indicating that delivery on this policy is currently on track. A large contribution to the completions was made by developments benefitting from Prior Approval, which accounted for 275 (51 per cent) of the net unit total.

Table 3.1: Gross and net housing completions 2015/16, measured against projections in the April 2015 Housing Trajectory and the Local Plan Policy H1 average annual target[3]

Gross delivery	Losses	Net delivery	April 2015 HT Projection	As % of HT figure	H1 annual average	As % of H1 annual average
544	3	541	389	139%	340	159%

3.8. Chart 3.1 compares this level of delivery to the two previous monitoring years, while also comparing the 2015/16 figure to the Policy H1 average target.

Chart 3.1: Annual net completions 2013/14-2015/16



[2] Available at http://www.crawley.gov.uk/pw/web/pub260010

[3] The completion figures in Table 3.1 are derived from a combination of sources with the aim of making them as complete as possible. The sources include West Sussex County Council monitoring data, and Building Control completions information provided by Sussex Building Control and NHBC. Figures based on other criteria may differ.

3.9. Table 3.2 below details separately the total number of dwellings permitted by planning permission and prior approval during the 2015/16 monitoring year, broken down by category of approval.

Table 3.2: Planning permissions and Prior Approvals of dwellings April 2015-March 2016

Category	Gross permitted	Losses permitted	Net permitted
New full planning permissions	336	4	332
New outline permissions	0	0	0
New reserved matters approved	92	0	92
Full planning permissions (dwelling quota already permitted)[4]	78	1	77
New prior approvals	200	0	200
Prior approvals (dwelling quota already permitted)[5]	0	0	0
Combined total	706	5	701
Total excluding reserved matters approvals and dwellings already permitted	**536**	**4**	**532**

Policy H4: Affordable and Low Cost Housing

3.10. Policy H4 requires all residential developments to include 40% affordable housing unless it is shown that this would make the development unviable, in which case requirements will be relaxed in order of cascading priority.

3.11. Table 3.3 assesses current implementation of this policy by detailing gross and net affordable housing completions for 2015/16. The net total is shown as a proportion of total net completions for the monitoring year, and is also compared to the annual average affordable housing target implied by Policy H4 (i.e. 136 per annum, or 40% of the corresponding H1 average target). The table also shows new affordable units as a proportion of net completions with planning permission (as opposed to prior approval, which is not legally subject to affordable housing requirements).

3.12. As Table 3.3 shows, the significant proportion of new completions benefitting from prior approval (as noted above) has affected the proportion of new units which are affordable. Including prior approvals, the affordable units comprise only 17%, whereas if they are excluded (providing a fairer view of the implementation of Policy H4) the total sits at 34%, falling only a little way short of the 40% target.

Table 3.3: The delivery of gross and net affordable housing in 2015/16 against the average annual/quarterly figures from Policy H4[6]

Gross delivery	Net delivery	As % of total net completions	As % of net completions with planning permission	Corresponding H4 target	As % of H4 target
90	90	17%	34%	136	66%

[4] i.e. new planning permissions superseding existing planning permissions or prior approvals
[5] i.e. new prior approvals superseding existing planning permissions or prior approvals.
[6] The figures given in Table 3.3 have been compiled by extracting figures for affordable housing from the totals recorded in Table 3.1, and, therefore, reflect the methods used to obtain those figures. Figures based on other criteria may differ.

Policy EC1: Sustainable Economic Growth

3.13. Policy EC1 identifies a deliverable supply of B-class employment land of 23 hectares. This is derived from the council's 2015 Employment (Business) Land Trajectory and the 2015 Crawley Economic Growth Assessment (EGA) Update[7]. The EGA Update estimates that on the basis of predicted levels of growth (the 'baseline' scenario) there will be demand for 58 hectares in total, including allowance for losses, during the Plan period. The identified business land supply pipeline total of 23ha falls considerably short of the identified need, but represents the available supply of land that is considered to be deliverable during the first five years of the Plan period.

3.14. Table 3.4 assesses implementation of this target by providing figures for the completion of B-class employment land. Figures for the monitoring year 2015/16 are provided as well as for the period 2013-15 which was covered by the previous AMR. In keeping with the wording of the Policy, the figures represent overall land take, expressed in hectares, rather than actual employment floor space. The land take figures are derived from floor space figures using the same assumptions as in the EGA Update. A floor space/land take ratio of 4:10 is thus assumed for manufacturing and distribution uses as well as for 50% of office space, with a ratio of 2:1 being assumed for the remaining 'high density' element of office space. The gross total is measured against the average annual rate of development anticipated by the Employment Land Trajectory and EGA update (i.e. the take-up of 23ha during the first five years of the Plan period).

3.15. In preparing the figures, it became apparent that the gross figures for completion and loss of B-class floorspace were giving a misleading picture of performance against EC1 due to the extensive redevelopment of existing B-class employment space for B-class uses, which artificially inflated both recorded gains and losses. Table 3.4 therefore presents gross completion and loss figures both with and without this 'churn', with the latter set of figures providing the measure to which the trajectory/EGA estimates are applied.

3.16. As viewed in this light, Table 3.4 provides a relatively stable picture of the development of the employment land supply. Take-up of land for employment uses thus appears steady at around 50-60 per cent of the rate implied by the 2015 Employment Land Trajectory and EGA.

Table 3.4: Completions of B-class employment land compared with the 23ha figure given in Policy EC1

Period	Gross delivery (ha.)	Gross delivery excluding 'churn'*	Corresponding EC1 allowance	Gross delivery excluding 'churn'* as % of EC1 allowance
2013/14	3.8	2.3	4.6	50%
2014/15	3.0	2.8	4.6	61%
2015/16	6.8	2.6	4.6	57%

* 'Churn' here means redevelopment of B-class floorspace for a B-class use.

[7] 'Crawley Local Plan Employment (Business) Land Trajectory (2015-2030)', CBC: 2015, available at http://www.crawley.gov.uk/pw/web/pub242264; 'Crawley Economic Growth Assessment Update: Final Report', NLP: 2015, available at http://www.crawley.gov.uk/pw/web/PUB242262

3.17. In monitoring the development of Crawley's available employment land supply for employment uses it is also relevant to consider the loss of available and/or developed employment land to other uses, since the assessments about the relationship between land supply and employment needs which inform the Local Plan also reflect an allowance for such losses. In order to assess whether the rate of loss of B-class land to other uses is as anticipated by Policy EC1, Table 3.5 measures losses against the loss allowance proposed in the 2015 EGA. As shown here the loss of employment land to other uses – mainly residential via prior approval – appears at or below the EGA estimate.

Table 3.5: Losses of B-class employment land compared with the loss allowance from 2015 EGA

Period	Losses (ha.)	Losses excluding 'churn'*	Corresponding average loss allowance (EGA)	Losses excluding churn as % of average allowance (EGA)
2013/14	3.4	1.9	1.74	109%
2014/15	0.4	0.2	1.74	11%
2015/16	5.8	1.8	1.74	103%

* 'Churn' here means redevelopment of B-class floorspace for a B-class use.

3.18. Further light is shed on the employment land situation in Crawley by Table 3.6. This focuses on B1 employment land, whose conversion to residential use has benefitted from permitted development rights since May 2013. The 2015 EGA identified these rights as a potential factor constraining the delivery of the 23ha target and advised further monitoring of the policy's impact on Crawley. Table 3.6 records the quantity of B1 floorspace given planning permission or prior approval (i.e. as distinct from completed losses) to change to residential use during each year since the introduction of the rights, with an equivalent estimate in terms of land take provided on the basis of the EGA method detailed above.

3.19. Table 3.6 shows that a considerable, and growing, quantity of B1 floor space has been granted consent to change to domestic dwellings each year since 2013/14, with 2015/16 witnessing the largest total so far. This picture is in line with the significant contribution which implemented prior approvals have made to the loss of employment floorspace and the completion of dwellings during the 2015/16 monitoring year, with many developments having been both permitted and completed within that period. It also indicates that permitted development rights have the potential to produce a significantly greater loss of employment land than has so far occurred.

Table 3.6: Consented B1 losses via planning permission and prior approval

Period	B1 floorspace loss consented via prior approval (m^2)	B1 floorspace loss consented via planning permission (m^2)	Total loss consented (m^2)	Estimated equivalent land take (ha.)
2013/14	4,944	216	5,160	0.77
2014/15	13,471	2,047	15,518	2.33
2015/16	16,723	322	17,045	2.6

3.20. It is anticipated that the total amount of B-class floorspace given planning permission or prior approval to convert to residential use during the 2016/17 monitoring year will again exceed 10,000sqm.

Policy EC6: Development Sites within the Town Centre Boundary

3.21. Policy EC6 identifies eight under-utilised sites within the Town Centre boundary whose development for appropriate uses is supported.

3.22. Four of these sites are identified as being appropriate for flexible mixed-use schemes comprising main town centre uses and/or residential development. The status of these sites as of December 2016 was as follows:

Site	Status	Commentary
Parkside Car Park	Allocation	The site is identified within the Local Plan as a 'broad location' for housing, and is considered suitable for development of up to 10 residential units, with ground floor retail below. Continued liaison will be required with the landowner to scope site delivery options.
Traders Market, High Street	Planning Permission	The site has planning permission (CR/2014/0781/FUL) for development of 6 x ground floor retail units and 5 residential apartments above. A revised scheme for 6 ground floor A1/A2 units and 5 residential apartments above (CR/2016/0596/FUL) was granted permission in November 2016.
Central Sussex College (East of Tower)	Planning Application	A planning application (CR/2016/0089/FUL) for the development of 90 apartments and associated parking, landscaping and servicing on this site was pending determination as of the end of 2016.
Brittingham House, Orchard Street	Allocation	The site is identified within the Local Plan as a 'broad location' for housing, potentially suitable for development of approximately 24 residential units. Land assembly issues suggest that the site is likely to come forward for development in the medium to longer term (6-10 years), and continued liaison will be required with the landowner to scope site delivery options.

3.23. The remaining four sites are identified in Policy H2 as 'Key Opportunity Sites' for a minimum cumulative delivery of 499 net residential units and town centre uses. Their status as of December 2016 is as follows:

Site	Status	Commentary
County Buildings	Allocation	The site is owned by WSCC and options are being explored for redevelopment of the site as part of a mixed-use residential and commercial scheme.
Telford Place	Allocation	The site is owned by Crawley Borough Council, and procurement work is ongoing to identify a development partner. The objective is to regenerate the site through a residential-led

Site	Status	Commentary
		scheme, whilst improving public realm and links between the site and Crawley Library.
Crawley Station and Car Parks	Planning Permission	The site has outline planning permission (CR/2016/0294/OUT) for redevelopment to provide 308 residential apartments and a small business hub alongside substantial improvements to Crawley Railway Station and wider enhancements to the public realm and public transport interchange. Permission was granted in August 2016.
Land North of the Boulevard	Partially Under Construction	Prior approval was granted in May 2015 for change of use from offices to residential for 185 flats at Woodall Duckham House and work on this scheme is nearing completion. Options for redevelopment of the remaining area are being explored.

Appeal decisions

3.24. During the 2015/16 monitoring period eleven planning-related appeals against Crawley Borough Council decisions or actions were decided. Of these four were allowed and seven dismissed.

3.25. During the period April-September 2016, seventeen planning-related appeals against the council to grant planning permission were decided. Three were allowed and the remaining fourteen dismissed.

3.26. Details of each of the Appeals are listed in Appendix D.

3.27. Policies CH2 and CH3 have been upheld as reasons for the refusal of planning permission in a number of appeals since the adoption of the Local Plan.

3.28. In addition, notice is drawn to the following decisions where particular policy issues were considered:

- **Appeal APP/Q3820/W/16/3151172 against the refusal of planning application CR/2015/0809/FUL for the 'erection of 4 bedroom detached house with attached single garage, off-street car parking & associated landscaping' at Land adjacent to Tinslow Farm, Steers Lane, Pound Hill:**
  Policy ENV11 (Development and Noise) was upheld as a reason for refusal. In accordance with the policy and the Local Plan Noise Annex, the proposal had been refused on the basis that in the event of a second runway being created at Gatwick Airport the site would be exposed to noise levels greater than 66dB, representing an unacceptable level of noise disturbance. The inspector concluded that this was justified.
- **Appeal APP/Q3820/W/15/3129643 against the refusal of planning application CR/2014/0806/FUL for the 'erection of 1 x 2 bedroom detached chalet bungalow', at 29 Mount Close, Pound Hill:**
  Policies CH12 (Heritage Assets) and CH14 (Areas of Special Local Character) were upheld as part of the basis for refusal. The inspector considered that the proposal would be inconsistent with the Mount Close Area of Special Local Character, which is protected as such by Policy CH14 and as a non-designated heritage asset by Policy CH12.

- **Appeal APP/Q3820/W/16/3142427 against the refusal of CR/2015/0712/FUL for the 'erection of two detached dwellings and garages to the rear of the existing dwelling with provision of new access drive, replacement garaging to serve the existing dwelling following demolition of existing garage' at Badgers Bank, Old Brighton Road (North), Broadfield:**
  Policies CH9 (Development Outside the Built-Up Area) and CH10 (High Weald Area of Outstanding Natural Beauty) were upheld as part of the basis for refusal in light of the inspector's conclusion that the proposal would 'result in harm to the character and appearance of the area and would fail to conserve the landscape and scenic beauty of AONB'.

Local Plan Policy GAT3 – High Court Challenge

3.29. On 26 January 2016 application was made by Holiday Extras Ltd. for an order quashing Policy GAT3 (Gatwick Airport Related Parking) of the adopted Crawley Borough Local Plan 2015-2030, under section 113(3) of the Planning and Compulsory Purchase Act 2004.

3.30. Permission in writing to apply for Planning Statutory Review was refused by Mr. Justice Dove on 18 April 2016.

3.31. The Claimants pursued their request for permission for the challenge to be considered by the Planning Court, in the High Court at a verbal hearing. Permission was granted by Mr. Justice Holgate on 9 June 2016.

3.32. The case was heard at the High Court, Queen's Bench Division (Administrative Court) on 30 November 2016.

3.33. The claimant argued that the treatment of planning policy approaches to airport parking in the Strategic Environmental Assessment (SEA) supporting the Local Plan did not comply with the requirement in regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004 to 'identify, describe and evaluate the likely significant effects on the environment of … reasonable alternatives' to the proposed approach.

3.34. The basis of the claimant's case was that the SEA should specifically have considered retaining the approach taken in the council's former Policy GAT8 in the 2000 Local Plan. This policy did not absolutely prohibit new airport-related parking on off-airport sites, but rather subjected them to certain criteria regarding conflict with countryside policies and the demonstration of need. Instead the SEA considered an option to restrict parking to within the airport boundary, and an option to relax the priority given to on-airport sites. The former option became Policy GAT3.

3.35. Mr. Justice Collins refused the application to quash GAT3. It was held that the approach taken in the SEA was compliant with regulation 12(2) of the 2004 Regulations, as the Inspector had found when reviewing the soundness of the Local Plan. The test of what constituted 'reasonable alternatives' was dependent on the circumstances of the case and could only to a limited degree be derived from basic principles. In so far as the SEA's approach was contested by other parties, any challenge could, and should, have been made in relation to the preliminary steps in the preparation of the SEA at an earlier stage. The failure to make any adverse representations was considered to be a very important consideration in deciding whether there was any unlawfulness in the council's approach in the SEA. The judgement confirmed that the alternatives put forward by the council were lawful, and it was not considered necessary for the council to specify particular ways in which off-

airport parking could be approached as an alternative to purely on-airport parking in the Plan in order to comply with the Regulations. In addition, it was also considered that the Inspector would ultimately have come to the same conclusion even if the issue of GAT8 had been raised in the context of the SEA, and this was considered to be clear beyond any question due to the Inspector's explanations set out in paragraph 88 of his report[8].

Performance against Sustainability Objectives

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

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

Indicator:	Total energy consumption by council vehicles and buildings, measured in kilowatt hours

3.37. Internal council data showing the recent trend in this indicator is shown in Table 3.7.

Table 3.7: Total energy consumption by council vehicles and buildings

Year	2011/12	2012/13	2013/14	2014/15	2015/16
Energy consumption (kWh)	6,420,125	5,025,616	Not available	5,174,652	4,858,682

Source: Information provided by Crawley Borough Council Environment Team

Indicator:	Per capita CO_2 emissions in the local authority area

3.38. Most recent local per capita emissions figures for Crawley published by the government are shown in Table 3.8.

Table 3.8: Crawley per capita CO_2 emissions 2010-2014 (tonnes CO_2)

Year	2010	2011	2012	2013	2014
Per capita CO_2 emissions	7.7	6.9	7.1	6.8	5.4

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2014 (DECC, 2016).

Indicator:	residual household waste collected per capita

3.39. The latest published figures for household waste collected in Crawley are shown in Table 3.9, which measures annual residual household waste against ONS mid-year population estimates.

[8] Report on the Examination into Crawley Borough Local Plan 2015-2030 (2 November 2015) Inspector Martin Pike BA MA MRTPI.

Table 3.9: Crawley per capita residual household waste (i.e. not recycled or composted) 2010-2015

Year	2010-11	2011-12	2012-13	2013-14	2014-15
Total residual household waste (tonnes)	22,575	22,594	22,667	23,584	22,751
Population (estimate)	105,478	107,053	108,302	108,971	109,883
Residual household waste per capita (kg)	214	211	209	216	207

Sources: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2015); Population Estimates for UK, England and Wales, Scotland and Northern Ireland (ONS, 2016) (mid-year estimates).

Indicator:	proportion of household waste recycled or composted

3.40. Latest published figures for the recycling and composting of household waste are given in Table 3.10.

Table 3.10: Proportion of Crawley household waste recycled or composted

Year	2010-11	2011-12	2012-13	2013-14	2014-15
Total household waste collected (tonnes)	31,639	31,042	30,679	31,391	31,010
Household waste recycled/ composted (tonnes)	9,064	8,448	8,012	7,807	8,258
% of waste recycled or composted	28.6	27.2	26.1	24.9	26.6

Source: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2015)

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

Indicator:	number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

3.41. No planning permissions were granted contrary to Environment Agency advice on flooding and water quality grounds during the 2015/16 monitoring year.

SA Objective 3 – to protect and enhance the valued built environment and character within the borough through high quality new design and the protection of culturally valuable areas and buildings.

Indicator:	number of listed buildings on the Buildings at Risk Register

3.42. The Historic England Heritage at Risk Register includes Grade I and Grade II* Listed Buildings as well as Grade II listed places of worship which have been found to be at risk.

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

Indicator:	the percentage of conservation areas with up-to-date appraisals (i.e. last 5 years)

3.44. Currently none of Crawley's 11 Conservation Areas currently have Conservation Area Statements dating from the previous 5 years. However, several are in an advanced stage of preparation and are expected to be adopted in early 2017.

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

Indicator:	net additional dwellings - in previous years

3.45. Net additional dwelling totals for Crawley for the last 5 years (including the monitoring year) are given in Table 3.11.

Table 3.11: Net additional dwellings 2011/12-2015/16

Year	2011/12	2012/13	2013/14	2014/15	2015/16
Net Additional Dwellings	202	79	194	226	541

Source: Authority's Monitoring Reports

Indicator:	net additional gypsy and traveller pitches

3.46. Local Plan Policy H5 allocates Broadfield Kennels, southwest of the A264, as a reserve gypsy and traveller site for up to ten pitches to meet the future needs of the existing population within Crawley.

3.47. No planning applications for gypsy, traveller and travelling showpeople sites or pitches were received or permitted during the 2015/16 monitoring year.

Indicator:	Supply of ready to develop housing sites (5-year housing land supply)

3.48. As of April 2016, the council had identified a supply of deliverable sites capable of providing 3151 residential units, within Crawley, over the next five years. Compared with the residual minimum housing requirement set in the Local Plan this amounted to a land supply of 9.2 years. See Table 3.12. This position is more fully set out in the Housing Trajectory in Appendix B.

Table 3.12: Housing Land Supply

Residual Minimum Housing Target for 2016-30	4,559
Annual target for next 5 years – including 5% buffer	342
Projected Completions 2016/17 – 2020/21	3,151
Years' Supply Projected for 2016/17 – 2020/21	9.22

Indicator:	New and converted dwellings – on previously developed land (PDL)

3.49. 338 of the gross total of 544 dwellings (62 per cent) added during 2015/16 were created on previously developed land.

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

Indicator:	working age population qualified to at least Level 4 or Higher

3.50. The proportion of Crawley's working age population reported by the Office of National Statistics as being qualified to at least Level 4 or higher stood at 28 per cent in 2015. In recent years, the figure has fluctuated between a high of 32 per cent in 2011 and 22.6 per cent in 2014, although this period represents a marked improvement on the figures for the period 2004-2010. This trend towards improvement is in line with movement the national and regional averages, although Crawley has tended to lag behind both of those measures.

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

Indicator:	amount and type of development in areas designated for their nature importance

3.51. The Biodiversity Annual Monitoring Report for Crawley produced by the Sussex Biodiversity Record Centre identified the following developments as commencing close to sites designated for their nature importance during 2015/16:

Planning App. No.	Site	Scheme
CR/2013/0227/FUL	The Mill House, Hyde Drive, Ifield, Crawley	Change of use of restaurant/bar to 7 bedroom dwelling & erection of detached garage; erection of 2 x 5 bedroom detached dwellings & detached garages within garden & car park areas together with new driveway, parking & landscaping
Commentary The site of this development lies adjacent to an area of Ancient Woodland and alongside a Local Wildlife Site/Site of Nature Conservation Importance. The Environment Agency, West Sussex County Council Ecology Department and the Woodland Trust were consulted on this application and no objections were raised subject to conditions being applied. Conditions were imposed creating a buffer		

zone between the development and Hyde Hill Brook, and requiring approval of the boundary treatment between the development and the adjacent Ancient Woodland.		
CR/2012/0395/FUL	Land west of Maidenbower Office Park, Balcombe Road, Maidenbower, Crawley	Erection of pub/restaurant with ancillary accommodation, parking, access and landscaping (amended plan received)
Commentary To the north this site has a treed boundary and neighbours a Local Wildlife Site/Site of Nature Conservation Importance. The Environment Agency, West Sussex County Council Ecology Department and Crawley Borough Council's Arboricultural Officer were consulted on this application. The Environment Agency initially objected on flood risk and ecological grounds, while WSCC Ecology objected on ecological grounds. The former objection was addressed through the inclusion of flood mitigation measures and the imposition of associated conditions, while the latter objection was withdrawn following the provision of further information about the ecology of the site and the requirement of a further report by condition.		
CR/2015/0067/PA3	Flight House, Fernhill Road, Horley	Prior Approval for change of use from B1 (office) to C3 (residential) for 6 x 2 bed flats
Commentary This site is identified by the Biodiversity Annual Monitoring Report as affecting an area of deciduous woodland habitat, and lies close to a Biodiversity Opportunity Area designated in the Local Plan. The development was permitted via prior approval rather than planning permission, so it was not possible to take ecological implications into account when determining it. The proposal is only for change of use, however, so does not involve the creation of new floorspace.		
CR/2015/0135/FUL	Leaf Cottage, Forge Wood, Pound Hill, Crawley	Demolition of existing outbuildings and erection of 4 bedroom dwelling (amended plan received and revised description)
Commentary This site is identified by the Biodiversity Annual Monitoring Report as abutting an area of deciduous woodland habitat, which is also an area of Ancient Woodland. The council's Arboricultural Officer, the Woodland Trust, and Forestry Commission were consulted on this application. No objection was received, and given that many of the trees on the site itself were to be retained the impact of the proposal on the landscaping of the area was considered to be acceptable.		

Indicator:	amount of trees with Tree Preservation Orders lost per annum

3.52. During the 2015/16 monitoring year approval was given for the removal of 73 trees subject to Tree Preservation Orders. Conditions attached to the relevant approvals required that 60 were to be replaced, resulting in an overall deficit of 13.

3.53. The council is not aware of any TPO-protected trees having been felled unlawfully during the 2015/16 monitoring year.

SA Objective 7 – To reduce car journeys and promote sustainable and alternative methods of transport, whilst ensuring sufficient transport infrastructure is delivered to meet the requirements of the borough.

Indicator:	number of passengers using Gatwick Airport per annum and percentage arriving by public transport

3.54. Total annual passenger numbers and the proportion of terminating passengers using public transport are shown in Table 3.13 below. This indicates that progress is being made towards a figure of 50 per cent of passengers using public transport, notwithstanding significant increases in overall passenger numbers.

Table 3.13: Gatwick Airport passengers and use of public transport

Year	2011	2012	2013	2014	2015
Passenger total (000s)	33,273	33,792	34,963	37,886	39,636
Total excluding connecting passengers	30,510	31,467	32,402	35,246	37,084
Percentage using public transport	42.2	43.6	42.6	41.4	44.4

Source: Civil Aviation Authority annual Survey Reports, 2011-2015

Indicator:	people killed or seriously injured in road traffic accidents

3.55. Table 3.14 below compares the number of people killed or seriously injured in road traffic accidents annually in Crawley per 100,000 inhabitants with comparable figures for England and the South East over the period 2009-2014 (the most recent period for which figures are available). This indicates that levels in Crawley have been lower than the South East generally and similar to those of England as a whole.

Table 3.14: Number of people killed or seriously injured in road traffic accidents per 100,000 per annum 2009-14 – comparison of Crawley, the South East, and England

Period	2009-11	2010-12	2011-13	2012-14
Crawley	37.6	37.4	34.5	38.2
South East	47.3	46.2	47.0	47.9
England	41.9	40.5	39.7	39.3

Source: Public Health England, Health Profiles

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

Indicator:	rate of residential and commercial development to be in accordance with Local Plan annualised requirements and local commercial requirements

3.56. The implementation of Local Plan policies relating to the rate of residential and commercial development is assessed more fully on pp.11-17 above.

Table 3.15 below provides a simple summary of performance against Policies H1 and EC1.

Table 3.15: Housing and Commercial development against Local Plan annualised average requirements

	Local Plan annualised average requirement	Net Delivery 2015/16
Housing (net additional dwellings – Policy H1)	340 units	541 units
Commercial development (gross increase of employment land excluding 'churn' – Policy EC1)	4.6 hectares	2.6 hectares

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

Indicator:	percentage of people aged 16-64 with no qualifications

3.57. The proportion of Crawley residents aged 16-64 with no qualifications in 2015 was reported by the Office of National Statistics as being too small to estimate reliably in the context of the available sample size. This follows a decline from a recent high of 17.1 per cent in 2008 to 4.7 per cent in 2014.

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

Indicator:	self-reported measure of people's overall health and wellbeing

3.58. Levels of subjective wellbeing in Crawley in 2015/16, as reported by the Office for National Statistics, were similar or better to those reported in 2014-15, while marked improvements are recorded since 2011-12 on measures of life satisfaction, happiness, and anxiety.

Indicator:	all-age all-cause mortality rate

3.59. Table 3.16 compares the annual mortality rate for Crawley with that of England and Wales as a whole over the period 2010-2014 (the most recent period for which figures are available). Crawley's mortality rate has been consistently below the national one in these years, with both rates sharing a general downward trajectory.

Table 3.16: Annual mortality rate per 100,000 – comparison of Crawley with England and Wales

Year	2010	2011	2012	2013	2014
Crawley	961.8	926.7	966.3	905.9	850.4
England & Wales	1,017.0	978.6	987.4	986.0	953.0

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

Part 4. Neighbourhood Development Plans/ Orders

4.1. The Localism Act 2011 created new planning policy documents called Neighbourhood Development Plans and Neighbourhood Development Orders, with associated procedures for their preparation and adoption.

4.2. Neighbourhood Development Plans provide a means by which, subject to various legal and policy requirements, local communities can shape the development of their immediate area. When brought into force by the Local Planning Authority they become part of the statutory development plan for their area.

4.3. Neighbourhood Development Orders can be used, subject to certain limitations, to grant planning permission for certain types of development within a particular area.

4.4. The Local Plan regulations require that details of any Neighbourhood Development Order or Plan made by an LPA be included as part of an AMR.

Matters to report

4.5. The council has not made any such document during the 2015/16 monitoring period or during the remainder of 2016. The council is aware that a number of bodies have considered the option of proceeding with a Neighbourhood Development Plan or Order, and has provided support in helping them to decide whether this would be the best way of achieving their objectives.

Part 5. Self-build and Custom Housebuilding

5.1. The Self-Build and Custom Housebuilding Act 2015 requires local councils to maintain and publicise a register of individuals and associations in their area who are seeking serviced plots of land on which to build houses for their own occupation. The Act further requires councils to have regard to the register in their performance of various functions, including planning.

5.2. The provisions of the Act were brought into effect by the Self-Build and Custom Housebuilding Regulations 2016, which came into force on 1 April 2016. They were accompanied by Planning Practice Guidance, which recommended that local planning authorities publish headline data regarding their Self-build and custom housebuilding register in their Authority's Monitoring Report.

5.3. Since the Regulations took effect from 1 April 2016, they do not directly relate to the 2015/16 monitoring year. However, the following data reflects the state of the council's register as of 30 September 2016:

Table 5.1: Self-build and custom housebuilding register statistics, Sept 2016

Plots sought/Individuals/Associations			
No. of plots sought	**Individuals**	**Associations**	**Total plots**
1	10	0	10
2	2	0	4
Unspecified (assume minimum of 1)	1	0	1
Total	**13**	**0**	**15**
			No. of plots sought
Locations			
All of borough			7
Several neighbourhoods			8
Total			**15**
Plot Size (sqm)			
Unspecified			3
200			4
300			1
400			3
500			1
800			1
2500			1
5000			1
Total			**15**
Dwelling Type			
Unspecified			5
Bungalow			1
Semi-detached			1
Detached			8
Total			**15**
No. of Bedrooms			
2 bedrooms			2
3 bedrooms			9
4 bedrooms			4
Total			**15**

Part 6. Duty to Cooperate

6.1. The Localism Act 2011 introduced a legal duty for Local Planning Authorities (LPAs) to cooperate with other LPAs as well as County Councils and other prescribed organisations on strategic planning matters, including the preparation of planning policy documents which have strategic implications, for example in the form of having significant cross-boundary impacts. In such cases, cooperation must take the form of constructive, active and ongoing engagement in relation to any relevant processes.

6.2. The Local Plan regulations require an AMR to give details of actions undertaken in accordance with the Duty to Cooperate. Appendix E summarises the council's actions related to the Duty to Cooperate. Key agreements and actions from the monitoring year are set out below:

Statement of Common Ground between Crawley Borough Council, the Environment Agency and West Sussex County Council (April 2015)

6.3. This statement was issued in the course of the Local Plan examination following the publication of Non-Statutory Technical Standards for Sustainable Drainage Systems by DEFRA and associated changes to Planning Practice Guidance. It considered the implications of the announcement for Local Plan Policy ENV8 (Development and Flood Risk), and concluded that the policy – as proposed to be modified – was consistent with the new guidance.

Statement of Common Ground between Crawley Borough Council, the Highways Agency (now Highways England), and West Sussex County Council (April 2015)

6.4. This statement was prepared in order to clarify the implications for the strategic highways network of the new housing numbers proposed in the Local Plan, in response to concerns raised by the Inspector. It set out the shared view that proposed mitigation measures for junction 9 of the M23 were feasible and adequate to meet the traffic arising from the additional housing proposed.

Update to Section 106 Agreement between Gatwick Airport, Crawley Borough Council and West Sussex County Council, and accompanying update to Memorandum of Understanding with Adjoining Authorities (December 2015)

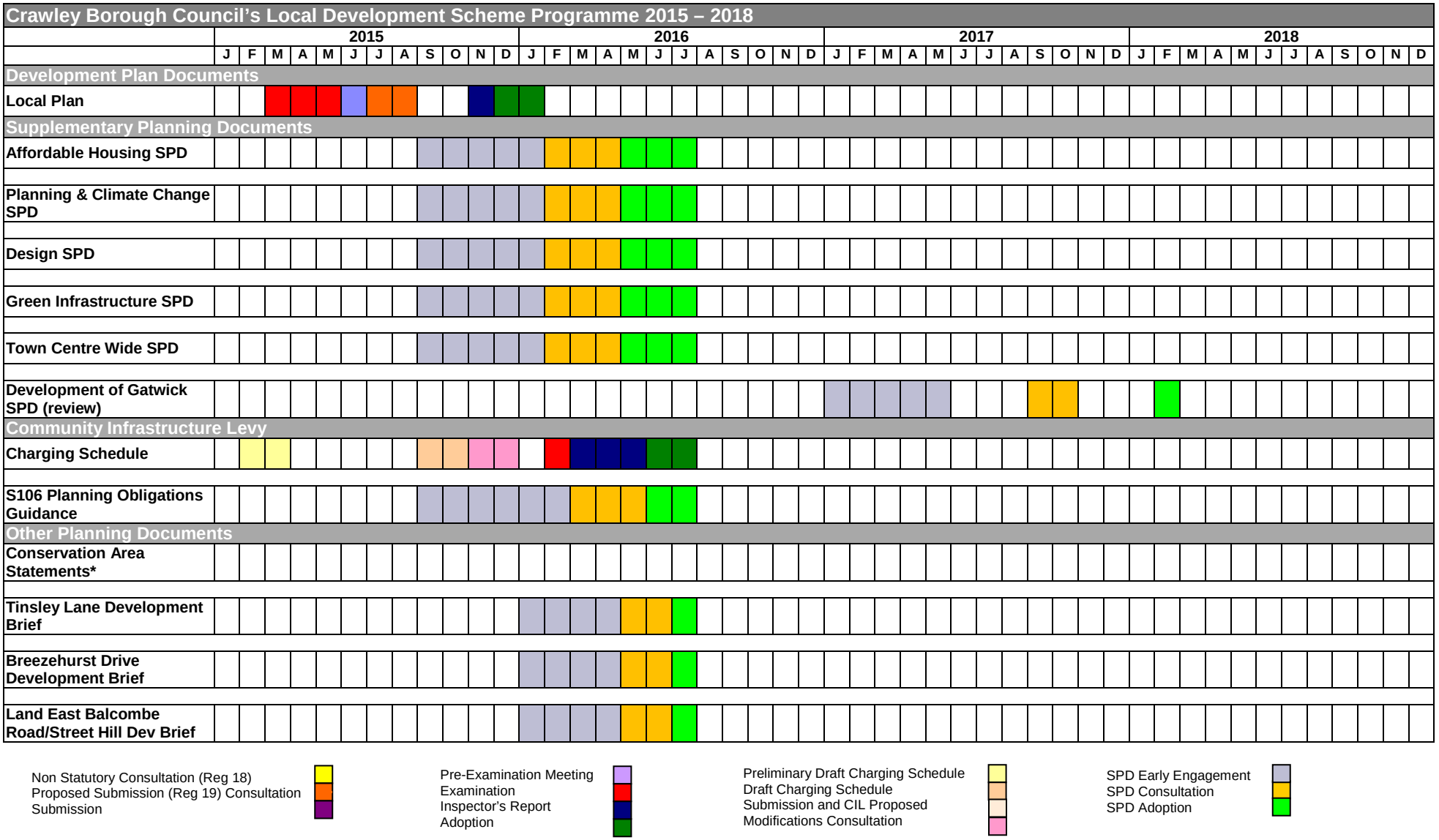
6.5. A new legal agreement was entered into by Gatwick Airport, Crawley Borough Council, and West Sussex County Council, for the purpose of supporting the airport's continued growth on a one runway two terminal configuration, mitigating the associated environmental impacts, and facilitating cooperation and information sharing between the parties and with other stakeholders. The agreement updated and extended the previous agreement signed in 2008. It was accompanied by a Memorandum of Understanding in which the signatories were joined by East Sussex County Council, Surrey County Council, Horsham District Council, Mid Sussex District Council, Reigate and Banstead Borough Council, Mole Valley District Council, and Tandridge District Council. This replaced an earlier MoU of 2009, and sets a framework to ensure that the interests of the different parties are accommodated in the consideration of environmental issues arising from the activities of the airport.

Attendance at Local Plan examination hearings

6.6. Cooperation among the Northern West Sussex Authorities (Crawley, Horsham and Mid Sussex) has included attendance at Local Plan examination hearings by planning policy officers from the other authorities, including the contribution of evidence on relevant issues. This was a feature both of the hearings relating to the Horsham District Planning Framework and

those for the Crawley Borough Local Plan. A joint position statement, particularly relating to housing needs and supply, has been regularly updated by the three authorities.

Appendix A. Timetables for Preparation of Documents mentioned in Crawley Local Development Scheme 2015-2018


Crawley Borough Council's Local Development Scheme Programme 2015 – 2018
2015
2016
2017
2018
J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D
Development Plan Documents
Local Plan
Supplementary Planning Documents
Affordable Housing SPD
Planning & Climate Change SPD
Design SPD
Green Infrastructure SPD
Town Centre Wide SPD
Development of Gatwick SPD (review)
Community Infrastructure Levy
Charging Schedule
S106 Planning Obligations Guidance
Other Planning Documents
Conservation Area Statements*
Tinsley Lane Development Brief
Breezehurst Drive Development Brief
Land East Balcombe Road/Street Hill Dev Brief
Non Statutory Consultation (Reg 18)
Proposed Submission (Reg 19) Consultation
Submission
Pre-Examination Meeting
Examination
Inspector's Report
Adoption
Preliminary Draft Charging Schedule
Draft Charging Schedule
Submission and CIL Proposed Modifications Consultation
SPD Early Engagement
SPD Consultation
SPD Adoption

Appendix B. Crawley Borough Housing Trajectory – Base date 31 March 2016

Housing Trajectory
Base Date 31 March 2016

											Past Year completions	Anticipated Delivery of Dwellings 2015-2030 (Local Plan)													
											Local Plan Year 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
												Five Year Supply													
	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commit (gross)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Large Housing Sites (6 units and above) with extant Planning Permission at 31 March 2016 (A)	CR/2012/0557/FUL	ALPINE WORKS, OAK ROAD	Southgate	01/02/2013	01/02/2016	6		6	6	0	6														
	CR/2012/0394/FUL	KINGSLAND COURT, THREE BRIDGES ROAD	Three Bridges	13/11/2013	13/11/2016	10		10	10	0	10														
	CR/2013/0576/FUL	110-112 SPENCERS ROAD	West Green	13/05/2014	13/05/2017	10		10		10		10													
	CR/2014/0811/FUL	Shaw House formation of additional floor (pursuant to CR/2014/0159/PA3)	West Green	05/02/2015	05/02/2018	7		7		7			7												
	CR/2014/0820/FUL	10 GOFFS PARK ROAD	Southgate	24/06/2015	24/06/2018	10	1	9		10		10													
	CR/2014/0865/FUL	LAND S/O AND R/O 24 BRIGHTON ROAD	Southgate	15/12/2015	15/12/2018	14		14		14			14												
	CR/2015/0110/FUL	40 Queens square	Northgate	13/05/2015	13/05/2018	6		6		6		6													
	CR/2015/0137/FUL	21 Broad Walk	Northgate	02/06/2015	02/06/2018	7		7		7		7													
	CR/2015/0818/FUL	First & second floors, 28-32 the Boulevard	Northgate	22/01/2016	22/01/2019	6		6	6	0	6														
	CR/2015/0463/FUL	STONER HOUSE, LONDON ROAD	Northgate	26/02/2016	26/02/2019	111		111		111				111											
	CR/2015/0694/FUL	7 - 13 THE BROADWAY & 1 - 3 QUEENS SQUARE	Northgate	01/03/2016	01/03/2019	25		25						25											
			Total Large Sites with PP (6-29 units)			212	1	211	22	165	22	33	21	136	0	0	0	0	0	0	0	0	0	0	0
Small Housing Sites (5 units or less) with PP (B)	(100% of small sites commenced = 35 net plus 45% of commitment (43) = 19 = 54					50	7	43	0	43	15	35	10	9	0										
	Small Sites deliverable spread over 5 years		Total Small Housing Sites with PP (5 or less)																						
Local Plan Key Housing Allocations (Policy H2) that are 'Deliverable' (C)	CR/2014/0317/NCC	FAIRFIELD HOUSE, WEST GREEN LANE	West Green	05/10/2011	05/10/2014	92		92		92		92													
	CR/2014/0686/NCC	5 - 7 BRIGHTON ROAD	Southgate	19/11/2012	19/11/2015	48		48		48		48													
	CR/2013/0015/FUL	15 - 29 BROADWAY UPPER FLOORS	Northgate	20/04/2016	20/04/2019	57		57		57				57											
	CR/2012/0223/FUL	ZURICH HOUSE, EAST PARK	Southgate	17/12/2013	17/12/2016	59		59		59			59												
	CR/2013/0517/OUT	SOUTHERN COUNTIES, (27 - 45 IFIELD ROAD)	West Green	04/03/2014	04/03/2017	218		218		218			70	70	78										
	CR/1998/0039/OUT	FORGE WOOD (FORMERLY THE NORTH EAST SECTOR)	Pound Hill	14/03/2014	14/03/2017	1900		1900		1900	202	100	200	200	200	175	175	175	175	175	95	28			
	CR/2014/0046/FUL	Land Adj to Langley Green Primary School, Langley Drive	Langley Green	06/11/2014	06/11/2017	30		30		30	30														
	CR/2015/0389/FUL	IFIELD COMMUNITY COLLEGE	Ifield			193		193		193		40	78	75											
	Allocation	TINSLEY LANE	Three Bridges			120		120		120				60	60										
	Allocation	LAND ADJ DESMOND ANDERSON	Tilgate			100		100		100				28	72										
	Allocation	KILNMEAD CAR PARK	Northgate			40		40		40			40												
	Allocation	GOFFS PARK DEPOT	Southgate			30		30		30			30												
	Allocation	FORMER TSB SITE, RUSSELL WAY	Three Bridges			40		40		40				20	20										
	Allocation	OAKHURST GRANGE	Southgate			55		55		55			27	28											
Local Plan Key Housing Allocations (Policy H2) that are 'Developable' (D)	Allocation	BREEZEHURST DRIVE PLAYING FIELDS	Bewbush			65		65		65			32	33											
	Allocation	LONGLEY BUILDING, EAST PARK	Southgate			48		48		48								48							
	Allocation	Henty Close, Bewbush	Bewbush			24		24		24						12	12								
	Allocation	Land East of St Hill	Pound Hill			15		15		15				15											
Local Plan Key Town Centre Opportunity Sites (Policy H2) (30+ units) (E)	Allocation	TELFORD PLACE / HASLETT AVENUE	Three Bridges			99		99		99			99												
	CR/2016/0294/OUT	Crawley Station and Car Parks	Northgate			308		308		308				90	87	131									
	Allocation	County Buildings	Northgate			50		50		50				25	25										
	Allocation	Land N of the Boulevard	Northgate			50		50		50							50								
			Total Key Housing Sites			3641	0	3641	0	3641	232	280	635	701	542	318	237	223	175	175	95	28	0	0	0
Broad Location (East of London Road) 6+ Units (F)		102 - 112 London Road & 2 -4 Tushmore Lane	Northgate			44	8	36		44						44									
		116 - 136 London Road	Northgate			64	11	53		64								32	32						
		138 - 144 London Road	Northgate			27	4	23		27											27				
		21, 25, 27 & 29 Tushmore Lane	Northgate			63	4	59		63									30	33					
			Total for Broad Location (East of London Road)			198	27	171	0	198	0	0	0	0	0	44	0	32	62	33	27	0	0	0	0

												Past Year completions	Anticipated Delivery of Dwellings 2015-2030 (Local Plan)													
												Local Plan Year 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
													Five Year Supply													
	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commit (gross)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Broad Location Town Centre, 6+ units (F)		Central Sussex College (East of Tower)	Three Bridges			36		36		36						36									
		Fire Station, Ifield Avenue	West Green			48		48		48												48			
		Brittingham House, Orchard St	West Green			24		24		24									24						
		1-7 Pegler Way	West Green			20		20		20										20					
		Parkside Car Park	Northgate			10		10		10									10						
		The Old Vicarage, Church Walk	Northgate			18		18		18										18					
			Total for Broad Location (Town Centre)			**156**	**0**	**156**	**0**	**156**	**0**	**0**	**0**	**0**	**0**	**36**	**0**	**0**	**34**	**38**	**0**	**48**	**0**	**0**	**0**
Broad Location (Forge Wood North East Sector Residual Land) 6+ Units (F)		Land Adj to Steers Lane	Pound Hill			75		75		75											75				
		Land to the Southeast of Heathy Farm, Balcombe Road	Pound Hill			75		75		75												75			
			Total for Broad Location (Forge Wood North East Sector Residual Land)			**150**	**0**	**150**	**0**	**150**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**0**	**0**	**0**
Suitable SHLAA Sites that are Deliverable (6 - 29 units) (G)		Traders Market, High Street	West Green			6		6		6			6												
		Oak Tree Filling Station, 114 London Road	Northgate			17		17		17			17												
	CR/2014/0777/FUL	Gales Place	Three Bridges	18/06/2015	18/06/2018	13		13		13		13													
			Total Deliverable SHLAA Sites			**36**	**0**	**36**	**0**	**36**	**0**	**13**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Suitable SHLAA Sites that are Developable (6-29 Units) (H)		2 - 12 Friston Walk	Ifield			21	6	15		21						21									
		Rear Gardens, Dingle Close/Ifield Road	West Green			18		18		18						18									
		Rear Gardens, Snell Hatch/Ifield Road	West Green			15		15		15						15									
		Ambulance Station, Ifield Avenue	Langley Green			16		16		16									16						
			Total Developable SHLAA Sites			**70**	**6**	**64**	**0**	**70**	**0**	**0**	**0**	**0**	**0**	**54**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**
Completed Prior Approvals	CR/2013/0291/PA3	Crown Buildings 5 The Boulevard	Northgate	08/08/2013	30/05/2016						24														
	CR/2013/0332/PA3	15 Orchid Court, Pelham Place	Broadfield	04/09/2013	30/05/2016						6														
	CR/2014/0005/PA3	THE CORN EXCHANGE 61 - 63 HIGH STREET	Northgate	05/03/2014	30/05/2016						11														
	CR/2014/0343/PA3	Ground Floor, BRAMBLETYE HOUSE, 29 Brighton Road	Southgate	11/07/2014	30/05/2016						7														
	CR/2014/0543/PA3	THE OFFICE BUILDING GATWICK ROAD	Northgate	03/10/2014	30/05/2016						22														
	CR/2015/0090/PA3	Ashburn House, Broadfield Park, Brighton Road	Broadfield	08/04/2015	30/05/2016						92														
	CR/2015/0295/PA3	CENTRAL HOUSE 11 - 13 BRIGHTON ROAD	Southgate	10/07/2015	30/05/2016						44														
	CR/2015/0374/PA3	MAPLEHURST HOUSE BROADFIELD PARK, BRIGHTON RO	Broadfield	05/08/2015	30/05/2016						69														
			Total for Prior Approvals								**275**														
Housing Windfalls			**Total for Windfalls**			**770**	**0**	**770**	**0**	**770**	**0**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**

											Past Year completions	Anticipated Delivery of Dwellings 2015-2030 (Local Plan)														
											Local Plan Year 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
												Five Year Supply													
	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commit (gross)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
			Gross Housing Delivery for All Categories			5283	41	5242	22	5229	544	416	744	901	597	507	292	310	342	301	252	206	55	55	55
								Total Losses for All Categories per annum			3	0	0	0	0	14	0	6	7	2	4	0	0	0	0
								Net Housing Delivery for All Categories per annum			541	416	744	901	597	493	292	304	335	299	248	206	55	55	55

GROSS APPROVALS/ALLOCATIONS OUTSTANDING AT START OF 2015/16	5283
PROPOSED LOSSES	41
NET APPROVALS/ALLOCATIONS OUTSTANDING AT START OF 2015/16	5242
NET COMPLETIONS 2015/16 (EXCLUDING PRIOR APPROVALS)	266
NET APPROVALS/ALLOCATIONS OUSTANDING AT START OF 2016/17	4976
LOCAL PLAN POLICY H1 MINIMUM HOUSING TARGET 2015-30	5100
NET COMPLETIONS 2015/16	541
RESIDUAL MINIMUM HOUSING TARGET FOR 2016-30	4559
RESIDUAL ANNUAL MINIMUM TARGET FOR 2016-30	326
TARGET FOR NEXT 5 YEARS - INCLUDING 5% BUFFER	342
PROJECTED COMPLETIONS 2016/17-2020/21	3151
YEARS' SUPPLY PROJECTED FOR 2016/17-2020/21	9.22

Notes :

- To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achieveable with a realistic prospect that housing will be delivered on site within 5 years and in particular, that development in viable (NPPF, para 47)
- To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPF, para 47)

Appendix C. Local Plan Evidence Base and Supporting Documents Produced & Published 2015/16

Post-Submission:

- Crawley Whole Plan and CIL Viability Assessment and appendices (April 2015) NCS
- Crawley Borough Council Individual Viability Assessments (April 2015) NCS
- Housing Trajectory (April 2015) CBC
- CBC/055 Written Statement on Changes to Planning Practice Guidance: Housing for Older People (April 2015) CBC
- Local Plan Built Up Area Boundary Review 2015 (June 2015) CBC
- Strategic Housing Land Availability Assessment (June 2015) CBC
- Crawley 2030: Crawley Borough Local Plan 2015 – 2030 Modifications Consultation Draft (June 2015) CBC
- Crawley Sustainability Appraisal/Strategic Environmental Assessment; Sustainability Report for the Modifications Local Plan (June 2015) CBC
- Consultation Statement Update (August 2015) CBC
- CBC/060 Written Response to Inspector's Note on Wind Energy (July 2015) CBC
- CBC/061 Written Response on High Court Judgement and Revision to PPG and Implications for Policy H4: Affordable and Low Cost Housing (August 2015) CBC
- Residential Individual Viability Assessments (August 2015) NCS

Post-Adoption:

- Adoption Statement (December 2015) CBC
- Crawley 2030: Crawley Borough Local Plan 2015 – 2030 (December 2015) CBC
- Local Plan Map (December 2015) CBC
- Sustainability Appraisal/Strategic Environmental Assessment Post Adoption Statement (December 2015) CBC
- Sustainability Appraisal/Strategic Environmental Assessment (December 2015) CBC

Appendix D. Summary of Appeal Decisions

2015/16 MONITORING YEAR					
Appeal Ref.	**Planning/ enforcement Ref.**	**Site**	**Development description**	**Decision**	**Date**
APP/Q3820/W/15/3003440	CR/2014/0620/FUL	LAND AT 31 CRABTREE ROAD, WEST GREEN, CRAWLEY	ERECTION OF 1 X FOUR BEDROOM DETACHED CHALET BUNGALOW STYLE DWELLING	Dismissed	20/07/15
APP/Q3820/D/15/3003652	CR/2014/0758/FUL	33 BYERLEY WAY, POUND HILL, CRAWLEY	ERECTION OF FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE	Allowed	16/04/15
APP/Q3820/W/15/3004360	CR/2014/0489/OUT	ADJ 1 NORMANHURST CLOSE, THREE BRIDGES, CRAWLEY	OUTLINE APPLICATION FOR ERECTION OF A 5/6 PERSON DETACHED DWELLING AND ASSOCIATED PARKING	Dismissed	20/07/15
APP/Q3820/W/15/3004775	CR/2014/0822/FUL	LAND AT HAREWOOD CLOSE, THREE BRIDGES, CRAWLEY	ERECTION OF TWO STOREY BUILDING TO COMPRISE 2 X 2 BEDROOM FLATS WITH ASSOCIATED CAR PARKING	Dismissed	17/07/15
APP/Q3820/D/15/3007006	CR/2014/0770/FUL	9 BRAY CLOSE, MAIDENBOWER, CRAWLEY	ERECTION OF TWO STOREY & SINGLE STOREY REAR EXTENSION	Dismissed	07/07/15
APP/Q3820/C/15/3008835	ENF/2013/0129	1 JACOBEAN CLOSE, MAIDENBOWER, CRAWLEY	WITHOUT PLANNING PERMISSION THE CHANGE OF USE OF AMENITY LAND TO GARDEN AND ERECTION OF A 1.8 METRE HIGH CLOSE BOARDED FENCE SURMOUNTED BY TRELLIS.	Notice upheld	09/12/15
APP/Q3820/D/15/3053093	CR/2015/0033/FUL	26 REIGATE CLOSE, POUND HILL, CRAWLEY	ERECTION OF REAR FIRST FLOOR EXTENSION	Allowed	07/09/15
APP/Q3820/W/15/3129643	CR/2014/0806/FUL	29 MOUNT CLOSE, POUND HILL, CRAWLEY	ERECTION OF 1 X 2 BEDROOM DETACHED CHALET BUNGALOW ON LAND REAR OF 29 MOUNT CLOSE, CRAWLEY	Dismissed	06/02/16
APP/Q3820/D/15/3131290	CR/2015/0237/FUL	2 ATHELSTAN CLOSE, POUND HILL, CRAWLEY	CONVERSION OF LOFT TO HABITABLE SPACE WITH REAR AND	Dismissed	11/11/15

			FRONT DORMERS WITH FLAT PITCHED ROOFS		
APP/Q3820/D/15/3131618	CR/2015/0313/FUL	39 GREEN LANE, NORTHGATE, CRAWLEY	ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION	Allowed	11/11/15
APP/Q3820/W/15/3133497	CR/2014/0865/FUL	LAND S/O AND R/O 24 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	ERECTION OF 14 NEW APARTMENTS, 312SQM OF OFFICE FLOORSPACE, GYM AND SAUNA FOR RESIDENTS USE, BIN AND BIKE STORES AND ALTERATIONS TO THE EXISTING PARKING SPACES	Allowed	15/12/15
QUARTERS 1 & 2 OF 2016/17 MONITORING YEAR					
Appeal Ref.	**Planning/ enforcement Ref.**	**Site**	**Development description**	**Decision**	**Date**
APP/Q3820/C/15/3131049 & APP/Q3820/W/15/3133641	CR/2014/0708/FUL	1 GRACE ROAD, BROADFIELD, CRAWLEY	RETROSPECTIVE LOFT CONVERSION INCORPORATING REAR DORMER & FRONT VELUX WINDOWS AND ALTERATION OF ROOF SHAPE	Dismissed	06/05/16
APP/Q3820/W/15/3139791	CR/2015/0285/FUL	FIRCROFT, CHURCH ROAD, POUND HILL, CRAWLEY	DEMOLITION OF TWO GARAGE BUILDINGS AND ERECTION OF FIVE NEW HOUSES TOGETHER WITH GARAGES AND ASSOCIATED ACCESS DRIVE	Dismissed	18/04/16
APP/Q3820/W/15/3140122	CR/2015/0168/FUL	28 MAIDEN LANE, LANGLEY GREEN, CRAWLEY	ERECTION OF 1 X ATTACHED THREE BED HOUSE	Dismissed	09/05/16
APP/Q3820/W/16/3142427	CR/2015/0712/FUL	BADGERS BANK, OLD BRIGHTON ROAD (NORTH), BROADFIELD, CRAWLEY	ERECTION OF TWO DETACHED DWELLINGS AND GARAGES TO THE REAR OF THE EXISTING DWELLING WITH PROVISION OF NEW ACCESS DRIVE. REPLACEMENT GARAGING TO SERVE THE EXISTING DWELLING FOLLOWING DEMOLITION OF EXISTING GARAGE	Dismissed	14/06/16

APP/Q3820/W/16/3144137	CR/2015/0476/FUL	86 TINSLEY LANE, THREE BRIDGES, CRAWLEY	DEMOLITION OF EXISTING BUNGALOW DWELLING, ERECTION OF TWO SEMI-DETACHED DWELLINGS, INCLUDING THE CREATION OF 2 NEW CAR PARKING SPACES PER DWELLING AND AMENITY SPACE	Dismissed	22/06/16
APP/Q3820/D/16/3144465	CR/2015/0692/FUL	18 SELBOURNE CLOSE, POUND HILL, CRAWLEY	SINGLE STOREY SIDE & REAR EXTENSION TOGETHER WITH WIDENING OF VEHICLE CROSSOVER WITH NEW BOUNDARY TREATMENT	Dismissed	19/05/16
APP/Q3820/D/16/3144479	CR/2015/0531/FUL	BADGERS CROFT, TURNERS HILL ROAD, POUND HILL, CRAWLEY	OPEN FORMER VEHICLE ACCESS, INCLUDING REMOVAL OF SECTION OF EARTH BANK AND CLOSURE OF EXISTING ACCESS WITH ERECTION OF BOUNDARY WALL	Allowed	17/05/16
APP/Q3820/D/16/3145666	CR/2015/0863/FUL	7 HIGH OAKS, SOUTHGATE, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION	Dismissed	28/06/16
APP/Q3820/W/16/3148107	CR/2015/0829/NCC	1-11 GRACE ROAD & 2-18 ELDRICH ROAD BROADFIELD, CRAWLEY	REMOVAL OF CONDITION 12 (PERMITTTED DEVELOPMENT RIGHTS) PURSUANT TO PERMISSION CR/721/89	Allowed	06/09/16
APP/Q3820/D/16/3148959	CR/2015/0864/FUL	7 TITMUS DRIVE, TILGATE, CRAWLEY	RETROSPECTIVE APPLICATION FOR FRONT PORCH, PITCH ROOF OVER FRONT WINDOW AND FLAT ROOF REAR EXTENSION	Dismissed	10/08/16
APP/Q3820/D/16/3149431	CR/2016/0079/FUL	3 TREVANNE PLAT, POUND HILL, CRAWLEY	PROPOSED TWO STOREY FRONT AND SINGLE STOREY REAR EXTENSIONS (AMENDMENT TO CR/2015/0495/FUL)	Dismissed	28/07/16
APP/Q3820/D/16/3151165	CR/2016/0196/FUL	5 AILSA CLOSE, BROADFIELD, CRAWLEY, RH11 9DW	ERECTION OF TWO STOREY REAR EXTENSION	Dismissed	31/08/16

APP/Q3820/W/16/3151170	CR/2016/0042/NCC	TEXACO GARAGE, THE COOPERATIVE FOOD, BALCOMBE ROAD, POUND HILL, CRAWLEY	VARIATION OF CONDITION 10 (HOURS OF OPERATION OF PETROL STATION) PURSUANT TO CR/2006/0592/FUL TO EXTEND THE OPENING HOURS (07.00 - 22.00) TO 07.00 - 23.00, 7 DAYS A WEEK	Allowed	23/09/16
APP/Q3820/W/16/3151172	CR/2015/0809/FUL	LAND ADJACENT TINSLOW FARM, STEERS LANE, POUND HILL, CRAWLEY	ERECTION OF 4 BEDROOM DETACHED HOUSE WITH ATTACHED SINGLE GARAGE, OFF-STREET CAR PARKING & ASSOCIATED LANDSCAPING	Dismissed	15/08/16
APP/Q3820/D/16/3152345	CR/2016/0104/FUL	8 THE TITHE, IFIELD, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION	Dismissed	30/08/16
APP/Q3820/D/16/3153549	CR/2016/0188/FUL	24 HEXHAM CLOSE, POUND HILL, CRAWLEY	ERECTION OF A FIRST FLOOR FRONT EXTENSION ABOVE EXISTNG GARAGE	Dismissed	19/09/16

Appendix E. Summary of Duty to Cooperate Actions 2015-2016

Key:
Bold, Black Text: National Changes
Bold, Blue Text: Duty to Cooperate Agreements & Documents
Blue Text: Joint Evidence Base Documents
Italic, Green Text: Duty to Cooperate Member meetings
Italic, Black Text: Duty to Cooperate Officer meetings
Bold, Orange Text: Local Plan Stages
Orange Text: Local Plan pre-formal stages consultation
Purple Text: CBC responses to other Local Authorities highlighting Crawley's constraints and anticipated unmet needs

Milestone	Date
Joint Written Statement Environment Agency, Crawley Borough Council and West Sussex County Council on SuDS	**22 April 2015**
Highways England, Crawley Borough Council and West Sussex County Council Statement of Common Ground	**24 April 2015**
Gatwick Diamond Management Board Meeting	*28 April 2015*
Crawley/Horsham: Strategic Planning Update Meeting	*29 April 2015*
Crawley Borough Council response to Horsham District Planning Framework Modifications consultation	12 May 2015
Crawley Borough Council response to Reigate & Banstead Borough Council Development Management Plan Duty to Cooperate Scoping Statement	12 May 2015
Examination Hearing Sessions for Crawley 2030: Local Plan 2015 – 2030	**18 May 2015**
Gatwick Officers Group	*20 May 2015*
Gatwick Diamond GROW Strategy Project Group	*20 May 2015*
Northern West Sussex Authorities Planning Officers: Mid Sussex District Plan Housing Numbers 2012-Based Household Projections	*4 June 2015*
Coast to Capital Local Enterprise Partnership Infrastructure Study Findings; West Sussex & Gatwick Diamond Infrastructure Study Findings; Utilities Infrastructure Partners; & Horsham Duty to Cooperate Workshop	*4 June 2015*
West Sussex County Chief Executives	*8 June 2015*
Crawley Borough Council informal officer response to Tandridge District Council on Green Belt Review Duty to Cooperate Workshop	8 June 2015
Gatwick Diamond Overview Forum Meeting	*19 June 2015*
West Sussex Planning Policy Officers Group	*30 June 2015*
Crawley/Horsham: attendance at Horsham District Planning Framework Examination Hearing: Crawley Housing Numbers & Unmet Needs	*3 July 2015*
Gatwick Diamond Management Board Meeting	*14 July 2015*
Gatwick Officers Group	*14 July 2015*
Gatwick Diamond GROW Strategy Project Group	*14 July 2015*

Milestone	Date
Crawley/Reigate & Banstead/Mid Sussex/Horsham: RBBC Development Management DPD	*14 July 2015*
Crawley/Mid Sussex/Horsham: Mid Sussex District Plan & NWS Position Statement	*22 July 2015*
Crawley Borough Council response to Mid Sussex District Plan Regulation 19 Submission consultation	24 July 2015
Crawley Borough Council officer comments to West Sussex Infrastructure Study Presentations	18 August 2015
Gatwick Officers Group	*1 September 2015*
Gatwick Diamond Strategy Project Group	*1 September 2015*
West Sussex County Chief Executives	*7 September 2015*
Gatwick Joint Local Authorities	*7 September 2015*
West Sussex Planning Policy Officers Group	*8 September 2015*
Crawley/Horsham: Strategic Planning	*21 September 2015*
Crawley/Environment Agency: Supplementary Planning Documents	*23 September 2015*
Tandridge Reg 18 Local Plan Meeting	*30 September 2015*
Crawley/Mid Sussex: Strategic Development Site – Pre-Application	*15 October 2015*
Gatwick Diamond Strategy Project Group	*20 October 2015*
Gatwick Diamond Management Board Meeting	*20 October 2015*
Crawley/Mid Sussex: Mid Sussex District Plan & Strategic Allocation	*11 November 2015*
Coastal West Sussex Local Strategic Statement Workshop	*12 November 2015*
West Sussex County Chief Executives	*25 November 2015*
Gatwick Diamond Overview Forum Meeting	*27 November 2015*
Gatwick Diamond Initiative Prosper Forum	*1 December 2015*
Gatwick Diamond Strategy Project Group	*2 December 2015*
Crawley/Mid Sussex: Mid Sussex District Plan & Strategic Allocation	*3 December 2015*
West Sussex Planning Policy Officers Group	*8 December 2015*
Crawley/Mid Sussex: Mid Sussex District Plan & Strategic Allocation	*7 January 2016*
Crawley Borough Council response to Mid Sussex District Plan Regulation 19 Focused Amendments consultation	15 January 2016
Gatwick Airport Transport Forum Steering Group	*21 January 2016*
CBC feedback to MSDC Transport Modelling draft Consultant's Brief	22 January 2016
Gatwick Officers Group	*26 January 2016*
Gatwick Airport Consultative Committee (GATCOM)	*28 January 2016*
Crawley/Mid Sussex: Mid Sussex District Plan & Strategic Allocation	*2 February 2016*
West Sussex Planning Policy Officers Group	*8 March 2016*
Arun District Council Duty to Cooperate Workshop	*14 March 2016*
Northern West Sussex Position Statement Revised February 2015: signed by LA Planning Portfolio Holders	**15 March 2016**
Crawley Borough Council response to Tandridge District Local Plan Regulation 18 Issues and Approaches consultation	17 March 2016
Gatwick Diamond Strategy Project Group	*31 March 2016*