

Crawley Borough Council

**Report to Cabinet
23 March 2016**

Draft Crawley Place Plan



Report of Head of Economic and Environmental Services, **PES/202**

1. Purpose

- 1.1 To provide Members with an overview of the draft Crawley Place Plan (Appendix A), prepared jointly with West Sussex County Council, which identifies future opportunities and priority interventions required to stimulate sustainable economic growth in Crawley.

2. Recommendations

- 2.1 The Cabinet is recommended to:
 - a) Endorse the draft Crawley Place Plan
 - b) To delegate authority to the Head of Economic and Environmental Services in consultation with the Cabinet Member for Planning and Economic Development to agree minor editorial changes.

3. Reasons for the Recommendations

- 3.1 Member endorsement is required for the draft Place Plan, which identifies priorities to support future delivery of growth in Crawley (jobs, homes and employment space etc). These priorities will feed into the West Sussex County Council Growth Plan, and the Plan will support future investment decisions made by the County Council.

4. Background

- 4.1 To maximise the value of investment in West Sussex the County Council is working with partners to develop Place Plans for each District and Borough and an overall Growth Plan for West Sussex.
- 4.2 The Crawley Place Plan will identify relevant opportunities to support and facilitate sustainable growth and therefore priorities for future investment.
- 4.3 An All Members' Seminar was held last autumn in Crawley ahead of the development of the draft Crawley Place Plan to ensure Member input at an early stage to help shape the priorities.

5. Description of Issue to be resolved

- 5.1 It is intended that the Crawley Place Plan will outline investment priorities to deliver higher Gross Value Added, jobs, homes and employment space and will:

- Build on a clear understanding of current and future demographics
- Support implementation of planned growth and identify further priority interventions to unlock sustainable economic growth.
- Ensure co-operation with local stakeholders and their engagement in the development of proposals
- Identify key infrastructure development requirements
- Identify planned and potential investment opportunities
- Provide justification for the development of project specific business cases, which will seek to unlock funding resources from the County Council and others (e.g. Coast to Capital Local Enterprise Partnership).

6. Information & Analysis Supporting Recommendation

- 6.1 The draft Place Plan Executive Summary emphasises that Crawley is a bustling modern town and the major economic force in West Sussex as well as the Gatwick Diamond. It benefits from excellent transport links and being home to Gatwick Airport, Manor Royal Business District and companies of all sizes.
- 6.2 Despite having just two per cent of the West Sussex land mass, Crawley contributes 25 per cent of its economic output – it is superbly placed to sustain high value economic growth. With 89,000 jobs and growing, Crawley has the third highest job density in the country outside Central London.
- 6.3 The draft Place Plan for Crawley (Appendix A) focuses on Crawley Town Centre, the Manor Royal business district Gatwick Airport and Crawley’s neighbourhoods as “key places” and priorities for future investment to unlock sustainable employment and residential growth. It states that the Crawley Growth offer revolves principally around:
- i. The development of over 1,550 new homes and 11 hectares of commercial floor space in the Town centre, generating at least 2,100 jobs (driven by the Borough’s Town Centre Regeneration programme).
 - ii. The development and intensification of commercial floor space at Manor Royal, one of the biggest business districts in the country, with the potential to generate over 5,000 additional jobs.
 - iii. The delivery of major strategic development sites at Forge Wood and also Kilnwood Vale (just outside the Borough) - together a total of 4,400 homes.
 - iv. The creation of new Crawley neighbourhoods at Forge Wood and in the town centre.
- 6.4 The above indicates the fantastic growth opportunity in Crawley. The Place Plan highlights that Crawley is the largest economic driver in the northern West Sussex sub-region and also the largest economic area of the Gatwick Diamond providing a significant proportion of the total commercial floorspace and jobs in the area.
- 6.5 Employment levels are high in Crawley, however approximately 30,000 of those in employment in the Borough commute in from elsewhere. While Crawley boasts average employee salaries that are among the highest in the Gatwick Diamond, a number of residents are employed in low skills industries. More sustained action and co-operation is required to assist residents to gain access to the better quality jobs in Crawley. This is why the Place Plan includes a specific priority on skills and employment, which mirrors the Borough’s Employment and Skills Plan.
- 6.6 West Sussex County Council have identified that the County requires significant investment in new infrastructure to facilitate and stimulate sustainable growth. This is particularly important for Crawley in view of its role as the primary driver of

business growth. This is why the Place Plan includes infrastructure development as a priority to ensure:

- i. Improved connectivity between key sites in the Borough;
- ii. Reductions in congestion and removal of bottlenecks
- iii. Facilities, amenities and services have sufficient future capacity in line with population growth.
- iv. Digital connectivity is further strengthened to support business growth and sustainable living.

7. Implications

- 7.1 Neither the Crawley Place Plan nor the West Sussex Growth Plan will have status as a statutory planning document. However both will support implementation of the Borough's statutory Local Plan and related policies and programmes, including the Crawley Town Centre Regeneration programme and Crawley's Employment and Skills Plan.
- 7.2 The priorities identified within the Crawley Place Plan will be taken into account by the County Council along with the emerging West Sussex Growth Plan to direct and support future investment decisions made by County.
- 7.3 There are no direct financial or legal implications associated with this report or with the Crawley Place Plan.

8. Consultation

- 8.1 The West Sussex Growth Plan is being prepared with the engagement of Members from Districts and Boroughs across the County, including an all Member workshop held in Crawley in October 2015.
- 8.2 The Head of Economic and Environmental Services has been consulted during the preparation of the Crawley Place Plan.

9. Equality Implications

- 9.1 There are no equalities implications.

10. Background Papers

None

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CRAWLEY PLACE PLAN - EXECUTIVE SUMMARY

Crawley is a bustling modern town and the major economic force in West Sussex as well as the Gatwick Diamond. It benefits from excellent transport links and is home to Gatwick Airport, Manor Royal Business District and companies of all sizes.

Despite having just two per cent of the West Sussex land mass, Crawley contributes 25 per cent of its economic output – it is superbly placed to sustain high value economic growth. With 89,000 jobs and growing, Crawley has the third highest job density in the country outside Central London.

Crawley is at the heart of the Gatwick Diamond and a huge focal point for economic growth with over 3000 active businesses. Crawley benefits from Gatwick Airport, the world's busiest single runway airport, which hosts up to 40 million passengers per year and from Manor Royal, the South East's premier business park, which employs 30,000 people across 240 hectares.

Crawley is held in high regard with an economic scorecard rating of 'A' on economic performance, human resources, connectivity, environment and infrastructure (Business Location Index 2012)

Crawley is changing on a growth trajectory:

- Crawley Town Centre is changing with the Borough Council driving a programme of town centre regeneration, including high quality public realm improvements. The town centre will need to grow in a balanced and sustainable way, unlocking employment growth as well as residential growth, if it is to fulfil the ambition of it becoming a dynamic business growth hub with a bold and vibrant community heart for Crawley and the Gatwick Diamond.
- Manor Royal is the biggest business park in the Gatwick Diamond area employing over 30,000 people with over 550 businesses. There is superb potential for greater intensification of higher value employment uses, maximising Manor Royal's contribution to GVA and jobs growth. There is excellent potential for increasing numbers of Crawley's residents to benefit via the Borough's Employment and Skills Plan.
- Gatwick Airport has expanded and will expand further – 21,000 people are employed in direct on-Airport jobs and a further 10,000 through airport related activities. The Airport is already serving 40 million passengers per year (mppa) with an expectation that this will increase to 45mppa. "Landside", the airport has fantastic potential to unlock employment space, business and jobs growth, boosting local GVA.
- Leisure facilities will need to continue to grow to support future needs, including the Borough's key assets, such as: K2 – the regional sports centre of excellence and Tilgate Park – a major visitor attraction.
- New housing developments totalling 7,600 new homes within and immediately west of the town.

The Crawley Growth offer includes:

- The development of over 1,550 new homes and 11 hectares of commercial floor-space in the Town Centre generating at least 2,100 new jobs.
- The development and intensification of commercial floor-space, with the potential to generate over 5,000 new jobs, at Manor Royal Business District.
- Increased passenger throughput at Gatwick Airport from 40mppa to 45mpppa with an opportunity to increase customer and employee spend in the local economy and the value and volume of employment within the Airport boundaries (provided this is consistent with Local Plan policy GAT4).
- The delivery of strategic development sites at Kilnwood Vale and Forge Wood (4,400 new homes).

To deliver and enable the Crawley Growth offer and ensure its sustainability, infrastructure improvements will be critical.

This Place Plan considers the forecast demographic changes, potential private sector investment opportunities, the Local Plan, wider Local Authority service strategies and Local Growth funding opportunities to develop priorities that can bring forward significant and sustainable economic growth in Crawley.

Section 1: The Place

Crawley is situated in the north eastern part of the county of West Sussex. Horsham district abuts the town on the western side, Mid Sussex district is to the south and east. The county of Surrey lies to the north of the borough beyond Gatwick Airport.

Crawley borough covers 4,497 hectares. Its administrative boundaries are drawn tightly around the urban area itself, with very little land falling outside of the built up area. This is particularly the case to the west of the urban area, although this location offers some of Crawley's greatest access to the open countryside beyond. The M23 motorway forms the borough boundary to the east. To the south, beyond the dual carriageway, lies an Area of Outstanding Natural Beauty-The High Weald. Gatwick Airport is located within the borough to the north of the town – the land between the town and the airport is required to be safeguarded for a potential second runway.

Migration patterns show a strong relationship between Crawley and the neighbouring areas of Mid Sussex, Horsham and Reigate and Banstead, as well as areas further south such as Arun, Worthing, and Brighton and Hove. Similarly, commuting patterns provide an indication of the role Crawley plays across this wider area in providing employment for significant numbers of people, including those from Brighton and Hove, Chichester and Eastbourne to the south, and from residents located within the Surrey authorities to the north, in particular, Reigate and Banstead and Croydon.

Gatwick Diamond

Reflecting Crawley's inter-relationship with its neighbours, links have been formed, both at a local authority and at business level, across an identified functional sub-region known as the Gatwick Diamond. Crawley is one of 7 Local Authority areas forming the Gatwick Diamond along with Epsom and Ewell, Horsham, Mid Sussex, Mole Valley, Reigate & Banstead and Tandridge. The Diamond extends over a range of towns and villages, set in attractive countryside, stretching from the southern edge of London to the northern boundaries of Brighton and Hove, and forming the central element of the Coast to Capital Local Enterprise Partnership (LEP) area.

Much of Crawley's development opportunities and pressures are determined by its role within the Gatwick Diamond and the wider economic sub-region. With Gatwick Airport as the economic core, the borough offers a focus for large businesses, travel and retail provision. Crawley has the third highest job density in the country outside central London and contributes 25% of the West Sussex GVA, despite being just 2% of the land mass. It is supported in this role by the neighbouring districts within the wider area; each of which provide complementary offers in terms of housing, employment and leisure.

A New Town in a countryside setting

Crawley was designated a New Town in 1947 and incorporated the settlements of Crawley, Ifield and Three Bridges. As a planned New Town, each neighbourhood was laid out according to twentieth century quality of life and sustainable development principles. Whilst Crawley has subsequently grown beyond its original masterplan, many elements of the original New Town are an important part of the town's history.

A working town









Crawley is the largest economic driver in the northern West Sussex sub-region and also the largest economic area of the Gatwick Diamond providing a significant proportion of the total commercial floor space and employment within the area.


Employment levels are high in Crawley with total employment in the town being around 89,000, of which approximately 30,000 are net in commuters. 70% of working age people who live in Crawley, also work in Crawley. While Crawley boasts average Borough employee salaries that are among the highest in the Gatwick Diamond, many residents are employed in low skilled industries; only 11% of working age residents in Crawley work in managerial and professional occupations; and on average people who travel into Crawley for work earn more than local people.

Unemployment in Crawley has been historically low ranging from 1.4% rising to highs of around 3.5% during the recessionary phase of the economic cycle. However, local businesses have been adversely affected by the tight labour market conditions in experiencing skills shortages and an inability to recruit people with the right skills sets - a real impediment to business growth.

Section 2: The Evidence

Demographic Pen Picture

<p>Population and Demographics</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-18</td> <td>22826</td> <td>24373</td> <td>29429</td> </tr> <tr> <td>19-64</td> <td>55274</td> <td>67423</td> <td>69658</td> </tr> <tr> <td>65+</td> <td>12583</td> <td>14484</td> <td>22868</td> </tr> <tr> <td>Total</td> <td>90684</td> <td>108839</td> <td>121955</td> </tr> </tbody> </table>		1994	2014	2034	0-18	22826	24373	29429	19-64	55274	67423	69658	65+	12583	14484	22868	Total	90684	108839	121955	<p>Start of Life Population</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-4</td> <td>6594</td> <td>8344</td> <td>7733</td> </tr> <tr> <td>5-10</td> <td>7221</td> <td>8699</td> <td>9244</td> </tr> <tr> <td>11-18</td> <td>9011</td> <td>9889</td> <td>12412</td> </tr> <tr> <td>Total</td> <td>22826</td> <td>26932</td> <td>29429</td> </tr> </tbody> </table>		1994	2014	2034	0-4	6594	8344	7733	5-10	7221	8699	9244	11-18	9011	9889	12412	Total	22826	26932	29429
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<p>GVA</p> 	<p>GVA per job Crawley = £76100 Gatwick Diamond = £63,177 Coast 2 Capital area = £56,861</p> <p>Av Earnings (weekly) Crawley workplace 2014 = £601 Crawley resident 2014 = £550 8.5% difference</p>	<p>Housing</p> 	<p>Housing Completions 2143 completed houses since 2003</p> <table border="1"> <tbody> <tr> <td>2007/2008</td> <td>689</td> </tr> <tr> <td>2008/2009</td> <td>369</td> </tr> <tr> <td>2009/2010</td> <td>411</td> </tr> <tr> <td>2010/2011</td> <td>387</td> </tr> <tr> <td>2011/2012</td> <td>202</td> </tr> <tr> <td>2012/2013</td> <td>85</td> </tr> </tbody> </table>	2007/2008	689	2008/2009	369	2009/2010	411	2010/2011	387	2011/2012	202	2012/2013	85																												
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<p>School Place Capacity and Projections</p> 	<p>Primary/Infant School Places (NOR) 2014/15 9585 2030 10685</p> <p>Secondary School Places (NOR) 2015 7583 2030 8782</p> <p>Current capacities in 2014:- Primary School 8% Secondary School 33%</p>	<p>GP Capacity</p> 	<p>Patients :-</p> <p>8 out of 13 surgeries in Crawley currently operate over the national benchmark of 1GP v 1,800 patients suggesting that the current population would support the need for a further 2FTE GPs.</p>																																								

Educational Attainment 	<p>Only 1 in 5 Crawley residents have a higher education qualification</p> <p>Adults with NVQ/Level 4: Crawley 23% West Sussex 34%</p>		

Relevant Key Documents and Plans

The Place Plan builds on evidence identified in a number of key documents:

Coast to Capital LEP - Strategic Economic Plan (SEP)

The Local Enterprise Partnership’s SEP identifies Crawley as a key growth location. Up to £18m of Local Growth fund was allocated to deliver sustainable transport proposals in Crawley in support of providing homes, jobs and employment space.

The SEP highlights the potential for Crawley to deliver 28,500 square metres of employment space, 800 new homes and 1,250 new jobs.

Crawley 2030, the Crawley Borough Local Plan 2015-2030

The adopted Crawley Local Plan (in December 2015) provides a substantial evidence base including an Infrastructure Plan. The Local Plan identifies the potential to deliver 5,100 homes and 23 ha of employment space.

Local Plan - Housing Growth

In Crawley, a minimum total of 5,100 new homes are due to be provided by 2030, requiring an annual average build rate of 340 new homes between 2015 and 2030. Forge Wood, a new neighbourhood development, is likely to form a significant part of delivery in the first ten years with at least 1900 dwellings.

The following sites are identified as key housing sites and are considered to be critical to the delivery of future housing in Crawley. They are identified as being ‘deliverable’ within the first five years of the Plan (2015/16 – 2019/20) or ‘developable’ in years 6–10 (2020/21 – 2024/25).

Deliverable:

- Forge Wood, Pound Hill (1,900 dwellings)
- Ifield Community College, Ifield (125 dwellings)
- Southern Counties, West Green (218 dwellings, mixed use priority for residential)
- Land adjacent to Desmond Anderson, Tilgate (100 dwellings)
- Fairfield House, West Green (93 dwellings)
- 15 – 29 Broadway Upper Floors, Northgate (57 dwellings)
- Kilnmead Car Park, Northgate (40 dwellings)
- Zurich House, East Park, Southgate (59 dwellings)
- Goffs Park Depot, Southgate (30 dwellings)
- Former TSB site, Russell Way, Three Bridges (40 dwellings)
- Land adjacent to Langley Green Primary School, Langley Green (30 dwellings)
- 5 – 7 Brighton Road, Southgate (48 dwellings)
- WSCC Professional Centre, Furnace Green (76 dwellings, of which 59 are completions)

Developable:

- Breezehurst Drive Playing Fields, Bewbush (65 dwellings)
- Henty Close, Bewbush (24 dwellings)
- Longley Building, Southgate (48 dwellings)
- Land Adj. to Horsham Road & South of Silchester Drive, Gossops Green (52 dwellings)
- Town Centre Key Opportunity Sites (499 net dwellings); comprising:
 - Telford Place, Three Bridges (deliverable)
 - Crawley Station and Car Parks (deliverable)
 - County Buildings (deliverable)
 - Land North of the Boulevard (developable)

Local Plan - Employment growth

As a key economic driver in the sub-region, Crawley's main employment areas make a significant contribution to the economy of the town and the wider area. A number of Employment Areas are identified as a focus for sustainable economic growth, each of which has a different character and function. The Local Plan identifies:-

- A need for at least 57.9ha of additional employment floor space for the Plan period 2015-2030;
- 23ha of land suitable for business use has been identified from the existing land supply in the borough. This will be sufficient only to meet short-term needs during the early part of the Plan period; and
- In order to meet the business land shortfall a further 35ha will be required / sought by Crawley Borough Council following assessment of the suitability and implications of potential new business locations within the borough boundary (perhaps including minor extensions to Manor Royal) and if necessary outside the borough during the period to 2030.

The main employment areas are Manor Royal, Gatwick Airport and the Town Centre...
The other significant employment areas are:

Three Bridges Corridor

A highly sustainable location between Three Bridges railway station and Crawley Town Centre. It offers a selection of older and smaller units at a location close to the town centre, including Denville Trade Park, Spindle Way, Stephenson Way and Hazelwick Avenue. It supports a diverse range of economic uses including storage, distribution, trade, and car showroom uses. Residential uses are evident to the east and west, impacting on some areas within the Main Employment Area.

Maidenbower & Broadfield Business Parks, Tilgate Forest Business Centre

These business locations offer small scale business parks providing higher value commercial floorspace in a green setting on the edge of the urban area and complementing the business roles of Manor Royal and the town centre. These locations are situated adjacent to main road interchanges, and support a mix of employment uses, with a predominance of B1 office space.

Lowfield Heath - Mixed-use employment location.

As a more traditional estate, accommodating a wide range of light industrial and some non-B Class uses, the area is located adjacent to the southern perimeter of Gatwick Airport. There is a range of building stock, with regard to size and use, and the site forms a secondary role close to the main Manor Royal Business District.

Broadfield Stadium and K2 Crawley

These areas provide important out of centre leisure opportunities that are key to Local economy vibrancy. Their evolution will be supported where their growth does not conflict with the wider objectives for the Town Centre and Manor Royal.

Section 3: Crawley Place Plan - The Priorities and Proposals

The Crawley Place Plan priorities to support sustainable growth in the Borough are set out in summary below. These include highlights of proposed priority schemes to be taken forward.

1. Crawley Town Centre

To become a dynamic business growth hub with a bold and vibrant community heart for Crawley and the Gatwick Diamond, where a rich mix of uses and high quality town centre living drive a diverse retail offer, excellent public realm and a thriving economy. To ensure that the Town Centre benefits from its proximity to the concentration of business activity in Manor Royal and that the Town Centre is a place where people want to live, work and spend their leisure time.

The growth in town centre homes, jobs and GVA will not happen without interventions to enable the regeneration of key opportunity sites and to unlock major public-private investment in the quality of the public realm and in 21st century highways and sustainable transport infrastructure. Such investment will be essential to ensure that the Town centre is an attractive place to work and trade.

The priority schemes are as set out in Crawley's Town Centre Regeneration programme. Highlights include:

- **The £3.2 million investment in transforming Queens Square;**
- **Active partnership with developers, site owners and retailers to unlock new retail investment in and around Queens Square.**
- **The proposed Station Gateway regeneration scheme, featuring a brand new railway station for Crawley and up to 308 new homes;**
- **The regeneration of town centre commercial space and creation of a network of high quality business space to boost town centre jobs.**
- **The development of a town centre neighbourhood, with up to 1,800 residential units, including the Council's flagship town centre residential scheme at Telford Place.**

2. Gatwick Airport

To enhance Gatwick Airport as one of the greatest economic assets in the county. The airport will grow to a throughput of 45mppa based on the current single runway and two terminals. The strategic advantage of Gatwick Airport will be maximised to support the creation of new and improved economic assets in Manor Royal and the wider Crawley area. The focus will be on developing businesses, jobs and new commercial space that can open up opportunities in the global market and make the most of Gatwick Airport as an asset to the Crawley economy.

The impacts of a future second runway will be fully understood to ensure that, should it happen, the appropriate infrastructure and community issues are addressed with sustainable growth being the priority.

3. Manor Royal

To support Manor Royal to continue to provide a diverse range of jobs for local people. Grow Manor Royal sustainably, in tandem with the Town Centre, creating a place where there is high Gross Value Added (wealth) produced and where there are jobs that local people have the skills to access. Enable essential infrastructure improvements required to intensify jobs and GVA growth within Manor Royal and to boost investment by high value businesses and their trade, which supports the strategic economy of the county and beyond. Ensure Manor Royal continues to meet the expectations of modern business occupiers and their employees.

Crawley Borough Council and West Sussex County Council will work together in support of the Manor Royal BID to help it achieve key improvements to the Business District, including a focus on progressing the following priorities:

- **Develop new amenities to serve the Manor Royal business community** – Address the shortage of facilities in Manor Royal i.e. meeting space, small scale retail, health facilities, and more small business space.
- **Develop new transport interchanges** to better manage access in and out of Manor Royal and to boost sustainable transport access.
- **Tackle highways bottlenecks**
- **Deliver upgrades to the entrances to Manor Royal**
- **Work with site developers to unlock new business / jobs investment**

4. Skills and Employment

To support Crawley residents to develop the higher level skills they need to thrive in the future by helping them to access better quality jobs. Close the gap between the Crawley employee earnings and resident earnings. Unlock jobs and apprenticeship opportunities for local people from Crawley's regeneration. Enable high GVA businesses to overcome skills shortages, which impede high value jobs growth.

The priority schemes are as set out in the Crawley Employment and Skills Plan. The flagship projects comprise:

Town Centre Skills Academy

Work with partners to obtain "Skills Academy" status for town centre regeneration sites, unlocking significant new local jobs and apprenticeship opportunities for local people. Strengthen local policy to ensure that site developers, investors and partners further the council's employment and skills priorities.

Young Workers Scheme

Pilot a Young Workers Scheme at the Crawley Borough Council, where unemployed 16-24 year olds will be enrolled on 6 month paid placements, to provide them with necessary work skills and experience

Gatwick Skills Laboratory

Bring training providers together with Gatwick Airport Ltd and local businesses to develop a Gatwick Skills Laboratory, which will design and roll out new higher level skills training to help these businesses upskill the workforce and successfully recruit to overcome the skills gaps and shortages impeding their growth.

Employ Crawley Service

Create an Employ Crawley service, working closely with Job Centre Plus, local employment support agencies, training providers and voluntary sector partners to match local residents to job, careers advice and skills training opportunities.

5. Transport and Infrastructure

To ensure that infrastructure is provided to support sustainable growth in the town now and in the future. In particular: -

- a) Ensuring that connectivity between key sites is improved to support the delivery of homes, jobs and employment space
- b) Ensuring that transport / infrastructure improvements are made to support the delivery of planned growth.
- c) Enabling investment in sustainable transport infrastructure to tackle pollution and congestion.
- d) Developing sustainable transport inter-modal interchanges at key transport hub locations within the Borough, particularly around three of the railway stations at Gatwick Airport, Three Bridges and Crawley.
- e) Ensuring that facilities are in place to support the forecast increase in older people within the Borough
- f) Understanding school place provision and the education offer; ensuring places are allocated to support current and future demographics.
- g) Ensuring that GP capacity is fit for to meet current / future demand.
- h) Ensuring that digital / ICT connectivity is maximised in the Borough in order to attract more high value business and jobs investment.

Further programmes and initiatives in accordance with the above priorities will be drawn up, working closely with the Coast to Capital Local Enterprise Partnership, the community and stakeholders.

West Sussex offers a significant growth opportunity. Gross Value Added (GVA) is currently below the South East average and we are determined that it should increase.

A number of partners are already investing significantly in West Sussex:

- The Local Economic Partnership (LEP) has secured Local Growth Funding (LGF) in excess of £100M for improvements in West Sussex
- West Sussex County Council has a Capital Programme in excess of £130M per annum that will be focussed on delivering growth
- District and Borough Council's also have their own investment programmes that will contribute to growth across the County

Delivery of Housing and Employment Space offers the opportunity to raise revenue that can support additional capital investment resulting in improved GVA performance

However, current relationships are complex – a range of stakeholders and services, sometimes with competing objectives, and access to Capital Funding that will be insufficient to meet all aspirations.

To maximise the value of investment in the County, the County Council, working with partners, is developing Place Plans and a West Sussex Growth Plan (figure 1).

The objective of the Place Plans is to clearly identify the local economic growth offer. The Plans will identify the opportunities and support growth whilst protecting the special qualities and character of the environment in the County to:

- raise GVA per head in West Sussex
- deliver both planned housing and employment space growth and the infrastructure required to facilitate it
- deliver proposals that attract high value jobs to West Sussex
- support the development of a high calibre workforce
- make West Sussex a place where people want to live and work, throughout their lives
- exploit the natural and cultural and heritage resources of the County
- Support young people to get the best possible start in life objective
- Support West Sussex residents to be independent in Later Life

- Support work with strategic partners including Surrey County Council, East Sussex County Council, the Gatwick Diamond and the Local Enterprise Partnership

The Plans will identify priorities that will deliver higher GVA, jobs, homes and employment space and will:

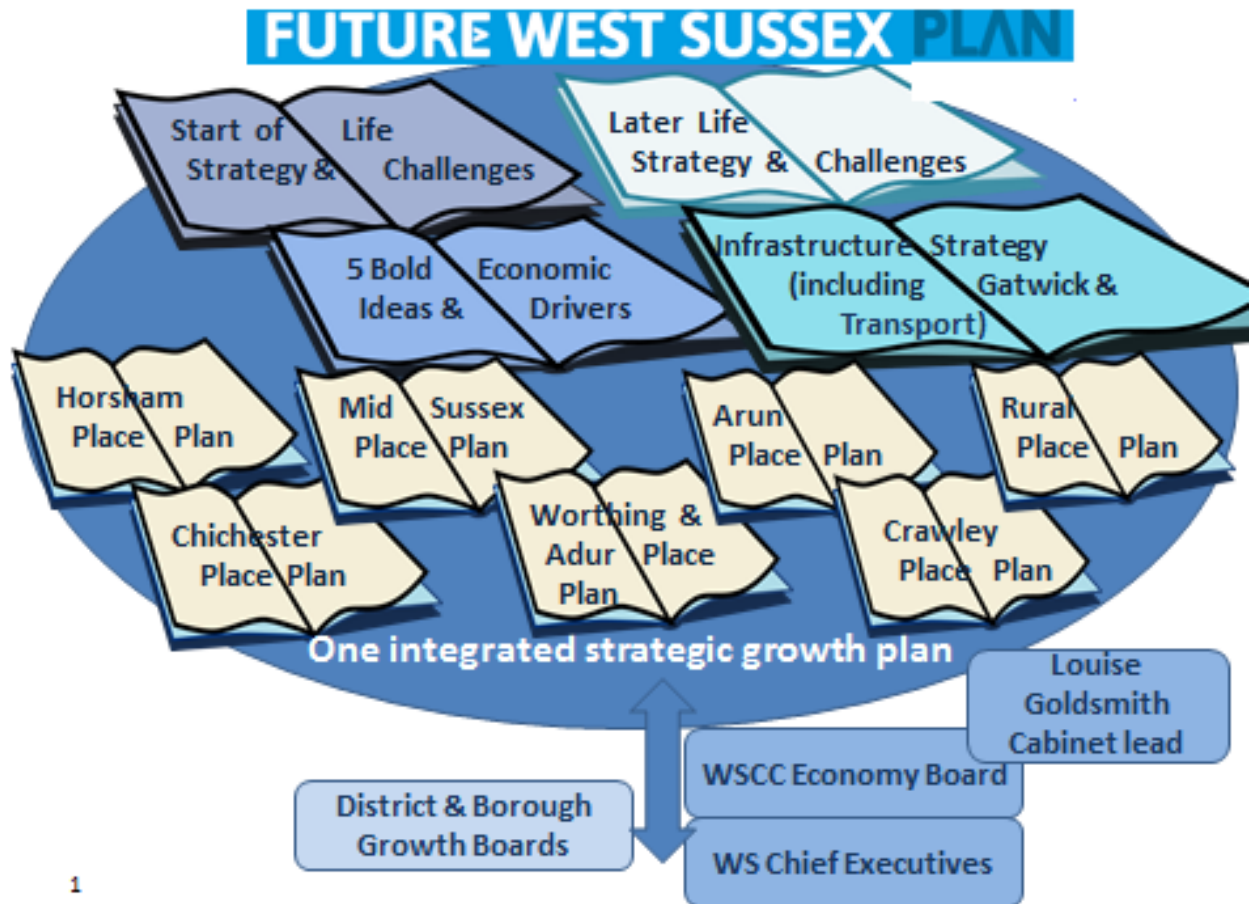
- Be developed with the Districts and Boroughs and other stakeholders – Growth Boards have been established to support the development of the plans
- Build on a clear understanding of current and future demographics and economic growth forecasts
- Support implementation of planned growth as set out in the Borough Local Plan and identify further development opportunities and interventions which both boost economic growth and unlock sustainable “smart” and inclusive growth.
- Identify stakeholders and their engagement in the development and future delivery of proposals
- Identify key places, buildings and services
- Identify key infrastructure requirements
- Identify planned and potential investment opportunities
- Identify Local Authority service proposals that will reduce infrastructure requirements
- Prioritise key issues
- Enable the development of business cases to support investment proposals

The West Sussex Growth Plan will:

- Amalgamate the Place Plans to support the development of a clear, prioritised West Sussex Investment and Delivery Plan (enabling strategic investment decisions to be made that ensure that best return is achieved against investment)
- Ensure that cross county issues are addressed – e.g. strategic road, rail, transport, skills, utilities, NHS, SDNP
- Identify cross authority / stakeholder funding opportunities, priorities and proposals
- Provide a clear lobbying tool that will secure funding

Neither the Place Plans nor the Growth Plan will have status as a statutory planning document. However both will build on the statutory Local Plan, relevant Economic Development strategies and support key investment decision making for WSCC and partners.

Figure 1



1