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Executive Summary

This is the fifth Annual Monitoring Report (AMR) produced by Crawley Borough Council and covers the period from 1 April 2009 to 31 March 2010 (with an updated Housing Trajectory to December 2010 included for information). The AMR is a statutory requirement under the Planning and Compulsory Purchase Act 2004 and is a key component of the Local Development Framework (LDF). It sets out performance against the December 2008 Local Development Schemes (LDS) and against the Core Output National Indicators, Core Strategy and the Sustainability Appraisal Indicators. The report will reflect performance against the adopted West of Bewbush Joint Area Action Plan (JAAP). It also contains information on the extent to which the policies contained in the documents that form the LDF, including Local Plan saved policies, are being implemented.

The Crawley Borough Core Strategy 2008 policies together with those saved from the Local Plan 2000, are in force where they remain up to date and consistent with other plans and guidance. Over several years the Local Plan policies will be replaced or superseded by the Local Development Framework policies brought forward in the Core Strategy Review. Since the end of March 2008, the Council has been working towards bringing forward this review of the adopted Core Strategy.

LDS Implementation - Key Highlights

In summary, the key Local Development Scheme milestones met for the April 2009 – March 2010 period were:

Core Strategy:

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Figures from West Sussex Country Council, provided in Part 3 of the report, suggests that, compared to last year there has been an increase in the use of cars for lone transport as a mode of travel to work, coupled with a significant decrease in cycling to work. The Crawley Transport Strategy will need to look at ways to try and tackle these trends by improving public transport and increasing levels of walking and cycling, which also contribute to healthier lifestyles. Implementation of the Transport Strategy will have to be a joint venture with WSCC, as the highway authority, as well as key transport stakeholders/providers. Many transport projects are expected to form part of the Core

Part 1: Introduction/Structure of the report

Introduction

- 1.0 The Annual Monitoring Report (AMR) and is required by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004. The monitoring period of each AMR is from 1st April to 31st March of the following year. The report must be submitted to the Secretary of State no later than the end of December.

Contents and Structure of the Report

- 1.1 This report has been produced by the Forward Planning Department of Crawley Borough Council, in conformity with Section 35 of the Planning and Compulsory Purchase Act 2004 and reports on the 2009/10 monitoring year. The AMR aims to:
- a) provide a brief overview of the Borough's key characteristics;
 - b) explain the current planning policy framework for the Borough;
 - c) outline the progress made in the production and implementation of Local Development Framework documents against the schedule of work set out within the initial March 2007 Local Development Scheme, the subsequently adopted December 2008 Local Development Scheme and highlight the progress made since April 2010; and,
 - d) assess the effectiveness, relevance and consequences of planning

65 years is likely to rise over future years. These figures compare to South East figures of approximately 25% for those under 19 years and 16.36% for the over 65 year olds (Source: ONS, 2001).

- 1.7 Fundamental to the urban form of the town is the principle of a town centre offering leisure and shopping opportunities that is surrounded by a series of residential neighbourhoods, each with its own facilities within a neighbour parade and with separate industrial areas. The neighbourhoods are a key feature of the planning and development of Crawley and represent a sustainable form of development.
- 1.8 The Borough is predominately urban in character, although the town is

Part 2: Progress on Local Development Framework (LDF) & Local Development Scheme (LDS) Implementation

Introduction

- 2.1 The Local Development Framework (LDF) as a system of plan making was introduced through the 2004 Planning and Compulsory Purchase Act. The Local Development Framework is a folder of documents that sets out how the local area will change over the next few years. The Local Development Framework (LDF) is made up of a number of documents which will guide the development of the town up to 2026. These are:
- a Local Development Scheme (LDS);
 - Proposals Map;
 - Sustainability Assessment (SA);
 - Development Plan Documents (DPDs);
 - Supplementary Planning Documents (SPDs);
 - a Statement of Community Involvement (SCI)
 - an Annual Monitoring Report (AMR)
- 2.2 This part reviews the progress of the implementation of the Local Development Scheme (LDS) towards the LDF, with the progress made in 2009/10 measured against the December 2008 LDS. It is set out in four sections:
- what has been achieved up to April 2009
 - what has been achieved in the Monitoring Year 2009/10
 - the position as at December 2010
 - progress of LDF against LDS
- 2.3 The Forward Planning Team has focused its attention on the progress of the Core Strategy Review. A number of factors have influenced the progress of the review. The Government Office for the South East (GOSE) has been regularly updated on the progression of the Core Strategy Review. Currently significant factors influencing the production of the Core Strategy Review include;
- the delayed Secretary of State's decision on the North East Sector (from November 2009);
 - the uncertainty surrounding the South East Plan and regional planning; and
 - the change in Government and new legislation, especially the Decentralisation and Localism Bill 2010.
- 2.4 The Core Strategy Review is under way in terms of evidence base assembly. The first stage of consultation (Non Statutory Consultation) took place in May/June 2009, but the subsequent programme has been altered.
- 2.5 The continued delay to the North East Sector decision, recent and expected Coalition Government announcements and the uncertainty surrounding the status of the South East Plan have created an uncertain environment to progress the Core Strategy Review. However, a revised programme has been formulated, which anticipates adoption of the Core Strategy in 2013 and is conditional on further clarity regarding these uncertainties. The frontloading of the evidence base assembly continues.
- What has been achieved up to April 2009**
- 2.6 Supplementary Planning Documents adopted:
- Central Bewbush SPD (adopted January 2007) – setting out the regeneration proposals for Bewbush's Neighbourhood Centre;
 - Central Langley Green SPD (adopted January 2007) - setting out the regeneration proposals for Langley Green's Neighbourhood Centre;

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

Evidence Base

- LDF Diamond Economic Work – Study completed and was in part the catalyst for exploring a sub regional spatial and economic strategy.

What has been achieved during the Monitoring Year 2009-10

2.7 DPD produced:

- Joint Area Action Plan (JAAP) for the West of Bewbush was adopted in July 2009.

Supplementary Planning Documents:

- Town Centre Wide SPD – the document was adopted in September 2008 and then challenged through a Judicial Review. The document was subsequently adopted on 20 May 2009.

Evidence Based documents produced:

- 'At Crawley' 2009 Study
- Heritage Assessment characterisation (work by West Sussex County Council)
- Local/Sub regional Economic Assessment Employment Land Review (Part 1)
- Strategic Housing Market Assessment, May 2009
- In addition to the Corporate Heritage Strategy adopted in 2008, Baseline Character Assessment for Crawley was prepared by Edaw dated May 2009.

**Progress of LDF against LDS
Local Development Scheme**

- 2.10 The Council's Local Development Scheme (LDS), referred to as the Scheme, within this report, sets out the programme for the production of each of the Local Development Documents which will comprise the Local Development Framework. The gantt chart from the LDS adopted in December 2008 is included in Appendix B. This programme was subsequently reviewed by the Council's Local Development Framework Working Group at it's meeting on the 10 December 2009 and again in September 2010. The latest revised agreed programme which reflects the changed timetable for the completion of the remaining milestones for the adoption of the outstanding LDF documents is shown in Appendix C.

Core Strategy

- 2.11 The Council's Core Strategy and Local Development Framework Proposals Map were both adopted by the Council in November 2007. The Inspector's report,

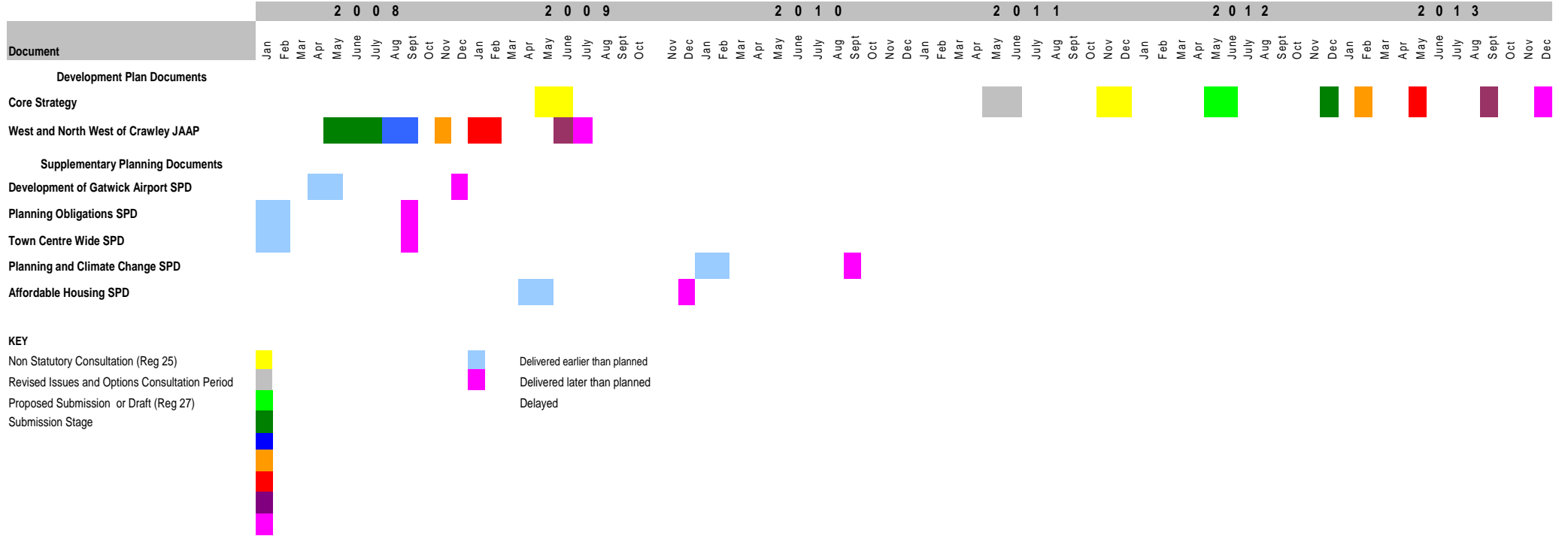
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Local Development Framework Programme 2009 – 2012

CRAWLEY BOROUGH COUNCIL'S LOCAL DEVELOPMENT SCHEME TIMETABLE CHART

Revised programme as of October 2010



2.29 The draft SHLAA is currently being prepared to support the Core Strategy Review as a key piece of evidence in demonstrating a 5 year supply of housing land. The draft will be published in tandem with the revised Issues and Options, with consultation on these documents anticipated for May/June 2011.

Part 3: Monitoring Policy Effectiveness

Introduction

- 3.1 Set out below is a summary of the Borough's performance against the Core output indicators specified by the Department of Communities and Local

3.6 **BD4: Total amount of floorspace for 'town centre uses'**

- H2(b): Net additional dwellings – for the reporting year
- H2(c): Net additional dwellings – in future years
- H2(d): Managed delivery target
- H3: New and converted dwellings – on previously developed land
- H4: Net additional pitches (Gypsy and Traveller)
- H5: Gross affordable housing completions
- H6: Housing Quality – Building for Life Assessments

3.13 Table 1 below provides a summary of indicators H2a – H2d and is based on the latest updated housing trajectory dated December 2010. A similar summary of the data is also provided in Appendix F, which reflects the trajectory for the monitoring period; that is up until 1 April 2010.

H1: Plan period and housing targets

3.14 This indicator identifies the housing requirement for the Local Authority and the origins of the requirement. The adopted Core Strategy was prepared to meet the adopted West Sussex Structure Plan requirement of 4500 homes between 2001 and 2016 (or 300 per year).

Summary data for indicator H1

	Start of plan period	End of Plan Period	Total Housing Requirement	Source of plan Target
H1 (a)	01/07/2001	31/03/2016	4500	West Sussex Structure Plan
H1 (b) (if required)	01/04/2006	31/03/2026	7500	South East Plan

3.15 The adopted 2008 Core Strategy refers to the West Sussex Structure Plan requirement of 4500 homes (300 per annum) and the Core Strategy review document is being developed to deal with the South East Plan requirement of 7500 homes (375 per annum) between 2006 and 2026.

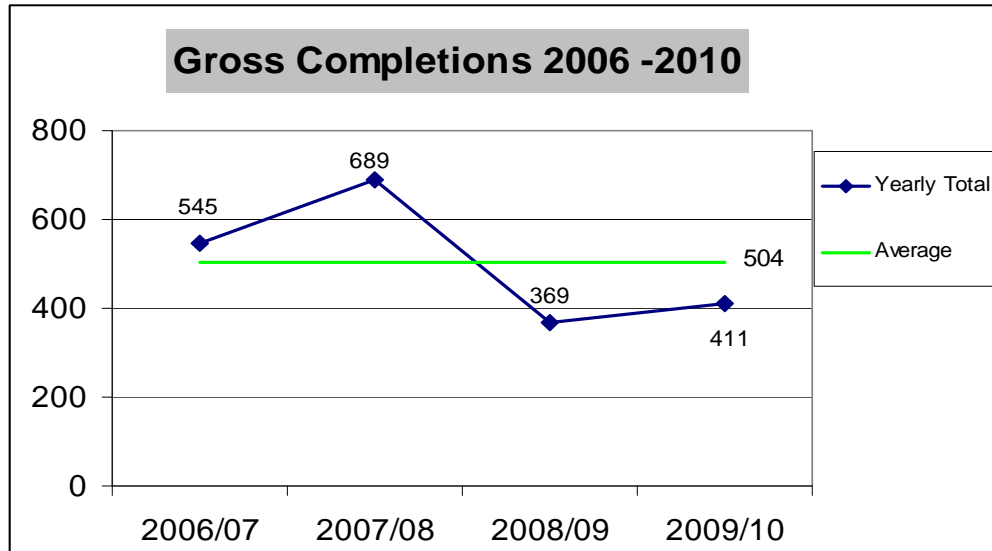
3.16 As a result of recent and expected changes in legislation this requirement will be reviewed as part of the Core Strategy review. In light of the new Decentralisation and Localism Bill, the Council will undertake a locally generated housing needs assessment to identify and establish its local requirements and future housing targets.

H2 (a): Net additional dwellings – previous years

3.17 Indicator H2a displays housing delivery since mid 2001, the starting point for the West Sussex Structure Plan requirement of 4500 dwellings between 2001 and 2016. During the 9-year period between mid 2001 and March 2010, 2645 (gross), 2480 (net) dwellings were completed against a requirement of 2450 dwellings resulting in over delivery of 30 dwellings. The annual breakdown of these figures is shown in the summary table below and within the housing trajectories in Appendix D.

3.18 A major source of housing land for the Borough is the North East Sector (NES) which has remained undeveloped but has a potential for delivery of a further 1,900 dwellings in the coming years. Following the inquiry held in June 2009 the Secretary of State published a minded to approve decision letter in November 2009. Representations were invited on a number of proposed planning conditions. However, the Council and Gatwick Airport Limited (GAL) identified what they believed to be an error in the Inspector's (and therefore the Secretary of State's) interpretation of the evidence. Subsequently, the Secretary of State changed the date for the publication of

the final decision, initially to the end of July and then to the end of October. More recently, however, the Secretary of State has indicated that no time-scale for the decision can be provided at this stage; and therefore, there remains uncertainty associated with the programme for the Core Strategy Review.



H2 (b): Net additional dwellings – for the reporting year

3.19 This indicator sets out the net completions for the 2009/10 monitoring year. In total 411 dwellings were developed with two demolitions resulting in a net total of 409 dwellings.

H2(c): Net additional dwellings – future years

3.20 This indicator shows the net additional housing development exp dAtcd over

Trajectory, housing delivery over the 15-year period between April 2010 and March 2025 is expected to total 1631 dwellings.

- 3.22 The adopted Core Strategy plans for the period up to 2016 and there are no sites identified beyond 2017/18. The identification of sites and supply of housing beyond 2016 will be addressed through the Core Strategy Review. In respect to the 5-year supply of developable sites, (between April 2011 and March 2016) net delivery is expected to be 936 dwellings against the West Sussex Structure Plan requirement for 1500 dwellings. It is noted that this figure reflects the updated trajectory and does not include the potential 1900 dwelling as part of the North East Sector and a further 218 at the former Southern Counties site both excluded as they are waiting for the Secretary of State's decision and judicial review respectively. A further 270 units may come forward as part of the former TSB seaboard site, which is still awaiting a planning decision in respect to the application for extension of the time limit

Table 1: Summary data for indicators H2a – H2d

Summary Data for Core Indicators H2a - H2d

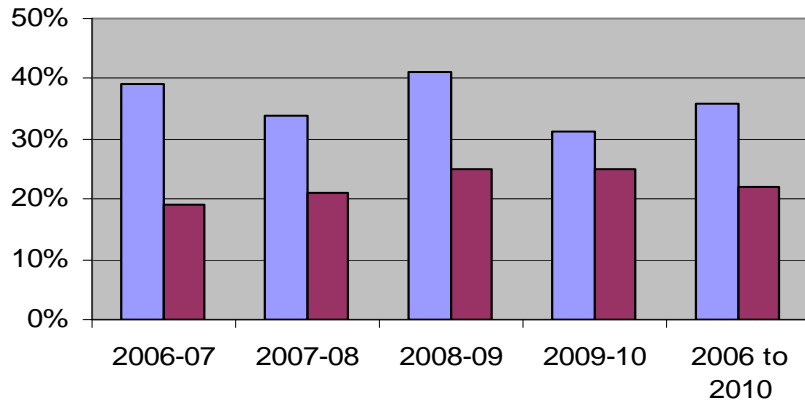
BASED ON UP DATED TRAJECTORY OF DECEMBER 2010

	Mid 2001/ Mid 2002	Mid 2002/ Mid 2003	Mid 2003/ 31/03/2004	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10 Reporting	2010/11 Current	2011/12 Year 1	2012/13 Year 2	2013/14 Year 3	2014/15 Year 4	2015/16 Year 5	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
H2a Net addition - previous years	20	70	103	175	188	468	679	368																	
H2b Net addition - reporting year									409																
a) Net additions										395	352	303	90	131	60	130	50	0	0	50	50	20	0	0	0
b) Hectares											5.69	5.91	0.81	0.17	0.00										
H2c (future years) c) Targets West Sussex Structure plan 2006-2016											300	300	300	300	300										
d) Targets South East Plan											375	375	375	375	375										
H2d West Sussex Structure Plan									347	337	325	319	324	441	750										
H2d South East Plan									352	349	345	345	348	370	391	425	457	508	581	678	803	793	1315	1973	3945
Total net Completions to end of reporting period									2480																
H2b - Net Additions projected for the 5 Year Period											936														

H3: New and converted dwellings – on previously developed land

- 3.26 This indicator shows the percentage of gross dwelling completions on previously developed land for the reporting year. In total 86.9% (357 of 411) of completions were developed on previously developed land. It should be noted that the classification of the dwellings completed during 2009/10 are based on the old

Provision of Affordable Housing as percentage of total housing provision year on year



CR/2009/0353/ARM Land At St Wilfrids Catholic School, Old Horsham Road, Southgate,	Reserved Matters Application for Major Residential	• Unsatisfactory FRA/FCA Submitted (Surface Water)	Application Approved following resolution of objection
CR/2009/0474/FUL Tilgate Park, Tilgate Drive	Other Major	• Unsatisfactory FRA/FCA Submitted	Application Approved following resolution of objection

E2: Change in areas of biodiversity importance

- 3.32 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. There were no new sites within the Borough during the reporting year.
- 3.33 In relation to Improved Local Biodiversity (National Indicator 197), Council reports again 58% being the proportion of Local Sites where positive conservation management has been or is being implemented.

Summary data for indicator E2

	Loss	Addition	Total
E2	0	0	0

Renewable energy generation

- 3.34 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. Data on the stalled capacity was not obtained for the reporting period however, the table below summarises 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

Summary of data existing renewable energy capacity

Indicator	2009/10
NI 185 – % of CO2 reduction from Local Authority operations	- 4.9%
NI 186 – Per capita reduction in CO2 emissions in the LA area	Only data for 08/09 is currently available. Figure for 2008 = 7.5 tonnes CO2 per person.
NI 188 – Planning to Adapt to climate change	LEVEL 1 The council has submitted the self assessment document to WSCC who will submit on behalf of all West Sussex councils to DECC (previously Defra). The assessment indicates that we remain on Level 1

Core Strategy Indicators

Introduction

- 3.35 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, then later revised in October 2008 and is currently under review.

Chapter 2 – Housing

- 3.36 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 annualised requirements was made, reducing the deficit to 220 by March 2010 and a surplus of 424 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 December 2010 housing trajectory in Appendix D.
- 3.37 Policy H4 deals with housing and seeks to ensure development is of an appropriate density (usually not below 30 dwellings per hectare) and H5 sets out a requirement for 40% affordable housing on sites of 15 dwellings or more. During the monitoring year there were four Section 106 agreements secured in respect to planning applications for 15 or more units which included the provision of affordable housing. One site providing 100%, two 40% and one provided 30% of the total number of units permitted.

Summary table - Chapter 2 Housing

Policy	Indicator	2009/10 data
Policy H1 – Housing Provision	Completion of 4,500 dwellings Cumulative residential completion rate since 2001 & 2006	<ul style="list-style-type: none"> • 2001 – 2010 = 2480 (net) (2071+ 409) • 2006 – 2010 = 1924 (net) (1515 + 409)
	Position above or below cumulative allocation for reporting year)	Based on the December 2010 trajectory: WSStructure Plan = -220 SE Plan = +424)

		for Secretary of State Decision
H3 - Use of previously developed land	Percentage of homes built on PDL. Target: 60% of new homes from 2006 to 2018	74.4 % for 2006-2010
H5 – Affordable housing	Cumulative net gain of affordable dwellings provided per annum 100% of all major housing schemes meeting 40% affordable housing requirement unless accepted as an exception under Policy H5.	725 dwellings total 596 (Mid 2006 to 31 Mar 09) + 129 (1 April 2009 to 31 Mar 10) Four Schemes: - 1 x 100% provision - 2 x 40% provision - 1 x 30% provision
H7 – Gypsies and Travellers	Number of pitches permitted/completed since 2001 Provision of site(s) to meet identified local need – provision by 2016	None

3.38 The Core Strategy sets a target of 60% of new homes to be built on previously developed land from 2006 to 2018. The figures below illustrate that this target has been achieved. The recent change in the definition in PDL is likely of course to have implications for achieving this target in future years as too will be the change in focus that may result from the localism agenda.

	Units on PDL	Gross Units Built
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Q7 – General Travel

The 'general travel' results are based on approximately 300 responses for each of the years 2006 to 2009.

	Walk 20 mins or more (3 or more times a week)	Cycle (3 or more times a week)	Bus / Coach (3 or more times a week)	Car / Van (3 or more times a week)	Motorcycle (3 or more times a week)	Taxi (3 or more times a week)	Train (3 or more times a week)
2009	41.3%	4.4%	12.0%	74.1%	1.2%	0.0%	4.8%
2008	44.6%	6.1%	11.9%	69.1%	0.8%	0.7%	5.2%
2007	36.2%	6.2%	10.6%	71.7%	0.6%	2.1%	3.9%
2006	41.3%	9.1%	11.2%	71.8%	1.2%	0.6%	5.4%

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).

**Car /
van**

Chapter 8 – Gatwick Airport

- 3.48 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. A Section 106 agreement has also been agreed. The legal agreement was revised and updated in December 2008 and the SPD on the 17 December 2008.

Chapter 8 - Gatwick Airport

Policy	Indicator	2009/10 data
Policy G2 – Safeguarded land	Number and type of permitted applications within Airport safeguarded area that prejudice future development	No applications permitted would prejudice the future development of airport

Chapter 9 – Manor Royal and County Oak

- 3.49 Manor Royal Business District is one of the biggest business parks in the south east. It covers an area of 240 hectares and is home to approximately 500 businesses and 30,000 jobs. It is one of Crawley's main commercial areas and a major contributor to West Sussex, the Gatwick Diamond and the wider south east economy. This chapter aims to facilitate the redevelopment and intensification of sites within Manor Royal and County Oak. On the 13th July 2010, together with the celebration of its 60th Anniversary, the Manor Royal Master Plan was launched. A copy of the publication. A Plan for Progress can be viewed on the council's website.

Chapter 10 - Land West and North West of Crawley

- 3.50 A Joint Area Action Plan for the Strategic Development Location West and North West of Crawley (known as West of Bewbush) was adopted on July 2009. Although the new neighbourhood will adjoin Crawley, much of the land falls within the administrative boundary of Horsham District Council. The JAAP was prepared jointly by Horsham District Council and Crawley. The West Sussex Structure Plan (2001) identified West and North West of Crawley to accommodate a new neighbourhood of 2,500 homes, supported by a range of facilities, services, employment opportunities and infrastructure.
- 3.51 The planning application for the new neighbourhood, (to be marketed by the developer as 'Kilnwood Vale') was submitted to Horsham District Council in July 2010 and has yet to be determined.

Chapter 11 – North East Sector

- 3.52 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

3.59 Council is also providing planning input into the regeneration of identified town centre sites. A feasibility study for redevelopment of the Broadway area, was completed in June 2010 and identifies significant viability gap for any development options, however development principles are being devised for a partial site redevelopment option. Detailed development principles and traffic issues for Station Site / gateway are continuing to be developed in consultation with stakeholders. Pre-application discussions have also been held on significant town centres sites including, Station Site, Telford Place, Sussex House and County Mall.

Chapter 15 - The Town Centre

Policy	Indicator	Target	2009/10 data
Policy TC1 – Town Centre North	Completion of Town Centre North scheme	By 2015	New Retail Capacity Study and Assessment of Viability and Deliverability of Town Centre North nearing completion (Dec 2010). These will provide updated evidence base and identify delivery mechanisms to progress a scheme. Ongoing discussions with key anchor store and developers.
Policy TC2 – Alternative Town Centre development opportunities	Number and type of mixed use schemes permitted within the identified strategic opportunities	Bring forward adopted SPD's for all relevant sites by 2015	<ul style="list-style-type: none"> • On going discussions with potential developers, HCA and landowners to bring forward development on Town Centre Opportunity Sites as identified in Town Centre Wide SPD. • Development Principles Statement for Traders Market approved in September 2010 • Viability Study of redevelopment options for Land West of Broadway completed in June 2010
Policy TC7 – Town Centre Strategy	–Development of an overall plan allowing for the co-ordinated development of the Town Centre and associated management issues		

- 3.62 Of the 10 allowed appeals there were few which had significant implications on specific policies. The majority of appeals related to relatively minor matters such as domestic applications, variations of conditions and works to trees subject to preservation orders or within conservation areas. Though interestingly, 5 of those allowed were retrospective applications.
- 3.63 An appeal decision of interest was that in respect to an outline application for residential development for 115 units in Ifield. One of the issues related to the provision of affordable housing. The Inspector in his decision acknowledged that the proposed minimum of 11 units would fall below the Council's 40% requirement as set out in policy H5 of the Council's Local Development Framework Core Strategy. However, he accepted that the present economic situation has reduced the likelihood of achieving a higher number than that proposed. The inspector concluded on this issue that despite the advantage of a windfall opportunity, the proposed development would be harmful to the Council's objectives of achieving an appropriate provision of affordable housing and would conflict with the development plan policies.

Local / Sustainability Assessment / Strategic Environmental Assessment Indicators

Introduction

- 3.64 The following sections presents monitoring data against the Sustainability Objectives set out in the Core Strategy Sustainability Appraisal / Strategic Environmental Assessment Report November 2007.
- 3.65 **SA Objective 1 – To make the most efficient use of land**
During the reporting year 62% of commercial floorspace and 86.9% of residential completions were completed on previously developed land. Whilst the percentage of residential developed on PDL is generally consistent with the previous year the percentage of commercial floorspace on PDL has significantly decreased from 95% reported for 2008/09.
- 3.66 In 2009/10 the average density for all completed developments, was 101.3 dwellings per hectare. Policy H4 of the Core Strategy aims to ensure efficient use of land and seeks residential proposals over 30 dwelling per hectare (dph). The policy also encourages higher densities in more sustainable locations. Whilst the average density achieved is significantly larger than 30 dph, a majority of the completed dwellings are indeed in highly sustainable location. A significant number (262 of the 411) of residential completions during the monitoring year were at the Fairview site on the former leisure centre in Three Bridges. A further 55 units were completed at the highly sustainable site within the town centre at the Junction of Pegler Way and Ifield Road.

SA Objective 1

Indicator	2009/10
% Residential development completed on PDL	86.9% (357 of 411)
% Commercial floorspace completed on PDL	62% (10350m ² of 16650m ²)
Average density of new residential development (10+ unit sites)	109.6 dwgs/ha
Average density of new residential development (up to 9 unit sites)	51.7 dwgs/ha

Dwellings per Hectare (gross)	Dwellings	Hectares	Average Density	% of completions
Summary for 0 to 30 dph (3 detail records)	4	0.26	15.4	1.00%
Summary for 30 to 50 dph (3 detail records)	8	0.17	47.1	1.90%
Summary for 50dph plus (13 detail records)	399	3.63	110.1	97.10%

SA Objective 5 – To maintain and enhance the vitality and viability of the town centre;

- 3.73 During the reporting year, the indicators show that there were 65 residential units completed within the Town Centre. The Council's Town Centre Wide Strategy and supplementary planning documents have been written / adopted and work has continued on the Town Centre North Scheme.

SA Objective 5

Indicator	2009/10 data
Level of retail floorspace lost to other uses	270m ² - 28-32 the Broadway, Northgate – change of use to A2 or A3
Number of residential units built in the town centre	Total 65 Units - 55 Units were completed on land at the Junction of Pegler Way and Ifield Road, West Green - 10 Units at 1a-3a High Street

SA Objective 6 – To provide the necessary housing, facilities and infrastructure to enable and maintain the balanced growth of Crawley

- 3.74 During 2009/10, the provision of commercial floorspace only just surpassed the provision of residential floorspace when compared to Structure Plan requirements. The level of floorspace vacancy stood at approximately 17.5%, which is only a slight decrease from the previous year's value of 17.7%.

SA Objective 6

Indicator	2009/10 data
% of total housing provision (Structure Plan) to employment provision	55% (2480/4500) of residential requirement compared to 58% (163,704m ² / 280,000 m ²) of commercial requirement
Level of commercial floorspace vacancy	17.5% (534 separately assessed vacant commercial premises out of 3057 rated properties)

SA Objective 7 – To improve services, health, recreation and leisure facilities

- 3.75 In comparison to 2008/09 year, the amount of money collected from S106 agreements during this reporting year for recreation and leisure has increase. From just over £1 million collected from S106 Obligations, a total of £194,584.00 has been secured in respect to open space and a further £19,037 for library services.
- 3.76 During the course of 2009/10, a total of £454,596 of S106 monies was spent on infrastructure projects. Of this total, £420,845 was spent on transport projects; including the provision of the Northgate Avenue cycle lane and £33,751 on open space projects including the Northgate play area and Grattons Park youth area.

SA Objective 7

Indicator	2009/10 data
Amount of money secured from section 106 agreements for improved leisure and recreational facilities (Open Space)	£194,584 (open space) £19,037 (library)

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

- 3.77 The indicators for this objective are obtained principally via resident surveys. The last survey carried out by the council was the ‘The Place Survey’ during the autumn/winter of 2008. Although these indicators are slightly subjective, there are useful guides on how the residents of the Borough perceive the place in which they live. If given the current economic and political climate, residents surveys are curtailed or stopped although then other potential indicators will be considered. The new localism agenda may also provide other possible measures and means to help monitor the successful implementation of this objective.
- 3.78 The Council’s Residential Street Scene and Parking Improvement Programme aims to improve the environment in which people live within the Borough. The programme has had a number of successful projects completed and positive responses from residents.

SA Objective 9 – To enhance the value of the Borough’s natural and built assets through education, interpretation and improved access

- 3.79 A total of £194,584 for open space was received during the reporting year and £33,752 of S106 monies were spent on open space projects during the same period. Through the Council annual report for section 106 agreements, details of income and expenditure will now be reported.

SA Objective 9

Indicator	2009/10 data
S106 contributions secured for public art	Nil
S106 contributions secured for library / education facilities per annum	£181,589
S106 contributions (open space) secured for improved leisure / recreational facilities	£194,584

SA Objective 10 - To protect and conserve the cultural heritage and important green spaces within the Borough

- 3.80 This objective seeks the preservation of the cultural and green spaces that are important to the history and appearance of the town. As part of the Core Strategy review, the Council has now commissioned heritage review work to look at the Conservation Areas of the town and the findings of this work will be report in future reports. During the monitoring year no new conservation areas were designated.
- 3.81 Council has also reviewed its list of locally listed buildings and adopted a revised list on the 10 November 2010. Crawley Borough council also resolved to make submission to English Heritage for consideration for full statutory listing of two buildings, Goffs Park House, Southgate (which was owned by the Council) and the Cottage in the Wood, Pound Hill North (which was privately owned).
- 3.82 Work is being undertaken to prepare a Landscape Character Assessment which will be published along side the Issues and Options consultation expected next year.

SA Objective 10

Indicator	2009/10 data
Number of Conservation Area Consents granted as part of re-development proposal	Two applications were granted permission
Number of Listed Buildings /archaeological sites lost or damaged as a result of development	None

(1) also noted that a review of the major planned developments for the Crawley area highlighted a number of sites with potential for air quality impacts. As a result additional diffusion tube monitoring to measure nitrogen dioxide concentrations at new residential sites at Peglar Way and Brighton Road were added in April 2010.

- 3.87 The Council has identified at least 14 new or potential developments which may impact on air quality or have an accumulated affect on air quality in the local area. These sites will be taken into consideration in the next Updating and Screening Assessment scheduled for 2012.
- 3.88 Adopting local planning policies is seen as the best way to address the cumulative impacts of developments especially where a number are planned for an area. The feasibility of introducing an Air Quality Supplementary Planning Document for Crawley is currently being considered.
- 3.89 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.

SA Objective 14

Indicator	2009/10 data
Number of properties in air quality management action area	None
Air quality monitoring results	None of the monitored pollutants exceeded the Air Quality Standards set by the European Union.

SA Objective 15 - To promote development, which improves energy efficiency and promotes sustainable design

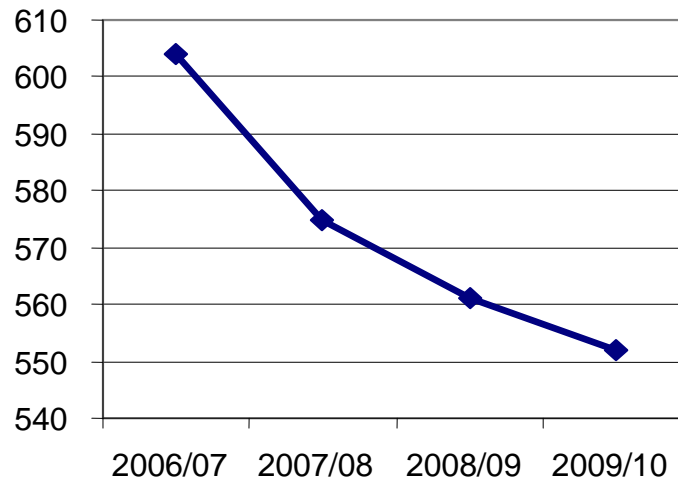
- 3.90 A method and source for monitoring this data has yet to be established and as such no data on the number of developments meeting BREEAM standards was available for the reporting year.

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

- 3.91 The household waste produced per household within the Borough stands at 552 kg/household, down from last year's value of 561 kg/household. The residential waste produced has fallen for the fifth year in a row. A good result also in respect to the level of household recycling which has steadily increased over the last four years. For the monitoring year 29.01% was recycled up from the previ thrlyear.

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**Residual Household Waste –
kg per household**



SA Objective 17 – To reduce car journeys and promote sustainable / alternative methods of transport

- 3.92 The table below shows the length of cycle paths as 21.5 km of dedicated pathway. Work will continue to identify additional suitable locations for new cycle paths.
- 3.93 A significant amount of monies was collected through S106 agreements during the monitoring year and at the same time during the course of 2009/10 a total of £420,845 was spent on transport projects. These projects included, traffic calming, works to cycle lane and provision of cycle parking at Crawley train station.

SA Objective 17

Indicator	2009/10 data
Section 106 monies secured for transport improvements	£399,195
Section 106 monies spend for transport improvements	£420,845
Length of cycle lanes and paths	21.5 km

Part 4: Conclusions and recommendations

Introduction

- 4.1 The Forward Planning Team remains focused on the progress of the Core Strategy Review and assembling the evidence base. A number of factors have influenced the progress of the review. The Government Office for the South East (GOSE) has been regularly updated on the progression of the Core Strategy Review. Currently significant factors influencing the production of the Core Strategy Review include;
- the delayed Secretary of State's decision on the North East Sector (from November 2009);
 - the uncertainty surrounding the South East Plan and regional planning; and
 - the change in Government and new legislation, especially the Decentralisation and Localism Bill 2010.
- 4.2 The continued delay to the North East Sector decision, recent and expected Coalition Government announcements and the uncertainty surrounding the status of the South East Plan have created an uncertain environment to progress the Core Strategy Review. However, a revised programme (as reflected in the report and appendix) has been formulated, which anticipates adoption of the Core Strategy in 2013 and is conditional on further clarity regarding these uncertainties. The frontloading of the evidence base assembly continues.

Housing

- 4.3 The indicators show that Crawley Borough has exceeded its housing targets and provided a considerable amount of affordable housing. Although it is likely that housing delivery over the coming years will be slower, it should be noted that the latest trajectory (December 2010) provided have excluded a number of sites that are awaiting final decision by the Secretary of State or the Courts in respect to planning permission. The delivery of these sites will contribute significantly towards the housing provision for future years, particularly the North East Sector.
- 4.4 An increase in the number of persons on the housing register coupled with a continued slow down in the level of housing provision are likely to remain one of the challenges to be resolved through the Core Strategy review process.

Economy

- 4.5 Following the adoption of the Town Centre North SPD on 29th January 2009, progress on the scheme itself slowed due to the economic downturn, however, recently the Council is stepping up its review of the regning thespn8u hou slo with a 0 101

Appendix A

Saved Planning Policies from Local Plan 2000

Appendix A

Local Plan (2000): Saved Policies

Policy Number	Policy Title/Purpose
GD1	The Normal Requirements of All Development
GD2	Development & its Setting
GD3	Operational Requirements for a Site

Appendix C

APPENDIX C

Core Strategy Review Programme – October 2010

Milestone	LDS Programme
<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>26th February 2009</i>
<i>Non Statutory Consultation Document Cabinet</i>	<i>25th March 2009</i>

Appendix D

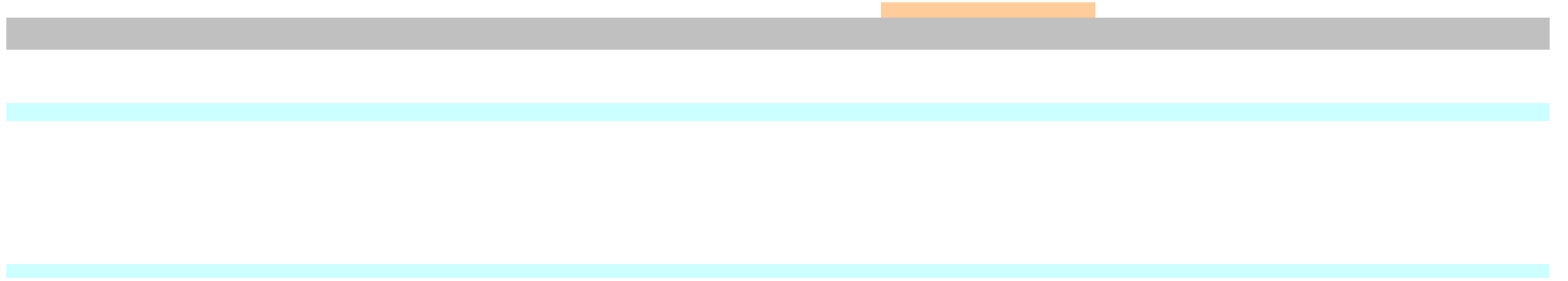
Crawley Borough Housing Trajectory – Updated December 2010

Against West Sussex Structure Plan

&

South East Plan

Requirements

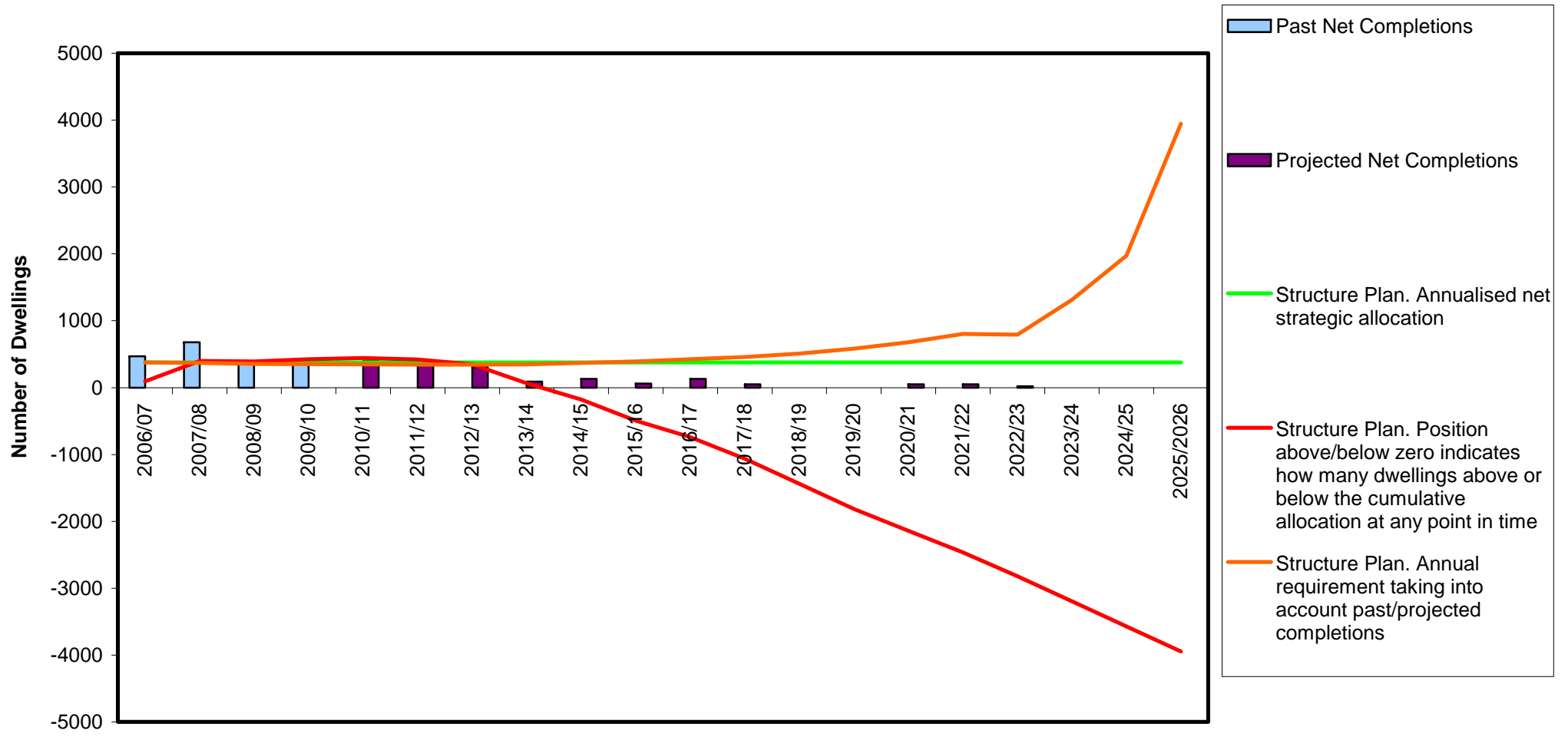


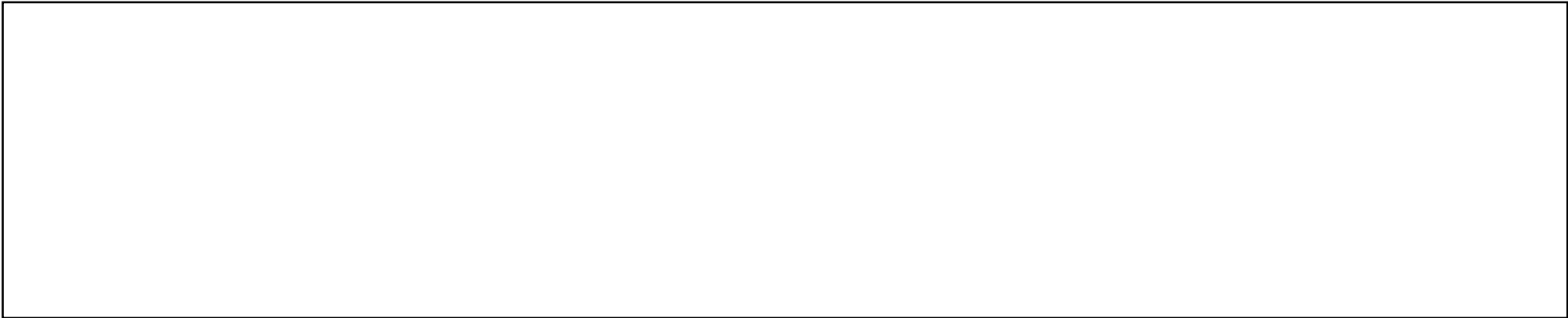
Crawley Borough Housing Trajectory Against South East Plan Requirements (2006 - 2026)

Indicative Housing Trajectory for the 2010 - 2026 period - Updated 17 December 2010

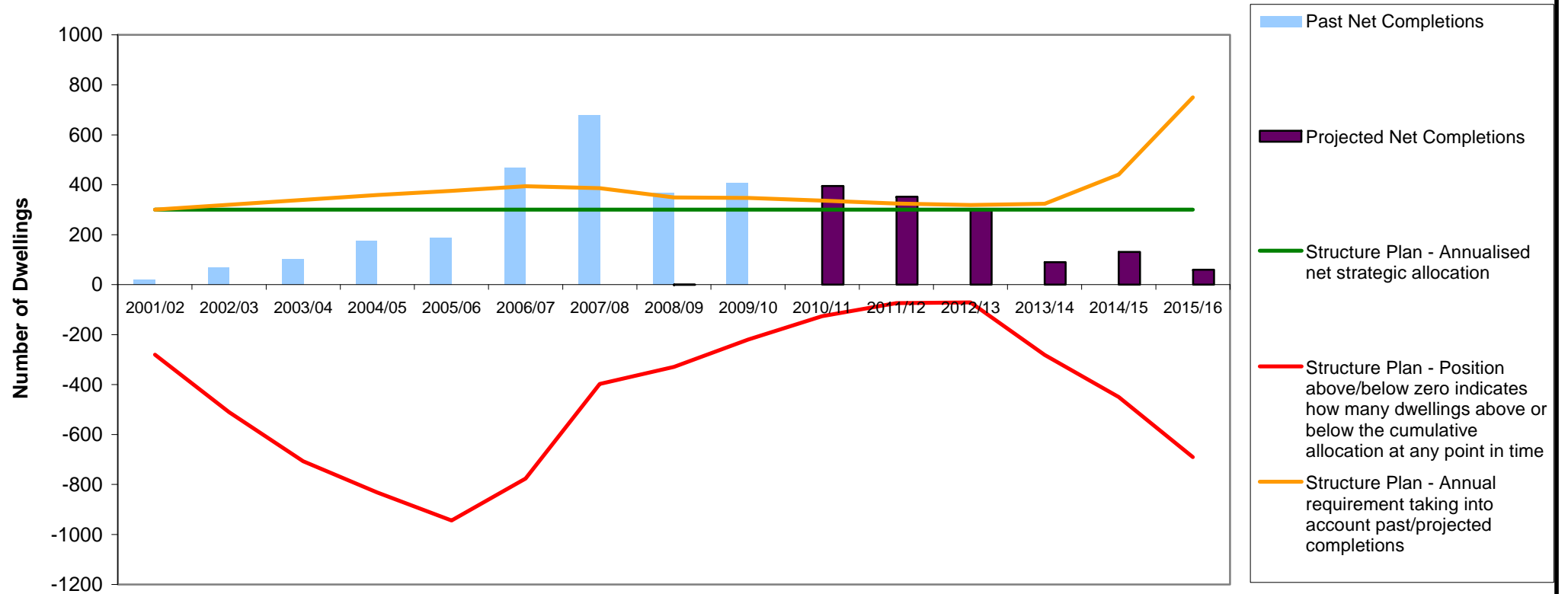


Crawley Borough Council Housing Trajectory (2006 - 2026) - December 2010 Trajectory





Crawley Borough Council Housing Trajectory (Structure Plan 2001- 2016) - December 2010 figures



Appendix E

Crawley Borough Housing Trajectory – Monitoring Period 2009/10

Against West Sussex Structure Plan

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South East Plan

Requirements

PA number	Site Address	Neighbourhood	Issue Date	Lapses	Approved	Losses	Net	Completed	Total Outstanding Commit	Hectares	PDL / Greenfield as of 9 June 2010	Current					2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
												1	2	3	4	5													
CR/2009/0325/FUL	Denroyd & Thornedale	Three Bridges	19/10/2009	19/10/2012	12	2	10		12	0.180	G'field		12																
CR/2009/0270/FUL	Deerswood Upper School Site	Ifield	24/11/2009	24/11/2012	21	0	21		21	0.300	PDL			21															
CR/2009/0606/OUT	Little Paddocks & Woodhall	Ifield	22/03/2010	22/03/2013	27	0	27		27	0.900	PDL				13	14													
CR/2006/0053/OUT CR/2009/0234/ARM	Oaktree Cottage Crow Cm & Caxtons, Church Rd	Furace Green	08/07/2009	05/01/2012	10	0	10		10	0.300	G'field	5	5																
CR/2009/0353/ARM CR/2006/0450/OUT	St Wilfrids Catholic School, Old Horsham Road	Southgate	20/10/2009	20/10/2011	69	1	68		69	2.000	PDL	25	25	19															
CR/2009/0542/FUL	Rushetts Place	Langley Green	03/02/2010	03/02/2013	16	0	16		16	0.140	G'field		16																
CR/2009/0368/OUT	5-7 Brighton Road (Bank Terrace garage)	Southgate	16/11/2009	16/11/2012	48	0	48		48	0.390	PDL			5	22	21													
CR/2009/0093/FUL	Land at Langley Walk (6 part of 12 units of CR/2008/0411 site)	Langley Green	28/07/2009	28/07/2012	6	0	6		6		G'field	6																	
					209	3	206	0	209	4.210		36	58	58	36	21	0	0	0	0	0	0	0	0	0	0	0	0	
CR/2008/0411/FUL	Langley Walk (12 units but 6 part of CR/2009/0093/FUL site)	Langley Green	23/09/2008	23/09/2011	6	0	6		6	0.420	G'field		6																
CR/2008/0627/FUL	Barley House, Brighton Road	Southgate	12/01/2009	12/01/2012	52	0	52		52	0.330	PDL	52																	
CR/2008/0018/FUL	Oak Tree Filling Station, 114 London Road	Northgate	03/04/2008	03/04/2011	14	0	14		14	0.17	PDL		14																
CR/2007/0316/FUL	60 Horsham Road	Southgate	29/08/2007	29/08/2010	10	0	10		10	0.13	G'field			10															
CR/2008/0285/FUL	62 Brighton Road	Southgate	04/11/2008	04/11/2011	10	1	9		10	0.11	G'field			10															
CR/2005/0160/FUL	29-33 Tinsley Lane	Three Bridges	08/08/2005	08/08/2010	14	3	11		14	0.34	G'field					14													
CR/2006/0556/FUL	100-104 Three Bridges Road	Three Bridges	01/10/2007	01/10/2010	13	1	12		13	0.28	G'field		13																

Crawley Borough Housing Trajectory Against SEPlan Requirements (2006 - 2026)
Indicative Housing Trajectory for the 2010 - 2026 period As at 1 April 2010

Includes, 09/10 completions

Category Aa - Large Sites Granted PP 2009/10

Category Ab - Large sites Granted PP upto 31 March 10 (extent)

Category B - Adopted Core Strategy Allocations

Category C - Small sites of 1-5

	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	2025/2026
Aa. Sites with Planning Permission					36	58	58	36	21	0	0	0	0	0	0	0	0	0	0	0
Ab. Sites with Planning Permission					76	45	66	47	284	0	0	0	0	0	0	0	0	0	0	0
B. Core Strategy Strategic Allocations					283	98	0	187	198	128	50	50	0	0	0	0	100	100	100	100
C. Small Sites					15	11	9	6	4	0	0	0	0	0	0	0	0	0	0	0
Total Past Completions	545	689	369	411																
Total Projected Completions					410	212	133	276	507	128	50	50	0	0	0	0	100	100	100	100
Estimated Losses	77	10	1	2	1	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Past Net Completions	468	679	368	409																
Projected Net Completions					409	209	129	276	507	128	50	50	0	0	0	0	100	100	100	100
Cumulative Net Completions	468	1147	1515	1924	2333	2542	2671	2947	3454	3582	3632	3682	3682	3682	3682	3782	3882	3982	4082	
Structure Plan. Annualised net strategic allocation	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
Structure Plan. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time	93	397	390	424	458	292	46	-53	79	-168	-493	-818	-1193	-1568	-1943	-2318	-2593	-2868	-3143	-3418
Structure Plan. Annual requirement taking into account past/projected completions	375	370	353	352	349	344	354	371	379	368	392	430	477	545	636	764	764	1239	1809	3518

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

Indicative Housing Trajectory for the 2010 - 2026 period

Monitoring Year 09/10

Includes, 09/10 completions

Category A - Large Sites Granted PP 09/10

Category B - Large sites Granted PP upto 31 March 10

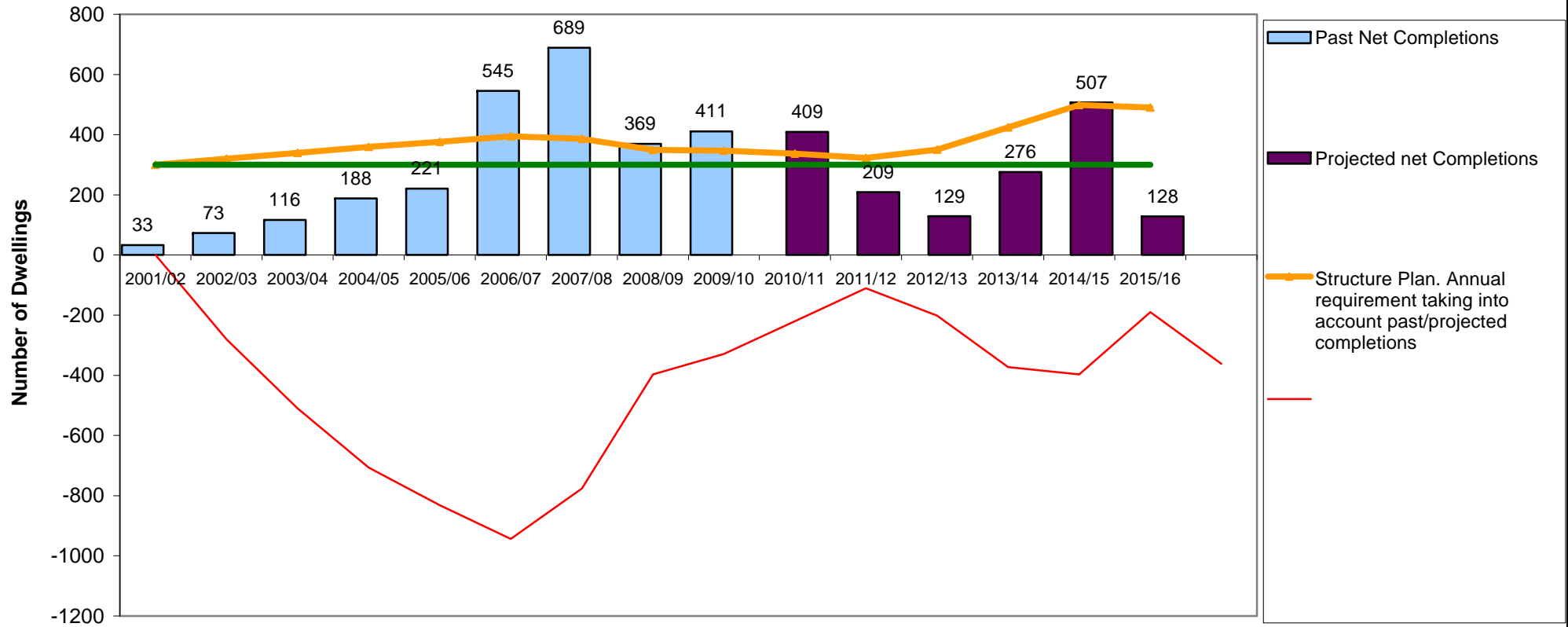
Category C - Adopted Core Strategy Allocations

Category D - Potential New CS Allocations

Category E - Small sites of 1-5

	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
A. Sites with Planning Permission 09-10										36	58	58	36	21	0
B. Sites with Planning Permission to 31-10										76	45	66	47	284	0
C. Core Strategy Strategic Allocations										283	98	0	187	198	128
E. Small Sites										15	11	9	6	4	0
Total Past Completions	33	73	116	188	221	545	689	369	411						
Total Projected Completions										410	212	133	276	507	128
Estimated Losses	13	3	13	13	33	77	10	1	2	1	3	4	0	0	0
Past Net Completions	20	70	103	175	188	468	679	368	409						
Projected Net Completions										409	209	129	276	507	128
Cumulative Net Completions	20	90	193	368	556	1024	1703	2071	2480						

Crawley Borough Council Housing Trajectory 2009/10 (Structure Plan 2001- 2016)



Appendix F

Summary Data for Core Indicators H2a – H2d in respect of 2009/10 Monitoring Year Trajectory as of 1 April 2010

Summary Data for Core Indicators H2a - H2d

BASED ON MONITORING YEAR 2009/10 - 1 April 2010 Trajectory

		Mid 2001/ Mid 2002	Mid 2002/ Mid 2003	Mid 2003/ 31/03/2004	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10 Reporting	2010/11 Current	2011/12 Year 1	2012/13 Year 2	2013/14 Year 3	2014/15 Year 4	2015/16 Year 5	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
H2a	Net addition - previous years	20	70	103	175	188	468	679	368																	
H2b	Net addition - reporting year									409																
H2c (future years)	a) Net additions									409	209	129	276	507	128	50	50	0	0	0	0	100	100	100	100	
	b) Hectares										2.96	1.88	2.80	3.38	0.00											
	c) Targets West Sussex Structure plan 2006-2016										300	300	300	300	300											
	d) Targets South East Plan										375	375	375	375	375											
H2d	West Sussex Structure Plan									347	337	322	351	425	499	491										
H2d	South East Plan									352	349	344	354	371	379	368	392	430	477	545	636	764	764	1239	1809	3518
Total net Completions to end of reporting period		2480																								
H2b - Net Additions projected for the 5 Year Period												1249														