

Crawley Borough Council

Authority Monitoring Report
1 April 2017 – 31 March 2018



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Executive Summary

This Authority's Monitoring Report covers the period from 1 April 2017 to 30 March 2018. It also contains more up-to-date information from 2018/19, 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 was broadly on course during the 2017/18 monitoring period, as follows:
 - One of the two Supplementary Planning Documents outstanding as of April 2017 was adopted in November 2017, with the timetable of the other being partly beyond the council's control.
 - One of the three proposed Development Briefs was adopted during the 2017/18 monitoring year, with public consultation on drafts of the other two also undertaken. One of these was adopted in late 2018.
 - Conservation Area Statements for three of Crawley's Conservation Areas were adopted during the 2017/18 monitoring year. One more was consulted on with adoption following in April 2018.

Monitoring Policy Effectiveness

- Performance during the monitoring year against the critical indicators detailed in the council's Monitoring and Implementation Framework¹ was as follows:
 - Policy H1: Housing Provision. Housing completions during the monitoring period have continued to exceed the annual average target of 340.
 - Policy H4: Affordable and Low Cost Housing. The provision of affordable and low cost housing, calculated as a proportion of total housing completions, achieved the 40% target set in Policy H4 during 2017/18. The proportion of affordable housing delivered on sites with full planning permission (i.e. excluding those with prior approval) was in excess of the 40% target.
 - Policy EC1: Sustainable Economic Growth. During 2017/18, gross and net delivery of office floorspace significantly exceeded annual average projections. Gross industrial completions, on the other hand, were lower than projected, with industrial floorspace actually seeing a net decline. This represented a reversal of the picture during the two previous years, leading to an overall picture in which delivery is approaching the levels anticipated in the 'baseline' scenario on which the policy is based. Uptake of the employment land supply also accelerated, leading to a cumulative picture broadly in line with projections.
 - 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.
 - Some progress has been made in addressing areas of inconsistent implementation identified in the 2016/17 AMR. This seems to reflect the provision of additional local guidance, as well as increasing familiarity with relevant requirements. Future improvement is anticipated as a result of the adoption of an up-to-date Local List of validation requirements in November 2018.
 - Appeal decisions during and since the 2017/18 monitoring year saw success in the defence of a number of policies from the 2015 Local Plan, and there

¹ Monitoring and Implementation Framework, p4 (2015) CBC

are no particular policy concerns arising from the council's record at appeal more 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

- CIL receipts during 2017/18 totalled £80,605.40, of which £68,897.09 was within the Strategic Infrastructure Strand and the remaining £11,708.31 in the Neighbourhood Improvement Strand. No CIL was spent during the 2017-2018 monitoring year.

Self-build and Custom Housebuilding

- As of 31 March 2019, 71 individuals and no associations had been added to the council's Self-Build and Custom Housebuilding Register. 59 of these are on Part 1 of the Register and 12 on Part 2.

Duty to Cooperate

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

Part 1. Introduction

Nature and purpose of document

- 1.1. This Authority'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 2017 to March 2018, 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 SA²;
 - **Part 4:** Details of any neighbourhood plans or neighbourhood development orders made by the council;
 - **Part 5:** Running totals of CIL income and expenditure as of 31 March 2018;
 - **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.

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

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

Introduction

- 2.1. Section 15 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare and maintain a Local Development Scheme (LDS), giving details of proposed local planning policy documents and timetables for their preparation and adoption. AMRs are required to detail progress in the preparation of these documents and the extent to which the relevant timetables have been followed.
- 2.2. The relevant LDS for this monitoring period was published by the council in October 2017, and covered the period from June 2017 to December 2020³. Although this does not cover the start of the 2017/18 monitoring year it is considered a more appropriate basis for assessing progress in this report than the previous iteration of the LDS, which was published in December 2015 and covered the period 2015-18. 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 2017/18 monitoring period, with additional commentary on progress since 1 April 2018.
- 2.4. At the start of the 2017/18 monitoring year, a number of outstanding Supplementary Planning Documents to support the implementation of the adopted Crawley Borough Local Plan policies were mentioned in the LDS.

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 October 2017 LDS:
 - Affordable Housing;
 - Development of Gatwick Airport;
 - Development Briefs; and
 - Conservation Area Statements.
- 2.8. For the Affordable Housing SPD, the LDS sets out a timetable involving consultation during the summer of 2017 with adoption following in November.
- 2.9. The Development of Gatwick Airport SPD 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.

³ This LDS has more recently been superseded by an update, adopted in February 2019, covering the period January 2019 to December 2021. This update, including work timetables valid at the time of writing, is available at <http://www.crawley.gov.uk/pw/web/INT010658>. Subsequent monitoring will be considered against the most up-to-date version relevant to the time period.

- 2.10. Development Briefs seek to support and influence the development of particular sites allocated in the Local Plan by providing detailed information about their characteristics and how landowners and developers can best accommodate these in their proposals. Development Briefs for the following sites allocated by Policy H2 of the Local Plan have been under preparation:
- Tinsley Lane;
 - Breezehurst Drive Playing Fields;
 - Land East of Balcombe Road/Street Hill.
- 2.11. At the start of the 2017/18 monitoring year, the Tinsley Lane Development Brief had already been subject to a six-week period of public consultation. The remaining two had been subject to early engagement only.
- 2.12. 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. 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
- 2.13. Work on the Conservation Area Statements is, in many cases, being led by Crawley's Conservation Area Advisory Committees (CAACs), rather than by council officers. CAACs are groups affiliated to the council which are made up of local people and others with an interest in the area and its heritage.
- 2.14. 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. At the beginning of the 2017/18 monitoring year, none of the Conservation Area Statements had yet been adopted, although the Dyers Almshouses and Ifield Village Conservation Area Statements had undergone periods of public consultation.

Progress during 2016/17

- 2.15. Progress on the SPDs during 2017/18 was as follows:

Date	Stage
4 April 2017	Cabinet adoption of: <ul style="list-style-type: none"> • Tinsley Lane Development Brief.
21 June 2017 – 2 August 2017	Public consultation on: <ul style="list-style-type: none"> • draft Affordable Housing SPD (and accompanying Summary Guidance Document for Small Residential Developments).
17 July – 11 September 2017	Public Consultation on: <ul style="list-style-type: none"> • draft Land East of Balcombe Road/Street Hill Development Brief (in association with the draft Worth Conservation Area Statement).

Date	Stage
17 July – 11 September 2017	Public Consultation on: <ul style="list-style-type: none"> draft Worth Conservation Area Statement (in association with the draft Land East of Balcombe Road/Street Hill Development Brief).
29 November 2017	Cabinet adoption of: <ul style="list-style-type: none"> Affordable Housing SPD (and accompanying Summary Guidance Document for Small Residential Developments).
30 November 2017 – 25 January 2018	Public Consultation on: <ul style="list-style-type: none"> draft Breezehurst Drive Development Brief.
7 February 2018	Adoption of: <ul style="list-style-type: none"> Dyers Almshouses Conservation Area Statement. Ifield Village Conservation Area Statement. Worth Conservation Area Statement.
12 February– 12 March 2018	Public Consultation on: <ul style="list-style-type: none"> draft Brighton Road Conservation Area Statement

Progress since the monitoring period

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

Date	Stage
4 April 2018	Adoption of: <ul style="list-style-type: none"> Brighton Road Conservation Area Statement.
21 June 2018	Cabinet adoption of: <ul style="list-style-type: none"> Breezehurst Drive Development Brief.
24 November - 21 December 2018	Further round of Public Consultation on: <ul style="list-style-type: none"> Land East of Balcombe Road/Street Hill Development Brief⁴.
22 February – 22 March 2019	Public Consultation on: <ul style="list-style-type: none"> Hazelwick Road Conservation Area Statement.
20 March 2019	Adoption of: <ul style="list-style-type: none"> High Weald Area of Outstanding Natural Beauty Management Plan.

2.17. The development at Gatwick Airport SPD remains outstanding. Work on this document has to reflect the development of Local Plan policies for the airport in response to the Government's emerging Aviation Strategy and the proposals in the Gatwick Airport Master Plan, including a possible Development Consent Order (DCO).

2.18. 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 during 2019-20.

⁴ This further stage of public consultation was not originally allowed for in the Local Development Scheme, but was undertaken to take account of the range of responses made during the first round, and of the amendments proposed in consequence.

Part 3. Monitoring Policy Effectiveness

- 3.1. The Local Planning Regulations (2012) state that an Authority's Monitoring Report must identify any Local Plan policies which are not being implemented. Reasons should be given for the failure to achieve or implement policies, and any appropriate measures should be identified to rectify the situation, either by finding means to overcome obstacles to implementation or by reviewing the policy.
- 3.2. The approach that the council takes in monitoring implementation of policies in the Plan is set out in its Monitoring and Implementation Framework (MIF), published in 2015. This identifies key indicators, further indicators, objectives and milestones for the various policies included in the Plan.
- 3.3. The monitoring year 2017/18 is the second full monitoring year following the adoption of the Crawley Local Plan 2015-30. As in the case of 2016/17, it provides an opportunity to monitor the implementation of a relatively wide range of policies. In addition, it provides scope to consider progress in tackling the areas of less consistent implementation identified in the 2016/17 Authority Monitoring Report.
- 3.4. Firstly, this section will consider those four policies and associated key indicators which are identified in the MIF as forming 'a more critical element of meeting the council's overall vision for the future growth of the borough', namely:
 - Policy H1: The delivery of net housing against the annualised average housing number;
 - Policy H4: The delivery of net affordable housing against the annual average affordable housing requirement;
 - Policy EC1: The provision and delivery of total employment floorspace against the Economic Growth objectively assessed need;
 - Policy EC6: The delivery of the Town Centre Opportunities sites allocated in the policy.
- 3.5. The section then goes on to consider briefly:
 - Progress made in this area since 2016/17 in respect of policies whose implementation does not appear to have been consistent;
 - The record of council planning decisions at appeal both during and since the monitoring period, with particular notice given to those decisions which are more relevant to the implementation of new Local Plan policies;
 - Crawley's current and/or recent performance against the Sustainability Objectives outlined in the Sustainability Appraisal (SA) supporting the Local Plan, as measured by a range of indicators which are as close as practically and reasonably possible to those identified in the SA.

Policy H1: Housing Provision and Housing Delivery Test

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

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

- 3.7. In 2018, the government introduced a Housing Delivery Test, for which the net delivery of housing is assessed against either an up-to-date annual average housing requirement, where one exists (as in the case of Policy H1), or otherwise against the objectively assessed housing need for the council area. The Housing Delivery Test is applied over the most recent three-year period (i.e. April 2015-April 2018 for the purposes of the 2018 Test).
- 3.8. Failure to meet the test triggers either a requirement to produce an action plan to address under-delivery, or the application of an increased buffer of 20% in calculation of the five-year housing supply, with the nature of the sanction depending on the extent of under-delivery.
- 3.9. National results of the 2018 Housing Delivery Test were published in February 2019⁵. These confirm Crawley is delivering housing at 181% against the Test requirements.
- 3.10. In Table 3.1, Crawley completions for the 2015/16, 2016/17 and 2017/18 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)⁶. As shown here completions significantly exceed the average requirement and, in consequence, pass the 2018 Housing Delivery Test.
- 3.11. Notwithstanding this, they fall short of the 2015 HT projection. This predicted a peak in delivery in 2017/18, whereas delivery has, in fact, fallen in comparison with the period 2016-17. This is primarily due to delays in the coming forward of a number of key site allocations.

Table 3.1: Gross and net housing completions 2015-2018, measured against projections in the April 2015 Housing Trajectory and the Local Plan Policy H1 average target⁷

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%
2017/18	372	3	369	870	42%	340	109%
2015-18 Total	1,519	13	1,506	1,983	76%	1,020	149%

- 3.12. Of the 369 net completions in 2017/18, 35 units (9 per cent) came from developments benefitting from permitted development rights for the conversion of offices to dwellings. This compares with 49 per cent in 2016/17.

⁵ Housing Delivery Test: 2018 measurement (2019) MHCLG
<https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

⁶ Available at <http://www.crawley.gov.uk/pw/web/pub260010>

⁷ The completion figures in Table 3.1 are primarily derived from West Sussex County Council monitoring data. Figures based on other criteria may differ.

The lower delivery total in 2017/18 is thus largely associated with a decline in the number of units delivered within such schemes, whereas the number of units benefiting from planning permission actually rose slightly.

- 3.13. In order to shed light on the future housing delivery pipeline, Table 3.2 below details separately the total number of dwellings permitted by planning permission and prior approval during the 2017/18 monitoring year, broken down by category of approval.

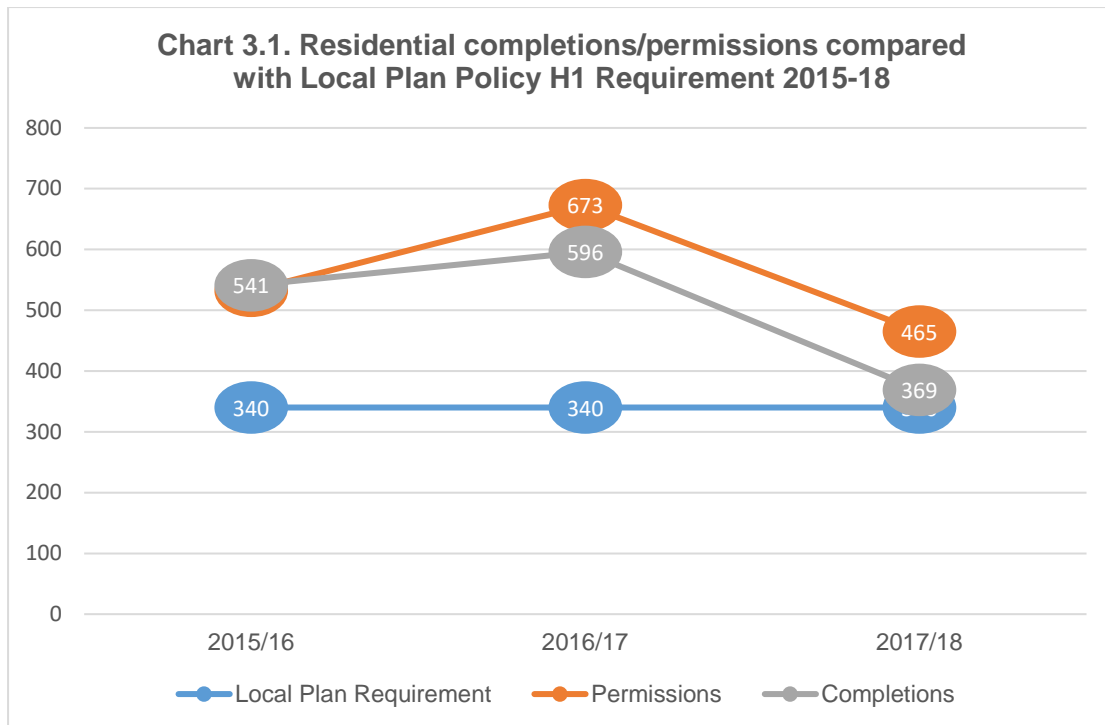
**Table 3.2: New dwellings granted planning permission or prior approval
April 2017-March 2018**

Category	Gross permitted	Losses permitted	Net permitted
All new full planning permissions	353	5	348
Full planning permissions (dwelling quota already permitted) ⁸	47	4	43
All new outline permissions	0	0	0
Outline permissions (dwelling quota already permitted)	0	0	0
New reserved matters approved	375	0	375
All new prior approvals	432	0	432
Prior approvals (dwelling quota already permitted) ⁹	272	0	272
Total including reserved matters approvals and dwellings already permitted	1,160	5	1,155
Total excluding reserved matters approvals and dwellings already permitted	466	1	465

- 3.14. Chart 3.1 below summarises this picture in a more visually accessible format, showing net completions and net permissions/prior approvals over the period 2015-2018 in relation to the Policy H1 annual average target.

⁸ i.e. new planning permissions superseding existing planning permissions or prior approvals

⁹ i.e. new prior approvals superseding existing planning permissions or prior approvals.



- 3.15. A more detailed picture of these trends, including site-specific information and implications for Crawley’s five-year housing land supply, is provided in the April 2018 Housing Trajectory and accompanying summary table, provided in Appendix B. These confirm that while there has been a concerning slippage in the delivery of allocated sites, Crawley is still on course to exceed the H1 housing requirement over the Local Plan period, albeit with a flatter trajectory than was anticipated in 2015.
- 3.16. One concern in respect of the Housing Trajectory is that the predicted tailing off in completions later on in the Local Plan period is likely to result in Crawley failing the Housing Delivery Test as currently constituted, notwithstanding the fact that overall delivery for the Local Plan period is expected to exceed the Local Plan housing requirement. The three-year rolling average of housing delivery is thus predicted to fall below the average annual housing requirement of 340 dwellings in each period from 2024-26 onwards.
- 3.17. The Housing Delivery Test rule book, published by the government, does enable such medium-term variations in delivery to be taken into account where the relevant policy includes a stepped housing requirement. Therefore, the council has significant incentive to introduce a stepped housing requirement through the review of Policy H1.

Policy H4: Affordable and Low Cost Housing

- 3.18. 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.
- 3.19. Table 3.3 assesses current implementation of this policy by detailing gross and net affordable housing completions for the years 2015/16-2017/18 (i.e. years 1-3 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).

- 3.20. 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 27% over the three years in question, whereas if they are excluded (providing a fairer view of the implementation of Policy H4) the three-year total sits at 45%, exceeding the 40% target.

Table 3.3: The delivery of gross and net affordable housing 2015-17 against the average annual/quarterly figures from Policy H4¹⁰

Year	Gross delivery	Net delivery	As % of total net completions	As % of net completions with planning permission	Implied average H4 target	As % of H4 target
2015/16	113	113	21%	42%	136	83%
2016/17	145	144	24%	47%	136	106%
2017/18	146	146	40%	44%	136	107%
2015-18 Total	404	403	27%	45%	408	99%

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

Small Residential Schemes (10 dwellings or less):

- 3.22. The 2016/17 AMR identified that Policy H4 the requirements detailed in Policy H4 were not being to minor residential schemes of up to 10 dwellings. This was attributed to uncertainty regarding the national policy and legal position, as well as the absence of detailed local guidance on how to apply the requirement to small schemes.
- 3.23. As noted in Appendix E of the 2016/17 AMR, the legal position was clarified in May 2016. In addition, the adoption of the Affordable Housing Supplementary Planning Document and associated Summary Guidance Document for Small Residential Developments in November 2017 provided detailed guidance regarding the application of Policy H4.
- 3.24. At first sight, monitoring for the 2017/18 year continues to point to non-implementation of the policy in respect of minor residential schemes. Out of 17 planning permissions for minor residential schemes (i.e. excluding prior approvals) granted during the year, only one saw the provision of affordable housing alongside private market housing, and this involved the amendment of a major scheme (at 27-45 Ifield Road, West Green) where there was an existing agreement to provide 40% affordable housing.

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.

- 3.25. However, rather than reflecting the failure of the policy, this picture seems to be due to a natural time lag between the introduction of the Supplementary Planning Document as a material planning consideration and its reflection in planning permissions granted. Of the 17 schemes referred to above, two were Crawley Borough Council sponsored schemes for 100% affordable housing, thus exceeding the H4 policy requirement. Of the remaining 15, 10 were registered before the publication of the draft Affordable Housing SPD on 21 June 2017, which is the point from which the SPD guidance began to be applied. Of the other five cases, four were applications (mostly under Section 73) relating to dwellings which had previously been granted consent, and where it was not considered reasonable to impose Policy H4. In the remaining case, the dwellings provided were for assisted living for people with learning disabilities or autistic spectrum conditions, and the future retention of this connection was secured via a S106 agreement. Given that this is a specific type of accommodation meeting a need not provided for by the market, it was not considered appropriate to apply an additional affordable housing requirement.
- 3.26. On the other hand, there are some indications of an improved picture during 2018/19. One S106 agreement securing an affordable housing contribution on a minor residential scheme was signed during the first three quarters of this year, and others are in the pipeline. This approach has also been upheld in appeal decisions (see pp. 21-23 and Appendix F below). Therefore, it is anticipated that the 2018/19 Authority Monitoring Report will point to an effective implementation of Policy H4 in respect of minor residential schemes.

Policy EC1: Sustainable Economic Growth

- 3.27. Policy EC1 identifies a deliverable supply of B-class employment land of 23 hectares (ha). This is derived from the council's 2015 Employment (Business) Land Trajectory and the 2015 Crawley Economic Growth Assessment (EGA) Update¹¹. The EGA Update estimates that on the basis of predicted levels of growth (the 'baseline' scenario) there will be demand for 58ha 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.
- 3.28. Table 3.4 assesses how far the gross rate of delivery of employment floorspace over the period 2015-18 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. Taking this 'churn' into account, it will be seen that office floorspace has been delivered at a significantly faster gross rate than anticipated over these three years, while

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>

delivery of industrial floorspace has fallen slightly short of projections, leaving the combined level of delivery 31 per cent higher than projected.

Table 3.4: Comparison of actual and projected gross delivery rates for B-class employment floorspace 2015-2018

Period	Floorspace type	Gross delivery (sqm)	Gross delivery (sqm) (excluding 'churn'*)	Projected delivery rate	Gross delivery excl. 'churn' as % of projected delivery rate
2015/16	Office	13,219	12,062	9,281	130%
	Industrial	19,360	8,872	9,865	90%
	Total	32,579	20,934	19,146	109%
2016/17	Office	16,646	16,646	9,281	179%
	Industrial	19,725	15,172	9,865	154%
	Total	36,371	31,818	19,146	166%
2017/18	Office	20,306	20,306	9,281	219%
	Industrial	2,345	2,345	9,865	24%
	Total	22,651	22,651	19,146	118%
3-year total	Office	50,171	49,014	27,843	176%
	Industrial	41,430	26,389	29,595	89%
	Total	91,601	75,403	57,438	131%

* '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.

- 3.29. Whilst Table 3.4 presents gross totals of employment floorspace completed, the monitoring of implementation of Policy EC1 also requires that losses are taken into consideration. These fall into two categories:
- 1) Loss of office floorspace to industrial uses and vice-versa;
 - 2) Loss of B-class floorspace to other uses.
- 3.30. These two types of losses are treated differently in the 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 2015-18

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

- 3.31. As shown in Table 3.5, there was some movement of floorspace between office and industrial uses during the three-year period under review, with a total of 12,650sqm of the gross delivery total given in Table 3.4 (about 17%) 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, reducing the delivery of office and industrial floorspace to 157% and 64% respectively of the levels projected by the EGA Update over the three years, with the combined total representing 109% of the projected amount.
- 3.32. A further observation on Table 3.5 is that the implications do not seem particularly dramatic for the balance between office and industrial floorspace, with only a slight cumulative trend away from the latter towards the former being apparent.
- 3.33. The second type of losses, i.e. the loss of B-class floorspace to non-employment uses, is given more detailed consideration in the EGA Update. The gross delivery projections thus include a built-in assumption that the loss of 72,050sqm of office space and 61,380sqm of industrial space will need to be replaced over the Local Plan period, amounting to average annual loss rates of 4,803sqm and 4,092sqm respectively. Table 3.6 compares these projections with actual losses over the period 2015-18.

Table 3.6: Comparison of actual and projected losses of B-class employment floorspace to non-employment uses 2015-2018

Period	Floorspace type	Completed losses to non-B uses (sqm)	Projected loss rate (sqm)	Completed losses as % of projected loss rate
2015/16	Office	11,706	4,803	244%
	Industrial	175	4,092	4%
	Total	11,881	8,895	134%
2016/17	Office	17,955	4,803	374%
	Industrial	3,003	4,092	73%
	Total	20,958	8,895	236%
2017/18	Office	2,353	4,803	53%
	Industrial	3,180	4,092	78%
	Total	5,715	8,895	64%
3-year total	Office	32,196	14,409	223%
	Industrial	6,358	12,276	52%
	Total	38,554	26,685	144%

- 3.34. As shown in Table 3.6, 2017/18 saw a significantly smaller loss of office floorspace than the two preceding years. However, overall, the table reveals a similar picture to that identified in the 2016/17 AMR, in so far as the total amount of employment floorspace lost over three years has been greater than projected. In particular, the total loss of office floorspace has significantly exceeded projections. The loss of industrial floorspace, by contrast, has been smaller than projected.
- 3.35. As identified in the 2016/17 AMR, the bulk of the loss of office floorspace is the result of the conversion of office premises to residential use by means of permitted development rights¹². Such schemes thus accounted for 30,093 of the 32,196sqm of office space lost to non-employment uses over the period 2015-18 (i.e. 93% of the total).
- 3.36. In light of the importance of residential conversion schemes as a factor in the loss of office floorspace, it is instructive to consider the rate of permissions in addition to the rate completions. Table 3.7 provides this information for the period 2015-18, including both permitted development ('prior approval') schemes and planning permissions.

Table 3.7: Consented B1a/B1b losses to residential use via planning permission and prior 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)
2015/16	16,723	322	17,045
2016/17	16,911	5,083	21,994
2017/18	8,111	88	8,199

- 3.37. As shown in Table 3.7, permitted development schemes continued to account for the majority of the office floorspace affected by office-to-residential changes of use granted consent in 2017/18. This year saw a fall in the total amount of floorspace subject to such consents when compared with the two preceding years. Taken in combination with the lower level of completed losses recorded in Table 3.6, this may indicate a weakening of the future pipeline of office to residential conversion schemes. However, even if this is the case, the time lag between the grant of consent and the completion of works is likely to mean that the rate of completed conversions will remain strong in the short term.
- 3.38. Table 3.8 brings the focus back to implications for economic and employment growth by considering the trend in the net delivery of employment floorspace. Net completions, taking account of losses both to residential and other (employment and non-employment) uses, are measured against the requirement identified under the 'baseline' scenario in the EGA Update. This requirement is for 153,490sqm (10,233 per annum), comprising 67,170sqm (4,460 per annum) of office floorspace and 86,590sqm (5,773 per annum) of industrial floorspace. This includes the net floorspace requirement identified in

¹² These permitted development rights were introduced in 2013 and the 2015 EGA Update advised that their impact on Crawley's employment land supply be monitored. In 2016 the council brought into effect an Article 4 Direction removing them within the Manor Royal Business District, in order to safeguard this Main Employment Area.

the EGA Update as well as an additional safety margin¹³. As we have seen, satisfaction of this 'requirement' over the Local Plan period as a whole is considered to be beyond the capacity of the identified land supply pipeline and is thus dependent on as yet unidentified employment sites coming forward, potentially outside the borough boundary, as recognised by the Local Plan. However, given the supply of sites detailed in the Employment Land Trajectory, land supply constraints should not prevent the requirement from being met at this stage.

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

Period	Floorspace type	Net delivery (sqm)*	Baseline requirement (sqm)	Delivery as % of requirement
2015/16	Office	-4,813	4,478	-108%
	Industrial	6,879	5,773	119%
	Total	2,066	10,251	20%
2016/17	Office	-1,309	4,478	-23%
	Industrial	10,669	5,773	185%
	Total	9,360	10,251	91%
2017/18	Office	17,771	4,478	398%
	Industrial	-4,998	5,773	-87%
	Total	12,773	10,251	125%
3-year total	Office	11,649	13,434	87%
	Industrial	12,550	17,319	72%
	Total	24,199	30,753	79%

* 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.

3.39. As Table 3.8 shows, once losses are taken into account, net delivery of employment space over the period 2015-18 has reached 79% of the identified baseline requirement, with the office and industrial categories achieving 87% and 72% of their respective requirements. This result has been achieved via a somewhat uneven route, with losses of office and over-delivery of industrial floorspace in 2015-17 being largely cancelled out by the figures for 2017/18, when these trends were reversed. This volatile picture is likely to reflect the importance of a small number of large sites in Crawley's employment land supply.

3.40. 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 2019 is provided in Appendix C. Table 3.9 summarises the movement which has occurred since the January 2018 ELT, which was published with the 2016/17 AMR (the equivalent table in the 2016/17 AMR

¹³ See 'Crawley Economic Growth Assessment Update: Final Report', NLP: 2015, pp. 11-12, available at <http://www.crawley.gov.uk/pw/web/PUB242262>.

records changes in the identified supply between February 2015 and January 2018).

Table 3.9: Change to employment land supply pipeline between January 2018 and January 2019 Employment Land Trajectories

5-year supply identified in January 2018	17.78ha.
2018 sites developed for employment uses 2018-19	2.81ha.
2018 sites being developed for employment uses as of 2019	1.22ha.
2018 sites lost to other uses during 2018-19	2.13ha.
New sites added during 2018-19	1.58ha.
Total 5-year supply identified in January 2019	13.2ha.

- 3.41. As Table 3.9 and Appendix C show, 2018 saw some further diminution in the extent of employment land available within the 5-year supply, mainly on account of development for employment uses, which has accelerated when compared with the picture for 2015-18 recorded in the 2016/17 AMR. This is consistent with the increasing tendency, noted in the 2016/17 AMR, for the delivery of employment floorspace to depend on sites identified in the 2015 ELT, as distinct from sites which were excluded from the ELT on the basis that they had already commenced. This picture seems to confirm that as the Local Plan period proceeds, site availability is likely to constrain Crawley's ability to maintain levels of delivery approaching the 'baseline' scenario set out in the EGA Update.
- 3.42. Therefore, to summarise recent trends in the supply of employment land:
- The gross delivery of employment floorspace has exceeded the projections in the 2015 EGA Update, largely on account of strong office completions, with delivery of industrial floorspace on the other hand lagging behind projections.
 - This picture is somewhat altered when the loss of employment floorspace to non-employment uses is taken into account. These losses have exceeded projections overall, and have primarily affected office rather than industrial floorspace. Most of these losses of office space have resulted from conversion to residential use, predominantly via the prior approval procedure, which is likely to continue to have at least some impact on the supply of office space in the immediate term.
 - Taking all losses into account, net delivery of office and industrial floorspace fell somewhat short (in varying degrees) of the projections in the EGA Update over the period 2015-18, albeit in the context of volatile year-to-year figures.
 - Take-up of sites in the Employment Land Trajectory has accelerated in 2018, so that its depletion over the longer period 2015-19 is now more closely in line with what was anticipated when the Local Plan was adopted. This confirms that constrained supply of sites is likely to become an issue over the coming few years.

Policy EC6: Development Sites within the Town Centre Boundary

- 3.43. Policy EC6 identifies eight under-utilised sites within the Town Centre boundary whose development for appropriate uses is supported.
- 3.44. 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 2018 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	Under construction	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 and were almost complete by the end of 2018.
Crawley College (East of Tower)	Under construction	Planning application CR/2016/0089/FUL for 91 units was granted permission in March 2018. The site was subsequently purchased by the council, which put forward a revised scheme for 98 units to be delivered as 100% affordable housing. This was granted planning permission in August 2018 and commenced shortly afterwards.
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.

- 3.45. 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 pre-application discussions, procurement and pre-contract arrangements are in the final stages. The objective is to regenerate the site through a residential-led scheme, whilst improving adjacent public realm. A Housing Infrastructure Grant has been awarded by Homes England. A planning application is anticipated during 2019.

Site	Status	Commentary
Crawley Station and Car Parks	Outline Planning Permission	The site was granted outline planning permission (CR/2016/0294/OUT) in August 2016 for redevelopment including residential apartments, retail, café and office uses and an integrated railway station alongside wider enhancements to the public realm and public transport interchange. Engagement with stakeholders to address the complex requirements of the scheme is ongoing.
Land North of the Boulevard	Planning Permission	The council, in partnership with the developer Westrock, is progressing proposals for the redevelopment of the existing Town Hall site and the neighbouring car park at 11-13 The Boulevard. Full planning permission (CR/2016/0662/FUL) was granted for 91 flats on the car park site in July 2017, which will all be delivered as affordable housing in conjunction with a Registered Housing Provider. A hybrid application (CR/2017/0997/OUT) for the Town Hall site was granted permission subject to the conclusion S106 agreement in June 2018. This scheme comprises full permission for a new office building comprising replacement Town Hall facilities and approximately 7,700sqm of commercial office space, as well as outline permission for 182 residential units. An energy centre for the supply of heat and power to these and other developments within the Town Centre was granted full permission via a separate application (CR/2018/0139/FUL) in November 2018.

Other Policies

- 3.46. The Local Planning Regulations (2012) require an Authority's Monitoring Report to identify any Local Plan policies which are not being implemented, the reasons for non-implementation, and the steps (if any) that the Local Planning Authority is taking to secure implementation.
- 3.47. The 2016/17 AMR noted that while it appeared that most Local Plan policies were being implemented, there were shortcomings in the implementation of some policies. These included Policy H4 (Affordable and Low Cost Housing), which is discussed above on pp. 11-13. The table below lists the other policies in question, the key concerns, and the key remedies identified.

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

- 3.48. Monitoring for 2017/18 points to some improvement in this picture, with further improvement anticipated. In particular, this is due to progress in implementation of the key remedies identified, including:
- the Supplementary Planning Documents adopted in 2016 were in effect throughout the 2017/18 monitoring year;
 - in November 2018, the council adopted an up-to-date Local List of Validation requirements.

A more detailed update is provided in Appendix E.

Appeal decisions

- 3.49. During the 2017/18 monitoring period, 16 appeals against Crawley Borough Council planning decisions or actions were decided. Of these, three were allowed and 13 dismissed.
- 3.50. During the period April 2018 – March 2019, 25 appeals against council decisions to refuse planning permission were decided. 17 were dismissed, seven allowed, and in one further case the appeal was dismissed in respect of one part of a development and allowed in respect of another.
- 3.51. In most cases where appeals were allowed, the Local Plan policies in question were CH2 (Principles of Urban Design) and CH3 (Normal Requirements of All New Development). These are wide-ranging, frequently-used policies, and it is difficult to draw any specific conclusions from these cases, a number of which concerned householder developments.

- 3.52. Overall, it is considered that appeal decisions during the 2017/18 monitoring year have tended to support relevant Local Plan policies. Details of individual appeals are listed in Appendix F. However, special notice is drawn to the following decisions where particular policy issues were considered:
- **Appeal APP/Q3820/W/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).
 - **Appeal APP/Q3820/D/17/3170714 against the refusal of planning application CR/2016/0826/FUL for 'Erection of Two Storey Side Extension' at 5 Cranmer Walk, Maidenbower, Crawley:**
Refusal of the proposal on the basis of Policies CH2, CH3, and CH7 (Structural Landscaping) was upheld. The footway Cranmer Walk moves through an area of structural landscaping identified in the Local Plan Map, and the Inspector noted that the Walk 'has a distinctive verdant character and the separation of buildings from the footway is an important element of this character'. On this basis, the proposed site extension, which would have abutted the footway, was considered to 'detract from the character and appearance of the area' in a way that conflicted with the named policies. An extension set further back from the footway was approved before the determination of the appeal.
 - **Appeal APP/Q3820/W/17/3182041 against refusal of planning permission CR/2016/1050/NCC for 'Removal of Condition 1 (Temporary Permission for 3 Years for the Land to be used for Airport Car Parking) of planning permission CR/2013/0299/FUL' at the Former Gas Holder Station Car Park, North of Crawley Avenue:**
At this appeal, Local Plan Policy GAT3 (Gatwick Airport Related Parking) was given further support. In dismissing the appeal, the Inspector agreed with the council that the extension of a temporary permission (already expired) for airport-related parking on the site would represent 'additional or replacement' parking within the meaning of the Policy. He further judged that notwithstanding the appellant's representations, 'any parking to accommodate cars of hotel guests so as to allow them to take a flight from the airport should be regarded as 'airport related' and subject Policy GAT3'. The decision also provided further confirmation that the second 'limb' of the policy follows on from, and is dependent on, the first, so that all proposals must comply with both. The Inspector was further satisfied that 'there is adequate parking supply to meet demand'.
 - **Appeal APP/Q3820/W/18/3194938 against refusal of planning application CR/2017/0613/FUL for 'Erection of 1 x attached two bed dwelling to include replacement of existing front porch' at 11 Wakehams Green Drive, Crawley:**
This appeal was dismissed on the basis of character- and quality-related factors associated with Policies CH2, CH3 and H1 (Housing Provision). However, it was particularly significant from the perspective of Local Plan Policy H4 (Affordable and Low Cost Housing), whose application to minor residential schemes was also considered and supported. The Inspector

considered the policy and the supporting guidance and evidence detailed in the Affordable Housing SPD alongside the government’s Planning Practice Guidance relating to S106 requirements, and concluded that a commuted payment towards the offsite provision of affordable housing was required. A similar conclusion was reached in the case of Appeal **APP/Q3820/W/18/3201383 against refusal of outline planning application CR/2017/0816/OUT for ‘One detached dwelling and detached garage’ at 142 Three Bridges Road, Three Bridges, Crawley, RH10 1JP**, notwithstanding the fact that the latter appeal was determined following revisions to the National Planning Policy Framework in respect of this issue.

Performance against Sustainability Objectives

3.53. 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
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3.54. Internal council data showing the recent trend in this indicator is shown in Table 3.7. Figures for 2017/18 were unavailable at the time of writing but will be included in future Reports.

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
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3.55. 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 CO₂ emissions 2012-2016 (tonnes CO₂)

Year	2012	2013	2014	2015	2016
Per capita CO₂ emissions	7.0	6.7	5.3	5.7	5.4

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2016 (Department for Business, Energy and Industrial Strategy, 2018).

Indicator:	Residual household waste collected per capita
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3.56. 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 2017-18 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	2012-13	2013-14	2014-15	2015-16	2016-17
Total residual household waste (tonnes)	22,667	23,584	22,751	22,663	23,638
Population (estimate)	108,302	108,971	109,883	111,375	111,664
Residual household waste per capita (kg)	209	216	207	203	212

Sources: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2018); Population Estimates for UK, England and Wales, Scotland and Northern Ireland (ONS, 2017) (mid-year estimates).

Indicator:	Proportion of household waste recycled or composted
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3.57. 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	2013-14	2014-15	2015-16	2016-17	2017-18
Total household waste collected (tonnes)	31,391	31,010	31,308	32,567	32,104
Household waste recycled/composted (tonnes)	7,807	8,258	8,644	8,929	9,114
% of waste recycled or composted	24.9	26.6	27.6	27.4	28.4

Source: ENV18 - Local authority collected waste: annual results tables (DEFRA, 2018).

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

Indicator:	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
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3.58. No planning permissions were granted contrary to Environment Agency advice on flooding and water quality grounds during the 2017/18 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
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3.59. 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.

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

Indicator:	The percentage of Conservation Areas with up-to-date appraisals (i.e. last five years)
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3.61. As of the end of the 2017/18 monitoring year, three of Crawley's 11 Conservation Areas had adopted Conservation Area Statements dating from the previous five years, with one more being adopted in early April 2018. Two more are at an advanced stage of preparation as of December 2018 and are expected to be adopted in 2019.

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

Indicator:	Net additional dwellings - in previous years
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3.62. 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	2013/14	2014/15	2015/16	2016/17	2017/18
Net Additional Dwellings	194	226	541	596	369

Source: Authority's Monitoring Reports

Indicator:	Net additional Gypsy and Traveller pitches
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3.63. 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.

3.64. 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)
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3.65. As of April 2018, the council had identified a supply of deliverable sites capable of providing 3,017 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 9.59 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	3,594
Annual target for next 5 years – including 5% buffer	314
Projected Completions 2017/18-2021/22	3,017
Years' Supply Projected for 2017/18-2021/22	9.59

Source: Housing Trajectory 31 March 2018

Indicator:	New and converted dwellings – on previously developed land (PDL)
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3.66. 275 of the gross total of 372 dwellings (74 per cent) added during 2017/18 were created on previously developed land.

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

Indicator:	Working age population qualified to at least Level 4 or Higher
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3.67. The percentage of Crawley's working age population reported over the period 2013-17 as being qualified to at least Level 4¹⁴ 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, 2013-17

Year	Crawley	South East	England
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
2017	33.2	41.4	38.3

Source: Annual Population Survey, ONS [from Nomis on 14 January 2019].

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

Indicator:	Amount and type of development in areas designated for their nature importance
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3.68. 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 2017/18:

¹⁴ i.e. Level 4 NVQ/award/certificate/diploma; CertHE; HNC; Higher Apprenticeship.

Planning App. No.	Site	Scheme
CR/2015/0740/ARM	Phase 2D, Forge Wood (North East Sector), Pound Hill, Crawley	Approval of reserved matters for phase 2D for the erection of 75 dwellings, car parking including garages, internal access roads, footpaths, parking and circulation area, hard and soft landscaping and other associated infrastructure and engineering works and noise barrier comprising bund and acoustic fence pursuant to outline planning permission CR/2015/0552/NCC for a new mixed use neighbourhood (amended documents and plans received)
<p>Commentary Reserved matters were approved for phase 2D 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 2D and other phases.</p>		
CR/2016/1053/FUL	Former Depot Adj to SW Corner of Goffs Park, Old Horsham Road, Southgate, Crawley	Construction of 22 flats in four blocks and 22 houses in five terraces
<p>Commentary To the north and east this site adjoins (and partly overlaps with) an identified area of Deciduous Woodland. The site also includes three trees subject to Tree Preservation Orders (TPOs). A Preliminary Ecological Assessment and Tree Report were submitted in support of this proposal, which involves the removal of 18 trees (none of them being subject to a TPO) and the replanting of 55 on the site, with a commuted payment for the off-site planting of an estimated further 47 being secured via a S106 agreement. The council's regular ecological consultant was consulted, with no objection being raised, and the scheme set out in the tree report was considered acceptable by the council's Tree Officer.</p>		
CR/2017/0483/FUL	Land adjacent to Dobbins Place, Ifield, Crawley	Erection of 4 two bedroom houses and 2 two bedroom flats (amended plans received)

Planning App. No.	Site	Scheme
Commentary This site adjoins and overlaps with an area of deciduous woodland. The proposed scheme involves no felling of trees, and while the development makes some incursion into an identified area of structural landscaping, the immediate area affected was considered to be of lesser quality, so that the proposed development would 'protect and enhance' the structural landscaping function of the wooded area. The scheme for protection of the trees on site was considered acceptable by the council's Tree Officer.		
CR/2017/0882/PA3	Sutherland House (Eastern Section), Russell Way, Three Bridges, Crawley	Prior approval for change of use from B1(a) offices to C3 (residential) for 136 dwellings (15 x studio flats, 14 x one bed flats and 97 x two bed flats)
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/2017/0251/FUL	Woodend, Forge Wood, Pound Hill, Crawley	Demolition of part of existing dwelling & erection of 1 x four bed detached new dwelling creating two separate plots
Commentary This development site lies close to an area of Ancient Woodland and Deciduous Woodland to the west and south. The distance between the proposed buildings and the closest area of designated woodland was however found to be acceptable in light of Natural England standing guidance. A number of trees on the site are proposed for removal, but the permission requires the planting of four replacement trees to mitigate this loss.		

Source: Biodiversity Annual Monitoring Report for Crawley, 2017/18, Sussex Biodiversity Record Centre

Indicator:	Amount of trees with Tree Preservation Orders lost per annum
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- 3.69. During the 2017/18 monitoring year, approval was given for the removal of 39 trees subject to Tree Preservation Orders. Conditions attached to the relevant approvals required that 27 were to be replaced, resulting in an overall deficit of 12. Cases where replanting was not required usually reflected either a lack of appropriate space or the low amenity value of the trees being removed.
- 3.70. The council is not aware of any TPO-protected trees having been felled unlawfully during the 2017/18 monitoring year.

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

Indicator:	Number of passengers using Gatwick Airport per annum and percentage arriving by public transport
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3.71. Total annual passenger numbers and the proportion of terminating passengers using public transport are shown in Table 3.14 below. In 2016, Gatwick Airport met its S106 target of achieving a 40% modal share for public transport at the point where annual passenger numbers exceeded 40 million. Gatwick's latest Airport Surface Access Strategy (ASAS), published in May 2018, sets a target of a 48% modal share for public transport by 2022. As of 2017, as shown in Table 3.14, that figure stands at approximately 44 per cent.

Table 3.14: Gatwick Airport passengers and use of public transport

Year	2013	2014	2015	2016	2017
Passenger total (000s)	34,963	37,886	39,636	42,146	44,786
Total excluding connecting passengers	32,402	35,246	37,084	38,941	41,208
Percentage using public transport	42.6	41.4	44.4	43.6	43.9

Source: Civil Aviation Authority annual Survey Reports, 2013-2017

Indicator:	People killed or seriously injured in road traffic accidents
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3.72. 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 2011-2016 (the most recent period for which figures are available). This indicates that levels in Crawley have been lower than the South East generally, but have risen during this period, overtaking the average for England in the process.

Table 3.15: Number of people killed or seriously injured in road traffic accidents per 100,000 per annum 2011-16 – comparison of Crawley, the South East, and England

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

Source: Public Health England, Health Profiles

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

Indicator:	Rate of residential and commercial development to be in accordance with Local Plan annualised requirements and local commercial requirements
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3.73. The implementation of Local Plan policies relating to the rate of residential and commercial development is assessed more fully on pp. 8-20 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	Delivery 2017/18
Housing (net additional dwellings – Policy H1)	340 units	369 units
Commercial development (gross increase of employment floorspace excluding ‘churn’ – Policy EC1)	19,146sqm	22,651sqm

Indicator:	Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan).
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- 3.74. During 2017/18, £595,162 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, and education. £834,461 of S106 was meanwhile spent on a range of infrastructure schemes¹⁵. New S106 agreements signed during the monitoring year included contributions totalling £1,163,260.
- 3.75. Details of Community Infrastructure Levy (CIL) receipts and expenditure are provided in Part 5 below.

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

Indicator:	Percentage of people aged 16-64 with no qualifications
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- 3.76. 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 2013-2017. The 2017 figure shows an increase on that for 2016, which is counter-intuitive and likely to reflect statistical volatility owing to the small sample size available for the Annual Population Survey at this level. The true figure is likely to be more stable and may be around or lower than the equivalent figure for the South East. It is more clearly lower than the average for England as a whole.

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

Year	Crawley	South East	England
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
2017	5.9*	5.2	7.6

Source: Annual Population Survey, ONS [from Nomis on 14 January 2019].

* Estimate unreliable owing to small group sample size (3-9).

¹⁵ For further detail see Crawley Borough Council Planning Committee report PES/295 <https://democracy.crawley.gov.uk/mgConvert2PDF.aspx?ID=8719&ISATT=1#search=%22S106%22>

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

Indicator:	Self-reported measure of people’s overall health and wellbeing
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3.77. Table 3.18 below details levels of subjective wellbeing in Crawley and the UK as a whole over the period 2013/14-2017/18 (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, 2013/14 to 2017/18

Year	Life Satisfaction		Worthwhile		Happiness		Anxiety	
	Crawley	UK	Crawley	UK	Crawley	UK	Crawley	UK
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
2017/18	7.7	7.7	8.0	7.9	7.5	7.5	3.0	2.9

Source: ONS Annual Population Survey

Indicator:	All-age all-cause mortality rate
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3.78. Table 3.19 compares the annual age-standardised mortality rate for Crawley with that of England and Wales as a whole over the period 2013-2018 (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	2013	2014	2015	2016	2017
Crawley	905.9	850.4	881.8	900.1	892.4
England & Wales	986.0	953.0	993.2	966.9	965.3

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

Part 5. CIL Income and Expenditure

5.1. 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. CIL receipts and expenditure for the financial year 2017/18 were as follows:

Type of CIL	Retained CIL receipts from previous year	Receipts during year	Expenditure during year	Retained at end of year
Strategic Infrastructure Strand*	£0.00	£68,897.09	£0.00	£68,897.09
Neighbourhood Improvement Strand†	£0.00	£11,708.31	£0.00	£11,708.31
Total	£0.00	£80,605.40	£0.00	£80,605.40

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

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

5.3. The final amounts of CIL income received and/or spent by the council during the 2018/19 financial year will be reported on by the end of the calendar year 2019.

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 March 2019. 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 conditions¹⁶.

Table 5.1: Self-build and custom housebuilding register statistics, as of 31 March 2019

Base Period	Part 1 Register Entries		Part 2 Register Entries		Total Entries	
	Individual	Assoc.	Individual	Assoc.	Individual	Assoc.
Mar-Oct 2016	12	0	n/a	n/a	12	0
Oct 2016-Oct 2017	23	0	3	0	26	0
Oct 2017-Oct 2018	16	0	7	0	23	0
2018-19 as of 31 March 2019	8	0	2	0	10	0
Total	59	0	12	0	71	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 Local Strategic Statement Review (2017)

- 6.3. In April 2016, the Gatwick Diamond Authorities¹⁷ had 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.
- 6.4. The updated Gatwick Diamond Local Strategic Statement was agreed at the Members' meeting of the Gatwick Diamond Local Authorities in June 2017 and published subsequently¹⁸.

West Sussex and Greater Brighton Strategic Planning Board

- 6.5. CBC joined the Joint West Sussex and Greater Brighton Strategic Planning Board in an observing capacity in April 2017, and formally joined in January 2018.
- 6.6. As part of the West Sussex and Greater Brighton Strategic Planning Board, CBC participated in the submission of a joint Bid to support strategic planning work for a revised Local Strategic Statement in January 2018.

Attendance at Local Plan examination hearings

- 6.7. 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.
- 6.8. This was a feature of the hearings relating to the Mid Sussex District Plan held in July 2017. The focus of these hearing sessions related to Duty to Cooperate and in particular housing numbers and unmet needs arising from Crawley.
- 6.9. The Mid Sussex District Plan was successfully adopted by Mid Sussex District Council in March 2018¹⁹. This includes the confirmation that the minimum housing figure established within the District Plan includes a contribution towards meeting the unmet needs arising in the Northern West

¹⁷ 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 [Local Strategic Statement](http://www.crawley.gov.uk/pw/Planning_and_Development/Planning_Policy/GatwickDiamondLocalStrategicStatement/index.htm) and [Evidence Base Report](http://www.crawley.gov.uk/pw/Planning_and_Development/Planning_Policy/GatwickDiamondLocalStrategicStatement/index.htm) : further details on CBC webpage: http://www.crawley.gov.uk/pw/Planning_and_Development/Planning_Policy/GatwickDiamondLocalStrategicStatement/index.htm

¹⁹ <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

Sussex Housing Market Area from Crawley²⁰. In addition, the District Plan commits to account for any residual unmet need through monitoring and future reviews of the District Plan to ensure the HMA can meet its housing need as far as is consistent with the policies set out in the National Planning Policy Framework²¹.

- 6.10. Crawley Borough Council also engaged in the preparation of the Reigate and Banstead Development Management Plan process, submitting responses in relation to the Regulation 18 consultation undertaken November 2017 and Regulation 19 consultation in February 2018.
- 6.11. Discussions were held between Crawley Borough Council and Tandridge District Council in relation to the Tandridge District Local Plan, particularly considering the transport modelling and sites.

Strategic Sites 'At Crawley'

- 6.12. 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.

Ashdown Forest

- 6.13. Meetings were held with a significant number of local authorities²² affected by the Ashdown Forest Special Area of Conservation and Natural England. These were focused on understanding the requirements of the Habitats Regulations in relation to Local Plan development and planning application approvals. This included the initial preparation of a Statement of Common Ground.

Gatwick Officers Group and Gatwick Joint Local Authorities

- 6.14. Crawley Borough Council hosted officers from West Sussex County Council and other adjoining local authorities at meetings of the Gatwick Officers Group (GOG), for discussion of current and emerging issues relating to the operation, growth and development of the airport, and attendance at quarterly GATCOM meetings, which involve the local authorities' Members.
- 6.15. 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.

²⁰ Mid Sussex District Plan 2014-2031, pages 30-31 (2018) MSDC

²¹ Mid Sussex District Plan 2014-2031, pages 33-34 (2018) MSDC

²² Including: Brighton and Hove City Council, Crawley Borough Council, East Sussex County Council, Hastings Borough Council, Horsham District Council, Lewes and Eastbourne Councils, Mid Sussex District Council, Rother District Council, Sevenoaks District Council, South Downs National Park Authority, Tandridge District Council, Tonbridge and Malling Borough Council, Tunbridge Wells Borough Council, Wealden District Council and West Sussex County Council.

Appendix A. Timetables for Preparation of Documents mentioned in Crawley Local Development Scheme 2017-2020

(For the latest timetables for future work please see the [Local Development Scheme 2019 - 2021](#))

Crawley Borough Council's Local Development Scheme Programme 2017 – 2020																																																	
	2017												2018												2019												2020												
	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 Review																																																	
West Sussex Minerals Local Plan (Crawley Local Plan Map Update)																																																	
Local Plan Map Update for Local Plan Review																																																	
Supplementary Planning Documents																																																	
Affordable Housing SPD																																																	
Development of Gatwick SPD (review)																																																	
Brownfield Land Register																																																	
Part 1																																																	
Other Planning Documents																																																	
Conservation Area Statements*																																																	
Tinsley Lane Development Brief																																																	
Breezehurst Drive Development Brief																																																	
Land East Balcombe Road/Street Hill Dev Brief																																																	
Statement of Community Involvement																																																	
* each document will be subject to its own individual timetable, to be confirmed																																																	

Non Statutory Consultation (Reg 18)		Pre-Examination Meeting		Preliminary Draft Charging Schedule		SPD Early Engagement	
Proposed Submission (Reg 19) Consultation		Examination		Draft Charging Schedule		SPD Consultation	
Submission		Inspector's Report		Submission and CIL Proposed		SPD Adoption	
		Adoption		Modifications Consultation			

Appendix B. Crawley Borough Housing Trajectory – Base date 31 March 2018

Housing Trajectory
Base Date 31 March 2018

												Past Year completions	Anticipated Delivery of Dwellings 2018-2030 (Local Plan)														
												Local Plan Year	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)	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 2018 (A)	CR/2014/0865/FUL	LAND S/O AND R/O 24 BRIGHTON ROAD	Southgate	15/12/2015	15/12/2018	14	0	14	0	14			14														
	CR/2015/0634/FUL	7 - 13 THE BROADWAY & 1 - 3 QUEENS SQUARE	Northgate	01/03/2016	01/03/2019	25	0	25	0	25			25														
	CR/2017/0564/FUL	83 - 87 THREE BRIDGES ROAD	Three Bridges	18/10/2017	Commenced	14	0	14	0	14			14														
	CR/2017/0883/NCC	21 & 28 BROAD WALK	Northgate	22/12/2017	22/12/2020	7	0	7	7	0	7																
	CR/2017/0483/FUL	LAND ADJACENT TO DOBBINS PLACE	Ifield	22/12/2017	Commenced	6	0	6	0	6		6															
	CR/2017/0457/NCC	56A - 60 NORTH ROAD	Three Bridges	05/02/2018	05/02/2021	24	3	21	21	0	24																
	CR/2017/0760/FUL	9 WOOLBOROUGH ROAD	Northgate	16/03/2018	16/03/2021	9	0	9	0	9			9														
	CR/2017/0563/FUL	56 & 58 HORSHAM ROAD	Southgate	21/03/2018	21/03/2021	8	1	7	0	8			8														
Total Large Sites with PP (6-29 units)						107	4	103	28	76	31	6	36	34	0	0	0	0	0	0	0	0	0				
Small Housing Sites (5 units or less) with PP (B)	Gross small sites delivery for monitoring year					21	3	18	18	21	21																
	Total small Sites deliverable spread over 5 years (100% of small sites commenced plus 45% of commitment)					40	2	38		40		16	13	9	2												
Local Plan Key Housing Allocations (Policy H2) that are 'Deliverable (C)	CR/2015/0609/FUL	15 - 29 BROADWAY	Northgate	20/04/2016	20/04/2019	78	0	78		78			78														
	Allocation	ZURICH HOUSE, EAST PARK*	Southgate			56	0	56		56			56														
	CR/2013/0517/OUT & CR/2015/0763/ARM & CR/2017/0289/FUL	SOUTHERN COUNTIES, (27 - 45 IFIELD ROAD)	West Green	06/04/2016	06/04/2019	218	0	218	50	168	50	168															
	CR/2015/0552/NCC	FORGE WOOD (RESERVED MATTERS TO BE APPROVED)	Pound Hill	15/11/2016	15/11/2019	915	0	915	0	915							66	175	175	175	175	149					
	CR/2015/0740/ARM	FORGE WOOD PHASE 2A	Pound Hill	07/06/2016	Commenced	90	0	90	55	35	55	35															
	CR/2013/0610/ARM	FORGE WOOD PHASE 1A	Pound Hill	14/03/2014	Commenced	204	0	204	201	3		3															
	CR/2016/0780/ARM	FORGE WOOD PHASE 3A	Pound Hill	20/03/2017	Commenced	225	0	225	44	181	44	141	40														
	CR/2014/0061/ARM	FORGE WOOD PHASE 1B	Pound Hill	23/03/2015	Commenced	43	0	43	0	43			43														
	CR/2016/0962/ARM	FORGE WOOD PHASE 3B	Pound Hill	11/12/2017	11/12/2020	151	0	151	0	151		69	82														
	CR/2017/0125/ARM	FORGE WOOD PHASE 4A	Pound Hill	27/10/2017	27/10/2020	147	0	147	0	147				26	91	30											
	CR/2016/0114/ARM	FORGE WOOD PHASE 2D	Pound Hill	28/04/2017	Commenced	75	0	75	47	28	47	28															
	CR/2015/0389/FUL	IFIELD COMMUNITY COLLEGE	Ifield	23/12/2015	Commenced	193	0	193	110	83	89	81	2														
	Allocation	TINSLEY LANE	Three Bridges			120	0	120		120			60	60													
	Allocation	LAND ADJ. DESMOND ANDERSON	Tilgate			100	0	100		100				28	72												
	CR/2017/0444/FUL	KILNMEAD CAR PARK	Northgate	30/01/2018	Commenced	37	0	37		37			37														
CR/2016/1053/FUL	GOFFS PARK DEPOT	Southgate	24/08/2017	Commenced	44	0	44		44			44															
Allocation	FORMER TSB SITE, RUSSELL WAY	Three Bridges			40	0	40		40				20	20													
Allocation	OAKHURST GRANGE	Southgate			55	0	55		55			55															
Local Plan Key Housing Allocations (Policy H2) that are 'Developable (D)	Allocation	BREEZEHURST DRIVE PLAYING FIELDS	Bewbush			65	0	65		65			32	33													
	Allocation	LONGLEY BUILDING, EAST PARK	Southgate			48	0	48		48					48												
	Allocation	HENTY CLOSE	Bewbush			24	0	24		24				12	12												
	Allocation	LAND EAST OF STREET HILL	Pound Hill			15	0	15		15			15														

											Past Year completions	Anticipated Delivery of Dwellings 2018-2030 (Local Plan)													
											Local Plan Year	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)	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			
Local Plan Key Town Centre Opportunity Sites (Policy H2) (30+ units)(E)	Allocation	TELFORD PLACE / HASLETT AVENUE	Three Bridges			99	0	99	99				99												
	CR/2016/0294/OUT	CRAWLEY STATION AND CAR PARKS	Northgate	16/08/2016	16/08/2019	308	0	308	308			100	100	108											
	Allocation	COUNTY BUILDINGS	Northgate			50	0	50	50				25	25											
	Allocation	LAND N OF THE BOULEVARD	Northgate			50	0	50	50				50												
	CR/2016/0662/FUL	CAR PARK, 11-13 THE BOULEVARD	Northgate	19/07/2017	19/07/2020	91	0	91	91				91												
Key Housing Sites Total			Total Key Housing Sites		3541	0	3541	507	3034	285	525	303	531	354	376	96	175	175	175	175	149	0			
Broad Location (East of London Road) (6+ Units) (F)		102 - 112 London Road & 2 -4 Tushmore Lane	Northgate			44	8	36	44						44										
		116 - 136 London Road	Northgate			64	11	53	64						32	32									
		138 - 144 London Road	Northgate			27	4	23	27								27								
		21, 25, 27 & 29 Tushmore Lane	Northgate			63	4	59	63							30	33								
		Total for Broad Location (East of London Road)				198	27	171	0	198	0	0	0	0	0	76	62	33	27	0	0	0	0		
Suitable SHLAA Sites that are Deliverable (6 - 29 units) (G)	CR/2016/0536/FUL	Traders Market, High Street	West Green	11/11/2016	Commenced	5	0	5	5		5														
		Oak Tree Filling Station, 114 London Road	Northgate			17	0	17	17						17										
		Total Deliverable SHLAA Sites				22	0	22	0	22	0	5	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	0	18	18									18							
		Rear Gardens, Snell Hatch/Ifield Road	West Green			15	0	15	15									15							
		Ambulance Station, Ifield Avenue	Langley Green			16	0	16	16				16												
		Total Developable SHLAA Sites				70	6	64	0	70	0	0	0	0	16	0	0	0	54	0	0	0	0		

	Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commit (gross)	Past Year completions	Anticipated Delivery of Dwellings 2018-2030 (Local Plan)														
											Local Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15		
											Five Year Supply															
											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			
Completed Prior Approvals	CR/2016/0240/PA3	FIRST FLOOR, IFIELD HOUSE, IFIELD GREEN	Ifield	09/11/2017	Commenced	3	0	3	3	0	3															
	CR/2016/0775/PA3	OCEAN HOUSE, HAZELWICK AVENUE	Three Bridges	12/12/2016	Commenced	29	0	29	29	0	29															
	CR/2015/0082/PA3	21-28 BROAD WALK	Northgate	17/04/2015	Commenced	3	0	3	3	0	3															
	CR/2017/0549/PA3	FIRST & SECOND FLOORS 34-38 THE BROADWAY, SECOND FLOOR 40 THE BROADWAY & FIRST AND SECOND FLOORS 48 THE BROADWAY, NORTHGATE, CRAWLEY	Northgate	31/08/2017	31/08/2020	9	0	9	0	9		9														
	CR/2018/0015/PA3	EDF BUILDING, RUSSELL WAY	Three Bridges	01/03/2018	01/03/2021	42	0	42	0	42			42													
	CR/2017/0522/PA3	STONER HOUSE, KILNMEAD	Northgate	27/07/2017	27/07/2020	129	0	129	0	129			129													
	CR/2017/0882/PA3	SUTHERLAND HOUSE (EASTERN SECTION), RUSSELL WAY	Three Bridges	11/12/2017	11/12/2020	136	0	136	0	136			136													
	CR/2016/0816/PA3	SHAW HOUSE, PEGLER WAY	West Green	11/11/2016	11/11/2019	26	0	26	0	26			26													
						Total for Prior Approvals	377	0	377	35	342	35	9	333	0	0	0	0	0	0	0	0	0	0		
Housing Windfalls						Total for Windfalls	660	0	660	0	660	0	55	55	55	55	55	55	55	55	55	55	55	55		

Gross Housing Delivery for All Categories	5404	42	5362	588	4810	372	616	838	629	427	524	237	311	386	278	305	204	55
Total Losses for All Categories per annum	3	1	1	1	14	0	6	9	0	4	0	0	0	0	0	0	0	0
Net Housing Delivery for All Categories per annum	369	615	837	628	413	524	231	302	386	274	305	204	55					

Notes
* The indicative dwelling total given for Zurich House has been lowered from 59 dwellings as set out in Local Plan policy H2 and in previous versions of the trajectory to 56, on the basis that application CR/2017/0974/FUL - granted permission on 04/09/2018 - represents a more cautious indicator of landowner intention.
† As of 1 April 2018 the Crawley College car park site was subject to an existing planning consent for 91 units (CR/2016/0089/FUL), but this has been raised to 98 units due to a new planning permission (CR/2018/0341/FUL) having been granted and having commenced in August 2018.
To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. (NPPF, Glossary)
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, Glossary)

Housing Requirement		Past & projected delivery		5-year housing supply calculation	
Local Plan Policy H1 Minimum Housing Target 2015-30	5100	Net completions 2015-18	1506	Residual minimum housing target April 2018-March 2030	3594
		Anticipated net completions 2018-30	4774	Annualised residual minimum housing target for April 2018-March 2030	300
				Annualised target for 5 year period 2018-23 - including 5% buffer	314
Annualised H1 Minimum Housing Target 2015-30	340	Anticipated total delivery 2015-30	6280	Projected net completions 2018-2023	3017
				Years' supply projected for 2018-2023	9.59

Appendix C. Crawley Borough Employment Land Trajectory – Base date 31 January 2019

EMPLOYMENT LAND TRAJECTORY JAN 2019

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 (Ha)
Manor Royal													
1	Astral Towers/The White House, Betts Way (marketed as Nova)	Planning permission for erection of a new office building comprising 11,362 square metres of office floorspace is anticipated to remain unimplemented. CR/2018/0433/FUL for 2,961sqm B8 warehouse permitted subject to S106. It is anticipated that it is this more recent permission that comes forward.	CR/2018/0433/FUL	Yes	Yes	Yes	0.57	2,961	0	2,961	0	0.00	0.57
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. With Nova offices considered unlikely to be implemented, Wingspan site is added back to ELT.	CR/2016/0501/FUL	Yes	Yes	Yes	0.64	0	0	0	0	0.32	0.32
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	Thales, Gatwick Road (Parcel 3)	Outline permission CR/2014/0764/OUT for Parcel 3 (3 x A1 and A3/A5 buildings totalling 1,025 sq.m) has lapsed.	CR/2014/0764/OUT	Yes	Yes	Yes	0.49	0	0	0	0	0.25	0.25
6	2-14 Crompton Way, Manor Royal	Planning permission 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
7	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 that Nexus	CR/2016/0997/FUL	Yes	Yes	Yes	0.8	10,960	10,960	0	0	0.8	0.0
8	BCL House, Gatwick Road	Permission for redevelopment of the site with a 5-storey (step down) office building. S106 legal agreement has been signed. Being marketed at Gatwick Park.	CR/2017/1057/FUL	Yes	Yes	Yes	0.44	6,637	6,637	0	0	0.44	0.0
9	Land at Jersey Farm	Planning Permission (subject to legal agreement) to develop 3 x B1c/B8 industrial 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
10	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
							5.66	37,067	19,516	17,551	3,828	2.18	3.06
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 (Ha)
Out of Centre Locations													
11	Forge Wood (North East Sector) Employment Land	Employment provision for Forge Wood neighbourhood, identified for delivery of 5,000 sqm business land. Approved subject to S106. Flexible B1/B2/B8.	CR/2016/0858/ARM	Yes	Yes	Yes	2.74	5,000	2,500	2,500	2,500	1.37	1.37
12	Tilgate Forest Business Park, Vacant Plots	Site is located in Tilgate Forest Business Park, a designated Main Employment Area in the Local Plan. Discharge of condition relating to permission CR/2013/0423/FUL for 2 x three storey office blocks extension of time. Planning application CR/2017/0346/FUL (erection of 80 residential units) refused and subject to appeal.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
13	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	10,371	2,500	2,500	5.10	1.37

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 (Ha)
Town Centre Locations													
14	County Buildings, Northgate Avenue	Site is on WSCC Asset Management Strategy and is identified as a priority for mixed-use residential and commercial (office) development. Assumption is for 75% of the site to be dedicated to housing, with 25% (plot ratio 2.0) dedicated to B1 office use.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0
15	Town Hall and Boulevard Car Park (excluding CBC car park), The Boulevard	Permission 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. Provides a net gain of 4,173 sqm office space (14,695 sqm total)	CR/2017/0997/OUT	Yes	Yes	Yes	1.23	4,173	4,173	0	370	1.23	0
							2.27	9,373	9,373	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 (Ha)
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 character 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 safeguarded 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 character 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 safeguarded 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 character 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 comprehensive assessment.	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	5.94	4.43	2.83	0.00	8.77	4.43	13.19
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	7.29	8.17	74.06	65.24	81.35	73.41	
	15.46		139.30		154.76		

Appendix D. Local Plan Evidence Base and Supporting Documents Produced & Published 2017/18

Economic Growth:

- Manor Royal Economic Impact Study (December 2017) Lichfields

Appendix E. Commentary on Progress in Policy Implementation

The Local Planning 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 2016/17 AMR identified a number of policies where there were shortcomings in implementation. Likely reasons and remedies for these were identified. The following table returns to these, providing an update and identifying further steps as required.

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', was not consistently observed by relevant planning applications during 2016/17.
Update:	The Green Infrastructure SPD now provides additional guidance on this issue, including indicative maintenance costs to inform any agreement of a commuted payment towards initial maintenance on transfer of open space to the council. In addition, an updated Local List of validation requirements for planning applications was adopted in November 2018 (i.e. since the end of the 2017/18 monitoring year), including a Planning Obligations Instruction form enabling developers to highlight in advance the intention to make such contributions. This supports the council's position that developers will be responsible for maintenance/management of such areas in the first instance. At the same time, this topic remains a concern to the extent that maintenance/management plans have still typically not accompanied planning applications for schemes including areas of shared hard or soft landscaping during the 2017/18 monitoring period. Where such schemes are permitted a standard condition is being applied requiring the replacement of plants lost within five years, and in some cases the landscaping scheme itself is being sought via condition.
Further steps:	In order to further tighten up the satisfactory treatment of the issue of maintenance/management, the policy framework should be considered for revision with a view to ensuring that responsibilities are sufficiently explicit, either on the developer's side, or on that of the council where a commuted sum is being provided.

Policy:	CH3: Normal Requirements of All New Development
Issue:	Very few of the applications for residential development which were determined during the 2016/17 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).
Update:	This issue remains a feature of applications for residential development determined during 2017/18, with very few applications referring to 'Secured by Design' or 'Building for Life 12'. It is hoped that the updated Local List of validation requirements adopted in November 2018 will improve the quality of information provided in respect of design. At the same time, the Design and Access Statement, which would be an appropriate context for addressing these issues, is a national rather than a local requirement. In the absence of clear thresholds or substantive requirements set within the policy, it was not considered proportionate to introduce individual 'Secured by Design' and 'Building for Life 12' document requirements within the Local List.
Further steps:	The intentions and objectives of these requirements should be considered as part of the review of Policy CH3 and of the Urban Design Supplementary Planning Document, with a view to potentially specifying relevant standards or minimum document requirements. It may be that these issues can be tackled as part of a more robust approach to document requirements and standards in respect of design issues, reflecting the emphasis of the 2018 National Planning Policy Framework.
Policy:	CH5: Standards for All New Dwellings (including conversions)
Issue:	The requirement for new dwellings to comply with Building Regulations Part M Category 2 – accessible and adaptable dwellings, was not consistently implemented in 2016/17. 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.
Update:	An increasing number of residential schemes are explicitly addressing this requirement, probably reflecting greater familiarity with it. However, its implementation remains patchy, partly because of the technical and procedural demands involved, including closer engagement with the Building Control process.
Further steps:	The proposed revision of the Urban Design SPD, which is still forthcoming, will provide further guidance on this issue. This should lead to the agreement of a more standardised approach to implementation, including the use of a planning condition to trigger the application of Part M Category 2 as part of the Building Control process. As part of the future review of Policy CH5, it should also be considered whether this requirement can be further clarified and, if appropriate, refined.
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 2016/17 monitoring year.

Update:	The 2017/18 monitoring year points to significant improvement in this area, with permitted schemes complying with the policy except where there are unusual circumstances (e.g. reserved matters applications within the masterplanned strategic site at Forge Wood, or section 73 applications related to previously approved schemes). Non-compliant schemes have typically been refused or withdrawn, with Policy CH6 being cited as a refusal reason in a number of cases. Therefore, the replacement/additional tree requirement seems to have 'bedded down' following the adoption of the Green Infrastructure SPD and with better familiarity.
Further steps:	This issue may be considered as resolved, subject to further monitoring and review.
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 was not consistently observed by relevant applications during 2016/17.
Update:	There has been improvement in this area in 2017/18, with Heritage Statements tending to be provided, particularly where designated heritage assets (Listed Buildings and Conservation Areas) are affected. However, there is still scope for improvement, particularly in respect of non-designated assets such as Areas of Special Local Character, where the adequacy of the information provided has varied. The new Local List of validation requirements adopted in November 2018 includes detailed guidance on this requirement.
Further steps:	This issue should be kept under review in order to assess whether it has been resolved by the introduction of the updated Local List. In addition, it should be considered whether the scope of the concept of 'heritage asset' should be made more explicit within Policy CH12.
Policy:	EC2: Economic Growth in Main Employment Areas; EC3: Manor Royal; EC5: Primary Shopping Area
Issue:	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. However, during the 2016/17 monitoring year there was great variation in the quality and amount of information provided in respect of this requirement.
Update:	The number of proposals affected by this requirement (in its various forms) in 2017/18 was lower than in the previous year. There nonetheless remained some inconsistency as to whether they explicitly addressed the need for some form of Economic Statement. Subsequently, the adoption of the updated Local List of validation requirements in November 2018 has specifically sought to address this requirement.
Further steps:	This issue should be kept under review in order to assess whether it has been resolved by the introduction of the updated Local List.

Policy:	H3: Future Housing Mix																				
Issue:	The 2016/17 AMR identified a strong bias towards smaller one- and two-bedroom properties, at the expense of larger family accommodation, in the residential completions for that year.																				
Update:	<p>The breakdown of the 372 gross dwellings completed during the 2017/18 monitoring year was as follows:</p> <table border="1" data-bbox="416 443 1353 616"> <thead> <tr> <th></th> <th>Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1 bedroom/studio</td> <td>39 (17%)</td> <td>63 (43%)</td> <td>102 (27%)</td> </tr> <tr> <td>2 bedroom</td> <td>84 (37%)</td> <td>63 (43%)</td> <td>147 (40%)</td> </tr> <tr> <td>3 bedroom</td> <td>80 (35%)</td> <td>20 (14%)</td> <td>100 (27%)</td> </tr> <tr> <td>4+ bedroom</td> <td>23 (10%)</td> <td>0 (0%)</td> <td>23 (6%)</td> </tr> </tbody> </table> <p>This mix of dwelling sizes represents an improvement on the picture seen in 2016/17, with a reduced dependence on one- and two-bed properties and a greater provision of larger 3- and 4-bed units. This is particularly marked in relation to the market housing delivered in 2017/18, which breaks down in a manner fairly close to the profile of need anticipated in the November 2016 'Market Housing Mix' report, which was produced to support the implementation of Policy H3²³. In respect of affordable housing the mix remains skewed towards one- and two-bedroom properties when compared with the breakdown specified in the Reasoned Justification the policy, but the completed units at least include a number of 3-bed properties.</p>		Market	Affordable	Total	1 bedroom/studio	39 (17%)	63 (43%)	102 (27%)	2 bedroom	84 (37%)	63 (43%)	147 (40%)	3 bedroom	80 (35%)	20 (14%)	100 (27%)	4+ bedroom	23 (10%)	0 (0%)	23 (6%)
	Market	Affordable	Total																		
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4+ bedroom	23 (10%)	0 (0%)	23 (6%)																		
Further steps:	The 2016/17 suggested that the availability of the 'Market Housing Mix' report would assist in achieving better implementation of the policy in future years. The shift towards a more balanced housing mix in 2017/18 probably comes too soon to reflect this influence, and may simply reflect normal year-to-year variation. For example, in part it reflects the fact that the 2017/18 completions have been less dependent on office-to-residential prior approval schemes, although even where such conversions feature among the 2017/18 they make a more balanced contribution, with 14 of the 35 units provided being 2-bedroom properties. While the dwelling mix delivered in 2017/18 provides some encouragement, the council will need to continue to monitor this area, and to ensure that up-to-date information on anticipated housing need is available to inform the development management process.																				
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. During 2016/17 there was some inconsistency in the implementation of this requirement.																				
Update:	There has continued to be some inconsistency in the application of this requirement during 2017/18. Where it has been applied, this has been done in an increasingly sophisticated way, taking into account the relationship of the policy to the Open Space study. More patchy implementation relates in particular to cases where a relatively small																				

²³ ['Market Housing Mix: Crawley Borough Council and Horsham District Council', Chilmark Consulting: 2016](#), Tables 4.8 & 4.9.

<p>Further steps:</p>	<p>area of amenity open space is affected. In practice, consideration of policies on structural landscaping, character, and biodiversity is tending to protect such areas, but it is desirable that their status as open space is also considered. The adoption of the updated Local List of validation requirements in November 2018 has specifically sought to address this requirement.</p> <p>This issue should be kept under review in order to assess whether it has been resolved by the introduction of the updated Local List. Uncertainty around the size thresholds of the areas of open space at which this requirement applies (and whether the threshold used in the Open Space study is applicable) may still be an issue, and it should be considered whether the threshold approach and its role within the policy could be made more explicit.</p>
<p>Policy:</p> <p>Issue:</p> <p>Update:</p> <p>Further steps:</p>	<p>ENV6: Sustainable Design and Construction</p> <p>This policy requires applications meeting certain thresholds to be supported by a Sustainability Statement responding to the six sustainability objectives set out in the policy. There was some inconsistency in the implementation of this requirement during the 2016/17 monitoring period.</p> <p>This has remained an issue during the 2017/18 monitoring year, with a number of applications affected by this requirement failing to incorporate sustainability statements, although in some cases they have been secured subsequently during the determination period or by condition. However, the updated Local List of validation requirements adopted in November 2018 does explicitly address this requirement.</p> <p>This issue should be kept under review in order to assess whether it has been resolved by the introduction of the updated Local List.</p>

Appendix F. Summary of Appeal Decisions

2017/18 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
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/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
APP/Q3820/D/17/3186857	CR/2017/0240/FUL	138 LANGLEY DRIVE, LANGLEY GREEN, CRAWLEY	RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF 3 X BOW WINDOWS TO FRONT OF HOUSE	Dismissed	22/11/17
APP/Q3820/D/17/3189547	CR/2017/0489/FUL	63 HAZELWICK ROAD, THREE BRIDGES, CRAWLEY	LOFT CONVERSION AND THE INSTALLATION OF AN L-SHAPED DORMER TO THE REAR ROOF SLOPES (AMENDED PLANS RECEIVED)	Allowed	13/03/18
APP/Q3820/D/17/3191274	CR/2017/0541/FUL	15 FURNACE DRIVE, FURNACE GREEN, CRAWLEY	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, AND GARAGE CONVERSION (AMENDED DESCRIPTION)	Dismissed	20/02/18

APP/Q3820/D/17/3191896	CR/2017/0579/FUL	4 FITZALAN PLACE, MAIDENBOWER, CRAWLEY	ERECTION OF TWO STOREY SIDE AND TWO STOREY REAR EXTENSIONS.	Dismissed	14/03/18
APP/Q3820/D/17/3192235	CR/2017/0763/FUL	126 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	PART RETROSPECTIVE PLANNING APPLICATION FOR THE ERECTION OF A 2M HIGH BRICK AND METAL RAILING WALL, INSTALLATION OF METAL GATES, 1.8M PANEL BOARDED FENCE ALONG THE EASTERN AND WESTERN SIDE BOUNDARIES AND ASSOCIATED LANDSCAPING	Allowed	14/03/18
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/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/W/17/3179545	CR/2017/0188/FUL	20 TUSHMORE LANE, NORTHGATE, CRAWLEY	ERECTION OF BUNGALOW WITH NEW ACCESS TO EXISTING HOUSE	Dismissed	10/01/18
APP/Q3820/W/17/3180001	CR/2016/0979/FUL	NORTHGATE GARAGE, WOODFIELD ROAD, NORTHGATE, CRAWLEY	RETROSPECTIVE CHANGE OF USE TO FORM HAND CAR WASH & FORMATION OF NEW ACOUSTIC BARRIER TO BOUNDARY WALL (AMENDED PLANS & DETAILS RECEIVED)	Allowed	23/01/18

APP/Q3820/W/17/3184384	CR/2017/0333/FUL	12 CLIVE WAY, POUND HILL, CRAWLEY	ERECTION OF A 2 BEDROOM, TWO STOREY ATTACHED DWELLING	Dismissed	22/12/17
APP/Q3820/W/17/3187412	CR/2017/0180/FUL	ZURICH HOUSE, EAST PARK, SOUTHGATE, CRAWLEY	DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW PART 3, PART 4, PART 5 AND PART 6 STOREY BUILDING COMPRISING 41 X TWO BEDROOM AND 34 X ONE BEROOM APARTMENTS TOGETHER WITH 48 CAR PARKING SPACES AND LANDSCAPING. (AMENDED PLANS RECEIVED)	Dismissed	12/03/18
2018/19 MONITORING YEAR					
Appeal Ref.	Planning/enforcement Ref.	Site	Development description	Decision	Date
APP/Q3820/C/17/3174289	ENF/2016/0043	36 SWIFT LANE, LANGLEY GREEN, CRAWLEY	WITHOUT PLANNING PERMISSION THE ERECTION OF A CAR PORT AND FRONT EXTENSION	Dismissed	24/04/18
APP/Q3820/C/17/3174412	ENF/2017/0007	34 FIVE ACRES, NORTHGATE, CRAWLEY	WITHOUT PLANNING PERMISSION THE CHANGE OF USE OF AMENITY LAND TO PRIVATE DRIVEWAY AND GARDEN; WITHOUT PLANNING PERMISSION THE INSTALLATION OF HARD STANDING OUTSIDE THE CURTILAGE OF A DWELLINGHOUSE	Dismissed	16/04/18
APP/Q3820/C/17/3175231	ENF/2016/0170	SOUTHWAYS BUSINESS PARK, LONDON ROAD, LOWFIELD HEATH, CRAWLEY	WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND TO AIRPORT PARKING (USE <i>SUI GENERIS</i>) ("THE UNAUTHORISED DEVELOPMENT"), TOGETHER WITH OPERATIONAL DEVELOPMENT UNDERTAKEN TO FACILITATE THE UNAUTHORISED USE COMPRISING THE STATIONING OF PORTACABINS AND THE ERECTION OF OTHER TEMPORARY	Notice Varied	09/01/19

			BUILDINGS PROVIDING TOILET AND STORAGE FACILITIES; WITHOUT PLANNING PERMISSION, THE CARRYING OUT OF OPERATIONAL DEVELOPMENT NAMELY THE LAYING OF AREAS OF HARDSTANDING AND THE CREATION OF BUNDS.		
APP/Q3820/C/17/3175232	ENF/2016/0170	SOUTHWAYS BUSINESS PARK, LONDON ROAD, LOWFIELD HEATH, CRAWLEY	WITHOUT PLANNING PERMISSION, THE MATERIAL CHANGE OF USE OF THE LAND TO AIRPORT PARKING (USE <i>SUI GENERIS</i>) ("THE UNAUTHORISED DEVELOPMENT"), TOGETHER WITH OPERATIONAL DEVELOPMENT UNDERTAKEN TO FACILITATE THE UNAUTHORISED USE COMPRISING THE STATIONING OF PORTACABINS AND THE ERECTION OF OTHER TEMPORARY BUILDINGS PROVIDING TOILET AND STORAGE FACILITIES; WITHOUT PLANNING PERMISSION, THE CARRYING OUT OF OPERATIONAL DEVELOPMENT NAMELY THE LAYING OF AREAS OF HARDSTANDING AND THE CREATION OF BUNDS.	Notice Upheld	09/01/19
APP/Q3820/D/18/3197195	CR/2017/0828/FUL	14 PEVENSEY CLOSE, POUND HILL, CRAWLEY	ERECTION OF FRONT PORCH	Allowed	12/06/18
APP/Q3820/D/18/3200027	CR/2017/0917/FUL	24 FORESTER ROAD, SOUTHGATE, CRAWLEY	ERECTION OF A SINGLE STOREY FRONT EXTENSION AND REPLACEMENT PITCHED ROOF OVER EXISTING REAR EXTENSION	Split	05/07/18

APP/Q3820/D/18/3201166	CR/2018/0052/FUL	146 WEALD DRIVE, FURNACE GREEN, CRAWLEY	ERECTION OF A TWO STOREY REAR EXTENSION, SINGLE STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF THE GARAGE	Allowed	12/06/18
APP/Q3820/D/18/3202113	CR/2018/0049/FUL	7 ST PAULS MEWS, THREE BRIDGES, CRAWLEY	CONVERSION OF LOFT TO HABITABLE SPACE INCLUDING HIP- TO-GABLE ROOF EXTENSION AND ERECTION OF ONE FRONT AND ONE REAR DORMER.	Dismissed	12/06/18
APP/Q3820/D/18/3204352	CR/2017/0793/FUL	3 WOODFIELD CLOSE, NORTHGATE, CRAWLEY, RH10 8EW	RETROSPECTIVE PLANNING PERMISSION FOR PITCHED ROOF ON FRONT ELEVATION	Allowed	24/08/18
APP/Q3820/D/18/3215643	CR/2018/0573/FUL	24 BLACKWATER LANE, POUND HILL, CRAWLEY,	ERECTION OF A TWO STOREY SIDE EXTESION FOLLOWING DEMOLITION OF GARAGE AND ERECTION OF A SINGLE STOREY REAR EXTENSION	Dismissed	05/12/18
APP/Q3820/D/18/3217483	CR/2018/0627/FUL	36 SWIFT LANE, LANGLEY GREEN, CRAWLEY	RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION AND MODIFICATION OF THE EXISTING PORCH	Dismissed	15/03/19
APP/Q3820/D/18/3217745	CR/2018/0512/FUL	2 STRATHMORE ROAD, IFIELD, CRAWLEY	ERECTION OF TWO STOREY SIDE EXTENSION TO FORM AN ANNEXE	Allowed	14/03/19
APP/Q3820/W/16/3164808	CR/2016/0170/FUL	SOUTHWAYS BUSINESS PARK, LONDON ROAD, LOWFIELD HEATH, CRAWLEY	CONTINUED USE OF SITE FOR AIRPORT PARKING TOGETHER WITH RETENTION OF ASSOCIATED OFFICE BUILDING FOR A TEMPORARY PERIOD OF 3 YEARS, TO INCLUDE EXTENDED PARKING AREA IN LIEU OF OFF AIRPORT PARKING SITE PERMITTED AT SITE E2, CRAWLEY BUSINESS QUARTER, NORTHGATE UNDER CR/2014/0080/FUL.	Dismissed	09/01/19

APP/Q3820/W/17/3173443	CR/2016/0156/FUL	LAND ADJACENT TO THE LOWFIELD HEATH SERVICE STATION	USE OF UNDEVELOPED LAND FOR OFF-AIRPORT CAR PARKING FOR A TEMPORARY PERIOD OF 5 YEARS, INCLUDING THE PROVISION OF A NEW VEHICULAR ACCESS, ASSOCIATED RECEPTION FACILITIES, TOILETS, PERIMETER FENCING, CCTV CAMERAS, ASSOCIATED LIGHTING, ROAD SCALPING HARDSTANDING AND LANDSCAPING. (AMENDED DESCRIPTION)	Dismissed	31/01/19
APP/Q3820/W/17/3182041	CR/2016/1050/NCC	FORMER GAS HOLDER STATION CAR PARK NORTH OF CRAWLEY AVENUE	REMOVAL OF CONDITION 1 (TEMPORARY PERMISSION FOR 3 YEARS FOR THE LAND TO BE USED FOR AIRPORT CAR PARKING) OF PLANNING PERMISSION CR/2013/0299/FUL	Dismissed	19/07/18
APP/Q3820/W/17/3188189	CR/2017/0377/OUT	46 GOFFS PARK ROAD, SOUTHGATE, CRAWLEY	OUTLINE APPLICATION (ACCESS, LAYOUT & SCALE) FOR DEMOLITION OF EXISTING DWELLING & ERECTION OF 6 X TWO BED AND 2 X 1 BED FLATS WITH ASSOCIATED PARKING. CREATION OF NEW VEHICULAR ACCESS, AMENDMENT OF ONE EXISTING ACCESS AND CLOSURE OF ONE EXISTING ACCESS ONTO GOFFS PARK ROAD	Dismissed	07/06/18
APP/Q3820/W/17/3190971	CR/2017/0694/FUL	152 LANGLEY DRIVE, LANGLEY GREEN, CRAWLEY	CONSTRUCTION OF DROPPED KERB, CROSSOVER AND DRIVEWAY	Dismissed	16/05/18
APP/Q3820/W/18/3194086	CR/2016/0955/FUL	27 FORGE ROAD, THREE BRIDGES, CRAWLEY	CHANGE OF USE OF AMENITY LAND TO PRIVATE GARDEN AND THE ERECTION OF SINGLE STOREY SIDE	Allowed	21/05/18

			AND REAR EXTENSIONS. (AMENDED DESCRIPTION)		
APP/Q3820/W/18/3194938	CR/2017/0613/FUL	11 WAKEHAMS GREEN DRIVE, POUND HILL, CRAWLEY	ERECTION OF 1 X ATTACHED TWO BED DWELLING TO INCLUDE REPLACEMENT OF EXISTING FRONT PORCH	Dismissed	24/05/18
APP/Q3820/W/18/3196020	CR/2017/0520/FUL	84 TEESDALE, SOUTHGATE, CRAWLEY	CHANGE OF USE FROM AMENITY LAND TO PRIVATE RESIDENTIAL CURTILAGE (AMENDED DESCRIPTION)	Allowed	26/10/18
APP/Q3820/W/18/3199581	CR/2017/0879/FUL	R/O GEORGE HOTEL, 56 - 58 HIGH STREET, WEST GREEN, CRAWLEY	ERECTION OF 38 RESIDENTIAL UNITS, ASSOCIATED EXTERNAL WORKS AND AMENDED VEHICULAR AND PEDESTRIAN ACCESS TO INCLUDE DEMOLITION OF 11 IFIELD ROAD	Dismissed	19/03/19
APP/Q3820/W/18/3201383	CR/2017/0816/OUT	142 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY, RH10 1JP	OUTLINE APPLICATION (ACCESS AND LAYOUT) FOR ONE DETACHED DWELLING AND DETACHED GARAGE.	Dismissed	22/11/18
APP/Q3820/W/18/3202034	CR/2017/0346/OUT	LAND NORTH OF TILGATE FOREST BUSINESS CENTRE, FOREST GATE, BRIGHTON ROAD, TILGATE, CRAWLEY	OUTLINE APPLICATION (ACCESS & LAYOUT), FOR ERECTION OF TWO FOUR-STOREY RESIDENTIAL BUILDINGS, COMPRISING 80 ONE AND TWO BEDROOM FLATS, WITH CAR PARKING AT UNDERCROFT AND SURFACE LEVEL AND COMMUNAL PRIVATE AMENITY SPACE	Dismissed	19/03/19
APP/Q3820/W/18/3207585	CR/2018/0027/FUL	15 WHITTLE WAY, NORTHGATE, CRAWLEY	ERECTION OF NEW SHOPFRONT	Allowed	29/01/19
APP/Q3820/W/18/3207896	CR/2018/0351/FUL	1 MARLBOROUGH CLOSE, BROADFIELD, CRAWLEY	CONVERSION OF EXISTING DWELLING TO PROVIDE 2NO X 3 BEDROOM HOUSES INCLUDING A	Dismissed	22/03/19

			REAR DORMER TO ROOFSLOPE OF TWO STOREY SIDE EXTENSION AND ALTERATIONS TO WINDOW AND DOOR ARRANGEMENT OF PREVIOUSLY EXTENDED PART OF PROPERTY, PLUS ASSOCIATED PARKING AND GARDEN AREAS.		
APP/Q3820/W/18/3212226	CR/2018/0370/FUL	2 THE HOLLOW, GOSSOPS GREEN, CRAWLEY	CHANGE OF USE FROM AMENITY LAND TO RESIDENTIAL DRIVEWAY, CROSSOVER AND DROPPED KERB TO THE FRONT & REPLACEMENT BOUNDARY WALLS	Dismissed	11/03/19
APP/Q3820/W/18/3214749	CR/2017/1048/FUL	2 MEREWORTH DRIVE, POUND HILL, CRAWLEY	ERECTION OF 1 X TWO STOREY 5-BEDROOM DWELLING TO SIDE GARDEN OF 2 MEREWORTH DRIVE. PROPOSED TWO STOREY FRONT AND FIRST FLOOR REAR EXTENSIONS AND ALTERATIONS TO 2 MEREWORTH DRIVE TO MATCH IN APPEARANCE AND DESIGN OF THE NEW DWELLING	Dismissed	22/03/19
APP/Q3820/W/18/3216038	CR/2017/0588/FUL	THE WYATTS, 2 RADFORD ROAD, POUND HILL, CRAWLEY	ERECTION OF 3 DWELLINGS AND ASSOCIATED PARKING	Dismissed	22/03/19
APP/Q3820/X/17/3183634	CR/2017/0131/191	BLACK CORNER SMALL HOLDING, BALCOMBE ROAD, POUND HILL, CRAWLEY	CERTIFICATE OF LAWFULNESS FOR THE USE OF THE LAND AT BLACKCORNER WOOD SMALLHOLDINGS FOR AIRPORT RELATED PARKING. (AREA COVERED IS AS GIVEN ON THE PLAN ACCOMPANYING ENF/2002/0013)	Dismissed	22/06/18

Appendix G. Summary of Duty to Cooperate Actions 2017-2018

Type of Cooperation	Milestone	Date
Meeting	Crawley/Mid Sussex: Mid Sussex District Plan & OAHN/Strategic Sites & 'At Crawley'	6 April 2017
Meeting	West Sussex County Monitoring Meeting	7 April 2017
Document	Mid Sussex draft Statement of Common Ground	11 April 2017
Document	Crawley response to Invitation to join West Sussex and Greater Brighton Strategic Planning Board (Member response from Leader of CBC) confirming initial "observing" role.	14 April 2017
Meeting	Gatwick Airport Transport Forum Steering Group	20 April 2017
National Changes	Neighbourhood Planning Act 2017	27 April 2017
Meeting (Member)	GATCOM	27 April 2017
Meeting	Crawley/Horsham/West Sussex – Gatwick Diamond Feedback	2 May 2017
Meeting	West Sussex and Greater Brighton Strategic Planning Board – Planning Officer Group	8 May 2017
Correspondence	Crawley response to Mid Sussex draft Statement of Common Ground	9 May 2017
Meeting	Gatwick Parking Survey Officer Meeting	16 May 2017
Meeting	Transport Forum Steering Group Meeting/Surface Access Strategy Consultation	12 June 2017
Meeting	West Sussex Planning Policy Officers Group	14 June 2017
Meeting	GAL S106 Meeting	15 June 2017
Meeting (Member)	Gatwick Diamond Members' Meeting	26 June 2017
Document	Gatwick Diamond Local Strategic Statement 2016 Update - agreed	26 June 2017
Meeting	Sussex Biodiversity Record Centre Steering Group	27 June 2017
Correspondence	Mole Valley Local Plan Regulation 18 "Issues and Options" consultation: Notification	30 June 2017
Meeting	Crawley/Mid Sussex/Horsham: Mid Sussex District Plan & Ashdown Forest SAC	5 July 2017
Meeting	Crawley/Horsham/Homes and Communities Agency Strategic Sites & 'At Crawley'	11 July 2017
Meeting (Member)	GATCOM	13 July 2017
Meeting	West Sussex Joint Chief Executives: Strategic Planning item	14 July 2017
Meeting	Gatwick Airport Transport Forum Steering Group	20 July 2017
Meeting	Crawley/Mid Sussex/Horsham: attendance at Mid Sussex District Plan Examination Hearing	25 July 2017
Meeting	Crawley/Mid Sussex/Horsham: attendance at Mid Sussex District Plan Examination Hearing	26 July 2017
Correspondence	CBC letter to Reigate and Banstead Borough Council highlighting potential residual 35dpa from the NWS HMA	9 August 2017

Type of Cooperation	Milestone	Date
Correspondence	CBC letter to Mole Valley District Council highlighting potential residual 35dpa from the NWS HMA	10 August 2017
Correspondence	CBC letter to Tandridge District Council highlighting potential residual 35dpa from the NWS HMA	10 August 2017
Correspondence	Response from RBBC to CBC DtC Letter	16 August 2017
Meeting	Crawley/Mid Sussex/Horsham: Mid Sussex District Plan, NWS HMA & Joint Working	22 August 2017
Correspondence	Response from MVDC to CBC DtC Letter	25 August 2017
Meeting	Coastal West Sussex and Greater Brighton Planning Officer Group	1 September 2017
Meeting	Coastal West Sussex and Greater Brighton Strategic Planning Board	4 September 2017
Meeting	Gatwick Biodiversity Tour	5 September 2017
Meeting	Gatwick Officer Group/GAL tour	7 September 2017
Meeting	West Sussex Planning Policy Officers Group	13 September 2017
National Changes	Planning for the right homes in the right places: consultation proposals published by DCLG and accompanying indicative standardised methodology national housing need figures	14 September 2017
Document	Mid Sussex draft Position Statement and proposed modifications	19 September 2017
Meeting	Crawley/Horsham/Homes and Communities Agency Strategic Sites & 'At Crawley'	19 September 2017
Meeting	Gatwick Airport Limited S106 Meeting	19 September 2017
Document	Crawley response to Mid Sussex draft Position Statement and proposed modifications	27 September 2017
Meeting	Gatwick Airport Transport Forum Steering Group	6 October 2017
Meeting	Crawley/Horsham/Homes and Communities Agency Strategic Sites & 'At Crawley'	17 October 2017
Meeting (Member)	Gatwick Joint Local Authorities	30 October 2017
Meeting	Crawley/Horsham/Homes and Communities Agency Strategic Sites & 'At Crawley': Legal Conference	6 November 2017
Meeting	Gatwick Diamond Strategy Project Group	9 November 2017
Meeting (Member)	GATCOM	9 November 2017
Correspondence	Crawley response to Mid Sussex District Plan Main Modifications Consultation	13 November 2017
Meeting (Member)	West Sussex Chief Executives and Leaders' Meeting	17 November 2017
Meeting	Coastal West Sussex and Greater Brighton Planning Officer Group	20 November 2017

Type of Cooperation	Milestone	Date
Meeting	Gatwick Parking Survey Officer Group	23 November 2017
Meeting	Meeting with RBBC to discuss CBC Regulation 18 Representation	27 November 2017
Meeting (Member)	Crawley/Mid Sussex Chief Executive, Leaders and Portfolio Holders Meeting: Strategic Planning Item	11 December 2017
Meeting	West Sussex Planning Policy Officers Group	13 December 2017
Meeting	Crawley/Mid Sussex/Horsham – Mid Sussex Site Allocations DPD SHLAA	13 December 2017
Document	Crawley further response to Invitation to join West Sussex and Greater Brighton Strategic Planning Board (Officer response from Chief Executive of CBC) confirming reconsideration of full membership.	8 January 2018
Document	Joint Submission of Bid to DCLG by Brighton and Hove City Council on behalf of the West Sussex and Greater Brighton Strategic Planning Board to support strategic planning work for LSS3	11 January 2018
Meeting	Coastal West Sussex and Greater Brighton Planning Officer Group	15 January 2018
Meeting	Gatwick Greenspace Partnership Strategy meeting	15 January 2018
Meeting	Ashdown Forest Local Authorities Group	18 January 2018
Document	Crawley formal response to Invitation to join West Sussex and Greater Brighton Strategic Planning Board (Member response from Leader of CBC) confirming full membership.	18 January 2018
Meeting	Crawley/Horsham/Homes and Communities Agency Strategic Site & 'At Crawley'	23 January 2018
Meeting (Member)	GATCOM	25 January 2018
Meeting	West Sussex Chief Executives' Meeting: Strategic Planning Item	26 January 2018
Meeting (Member)	Coastal West Sussex and Greater Brighton Strategic Planning Board	29 January 2018
Meeting	West Sussex Planning Policy Officers Group	30 January 2018
Meeting	Crawley/Tandridge Transport Mitigation Measures	6 February 2018
Meeting	Ashdown Forest – WDC	7 February 2018
Meeting	Ashdown Forest	7 February 2018
Meeting	Gatwick Diamond Strategy Project Group	13 February 2018
Meeting	Ashdown Forest (Chief Executives: representatives from East Sussex; West Sussex; Surrey and Kent authorities)	23 February 2018

Type of Cooperation	Milestone	Date
Meeting	Duty to Cooperate Strategic Employment Meeting: Reigate and Banstead Borough; Horsham District; Mid Sussex District; West Sussex County; and Crawley Borough Councils	26 February 2018
Document	Crawley response to Reigate and Banstead Borough Council's Development Management Plan Regulation 19 consultation and Duty to Cooperate Statement	28 February 2018
Meeting	Gatwick Diamond Strategy Project Group	8 March 2018
Meeting	Gatwick Greenspace Partnership Strategy meeting	8 March 2018
Meeting	Gatwick Airport Transport Forum Steering Group	22 March 2018
Meeting	Crawley Air Quality Steering Group: Crawley; West Sussex County; Gatwick Airport; Manor Royal Business Group; Metrobus	27 March 2018
Meeting	Crawley/Horsham/Homes and Communities Agency Strategic Sites & 'At Crawley'	28 March 2018