Crawley Borough Council

Authority's Monitoring Report
1 April 2016 – 31 March 2017

Contents[1]

Page

Executive Summary 2

Part 1. Introduction 4

Nature and purpose of document 4

Contents and Structure 4

Part 2. Progress on Local Plan and Local Development Scheme (LDS) Implementation 5

Introduction 5

Supplementary Planning Documents 5

Community Infrastructure Levy Charging Schedule and Regulation 123 List 7

S106 & Planning Obligations Guidance 8

Other Planning Documents 8

Part 3. Monitoring Policy Effectiveness 11

Policy H1: Housing Provision 11

Policy H4: Affordable and Low Cost Housing 14

Policy EC1: Sustainable Economic Growth 15

Policy EC6: Development Sites within the Town Centre Boundary 23

Other Policies 24

Appeal decisions 25

Performance against Sustainability Objectives 26

Part 4. Neighbourhood Development Plans/ Orders 36

Matters to report 36

Part 5. CIL Income and Expenditure 37

Part 6. Self-build and Custom Housebuilding 38

Part 7. Duty to Cooperate 40

Appendix A. Timetables for Preparation of Documents mentioned in Crawley Local Development Scheme 2015-2018 42

Appendix B. Crawley Borough Housing Trajectory – Base date 31 March 2017 44

Appendix C. Crawley Borough Employment Land Trajectory – Base date 31 January 2018 48

Appendix D. Local Plan Evidence Base and Supporting Documents Produced & Published 2016/17 53

Appendix E. Commentary on Policies not fully Implemented in 2016/17 54

Appendix F. Summary of Appeal Decisions 60

Appendix G. Summary of Duty to Cooperate Actions 2016-2017 65

[1] Please note: this version of the AMR is an updated version, published on 13/03/2018, taking into account amendments to pages 2, 14 and 15, which are identified by footnotes.

Executive Summary

This Authority's Monitoring Report covers the period from 1 April 2016 to 30 March 2017. It also contains more up-to-date information from 2017/18, where this is available. It is produced and set out in accordance with Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012.

The key topic areas of the report are as follows:

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

- Progress on the documents included in the Local Development Scheme saw some slippage but remained broadly on course at the end of the 2016/17 monitoring period, as follows:
    - Four out of five Supplementary Planning Documents timetabled for adoption during 2016/17 were adopted within the monitoring year. The fifth was adopted in November 2017.
    - The council's Community Infrastructure (CIL) Charging Schedule was adopted in July 2016 and came into effect in August 2016. It was accompanied by a Regulation 123 List and a Developer Contributions Guidance Note.
    - One of the three proposed Development Briefs was adopted just after the end of the 2016/17 monitoring year, with public consultation on drafts of the other two commenced by the end of 2017.
    - Conservation Area Statements for two of Crawley's Conservation Areas were consulted on during the 2016/17 monitoring year. One more was subject to public consultation in summer 2017, with others arriving at an advanced stage of preparation by the end of 2017.

Monitoring Policy Effectiveness

- Performance during the monitoring year against the critical indicators detailed in the council's Monitoring and Implementation Framework[2] 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 2016/17. 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 exceeded the 40% target.[3] This picture is similar to that seen in the 2015/16 monitoring year.
    - Policy EC1: Sustainable Economic Growth. The gross delivery of office and industrial floorspace has exceeded projections, but so has the rate of the loss of employment floorspace to other uses. This has been particularly marked in relation to office floorspace, where conversions undertaken under the permitted development regime have had a significant impact, and are likely to continue to do so in the short term. For now the employment land supply pipeline remains reasonably healthy.

[2] Monitoring and Implementation Framework, p4 (2015) CBC

[3] Please note: this sentence was updated on 13/03/2018 to take account of changes made to pages 14 and 15.

- Policy EC6: Development Sites within the Town Centre Boundary. Proposals for the development of the named sites are at various stages, with significant progress apparent on most sites.
- Monitoring has identified areas of inconsistency in the implementation of some Local Plan policies, particularly as regards adherence to requirements for information in support of applications, and the application of some newer standards and requirements. It is considered that the adoption of an up-to-date Local List of validation requirements, combined with greater familiarity and the availability of guidance published in recently adopted SPDs will address these issues.
- 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.
- 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, and none are known to be in preparation by qualifying bodies.

Community Infrastructure Levy

- No CIL income was received in the 2016/17 financial year and £64,812 had been received during the 2017/18 financial year as of 31 December 2017.

Self-build and Custom Housebuilding

- As of 31 December 2017, 48 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 G 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 2016 to March 2017, which is assessed as the second 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 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 Local Plan's vision for growth, as identified in the Monitoring and Implementation Framework;
    - other policies where monitoring has identified potential issues regarding consistency of implementation;
    - recent appeal decisions; and
    - Crawley's current and/or recent level of performance on various indicators which are relevant to the Sustainability Objectives detailed in the SA[4];
- **Part 4:** Details of any neighbourhood plans or neighbourhood development orders made by the council;
- **Part 5:** Running totals of CIL income and expenditure as of 31 December 2017;
- **Part 6:** Headline data on the council's Self-build and Custom Housebuilding Register, as administered in accordance with the Self-build and Custom Housebuilding Act 2015 and the Self-Build and Custom Housebuilding Regulations 2016;
- **Part 7:** Details of co-operation undertaken with other local planning authorities, county councils or other bodies in line with the Duty to Cooperate set out in section 110 of the Localism Act 2011.

[4] 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. At the time of publication of this report, the current LDS for Crawley is the October 2017 update, covering the period from June 2017 to December 2020. However, since this does not cover the 2016/17 monitoring period, the previous iteration of the LDS, published in December 2015, is used for the purpose of assessing progress in this report. Appendix A lists the documents specified in this LDS and the timetables for their preparation.

2.3. The remainder of this section will describe current progress on each document during the 2016/17 monitoring period, with additional comment on progress since 1 April 2017.

2.4. Following the adoption of the Local Plan on 16 December 2015, the outstanding documents mentioned in the LDS at the start of the 2016/17 monitoring year were:

- Supplementary Planning Documents (SPDs);
- Community Infrastructure Levy (CIL) Charging Schedule (with accompanying Regulation 123 List);
- Other Planning Documents (Development Briefs, Conservation Area Statements).

These are now considered in turn.

Supplementary Planning Documents

2.5. 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.

2.6. 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.

2.7. The following SPDs are listed in the December 2015 LDS:

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

2.8. All of the SPDs had a shared timetable in the December 2015 LDS apart from the Development of Gatwick Airport SPD. This had a separate timetable, 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 2016/17

2.9. During the 2016/17 monitoring year, a total of four SPDs were adopted by the council.

2.10. As detailed in the 2015/16 AMR, the period from autumn 2015 to spring 2016 witnessed a period of early engagement with internal and external stakeholders, followed by public consultation on drafts of the Planning & Climate Change SPD and Urban Design SPD.

2.11. Whilst there was some slippage in the timetable for the preparation of the SPDs against the 2015 LDS, this resulted from the need to undertake further focused consultation.

2.12. In addition, work on the Affordable Housing SPD was delayed by further clarifications of national policy in respect of the definition of affordable housing and the securing of affordable housing provision or commuted payments on smaller sites.

2.13. The resulting process during the 2016/17 monitoring year was as follows:

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 Commission: 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

Progress since the monitoring period

2.14. The draft Affordable Housing SPD was subject to a six week period of consultation between 21 June and 2 August 2017. A revised document was subsequently adopted by the Cabinet on 29 November 2017.

2.15. The only remaining SPD from the 2015 LDS is that relating to Gatwick Airport. The LDS originally envisaged that work on the Development at Gatwick Airport SPD would proceed over the course of 2017. However, work on this SPD is currently suspended pending the publication of the government's Aviation Strategy, now anticipated in mid-2019, and the revised Gatwick Airport Masterplan.

Community Infrastructure Levy Charging Schedule and Regulation 123 List

2.16. 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.

2.17. 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.

2.18. 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 2016/17

2.19. During the 2016/17 monitoring year, Crawley Borough Council approved the Community Infrastructure Levy Charging Schedule to take effect.

2.20. As outlined in the council's 2015/16 AMR, the council's Draft CIL Charging Schedule was subject to Examination in the early part of 2016, and subsequently recommended for approval by the Inspector.

2.21. During the 2016/17 monitoring year, the following subsequent steps were taken to implement CIL in Crawley:

Date	Stage
26 April-23 May 2016	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)

2.22. The CIL Regulations require CIL charging authorities to report annually on CIL income and expenditure. A report must be published by the end of each December following any financial year in which CIL income is received or retained. Since no CIL was received in the 2016/17 financial year, this requirement was not applicable in December 2017.

2.23. However, the council has received CIL income since April 2017, therefore, running totals as of the end of December 2017 are provided in Part 5 of this report for information purposes only.

2.24. The council will report on final totals for the 2017/18 financial year by the end of December 2018.

S106 & Planning Obligations Guidance

2.25. 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 December 2015 LDS included provision for a new document, although whether this was to take the form of a separate SPD or a more focused guidance document was left to be decided.

2.26. Following the CIL Examination, the council concluded that the CIL Charging Schedule, Regulation 123 List, Green Infrastructure SPD and, then 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.

2.27. 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 with 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.

Other Planning Documents

2.28. 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.

2.29. 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 were included in the December 2015 LDS.

2.30. The key types of documents being prepared include:

- Development Briefs; and
- Conservation Area Statements.

Development Briefs

2.31. 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.

2.32. Development Briefs for the following sites allocated by Policy H2 of the Local Plan have been under preparation:

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

Progress during 2016/17

2.33. The 2016/17 witnessed significant slippage on the timetable for preparation of the Development Briefs set out in the December 2015, which anticipated adoption in the summer of 2016. This has reflected the need to undertake additional focused consultation with affected interests, as well as the diversion of staff resources to other key projects and priorities.

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

2.35. The Tinsley Lane Development Brief was subject to a six week public consultation between 8 July and 19 August 2016.

Date	Stage
1 April – 30 June 2016	Early Engagement on Tinsley Lane Development Brief
1 April 2016 – 31 March 2017	Early Engagement on Breezehurst Drive Development Brief and Land East of Balcombe Road/Street Hill Development Brief
8 July – 19 August 2016	Six Week Public Consultation on Tinsley Lane Development Brief.

Progress since the monitoring period

2.36. Subsequent progress in the preparation and adoption of the Development Briefs has been as follows:

Date	Stage
4 April 2017	Cabinet adoption of Tinsley Lane Development Brief
17 July – 11 September 2017	Public Consultation on Land East of Street Hill Development Brief
30 November 2017 – 25 January 2018	Public Consultation on Breezehurst Drive Development Brief

Conservation Area Statements

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

2.38. Updated Conservation Area Statements have been under preparation 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

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

Progress during 2016/17

2.40. On account of the role played by the CAACs in the preparation of Conservation Area Statements, the LDS does not set out a definitive timetable for their adoption.

2.41. During the 2016/17 monitoring year, progress in the preparation and adoption of the Statements was as follows:

Date	Stage
April-September 2016	Early Engagement on revised Ifield Village Conservation Area Statement
October 2016	Public Consultation on revised Ifield Village Conservation Area Statement
February-March 2017	Public Consultation on revised Dyers' Almshouses Conservation Area Statement

Progress since the monitoring period

2.42. Subsequent progress in the preparation and adoption of the Conservation Area Statements has been as follows:

Date	Stage
17 July – 11 September 2017	Public Consultation on Draft Worth Conservation Area Statement

2.43. Subject to the available staff resources of the council and the capacity of Crawley's Conservation Area Advisory Committees it is hoped that most of the outstanding Conservation Area Statements will be adopted in the course of 2018.

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 2016/17 is the first full monitoring year following the adoption of the Crawley Local Plan 2015-30. As such it provides an opportunity to monitor the implementation of a relatively wide range of policies.

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:

- Policies whose implementation does not appear to have been consistent, reasons for this, and suggested remedies;
- The record of council planning decisions at appeal both during and since the monitoring period, with particular notice given to those decisions which are more relevant to the implementation of new Local Plan policies;
- Crawley's current and/or recent performance against the Sustainability Objectives outlined in the Sustainability Appraisal (SA) supporting the Local Plan, as measured by a range of indicators which are as close as practically and reasonably possible to those identified in the SA.

Policy H1: Housing Provision

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

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

housing. As detailed in updates to the borough's Housing Trajectory, performance against the annualised average figure will closely reflect progress in the development of allocated sites. In the early part of the plan period Crawley's Housing Trajectory thus anticipates higher levels of delivery, which then fall significantly as the limited land supply is developed.

3.7. In Table 3.1, completions for the 2015/16 and 2016/17 monitoring years are compared with the respective average target implied by Policy H1 as well as the projection from the April 2015 Housing Trajectory (HT)[5]. As shown here completions significantly exceed the average requirement and, taken cumulatively, narrowly exceed the 2015 HT projection. Therefore, these figures indicate that implementation this policy is currently on track.

Table 3.1: Gross and net housing completions 2015-2017, measured against projections in the April 2015 Housing Trajectory and the Local Plan Policy H1 average target[6]

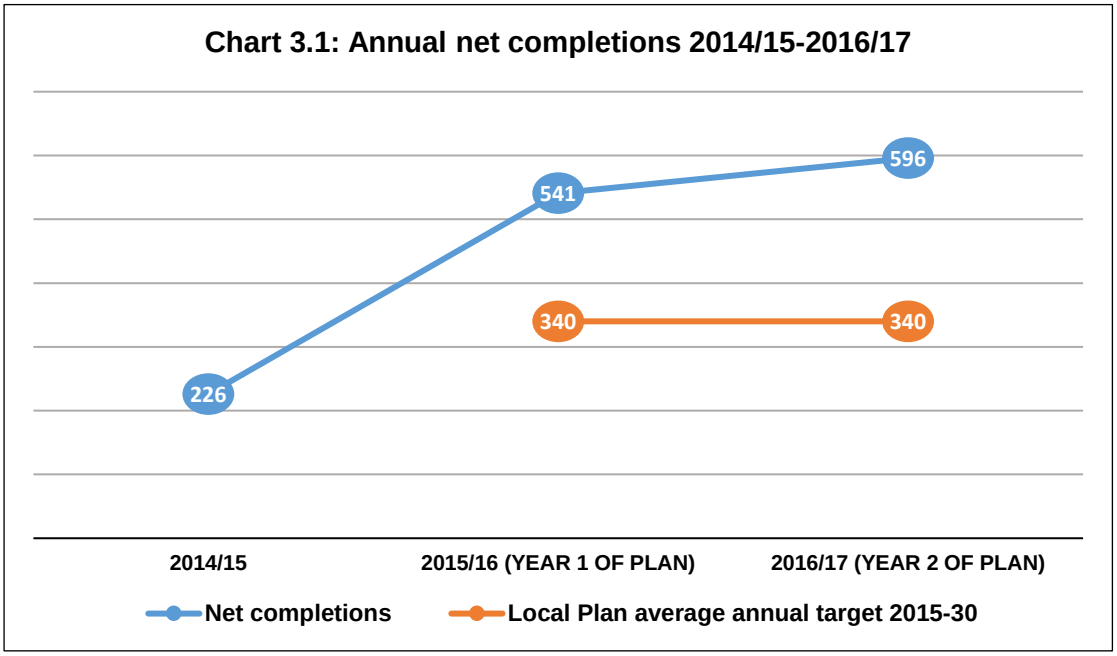
Year	Gross Delivery	Losses	Net Delivery	April 2015 HT Projection	As % of HT Figure	H1 Average Target	As % of H1 Average
2015/16	544	3	541	389	139%	340	159%
2016/17	603	7	596	724	82%	340	175%
2015-16 Total	1147	10	1137	1113	102%	680	167%

3.8. Annual net housing completions since the 2014/15 monitoring year are also shown in Chart 3.1, which also compares the 2015/16 and 2016/17 figures to the Policy H1 annual average target.

3.9. The Housing Trajectory and accompanying summary table in Appendix B set out the implications of these figures for total housing delivery and maintenance of the borough's five-year housing land supply.

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

[6] The completion figures in Table 3.1 are primarily derived from West Sussex County Council monitoring data. Figures based on other criteria may differ.



3.10. Of the 596 net completions in 2016/17, 292 (49 per cent) came from developments benefitting from permitted development rights for the conversion of offices to dwellings. These rights, exercised via the prior approval procedure, were introduced in 2013 and became permanent in 2016.

3.11. Table 3.2 below details separately the total number of dwellings permitted by planning permission and prior approval during the 2016/17 monitoring year, broken down by category of approval. Extant planning permissions as of 31 March 2017 are further detailed in the Housing Trajectory provided in Appendix B.

Table 3.2: Planning permissions and Prior Approvals of dwellings April 2016-March 2017

Category	Gross permitted	Losses permitted	Net permitted
New full planning permissions	74	8	66
Full planning permissions (dwelling quota already permitted)[7]	67	0	67
New outline permissions	308	0	308
Outline permissions (dwelling quota already permitted)	1,992	0	1,992
New reserved matters approved	531	0	531
New prior approvals	299	0	299
Prior approvals (dwelling quota already permitted)[8]	208	0	208
Combined total	3,479	8	3,471
Total excluding reserved matters approvals and dwellings already permitted	**681**	**8**	**673**

Policy H4: Affordable and Low Cost Housing[9]

3.12. 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.

3.13. Table 3.3 assesses current implementation of this policy by detailing gross and net affordable housing completions for the years 2015/16 and 2016/17 (i.e. years 1 and 2 of the Local Plan Period). The net totals are shown as a proportion of total net completions for each monitoring year, and are also compared to the annual average affordable housing target implied by Policy H4 (i.e. 136 per annum, or 40% of the 340 H1 annual average target). The table also shows new affordable units as a proportion of net completions with planning permission (as opposed to prior approval, which is not legally subject to affordable housing requirements).

3.14. 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 21% over the two years in question, whereas if they are excluded (providing a fairer view of the implementation of Policy H4) the two-year total sits at 41%, thus achieving the 40% target.

[7] i.e. new planning permissions superseding existing planning permissions or prior approvals
[8] i.e. new prior approvals superseding existing planning permissions or prior approvals.
[9] Please note: Table 3.3 and para. 3.14 were updated on 13/03/2018 to correct a miscalculation which featured in the originally published versions.

Table 3.3: The delivery of gross and net affordable housing 2015-17 against the average annual/quarterly figures from Policy H4[10]

Year	Gross delivery	Net delivery	As % of total net completions	As % of net completions with planning permission	Implied average H4 target	As % of H4 target
2015/16	90	90	17%	34%	136	66%
2016/17	145	144	24%	47%	136	106%
Total	235	234	21%	41%	272	86%

3.15. Crawley Borough Council own-build schemes contributed 15 units (14 net) to these totals, all of them being completed in 2016/17.

3.16. One shortcoming in the implementation of Policy H4 during the 2016/17 monitoring year concerned the application of the policy to smaller residential schemes. This issue is further discussed in Appendix E.

Policy EC1: Sustainable Economic Growth

3.17. 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[11]. 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. Due to Crawley's land constraints the identified business land supply pipeline total of 23ha falls considerably short of the identified need, but is considered sufficient to meet the projected demand during the first five years of the Plan period.

3.18. Table 3.4 assesses how far the gross rate of delivery of employment floorspace over the period 2014-17 has matched the rate anticipated in the EGA Update. The 58ha. requirement figure mentioned above (annualised at 3.9ha. per annum) is derived from a projected floorspace requirement of 287,190sqm (19,146 p.a.), comprising 139,220sqm (9,281 p.a.) of B1a/B1b office space and 147,970sqm (9,865 p.a.) of B1c/B2/B8 industrial floorspace. The Table 3.4 compares those projected rates with those actually achieved over the three years concerned. Gross floorspace completion totals are shown both with and without 'churn', i.e. new floorspace which has replaced existing floorspace within the same employment category. Even with this 'churn' element deducted, it will be seen that employment floorspace in both 'office' and

[10] 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 thus reflect the development completion times recorded in West Sussex County Council monitoring data. Figures based on other criteria, e.g. the date of handover of completed units to Registered Social Landlords, may differ.

[11] '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

'industrial' categories has been delivered at a slightly faster gross rate than anticipated over these three years.

Table 3.4: Comparison of actual and projected gross delivery rates for B-class employment floorspace 2014-2017

Period	Floorspace type	Gross delivery (sqm)	Gross delivery (sqm) (excluding 'churn'*)	Projected delivery rate	Gross delivery excl. 'churn' as % of projected delivery rate
2014/15	Office	2,593	2,593	9,281	28%
	Industrial	10,321	10,321	9,865	105%
	Total	12,914	12,914	19,146	67%
2015/16	Office	13,219	12,062	9,281	130%
	Industrial	19,360	8,872	9,865	90%
	Total	32,579	20,934	19,146	109%
2016/17	Office	16,646	16,646	9,281	179%
	Industrial	19,725	15,172	9,865	154%
	Total	36,371	31,818	19,146	166%
3-year total	Office	32,458	31,301	27,843	112%
	Industrial	49,406	34,365	29,595	116%
	Total	81,864	65,666	57,438	114%

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

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

- 1) Loss of office floorspace to industrial uses and vice-versa;
- 2) Loss of B-class floorspace to other uses.

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

Table 3.5: Movement of floorspace between B1a/B1b (i.e. 'office') and B1c/B2/B8 (i.e. 'industrial') uses 2014-17

Period	Office to Industrial (sqm)	Industrial to Office (sqm)	Net increase in office (sqm)
2014/15	0	192	192
2015/16	5,169	1,818	-3,351
2016/17	0	1,500	1,500
3-year total	5,169	3,510	-1,659

3.21. As shown in Table 3.5, there was significant movement of floorspace between office and industrial uses during the three-year period under review, with a total of 8,679sqm of the gross delivery total given in Table 3.4 (about 13%) coming at the expense other types of B-class use. Taking these into account would depress the gross totals shown in Table 3.4 somewhat, although given the strength of the latter, they would still remain broadly within range of the projections given in the EGA update.

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

3.23. The second type of losses, i.e. the loss of B-class floorspace to non-employment uses is given more detailed consideration in the EGA Update. The gross delivery projections thus include a built-in assumption that the loss of 72,050sqm of office space and 61,380sqm of industrial space will need to be replaced over the Local Plan period, amounting to average annual loss rates of 4,803sqm and 4,092sqm respectively. Table 3.6 compares these projections with actual losses over the period 2014-17.

Table 3.6: Comparison of actual and projected losses of B-class employment floorspace to non-employment uses 2014-2017

Period	Floorspace type	Completed losses to non-B uses (sqm)	Projected loss rate (sqm)	Completed losses as % of projected loss rate
2014/15	Office	1,171	4,803	24%
	Industrial	256	4,092	6%
	Total	1,427	8,895	16%
2015/16	Office	11,706	4,803	244%
	Industrial	175	4,092	4%
	Total	11,881	8,895	134%
2016/17	Office	17,955	4,803	374%
	Industrial	3,003	4,092	73%
	Total	20,958	8,895	236%
3-year total	Office	30,832	14,409	214%
	Industrial	3,434	12,276	28%
	Total	34,266	26,685	128%

3.24. As shown in Table 3.6, the total amount of employment floorspace lost is somewhat greater than projected. What is more striking, however, is the varying picture for office and industrial floorspace. Losses of the former over the three years have been more than double the projected average amount, whereas losses of industrial floorspace have been little more than a quarter of what was projected.

3.25. To a great extent, this variation reflects a large number of conversions of office premises to residential use by means of permitted development rights. The 2015 EGA identified them as a potential factor constraining the delivery of the 'baseline' employment floorspace requirement, and advised further monitoring of the impact of this government policy on Crawley. As noted in the discussion in paras. 3.6-3.16 above, conversions benefiting from this form of consent have been a significant source of additional housing over the last two years, so a significant net impact on the supply of office floorspace is to be anticipated. In fact, conversions of this kind accounted for 28,264 of the 30,382sqm of office floorspace lost to non-employment uses over the period 2014-17 (i.e. 93% of the total).

3.26. Given the rapid rate of loss of office floorspace to residential use it is relevant to consider whether this trend looks likely to persist. Table 3.7 attempts to

shed some light on this by considering the amount of office floorspace permitted (either via planning permission or prior approval) to convert to residential use over the period 2014-17. The granting of permissions is considered to indicate the likely short-term trend in actual conversions.

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

Period	Office change to residential consented via prior approval (m^2)	Office change to residential consented via planning permission (m^2)	Total office change to residential consented (m^2)
2014/15	13,471	2,047	15,518
2015/16	16,723	322	17,045
2016/17	16,911	5,083	21,994

3.27. As shown in Table 3.7, the high rate of permitted conversions from office to residential use recorded in 2014/15 and 2015/16 accelerated further in 2016/17, with prior approval applications again accounting for the majority of the floorspace affected. This indicates that the rapid rate of loss of office floorspace to residential use experienced in Crawley over the period 2014-17 is set to continue in the short term.

3.28. In order to safeguard the existing stock of office floorspace within the Manor Royal employment area, and to safeguard against future losses of light industrial/storage and distribution floorspace, the council has introduced three Article 4 Directions removing permitted development rights for conversion to residential use within the Manor Royal boundary as follows:

Date	Stage
22 July 2015	Making of non-immediate Article 4 Direction removing Permitted Development right for change of use from Class B1(a) (offices) to C3 (dwellinghouses). Making of non-immediate Article 4 Direction removing Permitted Development right for change of use from Class B8 (storage and distribution) to C3 (dwellinghouses).
29 July 2016	Confirmation and taking effect of Article 4 Direction removing Permitted Development right for change of use from Class B1(a) (offices) to C3 (dwellinghouses). Confirmation and taking effect of Article 4 Direction removing Permitted Development right for change of use from Class B8 (storage and distribution) to C3 (dwellinghouses).
10 October 2016	Making of non-immediate Article 4 Direction removing Permitted Development right for change of use from Class B1(c) (light industrial) to C3 (dwellinghouses).

16 October 2017	Confirmation and taking effect of Article 4 Direction removing Permitted Development right for change of use from Class B1(c) (light industrial) to C3 (dwellinghouses).

3.29. Taking completed losses both to residential and other uses into account, the trend in the net delivery of employment floorspace over the period 2014-17 differs markedly from the requirement identified under the 'baseline' scenario in the EGA Update, notwithstanding the fact that gross delivery has been roughly in line with projections. This can be seen in Table 3.8, which compares the projected requirement with actual net delivery. The net requirement for the Local Plan period is 153,490sqm (10,233 per annum), comprising 66,900sqm (4,460 per annum) of office floorspace and 86,590sqm (5,773 per annum) of industrial floorspace. This includes the net floorspace requirement identified in the EGA Update as well as an additional safety margin[12]. As we have seen, satisfaction of this 'requirement' over the Local Plan period as a whole is considered to beyond the capacity of the identified land supply pipeline and is thus dependent on as yet unidentified employment sites coming forward, potentially outside the borough boundary, as recognised by the Local Plan. However, given the supply of sites detailed in the Employment Land Trajectory, land supply constraints should not prevent the requirement from being met at this stage.

[12] See 'Crawley Economic Growth Assessment Update: Final Report', NLP: 2015, pp. 11-12, available at http://www.crawley.gov.uk/pw/web/PUB242262.

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

Period	Floorspace type	Net delivery (sqm)*	Baseline requirement (sqm)	Delivery as % of requirement
2014/15	Office	1,422	4,460	32%
	Industrial	9,873	5,773	171%
	Total	11,295	10,233	110%
2015/16	Office	-4,813	4,460	-108%
	Industrial	6,879	5,773	119%
	Total	2,066	10,233	20%
2016/17	Office	-1,309	4,460	-23%
	Industrial	10,669	5,773	185%
	Total	9,360	10,233	91%
3-year total	Office	-4,700	13,380	-35%
	Industrial	27,421	17,319	158%
	Total	22,721	30,699	74%

* Net delivery is calculated by deducting from the gross total in Table 3.4 (excluding 'churn') the losses to other types of B-class use recorded in Table 3.5 as well as losses to non-employment uses recorded in Table 3.6.

3.30. As Table 3.8 shows, once losses are taken into account, the picture is one of stark contrast between office uses on the one hand and industrial uses on the other. Net delivery of industrial floorspace has thus exceeded the projected requirement by over 50%. The quantity of office floorspace within the borough has meanwhile actually contracted, seemingly squeezed both by losses to non-employment (mainly residential) uses, and by the faster-than-projected rate of delivery of industrial floorspace.

3.31. It remains to consider how the supply pipeline has fared over the period 2014-17. An Employment Land Trajectory (ELT) summarising the position as of January 2018 is provided in Appendix C. Table 3.9 summarises the movement which has occurred since the Local Plan examination Employment Land Trajectory (identifying the 23ha. supply mentioned in Policy EC1) was published in February 2015.

Table 3.9: Change to employment land supply pipeline between February 2015 and January 2018 Employment Land Trajectories

5-year supply identified in February 2015	23.19ha.
2015 sites developed for employment uses 2015-18	1.2ha.
2015 sites being developed for employment uses as of 2018	1.68 ha.
2015 sites lost to other uses during 2015-18	7.06ha.
New sites added during 2015-18	4.58ha.
Total 5-year supply identified in January 2018	17.78ha.

3.32. As Table 3.9 and Appendix C show, the extent of employment land available within the 5-year supply has seen some diminution during the intervening period. The figures suggest that employment sites have been developed for B-class uses at a rate of less than 1ha. per annum since early 2015, significantly below the rate projected by the EGA Update. There has at the same time been some loss of ELT sites to non-employment uses, but this has been partially compensated for by the addition of new sites. It does not appear, therefore, that the delivery of employment floorspace is yet being significantly constrained by land supply issues.

3.33. One qualification to this picture is that much of the development identified in Table 3.4 took place on sites which did not feature in the 2015 ELT owing to their relatively advanced state of construction at the time. The rates of development described in Tables 3.4 and 3.9 are therefore not directly comparable. Future ELTs may reveal a more rapid rate of land-take, as new developments come to rely more exclusively on ELT sites.

3.34. Therefore, to summarise recent trends in the supply of employment land:

- The gross delivery of office and industrial floorspace has exceeded the projections in the 2015 EGA Update, and remains comparable to the projections even when the loss of office land to industrial use and vice versa is taken into account.
- However, this picture is changed markedly when the loss of employment floorspace to non-employment uses is taken into account. These losses have exceeded projections overall, and have primarily affected office rather than industrial floorspace. Most of these losses of office space have resulted in conversion to residential use, predominantly via the prior approval procedure, which is likely to continue to have a significant impact on the supply of office space in the immediate term.
- Taking all losses into account, the amount of office floorspace in the borough has actually fallen during the period 2014-17, while the amount of industrial floorspace has expanded more rapidly than projected in the EGA Update.
- The Employment Land Trajectory remains reasonably healthy, indicating that there is still potential for the market to adjust to current levels of demand for employment floorspace. However, it remains to be seen how long this situation will persist in the face of losses to non-employment uses.

Policy EC6: Development Sites within the Town Centre Boundary

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

3.36. 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 2017 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/2016/0596/FUL) for development of 6 x ground floor retail units and 5 residential apartments above. Works on site commenced in September 2017.
Central Sussex College (East of Tower)	Planning Application	In November 2016 the council's Planning Committee resolved to grant permission, subject to a S106 agreement, to a planning application (CR/2016/0089/FUL) for the development of 90 apartments and associated parking, landscaping and servicing on this site. The S106 agreement and grant of planning permission are expected in early 2018.
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 on this site is complex, meaning the site is not likely to come forward for development in the short term to medium term, and continued liaison will be required with the landowner to scope site delivery options.

3.37. 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 2017 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 scheme, whilst improving adjacent public realm.

Site	Status	Commentary
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 to the landowner, the Arora Group.
Land North of the Boulevard	Various	The council, in partnership with the developer Westrock, is progressing proposals for the redevelopment of the existing Town Hall site and the neighbouring car park at 11-13 The Boulevard. Planning permission (CR/2016/0662/FUL) for 91 flats on the car park site was granted in July 2017. A hybrid planning application was submitted in December 2017 for the demolition of the Town Hall, the erection of a replacement Town Hall/commercial office building, a public square, and 182 residential units. 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 was completed early in 2017.

Other Policies

3.38. More widely it appears that most Local Plan policies are being implemented. An examination of planning decisions made during the 2016/17 monitoring period has nonetheless identified some policies which are not being fully implemented. Where this is the case the Local Plan Regulations 2012 require an Authority's Monitoring Report to identify the Local Plan policies which are not being implemented, the reasons for non-implementation, and the steps (if any) that the Local Planning Authority is taking to secure implementation.

3.39. The following commentary provides a summary account of these, identifying individual policies, key reasons for gaps or inconsistencies in implementation, and key measures for ensuring improvements in implementation. A more detailed account is provided in Appendix E.

Policies affected:	**CH3: Normal Requirements of All New Development** **CH5: Standards for All New Dwellings (including conversions)** **CH6: Tree Planting and Replacement Standards** **CH12: Heritage Assets** **CH13: Conservation Areas** **CH14: Areas of Special Local Character** **CH15: Listed Buildings and Structures** **CH16: Locally Listed Buildings** **CH17: Historic Parks and Gardens** **EC2: Economic Growth in Main Employment Areas**

	EC3: Manor Royal **EC5: Primary Shopping Area** **H3: Future Housing Mix** **H4: Affordable and Low Cost Housing** **ENV4: Open Space, Sport and Recreation** **ENV6: Sustainable Design and Construction**
Key Issues:	• Information/document requirements identified in policies not being consistently complied with where appropriate. • Standards/requirements detailed in policies not being consistently adhered to where appropriate.
Key Reasons:	• A lack of clarity regarding thresholds/application types triggering some policy requirements. • A lack of adopted guidance regarding compliance with some policies (for part of the 2016/17 monitoring period). • The council's Local List of validation requirements has yet to be updated to take account of the requirements of the 2015 Local Plan. • Uncertainty due to policy changes/legal developments at national level. • Unfamiliarity with new types of requirement.
Key Remedies:	• Adoption of Supplementary Planning Documents proposed in Local Development Scheme (achieved by end of 2017). • Adoption of up-to-date Local List of Validation requirements • Clarification/tightening of policy wording as part of Local Plan review.

Appeal decisions

3.40. During the 2016/17 monitoring period, 24 appeals against Crawley Borough Council planning decisions or actions were decided. Of these five were allowed and 19 dismissed.

3.41. During the period April-September 2017, seven appeals against council decisions to refuse planning permission were decided. All were dismissed.

3.42. This rate of success at appeals indicates that the Local Plan policies are robust when challenged. Details of individual appeals are listed in Appendix F. However, special notice is drawn to the following decisions where particular policy issues were considered:

- **Appeal APP/Q3820/W/16/3147509 against the refusal of planning application CR/2015/0446/FUL for the 'Creation of 12 new 1 & 2 bedroom apartments on ground floor car park undercroft and new bin store', at First Choice House, London Road, Northgate, Crawley:**

  This proposal was for additional ground-floor apartments in place of undercroft parking on the site of a former office building in the Manor Royal employment area which had previously gained prior approval for conversion to residential use. Policies CH3 (Normal Requirements of All New Development) and CH5 (Standards for All New Dwellings (including

conversions)) of the Local Plan (modifications draft of the submission plan, at the time of the original decision) along with saved policies of the 2000 Local Plan were upheld as reasons for the refusal of planning permission. The inspector considered that a combination of shortcomings (failure to meet internal space standards, noise environment, poor quantity and quality of external amenity areas), taken cumulatively, would create an unsatisfactory living environment for future occupiers. Objections on grounds of highway safety (Policy IN4 (Car and Cycle Parking Standards) and the impact on the employment area (Policies EC1 (Sustainable Economic Growth) and EC3 (Manor Royal)) were not upheld.

- **Appeal APP/Q3820/W/16/3160626 against the refusal of planning application CR/2016/0329/FUL for the 'Erection of 1 x detached single storey dwelling' at Silchester, Horsham Road, Gossops Green, Crawley:**

  The application proposed a new dwelling at the rear of a plot already occupied by an original dwelling and an additional one. The refusal reasons which were upheld included:
  - impact on the character and appearance of the area arising from the relatively cramped situation of the proposed dwelling (Policies CH2 (Principles of Urban Design), CH3 (Normal Requirements of All New Development), CH5 (Standards for All New Dwellings (including conversions)) and H1 (Housing Provision));
  - the unsatisfactory resulting living environment for occupiers of each property on the plot (Policies CH3, CH5, H1, ENV11 (Development and Noise) and the Urban Design SPD);
  - Risk to protected trees (Policies CH2, CH3, CH6 (Tree Planting and Replacement Standards))

- **Appeal APP/Q3820/W/16/3161422 against the refusal of planning application CR/2016/0445/FUL for a 'Change of use from small HMO (C4) to large HMO (sui generis) incorporating garage conversion to habitable space' at 4 Victoria Mews, West Green, Crawley:**

  Refusal of the proposed conversion of a small to a large HMO was upheld by the inspector on the grounds of inadequate internal communal space and failure to meet operational parking requirements (Policies CH3 (Normal Requirements of All New Development), CH5 (Standards for All New Dwellings (including conversions), H6 (Houses in Multiple Occupation) and IN4 (Car and Cycle Parking Standards)).

Performance against Sustainability Objectives

3.43. 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

3.44. 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	2012/13	2013/14	2014/15	2015/16	2016/17
Energy consumption (kWh)	5,025,616	Not available	5,174,652	4,951,158	5,279,634

Source: Information provided by Crawley Borough Council Environment Team

Indicator:	Per capita CO_2 emissions in the local authority area

3.45. 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	2011	2012	2013	2014	2015
Per capita CO_2 emissions	6.9	7.0	6.7	5.3	5.4

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2015 (Department for Business, Energy and Industrial Strategy, 2017).

Indicator:	Residual household waste collected per capita

3.46. 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. No figures are given for 2016-17 as the relevant mid-year population estimate for Crawley has yet to be published.

Table 3.9: Crawley per capita residual household waste (i.e. not recycled or composted) 2011-2016

Year	2011-12	2012-13	2013-14	2014-15	2015-16
Total residual household waste (tonnes)	22,594	22,667	23,584	22,751	22,663
Population (estimate)	107,053	108,302	108,971	109,883	111,375
Residual household waste per capita (kg)	211	209	216	207	203

Sources: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2017); Population Estimates for UK, England and Wales, Scotland and Northern Ireland (ONS, 2016) (mid-year estimates).

Indicator:	Proportion of household waste recycled or composted

3.47. 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	2012-13	2013-14	2014-15	2015-16	2016-17
Total household waste collected (tonnes)	30,679	31,391	31,010	31,308	32,567
Household waste recycled/ composted (tonnes)	8,012	7,807	8,258	8,644	8,929
% of waste recycled or composted	26.1	24.9	26.6	27.6	27.4

Source: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2017).

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

3.48. No planning permissions were granted contrary to Environment Agency advice on flooding and water quality grounds during the 2016/17 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

3.49. 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.

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

Indicator:	The percentage of Conservation Areas with up-to-date appraisals (i.e. last five years)

3.51. As of the end of the 2016/17 monitoring year none of Crawley's 11 Conservation Areas had adopted Conservation Area Statements dating from the previous five years. Five are at an advanced stage of preparation as of December 2017 and are expected to be adopted in early 2018.

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

Indicator:	Net additional dwellings - in previous years

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

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

Year	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**
Net Additional Dwellings	79	194	226	541	596

Source: Authority's Monitoring Reports

Indicator:	Net additional Gypsy and Traveller pitches

3.53. 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.

3.54. No planning applications for Gypsy, Traveller and Travelling Showpeople sites or pitches were received or permitted during the 2016/17 monitoring year.

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

3.55. As of April 2017, the council had identified a supply of deliverable sites capable of providing 3,047 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 9.52 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 2017-30	3,963
Annual target for next 5 years – including 5% buffer	320
Projected Completions 2017/18-2021/22	3,047
Years' Supply Projected for 2017/18-2021/22	9.52

Source: Housing Trajectory 31 March 2017

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

3.56. 513 of the gross total of 603 dwellings (85 per cent) added during 2016/17 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

3.57. The percentage of Crawley's working age population reported over the period 2012-16 as being qualified to at least Level 4[13] is detailed in Table 3.13. Figures for Crawley are compared with mean figures for the South East and for England. They show an improving picture both in absolute terms and in relation to regional and national means.

Table 3.13: Percentage of Crawley's population (age 16-64) qualified to at least level 4, 2012-16

Year	Crawley	South East	England
2012	27.1	36.8	34.1
2013	26.7	38.2	34.9
2014	22.6	39.1	35.7
2015	28.0	39.7	36.7
2016	38.1	41.4	37.9

Source: ONS [from Nomis on 15 January 2018].

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

3.58. The Biodiversity Annual Monitoring Report for Crawley produced by the Sussex Biodiversity Record Centre identified the following developments as being permitted close to sites designated for their nature importance during 2016/17:

Planning App. No.	Site	Scheme
CR/2015/0740/ARM	Phase 2A Forge Wood (North East Sector), Crawley	Approval of reserved matters for Phase 2A for 90 dwellings, a pumping station and related works pursuant to CR/1998/0039/OUT
Commentary Reserved matters were approved for phase 2A of the new Forge Wood neighbourhood (formerly known as the North East Sector), the site of which lies in the vicinity of a designated area of deciduous woodland. More broadly this application sits within the framework of the Forge Wood neighbourhood, outline permission for which was granted in 2011 (CR/1998/0039/OUT), and granted again subject to revised conditions in November 2016 (CR/2015/0552/NCC). The broader site was greenfield in nature, containing or abutting areas of extensive tree cover, including identified areas of deciduous and ancient woodland. Both grants of outline permission were informed by an overall assessment that the impact of the new neighbourhood on woodland habitats in the area could be acceptably mitigated by the retention of areas of woodland or by compensating measures where habitats would be lost. This approach has been reflected in successive revisions of the masterplan for the neighbourhood, in the site wide landscape management plan approved as part of the updated outline permission, and in the approval of reserved matters for phase 2A and other phases.		

[13] i.e. Level 4 NVQ/award/certificate/diploma; CertHE; HNC; Higher Apprenticeship.

CR/2016/0384/FUL	9 & 11 Home Close, Pound Hill, Crawley	Erection of three detached dwellings and single detached garage with access off Pembroke Road
Commentary Part of the proposal site (specifically the access road) encroaches on an identified area of deciduous woodland with some tree loss. It was considered, however, that the impact on the woodland would be limited and acceptable, and the scheme is to be implemented in accordance with an arboricultural method statement in order to protect retained trees.		
CR/2016/0494/FUL	Fircroft, Church Road, Pound Hill, Crawley	Erection of four new houses together with garages and associated access drive following the demolition of garage and garden building
Commentary This site adjoins an identified area of deciduous woodland extending along the length of the former railway cutting to the north. The permitted scheme involves some felling of trees; however the great majority of the trees along the northern boundary of the site are retained and replacement planting is proposed to partially offset the loss of trees elsewhere on the site. The impact of the proposal on trees was therefore considered acceptable on balance.		
CR/2016/0608/PA3	Sutherland House, Russell Way, Three Bridges, Crawley	Prior notification of office to residential (C3) comprising 230 studio apartments with 259 cycle parking spaces and 165 parking spaces (option 3)
Commentary This site lies close to identified areas of deciduous woodland to the south east and south. The proposal referred to is one of a number of schemes on the site which benefit from permitted development rights for the conversion of office premises to residential use, and which were permitted via the streamlined prior approval process. This does not allow most ecological impacts to be taken into account, but proposals such as this involve a change of use of existing floorspace rather than the creation of new floorspace, so there is limited impact outside the footprint of the existing building.		
CR/2016/0614/FUL	Woodend, Forge Wood, Pound Hill, Crawley	Proposed demolition of existing dwelling and the erection of 2 new dwellings
Commentary This development site lies close to an area of Ancient Woodland to the southwest. The distance between the proposed buildings and the closest area of Ancient Woodland was however found to be acceptable in light of Natural England standing guidance. Two trees on the site are proposed for removal, but the permission requires their replacement.		

Source: Biodiversity Annual Monitoring Report for Crawley, 2016/17, Sussex Biodiversity Record Centre

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

3.59. During the 2016/17 monitoring year, approval was given for the removal of 59 trees subject to Tree Preservation Orders. Conditions attached to the relevant approvals required that 24 were to be replaced, resulting in an overall deficit of 35. Cases where replanting was not required usually reflected either a lack of appropriate space or the low amenity value of the trees being removed.

3.60. The council is not aware of any TPO-protected trees having been felled unlawfully during the 2016/17 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

3.61. Total annual passenger numbers and the proportion of terminating passengers using public transport are shown in Table 3.14 below. The figures show that in 2016 Gatwick Airport met its S106 target of achieving a 40% modal share for public transport at the point where annual passenger numbers exceeded 40 million. The legal agreement between Gatwick Airport, Crawley Borough Council and West Sussex County Council sets the further goal of achieving a 45% modal share in the future, which the airport aims to meet by 2020.

Table 3.14: Gatwick Airport passengers and use of public transport

Year	2012	2013	2014	2015	2016
Passenger total (000s)	33,792	34,963	37,886	39,636	42,146
Total excluding connecting passengers	31,467	32,402	35,246	37,084	38,941
Percentage using public transport	43.6	42.6	41.4	44.4	43.6

Source: Civil Aviation Authority annual Survey Reports, 2012-2016

Indicator:	People killed or seriously injured in road traffic accidents

3.62. Table 3.15 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 2010-2015 (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 3.15: Number of people killed or seriously injured in road traffic accidents per 100,000 per annum 2010-15 – comparison of Crawley, the South East, and England

Period	2010-12	2011-13	2012-14	2013-15
Crawley	37.4	34.5	38.2	38.8
South East	46.2	47.0	47.9	49.1
England	40.5	39.7	39.3	38.5

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

3.63. The implementation of Local Plan policies relating to the rate of residential and commercial development is assessed more fully on pp.11-22 above. Table 3.16 below provides a simple summary of performance against Policies H1 and EC1.

Table 3.16: Housing and Commercial development against Local Plan annualised average requirements

	Local Plan annualised average requirement	Net Delivery 2016/17
Housing (net additional dwellings – Policy H1)	340 units	596 units
Commercial development (gross increase of employment floorspace excluding 'churn' – Policy EC1)	19,146sqm	31,818sqm

Indicator:	Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan).

3.64. During 2016/17 £1,096,877.89 was received by the council in the form of S106 contributions towards transport, Manor Royal public realm improvements, library facilities, open space, fire & rescue services, education and affordable housing[14]. New S106 agreements signed during the monitoring year provided for contributions totalling £1,128,268.

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

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

3.65. Table 3.17 compares the proportion of Crawley residents aged 16-64 with no qualifications with equivalent figures for the South East and England over the period 2012-2016. They show a generally improving picture, with the numbers for Crawley in 2015 and 2016 being too small to estimate reliably in the context of the available sample size.

[14] For further detail see Crawley Borough Council Planning Committee report PES/249 http://democracy.crawley.gov.uk/Data/Planning%20Committee/20170613/Agenda/PUB317008.pdf

Table 3.17: Percentage of Crawley's population (age 16-64) with no qualifications, 2012-16

Year	Crawley	South East	England
2012	11.6	6.9	9.5
2013	9.2	6.5	9.2
2014	4.7	5.6	8.6
2015	4.9*	6.3	8.4
2016	2.0*	5.5	7.8

Source: ONS [from Nomis on 16 January 2018].
* Estimate unreliable owing to small group sample size (3-9).

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

3.66. Table 3.18 below details levels of subjective wellbeing in Crawley and the UK as a whole over the period 2012/13-2016/17 (years April-March), as reported by the Office for National Statistics. Scores out of ten are given for life satisfaction, a sense that life is worthwhile, happiness and anxiety (i.e. higher figures indicate better wellbeing across each measure apart from anxiety, where the reverse is true). The scores show that levels of reported subjective wellbeing in Crawley are tracking UK averages fairly closely.

Table 3.18: Scores out of ten for indicators of subjective wellbeing in Crawley and the UK, 2012/13 to 2016/17

Year	Life Satisfaction		Worthwhile		Happiness		Anxiety	
	Crawley	UK	Crawley	UK	Crawley	UK	Crawley	UK
2012/13	7.4	7.5	7.7	7.7	7.2	7.3	2.9	3.0
2013/14	7.8	7.5	7.8	7.3	7.7	7.8	2.5	2.9
2014/15	7.7	7.6	7.7	7.8	7.5	7.5	2.9	2.9
2015/16	7.7	7.7	7.8	7.8	7.5	7.5	2.3	2.9
2016/17	7.6	7.7	8.1	7.9	7.4	7.5	3.0	2.9

Source: ONS Annual Population Survey

Indicator:	All-age all-cause mortality rate

3.67. Table 3.19 compares the annual age-standardised mortality rate for Crawley with that of England and Wales as a whole over the period 2012-2016 (the most recent period for which figures are available). Both rates have fluctuated during this period, but Crawley's mortality rate has been consistently below the national one.

Table 3.19: Annual mortality rate per 100,000 – comparison of Crawley with England and Wales

Year	2012	2013	2014	2015	2016
Crawley	966.3	905.9	850.4	881.8	900.1
England & Wales	987.4	986.0	953.0	993.2	966.9

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 2016/17 monitoring period or during the remainder of 2017, and is not aware of any that are under preparation.

4.6. In recent years a number of local community groups have considered the option of proceeding with a Neighbourhood Development Plan or Order, and the council has provided support in helping them to decide whether this would be the best way of achieving their objectives. None have chosen to proceed.

Part 5. CIL Income and Expenditure

5.1. 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.

5.2. No CIL was received or spent during the 2016/17 financial year. The reporting requirements set out in the CIL Regulations and Local Plan Regulations are therefore not applicable in relation to this period.

5.3. As of 31/12/2017 CIL receipts and expenditure for the financial year 2017/18 were as follows:

Type of CIL	Remaining from previous year	Received as of 31/12/2017	Spent as of 31/12/2017	Retained as of 31/12/2017
Total	£0.00	£64,812	£0.00	£64,812
Neighbourhood portion[15]	£0.00	£9,346.80	£0.00	£9,346.80
Residual amount	£0.00	£55,465.20	£0.00	£55,465.20

5.4. The final amounts of CIL income received and/or spent by the council during the 2017/18 financial year will be reported on by the end of the calendar year 2018.

[15] The CIL regulations require this CIL to be passed to parish councils in which the relevant CIL-chargeable development takes place, to be spent on addressing the demands which development places on the area. Since Crawley is completely unparished this amount is to be retained by Crawley Borough Council to be used for similar purposes in consultation with the community.

Part 6. 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. Further legal provisions relating to the Self-Build and Custom Housebuilding Register were included in the Housing and Planning Act 2016 and the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016. The Housing and Planning Act introduced a 'duty to grant planning permission' for enough serviced plots of land to meet the demand demonstrated by the Register.

5.4. For the purpose of meeting the 'duty to grant planning permission' the demand demonstrated by the Register is measured according to successive 'base periods'.

5.5. The first base period is measured from the day on which a council establishes its Register (21 March 2016 in Crawley's case) to 30 October 2016. Subsequent base periods will run for one year beginning on 31 October. Councils have three years from the end of a given base period to comply with the duty in respect of that period.

5.6. Table 5.1 details the number of Register entries added to the Register during each base period from the establishment of the Register to 31 December 2017. In this case, the base periods are considered a more appropriate time unit than the April-March monitoring year.

5.7. The table divides Register entries according to whether they represent an individual or an association, and according to whether they are included on part 1 or part 2 of the Register. This latter division reflects councils' power to introduce local eligibility conditions for Register entries, including a local connection test and a test of financial capacity to buy the plots sought. Those entries which satisfy the tests are then added to part 1 of the Register and those which are not are added to part 2. The 'duty to grant planning permission' only applies to part 1. Where no such tests are introduced all entries are treated as part 1 entries.

5.8. Local eligibility conditions for entries to Crawley's Self-build and Custom Housebuilding Register were introduced on 18 July 2017, from which time the Register has been divided into parts 1 and 2. This step was considered appropriate in Crawley because the severely constrained supply of housing land restricts the potential for new self-build development. Therefore, it was considered reasonable that the 'duty to grant planning permission' should

only be triggered in respect of new entrants to the Register who could satisfy the local eligibility conditions[16].

Table 5.1: Self-build and custom housebuilding register statistics, as of 31 December 2017

Base Period	Part 1 Register Entries		Part 2 Register Entries		Total Entries	
	Individual	Assoc.	Individual	Assoc.	Individual	Assoc.
Mar-Oct 2016	13	0	n/a	n/a	13	0
Oct 2016-Oct 2017	26	0	3	0	29	0
2017-18 (as of 31/12/17)	4	0	2	0	6	0
Total	43	0	5	0	48	0

[16] Further information about Crawley's Self-build and Custom Housebuilding Register is available, along with the e-form for applicants, at: http://www.crawley.gov.uk/pw/Homes_and_Housing_Services/Finding_and_Moving_Home/SelfBuildRegister/index.htm.

Part 7. 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 G summarises the council's actions related to the Duty to Cooperate. Key agreements and actions from the monitoring year are set out below:

Gatwick Diamond Memorandum of Understanding (July 2016)

6.3. The Gatwick Diamond Memorandum of Understanding (2012) was updated and agreed by all members of the Gatwick Diamond Authorities[17].

Gatwick Diamond Local Strategic Statement Review (2016)

6.4. In April 2016, the Gatwick Diamond Authorities[18] jointly commissioned consultants to undertake a review of the Gatwick Diamond Local Strategic Statement (LSS) (2012). Tandridge District Council, which had previously not formed part of the original Gatwick Diamond LSS published in 2012, participated as a full Authority member and signed up to the LSS update.

6.5. This included a Members' workshop, led by the consultants, and held in July 2016, for the Authorities' Portfolio Holders for Planning.

County Infrastructure Studies

6.6. The West Sussex Infrastructure Study was prepared on behalf of West Sussex and Surrey local authorities. It assesses current infrastructure capacity and deficits in the area and the anticipated requirements to meet population projections. This document covers the whole of West Sussex county area, and is one of two documents published together:

- Surrey Infrastructure Study[19]; and
- West Sussex Infrastructure Study[20].

6.7. In addition, a further document was prepared alongside the two county studies. The Gatwick Diamond Post 2030 Infrastructure Study sought to provide a strategic overview of potential future development between 2030 and 2050, with and without a second runway at Gatwick Airport.

West Sussex and Greater Brighton Strategic Planning Board

6.8. In March 2017, CBC were formally invited to join the Joint West Sussex and Greater Brighton Strategic Planning Board.

---

[17] Gatwick Diamond Authorities: Crawley Borough Council; Horsham District Council; Mid Sussex District Council; Mole Valley District Council; Reigate and Banstead Borough Council; Surrey County Council; Tandridge District Council; West Sussex County Council.

[18] Crawley Borough Council; Horsham District Council; Mid Sussex District Council; Mole Valley District Council; Reigate and Banstead Borough Council; Surrey County Council; Tandridge District Council; West Sussex County Council.

[19] http://www.surreycc.gov.uk/environment-housing-and-planning/development-in-surrey/surrey-future/surrey-infrastructure-study

[20] http://www.businesswestsussex.co.uk/storage/downloads/resource_westsussexinfrastructurestudy_1472035643.pdf

Joint Evidence Base Documents

6.9. Two new evidence base documents were jointly commissioned by Crawley Borough Council and Horsham District Council: Starter Homes and Housing Market Mix Studies. These were published in December 2016.

Attendance at Local Plan examination hearings

6.10. 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.

6.11. This was a feature of the hearings relating to the Mid Sussex District Plan held in November 2016 and January 2017. The focus of these hearing sessions related to Duty to Cooperate and in particular housing numbers and unmet needs arising from Crawley and Brighton and Hove.

6.12. A Joint Position Statement, particularly relating to housing needs and supply, has been regularly updated by the three authorities. Further evidence was submitted throughout the Mid Sussex District Plan hearings in particular relation to Crawley's unmet housing needs.

Strategic Sites 'At Crawley'

6.13. Meetings were held with neighbouring authorities, Horsham District Council; Mid Sussex District Council and Reigate and Banstead Borough Council to discuss proposed, promoted and potential strategic sites close to Crawley's administrative boundary.

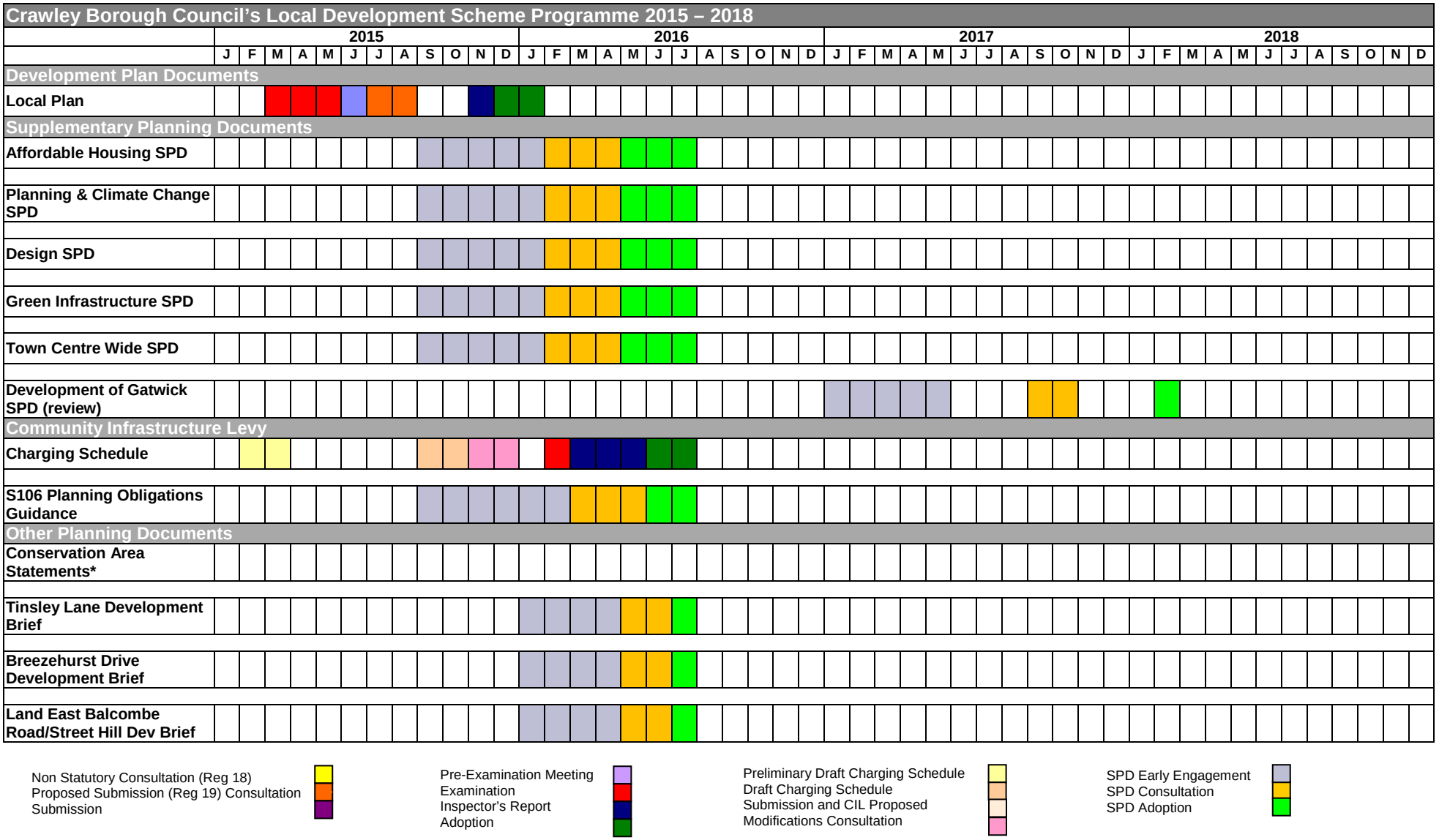
6.14. A meeting was held with Thames Water, in August 2016, jointly with Horsham and Mid Sussex District Councils, to discuss the capacity of Crawley Sewage Treatment Works and the wastewater network in relation to meeting development needs of planned, proposed and speculative developments within and adjacent to Crawley.

Gatwick Officers Group and Gatwick Joint Local Authorities

6.15. Crawley Borough Council hosted officers from West Sussex County Council and other adjoining local authorities at meetings of the Gatwick Officers Group (GOG) on 8 June and 6 December 2016, for discussion of current and emerging issues relating to the operation, growth and development of the airport.

6.16. An additional meeting was held with Gatwick Airport Limited on 12 December 2016 to discuss the Gatwick Airport Annual Monitoring Report, Legal Agreement, and other issues raised through GOG and the Gatwick Joint Local Authorities meeting.

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 2017

Housing Trajectory
Base Date 31 March 2017

											Past Year completions	Anticipated Delivery of Dwellings 2017-2030 (Local Plan)												
											Local Plan Year	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)	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 2017 (A)	CR/2013/0576/FUL	110-112 SPENCERS ROAD	West Green	13/05/2014	13/05/2017	10		10	10	0	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	9	0	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/2015/0463/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				25										
	CR/2016/0166/FUL	56A - 60 NORTH ROAD	Three Bridges	16/08/2016	16/08/2019	24	3	21	-3	24		24												
			Total Large Sites with PP (6-29 units)			**214**	**4**	**210**	**16**	**194**	**26**	**31**	**21**	**136**	**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 = 21 net plus 45% of commitment (63) = 28 = 49					**71**	**8**	**63**	**N/A**	**71**	**27**	**20**	**16**	**10**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**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	0	48													
	CR/2015/0609/FUL	15 - 29 BROADWAY	Northgate	20/04/2016	20/04/2019	78		78		78				78										
	Allocation	ZURICH HOUSE, EAST PARK	Southgate			59		59		59				59										
	CR/2013/0517/OUT & CR/2015/0763/ARM	SOUTHERN COUNTIES, (27 - 45 IFIELD ROAD)	West Green	06/04/2016	06/04/2019	216		216		216		116	100											
	CR/1998/0039/OUT	FORGE WOOD (RESERVED MATTERS TO BE APPROVED)	Pound Hill	14/03/2014	14/03/2017	1288		1288	0	1288			50	150	200	200	200	200	125	125	38			
	CR/2015/0740/ARM	Forge Wood Phase 2A	Pound Hill	07/06/2016	07/06/2019	90		90	35	55	35	55												
	CR/2013/0610/ARM	Forge Wood Phase 1A	Pound Hill	14/03/2014	14/03/2017	204		204	201	3	27	3												
	CR/2014/0062/ARM	Forge Wood Phase 1C	Pound Hill	16/06/2014	16/06/2017	50		50	50	0	22													
	CR/2016/0780/ARM	Forge Wood Phase 3A	Pound Hill	20/03/2017	20/03/2020	225		225	0	225		33	129	63										
	CR/2014/0061/ARM	Forge Wood Phase 1B	Pound Hill	23/03/2015	23/03/2018	43		43	0	43			43											
	CR/2015/0389/FUL	IFIELD COMMUNITY COLLEGE	Ifield			193		193	21	172	21	92	80											
	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								
Key Housing Sites Total			**Total Key Housing Sites**			**3630**	**0**	**3630**	**355**	**3275**	**245**	**326**	**575**	**749**	**404**	**393**	**248**	**200**	**125**	**125**	**38**	**0**	**0**	**0**

												Past Year completions	Anticipated Delivery of Dwellings 2017-2030 (Local Plan)												
												Local Plan Year	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)		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 (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**	**44**	**0**	**32**	**62**	**33**	**27**	**0**	**0**	**0**	**0**
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**	**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**	**75**	**75**	**0**	**0**	**0**
Suitable SHLAA Sites that are Deliverable (6 - 29 units) (G)	CR/2016/0596/FUL	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	0		13													
			Total Deliverable SHLAA Sites			**36**	**0**	**36**	**13**	**23**		**13**	**6**	**0**	**0**	**0**	**0**	**17**	**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**	**16**	**54**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Completed Prior Approvals	CR/2015/0192/PA3	11 THE BOULEVARD NORTHGATE CRAWLEY	Northgate	27/05/2015	27/05/2018	185	0	185	185	0		185													
	CR/2014/0524/PA3	FIRST CHOICE HOUSE LONDON ROAD LANGLEY GREEN C	Northgate	10/09/2014	10/09/2017	94	0	94	91	3		91													
	CR/2015/0102/PA3	BARTON HOUSE BROADFIELD BARTON BROADFIELD CRA	Broadfield	23/04/2015	23/04/2018	10	0	10	10	0		10													
	CR/2015/0067/PA3	FLIGHT HOUSE FERNHILL ROAD HORLEY	Pound Hill	30/03/2015	30/03/2018	6	0	6	6	0		6													
			Total for Prior Approvals									**292**													
Housing Windfalls			**Total for Windfalls**			**742**	**0**	**742**	**0**	**742**		**0**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**

											Past Year completions	Anticipated Delivery of Dwellings 2017-2030 (Local Plan)												
											Local Plan Year	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)	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			5267	45	5222	384	4879	603	438	667	950	542	464	406	351	251	282	216	55	55	55
								Total Losses for All Categories per annum			7	0	0	0	14	0	6	9	0	4	0	0	0	0
								Net Housing Delivery for All Categories per annum			596	438	667	950	528	464	400	342	251	278	216	55	55	55

ANTICIPATED GROSS DELIVERY OF DWELLINGS APRIL 2017-MARCH 2030	4732
ANTICIPATED LOSSES	33
ANTICIPATED NET DELIVERY OF DWELLINGS APRIL 2017-MARCH 2030	4699
LOCAL PLAN POLICY H1 MINIMUM HOUSING TARGET 2015-30	5100
NET COMPLETIONS APRIL 2015-MARCH 2017	1137
RESIDUAL MINIMUM HOUSING TARGET FOR APRIL 2017-MARCH 2030	3963
RESIDUAL ANNUAL MINIMUM TARGET FOR APRIL 2017-MARCH 2030	305
TARGET FOR NEXT 5 YEARS - INCLUDING 5% BUFFER	320
PROJECTED NET COMPLETIONS 2017/18-2021/22	3047
YEARS' SUPPLY PROJECTED FOR 2017/18-2021/22	9.52

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. Crawley Borough Employment Land Trajectory – Base date 31 January 2018

EMPLOYMENT LAND TRAJECTORY JAN 2018

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Employment Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space
Manor Royal													
1	Astral Towers/The White House, Betts Way (marketed as Nova)	Site cleared and vacant with planning permission for erection of a new office building comprising 11,362 square metres of office floorspace. Amended parking configuration consented.	CR/2016/0500/NCC	Yes	Yes	Yes	2.7	11,362	11,362	0	0	2.70	0.00
2	Wingspan Club Residual Land	Site is vacant with permission for surface car parking associated with Nova (CR/2016/0501/FUL) Site is only available if Nova does not come forward with the permitted office development, as under this scenario the site would not be required for car parking.	CR/2016/0501/FUL	Yes	Yes	Yes	0.64	0	0	0	0	0	0
3	Former GSK Site, Phase Two Residual Land	Remaining parcel of undeveloped land, identified for a business hub. Current permission, as part of hybrid application, permits Building 4 to provide approximately 1433 sqm B1a and 87 sqm cafe.	CR/2014/0415/ARM	Yes	Yes	Yes	0.4	1,433	1,433	0	87	0.37	0.00
4	Space Gatwick, Faraday Road	Redevelopment of the site with three no. B2/B8 24 hour operation warehouses with ancillary office, and provision of associated car-parking and landscape. Anticipated completion 2018/19. New planning permission CR/2017/0228/FUL allows Unit 3 to come forward as a Sui Generis flight training centre, providing an additional 872 sqm floorspace. Conditions discharged and under construction.	CR/2016/0722/FUL CR/2017/0228/FUL	Yes	Yes	Yes	1.2	7,568	0	7,568	3,741	0.00	0.80
5(i)	Thales, Gatwick Road (Parcel 1)	Development commenced on construction of a B1 office building and a B1/D1 training and office building, to be occupied by L3-Link (flight simulators and training).	CR/2016/1020/FUL	Yes	Yes	Yes	2.18	14,302	4,282	3,796	6,224	0.65	0.57
5(ii)	Thales, Gatwick Road (Parcel 3)	Outline permission for Parcel 3 (3 x A1 and A3/A5 buildings totalling 1,025 sq.m). No progress on site.	CR/2014/0764/OUT	Yes	Yes	Yes	0.49	0	0	0	1,025	0.00	0.00
6	Elekta, Manor Royal	Development commenced on redevelopment of the site to provide two office buildings, associated car pparking, landscaping and new access from private roads linking to Fleming Way and London Road. Anticipated completion 2017/18.	CR/2014/0760/FUL	Yes	Yes	Yes	2.1	16,173	16,173	0	0	2.10	0.00
7	Fleming House, Fleming Way	Redevelopment of the site with a multi-car dealership (3,031sqm) including services area (1,381sqm B1c) and supporting office space 430sqm B1a). Development commenced and well progressed. Gatwick Lexus/Peugeot/Hyundai will operate from the site.	CR/2016/0820/FUL	Yes	Yes	Yes	1.2	3,031	430	1,381	0	0.17	0.54
8	2-14 Crompton Way, Manor Royal	Planning permission for the erection of a three-storey office building. Application CR/2017/0589/FUL proposes an alternative scheme that would install 2 x industrial/warehouse buildings (total 4,920sq.m) on the same site.	CR/2017/0589/FUL	Yes	Yes	Yes	0.08	4,920	486	4,434	0	0.00	0.08
9	Northwood Park	Demolition of 3 existing office buildings and erection of a new B1(a) office building. Permitted (subject to S106) at April 2017 Planning Committee. WSCC highways comfortable for a commuted sum to be agreed provided	CR/2016/0997/FUL	Yes	Yes	Yes	0.8	10,960	10,960	0	0	0.8	0.0
10	Land at Jersey Farm	Planning Permission (subject to legal agreement) to develop 3 x B1c/B8 industial units on greenfield land outside the built up area boundary adjoining Manor Royal.	CR/2015/0435/FUL	Yes	Yes	Yes	0.59	1,128	0	1,128	0	0.00	0.59
11	Papergraphics Ltd, Diva Innovation Centre, Crompton Way	Planning Permission for the erection of a single-storey warehouse units with ancillary two-storey office.	CR/2015/0097/FUL	Yes	Yes	Yes	0.45	1,460	0	1,460	0	0.00	0.45
							12.83	**72,337**	**45,126**	**19,767**	**11,077**	**6.79**	**3.03**

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space
Out of Centre Locations													
12	Forge Wood (North East Sector) Employment Land	Greenfield site forms part of Forge Wood neighbourhood, identified for delivery of 5,000 sqm business land. Site is subject to conditions being discharged. Assumes 100% offices.	Awaiting decision CR/2016/0858/ARM	Yes	Yes	Yes	2.74	5,000	5,000	0	2,500	2.74	0
13	Tilgate Forest Business Park, Vacant Plots	Site is located in Tilgate Forest Business Park, a designated Main Employment Area in the Local Plan. Unimplemented permission CR/2013/0423/FUL for 2 x three storey office blocks expires 20 November 2018. Planning application CR/2017/0346/FUL seeks permission for the erection of 80 residential units on the site.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
14	Southways, London Road	Site falls within land identified for Gatwick Safeguarding. Certificate of Lawfulness CR/2013/0008/192 confirms that development for twin office buildings is implemented and extant. Landowner intention is to implement the office permission once the issue of the second runway is resolved. Trajectory assumes 100% of floorspace is used for offices.	CR/2013/0008/192 CR/2013/0094/FUL	Yes	Yes	Yes	2.83	3,241	3,241	0	0	2.83	0
							6.47	**12,871**	**12,871**	**0**	**2,500**	**6.47**	**0.00**

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space
Town Centre Locations													
15	County Buildings, Northgate Avenue	Site is on WSCC Asset Management Strategy and is identified as a priority for mixed-use residential and commiercial (office) development. Assumption is for 75% of the site to be dedicated to housing, with 25% (plot ratio 2.0) dedicated to B1 office use.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0
16	Town Hall and Boulevard Car Park (excluding CBC car park), The Boulevard	Application CR/2017/0997/OUT for a.) detailed application for demolition of existing council offices and erection of replacement town hall, offices, and a public square, and b.) outline application for residential development comprising 182 units including commercial space.	N/A	Yes	Yes	Yes	1.23	14,695	14,695	0	370	1.23	0
							2.27	**19,895**	**19,895**	**0**	**370**	**1.49**	**0.00**

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space
Years 6-10 (2021-25) Not Subject to Safeguarding													
17	Land at Jersey Farm (not safeguarded)	Site falls outside safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Agent promoted site through Local Plan process. Planning view is that it will likely be very challenging for this particular site to come forward at present without unacceptably impacting on the character of the countryside location. ELT assumes that any development would take the form of industrial units given the permission (subject to S106) on the adjacent site. EGA methodology has been used to estimate amount of indicative floorspace that could come forward.	N/A	Uncertain	Yes	Uncertain	2.18	8,720	0	8,720	0	0	2.18
18	Land at Little Dell Farm (not safeguarded)	Site falls outside safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape chracter area. Agent actively promoted site through Local Plan process and suggests the site could come forward within Years 0-5 of the Plan Period. ELT assumes site would come forward for industrial development of circa 840 sqm (as per EGA site/floorspace assumptions).	N/A	Uncertain	Yes	Uncertain	0.21	840	0	840	0	0	0.21
19	Donkey Field (not safeguarded)	Site falls outside safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Site has not been specifically promoted for economic development, though CBC has permitted car parking related to existing business operations on the land outside of safeguarded area (application for parking within the safeguarded part of the site refused). May be scope for business floorspace on the land outside safeguarding, possibly alongside Land at Little Dell Farm and/or Wingspan Club. ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate potential floorspace.	N/A	Uncertain	Uncertain	Uncertain	0.39	1,560	780	780	0	0.195	0.195
20	Hydehurst and Windyridge Farms (not safeguarded)	Site forms part of a larger land parcel that is located predominantly within the safegurded area. 2.32ha of the site is located outside of the safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Located in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape chracter area. Site was promoted through the Local Plan process, though understood that developer preference would be to bring forward the non-safeguarded parcel in conjunction with the larger land parcel that is subject to safeguarding. However, it is possible that the non-safeguarded land could come forward earlier in the Plan period subject to planning. ELT assumes the non safeguarded site could provide 9,280sqm floorspace in total (as per EGA site/floorspace assumptions) on a 50:50 office/industrial split.	N/A	Uncertain	Yes	Uncertain	2.32	9,280	4,640	4,640	0	1.16	1.16
							5.10	**20,400**	**5,420**	**14,980**	**0**	**1.36**	**3.75**

Years 11-20 (2026-30) Subject to Safeguarding (Suitability will need to be fully assessed were safeguarding to be lifted)													
21	Land at Jersey Farm (safeguarded)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. Site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Agent promoted the site for development, in conjunction with the other Jersey Farm land parcels, through the Local Plan process. However, as recognised by the Local Plan Inspector, safeguarding will continue to represent an over-riding constraint to development at this site until such time as it is lifted. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment. ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate indicative potential floorspace were safeguarding to be lifted.	N/A	Uncertain	Yes	Uncertain	8.12	32,480	16,240	16,240	0	4.06	4.06
22	Land at Little Dell Farm (safeguarded)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. Site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Agent actively promoted the site through the Local Plan process alongside the smaller land site that is located outside of safeguarding. However, as recognised by the Local Plan Inspector, safeguarding will continue to represent an over-riding constraint to development at this site until such time as it is lifted. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate indicative potential floorspace were safeguarding to be lifted.	N/A	Uncertain	Yes	Uncertain	6.27	25,080	12,540	12,540	0	3.135	3.135
23	Gatwick Green	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. It is situated in countryside beyond the Built Up Area Boundary and within the North East Crawley Rural Fringe landscape character area. The site was actively promoted through the Local Plan process and discussed at Examination in Public, with supporting information provided at the Local Plan Examination suggesting that approx 60,500sqm could be dedicated to business use and approx 49,000sqm for supporting uses . In his report, the Local Plan Inspector was clear that safeguarding will continue to represent an over-riding constraint to development until such time as it is lifted, and on this basis concluded that it would not be appropriate to allocate the promoted site in the Crawley Borough Local Plan. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.	N/A	Uncertain	Yes	Uncertain	58.7	60,500	30,250	30,250	49,000	29.35	29.35
24	Southways (potential intensification site one - Brookfield Nursery)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. It is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. The site was initially promoted to the ELT by the owners through the Local Plan process, though no follow up information was provided. It is currently operating as Brookfield Nursery. Assume site would come forward for 100% office as per extant Southways permission, with EGA methodology used to identify indicative floorspace that could come forward were safeguarding to be lifted.	N/A	Uncertain	Uncertain	Uncertain	2.86	11,440	11,440	0	0	2.86	0
25	Southways (potential intensification site two)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. It is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. The site was initially promoted to the ELT by owners through the Local Plan process, potentially for office development as an extension to the extant Southways permission. ELT therefore assumes 100% office, with EGA methodology used to identify indicative floorspace that could potentially come forward were safeguarding to be lifted.Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.	N/A	Uncertain	Yes	Uncertain	3.13	12,520	12,520	0	0	3.13	0

26	Hydehurst and Windyridge Farms (safeguarded)	Site is located predominantly within the safegurded area. A 2.32ha parcel to the south falls outside of the safeguarded area, though is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Site is located in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape chracter area. The site was promoted through the Local Plan process, and has been further promoted post Local Plan adoption. Developer preference would be to bring forward both the safeguarded and non-safeguarded parcels on a comprehensive basis to provide some 50,000 sqm of B1/B2/B8 employment space with 1,000 jobs across the total 14ha site. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a	N/A	Uncertain	Yes	Uncertain	11.64	40,720	20,360	20,360	0	5.82	5.82
27	Land at Rowley Farm	Site is located in countryside adjacent to the northern boundary of Manor Royal and western boundary of City Place, within the Upper Mole Farmlands Rural Fringe landscape character area. It predominantly falls within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. A smaller parcel of land is located outside of safeguarding, though the presence of ancient woodland represents a significant environmental constraint to development in this part of the site. Understood that HCA preference would be for the entire land parcel within its ownership to come forward for development on a comprehensive basis, subject to safeguarding being lifted. ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate potential floorspace. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.	N/A	Uncertain	Yes	Uncertain	45.75	183,000	91,500	91,500	0	22.875	22.875
							136.47	**365,740.00**	**194,850.00**	**170,890.00**	**49,000.00**	**71.23**	**65.24**

Crawley Borough Overall Land Supply Position To 2030

	Non Safeguarded		Safeguarded		Total		
	Office	Industrial	Office	Industrial	Office	Industrial	
Land Supply Years 0-5	11.92	3.03	2.83	0.00	14.75	3.03	**17.78**
Land Supply Years 6-10	1.36	3.75	0.00	0.00	1.36	3.75	**5.10**
Land Supply Years 11-15	0.00	0.00	71.23	65.24	71.23	65.24	**136.47**
LAND SUPPLY TO 2030	**13.28**	**6.78**	**74.06**	**65.24**	**87.34**	**72.02**	
	20.05		**139.30**		**159.35**		

Appendix D. Local Plan Evidence Base and Supporting Documents Produced & Published 2016/17

Housing Needs:

- Market Housing Mix: Crawley Borough Council and Horsham District Council (November 2016) Chilmark Consulting

- Starter Homes Needs and Implications: Crawley Borough Council and Horsham District Council (November 2016) Chilmark Consulting

Appendix E. Commentary on Policies not fully Implemented in 2016/17

The Local Plan Regulations 2012 require an Authority's Monitoring Report to identify Local Plan which are not being implemented, the reasons for non-implementation, and the steps (if any) that the Local Planning Authority is taking to secure implementation. The following commentary fulfils this requirement in respect of the 2016/17 monitoring year. A summary is provided on pages 24-5 of the main report.

Policy:	**CH3: Normal Requirements of All New Development**
Issue:	The requirement in part b) of the policy that proposals 'for all shared hard and soft landscaping, semi public or semi private areas' must be 'supported by a future management and maintenance plan', has not been consistently observed by relevant planning applications.
Reasons:	This absence may reflect the fact that the council's Local List of validation requirements has yet to be updated to take account of the requirements of the 2015 Local Plan. In addition, for much of the 2016/17 monitoring year there was a lack of further guidance on what form such plans might take.
Remedies:	The issue of guidance has been addressed by the adoption of the Green Infrastructure SPD, which includes guidance on this issue (e.g. pages 9-11). An updated Local List including this requirement for relevant applications would be of benefit. (Note: in the absence of management plans many relevant planning permissions are being granted subject to conditions requiring provision of a landscaping plan and replanting within 5 years).

Policy:	**CH3: Normal Requirements of All New Development**
Issue:	Very few of the applications for residential development which were determined during the monitoring year included information which related the proposed scheme either to 'Secured by Design' principles and guidance (as required by part e) of the policy), or to the Building for Life 12 criteria (as required by part g) of the policy.
Reasons:	An updated Local List of validation requirements clearly setting out the council's requirements for a planning application submission is likely to resolve this. In addition, though there may be an issue with the loose wording of the policy: i.e. the requirements are not very clearly differentiated according to type or scale of development, making it difficult to be sure where they are more and where less relevant. Also the requirements identify principles and guidance but do not identify particular standards to be achieved against those principles and guidance. This makes it harder to pin down the difference between compliance and non-compliance.
Remedies:	This issue could be addressed by the introduction of new Local List taking account of the requirements and specifying what is expected for different types and scales of development. It may also be helped by clearer guidance (potentially via the proposed revision of the Urban Design SPD) regarding how proposals can meet these requirements. It may also be relevant to consider tightening the policy wording as part of a Local Plan review to differentiate the implications for different types or scales of application, and/or to set particular standards to be achieved (where possible in the context of these codes).
Policy:	**CH5: Standards for All New Dwellings (including conversions)**
Issue:	The requirement for new dwellings to comply with Building Regulations Part M Category 2 – accessible and adaptable dwellings, have not been consistently implemented.
Reasons:	This is one of a new variety of 'optional' requirements being introduced into the Building Regulations which are triggered by planning policies and conditions before being applied by Building Control. This is a new process which requires further investigation. In addition, this issue is not addressed in detail in the recently adopted Urban Design SPD.
Remedies:	Further guidance on this issue is to be included in the proposed revision of the Urban Design SPD, and will be informed by input from Building Control. Model condition wording is to be agreed and applied to relevant developments. Future monitoring and evidence will be used to inform policy as part of a Local Plan review.
Policy:	**CH6: Tree Planting and Replacement Standards**
Issue:	The requirements for the provision of one new tree for each new dwelling and for the replacement of lost trees was initially not consistently implemented during the monitoring year.
Reasons:	The provision of additional and replacement trees on site is more problematic on smaller or more constrained sites, so implementation of the policy has often been dependent on the securing of commuted sums towards offsite provision. However, for much of the 2016/17 monitoring year, the council did not have up-to-date adopted

	guidance setting out how such contributions were to be levied. As a result, and also owing to the relatively recent adoption of the Local Plan, these requirements were not well understood. In addition, it may be that, owing to the wording of the policy, there has been uncertainty regarding when the additional tree requirement is applicable: e.g. whether it applies to conversions and subdivisions.
Remedies:	The adoption of the Green Infrastructure SPD in October 2016 has provided further guidance regarding these requirements, particularly in relation to the levying of contributions towards offsite provision. In addition, various stakeholders within Crawley appear to be becoming more familiar with the policy, as implementation appears to have become more consistent over time. However, this is potentially an issue that should be subject to further monitoring. Where the policy and/or SPD is next revised the opportunity could be taken to clarify the definition of 'new dwellings'.
Policy:	**CH12: Heritage Assets; CH13: Conservation Areas; CH14: Areas of Special Local Character; CH15: Listed Buildings and Structures; CH16: Locally Listed Buildings; CH17: Historic Parks and Gardens**
Issue:	The requirement that applications affecting heritage assets or their settings are supported by a Heritage Impact Assessment has not been consistently observed by relevant applications.
Reasons:	This is an information requirement so should be applicable at the registration stage. Clarity of planning application validation requirements is likely to be a key issue. In addition, there may be some uncertainty about what the threshold is for 'affecting' a heritage asset or its setting, or regarding whether the definition of 'heritage assets' comprehends all the designations covered by the policies above.
Remedies:	Guidance was provided during the 2016/17 monitoring year through the adoption of the council's Urban Design SPD. An updated Local List of validation requirements is likely to be of further assistance. Work progressing a review of the Local Plan could include further consideration of defining 'heritage assets'.
Policy:	**EC2: Economic Growth in Main Employment Areas; EC3: Manor Royal; EC5: Primary Shopping Area**
Issues:	These policies seek to support the economic function of identified areas by promoting appropriate land uses, and require proposals to 'demonstrate' their consistency with the policy aims where they seem to diverge from this broad goal. During the 2016/17 monitoring year there was, however, great variation in the quality and amount of information provided in respect of this requirement.
Reasons:	Whilst the thresholds for requiring additional justification are set clearly within these policies, the requirement for a specific form of statement is less clearly expressed than in some other policies which trigger specific information requirements. For much of the 2016/17 monitoring year, there was a lack of formal guidance about the specific form and content of such statements.
Remedies:	The Town Centre SPD, adopted during the 2016/17 monitoring year, provides guidance on this issue in respect of Town Centre

	applications. In order to support the wider application of this requirement it may also be beneficial to consider clarifying the policy wording as part of a Local Plan review.
Policy:	**H3: Future Housing Mix**
Issue:	The new dwellings being provided within the borough show a strong bias towards smaller one- and two-bedroom properties, at the expense of larger family accommodation. The breakdown of the 603 gross dwellings completed during the 2016/17 monitoring year was as follows: 1 bedroom/studio 251 (41%) 2 bedroom 304 (50%) 3 bedroom 31 (5%) 4+ bedroom 17 (3%) By contrast, the Reasoned Justification for Policy H3 recommends that 25% of the additional affordable housing delivered should take the form of 3- and 4+- bedroom properties, while the November 2016 'Market Housing Mix' recommends equivalent shares in respect of market housing of 40%-65%, depending on location and tenure[21].
Reasons:	The main reason for this is the impact of office to residential conversion schemes delivered via permitted development: the 292 dwellings within such schemes delivered in 2016/17 consisted exclusively of 1- and 2-bed properties. In addition, prior to the publication of the 'Market Housing Mix' report in November 2016, a lack of up-to-date evidence about market housing demand made it more difficult to consider the policy in the context of individual schemes.
Remedies:	The council is only able to address this issue in relation to those schemes which require full planning permission. Here, closer monitoring of dwelling completions and consents against the dwelling mix proposed in recent evidence base documents should provide a basis for more informed and robust application of the policy in the context of the development management process.
Policy:	**H4: Affordable and Low Cost Housing**
Issue:	During the 2016/17 monitoring year, the 40% affordable housing requirement set out in this policy was not applied to smaller sites of up to 10 dwellings.
Reasons:	For part of the 2016/17 monitoring year, there remained an element of legal uncertainty about the status of the Local Plan in relation to National Planning Policy Guidance and the Written Ministerial Statement of November 2014, which introduced a threshold for size of development below which affordable housing contributions should not be sought. In addition, there was a lack of local guidance about how the 40% requirement was to apply in the form of a commuted payment toward off-site provision, which was often the most appropriate means by which smaller sites could comply with the policy.

[21] 'Market Housing Mix: Crawley Borough Council and Horsham District Council', Chilmark Consulting: 2016', Tables 4.8 & 4.9.

Remedies:	The final Court of Appeal decision in May 2016 provided clarity over the weight of adopted Local Plan policies against the Ministerial Statement and national planning policy. Furthermore, the adoption of the Affordable Housing SPD in November 2017 has addressed the issue of local uncertainty of the application of this policy to small developments. It provides a clear statement and justification of the policy requirement in the context of national policy and sets out the council's approach to addressing disproportionate burdens experienced by developers of smaller housing developments. It also provides a means of calculating commuted payments towards off-site provision where this is considered the most appropriate means of complying, particularly in the case of developments of five dwellings or less.
Policy:	**ENV4: Open Space, Sport and Recreation**
Issue:	This policy includes a requirement that proposals that remove or affect (without re-provision) the continued use of existing open space, sport and recreational facilities are supported by an assessment of needs, showing the site to be surplus to requirements. There has been some inconsistency in the implementation of this requirement.
Reasons:	This is another information requirement that is best applied at the Registration stage, so the need for provision of clear validation requirements is likely to be a key consideration here. However, an additional cause of uncertainty may be the wide definition of 'open space' in the policy. There was a lack of adopted guidance in relation to this policy for much of the 2016/17 monitoring period and many proposals involving the loss of open space relate to relatively small areas, so it may not necessarily have been clear whether or how the requirement for an assessment of needs applies to these.
Remedies:	The adoption of the Green Infrastructure SPD has provided further guidance regarding the requirements of Policy ENV4 which should aid its implementation in subsequent years. The adoption of an up-to-date Local List of validation requirements including the assessment of needs will be of value. Future work should consider the need to offer greater guidance regarding any definitions/thresholds for triggering the requirement than is necessary in the case of other information requirements.
Policy:	**ENV6: Sustainable Design and Construction**
Issue:	This policy requires applications meeting certain thresholds to be supported by a Sustainability Statement responding to the six sustainability objectives set out in the policy. There was some inconsistency in the implementation of this requirement during the 2016/17 monitoring period.
Reasons:	This is another information requirement best suited to being applied when applications are registered, so the need for provision of clear validation requirements is likely to be a key consideration here. There was no adopted guidance in relation to this policy for much of the 2016/17 monitoring period.
Remedies:	The Planning and Climate Change SPD, containing clear guidance about the form Sustainability Statements should take and when they should be submitted, was adopted in October 2016, and should

	make compliance with this requirement easier. In addition, the adoption of an up-to-date Local List of validation requirements including the Sustainability Statement requirement (and the thresholds set out in the policy) should further help address this issue.

Appendix F. Summary of Appeal Decisions

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/C/15/3141077	ENF/2015/0216	LAND EAST OF CRAWLEY COLLEGE, THREE BRIDGES, CRAWLEY	WITHOUT PLANNING PERMISSION THE MATERIAL CHANGE OF USE OF PUBLIC AMENITY LAND TO PRIVATE GARDEN DETACHED FROM A DWELLING	Allowed	16/01/17
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	Dismissed	22/06/16

			SPACES PER DWELLING AND AMENITY SPACE		
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/16/3147509	CR/2015/0446/FUL	FIRST CHOICE HOUSE, LONDON ROAD, NORTHGATE, CRAWLEY	CREATION OF 12 NEW 1 & 2 BEDROOM APARTMENTS ON GROUND FLOOR CAR PARK UNDERCROFT AND NEW BIN STORE.	Dismissed	03/11/16
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	ERECTION OF TWO STOREY REAR EXTENSION	Dismissed	31/08/16
APP/Q3820/W/16/3151170	CR/2016/0042/NCC	TEXACO GARAGE, THE COOPERATIVE FOOD,	VARIATION OF CONDITION 10 (HOURS OF OPERATION OF PETROL	Allowed	23/09/16

		BALCOMBE ROAD, POUND HILL, CRAWLEY	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		
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
APP/Q3820/W/16/3160626	CR/2016/0329/FUL	SILCHESTER, HORSHAM ROAD, GOSSOPS GREEN, CRAWLEY	ERECTION OF 1 X DETACHED SINGLE STOREY DWELLING	Dismissed	20/03/17
APP/Q3820/D/16/3162829	CR/2016/0590/FUL	14 LEONARDSLEE COURT, FURNACE GREEN, CRAWLEY	ERECTION OF FRONT EXTENSION TO INFILL EXISTING COURTYARD AREA	Allowed	16/01/17
APP/Q3820/D/16/3163527	CR/2016/0654/FUL	50 SPRINGFIELD ROAD, SOUTHGATE, CRAWLEY	DEMOLITION OF EXISTING REAR CONSERVATORY AND ERECTION OF REAR AND SIDE SINGLE STOREY EXTENSION (AMDENDED DOCUMENTS RECEIVED)	Dismissed	10/02/17
APP/Q3820/W/16/3164183	CR/2016/0570/FUL	49 IFIELD ROAD, WEST GREEN, CRAWLEY	CONVERSION OF SINGLE DWELLING TO 2 X ONE BEDROOM FLATS AND ERECTION OF A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION	Dismissed	20/03/17
APP/Q3820/D/16/3166002	CR/2016/0878/FUL	5 AILSA CLOSE, BROADFIELD, CRAWLEY	ERECTION OF TWO STOREY REAR EXTENSION	Dismissed	20/02/17

QUARTERS 1 & 2 OF 2017/18 MONITORING YEAR					
Appeal Ref.	**Planning/ enforcement Ref.**	**Site**	**Development description**	**Decision**	**Date**
APP/Q3820/W/16/3160447	CR/2016/0444/FUL	2 VICTORIA MEWS, WEST GREEN, CRAWLEY	GARAGE CONVERSION TO HABITABLE ROOM	Dismissed	24/05/17
APP/Q3820/W/16/3161422	CR/2016/0445/FUL	4 VICTORIA MEWS, WEST GREEN, CRAWLEY	CHANGE OF USE FROM SMALL HMO (C4) TO LARGE HMO (SUI GENERIS) INCORPORATING GARAGE CONVERSION TO HABITABLE SPACE	Dismissed	24/05/17
APP/Q3820/D/17/3168555	CR/2016/0812/FUL	11 HIGHAMS HILL, GOSSOPS GREEN, CRAWLEY	ERECTION OF SINGLE STOREY SIDE EXTENSION TO CREATE SELF CONTAINED ANNEXE ACCOMODATION, AND INCREASE THE HEIGHT OF THE BOUNDARY WALL TO 2 METRES IN HEIGHT. (AMENDED DESCRIPTION)	Dismissed	12/05/17
APP/Q3820/D/17/3170714	CR/2016/0826/FUL	5 CRANMER WALK, MAIDENBOWER, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION (AMENDED PLANS)	Dismissed	04/07/17
APP/Q3820/W/17/3172345	CR/2016/0525/FUL	36 GOFFS PARK ROAD, SOUTHGATE, CRAWLEY	CHANGE OF USE FROM DWELLING HOUSE TO DWELLING HOUSE AT FIRST FLOOR LEVEL AND DWELLING/CHILDREN'S DAY NURSERY FOR UP TO 70 CHILDREN AND INFANTS AT GROUND LEVEL (MIXED USE)	Dismissed	08/08/17
APP/Q3820/D/17/3175452	CR/2017/0158/FUL	59 GREEN LANE, NORTHGATE, CRAWLEY	ERECTION OF FIRST AND SECOND STOREY EXTENSIONS INCLUDING 4 DORMERS	Dismissed	05/09/17
APP/Q3820/D/17/3178731	CR/2017/0213/HPA	50 SPRINGFIELD ROAD, SOUTHGATE, CRAWLEY	HOUSEHOLDER CONSULTATION FOR ERECTION OF SINGLE STOREY REAR EXTENSION MEASURING 5.465M DEEP, MAXIMUM HEIGHT OF 3M & EAVES HEIGHT OF 3M	Dismissed	22/09/17

Appendix G. Summary of Duty to Cooperate Actions 2016-2017

Type of Cooperation	Milestone	Date
Document	Joint Commissioning of consultants to undertake Gatwick Diamond Local Strategic Statement Review	4 April 2016
Correspondence	Crawley/Reigate and Banstead Traveller Accommodation Needs Assessment Conference Call	22 April 2016
Meeting	Gatwick Diamond: Local Strategic Statement Refresh Consultant Inception Meeting	28 April 2016
National Changes	**Housing and Planning Act 2016**	**12 May 2016**
Correspondence	Crawley feedback on draft Reigate and Banstead Traveller Accommodation Needs Assessment: Crawley section	19 May 2016
Correspondence	Reigate and Banstead Development Management Plan: Duty to Cooperate request for comments	27 May 2016
Meeting	West Sussex Planning Policy Officers Group	7 June 2016
Meeting	Gatwick Diamond Strategy Project Group	8 June 2016
Meeting	Gatwick Officers' Group meeting	8 June 2016
Meeting	Crawley/Horsham: 'At Crawley Study' & Horsham District Planning Framework Review Timetable	13 June 2016
Correspondence	Crawley feedback on draft Reigate and Banstead Traveller Accommodation Needs Assessment: Crawley section	17 June 2016
Meeting	Crawley/Mid Sussex: Mid Sussex District Plan & Strategic Allocation	22 June 2016
Correspondence	Reigate and Banstead Traveller Accommodation Needs Assessment Draft Report Issued for comment	7 July 2016
Correspondence	Reigate and Banstead Development Management Plan Regulation 18 consultation: Duty to Cooperate Notification	11 July 2016
Meeting	Joint Green Infrastructure and Sustainability Network Meeting	18 July 2016
Meeting	Crawley/Horsham Strategic Sites & 'At Crawley'	19 July 2016
Meeting	Crawley/Mid Sussex: Mid Sussex District Plan & DCLG Household Projections/OAHN	29 July 2016
Meeting	Gatwick Diamond LSS Refresh Officer Workshop	26 July 2016
Meeting (Members)	**Gatwick Diamond Members' Meeting**	**27 July 2016**
Document (Members)	**Gatwick Diamond Memorandum of Understanding Update**	**27 July 2016**

Type of Cooperation	Milestone	Date
Document	**Gatwick 2030 Infrastructure Report**	**27 July 2016**
Meeting (Members)	**Gatwick Diamond LSS Refresh Members' Workshop**	**27 July 2016**
Meeting	NWS Authorities/Thames Water: Strategic Infrastructure Capacity – Crawley Sewage Treatment Works & Planned and Proposed Sites	25 August 2016
Document	Joint commission of Starter Homes and Housing Market Mix Studies – Crawley and Horsham Councils	30 August 2016
Meeting	West Sussex Planning Policy Officers Group	6 September 2016
Document/ Meeting	Inception meeting for Starter Homes and Housing Market Mix Studies – Crawley and Horsham Councils	8 September 2016
Meeting	Gatwick Diamond Strategy Project Group	28 September 2016
Correspondence	Crawley's Response to Reigate and Banstead Development Management Plan Reg. 18 consultation	10 October 2016
Document/ Meeting	Interim findings meeting for Starter Homes and Housing Market Mix Studies – Crawley and Horsham Councils	14 October 2016
Correspondence	Reigate and Banstead Stage 2 Strategic Employment Study Draft Report Issued for comment	20 October 2016
Correspondence	Crawley feedback on draft Stage 2 Strategic Employment Study	4 November 2016
Correspondence	Submission of Crawley's formal Written Statement on Mid Sussex District Plan Inspector's Matters, Issues and Questions.	8 November 2016
Meeting	Crawley/Mid Sussex: attendance at Mid Sussex District Plan Examination Hearing	1 November 2016
Meeting	Gatwick Diamond Strategy Project Group	6 December 2016
Meeting	Gatwick Officers' Group meeting	6 December 2016
Document	**Joint Housing Market Mix Study – Crawley/Horsham**	**7 December 2016**
Document	**Joint Starter Home Study – Crawley/Horsham**	**7 December 2016**
Meeting	Crawley/WSCC: update meeting	12 December 2016
Meeting	Meeting with Gatwick Airport Limited	12 December 2016
Meeting	West Sussex Planning Policy Officers Group	13 December 2016
Correspondence	Crawley's response to Tandridge Reg. 18 Sites Consultation	23 December 2016
Document	Receipt of draft consultant report – jointly commissioned by West Sussex Coastal and Greater Brighton Authorities	3 January 2017

Type of Cooperation	Milestone	Date
Meeting	Coastal West Sussex and Greater Brighton study of housing and economic market areas – consultant's presentation of draft findings	6 January 2017
Meeting	Crawley/Horsham Strategic Sites & 'At Crawley'	10 January 2017
Meeting	Crawley/Mid Sussex: attendance at Mid Sussex District Plan Examination Hearing	12 January 2017
National Changes	**Housing White Paper: Fixing our broken housing market – published by Ministry of Housing, Communities and Local Government**	**7 February 2017**
Correspondence	Crawley/Reigate and Banstead (NLP) Con Call: Horley Strategic Employment Site Economic Assessment	10 February 2017
Meeting	Crawley/Horsham Strategic Sites & 'At Crawley': Legal Conference	14 February 2017
Document (Members)	**Formal Invitation to Joint West Sussex and Greater Brighton Strategic Planning Board**	**3 March 2017**
Meeting	Crawley/Mid Sussex: Mid Sussex District Plan & OAHN/Strategic Sites & 'At Crawley'	6 March 2017
Meeting	West Sussex Planning Policy Officers Group	8 March 2017
Meeting	West Sussex Chief Planning Officers Group	20 March 2017
Meeting	Crawley/Horsham Strategic Sites & 'At Crawley'	21 March 2017
Meeting	Crawley/Mid Sussex: Mid Sussex District Plan & OAHN/Strategic Sites & 'At Crawley'	30 March 2017