X Í • + ô … Ù : X : j Ù : j 2 è + \
Local Development Scheme 2024 ó2027

June 2024

Plans[12]. Changes to the Local Plan Map may also be caused by new environmental data (

responding to representations received directly on the SA/SEA as part of the previous stages

Anticipated Date of Xôèô UeÙ: ÙI2 Report:	x July2024
Target Date for Adoption and Publication:	x October 2024 (Full Council Adoption) x November 2024 (six-week Judicial Review period)
PRODUCTION ARRANGEMENTS	
Preparing Organisation	Strategic Planning, Economy & Planning, Crawley Borough Council.
Management Arrangements including Joint Committees:	Head of Service in consultation with Portfolio Holder Portfolio Holder Local Plan Working Group Overview and Scrutiny Committee Cabinet Full Council
Resources for Production:	Primarily the Strategic Planning Section Assisted by Other Services/Sections of the council and external expertise forevidence base studies.
Involvement of Stakeholders and Community:	

3.18 In order to maximise flexibility, whilst ensuring delivery of these documents, a detailed programme for delivering the Character Assessments will be prepared separately and kept under review.

Conservation Area Statements

3.19 There are currently 13 designated Conservation Areas in Crawley. These have recently been reviewed through the Local Plan heritage evidence base studies. This resulted in the designation of two new Conservation Areas and some boundary changes to another two. Further consideration is currently being given to further potential boundary changes.

3.20 Every Conservation Area is to have a Conservation Area Statement that identifies its special architectural or historic features, which it is desirable to protect or enhance, as well as setting out planning guidance for the Conservation Area, as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. The council has been working alongside independent Conservation Area Advisory Committees (CAACs) to update Conservation Area Statements where these have become outdated, and to produce new statements where Conservation Areas have been recently designated. Table 3.1 below sets out the current status of each Conservation Area Statement.

3.21 Since Covid, engagement in some of the CAACs has reduced and the production of new and updated Conservation Area Statements has stalled. This opens questions in relation to the best way in which to ensure the comprehensive coverage of up-to-date guidance for the Conservation Areas and securing genuine local community engagement throughout their production and implementation.

3.22 The timeframe for the revision of the oldest Conservation Area Statements and the preparation of Statements for the newly designated Conservation Areas is identified to fall within this LDS period (2025 to 2028). Table 3.1 below identifies the anticipated review and preparation periods for the Conservation Area Statements. However, there may be reasons why some Statements are progressed quicker than suggested in this table, and detailed individual timetables will be prepared for each Conservation Area.

3.23 The review of the more recently adopted Conservation Area Statements (those adopted in 2018 and 2019) will be carried out following the completion of securing up-to-date Conservation Area Statement coverage across all of the Conservation Areas. These reviews will commence at the point they reach 10 years since adoption (i.e. 2027 and 2028). This will be to ensure they are still fit-for-purpose and adequately reflect the importance and the key features of the Conservation Area. Where these Conservation Areas fall within wider Character Areas, or lie adjacent to these, part of the Character Area Assessments process will be to review the information within the Conservation Area Statement.

3.24 Currently none of the Conservation Areas within Crawley are covered by Article 4 Directions. The council may consider Directions appropriate for some of the Conservation Areas where it is believed they would be necessary to protect the character and features of importance to the Conservation Area.

Community Consultation:	Crawley Borough : j 2 è + \ Ù ‹ e Í e ô 1 ô 2 e Ù : Ù : 1 1 Involvement (June 2020).
Monitoring and Review:	The SPD will be monitored annually to ensure the policy objectives are being implemented. If monitoring indicates that the SPD is not being implemented, or new planning policy guidance, or new circumstances emerge the SPD will be reviewed, or withdrawn accordingly.

Document Profile 4 : Climate Change Supplementary Planning Document

DOCUMENT DETAILS	
Title:	Climate Change
Role/Subject:	The review of the Planning and Climate Change SPD will update the existing SPD following the Local Plan Review.
Justification:	To update the existing SPD in light of changes to the Local Plan policies and corporate and national priorities as well as to improve and clarify the advice given in the document, following feedback from experiences of implementing it.
Area Coverage:	Crawley Borough

Involvement of Stakeholders and Community Consultation:	To be undertaken in accordance with the Town and Country Planning(Local Planning) (England) Regulations 2012; and X Í • + ô … Ù : X : j Ù : j 2 è + \ Ù ‹ e Í e ô 1 ô 2 e Ù Involvement (June 2020).
Monitoring and Review:	The SPD will be monitored annually to ensure the policy objectives are being implemented. If monitoring indicates that the SPD is not being implemented, or new planning policy guidance, or new circumstances emerge the SPD will be reviewed, or withdrawn accordingly.

Document Profile 5 : Green Infrastructure Supplementary Planning Document

DOCUMENT DETAILS	
Title:	Green Infrastructure
Role/Subject:	The review of the Green Infrastructure SPD will update the existing SPD following the Local Plan Review.
Justification:	To update the existing SPD in light of changes to the Local Plan policies andcorporate and national positions, including the introduction of the mandatory Biodiversity Net Gain requirements, as well to improve and clarify the advice given in the document, following feedback from experiences of implementing it.
Area Coverage:	Crawley Borough
Document Status:	Supplementary Planning Document.
Chain of Conformity:	The SPD will be in conformity with the Crawley Borough Local Plan, the NPPF and Planning Practice Guidance. To be supported by the Local List.

Chain of Conformity:	The SPD will be in conformity with the Crawley Borough Local Plan, the NPPF and Planning Practice Guidance. To be supported by the Local List.
Replaces:	Urban Design SPD (2016)
PLANNED TIMETABLE	

Chain of Conformity:	The SPD will be in conformity with the Crawley Borough Local Plan, the NPPF and Planning Practice Guidance. To be supported by the Local List.
Replaces:	n/a
PLANNED TIMETABLE	
Total Production Period:	2025 ó2026
Early Engagement:	Autumn 2025
Target Date for consultation:	Spring/Summer 2026
Target Date for Adoption:	Autumn 2026
PRODUCTION ARRANGEMENTS	
Preparing Organisations:	Strategic Planning, Economy & Planning, Crawley Borough Council.
Management Arrangements:	Cabinet Member
Resources for Production:	Primarily the Strategic Planning Section assisted by other sections (particularly Strategic Housing and Development Management)and other key stakeholders.
Involvement of Stakeholders and Community Consultation:	To be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012;

	macro borough-wide scale assessments. The latter to provide an overview of particular strategic character attributes.
Document Status:	Supplementary Planning Documents
Chain of Conformity:	The Statements will be in conformity with the Crawley Borough Local Plan, the NPPF and Planning Practice Guidance.
Replaces:	New Guidance
PLANNEDTIMETABLE	
Total Production Period:	Varied: 2025 – 2028
Target Date for consultation:	Varied
Target Date for Adoption:	Varied

PRODUCTION ARRANGEMENTS

Document Profile 12: Land East Balcombe Road/Street Hill Development Brief

DOCUMENT DETAILS	
Title:	Land East Balcombe Road/Street Hill , Worth Development Brief
Role/Subject:	To provide detailed policy guidance regarding the allocated Land East Balcombe Road/Street Hill housing, biodiversity and heritage site.

Justification:

Resources for Production:	Strategic Planning

4. Community Infrastructure Levy

4.1 A CIL charging schedule was introduced to support the implementation and delivery of the adopted Local Plan for Crawley borough. This was adopted by Full Council on 20 July 2016, with an implementation date of 17 August 2016.

Community Infrastructure Levy Evidence Base

4.2 The key pieces of evidence which supported the Community Infrastructure Levy included:

- Viability Assessment
- Infrastructure Plan
- Housing Implementation Strategy
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- Transport Modelling
- Green Infrastructure Plan
- Climate Change policies

Supporting Documents

4.3 The CIL Charging Schedule is supported by a list of infrastructure priorities (known Í \ Ù e ô Ù ‡ ô j + Í e : 2 Ù e ô Ù è : j 2 è . + \ Ù • ô æ \ e ô). This Regulation requires the council to publish a list of infrastructure that the council intends to fund through CIL and those areas where a S106 Planning Agreement or S278 Highways Agreement will be sought. This will ensure that a developer/landowner is not charged twice for the same piece of infrastructure. This document will be reviewed annually to ensure the contributions are directed towards the most relevant and necessary infrastructure.

4.4 Additional guidance has also been prepared to clarify the role and application of planning obligations and S106 agreements in light of the adoption of CIL. This is provided in the form of informal guidance published ô î Ù : 2 Ù e ô Ù è : j 2 è . + \ Ù • ô æ \ e ô

Review

4.5 As part of the Local Plan Review, an Annex has been prepared to establish the planning obligation requirements associated with the Planning Policies.

4.6 Infrastructure Funding Statements were published by the council in December 2022 and 2023 and will continue to be published annually. This will include the è : j 2 è + \ Ù Infrastructure List.

4.7 The Viability Evidence (2020) supporting the Local Plan Review indicated that the currently charged CIL rate (as indexed) continues to be appropriate alongside the emerging Local Plan policies. However, whilst the Viability Update (2022) confirms this continues to be the case, there is limited scope at this time to consider higher charging rates (beyond indexing).

4.8 Notwithstanding this, consideration will be given to

5. Brownfield Land Register

5.1 Local Planning Authorities are required by the Town and Country Planning (Brownfield Land Register) Regulations 2017 to produce a Brownfield Land Register indicating the sites of previously developed land within the administrative area which are considered to be suitable for housing or housing led development.

5.2

	development in a format consistent with a national approach to housing land supply.
Area Coverage:	Crawley Borough
Document Status:	Brownfield Land Register
Chain of Conformity:	The Brownfield Land Register will be in conformity with legislation, the Brownfield Land Register Regulations 2017, the Crawley Borough Local Plan, the NPPF and Planning Practice Guidance.
Replaces:	Updates will replace previous versions.
PLANNED TIMETABLE	
Total Production Period:	Annual updates
Target Date for consultation:	N/A
Target Date for Publication:	Annual Update: December 2022 (and subsequent 12 month intervals)
PRODUCTION ARRANGEMENTS	
Preparing Organisations:	Strategic Planning and Development Management, Economy and Planning Services, Crawley Borough Council.

6. Local List of Validation Requirements

6.1 The council has an approved Local List of Validation Requirements (the Local List) which supports the National List of Requirements against which planning applications are validated. It incorporates the adopted Policy requirements established by the Crawley Borough Local Plan 2015 and implications of the NPPF. It was adopted on 21 November 2018 and reviewed and republished in March 2021. It has subsequently been updated on 14 May 2024 to incorporate the requirements for the national mandatory Biodiversity Net Gain.

6.2 In considering further review of the Local List, this will be carried out in line with the Local Plan Review adoption, as this is anticipated to create new requirements and expectations for planning applications through new and revised policies. This will take place following

PLANNED TIMETABLE	
Total Production Period:	Bi-annual updates/Review as part of the adoption of the new Local Plan
Target Date for consultation:	Winter 2024
Target Date for Adoption:	Spring 2025
PRODUCTION ARRANGEMENTS	
Preparing Organisations:	Economy and Planning, Crawley Borough Council.
Management Arrangements	Head of Service in consultation with Portfolio Holder/Chair of Development Control Committee
Resources for Production:	The Development Management section working with the Forward Planning section.
Involvement of Stakeholders and Community Consultation	To be undertaken in accordance with the Town and Country Planning Act 1990 Section 62 (4A) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.
Monitoring and Review	The Local List will be monitored and revised within a two-year period in accordance with the Regulations.

7. Statement of Community Involvement

7.1 A Statement of Community Involvement (SCI) sets out the mechanisms a council will employ to consult on their local planning policy documents and identifies who will be consulted and at what stage. The SCI also outlines how representations received on local planning policy documents will be taken into account.

7.2 The council has an adopted SCI. This was updated and subject to a period of public consultation during November and December 2016. It was adopted by Crawley Borough Council in February 2017.

7.3 A minor update of the SCI was subsequently undertaken (November 2019) to ensure it was fit for purpose in preparing the Local Plan Review and future Supplementary Planning Documents.

7.4 This was further updated in June 2020 due to the restrictions placed on the country due to the COVID-19 pandemic and to reflect the government's COVID-19 guidance and changes to regulations.

7.5 All planning documents produced by Crawley Borough Council are required to be prepared in accordance with the requirements set out by its adopted SCI. This legislative requirement applies to those documents set out in this LDS as well as any others subsequently produced.

7.6 Whilst the approach for the Local Plan process set out in the June 2020 SCI continues to reflect the approach necessary to follow for the Regulation 19 Consultation following the removal of the temporary COVID-19 regulations, the SCI will need to be updated in relation to development management processes and for clarity.

7.7 The timetables shown in the document details for each of the planning documents in this LDS have been determined in line with the expectations of the adopted SCI.

7.8

Appendix 1: Adopted Plans and Documents

This appendix outlines the existing plans and documents that are adopted by Crawley Borough Council to be considered as material planning considerations in development management decisions, and will continue to be employed until they are replaced by new documents. The existing Supplementary Planning Documents will be retained unless they have been identified for review and replacement in this, or a subsequent, LDS.

The Supplementary Planning Guidance Notes, Development Briefs, Development Principles Statements and Conservation Area Statements are set out in detail below in relation to their coverage and intended retention, review/ replacement, or deletion.

ADOPTED LOCAL PLAN DOCUMENTS

Title	Crawley 2030: Crawley Borough Local Plan
Role/Subject	Adopted Development Plan Document
Area Coverage	Borough
Consultation	Early Engagement (Reg. 18): Core Strategy Review Issues and Options: May 2009 Crawley 2029 Issues and Options: Jan ó

Title	Climate Change SPD and Energy Efficiency for Alterations and Extensions to Buildings Guidance Note
Role/Subject	Adopted Supplementary Planning Document & Companion Document
Area Coverage	Borough

DEVELOPMENT PRINCIPLES STATEMENTS

Title	Development Principles Statement for Thomas Bennett

Title	Conservation Area Statement for Crawley High Street
Role/Subject	A statement of theconservation policies for and guidance on acceptable development in the Crawley High Street Conservation Area, together with proposals for improvements to the area
Area Coverage	Crawley High Street Conservation Area
Consultation	Yes
Adoption/Approval	December 1998
To be replaced	To be reviewed and updated in 2026/27.

Title	Conservation Area Statement for Forestfield and Shrublands Conservation Area
Role/Subject	A statement of the conservation policies for and guidance on acceptable development in the Forestfields and Shrublands Conservation Area, together with proposals for improvements to the area

Appendix 3: Existing Evidence and Required Updates to Evidence Base Documents

Evidence	Current Status	Update
Wellbeing & Communities		
Character	Compact Residential Development Study (2023) Crawley Baseline Character Assessment (2009) Crawley Extensive Urban Survey (2008)	Area-Based Character Assessments to be prepared.
Landscape	High Weald AONB Management Plan 2019–2024 Built Up Area Boundary Review (2015) Crawley Landscape Character Assessment (2012)	
Heritage Update	Crawley Heritage Assets Review (Jan 2021) Sussex Gardens Trust Report (2013) Consultant Report (2010) Conservation Area Statements (various)	Conservation Area Boundary Review Heritage Assets Local List Conservation Area Statements (various under preparation)
Open Space, Sport and Recreation Study	Open Space, Sport and Recreation Study (Dec 2020) Indoor Sports Facilities Assessment (Jan 2021) Playing Pitch Strategy (March 2021) Crawley Local Football Facility Plan (2019)	Update of Playing Pitch Strategy Sports Data
Economic Growth & Social Mobility		
Economic Growth Assessment	Crawley Focused EGA Update (2022) Crawley Focused EGA Update (Sept 2020) Economic Growth Assessment jointly commissioned CBC/HDC/MSDC (Jan 2020)	
Employment Land Availability and Trajectory	Employment Land Trajectory 31 March 2023 Base Date (2024) Employment Land Availability Assessment 31 March Base Date (2024)	Updated In-House as required.
Manor Royal Economic Impact Study	Consultant Report (2018)	
Gatwick	Gatwick Airport Master Plan (2019) Gatwick Airport Surface Access Strategy (2018) Gatwick Airport SPD (2008) York Aviation Paper Safeguarded Land for Airport Parking (2023)	Ongoing joint working with WSCC, Gatwick authorities and GAL, particularly as part of DCO work.
Town Centre Retail and Leisure Town Centre Facilities	Nexus Technical Response to Matters, Issues and Questions (2023) Town Centre Vitality and Viability Survey (Jan 2021) Retail, Commercial Leisure and Town Centre Neighbourhood Needs Study: Final Report January 2020	Updated In-House Quarterly
Housing Delivery		
Housing Need	Standardised Methodology In-House (2023)	
Strategic Housing Market Assessment	SHMA jointly commissioned CBC/HDC: Final Report (November 2019)	

Evidence	Current Status	Update