

Crawley Borough Council

Minutes of the Full Council

Wednesday 18 December 2013 at 7.30 p.m.

Present:

Councillor R G Burgess (Mayor).

Councillor V S Cumper (Deputy Mayor).

Councillors M L Ayling, B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, L A M Burke, R D Burrett, C A Cheshire, D G Crow, C R Eade, I T Irvine, M G Jones, S J Joyce, P K Lamb, R A Lanzer, C C Lloyd, L S Marshall-Ascough, C A Moffatt, C J Mullins, C Oxlade, D M Peck, B J Quinn, A J E Quirk, D J Shreeves, B A Smith, P C Smith, G Thomas, K J Trussell, L A Walker, W A Ward and K B Williamson.

Also in Attendance:

Mr A Quine – Honorary Freeman and Alderman.

Mr J G Smith – Honorary Freeman and Alderman.

Mr P Nicolson – Appointed Independent Person.

Officers Present:

Lee Harris	Chief Executive
Elizabeth Brigden	Planning Policy Manager
Ann-Maria Brown	Head of Legal and Democratic Services
Peter Browning	Director of Environment and Housing
Diana Maughan	Head of Strategic Housing and Planning Services
Phil Rogers	Director of Community Services
Roger Brownings	Democratic Services Officer

68. Nelson Mandela

The Mayor asked all present at the meeting to observe one Minute's silence in memory of Nelson Mandela, former President of South Africa, who had recently passed away.

69. Apologies for Absence

Councillors C L Denman and J I Denman.

70. Members' Disclosures of Interests

The disclosures of interests made by Members were set out in **Appendix A** to the minutes.

71. Communications

The Sad loss of Nelson Mandela

The Mayor announced that on behalf of the Council and the Crawley community he had written a letter under his signature and that of the Leader of the Council and the Leader of the Opposition to his Excellency the High Commissioner for South Africa. The letter conveyed our deepest condolences to his Excellency and the people of South Africa as they mourn the sad loss of Nelson Mandela.

72. Public Question Time

Questions asked in accordance with Council Procedure Rule 9 were as follows:

Questioner's Name	Subject	Name of Councillor(s) Responding
Mr M Pickett	The Cabinet's recent decision not to designate East Park, the northern end of Malthouse Road and Newlands Road as Conservation Areas. Mr Pickett asked if there had been any discussions at any level, including Officers and Councillors etc regarding the possibility of any development in East Park. In terms of a letter that had just recently been delivered by Councillor Dr Bloom (as a Ward Member for Southgate) to the 113 households that were originally consulted about the proposal, Mr Pickett asked why that letter only referred to the disadvantages of such designation.	Councillor Lanzer indicated that he was not aware of any possible development or planning application regarding East Park at this time and that he was not aware of any discussions regarding the possibility of development. With Councillor Jones conveying his own concerns regarding what he considered were unbalanced arguments put forward in the letter recently delivered to residents, Councillor Dr Bloom indicated that he felt it was important to emphasise through that letter that designation did come with disadvantages, and he reiterated that whilst designation did provide something to an area, the biggest disadvantage was that permitted development

Questioner's Name	Subject	Name of Councillor(s) Responding
		rights would be lost.
Mr R Ward	Proposed renovation of Broadfield Barton.	In response to questions raised by Mr Ward, Councillor Boxall confirmed that the renovations works, to include funding from retail tenants on the parade and by the Council, were due to commence in early Spring and be completed in late Summer / early Autumn next year.
Mr J Herbert	Mr Herbert asked what the next stage was with regard to his proposal for sponsoring a brick for the proposed development of the new Crawley Museum. Mr Herbert also referred to the recent announcement that Gatwick Airport had been shortlisted as one of three options for runway expansion in the UK.	Councillor Crow confirmed that he had recently received an email from Mr Herbert regarding the brick sponsorship and that he would be responding to that email shortly as well as conveying details to the Crawley Museum Society. With regard to the recent announcement on runway expansion in the UK, Councillor Dr Bloom confirmed that once more details were available with regard to the Gatwick proposals, the Council would be consulting with all relevant stakeholders, including residents.
Mrs C Cooke	The Submission Crawley Local Plan. Mrs Cooke asked the Council to consider the high density of the population in Bewbush, and to take this into account regarding any further development on open spaces in Bewbush.	Councillor Lanzer acknowledged Mrs Cooke's comments and explained that most neighbourhoods had housing allocation and green space requirements which would be taken into consideration by an independent planning Inspector. He felt the balance struck between providing housing in Bewbush and allowing a suitable green space allocation was right.

Questioner's Name	Subject	Name of Councillor(s) Responding
Mrs C Latimer	The Submission Crawley Local Plan. Mrs Latimer raised a number of concerns around the potential impact on play areas in Bewbush as a result of the further housing development being proposed within the Plan.	Councillor Lanzer indicated that should a housing development proceed on a Bewbush play area site, alternative play area provision would be made available, not lost, with safety of play area locations always being paramount. Councillor Crow reiterated the comments of Councillor Lanzer, whilst Councillor Jones referred the Council to the numerous Bewbush residents who had concerns arising from the Plan's development proposals.
A member of the public whose name was not clear.	Seeking clarification on a number of issues in relation to the reserve Gypsy and Traveller Site as allocated in the Submission Crawley Local Plan at Broadfield Kennels, southwest of the A264.	Councillor Lanzer as part of his response on this matter confirmed that subject to the Full Council's approval of the Local Plan, residents would have the further opportunity to make representations on the policies proposed within the Plan (including that relating to the proposed reserve Gypsy and Traveller Site at Broadfield Kennels), as part of the statutory six-week period of public consultation. Councillor Lanzer reiterated that the Council was statutorily required to undertake accommodation need assessments for Gypsies, Travellers and Travelling Showpeople, and to outline in the Local Plan how identified needs would be met through the allocation of sites if required. Emphasis was given to the major difficulty of taking forward a Local Plan with no

Questioner's Name	Subject	Name of Councillor(s) Responding
		<p>allocation of a reserve or permanent Gypsy and Travellers site. As part of his response, Councillor Lanzer referred to the proposed multi-agency agreement for the management of encampments across West Sussex and the provision of a transit site being recommended on a site near Chichester. This was considered a positive move forward, as currently there were no public transit sites in West Sussex and, without such a site, the powers open to the Police to move unauthorised campers on were very limited. Councillor Crow provided further clarification on the issues raised. Councillors Irvine and Quinn referred to an amendment which they would be moving in relation to the Local Plan, and which would seek to delete from that Plan the Broadfield Kennels Site. That amendment was to be considered as part of the Council's overall discussion of the Plan later at this meeting.</p>
<p>Ms J Littleton</p>	<p>Ms Littleton conveyed her strong concerns relating to the decision by the Planning Inspectorate to allow the appeal against the decision of the Development Control Committee to refuse planning permission for proposed development of land at Ely Close, Tilgate.</p>	<p>Councillor Lanzer confirmed that whilst the Council had listened to residents and refused the planning application for development works at Ely Close, the Planning Inspectorate in taking into account the need for affordable housing, balanced with the availability of local open space, found in favour of the planning application for development. In response to the concerns</p>

Questioner's Name	Subject	Name of Councillor(s) Responding
		<p>raised by Ms Littleton and by Councillors Lloyd, Lamb and Ayling, both Councillors Lanzer and Burrett acknowledged that the loss of local open space and character was never going to be popular, but that there was a strong requirement on the Council to make more provision for housing. This was at a time when alternative sites for housing were very limited and the Council had many people on its housing waiting list, whilst it was emphasised that the Council continued discussions with other local authorities with regard to housing beyond the borough boundaries.</p> <p>Councillor Lloyd referred to the amendment he would be moving in relation to the Submission Crawley Local Plan, which was to be considered later at this meeting and which would seek to designate land at Ely Close, bounded by Worcester Road, Oxford Road and Winchester Road, Tilgate as a Local Green Space.</p>

At this point of the meeting, and in response to a request from a Member that Public Question Time be extended, the Mayor ruled that in view of the large amount of remaining business that the Council still had to deal with as part of its agenda for this meeting, and bearing in mind that many of the questions being raised would be covered as part of that business, he would be taking no more questions from the public at this meeting.

73. Minutes

The minutes of the meeting of the Full Council held on [23 October 2013](#) were approved as a correct record and signed by the Mayor.

74. Items for Debate (Reserved Items)

Members indicated that they wished to speak on a number of items as set out in the following table:

Minute Book Page no.	Committee/ Minute no. (and the Member reserving the item for Debate)	Subject (Decisions previously taken under delegated powers, reserved for debate only).	Subject (Recommendation to Full Council, reserved for debate)
41	Licensing Committee 12 November 2013 Minute 9 (Councillor B K Blake)	Hackney Carriage Fares: 2013-2014	
45	Cabinet 13 November 2013 Minute 61 (Councillor Trussell)	New Crawley Cemetery – Provision of Burial Services	
54	Development Control Committee 25 November 2013 Minute 51 (Councillor Crow)	Planning Applications List, and in particular CR/2013/0455/RG3 - The Tree, 103 High Street, Northgate, Crawley.	
56	General Purposes Committee 27 November 2013 Minute 13 (Labour Group)		Review of Polling Districts. (Recommendation 1)
65	Overview and Scrutiny Commission 2 December 2013 Minute 64. (Labour Group)	Financial Deprivation Scrutiny Panel – Update, Actions and its Future	
70	Cabinet 4 December 2013 Minute 68 (Councillor Bloom)	Living Wage	
71	Cabinet 4 December 2013 Minute 69 (Labour Group)		Local Council Tax Reduction Scheme (Recommendation 2)

Minute Book Page no.	Committee/ Minute no. (and the Member reserving the item for Debate)	Subject (Decisions previously taken under delegated powers, reserved for debate only).	Subject (Recommendation to Full Council, reserved for debate)
71	Cabinet 4 December 2013 Minute 70 (Councillor Quirk)	Play Facilities – Investment Proposals	
72	Cabinet 4 December 2013 Minute 71 (Labour Group)		Submission Local Plan (Recommendation 3)
73	<u>Called-in item</u> Cabinet 4 December 2013 Minute 72 (Councillor Jones, who called in the decision, and other Labour Group Members).		Assessing the Value of East Park & Newlands Road, Southgate as potential Conservation Areas
75	Cabinet 4 December 2013 Minute 73 (Councillor Trussell)	Sussex Energy Saving Partnership update	
76	Cabinet 4 December 2013 Minute 76 (Labour Group)		North East Sector – Approval of the Co-operation Agreement. (Recommendation 4)

75. Reports of the Cabinet, Overview and Scrutiny Commission and Committees

Moved by Councillor V S Cumper (as the Deputy Mayor) and

RESOLVED

That the following reports be received:

- (a) Development Control Committee – 14 October 2013.
- (b) Development Control Committee – 4 November 2013.
- (c) Overview and Scrutiny Commission – 11 November 2013.
- (d) Licensing Committee – 12 November 2013.
- (e) Cabinet – 13 November 2013.

- (f) Development Control Committee – 25 November 2013.
- (g) General Purposes Committee – 27 November 2013.
- (h) Overview and Scrutiny Commission – 2 December 2013.
- (i) Cabinet – 4 December 2013.

Recommendations to Full Council not Reserved for Debate (Unreserved Items)

Whilst at this point (and as indicated in the agenda) it was to be moved that the recommendations to Council, which had not been reserved for debate be adopted, this was not now necessary as all the recommendations to Council had, on this occasion, been reserved for debate.

76. Variation in the Order of Business

The Mayor announced a variation in the order of business in relation to Agenda Item 9 (Reserved Items), so that the following order would apply:-

- (a) The Called-In item on Assessing the Value of East Park and Newlands Road, Southgate as Potential Conservation Areas.
- (b) The Submission Crawley Local Plan (Recommendations 3).
- (c) Review of Polling Districts (Recommendation 1).
- (d) Local Council Tax Reduction Scheme (Recommendation 2)
- (e) North East Sector – Approval of the Co-operation Agreement (Recommendation 4).

On completion of the above business / Reserved Items, the Council would resume with the remainder of business as set out in the agenda, with the next item being Item 10 (Members' Written Questions).

77. Called in Decision

**Assessing the Value of East Park and Newlands Road, Southgate as Potential Conservation Areas.
(Cabinet – 4 December 2013)**

The Cabinet had considered report [SHAP/034](#) of the Head of Housing Strategic Services, which had also been considered by the Overview and Scrutiny Commission at its meeting on 2 December 2013. In concluding its considerations on this matter, the Cabinet had resolved as follows:-

- 1) That East Park & the northern end of Malthouse Road (Proposal 1) do not warrant designation as a Conservation Area as they are not of special architectural or historical value.
- 2) That Newlands Road (Proposal 2) does not warrant designation as a Conservation Area as it is not of special architectural or historical value.
- 3) That officers undertake further investigation into whether individual buildings within East Park & the northern end of Malthouse Road (Proposal 1) and Newlands Road (Proposal 2) are appropriate for locally listed building designation. Should any buildings warrant designation, it is agreed that delegated authority be given to the Portfolio Holder for Planning & Economic Development in consultation with ward members, to add these buildings to the Local List.

In accordance with Scrutiny Procedure Rule 14, and on the associated grounds set out in the minutes of the Cabinet meeting of 4 December 2013, this decision had been called in by Councillor Jones and had, therefore, been suspended pending reconsideration of the matter by the Council at this meeting.

In connection with this item, it was moved by Councillor Dr. Bloom and seconded by Councillor Lanzer:-

That no objection be raised by the Council to the decision of the Cabinet at its meeting on 4 December 2013 concerning Assessing the Value of East Park and Newlands Road, Southgate as potential Conservation Areas and that the decision be implemented forthwith.

Amendment / Objections raised

The Amendment, shown after the objections and reasons for the call-in by Councillor Jones below, was moved by Councillor Jones and seconded by Councillor B A Smith:-

Objections and Reasons for Call-in

The reasoning for this referral being that it is not believed that the Cabinet has taken sufficient account of the strength of local feeling among residents of Southgate for the merits of these areas being recognised, which if they had would have pushed the arguments decisively in favour of designation, in addition to the architectural and historical arguments which also support such designation.

Such designation having the strong support of residents in the area proposed to be covered by the conservation area, as evidenced by the petition of Southgate residents, their response to the second round of public consultation in the proposed area, the views of Southgate Community Forum and the Southgate Conservation Area Advisory Committee.

Such designation also having received the support of the majority of members of the council's Overview and Scrutiny Commission on both occasions that the Conservation Area boundaries in Southgate have been put forward to them for consideration.

Amendment

That the decision of the Cabinet at its meeting on 4 December 2013 concerning Assessing the Value of East Park and Newlands Road, Southgate as potential Conservation Areas be referred back to the Cabinet for reconsideration, with particular reference being conveyed to the Cabinet of proposed amendments to the decision as set out below:-

(i) Delete the text in Resolved 1) and replace as follows:

“1) That:

(a) The northern end of Malthouse Road (part of proposal 1) does warrant designation as a Conservation Area as the buildings do have some architectural and/or historical value, and

(b) That East Park (part of proposal 1) does warrant designation as a Conservation Area as the buildings do have some architectural and/or historical value.

(ii) Delete from Resolved 3), the words “East Park & the northern end of Malthouse Road (Proposal 1) and”

In response to the above amendment and objections, Members questioned the comments regarding the strength of support by residents for Conservation Area designation in the areas concerned and emphasised that designation without evidence to demonstrate special value could leave the Council vulnerable to legal challenges and/or an increase in planning appeals. The Council discussed and considered all the issues raised.

At the request of Councillor Irvine, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For the amendment:-

Councillors M L Ayling, C A Cheshire, I T Irvine, M G Jones, S J Joyce, P K Lamb, C C Lloyd, C A Moffatt, C J Mullins, C Oxlade, B J Quinn, D J Shreeves, B A Smith, P C Smith, G Thomas, W A Ward and K B Williamson (17).

Against the amendment:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, V S Cumper, C R Eade, R A Lanzer, L S Marshall-Ascough, D M Peck, A J E Quirk, K J Trussell and L A Walker (18).

Abstentions:-

None.

The amendment was therefore LOST.

The motion moved by Councillor Dr Bloom and seconded by Councillor Lanzer, upon being put to the Full Council, received an equal number of votes for and against. The Mayor then used his casting vote in favour of the motion, and it was

RESOLVED

That no objection be raised by the Council to the decision of the Cabinet at its meeting on 4 December 2013 concerning Assessing the Value of East Park and Newlands Road, Southgate as potential Conservation Areas and that the decision be implemented forthwith.

**78. The Submission Crawley Local Plan
(Cabinet – 4 December 2013)
(Recommendation 3)**

The Cabinet had considered report [SHAP/035](#) of the Head of Strategic Housing & Planning Services, the purpose of which was to request the Full Council to approve the submission Crawley Local Plan and its supporting documents for public consultation, and submission to the Secretary of State for independent examination. The report had also been considered by the Overview and Scrutiny Commission at its meeting on 2 December 2013. In concluding its considerations on this matter, the Cabinet had resolved that:-

The Full Council is RECOMMENDED:

- 1) to approve the submission draft Crawley Local Plan and Local Plan Map for Publication consultation (a statutory six-week period of public consultation).
- 2) to approve the submission draft Crawley Local Plan for submission to the Secretary of State for Examination by an independent Planning Inspector, subject to minor amendments deemed necessary following Publication Consultation for the purposes of clarity to be approved by the Head of Strategic Housing & Planning Services, in consultation with the Cabinet Member for Planning & Economic development.
- 3) to delegate the approval of the supporting documents for the Local Plan, technical evidence base document and technical topic papers to support the Local Plan through Examination to the Head of Strategic Housing & Planning Services in consultation with the Cabinet Member for Planning & Economic Development.

Six Amendments to Local Plan Policies were moved as follows:-

Amendment 1 (This was the first of two proposed amendments to Policy H2. The intention was that both amendments were amendments in their own right and were not presented as an “either / or”. If both or either amendments were approved, they would become part of the H2 Policy).

It was moved by Councillor Jones and seconded by Councillor Cheshire:-

That the Full Council is RECOMMENDED to approve Recommendation 3, subject to the amendment below and any consequential changes to the Local Plan Map and supporting documents to reflect the Policy changes proposed:

That Policy H2 of the Local Plan be amended as set out in **Appendix B** (to these minutes). (*This amendment relates to Breezehurst Drive and reduces the housing capacity of the site from 100 dwellings to 65, taking the area in front of Skelmersdale Walk out of the allocation.*)

The Council undertook a full and detailed discussion and considered the issues raised. At the request of Councillor Jones, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For Amendment 1:-

Councillors M L Ayling, C A Cheshire, I T Irvine, M G Jones, S J Joyce, P K Lamb, C C Lloyd, C A Moffatt, C J Mullins, C Oxlade, B J Quinn, D J Shreeves, B A Smith, P C Smith, G Thomas, W A Ward and K B Williamson (17).

Against Amendment 1:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, C R Eade, R A Lanzer, L S Marshall-Ascough, D M Peck, A J E Quirk, K J Trussell and L A Walker (17).

Abstentions:-

None.

With Amendment 1 having received an equal number of votes for and against, the Mayor used his casting vote against the Amendment. Amendment 1 was therefore LOST.

Amendment 2 (Policy H2)

It was moved by Councillor Jones and seconded by Councillor Cheshire:-

That the Full Council is RECOMMENDED to approve Recommendation 3, subject to the amendment below and any consequential changes to the Local Plan Map and supporting documents to reflect the Policy changes proposed:

That Policy H2 of the Local Plan be amended as set out in **Appendix C** (to these minutes). *(This amendment relates to Bewbush West Playing Fields and removes the allocation of land adjacent to Gemini Close for 24 dwellings).*

The Council undertook a full and detailed discussion and considered the issues raised. At the request of Councillor Jones, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For Amendment 2:-

Councillors M L Ayling, C A Cheshire, I T Irvine, M G Jones, S J Joyce, P K Lamb, C C Lloyd, C A Moffatt, C J Mullins, C Oxlade, B J Quinn, D J Shreeves, B A Smith, P C Smith, G Thomas, W A Ward and K B Williamson (17).

Against Amendment 2:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, C R Eade, R A Lanzer, L S Marshall-Ascough, D M Peck, A J E Quirk, K J Trussell and L A Walker (17).

Abstentions:-

None.

With Amendment 2 having received an equal number of votes for and against, the Mayor used his casting vote against the Amendment. Amendment 2 was therefore LOST.

Amendment 3 (Policy H4)

It was moved by Councillor Lamb and seconded by Councillor Joyce:-

That the Full Council is RECOMMENDED to approve Recommendation 3, subject to the amendment below and any consequential changes to the Local Plan Map and supporting documents to reflect the Policy changes proposed:

That Policy H4 of the Local Plan be amended as set out in **Appendix D** (to these minutes). *(This amendment changes the affordable housing requirement from 30% affordable housing plus 10% low cost, to 40% affordable housing with low cost sought where viability allows).*

The Council undertook a full and detailed discussion and considered the issues raised. At the request of Councillor B J Burgess, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For Amendment 3:-

Councillors M L Ayling, C A Cheshire, I T Irvine, M G Jones, S J Joyce, P K Lamb, C C Lloyd, C A Moffatt, C J Mullins, C Oxlade, B J Quinn, D J Shreeves, B A Smith, P C Smith, G Thomas, W A Ward and K B Williamson (17).

Against Amendment 3:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, C R Eade, R A Lanzer, L S Marshall-Ascough, D M Peck, A J E Quirk, K J Trussell and L A Walker (17).

Abstentions:-

None.

With Amendment 3 having received an equal number of votes for and against, the Mayor used his casting vote against the Amendment. Amendment 3 was therefore LOST.

Amendment 4 (This was the first of two proposed amendments to Policy ENV3. The intention was that both amendments were amendments in their own right and were not presented as an “either / or”. If both or either amendments were approved, they would become part of the ENV 3 Policy).

It was moved by Councillor Jones and seconded by Councillor Joyce:-

That the Full Council is RECOMMENDED to approve Recommendation 3, subject to the amendment below and any consequential changes to the Local Plan Map and supporting documents to reflect the Policy changes proposed:

That Policy ENV3 of the Local Plan be amended as set out in **Appendix E** (to these minutes). (*This amendment relates to Southgate and designates the field and recreation area adjacent to Baker Close and Southgate Drive, Southgate, as a Local Green Space*).

The Council undertook a full and detailed discussion and considered the issues raised. At the request of Councillor Lloyd, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For Amendment 4:-

Councillors M L Ayling, C A Cheshire, I T Irvine, M G Jones, S J Joyce, P K Lamb, C C Lloyd, C A Moffatt, C J Mullins, C Oxlade, B J Quinn, D J Shreeves, B A Smith, P C Smith, G Thomas, W A Ward and K B Williamson (17).

Against Amendment 4:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, C R Eade, R A Lanzer, L S Marshall-Ascough, D M Peck, A J E Quirk, K J Trussell and L A Walker (17).

Abstentions:-

None.

With Amendment 4 having received an equal number of votes for and against, the Mayor used his casting vote against the Amendment. Amendment 4 was therefore LOST.

Amendment 5 (Policy ENV3)

It was moved by Councillor Lloyd and seconded by Councillor Jones:-

That the Full Council is RECOMMENDED to approve Recommendation 3, subject to the amendment below and any consequential changes to the Local Plan Map and supporting documents to reflect the Policy changes proposed:

That Policy ENV3 of the Local Plan be amended as set out in **Appendix F** (to these minutes). *(This amendment relates to Tilgate and designates land at Ely Close, bounded by Worcester Road, Oxford Road and Winchester Road, Tilgate as a Local Green Space).*

79. Duration of the Meeting

As the business had not been completed within the two and a half hours specified within Council Procedure Rule 2.2, the Mayor required the Full Council to consider if it wished to continue with the meeting, and having put it to the Council, the meeting was continued for an additional period not exceeding 30 minutes.

80. The Submission Crawley Local Plan

(Continued)

The Council undertook a full and detailed discussion and considered the issues raised, including those arising from the recent decision by the Planning Inspectorate to allow the appeal against the decision of the Development Control Committee to refuse planning permission for proposed development of land at Ely Close. At the request of Councillor Lloyd, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For Amendment 5:-

Councillors M L Ayling, C A Cheshire, I T Irvine, M G Jones, S J Joyce, P K Lamb, C C Lloyd, C A Moffatt, C J Mullins, C Oxlade, B J Quinn, D J Shreeves, B A Smith, P C Smith, G Thomas, W A Ward and K B Williamson (17).

Against Amendment 5:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, C R Eade, R A Lanzer, L S Marshall-Ascough, D M Peck, A J E Quirk, K J Trussell and L A Walker (17).

Abstentions:-

None.

With Amendment 5 having received an equal number of votes for and against, the Mayor used his casting vote against the Amendment. Amendment 5 was therefore LOST.

Amendment 6 (Policy H5)

It was moved by Councillor Irvine and seconded by Councillor Quinn:-

That part 1 of Recommendation 3 be amended as follows:

1) to approve the submission draft Crawley Local Plan and Local Plan Map for Publication consultation (a statutory six-week period of public consultation), with the deletion of the Broadfield Kennels site as a proposed reserve travellers' site from Policy H5: Gypsy, Traveller and Travelling Showpeople Site; Site Provision, the Local Plan supporting text (including paragraph 6.74), and from the Local Plan Map.

81. Duration of the Meeting

The business of the meeting had still not been completed. Having put it to the Council, the meeting was continued for an additional period not exceeding 30 minutes.

82. The Submission Crawley Local Plan

(Continued)

The Council undertook a full and detailed discussion and considered the issues raised, whilst also receiving advice on the major difficulty of taking forward a Local Plan with no allocation of a reserve and permanent Gypsy and Traveller site. With further comments conveyed by Ward Members, including those around residents concerns, Councillor Quirk in indicating that he was against the site, referred to the advice received, and at the request of Councillor B J Burgess, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For Amendment 6:-

Councillors M L Ayling, K Brockwell, C A Cheshire, I T Irvine, M G Jones, C C Lloyd, C A Moffatt, C Oxlade, B J Quinn, D J Shreeves, B A Smith and P C Smith (12).

Against Amendment 6:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, C R Eade, S J Joyce, P K Lamb, R A Lanzer,

L S Marshall-Ascough, C J Mullins, D M Peck, A J E Quirk, G Thomas, K J Trussell, L A Walker, W A Ward and K B Williamson (22).

Abstentions:-

None.

Amendment 6 was therefore LOST.

With all amendments lost, the Cabinet's recommendation to the Full Council remained the substantive motion, which was now further discussed by Members. As part of those discussions reference was made to the announcement that had been made earlier that week that the Airports Commission had shortlisted Gatwick Airport as one of three options for runway expansion in the UK. In response to their comments, Members were assured that the Council had since been in communication with Gatwick Airport to emphasise the importance of continued active engagement with the Airport and to ensure that the further assessment of the runway options by Gatwick were to be robustly undertaken and provide the level of information that would enable the Council and all other interested parties to make an informed decision as part of a comprehensive consultation process.

Following further consideration of the Local Plan generally, and whilst indications suggested that it would be narrowly carried, the substantive motion, upon being put to the Full Council, was declared to be LOST.

83. Duration of the Meeting

The business of the meeting had still not been completed. Having put it to the Council, the meeting was continued for an additional period not exceeding 30 minutes.

**84. Review of Polling Districts
(General Purposes Committee – 27 November 2013)
(Recommendation 1)**

The Committee had considered report [LDS/076](#) of the Head of Legal and Democratic Services.

Amendment

It was moved by Councillor Irvine and seconded by Councillor B A Smith:-

That the Full Council is RECOMMENDED to approve Recommendation 1, subject to the amendment below:

That the use of Brook School, Maidenbower, for local polling be discontinued forthwith.

The Council discussed and considered all the issues raised.

Closure Motion

This matter continued to be debated at length, and in accordance with Council Procedure Rule 15.12 (a) (ii), it was moved by Councillor B J Burgess and seconded:-

That the question be now put.

With the Closure Motion having received an equal number of votes for and against, the Mayor used his casting vote against the Motion. The Motion was therefore LOST and the debate continued.

In discussing the issues arising from the amendment, some Members referred to the concerns of parents of children at the Brook School and those of the School itself (which was one of two polling places in the Maidenbower Ward) regarding the use and consequent closure of the School for polling. Alongside this, Members also referred to the large electoral division of Broadfield, which they considered needed more than one polling station. Whilst Members sympathised with the School - as well as the issues faced by Broadfield residents, the overall view was that no suitable alternative / additional facilities were at this time available for these polling areas. The issues around the electoral divisions of both Maidenbower and Broadfield had also been considered in detail at the Committee's 27 November meeting.

At the request of Councillor Irvine, and in accordance with Council Procedure Rule 17.4, the names of the Members voting for and against the amendment were recorded as set out below:-

For the Amendment:-

Councillors M L Ayling, C A Cheshire, I T Irvine, M G Jones, S J Joyce, P K Lamb, C C Lloyd, C A Moffatt, C J Mullins, C Oxlade, B J Quinn, D J Shreeves, B A Smith, P C Smith, G Thomas, W A Ward and K B Williamson (17).

Against the Amendment:-

Councillors B K Blake, S A Blake, Dr H S Bloom, N Boxall, K Brockwell, B J Burgess, R G Burgess, L A M Burke, R D Burrett, D G Crow, C R Eade, R A Lanzer, L S Marshall-Ascough, D M Peck, A J E Quirk, K J Trussell and L A Walker (17).

Abstentions:-

None.

With the amendment having received an equal number of votes for and against, the Mayor used his casting vote against the amendment. The amendment was therefore LOST.

The substantive motion, upon being put to the Full Council, was CARRIED, and it was

RESOLVED

That the polling arrangements set out in Appendix C to report LDS/076 be agreed, subject to the polling place for Polling District LMC (Three Bridges Ward) being changed from "Three Bridges Community Centre, Gales Place" to "The Holiday Inn, Haslett Avenue East".

85. Duration of the Meeting

The business of the meeting had still not been completed. Having put it to the Council, the meeting was continued for an additional period not exceeding 30 minutes.

At this point, and in view of the length of the meeting and the decision to continue for an additional period of time, the Mayor adjourned the meeting for 5 minutes to allow all those attending the opportunity to have a comfort break.

The meeting was then reconvened.

**86. Review of the Council Tax Reduction Scheme
(Cabinet – 4 December 2013)
(Recommendation 2)**

The Cabinet had considered the report of the Head of Finance, Revenues & Benefits, [FIN/318](#), which had also been considered by the Overview and Scrutiny Commission at its meeting on 2 December 2013.

Moved by Councillor Dr Bloom, seconded by Councillor Burrett and

RESOLVED

That the following amendments be made to the Council's Local Council Tax Reduction Scheme:-

(i) To introduce a non dependent deduction of £5.00 per week in respect of non dependents receiving a means tested out of work benefit

(ii) To amend the taper to 20%

(iii) To introduce a £15 a week disregard in respect of income from child maintenance and that the resulting revised scheme be approved.

**87. North East Sector – Approval of the Co-operation Agreement
(Exempt - Paragraph 3 – Information relating to financial and business affairs of any particular person (including the Authority holding that information).
(Cabinet – 4 December 2013)
(Recommendation 4)**

The Cabinet had considered report DTH/045 of the Director of Transformation and Housing.

Moved by Councillor Dr Bloom, seconded by Councillor Lanzer and

RESOLVED

(1) That the negotiations of the final terms of the Co-operation Agreement be delegated to the Director of Transformation and Housing, in consultation with the Leader, the Portfolio Holder for Planning & Economic Development, the Head of Legal & Democratic Services, Head of Property, Head of Finance, Revenues & Benefits, and the Head of Crawley Homes.

- (2) That the Director of Transformation & Housing in conjunction with the Head of Legal & Democratic Services be authorised to seal and complete the Co-operation Agreement on behalf of the Council.
- (3) That the Director of Transformation and Housing in consultation with the Head of Legal & Democratic Services and Portfolio Holder for Planning & Economic Development be delegated the authority to agree and enter into a Memorandum of Understanding between the Council and the HCA.
- (4) That the proposal by Taylor Wimpey and Persimmon Homes to name the development and new neighbourhood as Forge Wood be supported.

88. Reserved Items - General

(a) Matter raised under the report of the Licensing Committee – 12 November 2013

The Chair of the Committee advised that with regard to the Licensing Committee's decision to vary the existing table of Hackney Carriage fares for 2013-2014 (Minute no. 9), and as a result of an objection received following the public notice of that proposed fares variation, the Committee would be meeting again on the 9 January to consider the objection lodged.

(b) Matter raised under the report of the Cabinet – 13 November 2013

With regard to the New Crawley Cemetery – Provision of Burial Services (Minute no. 61), the Cabinet Member confirmed that the search for a suitable site was ongoing, and that as part of the intention to keep Members updated on progress made, a Members seminar would be taking place in March.

(c) Matter raised under the report of the Development Control Committee – 25 November 2013

With regard to Planning Application CR/2013/0455/RG3 - The Tree, 103 High Street (Minute no. 51), the Cabinet Member for Leisure and Cultural Services was pleased to confirm the Committee's decision to permit the change of use from offices to museum, as well as the Council's recent success in being awarded a £1.15 million Grant from the Heritage lottery Fund in respect of that new Museum project. The Cabinet Member took this opportunity to thank Officers and the Crawley Museum Society for all their work and commitment in succeeding in the joint grant bid. Whilst supporting the new Museum, some Members referred to the current financial climate and the potential cuts in the operation of existing services, and asked that every possible step be taken to limit any additional pressure on budgets as a result of the museum project. The Cabinet Member indicated that he would keep all Members updated on the development's progress.

89. Duration of the Meeting

The business of the meeting had still not been completed within the earlier agreed 30 minute extension. Whilst items reserved for debate (but not requiring a decision) had not all been discussed, and the items of business on Members' Written Questions, Announcements by Cabinet Members, Questions to Cabinet Members and to Committee Chairs were still outstanding, the Mayor proceeded to close the

meeting. With the Mayor having put it to the Full Council, the vote was in favour of not continuing the meeting.

90. Closure of Meeting

The meeting ended at 0.02 a.m.

R G Burgess
Mayor

APPENDIX A

Members' Disclosures of Interest

Member	Agenda Item No.	Name and date of Cabinet/ Committee and Minute No.	Minute Book Page No.	Subject or Planning Application No.	Type and Nature of Disclosure.
Councillor S A Blake	8(1)(a)	Development Control 14 October 2013 Minute 37	P26	CR/2013/0422/TPO Miltons Mount Lake (Grattons Pond), Pound Hill, Crawley	Personal Interest as she sits on Worth Park Committee (but had had no discussions on this item).
Councillor R D Burrett	8(1)(c)	Overview and Scrutiny Commission – 11 November 2013 Minute 52	P36	Joint Scrutiny – Flooding Task & Finish Group	Personal Interest as a member of West Sussex County Council serving on the Joint Scrutiny Steering Group.
Councillor G Thomas	8(1)(f) and 9(2)	Development Control 25 November 2013 Minute 51	P53 and P54	CR/2013/0454/LBC & CR/2013/0455/RG3	Personal interest as Cllr Thomas is a member of the Central Crawley Conservation Committee.
Councillor W A Ward	8(1)(f) and 9(2)	Development Control 25 November 2013 Minute 51	P53 and P54	CR/2013/0454/LBC & CR/2013/0455/RG3	Personal interest as Cllr Thomas is a member of the Central Crawley Conservation Committee.
Councillor R D Burrett	8(1)(h)	Overview and Scrutiny Commission – 2 December 2013 Minute 65	P66	Health and Adult Social Care Select Committee (HASCSC)	Personal Interest as a member of West Sussex County Council.
Councillor R D Burrett	8(1)(h)	Overview and Scrutiny Commission – 2 December 2013 Minute 66	P66	Joint Scrutiny – Flooding Task & Finish Group	Personal Interest as a member of West Sussex County Council serving on the Joint Scrutiny Steering Group.
Councillor C R Eade	8(1)(h) and 9(2)	Overview and Scrutiny Commission 2 December 2013 Minute 59.	P62	Submission Local Plan	Councillor Eade had been lobbied regarding Ely Close / Policy ENV3
Councillor C C Lloyd	8(1)(h) and 9(1)	Overview and Scrutiny Commission 2 December 2013 Minute 61.	P63	Assessing the value of East Park & Newlands Road as potential Conservation Areas	Personal Interest – As he owns a property in the adjacent Conservation Area

Full Council Meeting (91)
Wednesday 18 December 2013

Member	Agenda Item No.	Name and date of Cabinet/ Committee and Minute No.	Minute Book Page No.	Subject or Planning Application No.	Type and Nature of Disclosure.
Councillor L S Marshall-Ascough	8(1)(h) and 9(1)	Overview and Scrutiny Commission 2 December 2013 Minute 61.	P63	Assessing the value of East Park & Newlands Road as potential Conservation Areas	Personal Interest – As he owns a property in the adjacent Conservation Area
Councillor R D Burrett	8(1)(i) and 9(2)	Cabinet 4 December 2013 Minute 73	P75	Sussex Energy Saving Partnership update	Personal Interest as a member of West Sussex County Council
Councillor D G Crow	8(1)(i) and 9(2)	Cabinet 4 December 2013 Minute 73	P75	Sussex Energy Saving Partnership update	Personal as a Member of West Sussex County Council
Councillor C R Eade	8(1)(i) and 9(2)	Cabinet 4 December 2013 Minute 71.	P72	Submission Local Plan	Councillor Eade had been lobbied regarding Ely Close / Policy ENV3
Councillor R A Lanzer	8(1)(i) and 9(2)	Cabinet 4 December 2013 Minute 73	P75	Sussex Energy Saving Partnership update	Personal as a Member of West Sussex County Council
Councillor C C Lloyd	8(1)(i) and 9(1)	Cabinet 4 December 2013 Minute 72.	P73	Assessing the value of East Park & Newlands Road as potential Conservation Areas	Personal Interest – As he owns a property in the adjacent Conservation Area
Councillor L S Marshall-Ascough	8(1)(i) and 9(1)	Cabinet 4 December 2013 Minute 72.	P73	Assessing the value of East Park & Newlands Road as potential Conservation Areas	Personal Interest – As he owns a property in the adjacent Conservation Area

Key Housing Sites

Appendix B

- 6.43 New housing is considered integral to the creation of sustainable neighbourhoods in Crawley. The council will ensure that new housing opportunities are identified according to both land availability and the characteristics of individual neighbourhoods. This approach will respect the town's unique neighbourhood development and design principles and preserve the most valued of the town's environmental features such as open space and strategic landscaping.
- 6.45 Although there is limited housing at present, the town centre represents a highly sustainable location for residential development with immediate access to facilities, services, and transport links. Residential development also adds vitality to the town centre, bringing life into the centre and supporting the evening economy. Housing development is therefore encouraged in the town centre, either as mixed use redevelopment or as conversions of the upper floors of existing retail premises.

Policy H2: Key Housing Sites

The following sites are identified as key housing sites (30+ net units) and allocated on the Local Plan Map. These are considered to be critical to the delivery of future housing in Crawley and 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)¹.

Deliverable

- North East Sector, Pound Hill (1,900 dwellings) (2014 – 2024)
- Breezehurst Drive, Bewbush (112 dwellings)
- Ifield Community College, Ifield (125 dwellings)
- Southern Counties, West Green (150 dwellings, mixed use priority for residential)
- Telford Place, Three Bridges (95 dwellings, mixed use priority for residential)
- Land adjacent to Desmond Anderson, Tilgate (100 dwellings)
- Fairfield House, West Green (93 dwellings)
- 15 – 29 Broadway, Northgate (57 dwellings)
- Kilnmead Car Park, Northgate (40 dwellings)
- Zurich House, East Park, Southgate (59 dwellings)
- Tinsley Lane, Three Bridges (138 dwellings, mixed use recreation/residential)
- Goffs Park Depot, Southgate (30 dwellings)
- Former TSB site, Russell Way, Three Bridges (40 dwellings)
- Langley Green Primary School, Langley Green (30 dwellings)
- 5 – 7 Brighton Road, Southgate (48 dwellings)
- WSCC Professional Centre, Furnace Drive, Furnace Green (76 dwellings, of which 8 are completions)

Developable

- Town Centre North, Northgate (75 dwellings)
- Breezehurst Drive Playing Fields, Bewbush (65 dwellings)
- Bewbush West Playing Fields (Gemini Close and Henty Close), Bewbush (48 dwellings in total)
- Longley Building, Southgate (48 dwellings)

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¹ Crawley Borough Council Housing Trajectory, 30 September 2013

- Land Adj. to Horsham Road & South of Silchester Drive, Gossops Green (52 dwellings)

The remainder of the land within the Town Centre Boundary but outside Town Centre North, North East Sector Residual Land, Pound Hill and Land East of London Road are identified as broad locations for housing development in the latter part of the plan period (years 11-15) with the capacity to deliver 181, 150 and 171 net dwellings respectively.

Reasoned Justification

- 6.46 *This Policy demonstrates how the Local Plan makes provision for the delivery of a minimum of 3,800 net additional dwellings in the borough between 2015 and 2030. This includes the 5% additional buffer required within the first five years of the Plan to ensure greater competition and choice in the supply of housing land. The council has undertaken a Strategic Housing Land Availability Assessment (SHLAA) which identifies land that has the potential for residential development in the borough. The results of the SHLAA are used to demonstrate an annual five-year housing land supply and to identify sites that are likely to come forward for residential development over the lifetime of the Local Plan.*
- 6.47 *Through the SHLAA process, the council has been able to identify a number of deliverable and developable sites to meet the housing target for the Local Plan period. In this regard, the council can demonstrate that it can satisfy the government's requirement to identify specific 'deliverable' sites to meet the first five years housing supply and specific 'developable' sites for years 6-10. It is considered that the additional 5% buffer requirement (13 dwellings per annum in the first five years) is capable of being delivered in the period 2015/16-2019/20.*
- 6.48 *With the exception of small sites of 5 units or less with planning permission, every site within the council's Housing Trajectory has been assessed with regard to viability constraints to establish that the site is capable of being delivered at the point envisaged.*
- 6.49 *In determining how far Crawley can meet its own housing needs, detailed assessments have been carried out to ensure the town balances competing land uses in a sustainable manner. This includes landscape character assessments, open space and economic growth assessments alongside the Urban Capacity Study and Strategic Housing Land Availability Assessments. Two sites have been identified and allocated on the Local Plan Map for 'Housing and Open Space'. These are Tinsley Lane, Three Bridges (Deliverable) and Breezehurst Drive, Bewbush (Developable). The layout of these sites has been considered in more detail to ensure they can deliver the quantum of housing within the constraints identified by the open space study for meeting recreational open space needs².*
- 6.50 *For Tinsley Lane this will involve consideration into the needs of the existing football club; whilst for Breezehurst Drive ~~the balance between housing and on-site open space will be determined through the design and layout of a detailed scheme~~. A third open space site (Bewbush West Playing Fields) has also been*

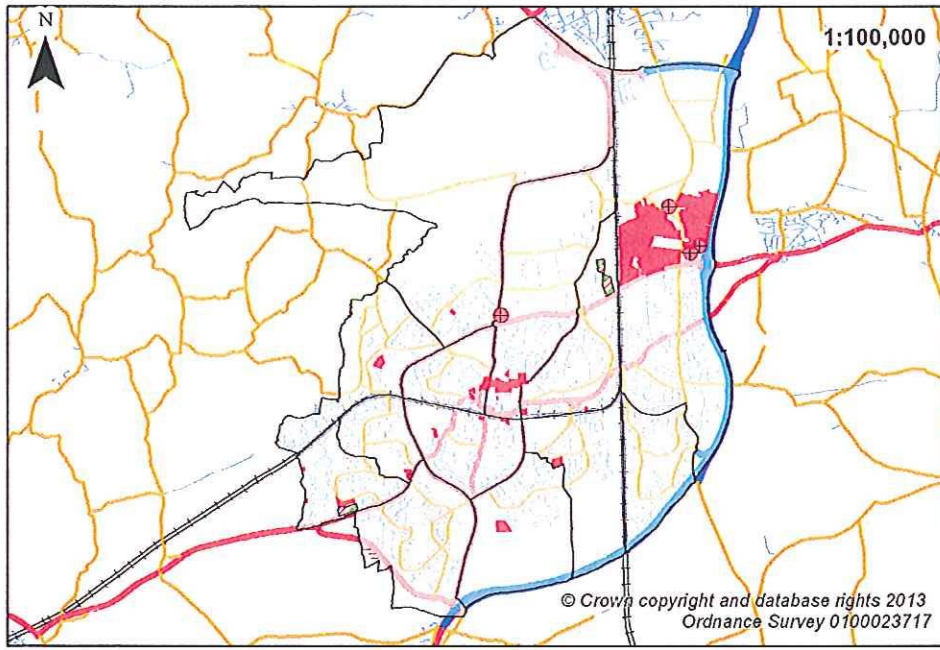
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² In accordance with Paragraphs 73 and 74 of National Planning Policy Framework (2012) DCLG

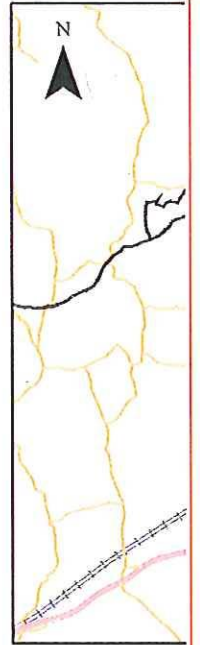
identified as having some potential for delivering a degree of housing, however further analysis has indicated this should be in the form of two smaller housing sites at locations to the north and south of the playing fields to enable improved linkages and enhanced urban design and principles of designing out crime, into the new Kilnwood Vale neighbourhood at the point of the proposed bus, pedestrian and cycle connection. This would result in the need to replace the loss of two small play areas, but would include the retention of the two sports pitches and a pavilion associated with the playing fields.

- 6.51 *Given that the council is required to identify 15 years housing supply, it is considered that there is additional housing potential in the Town Centre, Land East of London Road and at the North East Sector (Residual Land), that will arise in the latter part of the Plan period. These could contribute to housing land supply from Year 6 onwards (i.e. from 2020/21 to 2029/30) and are identified as broad locations for medium to long-term residential development. This is in accordance with the overall spatial approach as set out in the Local Plan Vision to 2030, by helping to minimise the impact on important biodiversity and landscape features and offers the greatest scope to reduce the need to travel by private vehicle because of the proximity to existing services, jobs and public transport.*
- 6.52 *New residential development within the urban area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties, or through infilling, where compatible with the other policies within this Local Plan.*



-  Housing and Open Space (Policy H2)
-  Housing (Policy H2)
-  Broad Housing Locations (Policy H2)
-  Gypsy, Traveller & Travelling Showpeople Site (Policy H5)

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Key Housing Sites

Appendix C

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- ~~Henty Close, Bewbush West, Bewbush (24 dwellings)~~
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(Gemini Close and Henty
Close)

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¹ Crawley Borough Council Housing Trajectory, 30 September 2013

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- 6.47 *Through the SHLAA process, the council has been able to identify a number of deliverable and developable sites to meet the housing target for the Local Plan period. In this regard, the council can demonstrate that it can satisfy the government's requirement to identify specific 'deliverable' sites to meet the first five years housing supply and specific 'developable' sites for years 6-10. It is considered that the additional 5% buffer requirement (13 dwellings per annum in the first five years) is capable of being delivered in the period 2015/16-2019/20.*
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- 6.49 *In determining how far Crawley can meet its own housing needs, detailed assessments have been carried out to ensure the town balances competing land uses in a sustainable manner. This includes landscape character assessments, open space and economic growth assessments alongside the Urban Capacity Study and Strategic Housing Land Availability Assessments. Two sites have been identified and allocated on the Local Plan Map for 'Housing and Open Space'. These are Tinsley Lane, Three Bridges (Deliverable) and Breezehurst Drive, Bewbush (Developable). The layout of these sites has been considered in more detail to ensure they can deliver the quantum of housing within the constraints identified by the open space study for meeting recreational open space needs².*
- 6.50 *For Tinsley Lane this will involve consideration into the needs of the existing football club; whilst for Breezehurst Drive the retention of at least half of the total site size to accommodate improved senior pitches and a junior pitch has been assessed as appropriate. A third open space site (Bewbush West Playing Fields) has also been identified as having some potential for delivering a degree of housing, however further analysis has indicated this should be in the form of a small housing site to the south of the playing fields to enable improved*

² In accordance with Paragraphs 73 and 74 of National Planning Policy Framework (2012) DCLG

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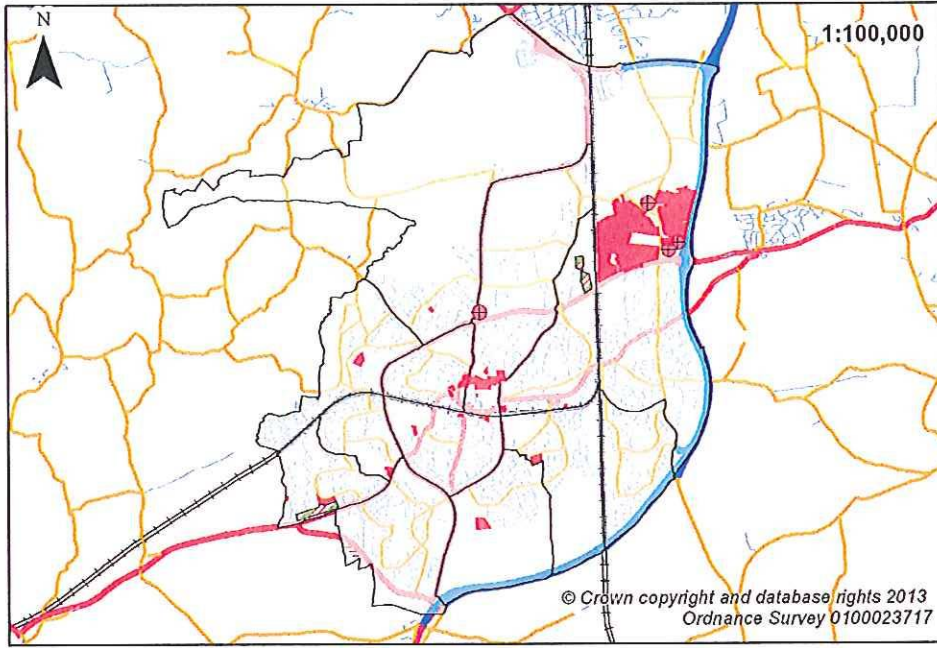
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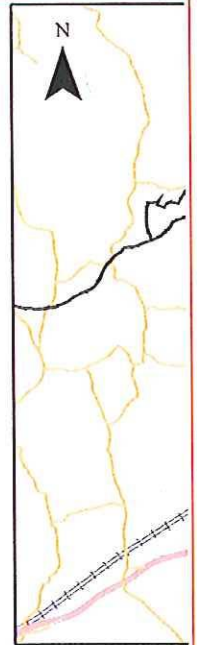
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- 6.51 Given that the council is required to identify 15 years housing supply, it is considered that there is additional housing potential in the Town Centre, Land East of London Road and at the North East Sector (Residual Land), that will arise in the latter part of the Plan period. These could contribute to housing land supply from Year 6 onwards (i.e. from 2020/21 to 2029/30) and are identified as broad locations for medium to long-term residential development. This is in accordance with the overall spatial approach as set out in the Local Plan Vision to 2030, by helping to minimise the impact on important biodiversity and landscape features and offers the greatest scope to reduce the need to travel by private vehicle because of the proximity to existing services, jobs and public transport.
- 6.52 New residential development within the urban area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties, or through infilling, where compatible with the other policies within this Local Plan.



-  Housing and Open Space (Policy H2)
-  Housing (Policy H2)
-  Broad Housing Locations (Policy H2)
-  Gypsy, Traveller & Travelling Showpeople Site (Policy H5)

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Affordable and Low Cost Housing

Appendix D

6.59 All Local Plans are required by the NPPF to make provision for meeting affordable housing needs in their area. Failure to address affordable housing needs would have detrimental implications on the economic and social health of the town. Therefore, it is important to secure an appropriate mix of housing types and tenures within developments that come forward over the Plan period.

Policy H4: Affordable and Low Cost Housing

Affordable Housing

~~40%~~ affordable housing will be required from all residential developments.

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The council will expect 70% of the affordable housing to be Affordable/Social Rent and 30% Intermediate tenure.

For sites of 5 dwellings or less, or less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.

Low Cost Housing

In addition to the provision of ~~40%~~ affordable housing, ~~where viability allows~~ low cost housing will also be sought on developments proposing 15 dwellings or more.

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Exceptions

These targets will apply to all residential developments unless evidence can be provided to show that the site cannot support such a requirement from a viability perspective and that the development clearly meets a demonstrable need. Except for sites of 5 dwellings or less, payments in lieu will only be accepted in exceptional circumstances where it can be demonstrated that there are robust planning reasons for doing so and provided that the contribution is of equivalent financial value.

Reasoned Justification

- 6.60 *Since 2001, house prices have grown significantly despite marked reductions in 2008 and 2009, increasing by over 7% in the period to March 2013. At the same time, average household earnings in the borough are relatively low when compared with those in the adjoining districts of Mid Sussex and Horsham. The Strategic Housing Market Assessment (2012 update) concluded that about 59% of households are now unable to afford to rent at market levels and 69% of households are unable to purchase, based on the differential of local prices and rent levels relative to local incomes. This represents a significantly worsening situation compared with 2009 when the Assessment was originally undertaken.*
- 6.61 *Affordable housing refers to that which is offered for rent by local authorities or registered providers to eligible households whose needs are not met by the housing open market. The definition also includes housing which is offered for rent or purchase below market levels but above normal social rental levels, again to eligible households and provided that there are provisions in place for those homes to remain affordable for future eligible households.*
- 6.62 *There have been significant changes in the way in which affordable housing is funded. Currently, grant funding is no longer available for affordable housing secured through s106 Planning Agreements and an "affordable rent" model, at 80% of the market rental values, has been introduced, which is expected to be*

the norm for most new affordable housing being secured in association with market developments.

- 6.63 *The council favours Social Rent at target rent levels as being more affordable to those in housing need, but accepts that this form of tenure requires significant levels of subsidy that cannot be borne by the developer and/or land vendor alone. In the absence of any additional forms of subsidy, Affordable Rent tenure will be acceptable and will be the minimum expectation in the first instance.*
- 6.64 *Where other forms of subsidy are evident, in the form of Social Housing Grant and/or free or discounted land, the council will expect Social Rent at target rent levels, unless viability can be evidenced to justify other forms of discounted rent tenure, either in part or in full. Details of target rent levels will be set out in the Affordable Housing Supplementary Planning Document.*
- 6.65 *The intermediate housing market is identified as an emerging housing market; providing opportunities both for purchase and rental for households with incomes which do not qualify for social rent but are insufficient to buy a home. Intermediate housing includes shared ownership, shared equity, Rent to Buy and First Buy products.*
- 6.66 *As well as having a significant requirement for affordable rented accommodation, Crawley also has a large need for "intermediate" affordable housing, such as shared ownership/shared equity schemes and discount market renting. Crawley is identified as having the largest potential for intermediate housing in the Northern West Sussex Housing Market Area, with 33% of households having incomes between social and market rental levels (2012). The SHMA identifies that at least 20% of affordable housing across the HMA within the next five years should be provided on an intermediate basis.*
- 6.67 *Reflecting the diversity of needs, the council will expect 30% of the affordable housing element to be an "intermediate" tenure. The council recognises that for the smaller sites, this tenure split may sometimes be impractical in management terms. In such cases the composition of affordable housing will be agreed having regard to site specific circumstances and the particular needs of the locality. The split between affordable housing for rent and other intermediate affordable housing will be kept under review through Supplementary Planning Documents, as appropriate, reflecting changes in local needs and development viability.*
- 6.68 *The introduction of Low Cost Home Ownership seeks to create an additional tier of assistance to people entering the housing market for the first time. Low Cost Home Ownership means market housing that is made available to first time home buyers intended as their primary place of residence and offered as a fixed equity at an agreed percentage below open market value. It falls within the private housing quota, but offers entry-level discounts ranging between 10% to 15%. All Low Cost Home Ownership properties will be provided to the same standard as the equivalent private market units on the site. Detailed mechanisms for the implementation of this policy will be set out in the Affordable Housing Supplementary Planning Document.*
- 6.69 *Private Market Rent falls outside of the definition of affordable housing, however, this form of tenure is emerging through the Build to Rent programme and may play a part in meeting housing need and could meet an affordable*

housing requirement if rent levels are contained within Local Housing Allowance rates.

- 6.70 *Section 106 Planning Agreements will be required to secure delivery of the affordable housing. Normally, the council will expect affordable housing to be provided at a value equivalent to land at nil cost, whereby the Registered Provider receives transfer of the built-out units or under special circumstances receives free transfer of the land.*

Local Green Space

7.21 The NPPF empowers local communities to promote the designation of green areas of particular importance for special protection as a Local Green Space.

Policy ENV3: Local Green Space

The following areas ~~are~~ designated as Local Green Space:

i. Ifield Brook Meadows and Rusper Road Playing Fields

ii. The field and recreational area adjacent to Baker Close and Southgate Drive, Southgate

~~These areas are~~ designated due to ~~their~~ value to the local community and local significance in ~~their~~ function as ~~areas~~ for enjoyment of recreation ~~and~~ tranquility.

The above areas will be safeguarded from development other than in very special circumstances or where the development is to enhance Local Green Space functions for example through improvements to access, recreation and wildlife.

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Reasoned Justification

i. Ifield Brook Meadows and Rusper Road Playing Fields

7.22 *Public consultations have consistently shown that Ifield Brook Meadows and Rusper Road Playing Fields should be protected because of their special value to the local community as highly accessible countryside close to the urban area. The Meadows are an important site of nature conservation with distinctive vegetation and wildlife. The northern part of the Meadows is of historic importance, forming part of the Ifield Village Conservation Area, contributing to the setting of the village and church. These elements make this area unique and local in character.*

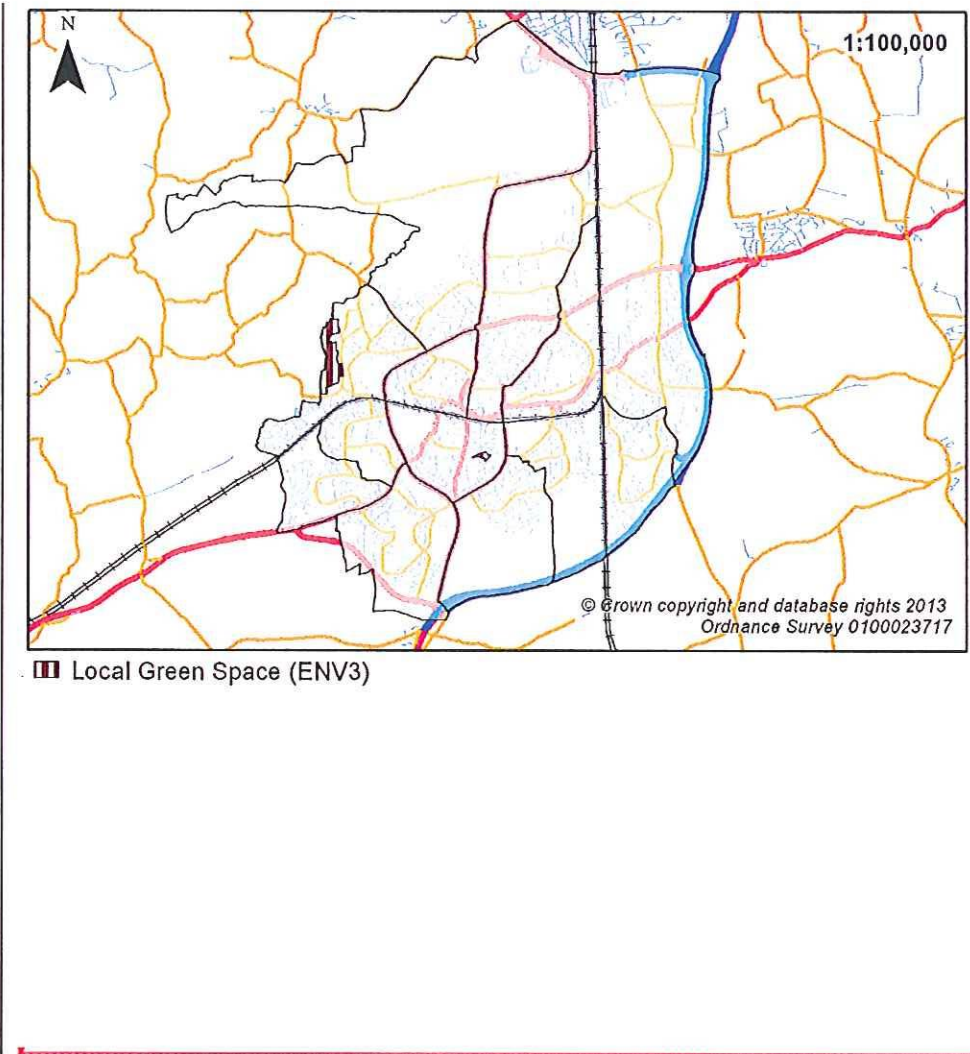
ii. The field and recreational area adjacent to Baker Close and Southgate Drive, Southgate

7.23 *The area is close to the community it serves and special to residents. It lies between two recently established conservation areas with heritage important to Crawley's identify, namely the Malthouse Road and Southgate Neighbourhood Centre conservation areas, contributing to the setting of both areas. These elements make this area unique and local in character.*

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7.24 *The presumption in favour of sustainable development does not apply to Local Green Spaces. Proposals affecting the designated Local Green Space should be consistent with national Green Belt Policy.*

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The inset map is a smaller version of the main map, showing a zoomed-in view of a specific area. It includes a north arrow in the top-left corner. Below the map, there is a legend with a hatched pattern and the text 'Local Green'. Below the legend, the text reads: Deleted: Formatted: Font: (Default) Arial, 11 pt, Italic.

TILGATE: Local Plan Amendment

Appendix F

Local Green Space

7.21 The NPPF empowers local communities to promote the designation of green areas of particular importance for special protection as a Local Green Space.

Policy ENV3: Local Green Space

The following areas ~~are~~ designated as Local Green Space:

i. Ifield Brook Meadows and Rusper Road Playing Fields

ii. Land at Ely Close bounded by Worcester Road, Oxford Road and Winchester Road, Tilgate.

~~These~~ areas ~~are~~ designated due to ~~their~~ value to the local community and local significance in ~~their~~ function as areas for enjoyment of recreation ~~and~~ tranquillity.

The above areas ~~s~~ will be safeguarded from development other than in very special circumstances or where the development is to enhance Local Green Space functions for example through improvements to access, recreation and wildlife.

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ii. Land at Ely Close bounded by Worcester Road, Oxford Road and Winchester Road, Tilgate

7.23 *Extensive public consultations carried out during the period 2011-13 have consistently shown this open space should be protected because of its special value to the immediate local community it serves. The area is regularly used by residents of all ages for play, exercise and the appreciation of its tranquillity. As such it is a major contributor to the well being of the locality.*

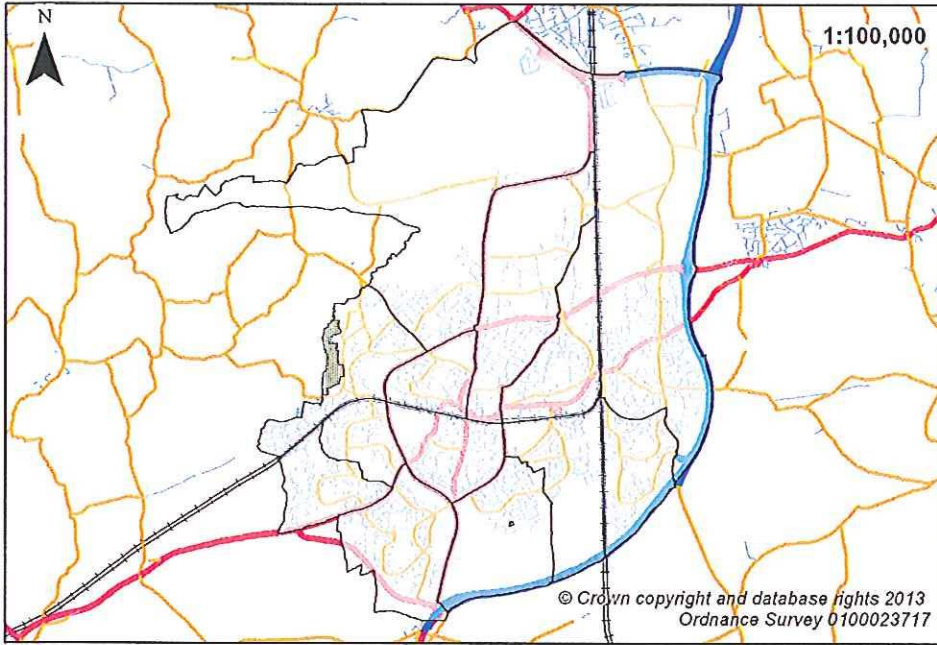
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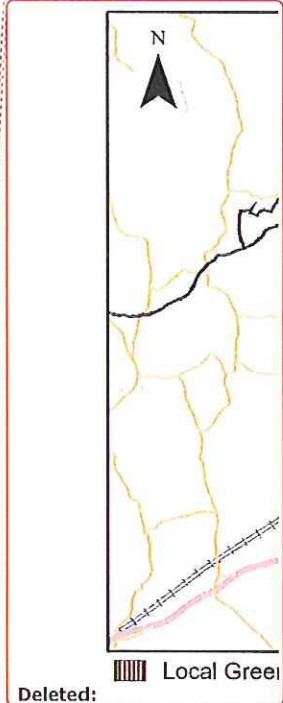
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Local Green Space (Policy ENV3)

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