

Cabinet
Wednesday 2 October 2024

Comments from the Overview and Scrutiny Commission
at its meeting on Monday 30 September 2024
OSC/326

1. Cabinet Agenda Item – Crawley Borough Local Plan 2023-20240

Comments and Recommendations

The Commission considered report PES/459 of the Head of Economy and Planning. During the discussion with the Cabinet Member for Planning and Economic Development, the Head of Economy and Planning, Forward Planning Manager and the Planning Policy Manager, the following comments were expressed:

- Recognition of the positive comments within the Planning Inspectors' report, particularly with reference to the questionable longevity of safeguarded land for the possible Gatwick southern runway due to the potential developable land, together with the further acknowledgement of the town's space constraints for new build housing of all tenures and need for neighbouring local authorities to exercise the 'duty to co-operate' to assist with the town's housing need.
- Clarification sought and obtained on the Gatwick Green allocation. It was confirmed that the Gatwick Green was allocated by securing its exclusion from safeguarding and concurrently allocated for another purpose (economic use). The area of land allocated to Gatwick Green was no longer safeguarded.
- Support for the work undertaken to combat the constraints of water neutrality and the retrofitting work being undertaken. It was noted this issue had also impacted neighbouring authorities.
- Acknowledgement that waste water was now part of the critical infrastructure, and a potential constraint for future development. The new Local Plan required developers to address infrastructure at an early stage.
- Recognition that infrastructure and transport were key, and the new Crawley Local Plan would ensure the town's future development and infrastructure needs could be delivered to support the sustainable growth of the borough, within its accepted physical constraints, and whilst continuing to protect its important built and natural environmental assets.
- Confirmation provided regarding the 'backdating' of the Local Plan, together with the advice and evidence requested throughout the Planning Inspectorate process in terms of post adoption and evidence. National Planning Policy Requirements state a Local Plan must last at least 15 years post adoption, and the Local Plan was originally submitted July 2023 with anticipated adoption 2024. However the Planning Inspectors requested background data and evidence to be addressed for preceding years, resulting in a Local Plan 2023-2040.
- Clarification sought and obtained on the anticipated housing need, along with the minimum number of dwellings, in comparison with neighbouring authorities. It was noted that a supply-led housing requirement of a minimum of 5,330 dwellings was supported with the unmet housing need recognised as 7,505 dwellings. There was recognition of the acute affordable housing need in the borough, supporting the 40% requirement (25% town centre) for affordable housing contribution on all housing sites, which included smaller sites.
- The Commission commended the work of the Planning Team on the compilation of the Local Plan.

RESOLVED

That the Commission noted the report and requested that the views expressed during the debate, were fed back to the Cabinet through the Commission's Comment sheet.

2. Cabinet Agenda Item – Tilgate Youth Centre Redevelopment – Approval of Scheme Budget and Authority to Appoint a Contractor

Exempt Paragraph 3 –

Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Comments and Recommendations

The Commission considered report CH/209 of the Head of Crawley Homes. During the discussion with the Cabinet Member for Housing, Head of Crawley Homes and the Built Environment Team - Senior Project Manager, the following points were expressed:

- Noted that Full Council approval would also be sought for the appropriation of land from the General Fund to the Housing Revenue Account together with agreeing the proposed scheme budget.
- Recognition that the proposal for new affordable housing would assist in expanding the housing stock in the borough, which had potential to contribute towards addressing Crawley's housing needs
- Information was provided on the financial elements, unit mix and the detailed analysis documented within the report as views were raised with reference to specific costs.
- Acknowledgement that parking considerations were a challenge but consultation had previously taken place and the scheme was still subject to Planning permission.
- Recognition that the scheme was to be built to Passivhaus standards for energy efficiency, which would significantly benefit occupants.
- Noted that the scheme provided a strategic learning opportunity for a small scale development.

RESOLVED

That the Commission noted the report and requested that the views expressed during the debate were fed back to the Cabinet through the Commission's Comment sheet.

**Councillor Ayling
Chair, Overview and Scrutiny Commission
30 September 2024**