

Local Development Framework Core Strategy Inspector's Report Information Bulletin

The Local Development Framework Core Strategy sets out the development strategy, objectives, principles and vision for the Borough up to 2016 by identifying allocations for development, such as Town Centre North as well as other planning policies for the town.

In May 2006, after three periods of consultation with stakeholders and the public, the Core Strategy and its evidence base, which explains the background to the policies, was submitted to the Secretary of State.

At the Examination in February and March 2007, the Planning Inspector assessed whether the content of the Strategy was sound, as well as considering the representations made on the Core Strategy.

On the 20th August 2007, the Borough Council received formally the Inspector's Report which confirms that the Planning Inspector has found the document **Sound**; and therefore, it can be adopted by the Council. The Inspector's findings are binding and so must be adopted by the Council.

The key findings of the Inspector's report are set out below:

- The overall planning and development vision for the Borough has been found **sound**.
- The Core Strategy reflects the objectives of the Council's Community Strategy.
- The site specific nature of the Core Strategy is justified in light of the Council having to adopt a different approach to housing delivery because of the inability to bring forward the North East Sector and the requirement to allocate Town Centre North, to facilitate delivery.
- The Council has a sound housing supply against West Sussex Structure Plan requirements up to 2012.
- The Council should commence an early review of the Core Strategy, post the adoption of the South East Plan, to provide longer term certainty regarding how the Borough will meet its development requirements, particularly housing.
- With regard to a possible university, or hospital the Council's support and desire to facilitate such provision was acknowledged and retained in the Core Strategy; however, site specific references were removed.
- The Council's approach towards transport was noted and the Inspector suggested that the Council should take a more proactive role in securing improved sustainable transport across the Borough.
- The overall approach towards employment has been found sound through; the identification of two Employment Opportunity Areas north of Manor Royal, the policy intent to retain existing employment locations and

acknowledgement of Crawley's role in the sub region. However, closer joint working on employment and economic matters with other Councils within the sub region has been recommended.

- The production of the Joint Area Action Plan for the Strategic Development Location West and North West of Crawley has been endorsed, although it has been concluded that no specific policy regarding the Western Relief Road is necessary.
- Safeguarding land for a potential second runway at Gatwick has been endorsed.
- It has been concluded that the North East Sector can not come forward for development whilst the uncertainty regarding the requirement for a second runway at Gatwick remains. However, if the Government conclude that a second runway is not required at Gatwick the North East Sector should be released for development.
- The allocation and policy approach towards Town Centre North has been found sound.

The Inspector's Report will be considered at the Council's Executive on Wednesday 12th September and at the Full Council Meeting on Thursday 27th September.

After these meetings, the Inspector's Report will be incorporated into the Adopted Core Strategy, and it is anticipated that the Core Strategy will be published and adopted in late October to accord with the requirements of the Act and Regulations. Notification regarding the adoption will be published on the website.