



**Crawley**  
Borough Council

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## **1. Introduction**

### **Report contents**

1.1 This report has been produced by the Forward Planning Department of



## **2. Planning Policy in Crawley**

### **Introduction**

- 2.1 This chapter explains the planning policy framework within Crawley Borough following adoption of the Core Strategy in November 2007 and the saving of relevant Local Plan (2000) policies.

### **Core Strategy**

- 2.2 The Inspector's report on the Submission Core Strategy was considered by the Council's Executive on the 12<sup>th</sup> September 2007 and was endorsed at the Full Council Meeting on the 27<sup>th</sup> September 2007. Formal adoption followed on the 28<sup>th</sup> November 2007. The Inspector's report, however, required the Council to bring forward an early review of the Core Strategy before April 2012 to address the long-term delivery of housing against emerging South East Plan requirements. The South East Plan was adopted on the 6 May 2009. On the 7th January 2008, the North East Sector consortium submitted a challenge to the Core Strategy to the High Court. The challenge sought to quash two elements of the adopted Core Strategy. The Council decided to contend the consortium's challenge and hearings were held at the High Court in October 2008. The judge, Mr Justice Wilkie, found in favour of the consortium for both elements of the Core Strategy that were being sought to be quashed. A revised version of the Core Strategy reflecting this decision was adopted in October 2008.

### **Core Strategy Review**

- 2.3 The Core Strategy review document will contain strategic, overarching policies for the Borough and a succinct suite of development management policies to replace the remaining saved Local Plan Policies. In accordance with the Local Development December 2008 Scheme the Core Strategy is to be adopted by April 2012. However, it is anticipated that this particular milestone set out in the Scheme may not be met as further explained in Chapter 3.

### **Saved Local Plan Policies**

- 2.4 On the 27<sup>th</sup> September 2007, a number of relevant Local Plan policies were saved, to be used in tandem with the adopted Core Strategy policies. These policies are set out within Appendix A. As set out above, these policies will be superseded by the second Core Strategy that will also include development management policies.

### **Local Development Framework Proposals Map**

- 2.5 The adopted Proposals Map displays the site-specific allocations and locally significant designations within the Borough. As part of this, where relevant, saved Local Plan policies of a site-specific nature are displayed on the Proposals Map. Again, this map will be updated and amended through the review of the Core Strategy.

### **Adopted Supplementary Planning Documents**

- 2.6 At the time of writing, there are also a number of Supplementary Planning Documents, which have already been adopted or which were adopted during the reporting period. These are:
- Central Bewbush (adopted January 2007) – setting out the regeneration proposals for Bewbush's Neighbourhood Centre;
  - Central Langley Green (adopted January 2007) - setting out the regeneration proposals for Langley Green's Neighbourhood Centre;

- Planning Obligations and Section 106 Agreements (adopted 20 August 2008) – outlines the requirement for planning obligations from new development;
- Development at Gatwick Airport (adopted November 2008) – setting out the principles for growth of the airport as a one runway, two terminal airport.
- Town Centre North (adopted January 2009) – sets out the design principles and provisional masterplan for the developments; and,

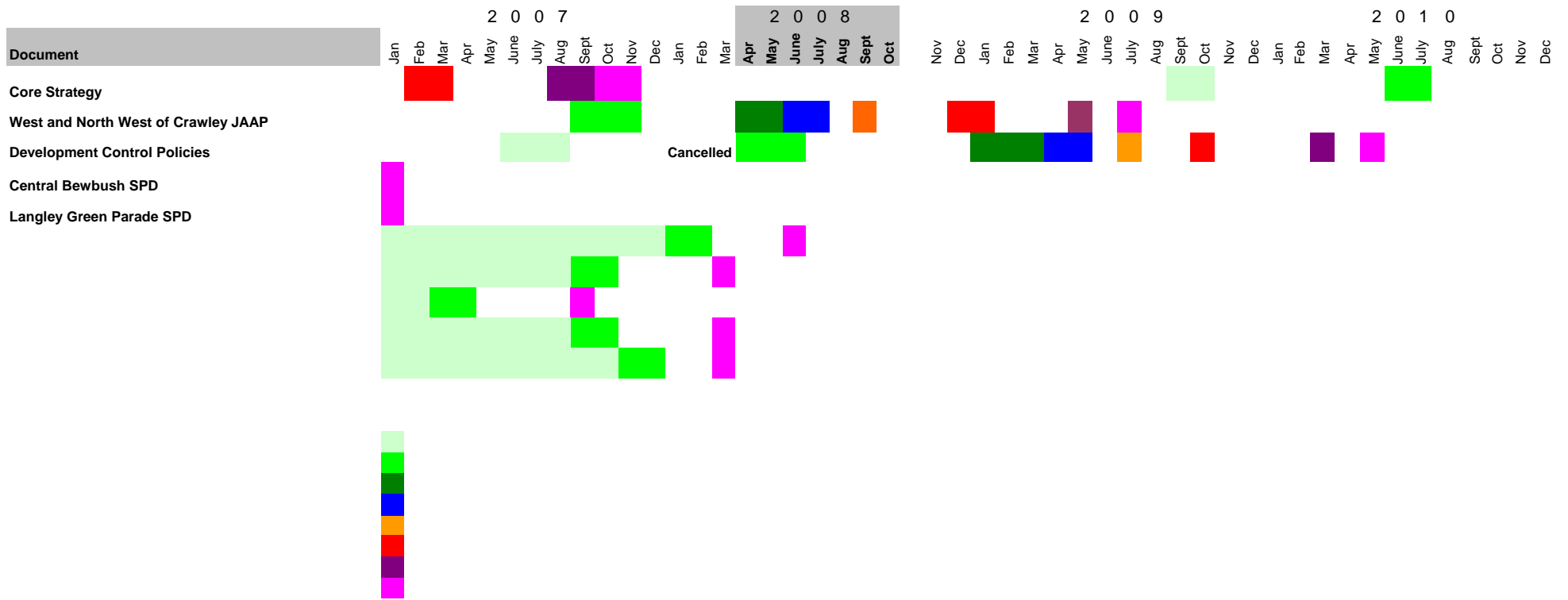
### **3. Local Development Scheme**

#### **Introduction**

- 3.1 The Council's Local Development Scheme (referred to as Scheme in the remainder of this report) sets out the specific structure of Crawley's Local Development Framework, and the programme for the development of each of the Local Development Documents. During the period April 2008 – November 2008, the Council worked to the timetable set out in the March 2007 Scheme (figure 3.1). For the balance of the reporting period December 2008 – April 2009 (figure 3.2), the Council worked to the timetable set out in the adopted December 2008 Scheme which supersedes the previous 2007 Scheme. The Local Development Framework Working Group considered and confirmed a new review programme for the Core Strategy at its meeting on the 10 December 2009. This revised programme reflects the changed timetable for the completion of the remaining milestones for the adoption of the outstanding LDF documents and will be reported in future monitoring reports.

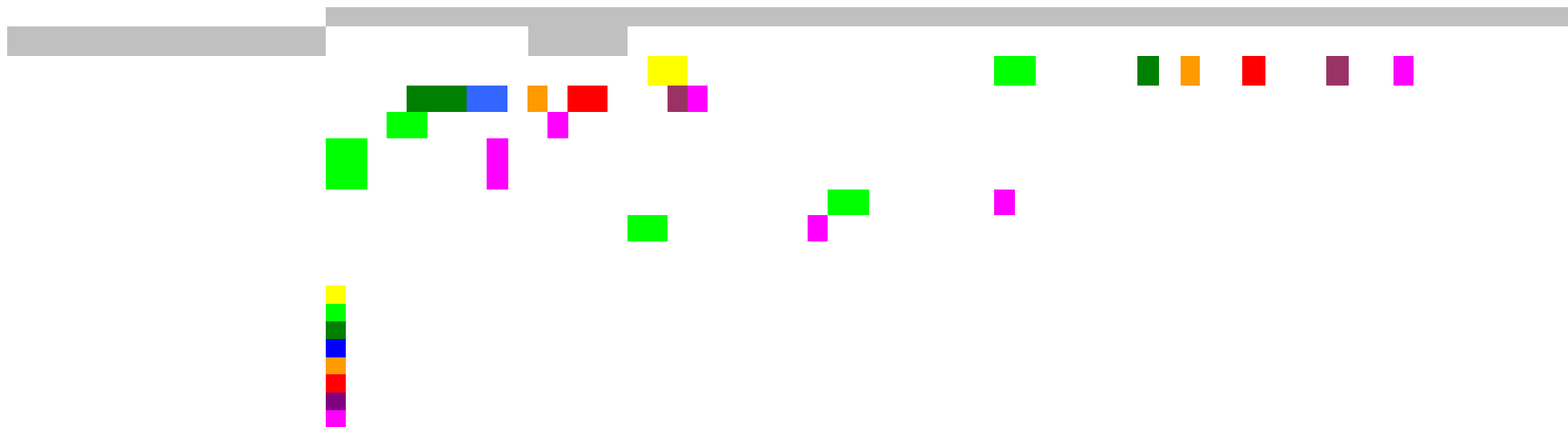
*Figure 3.1 – March 2007 Local Development Scheme*

**March 2007 Local Development Scheme**





*Figure 3.1 – December 2008 Local Development Scheme*





**Development Control Policies**  
**1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009**

- 3.6 The Core Strategy review document will contain a development management section which will supersede the remaining saved Local Plan policies.

**Supplementary Planning Documents (SPDs)**

**Adopted SPDs**

- 3.7 Within the December 2008 Scheme there are a number of Supplementary Planning Documents that are now adopted and therefore removed from the GANTT chart (figure 3.1). A brief description and summary of the adopted SPDs are set out below:

- *Development of Gatwick* – The draft SPD was published in April 2008 and resolution for adoption by the Council's Cabinet took place on the 3<sup>rd</sup> December 2008, with the formal adoption occurring on the 17<sup>th</sup> December 2008, thus meeting the December 2008 Scheme milestone. The document provides an update to the existing Supplementary Planning Guidance, addressing the development needs at Gatwick Airport, taking into account the Gatwick masterplan, environmental mitigation and the legal agreements.
- *The Planning Obligations and S106 Agreements SPD* - formally adopted on the 21<sup>st</sup> August 2008. The Document sets out the Council's approach when seeking contributions from new residential and commercial development **December**

**Town Centre North**  
**1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009**

- 3.10 The Town Centre North SPD sets out the proposals for a major retail-led mixed-use development, which is fundamental to the council's strategy for the growth and enhancement of the whole Town Centre. The SPD was adopted on the 21<sup>st</sup> November 2007. Since adoption of the Core Strategy and the SPD, work progressed on bringing the redevelopment forward and the masterplan for the site evolved throughout this time. Due to the number of changes made, the Council decided to re-publish the SPD to include the revised plan. The revised SPD was published and consultation carried out between the 8<sup>th</sup> October and the 7<sup>th</sup> November 2008. The Council resolved to adopt the revised SPD at the Council's Cabinet on the 3<sup>rd</sup> of December 2008 and formally adopted it on the 29<sup>th</sup> January 2009.

**1<sup>st</sup> April 2009 onward**

Progress on the scheme itself has slowed due to the economic downturn and the Council is currently reviewing the content of the scheme and possible delivery mechanisms to help bring it forward through the Core Strategy Review.

**Town Centre Wide SPD**  
**1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009**

- 3.11 The Town Centre Wide SPD seeks to promote and facilitate major new mixed-use development in the town centre including new retail, leisure and residential opportunities. The March 2007 Scheme required publication of the draft stage by September 2007 and adoption by February 2008. These milestones were not met because the Council waited for the complex Town Centre North negotiations to be sufficiently progressed to ensure that any implications arising for the wider town centre could be addressed through this SPD. The draft SPD was published for public consultation between the 21<sup>st</sup> January and 25<sup>th</sup> February 2008.

**1<sup>st</sup> April 2009 onward**

On 20 May 2009, the Council formally adopted its Town Centre Wide Supplementary Planning Document (SPD). The document provides planning guidance for the Town Centre as a whole, developing the objectives and policies for the Town Centre identified in the adopted Core Strategy, and building on the vision and concept plan set out in the Town Centre Strategy. The document also sets out the development principles for particular areas of the Town Centre, identifying the Council's anticipated requirements on the range of information and major land uses which will be expected to accompany any planning applications within the Town Centre

**Planning and Climate Change**  
**1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009**

- 3.12 The Planning and Climate Change Supplementary Planning Document will set out the requirements for new development in terms of the delivery of renewable energy and reducing CO<sub>2</sub> emissions within the Borough. The March 2007 scheme proposed a date for the adoption of this SPD of March/April 2008, however, this milestone was subsequently revised in the adopted December 2008 scheme to September/October 2010. The revised milestone reflects the need to consider a number of studies which are yet to be completed as detailed below.



**Table 4.1 Summary table of indicators BD1 – BD3 (m<sup>2</sup>)**

B1a	B1b	B1c	B2	B8	Total
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**Table 4.3 Summary data for indicator H1**

	<b>Start of Plan Period</b>	<b>End of Plan Period</b>	<b>Total Housing Requirement</b>	<b>Source of plan Target</b>
<b>H1 (a)</b>	01/07/2001	31/03/2016	4500	West Sussex Structure Plan
<b>H1 (b) (if required)</b>				

- The trajectory has calculated an average delivery rate for sites of 5 dwellings or less from a pool of small sites with planning permission, thus definitively reporting which sites will be developed each year and thus the amount of hectares available is not possible;
- The phasing of a number of large flatted schemes has complicated the



**Table 4.4 Summary data for indicators H2a – H2d**

	Mid 2002/ Mid 2003	Mid 2003/ 31/03/2004	2004/05	2005/06	2006/07	2007/08	2008/09 Reporting	2009/10 Current	2010/11 Year 1	2011/12 Year 2	2012/13 Year 3	2013/14 Year 4	2014/15 Year 5	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
<b>H2a</b> Net addition - previous years	70	103	175	188	468	679																		
<b>H2b</b> Net addition - reporting year							368																	
a) Net additions								392	377	448	337	643	644	461	200	200	200	0	200	200	200	200	0	0
b) Hectares									2.81	5.84	10.12	1.62	13.3											
c) Targets West Sussex Structure plan 2006-2016									300	300	300	300	300											

**H3: New and converted dwellings – on previously developed land**

4.15 This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 86.7% (320 of 369) of completions were developed on previously developed land.

**Table 4.5 Summary data for indicator H3**

		Total
H3	Gross	320
	% gross on PDL	86.7%

Source: WSCC monitoring

**H4: Net additional pitches (Gypsy and Travellers)**

4.16 Indicator H4 reports on the net additional gain in Gypsy and Traveller pitches within Crawley Borough. Table 4.6 highlights that there were no new permanent or transit pitches within the Borough for the reporting year.

**Table 4.6 Summary data for indicator H4**

	Permanent	Transit	Total
H4	0	0	0

**H5: Gross affordable housing completions**

4.17 Indicator H5 shows the number of social rented and intermediate dwellings completed within the Borough for the reporting year. In total, 148 new dwellings were completed, all of which were social rented dwellings.

**Table 4.7 Summary data for indicator H5**

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	148	0	148

**H6: Housing Quality – Building for Life Assessments**

4.18 Indicator H6 shows the number and proportion of total new build completions on housing sites that reach the very good, good, average and poor ratings against the Building for Life criteria. The Council is not in a position to report on this indicator

**Table 4.9 Environment Agency objections to Crawley Planning Permissions**

Planning Application No.	Development Type	Reason for objection	CBC response
CR/2008/0097/OUT	Mixed Use – Major	Unsatisfactory FRA/FCA Submitted	EA's letter dated 30 April 2008 removed objection subject to condition following the receipt of further information
CR2008/0215/FUL	Educational Institutions – Major	Unsatisfactory FRA/FCA Submitted	EA's letter dated 30 September 2008 advised no objection on flood risk grounds
CR/2008/0277/FUL	Offices/Light Industry – Major	Risk to the development	EA's letter dated 23 June 2008 removed initial objection subject to conditions.
CR/2008/0488/FUL	Other – Major	Sequential test not adequately demonstrated	Application refused on grounds including risk of increased flooding. No objection raised by EA to subsequent application for same site CR/2008/0701/FUL
CR/2008/0709/FUL	Residential – Minor	Loss of flood storage	The application was withdrawn on 22 January 2009
CR/2008/0724/FUL	Other – Major	PPS25/TAN 15 – Request for FRA/FCA	EA's letter dated 29 January 2009 advised no Flood Risk Assessment required and removal of 7 Tc. 2nM

**E2: Change in areas of biodiversity importance**

4.20 Indicator E2 shows the losses or additions of biodiversity habitat within the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation etc that occurred from development. From data provided by Sussex Biodiversity Record Centre for the reporting year, there was no direct loss of sites designated for their biodiversity importance within the Borough and that no planning applications have infringed on designated and habitat areas. The total amount of open spaces and natural habitats are roughly constant, at about 500 hectares or about 12.9% of the total area of Crawley. There were no new sites within the Borough during the reporting year.

Also in respect of 2008/09, the Council reported 58% in respect to National Indicator 197, in relation to Improved Local Biodiversity, being the proportion of Local Sites where positive conservation management has been or is being implemented.

**Table 4.10 Summary data for indicator E2**

	Loss	Addition	Total
<b>E2</b>	<b>0</b>	<b>0</b>	<b>0</b>

### **E3: Renewable energy generation**

- 4.21 This indicator is to illustrate the amount of renewable energy generation by installed capacity (megawatts) and type and does not include any developments or installations permitted by a general development order. For the reporting year, the Council installed ground source heat pumps at the new Breezehurst Pavilion. Data on the stalled capacity was not obtained for the reporting period however, the table below summaries the data applicable to the three related National Indicators, NI 185 - CO2 reduction from Local Authority operations; NI 186 - Per capita reduction in CO2 emissions in the LA area and NI 188 - Planning to Adapt to climate change

**Table 4.11 Summary of data existing renewable energy capacity**

<b>Indicator</b>	<b>2008/09</b>
NI 185 – CO2 reduction from Local Authority operations	<p>The Crawley Borough Council's Eco-management Audit System (EMAS) Statement has recently been published, showing activities and achievements for the year in 2008-09.</p> <p>During the reporting period an energy saving device was installed and is now operating in the Town Hall which will save 50 tonnes of CO<sub>2</sub> each year.</p>
NI 186 – Per capita reduction in CO2 emissions in the LA area	Data for this NI will not be released by DECC until March 2010
NI 188 – Planning to Adapt to climate change	Level 1 – The council has submitted evidence to DEFRA (in May 09) that we are currently at LEVEL 1 of 4 regarding Adaptation to changing climate.

### **Core Strategy Indicators**

- 4.22 This section works through the indicators used to monitor most of the adopted Core Strategy chapters and policies. The Core Strategy was formally adopted by the Council in November 2007, and is currently under review.

#### **Chapter 2 – Housing**

- 4.23 The housing chapter is primarily concerned with the delivery of the right mix of housing in accordance with local needs. The data set out below indicates that good progress towards making up the deficit in housing delivery against the West Sussex Structure Plan requirements was made, reducing the deficit to 329 by March 2009 and a surplus of 390 against provisional South East Plan annualised requirements. Delivery for the immediate future is cautiously predicted to be in accordance with requirements, as shown in Crawley's housing trajectory in

**Table 4.12 Chapter 2 Housing**

Policy	Indicator	2008/09 data
Policy H1 – Housing Provision	Cumulative residential completion rate since 2001 & 2006	<ul style="list-style-type: none"> <li>• 2001 – 2009 = <b>2071</b> (1703 + 368)</li> <li>• 2006 – 2009 = <b>1515</b> (1147 + 368)</li> </ul>
	Position above or below cumulative allocation for reporting year (refer to table within Appendix B)	WS Structure Plan = <b>- 329</b> SE Plan = <b>+ 390</b>
H2 – Housing development opportunities	Delivery of Core Strategy identified sites before 2018	<ul style="list-style-type: none"> <li>• Town Centre North anticipated for 1<sup>st</sup> completions 2020/21</li> <li>• Telford Place/Haslett Avenue 1<sup>st</sup> completions anticipated 2012/13</li> <li>• Dorston Square 1<sup>st</sup> completions anticipated 2009/10</li> <li>• Ifield Community College 1<sup>st</sup> completions anticipated 2013/14</li> <li>• Thomas Bennett 1<sup>st</sup> completions anticipated 2013/14</li> <li>• Stone Court under construction, built out by 2011/12</li> </ul>
H3 – Housing development locations	Amount of actual or designated employment land and floorspace lost to residential development per annum	Nil
H5 – Affordable housing		

**Chapter 3 – Infrastructure and Community Services**

4.24 Chapter 3 – Infrastructure seeks to protect existing leisure and community facilities and ensure future provision is maintained. No facilities were lost in the reporting year however, on the 10<sup>th</sup> November 2008, Bewbush Leisure Centre shut, with user groups moved to the new K2 leisure centre. This has all been done as part of the improvement programme for the Borough’s leisure facilities and there was no net loss in provision.

The Central Bewbush SPD adopted in January 2007 also identifies a new Community facility to be built within the neighbourhood centre. A site at Dorsten Square in Bewbush has been subject to an outline planning permission (reference: CR/2008/0097/OUT granted in May 2008) which includes a community centre, amenities and play area.

**Table 4.13 Chapter 3 – Infrastructure and Community Services**

Policy	Indicator	2008/09 data
ICS1 – The location and provision of new community and leisure facilities	Amount and type of leisure and recreational facilities lost to other uses	Bewbush Leisure centre shut on the 10 <sup>th</sup> November 2008

#### **Chapter 4 – Environment**

- 4.25 The Environment chapter seeks to protect and enhance nature conservation sites and biodiversity, and protect valuable urban open space for recreation and amenity. Data collected from the Sussex Biodiversity Record Centre and West Sussex County Council against this chapter displays that whilst officially designated sites are being protected, the recent trend towards housing delivery on

### Chapter 8 – Gatwick Airport

- 4.28 This chapter aims to facilitate the growth of Gatwick airport within its capacity as a single runway, two terminal airport whilst minimising the impact on the surrounding area. A set of environmental commitments for the operation of the airport were published by Gatwick Airport Limited in December 2007 and supported by adjoining local authorities. Significant amounts of work were also undertaken to revise the Legal Agreement and Supplementary Planning Document for the airport with the legal agreement revised and updated in December 2008 and a SPD on the 17 December 2008.

**Table 4.17 Chapter 8 - Gatwick Airport**

Policy	Indicator	2008/09 data
Policy G1 – Airport Development	Agreement of a set of commitments between BAA Gatwick and adjoining Local Authorities	Published by GAL December 2007
	Agreement of a Section 106 agreement with regard to future development and development of an SPD	Agreed in December 2008
Policy G2 – Safeguarded land	Number and type of permitted applications within Airport safeguarded area that prejudice future development	None

### Chapter 10 - Land West and North West of Crawley

- 4.29 Chapter 10 – Land West and North West of Crawley (commonly referred to now as West of Bewbush) acts as the overarching policy for the preparation of the Joint Area Action Plan. The objective is to ensure the necessary studies are in place to deliver an efficient neighbourhood and associated infrastructure. The Joint Area Action Plan was adopted on July 2009.

**Table 4.18 Chapter 10 - Land West and North West of Crawley**

Policy	Indicator	2008/09 data
Chapter 10 - Land West and North West of Crawley (West of Bewbush)0	Delivery of a JAAP	A JAAP was adopted on July 2009.

### Chapter 11 – North East Sector

- 4.30 The purpose of the North East Sector Chapter is to minimise as far as possible the uncertainties associated with the strategic housing development location and to facilitate its delivery if appropriate once a definitive decision is made by the Secretary of State regarding a second runway at Gatwick. An inquiry was held against the non-determination of the planning application by the Council and the inspector ruled in favour of the Council. The consortium of developers for the site appealed against the inquiry decision, at the High Court and got the application referred back to the Secretary of State for reconsideration. The Secretary of State reopened the inquiry, which was held in June 2009. Recently, the Secretary of State has indicated that he is minded to grant the appeal subject to resolution of conditions with the final confirmation expected in March 2010.

**Table 4.19 Chapter 11 - North East Sector  
Policy**



## **Chapter 15 – The Town Centre**

- 4.33 The Town Centre chapter seeks the creation of a town centre neighbourhood including a rich mix of jobs, shops, housing, leisure, community and civic facilities to enhance the vitality of the Town Centre during the day and into the evening. A key delivery tool is the Town Centre North redevelopment scheme will make a

## Local / Sustainability Assessment / Strategic Environmental Assessment Indicators

4.34 The following sections presents monitoring data against the Sustainability Objectives set out in the Core Strategy Sustainability Appraisal / Strategic Environmental Assessment.

### SA Objective 1 – To make the most efficient use of land

4.35 Data collected during the reporting year shows that 95% of commercial floorspace and 86.7% of residential completions were completed on previously developed land.

**Table 4.23 SA Objective 1 - To make the most efficient use of land**

Indicator	2008/09 data
% Residential development completed on PDL	86.7% (320/368)
% Commercial floorspace completed on PDL	95%
Average density of new residential development (all sites)	67.8 dwellings/ha
Average density of new residential development (10+ unit sites)	70.6 dwellings/ha
Average density of new residential development (up to 9 unit sites)	40.0 dwellings/ha

Source: WSCC Monitoring

### SA Objective 2 – Ensure everyone has access to a good quality affordable home to meet their needs

4.36 The Council has made a strong contribution towards this objective with the deficiency against the West Sussex Structure Plan requirements reduced to –329 dwellings and with the provision of 368 homes over the reporting year, of which 40% (148) were affordable homes. However, there are still significant numbers of people on the housing needs register with a total of 2850 individuals/families requiring accommodation, 1279 who require one bed accommodation and 1270 requiring two and three bed (family accommodation). Therefore, in light of the progress made to date, there remains a backlog of need.

**Table 4.24 SA Objective 2 - Ensure everyone has access to a good quality affordable home to meet their needs**

Indicator	2008/09 data
Number of households on the housing needs	

**SA Objective 3 – To protect and improve community safety in the Borough**

- 4.37 Two indicators are used to monitor this objective, the first being the Secured by Design UK police award and secondly the number of crime incidents<sup>4</sup>



**SA Objective 8 – To protect and improve the quality of life for all who work, live and visit the Borough**

4.42 Last year we reported the results of a Resident survey carried out by the Council which reflected perceptions regarding shopping facilities, safety, ease of getting around and a place with good quality Housing. No such survey has been completed since the last report; however the Council did carry out 'The Place Survey' during the autumn/winter of 2008, which posed slightly different questions. Although these indicators are slightly subjective, there are useful guides on how the residents of the Borough perceive the place in which they live. What the figures within Table 4.30 show is that three quarters of the population were satisfied with their area as a place to live. At this early stage in the life of the Core Strategy, it is too early to say if the Core Strategy policies are delivering against this objective, although data from other indicators suggests strong housing delivery recently and significant numbers of these new housing attaining the Secured by Design standard.

**Table 4.30 SA Objective 8 - To protect and improve the quality of life for all who work, live and visit the Borough**

2008 Place Survey Results	National Indicator	2008 data
Percentage of residents who believe that they belong to their neighbourhood	NI 12	53.5%
Percentage of residents who are satisfied with their area as a place to live	NI 15	74.9%
Percentage of residents 65 and over who are satisfied with their home	NI 119	78.7%

recreation uses during the reporting year. The Council is now

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Indicator	2008/24 data
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**Table 4.32 SA Objective 10 - To protect and conserve the cultural heritage and important green spaces within the Borough**

Indicator	2008/09 data
Number of Listed Buildings /archaeological sites lost or damaged as a result of development	None
% of applications for listed building consent submitted with a detailed impact assessment / appraisal	N/A
Number of new or extended conservation areas	One new Conservation Area designated "Brighton Road", on 25 March 2009 Corporate Heritage Strategy adopted in June 2008
Number/hectares of Amenity Green Spaces lost per annum	Not able to monitor so data to be reported 09/10

**SA Objective 11 - To conserve and enhance the biodiversity of the Borough**

- 4.45 The losses and gains in the total amounts of open spaces and natural habitats are roughly constant, at about 500 hectares or about 12.9% of the total area of Crawley. In addition, data provided by the Sussex Biodiversity Record Centre suggests that no planning applications have infringed on designated and habitat areas.

**Table 4.33 SA Objective 11 - To conserve and enhance the biodiversity of the Borough**

Indicator	2008/09 data
Change in areas and populations of biodiversity importance	None (no area of designation / reserve in Crawley were infringed by Planning applications)
Level (hectares) of open space and natural habitats within the Borough	Estimated at >500 hectares (around 580ha) or 12.9% of the total area of Crawley District (4497ha)

**SA Objective 12 - To ensure the sustainable use and management of the countryside and protection of landscape, which contributes to the character, and setting of Crawley**

- 4.46 As shown by the two indicators set out in table 4.34, just 13.3% of residential completions took place of greenfield land, 95% of commercial was delivered on previously developed land and 867m<sup>2</sup> of commercial floorspace was delivered outside of the Build-up area boundary. These figures suggest that current policies are effectively contributing towards objective 12 of the Core Strategy.

**Table 4.34 SA Objective 12 - To ensure the sustainable use and management of the countryside and protection of landscape, which contributes to the character, and setting of Crawley**

Indicator	2008/09 data
Annual number/level of commercial floorspace and residential development built outside of the built up area boundary of Crawley Town	867m <sup>2</sup> of B1a Office floorspace (net) completed
Amount of Greenfield land taken for development	13.3% residential completions completed on Greenfield (5% of commercial floorspace delivered on land not previously developed)

**SA Objective 13 - To reduce the risk of flooding and protect water resources**

4.47 In total, the Environment Agency highlighted eight planning permissions granted contrary to their advice on flood risk or water quality grounds. In total, the Environment Agency highlighted eight planning applications to which they raised objection. However, further analysis revealed that none of the applications were determined contrary to advice. Of the eight, one was withdrawn, one refused and the remaining six were granted permission only after the Environment Agency removed their initial objection as a result of the submission of further information. Further detail was reported under Core Output indicator E1 and a commentary is provided for each application in Table 4.9.

**Table 4.35 SA Objective 13 - To reduce the risk of flooding and protect water resources**

Indicator	2008/09 data
Number of Planning Permissions granted contrary to the advice of the Environment Agency on either flood risk or water quality concerns	No applications granted permission contrary to advice

**SA Objective 14 - To maintain air quality standards**

4.48 Local air quality is monitored and managed by the Council. In the report issued entitled Local Air Quality Management Progress Report 2008 and subsequent Update Report dated 2009, it was found that the air quality within the Borough is within current safe limits. There were also no new sources of the pollutants within the Borough during the reporting period. Air pollution levels will continue to be monitored, and it would be expected that the Council's initiatives to reduce car-based travel, promote sustainable locations for housing and employment and encourage public transport use will contribute to a reduction in pollution levels in the air.

**Table 4.36 SA Objective 14 - To maintain air quality standards**

Indicator	2008/09 data
Number of properties in air quality management area	592

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**SA Objective 16 - To encourage the re-use of materials and reduction of waste**

4.50 Data set out within table 4.38, shows that the household 1 w



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**Q11 – Travel to work**

The 'travel to work' results are based on approximately 200 responses for each of the years 2006 to 2008 (as not every respondent in the sample is of working age or in employment).

	<b>Car / van (alone)</b>	<b>Car / van</b>
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## ***Appendix A***

### ***Local Plan (2000): Saved Policies***

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
GD1	The Normal Requirements of All Development
GD2	Development & its Setting
GD3	Operational Requirements for a Site
GD4	The Comprehensive Development of Sites
GD5	Landscaping & Development
GD6	Landscaping & Development
GD7	Landscaping & Development
GD8	Safety & Security
GD9	Safety & Security
GD10	The Needs of People with Disabilities
GD12	Creative Design
GD13	Specific Sustainability Measures
GD14	Specific Sustainability Measures
GD15	Specific Sustainability Measures
GD16	Environmental Pollution and Hazards to Health & Safety
GD17	Environmental Pollution and Hazards to Health & Safety
GD18	Environmental Pollution and Hazards to Health & Safety
GD19	Environmental Pollution and Hazards to Health & Safety
GD20	The Prevention of Pollution & Hazards
GD21	The Prevention of Pollution & Hazards
GD22	The Prevention of Pollution & Hazards
GD23	The Water Environment
GD24	The Water Environment
GD25	The Water Environment
GD26	Rubbish & Despoiled Land
GD27	Shop Fronts, Advertisements, Signs & Hoardings
GD28	Shop Fronts, Advertisements, Signs & Hoardings
GD29	Shop Fronts, Advertisements, Signs & Hoardings
GD30	Shop Fronts, Advertisements, Signs & Hoardings
GD31	Illumination

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
GD32	Satellite Dishes, Antennae & Aerials
GD33	Storage on Site
GD34	Construction Work
GD35	Phasing, Implementation and Planning Obligations
GD36	Phasing, Implementation and Planning Obligations
BN1	Conservation Areas
BN2	Conservation Areas
BN3	Conservation Areas
BN4	Conservation Areas
BN5	Conservation Areas
BN6	Conservation Areas
BN7	Conservation Areas
BN8	Conservation Areas
BN9	Conservation Areas
BN10	Areas of Specific Environmental Quality
BN11	Listed Buildings
BN12	Listed Buildings
BN13	Listed Buildings
BN14	Listed Buildings
BN15	Listed Buildings
BN16	Buildings of Local Architectural or Historic Interest
BN17	Archeology
BN18	Historic Gardens
BN21	Tree Preservation Orders
BN22	Urban Open Space
BN23	Urban Open Space
BN24	Urban Open Space
C7	Existing Buildings
C8	Existing Buildings
C9	Existing Buildings

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
C10	Agricultural Development
C11	Agricultural Development
C12	Agricultural Development

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
H9	Shared Accommodation
H10	Sheltered Housing
H11	Residential Care and Nursing Homes
H12	Mobility Housing
H13	Wheelchair Housing
H14	Accommodation for Gypsies & Travelling Showpeople
H15	Proposals for Travelling Showpeople's Quarters
H16	House Conversions
H17	Non-Residential Development within Residential Areas
H18	Working from Home
H19	Residential Extensions and Alterations
H20	Private Outdoor Space
H21	Allotments in New Residential Development
H22	Design
E15	Employment Areas Adjacent to Residential Areas
SH15	Neighbourhood Parades & Local Shops
SH16	Non-Retail Uses
SH17	Improvements to Parades
SH19	Amusement Centres
SH20	Petrol Filling Stations
GAT3	General Policies
GAT4	Development at Gatwick

**Policy Number**

**Policy Title/Policy Title/Policy**

## **Appendix B**

***Core Strategy Review Programme***

***December 2009***



## Core Strategy Review Programme

<b>Milestone</b>	<b>LDS Programme</b>
<i>Non Statutory Consultation Evidence Base Formulation</i>	<i>January 2008 – October 2008</i>
<i>Consultation Strategy drafted and agreed</i>	<i>October 2008</i>
<i>Non Statutory Consultation Document Drafting</i>	<i>November 2008 – January 2009</i>
<i>Non Statutory Consultation Document LDFWG</i>	<i>26<sup>th</sup> February 2009</i>
<i>Non Statutory Consultation Document Cabinet</i>	<i>25<sup>th</sup> March 2009</i>
<i>Non Statutory Consultation</i>	<i>May – June 2009</i>
<i>Non Statutory Consultation Rep Analysis</i>	<i>July – August 2009</i>
<b>Non Statutory Preferred Strategy Consultation Evidence base formulation</b>	<b>July 2009 – April 2010</b>
<b>Non Statutory Preferred Strategy Consultation Drafting</b>	<b>February – March 2010 (latest)</b>
<b>Non Statutory Preferred Strategy Consultation</b>	



# Housing Trajectory background workings showing key components of delivery

## Housing Trajectory background workings showing key components of delivery

Crawley Borough Council Housing Trajectory supply table  
(as at 31 March 2009)

						Current	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
						2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	
Broadfield House, Pease Pottage Hill	Broadfield	CR/2008/0607/FUL	PDL	02/01/2012	12	12		12															
Oaktree Cottage Crow Crn & Caxtons, Church Rd	Pound Hill	CR/2006/0053/OUT	PDL	05/01/2012	10	10	5	5															
Langley Walk	Langley Green	CR/2008/0411/FUL	PDL	23/09/2011	12	12	12																
R/O 95-103 Maiden Lane	Langley Green	CR/2008/0479/FUL	PDL		8	8	8																
1a-3a High Street	Northgate	CR/2004/0624/FUL	PDL		10	10	10																
Oak Trees Filling Station, 114 London Road	Northgate	CR/2008/0018/FUL	PDL	03/04/2011	14	14	14																
Off Clitherow Gardens & r/o Malthouse Road	Southgate	CR/2007/0082/FUL	PDL		6	6	6																
25 & 27 Brighton Road	Southgate	CR/2006/0610/OUT	PDL	26/01/2010	9	1	8																
* 60 Horsham Road	Southgate	CR/2007/0316/FUL	PDL	29/08/2010	10	10						10											
* St Wilfrids Catholic School, Old Horsham Road	Southgate	CR/2009/0353/ARM	PDL	14/11/2010	69	70	25	24	20														
Barley House, Brighton Road	Southgate	CR/2008/0627/FUL	PDL	12/01/2012	52	52	52																
* 62 Brighton Road	Southgate	CR/2008/0285/FUL	PDL	04/11/2011	10	1	9																
* 29-33 Tinsley Lane	Three Bridges	CR/2005/0160/FUL	PDL	08/08/2010	14	3	11					14											
76 Tinsley Lane	Three Bridges	CR/2005/0629/FUL	PDL		6	1	5	6															
56-60 North Road	Three Bridges	CR/2005/0254/OUT	PDL	18/12/2009	26	4	22		26														
* 100-104 Three Bridges Road	Three Bridges	CR/2007/0389/FUL	PDL	21/09/2010	12	1	11		12														
* Denroyd & Thomedale, Hazelwick Mill Lane	Three Bridges	CR/2008/0079/FUL	PDL	30/04/2011	10	2	8			10													
Junction Peglar Way & Ifield Road	West Green	CR/2006/0647/FUL	PDL		55	55	55																
Highfield House, Town Mead	West Green	CR/2007/0383/FUL	PDL		6	6	6																
Fairfield House, West Green Drive	West Green	CR/2006/0695/OUT	PDL	14/05/2011	93	93		46	47														
<b>Total Gross Delivery - Sites with Planning Permission</b>					<b>444</b>																		
<b>Anticipated Losses - Site with Planning Permission</b>						<b>13</b>																	
<b>Total Net Delivery - Sites with Planning Permission</b>					<b>432</b>	<b>142</b>	<b>56</b>	<b>123</b>	<b>67</b>	<b>10</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Core Strategy - Strategic Development					Gross	Demolitions	Net	Current	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
					2009/10			2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Leisure Centre Site, Haslett Avenue	Three Bridges	CR/2005/0714/FUL	PDL	13/04/2009	542		542	222	224	96														
Stone Court, Balcombe Road	Furnace Green	CR/2004/0322/FUL	PDL	16/09/2010	31	1	30			31														
Telford Place/Haslett Avenue	Three Bridges	CR/2007/0114/OUT	PDL	28/01/2011	312		312				20	146	146											
Lucerne Drive & Balcombe Road	Maidenbower	CR/2008/0274/ARM	G'field	24/05/2012	107		107																	
North East Sector	Northgate				1,900		1,900		50	150	200													
Ifield Community College, Lady Margaret Road	Ifield		PDL		170		170					80	90											
Thomas Bennett School, Ashdown Drive	Tilgate		PDL		200		200					60	60	80										
Town Centre North	Northgate		PDL		800		800												200	200	200	200		
Dorsten Square	Bewbush		PDL		160		160	17				47	48	48										
<b>Total Gross Projected Delivery - Strategic Allocations</b>					<b>4222</b>			<b>239</b>	<b>309</b>	<b>312</b>	<b>257</b>	<b>633</b>	<b>644</b>	<b>428</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>0</b>
<b>Anticipated Losses - Strategy Sites Site with Permission</b>						<b>1</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Net Projected Delivery - Strategic Allocations</b>					<b>4221</b>			<b>238</b>	<b>309</b>	<b>312</b>	<b>257</b>	<b>633</b>	<b>644</b>	<b>428</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>0</b>

Small Sites of 5 or less dwellings with a blanket 55% non delivery rate applied (1st April - 31 March 2009)					50		50	12	12	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Gross Projected Delivery</b>					<b>4716</b>			<b>394</b>	<b>377</b>	<b>459</b>	<b>337</b>	<b>643</b>	<b>644</b>	<b>462</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>0</b>
<b>Total Losses</b>						<b>14</b>		<b>2</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	
<b>Total Net Projected Delivery</b>					<b>4702</b>			<b>392</b>	<b>377</b>	<b>448</b>	<b>337</b>	<b>643</b>	<b>644</b>	<b>461</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>0</b>

### Footnotes

Windfall allowance taken out to reflect the minded to approve NES decision, however, the windfall allowance remains part of the development plan  
NES - Secretary of State minded to improve, formal decision due March 2010, trajectory as per evidence submitted to the Inquiry included above  
Alpine Works, Oak Road, Southgate (CR/2008/0089/FUL) (9 Units) removed as insufficient evidence to indicate delivery likely at this stage  
Town Centre North, Northgate - is allocated site for 800 dwellings but due to lack of certainty about delivery at this stage, development programmed beyond 10 year period  
Telford Place/Haslett Avenue - the phasing of site has been altered to reflect North East Sector Inquiry Inspector's report

4716

14

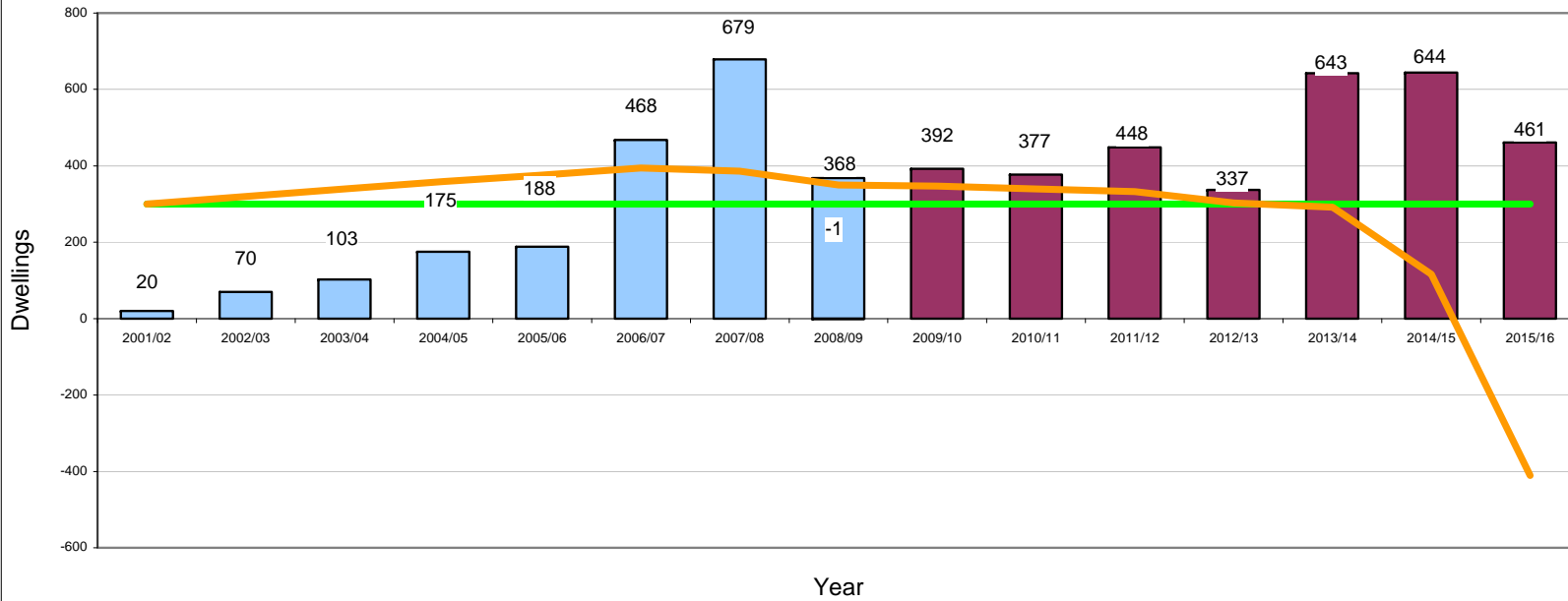
4702

## Crawley Borough Housing Trajectory Against West Sussex Structure Plan Requirements (2001 - 2016)

(including 2008/09 monitoring data)

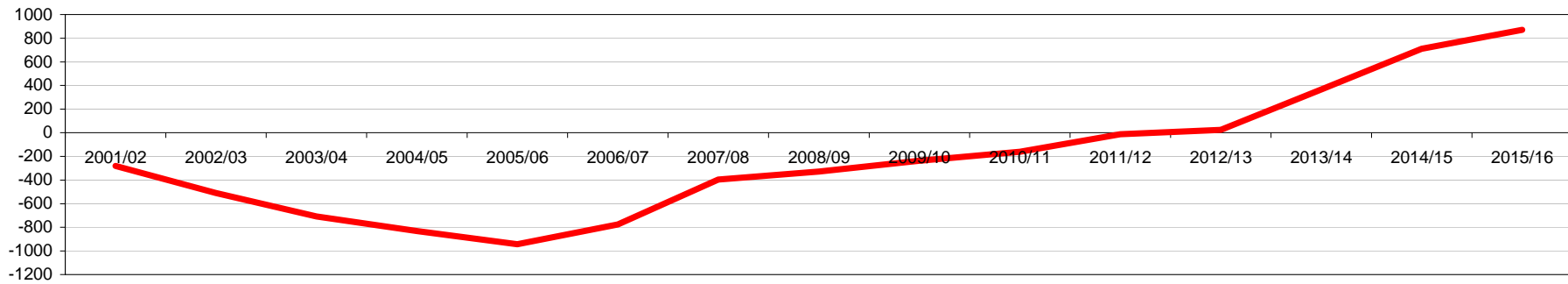
	ACTUAL COMPLETIONS								PROJECTED COMPLETIONS						
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Sites with Planning Permission									142	56	123	67	10	0	33
Core Strategy Strategic Allocations									238	309	312	257	633	644	428
Small Sites									12	12	13	13	0	0	0
Total Past Completions	33	73	116	188	221	545	689	369							
Total Projected Completions									394	377	459	337	643	644	462
Estimated Losses	13	3	13	13	33	77	10	1	2	0	11	0	0	0	1
Past Net Completions	20	70	103	175	188	468	679	368							
Projected Net Completions									392	377	448	337	643	644	461
Cumulative Net Completions	20	90	193	368	556	1024	1703	2071	2462	2839	3287	3624	4267	4911	5372
Structure Plan. Annualised net strategic allocation	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	-280	-510	-707	-832	-944	-776	-397	-329	-238	-161	-13	24	367	711	872
Structure Plan. Annual requirement taking into account past/projected completions	300	320	339	359	376	394	386	350	347	340	332	303	292	117	-411

**Crawley Borough Council Housing Trajectory (2001 - 2016)**



**Position above/below annualised allocation (2001 - 2016)**

Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time



## Crawley Borough Housing Trajectory Against SEPlan Proposed Modifications Requirements (2006 - 2026)

(including 2008/09 monitoring data)

	COMPLETIONS			PROJECTED COMPLETIONS																
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Sites with Planning Permission				142	56	123	67	10	0	33	0	0	0	0	0	0	0	0	0	0
Core Strategy Strategic Allocations				238	309	312	257	633	644	428	200	200	200	0	200	200	200	200	0	0
Small Sites				12	12	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Past Completions	545	689	369																	
Total Projected Completions				394	377	459	337	643	644	462	200	200	200	0	200	200	200	200	0	0
Estimated Losses	77	10	1	2	0	11	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Past Net Completions	468	679	368																	
Projected Net Completions				392	377	448	337	643	644	461	200	200	200	0	200	200	200	200	0	0
Cumulative Net Completions	468	1147	1515	1907	2284	2732	3069	3712	4356	4817	5017	5217	5417	5417	5617	5817	6017	6217	6217	6217
SEPlan. Annualised Net Strategic Allocation	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
SEPlan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	93	397	390	407	409	482	444	712	981	1067	892	717	542	167	-8	-183	-358	-533	-908	-1283
SEPlan. Annual requirement taking into account past/projected completions	375	370	54	352	350	348	341	341	316	286	268	276	285	298	347	377	421	494	642	1283

