

Crawley Windfall Statement:

Supporting the submission draft Crawley Local Plan 2024

May 2023



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1. Introduction

- 1.1. This Windfall Statement sets out to explain the rationale and evidence to support the windfall figure of **100 dwellings per annum** which is included in the Housing Trajectory published in support of the submission draft Local Plan 2024.

2. National Policy & Guidance

- 2.1. The National Planning Policy Framework (NPPF)¹ states in paragraph 68:

Planning policies should identify a supply of:

- A) specific, deliverable sites for years one to five of the plan period; and*
- B) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

- 2.2. Paragraph 71 further states:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

- 2.3. Windfall sites are defined in Annex 2 of the NPPF as:

Sites not specifically identified in the development plan.

- 2.4. National Planning Practice Guidance on Housing and Land Availability Assessment² confirms that:

A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework.

Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 of the National Planning Policy Framework).

- 2.5. National Planning Practice Guidance on Housing Supply and Delivery makes further reference to windfall sites in relation to Annual Position Statements.³

- 2.6. An Annual Position Statement is prepared by a local planning authority, in consultation with developers and others, to set out the 5-year housing land supply position for the authority on 1 April of a given year. The Statement is assessed by the planning inspectorate and, upon confirmation, establishes the 5-year housing land supply for a period of one year.

¹ National Planning Policy Framework (2021), Ministry of Housing, Communities and Local Government (hereafter NPPF).

² Planning Practice Guidance: Housing and Economic Land Availability Assessment Reference ID: 3-001-20190722

³ Planning Practice Guidance: Housing Supply and Delivery Reference ID: 68-001-20190722

- 2.7. This provision in respect of Annual Position Statements confirms that a windfall allowance, where justified by appropriate evidence, forms part of the 5-year housing land supply identified in paragraph 67 of the NPPF.

3. SHLAA and Local Plan Housing Trajectory

- 3.1. The Strategic Housing Land Availability Assessment (SHLAA) (base date September 2022) and draft Local Plan Housing Trajectory (base date 31 March 2023) include sites down to a relatively low threshold of development potential, by including sites projected to provide 5 or more gross dwellings. In the context of a town such as Crawley, particularly in denser areas, this can include sites of a relatively small footprint, for example 8-9 Queen's Square (7 dwellings; 0.04 ha.). However, it is not considered that the SHLAA is, or can be, comprehensive in its coverage of the smaller sites which may come forward during the Local Plan period. The potential supply of such sites includes buildings currently in non-residential use, where conversion to residential use may be acceptable in principle, depending on the location and the current use. There is consequently a large potential supply of housing land whose release for housing development tends to be determined primarily by buildings becoming available through the discontinuation of other uses. Where this occurs, such sites can achieve planning permission and be implemented relatively quickly, including through the use of permitted development change of use rights.
- 3.2. The SHLAA identifies some sites as being suitable but either unavailable or unachievable (i.e. those in category I). These are identified as being in principle capable of accommodating over 550 net additional dwellings. This represents an identified potential further supply of housing land, dependent on either the site becoming available, or on achievability, notably in respect of the capacity to viably overcome site-specific constraints. The proposed windfall allowance is not directly informed by or derived from the potential development quantum of these sites, although they provide evidence of the types of sites which are likely to make up Crawley's windfall supply, and some of them may come forward as windfalls during the Local Plan period.

4. Windfall Allowance for the 2015 Local Plan

- 4.1. The Local Plan Housing Trajectory adopted in 2015 included an annual windfall allowance of 55 dwellings per annum (dpa) for the entire Local Plan period (2015-30). The justification for this was set out in the paper 'Establishing a Windfall Allowance for the Local Plan Period', published in November 2014, which formed part of the evidence base for the examination of the Plan. This paper was supported by the Inspector's report on the Plan, which stated that the 55-dwelling windfall allowance was 'based on reasonably robust evidence that was not contested at the examination.'
- 4.2. The figure of 55dpa was based on an assessment of likely windfalls during years 1 to 5 (2015-20), which was then projected forwards for years 6 to 15. The projected total of 277 for the first five years comprised the following elements:
- 145 dwellings resulting from office to residential conversions benefitting from permitted development rights (on the assumption that 50% of consented dwellings would be delivered);

- 25 dwellings on small sites of 1-5 dwellings (based on past trends for such sites, excluding residential garden land);
- 76 extant windfall planning permissions on sites of 6+ dwellings (excluding residential garden sites);
- 31 further dwellings based on historical delivery.

5. Historic Windfall Delivery Rates

5.1. For the purpose of establishing an updated windfall allowance for the Local Plan it is helpful to compare this allowance (in its various components) with actual delivery during the period 2015-22.⁴ This comparison is shown in the table below:

Type	Allowance (5 years)	Annual Allowance	Delivery	Annual Delivery	Annual Difference
Prior Approvals on windfall sites	145	29	746	107	78
Sites of 1-5 dwellings (excluding garden land)	25	5	67	10	5
Windfall planning permissions extant in 2015 (excluding garden land)	76	15	56*	8	-7
Additional windfall sites (6+ dwellings)	31	6	51	7	1
Total	277	55	920	132	77

*Including 38 dwellings actually completed before 31 March 2015.

- 5.2. As shown, the windfall categories identified in the 2014 paper delivered a substantially larger quantity of residential development during 2015-22 than was anticipated. The difference of 77dpa between projected and delivered windfalls can almost entirely be accounted for by higher-than-anticipated delivery by prior approval schemes.
- 5.3. In order to establish the bearing which past trends might have on the establishment of a future windfall allowance, it is necessary also to reconfirm the intended scope of sites which will fall within the allowance, and the level of past delivery on such sites, in so far as this differs from the figures provided above.
- 5.4. For the purpose of setting a new allowance, 'windfall sites' will continue to be broadly defined as those sites not specifically identified in the Local Plan. At the same time a number of adjustments have been made to the intended scope of this definition, compared with the understanding in 2014/15.
- Firstly, the threshold of small sites has been reduced from 5 dwellings to 4, with sites of 5 or more being identified separately, as reflected in the SHLAA. This is

⁴ Windfall delivery during 2022/23 (32 dwellings, detailed within Appendix 1) has not been included in this analysis, as the pattern of windfall development in this year is considered to be atypically low on the basis of the impact of water neutrality requirements, which resulted in a much lower level of planning permissions in the period following the issuing of the Natural England position statement in September 2021. It is intended that water neutrality will be addressed as part of the Local Plan strategy, enabling windfall development to come forward as set out in paras 9.2-9.4 below.

consistent with the Planning Practice Guidance on Housing and Economic Land Availability Assessment, which states:

It may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.

- Secondly, prior approval sites of 5 dwellings or more are now treated in the same way as other specific sites. Therefore, consented sites are specifically identified as part of the housing land supply, where appropriate in light of national policy, whereas the windfall allowance is only intended to cover sites which have not been identified. The reasons for this are as follows:
 - National Policy & Guidance: the updated definition of ‘deliverable’ in Annex 2 of the 2021 NPPF states:
In Particular ... sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
Sites where prior approval applications for the creation of residential units via change of use have been successful are considered to fall within the terms of this definition, since they have been granted planning permission by a development order, with no further permission required to allow development to commence. As such they are, for example, identified as ‘permissioned’ sites when included on a Brownfield Land Register, in accordance with the government’s data standard.
 - The significance of the permitted development rights for change of use to residential has changed. Initially, they were introduced for a three-year period only. However, they were amended in 2016 so that development might be completed at any point within three years of the application being determined.
 - Experience during the period 2015-2022 in Crawley has indicated that where windfall sites are concerned, the likelihood of prior approval schemes being implemented is no lower than that of schemes benefiting from express planning permission. Thus of 721 dwellings permitted on windfall sites⁵ of 5+ units by means of prior approval during 2015-22 (not including multiple applications on the same site), 473 (66 per cent) had been delivered by April 2022 with a further 33 (5 per cent) on site by that time. Schemes on windfall sites of 5+ units granted full planning permission meanwhile totalled 403 dwellings, of which 93 (23 per cent) had been delivered by April 2022, with a further 67 (17 per cent) having commenced.
- Thirdly, sites on garden land are no longer excluded from the allowance. This reflects the updated NPPF, which no longer restricts such sites from being included.

5.5. This amended approach needs to be taken into account when calculating the scale of windfall delivery of the period 2015-22 for the purpose of setting a new allowance. Thus, if the 2015 Local Plan housing trajectory had treated all permitted sites of 5-units or more (including prior approval schemes) as specific sites rather than windfalls, actual windfall delivery over the period 2015-20 would have been as follows (separating sites 1-4 dwellings from those of 5 or more):

⁵ i.e. sites not identified in the 2015 Local Plan Housing Trajectory.

Year	Sites of 1-4 units	Sites of 5+ units	Total
2015/16	8	117	125
2016/17	23	17	40
2017/18	20	58	78
2018/19	17	40	57
2019/20	7	176	183
2020/21	6	151	157
2021/22	24	7	31
Total	105	566	671
Annual Average	15	81	96

5.6. Sites which contributed to windfall delivery during the period 2015-22 are detailed in Appendix 1, which also clarifies how each site stands in relation to the windfall categories used in the 2014 Statement and the updated analysis.

6. Expected Future Trends

- 6.1. Various indicators can be used to provide evidence of likely future windfall trends, including:
- Recent pipeline of windfall permissions;
 - Evidence of remaining land supply of the type(s) which have provided previous windfalls;
 - Potential sources of supply which could become more important as a source of windfalls in future.

7. Recent pipeline of windfall permissions

7.1. The following table compares windfall permissions (identified in accordance with the updated criteria set out above and listed in Appendix 2) with the rate of delivery on windfall sites over the period 2015-22.⁶

Year	Windfall Permissions	Windfall Delivery
2015/16	240	125
2016/17	344	40
2017/18	221	78
2018/19	53	57
2019/20	28	183
2020/21	203	157
2021/22	127	31
Total	1216	671
Annual Average	174	96

⁶ Windfall permissions during 2022/23 (2 dwellings gross, detailed within Appendix 2) have not been included in this analysis, as this year is considered to be atypical on the basis of the impact of water neutrality requirements, which resulted in a much lower level of planning permissions in the period following the issuing of the Natural England position statement in September 2021. It is intended that water neutrality will be addressed as part of the Local Plan strategy, enabling windfall development to come forward as set out in paras 9.2-9.4 below.

- 7.2. These figures indicate that the quantity of residential windfall development permitted has significantly exceeded delivery over the period 2015-22. This indicates some untapped potential, although to a large extent this has been taken into account by the addition of permitted windfall sites to the Housing Trajectory as identified sites.

8. Evidence of remaining land supply of the type(s) which have provided previous windfalls

- 8.1. **Conversions from office to residential use on larger sites of 5 or more dwellings** were a major source of windfalls during the period 2015-22 – particularly, though not exclusively, in the form of prior approval schemes. The future trend in these conversions is therefore likely to exert a decisive influence on overall future windfall delivery.
- 8.2. An estimate of future annual average delivery from these types of schemes can be obtained by means of the following steps:
- a) identify the total remaining amount of office space within the borough likely to be available for conversion;
 - b) project forwards the annual rate of loss of office space (to all other uses) which occurred in the period 2015-22;
 - c) apply an appropriate ratio between office floorspace lost and new dwellings resulting from conversions from office use on windfall sites of 5+ dwellings.
- 8.3. In terms of step a) the total amount of office space across the borough was calculated in 2013 as just under 300,000sqm. Much of this floorspace was at Gatwick Airport (where residential uses are unsuitable) and in areas (Manor Royal and other Main Employment Areas) which are now subject to Article 4 Directions restricting changes to residential use without planning permission. If these unsuitable areas are excluded from consideration and an allowance is made for net losses since 2013 in other locations, this reduces the amount of office space potentially available for conversion to 91,000sqm. This includes around 24,000sqm already permitted, allocated, or identified for housing related development in the council's Housing Trajectory.
- 8.4. For step b): the net loss of office space between 2015 and 2022 (excluding Gatwick Airport, as well as Manor Royal, where Article 4 Directions have been in place for much of this period) was around 39,000sqm. The mean annual rate of depletion of floorspace potentially available for conversion was 4.5 per cent, while the annual rate of delivery of new office floorspace in these areas, partly offsetting this gross loss, was 0.4 per cent. Projected forward over the period 2022-40 (while allowing for the fact that the amount of floorspace available for conversion has been reduced by the introduction of Article 4 Directions in a number of Main Employment Areas) these rates would result in gross losses of a little over 52,000sqm, or around 58% of the potentially available supply, which would be partially offset by the delivery of around 4,400sqm of new office floorspace. The gross losses specifically relevant to the updated Local Plan period (i.e. excluding 2022-24) would be a little under 45,000sqm.

- 8.5. For step c): the ratio between office floorspace lost (in square metres) and new dwellings resulting from the conversion of office floorspace on windfall sites of 5+ dwellings during 2015-22 was 81:1. This figure is significantly higher than the average floor area of the resulting windfall dwellings, as it also includes losses to non-residential uses, losses to residential use on small windfall and non-windfall sites, as well as communal areas within windfall sites subject to conversion. In fact, only around 17,600sqm, representing 45 per cent of the 39,000sqm lost, was directly converted to residential use on large windfall sites.
- 8.6. For the purpose of undertaking a forward projection some modification of the 81:1 ratio is considered appropriate in order to take account of the fact that, whereas many of the dwellings delivered under permitted development change of use rights since 2015 fell below the Nationally Described Space Standards, these standards are now mandatory for such conversions. An increase of the ratio to 85:1 is considered appropriate for this purpose.⁷
- 8.7. Applying a square metre / dwelling ratio of 85:1 to the projected office losses would result in an additional 526 dwellings during the Local Plan period, representing an annual average of 33, compared with 68 achieved during the period 2015-22.
- 8.8. Additional windfall development can be anticipated from **other windfall sites of 5 dwellings or more**. The potential sources of this supply are heterogeneous for reasons set out above, including wholly new sites which become available through the discontinuation of other uses as well as infill development, densification schemes and extensions to existing flatted developments. The rate of delivery on such sites during 2015-22 was 12 dwellings per annum, and there seems little reason to doubt that this can at least be sustained throughout the Local Plan period, particularly with increased policy emphasis on compact development in Crawley.
- 8.9. Windfall development on **smaller sites of 1-4 dwellings** during the 2015-22 period was 15 dwellings per annum. Once again, given the heterogeneity of this supply, it seems probable that this can at least be sustained throughout the Local Plan period. In the context of the Housing Trajectory, this allowance nonetheless needs to be adjusted to allow for the fact that there is already a small-sites allowance for the next few years (2022-26) based on existing permissions for small (SHLAA Category B) sites. In order to avoid double counting, this allowance is therefore deducted from the annual windfall allowance for the relevant years.
- 8.10. Taking these three sources together this amounts to a projected figure of 60 dwellings per annum.

⁷ At the level of individual office-to-residential conversion schemes an uplift of 8.5sqm per dwelling is considered appropriate. This represents the difference between the average mean area of the smallest dwelling found in each of the prior approval schemes in Crawley considered in the 2020 report *Research into the quality standard of homes delivered through change of use permitted development rights* (MHCLG, 2020) (i.e. 28.5sqm), and the smallest acceptable dwelling size allowable under the Nationally Described Space Standards (i.e. 37sqm). This 8.5 uplift can then be reduced to around 3.8sqm to take account of the expectation that only around 45 per cent of office losses will take the form of direct residential conversions.

9. Impact of potential new sources of supply and/or policy changes

- 9.1. In addition to projecting forwards existing trends, it is relevant to consider whether the rate of windfall delivery might be affected by specific sources of housing supply which have not played an identifiable role previously, and/or by changes to policy.
- 9.2. One important policy consideration to take account of is the issue of Water Neutrality, as experienced in Crawley and neighbouring local planning authorities which fall wholly or partly within Southern Water's Sussex North Water Resource Zone (WRZ).
- 9.3. As set out more fully in the Water Neutrality Topic Paper, the proposed Local Plan proposes to be water neutral in order to ensure that there is no negative impact on the internationally designated wildlife sites in the Arun Valley. Under proposed Local Plan Policy SDC4, residential developments within the WRZ will be required to achieve this through a combination of on-site water efficiency measures and offsetting within the wider WRZ. In order to support residential development within this framework the council has already provided forward funding of approximately £1million to progress a programme of offsetting through the retrofitting of council homes, and intends to participate in the Offsetting Scheme which is being set up by the affected planning authorities.
- 9.4. In this context it is important to emphasise that the Water Neutrality Strategy and emerging Offsetting Scheme being progressed by the affected councils is intended to enable the full quantum of residential development detailed in the draft Crawley Local Housing Trajectory, including the 100-dwelling windfall allowance, to come forward. However, this is subject to compliance with the advanced on-site water efficiency standards detailed in Policy SDC4. This Policy will ensure that the offsetting capacity delivered by the scheme (including contributions from the affected councils, as well as measures forming part of the new Water Resource Management Plan being prepared by Southern Water) can be used as efficiently as possible.
- 9.5. On the basis that windfall proposals within Crawley will in principle be able to benefit from the water offsetting scheme, it remains to be considered how the level of future windfalls will be affected by other policy changes. One aspect to consider here concerns various **permitted development rights** which have recently been introduced. These include:
- Rights for upwards extensions of up to 2-storeys on residential and commercial buildings (Part 20, Classes A, AA, AB, AC, AD of the Permitted Development Order 2015, as amended);
 - Rights to demolish existing residential and commercial buildings and to erect new residential buildings (Part 20, Class ZA of the Permitted Development Order 2015, as amended);
 - Rights to convert buildings from the new E use class (Commercial, Business, and Service) to residential use (Part 3, Class MA of the Permitted Development Order 2015, as amended).
- 9.6. All of these rights are still relatively new (although the Part 3, Class MA right partly supersedes the earlier right for change of use of office premises to dwellinghouses). Their impact within Crawley has also been complicated by the water neutrality

requirement which has been in place since September 2021, requiring all development within Southern Water’s Sussex North Water Resource Zone (WRZ) (including most of the built-up area of Crawley Borough) to result in no net increase in water consumption within the WRZ. As a matter of procedure, CBC has continued to process prior approval applications for new dwellings within the affected area, but those found to meet relevant prior approval conditions remain subject to a further requirement to demonstrate Water Neutrality to the satisfaction of Natural England before they can be counted as permitted development.

- 9.7. Against this background, a number of residential schemes using new PD rights have been successful at the prior approval stage, although all of these have been office-to-residential conversion schemes. No schemes for upward extension have so far been successful at the prior approval stage (of 9 determined by the end of January 2023) and no applications have so far been determined in relation to the Class ZA right for demolition and new build. The limited impact arising so far from PD rights for upward extensions and replacement buildings is difficult to attribute entirely to Water Neutrality and is likely to reflect in part the fact that they are subject to a wider range of conditions than the existing change of use rights (including restrictions on upward extensions within 3 km of an aerodrome, which affect much of the northern part of the town) and will also more frequently be subject to CIL charges, which may limit the appeal of this procedure as an alternative to the usual planning process. From 6 April 2021, these rights (and indeed all permitted development rights for the creation of dwellings) have also been subject to compliance with the Nationally Described Space Standards. In these circumstances, it is questionable whether the new permitted development rights will provide a distinctive and additional source of housing supply to the extent that earlier rights for office to residential change of use have done. Schemes for upward extensions and replacement buildings have historically taken place through the planning system, and various developments of both types have been approved in Crawley in recent years – although their record in terms of actual implementation as yet remains mixed.
- 9.8. In these circumstances, it may be appropriate, in considering the windfall issue, to focus less on the Permitted Development Rights themselves and more on the question of whether wider policy agendas and initiatives associated with Brownfield development and increasing density within urban areas – of which the new PD rights form one element – could result in additional windfall supply.
- 9.9. National planning policy emphasises the need to plan for the **effective use of land** in order to deliver a sufficient supply of homes, and states that strategic policies should make “as much use as possible of previously-developed or ‘brownfield land’ ... and “promote and support the development of under-utilised land and buildings”⁸. In particular the NPPF emphasises the importance of achieving appropriate densities in city and town centres and other locations that are well served by public transport, highlighting the role which density standards and area-based character assessments, design codes and masterplans can play in ensuring that land is used efficiently while creating “beautiful and sustainable places”⁹. The Framework further sets out that “small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”, and that

⁸ NPPF paras. 119-120 (2021)

⁹ NPPF para. 125 (2021)

councils should “use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward”¹⁰.

- 9.10. Further measures related to this agenda are proposed through the Levelling Up and Regeneration Bill and further changes to the NPPF. These include a requirement for Local Planning Authorities to introduce Design Codes covering their entire area.
- 9.11. This focus is clearly relevant to a town such as Crawley where a large proportion of the identified housing supply, as detailed in the SHLAA, comprises small- or medium-sized parcels of previously developed land. In response to this agenda, the draft Compact Residential Development Study (May 2023) considers the scope available within Crawley to achieve more compact and higher-density forms of development. The study highlights the additional benefits this can have in terms of more environmentally sustainable and healthier patterns of movement where pursued carefully and with the support of appropriate infrastructure. It confirms that there is potential to achieve more compact, higher-density forms of development within the borough, including on sites already identified in the Housing Trajectory (indicative dwelling yields on several of these have been increased above previous totals, as set out in the Compact Residential Development Study and Topic Paper 4: Housing Supply). The Compact Residential Development Study highlighted that additional opportunities will arise, particularly within certain parts of the Town Centre and at other locations well served by high-frequency, segregated / dependable, public transport. The document maps these areas.
- 9.12. Further to this, new policies have been developed as part of the submission draft Crawley Borough Local Plan 2024-2040, which intend to aid in achieving additional housing supply in line with this agenda:
- i. Policy CL4 sets out that, in general, a density of at least 45 dwellings per hectare will apply to all residential developments within the Built-Up Area Boundary unless the existing character justifies a lower figure.
 - ii. In specific locations, Policy CL4 outlines how, for major applications, proposals must achieve minimum densities ranges as outlined below unless the existing character justifies a lower figure, in order to make the best use of land, take advantage of sustainable transport options and encourage modal shift:
 - (1) A minimum of 200 dwellings per hectare on Brownfield development sites within ten minutes walking distance of Crawley railway and bus station and Three Bridges railway station, or within eight minutes walking distance from the Town Centre Fastway stops at the Broadway and Leisure Park.
 - (2) Within a range of 60 - 200 dwellings per hectare within neighbourhood parades or locations within eight minutes walking distance of bus stops along Fastway Route 10 (or any similar future route) which are within five minutes walking distance of a local foodstore and within ten minutes walking distance of a primary school or health centre.
 - iii. Policies H3, H3a, H3b, H3c, H3d, H3e, and H3f set out a proposed ‘typology’ approach which is intended to provide a framework for considering proposals on the different types of sites which may be expected to come forward as windfalls, including estate regeneration; densification, infill opportunities and small sites; town centre sites, upward extensions; conversions and areas of open space.

¹⁰ NPPF para. 69 (2021)

- 9.13. Estimating an additional windfall dwelling supply linked to the ‘effective use of land’ agenda is not a straightforward exercise given the many different site contexts to which it is relevant. Within the more sustainable and accessible parts of the borough (as identified in Policy CL4) there continues to be a variety of under-utilised land and buildings not considered as part of the SHLAA, which could be suitable for housing development. These opportunities, along with the new policy requirement to meet minimum densities and the framework set by the ‘typology’ policies, should facilitate the delivery of an additional dwelling quantum. Where new area-based character assessment is carried out, this work will then allow for accurate identification of new development opportunity potential. Where such opportunities align with existing sustainable transport infrastructure there will be significant potential for innovative approaches regarding housing typologies and increased density.
- 9.14. At the same time, the potential timescales for this need to be considered. In particular, the sites with the highest potential yields are also likely to take longer to bring forward owing to:
- Input required in terms of character assessment, identification of opportunities and related options, area-based design codes, guides, and (where required) masterplanning;
 - The likelihood of associated requirements in terms of site remediation/mitigation; and,
 - Engagement with affected stakeholders/utility and infrastructure providers.
- Conversely, those schemes which are quickest and simplest to deliver (e.g. changes of use, extensions to existing buildings) will tend to have the lower yields. In this context, the progression of more complex sites will partly depend on the availability of staff resources, which are being focused currently on the delivery of key Local Plan allocations, such as the Telford Place, Station Gateway, and County Buildings sites.
- 9.15. On balance, an additional windfall allowance of 30 dwellings per annum (representing an additional 480 additional dwellings over the Local Plan period 2024-40) is considered to represent a significant but achievable uplift in the context of this agenda.
- 9.16. In addition to this, a further addition to the windfall allowance is appropriate in relation to smaller sites owned by Crawley Borough Council, and changes to how they are being considered as part of the borough’s housing supply.
- 9.17. The Housing Trajectories of the adopted 2015 Local Plan and the previously published 2021 submission draft Local Plan included a number of small and medium-sized council-owned sites (amounting in the 2021 draft to an indicative quantum of 141 dwellings, made up of sites of between 8 and 30). The basis for including these was their connection to the council’s innovative own-build housing programme, which the council is pursuing as a corporate priority in order to boost the local supply of affordable housing in particular.
- 9.18. While the programme remains active and ongoing (and is expected to be prioritised in terms of access to the water credits provided by the councils’ Offsetting Scheme), it has become apparent that the status of individual sites within it is liable to change

within the short term as different options and opportunities are explored, and sites are swapped in and out of the programme. Given this, it has been considered appropriate to reflect the own-build programme in the form of an additional total windfall allowance rather than through the identification of individual sites within the Housing Trajectory.

- 9.19. The individual sites which have been removed from the Housing Trajectory are still identified within the SHLAA as 'suitable' (along with a number of additional council-owned sites not included in previous versions), while remaining excluded from the Trajectory on grounds of uncertain availability.
- 9.20. In order to reflect the anticipated further contribution of the council's own-build housing programme an additional windfall allowance of 10 dwellings per annum, amounting to 160 over the Local Plan period, is proposed. This more than compensates for the removal of individual sites from the Trajectory, while being justifiable in relation to the number and range of 'suitable' council-owned sites identified in the SHLAA. The 'typology' framework set out in Policies H3, H3a, H3b, H3c, H3d, H3e, and H3f is meanwhile considered to provide a sufficient basis to enable development impacts and any needs for mitigation to be properly addressed.

10. Conclusion

- 10.1. An increase in the Local Plan windfall allowance from the figure of 55 dwellings¹¹ per annum to 100 dwellings per annum is appropriate bearing in mind:
- The significant role which sites unidentified in the Local Plan are likely to play, given the urban character of the borough and the small-to-medium types of sites on which Crawley is increasingly reliant to provide additional housing;
 - The high levels of windfall delivery achieved in 2015-22 – particularly through conversion from office use – and the likelihood that this source of supply will remain important, albeit at a lower level as the available supply of office space is diminished;
 - The expectation that other large windfall sites and small sites will continue to deliver at rates at least as high as during 2015-22;
 - The likelihood of an additional uplift in the context of an increased focus within national and local policy on the effective use of land, and on compact forms of development;
 - The fact that significant areas within the borough already benefit from access to viable sustainable public transport infrastructure; and,
 - The expected additional contribution from council-owned sites to be delivered as part the council's ongoing own-build programme.

¹¹ As established by the adopted Crawley Borough Local Plan 2030 (December 2015).

10.2. The projected breakdown of this allowance is as follows:

Type of Windfall Site	Annual Contribution	Contribution over Local Plan Period (2024-40)
Small sites (1-4 dwellings)	15	240
Office to residential conversions (5+ dwellings)	33	528
Other larger windfall sites (5+ dwellings)	12	192
Uplift from 'effective use of land'	30	480
Uplift from additional council-owned sites	10	160
Total	100	1600

APPENDIX 1. WINDFALL DELIVERY 2015-23

(Please note – some permissions are included twice where they led to net change in dwellings in more than one monitoring year).

Monitoring Year	Permission Reference	Site	Gross Dwellings	Losses	Net Dwellings	Status in relation to 2014 Windfall Paper categories	Status in relation to updated windfall allowance categories
2015/16	CR/2014/0343/PA3	Ground Floor, BRAMBLETYE HOUSE, 29 Brighton Road	7	0	7	Permitted Development conversion	Excluded as already permitted in 2015
2015/16	CR/2014/0005/PA3	THE CORN EXCHANGE 61 - 63 HIGH STREET NORTHGATE CRAWLEY	11	0	11	Permitted Development conversion	Excluded as already permitted in 2015
2015/16	CR/2014/0543/PA3	THE OFFICE BUILDING GATWICK ROAD NORTHGATE CRAWLEY	22	0	22	Permitted Development conversion	Excluded as already permitted in 2015
2015/16	CR/2013/0291/PA3	DSS CRAWLEY BENEFITS OFFICE THE TREASURY VALUER, CROWN BUILDINGS, 5 THE BOULEVARD, NORTHGATE, CRAWLEY	24	0	24	Permitted Development conversion	Excluded as already permitted in 2015
2015/16	CR/2015/0090/PA3	ASHBURN HOUSE, BROADFIELD PARK, BRIGHTON ROAD, BROADFIELD, CRAWLEY	92	0	92	Permitted Development conversion	Excluded as already permitted in 2015
2015/16	CR/2015/0686/FUL	12 SPRINGFIELD ROAD, SOUTHGATE, CRAWLEY	5	0	5	Small site (1-5 dwellings)	Excluded as already permitted in 2015

2015/16	CR/2015/0204/FUL	LAND AT CHURCH ROAD NURSERIES CHURCH ROAD POUND HILL CRAWLEY	0	1	-1	Excluded as garden land	Larger windfall site (5+ dwellings)
2015/16	CR/2014/0820/FUL	10 GOFFS PARK ROAD SOUTHGATE CRAWLEY	0	1	-1	Excluded as garden land	Larger windfall site (5+ dwellings)
2015/16	CR/2015/0818/FUL	FIRST & SECOND FLOORS 28 - 32 THE BOULEVARD NORTHGATE CRAWLEY	6	0	6	Larger windfall site (4+ dwellings)	Office-resi conversion
2015/16	CR/2015/0295/PA3	CENTRAL HOUSE 11 - 13 BRIGHTON ROAD SOUTHGATE CRAWLEY	44	0	44	Permitted Development conversion	Office-resi conversion
2015/16	CR/2015/0374/PA3	MAPLEHURST HOUSE BROADFIELD PARK, BRIGHTON ROAD BROADFIELD CRAWLEY	69	0	69	Permitted Development conversion	Office-resi conversion
2015/16	CR/2012/0166/FUL	LAND ADJACENT TO 132 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY, RH10 1JP	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2015/16	CR/2012/0561/FUL	LAND ADJ TO WOODEND, FORGE WOOD, POUND HILL, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2015/16	CR/2014/0175/FUL	LAND ADJ TO 45 MILL ROAD, THREE BRIDGES, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2015/16	CR/2014/0809/FUL	43 MILTON MOUNT AVENUE, POUND HILL, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2015/16	CR/2012/0417/FUL	168 THREE BRIDGES ROAD, THREE BRIDGES CRAWLEY	1	1	0	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2015/16	CR/2013/0670/FUL	50 IFIELD DRIVE, IFIELD, CRAWLEY, RH11 0AE	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2015/16	CR/2009/0150/FUL	34A HORSHAM ROAD, WEST GREEN, CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)

2015/16	CR/2014/0004/FUL; CR/2014/0412/FUL	FIRST AND SECOND FLOORS, 2 THE PAVEMENT, NORTHGATE, CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2015/0067/PA3	FLIGHT HOUSE FERNHILL ROAD HORLEY	6	0	6	Permitted Development conversion	Excluded as already permitted in 2015
2016/17	CR/2014/0524/PA3	FIRST CHOICE HOUSE LONDON ROAD LANGLEY GREEN CRAWLEY	91	0	91	Permitted Development conversion	Excluded as already permitted in 2015
2016/17	CR/2016/0166/FUL	56A - 60 NORTH ROAD THREE BRIDGES CRAWLEY	0	3	-3	Excluded as garden land	Larger windfall site (5+ dwellings)
2016/17	CR/2014/0820/FUL	10 GOFFS PARK ROAD SOUTHGATE CRAWLEY	10	0	10	Excluded as garden land	Larger windfall site (5+ dwellings)
2016/17	CR/2015/0102/PA3	BARTON HOUSE BROADFIELD BARTON BROADFIELD CRAWLEY	10	0	10	Permitted Development conversion	Office-resi conversion
2016/17	CR/2013/0050/FUL	LAND ADJ TO 18 & 22 LANGLEY LANE, IFIELD, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2016/17	CR/2013/0071/FUL	LAND ADJ TO 1 MOAT WALK POUND HILL CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2016/17	CR/2013/0439/FUL	LAND ADJ TO 13 SQUIRREL CLOSE LANGLEY GREEN CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2016/17	CR/2014/0583/FUL	SILCHESTER, HORSHAM ROAD, GOSSOPS GREEN, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2016/17	CR/2015/0789/FUL	LAND AT HAREWOOD CLOSE (ADJ NO 6) THREE BRIDGES CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2016/17	CR/2015/0659/FUL	22 BRIGHTON ROAD (FIRST AND SECOND FLOORS) SOUTHGATE	0	2	-2	Small site (1-5 dwellings)	Small site (1-4 dwellings)

2016/17	CR/2013/0365/ARM	LAND TO REAR OF 68 NORTH ROAD THREE BRIDGES CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2009/0111/FUL	HASLETT AVENUE WEST & 29-35 HIGH STREET, NORTHGATE, CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2013/0446/FUL	THE GATWICK GROVE POLES LANE LANGLEY GREEN CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2011/0400/FUL	22 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2013/0490/FUL	FLAT 7 - 9 QUEENSWAY NORTHGATE CRAWLEY	2	1	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2012/0329/FUL	FIRST FLOOR 14 - 16 BROAD WALK NORTHGATE CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2015/0206/FUL	6 BRIGHTON ROAD SOUTHGATE CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2015/0688/FUL	150 THREE BRIDGES ROAD THREE BRIDGES CRAWLEY	2	1	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2012/0017/FUL	11-13 West Street Southgate Crawley	3	0	3	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2012/0337/FUL	LAND ADJACENT TO 4-6 SPRINGFIELD ROAD, SOUTHGATE, CRAWLEY	3	0	3	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2016/17	CR/2013/0260/FUL	REAR OF 52 HAZELWICK ROAD THREE BRIDGES CRAWLEY	3	0	3	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2017/18	CR/2015/0204/FUL	LAND AT CHURCH ROAD NURSERIES CHURCH ROAD POUND HILL CRAWLEY	5	0	5	Excluded as garden land	Larger windfall site (5+ dwellings)
2017/18	CR/2016/0166/FUL	56A - 60 NORTH ROAD THREE BRIDGES CRAWLEY	24	0	24	Excluded as garden land	Larger windfall site (5+ dwellings)

2017/18	CR/2016/0775/PA3	OCEAN HOUSE OFFICES OCEAN HOUSE HAZELWICK AVENUE THREE BRIDGES CRAWLEY	29	0	29	Permitted Development conversion	Office-resi conversion
2017/18	CR/2015/0135/FUL	LEAF COTTAGE FORGE WOOD POUND HILL CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2017/18	CR/2016/0498/FUL	LINDEN COTTAGE 25 WORTH PARK AVENUE POUND HILL CRAWLEY	1	1	0	Excluded as garden land	Small site (1-4 dwellings)
2017/18	CR/2015/0082/PA3	21-28 BROAD WALK	3	0	3	Permitted Development conversion	Small site (1-4 dwellings)
2017/18	CR/2016/0240/PA3	FIRST FLOOR IFIELD HOUSE IFIELD GREEN IFIELD CRAWLEY	3	0	3	Permitted Development conversion	Small site (1-4 dwellings)
2017/18	CR/2012/0361/FUL	22 THE BOULEVARD, NORTHGATE, CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2017/18	CR/2013/0443/FUL	4 THE PAVEMENT NORTHGATE CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2017/18	CR/2014/0406/FUL	54 LANGLEY DRIVE LANGLEY GREEN CRAWLEY	2	1	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2017/18	CR/2016/0198/FUL	1ST AND 2ND FLOORS 12 THE BROADWAY NORTHGATE	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2017/18	CR/2013/0227/FUL	THE MILL HOUSE HYDE DRIVE IFIELD CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2017/18	CR/2008/0209/FUL	24-26 The Boulevard Northgate Crawley	4	0	4	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2018/19	CR/2017/0483/FUL	LAND ADJACENT TO DOBBINS PLACE IFIELD CRAWLEY	6	0	6	Larger windfall site (4+ dwellings)	Larger windfall site (5+ dwellings)

2018/19	CR/2017/0569/FUL	56 & 58 HORSHAM ROAD SOUTHGATE CRAWLEY	8	1	7	Larger windfall site (4+ dwellings)	Larger windfall site (5+ dwellings)
2018/19	CR/2017/0564/FUL	83 - 87 THREE BRIDGES ROAD THREE BRIDGES CRAWLEY	14	0	14	Larger windfall site (4+ dwellings)	Larger windfall site (5+ dwellings)
2018/19	CR/2015/0778/RG3	23 BARNFIELD ROAD NORTHGATE CRAWLEY	5	0	5	Small site (1-5 dwellings)	Larger windfall site (5+ dwellings)
2018/19	CR/2017/0549/PA3	FIRST & SECOND FLOORS 34-38 THE BROADWAY SECOND FLOOR 40 THE BROADWAY & FIRST AND SECOND FLOORS 48 THE BROADWAY NORTHGATE CRAWLEY	8	0	8	Permitted Development conversion	Office-resi conversion
2018/19	CR/2015/0027/FUL	LAND R/O 138 LONDON ROAD NORTHGATE CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2018/19	CR/2016/0524/FUL	95-97 THREE BRIDGES ROAD THREE BRIDGES CRAWLEY	0	1	-1	Excluded as garden land	Small site (1-4 dwellings)
2018/19	CR/2016/0870/FUL	LAND ADJACENT TO 2 TUSHMORE AVENUE NORTHGATE CRAWLEY	2	0	2	Excluded as garden land	Small site (1-4 dwellings)
2018/19	CR/2016/0524/FUL	95-97 THREE BRIDGES ROAD THREE BRIDGES CRAWLEY	2	0	2	Excluded as garden land	Small site (1-4 dwellings)
2018/19	CR/2017/0143/PA3	14 - 15 THE COURTYARD EAST PARK SOUTHGATE CRAWLEY	1	0	1	Permitted Development conversion	Small site (1-4 dwellings)
2018/19	CR/2017/0330/PA3	CENTRAL HOUSE 11 - 13 BRIGHTON ROAD SOUTHGATE CRAWLEY	2	0	2	Permitted Development conversion	Small site (1-4 dwellings)
2018/19	CR/2016/0984/PA3	FIRST FLOOR, 42-46 THE BROADWAY, NORTHGATE, CRAWLEY	4	0	4	Permitted Development conversion	Small site (1-4 dwellings)

2018/19	CR/2015/0394/FUL	FIRST FLOOR 37 & 37A HIGH STREET NORTHGATE CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2018/19	CR/2015/0547/FUL	9 -12 EXCALIBUR CLOSE IFIELD CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2018/19	CR/2015/0790/192	75 & 75A MALTHOUSE ROAD SOUTHGATE CRAWLEY	1	2	-1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2018/19	CR/2016/0372/FUL	LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2018/19	CR/2016/0900/FUL	7A MAIDENBOWER SQUARE MAIDENBOWER CRAWLEY	3	0	3	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2018/19	CR/2013/0227/FUL	THE MILL HOUSE HYDE DRIVE IFIELD CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2019/20	CR/2018/0015/PA3	EDF BUILDING, RUSSELL WAY	42	0	42	Permitted Development conversion	Office-resi conversion
2019/20	CR/2017/0882/PA3	SUTHERLAND HOUSE (EASTERN SECTION), RUSSELL WAY	136	0	136	Permitted Development conversion	Office-resi conversion
2019/20	CR/2017/0881/FUL	257 - 259 IFIELD ROAD, WEST GREEN, CRAWLEY, RH11 7HX	0	2	-2	Excluded as garden land	Larger windfall site (5+ dwellings)
2019/20	CR/2018/0343/FUL	44 ALBANY ROAD, WEST GREEN, CRAWLEY	0	1	-1	Excluded as garden land	Small site (1-4 dwellings)
2019/20	CR/2016/1017/FUL	179 IFIELD ROAD, WEST GREEN, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2019/20	CR/2016/1023/PA3	FIRST FLOOR, 12 BROADWALK, NORTHGATE, CRAWLEY	3	0	3	Permitted Development conversion	Small site (1-4 dwellings)

2019/20	CR/2017/0334/PA3	20 SPRINGFIELD ROAD & 1A WEST STREET, SOUTHGATE, CRAWLEY	4	0	4	Permitted Development conversion	Small site (1-4 dwellings)
2019/20	CR/2019/0292/FUL	49 HORSHAM ROAD, SOUTHGATE, CRAWLEY	0	1	-1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2019/20	CR/2011/0400/FUL	22 BRIGHTON ROAD (FIRST AND SECOND FLOORS) SOUTHGATE, CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2020/21	CR/2016/0998/FUL	SAVERS, 5 - 6 QUEENS SQUARE, NORTHGATE, CRAWLEY	4	0	4	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2020/21	CR/2017/0522/PA3	STONER HOUSE, LONDON ROAD, NORTHGATE	128	0	128	Permitted Development conversion	Office-resi conversion
2020/21	CR/2017/0921/FUL	STONER HOUSE, LONDON ROAD, NORTHGATE	9	0	9	Larger windfall site (4+ dwellings)	Larger windfall site (5+ dwellings)
2020/21	CR/2016/0541/FUL	GURJAR HINDU UNION TEMPLE, APPLE TREE CENTRE, IFIELD AVENUE, IFIELD, CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2020/21	CR/2017/0881/FUL	257 - 259 IFIELD ROAD, WEST GREEN, CRAWLEY	5	0	5	Small site (1-5 dwellings)	Larger windfall site (5+ dwellings)
2020/21	CR/2017/0760/FUL	9 WOOLBOROUGH ROAD, NORTHGATE, CRAWLEY	9	0	9	Larger windfall site (4+ dwellings)	Larger windfall site (5+ dwellings)
2020/21	CR/2018/0001/FUL	WOODEND FORGE WOOD POUND HILL CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2020/21	CR/2016/0980/FUL	16 SPRINGFIELD ROAD SOUTHGATE CRAWLEY	2	1	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2020/21	CR/2020/0070/FUL	43 MILL ROAD THREE BRIDGES CRAWLEY	0	1	-1	Small site (1-5 dwellings)	Small site (1-4 dwellings)

2021/22	CR/2014/0850/FUL	R/O 65-71 POYNINGS ROAD, IFIELD, CRAWLEY	2	0	2	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2015/0119/FUL	BADGERS BANK OLD (BRIGHTON ROAD NORTH) BROADFIELD CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2015/0536/FUL	35 WALTON HEATH POUND HILL CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2015/0598/FUL	31 CRABTREE ROAD WEST GREEN CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2015/0637/FUL	LAND OFF WORTH WAY (SOUTH OF SAXON ROAD) POUND HILL CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2021/22	CR/2016/0494/FUL	FIRCROFT CHURCH ROAD POUND HILL CRAWLEY	4	0	4	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2016/0524/FUL	95-97 THREE BRIDGES ROAD THREE BRIDGES CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2021/22	CR/2017/0442/FUL	81 SHIPLEY ROAD IFIELD CRAWLEY	2	0	2	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2018/0557/FUL	27 CRABBET ROAD THREE BRIDGES CRAWLEY	2	0	2	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2019/0541/FUL	46 THE BIRCHES THREE BRIDGES CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2019/0760/NCC	9 & 11 HOME CLOSE POUND HILL CRAWLEY	3	0	3	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2019/0761/FUL	LAND ADJACENT TO 139 WARREN DRIVE IFIELD CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2021/22	CR/2019/0928/PA3	11 - 13 QUEENSWAY NORTHGATE CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)

2021/22	CR/2019/0929/192	11 - 13 QUEENSWAY NORTHGATE CRAWLEY	2	0	2	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2021/22	CR/2020/0722/FUL	THE OLD COTTAGE CHURCH ROAD POUND HILL CRAWLEY	1	1	0	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2021/22	CR/2021/0127/PA3	74 GRATTONS DRIVE POUND HILL CRAWLEY	7	0	7	Permitted Development conversion	Office-resi conversion
2021/22	CR/2021/0308/ARM	42 & 44 BRIGHTON ROAD SOUTHGATE CRAWLEY	0	-2	0	Excluded as garden land	Larger windfall site (5+ dwellings)
2022/23	CR/2018/0891/FUL	EDF BUILDING, RUSSELL WAY, THREE BRIDGES, CRAWLEY	12	0	12	Larger windfall site (4+ dwellings)	Larger windfall site (5+ dwellings)
2022/23	CR/2019/0396/PA3	1 - 2 THE COURTYARD, EAST PARK, SOUTHGATE, CRAWLEY	2	0	2	Permitted Development conversion	Small site (1-4 dwellings)
2022/23	CR/2015/0747/FUL	151 LONDON ROAD, LANGLEY GREEN, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2022/23	CR/2020/0070/FUL	43 MILL ROAD, THREE BRIDGES, CRAWLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)
2022/23	CR/2018/0343/FUL	44 ALBANY ROAD, WEST GREEN, CRAWLEY	3	0	3	Excluded as garden land	Small site (1-4 dwellings)
2022/23	CR/2021/0831/PA3	7 EAST PARK, SOUTHGATE, CRAWLEY	1	0	1	Permitted Development conversion	Small site (1-4 dwellings)
2022/23	CR/2020/0598/PA3	9 - 11 EAST PARK, SOUTHGATE, CRAWLEY	4	0	4	Permitted Development conversion	Small site (1-4 dwellings)
2022/23	CR/1998/0772/FUL	FAIRHAVEN, FERNHILL ROAD, FORGE WOOD, HORLEY	1	0	1	Small site (1-5 dwellings)	Small site (1-4 dwellings)

2022/23	CR/2020/0238/PA3	FIRST FLOOR, 174 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	2	0	2	Permitted Development conversion	Small site (1-4 dwellings)
2022/23	CR/2020/0187/NCC	OAKLEIGH, CHURCH ROAD, POUND HILL, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2022/23	CR/2019/0282/FUL	R/O 3 SOUTHGATE ROAD, SOUTHGATE, CRAWLEY	1	0	1	Excluded as garden land	Small site (1-4 dwellings)
2022/23	CR/2018/0693/FUL	R/O 5-9 SOUTHGATE ROAD, SOUTHGATE, CRAWLEY	3	0	3	Excluded as garden land	Small site (1-4 dwellings)

APPENDIX 2. WINDFALL PERMISSIONS 2015-23

Monitoring Year	Decision Date	Planning Ref	Location	Gross units	Losses	Net additional Units	Net total minus dwelling quota already permitted on site
15/16	01/04/2015	CR/2015/0027/FUL	LAND R/O 138 LONDON ROAD NORTHGATE CRAWLEY	1	0	1	1
15/16	14/04/2015	CR/2014/0483/FUL	FLINT COTTAGE, BRIGHTON ROAD, TILGATE, CRAWLEY	5	0	5	5
15/16	17/04/2015	CR/2015/0082/PA3	21-28 BROAD WALK, NORTHGATE, CRAWLEY	3	0	3	3
15/16	22/04/2015	CR/2014/0527/FUL	NIGHTINGALE HOUSE, 1 - 3 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	3	0	3	3
15/16	23/04/2015	CR/2015/0102/PA3	BARTON HOUSE, BROADFIELD BARTON, BROADFIELD, CRAWLEY	12	0	12	12
15/16	01/05/2015	CR/2015/0106/FUL	LAND AT HAREWOOD CLOSE (ADJ NO 6), THREE BRIDGES, CRAWLEY	1	0	1	1
15/16	21/05/2015	CR/2014/0833/FUL	25 WORTH PARK AVENUE, POUND HILL, CRAWLEY	1	1	0	0
15/16	10/06/2015	CR/2015/0204/FUL	LAND AT CHURCH ROAD NURSERIES, CHURCH ROAD, POUND HILL, CRAWLEY	5	1	4	4
15/16	12/06/2015	CR/2015/0257/PA3	CENTRAL HOUSE, 11 - 13 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	15	0	15	15
15/16	12/06/2015	CR/2015/0119/FUL	BADGERS BANK, OLD BRIGHTON ROAD (NORTH), BROADFIELD, CRAWLEY	1	0	1	1
15/16	15/06/2015	CR/2015/0206/FUL	6 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	2	0	2	2

15/16	24/06/2015	CR/2014/0820/FUL	10 GOFFS PARK ROAD, SOUTHGATE, CRAWLEY	10	1	9	9
15/16	10/07/2015	CR/2015/0295/PA3	CENTRAL HOUSE, 11 - 13 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	44	0	44	29
15/16	05/08/2015	CR/2015/0374/PA3	MAPLEHURST HOUSE, BROADFIELD PARK, BRIGHTON ROAD, BROADFIELD, CRAWLEY	69	0	69	13
15/16	05/08/2015	CR/2015/0373/PA3	MAPLEHURST HOUSE, BROADFIELD PARK, BRIGHTON ROAD, BROADFIELD, CRAWLEY	53	0	53	53
15/16	12/08/2015	CR/2015/0394/FUL	FIRST FLOOR, 37 & 37A HIGH STREET, NORTHGATE, CRAWLEY	1	0	1	1
15/16	24/09/2015	CR/2015/0135/FUL	LEAF COTTAGE, FORGE WOOD, POUND HILL, CRAWLEY	1	0	1	1
15/16	12/11/2015	CR/2015/0626/FUL	37 TINSLEY LANE, THREE BRIDGES, CRAWLEY	2	1	1	1
15/16	16/11/2015	CR/2015/0598/FUL	31 CRABTREE ROAD, WEST GREEN, CRAWLEY	1	0	1	1
15/16	26/11/2015	CR/2015/0536/FUL	35 WALTON HEATH, POUND HILL, CRAWLEY, RH10 3UE	1	0	1	1
15/16	07/12/2015	CR/2015/0688/FUL	150 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	2	1	1	1
15/16	15/12/2015	CR/2014/0865/FUL	LAND S/O AND R/O 24 BRIGHTON ROAD SOUTHGATE CRAWLEY	14	0	14	14
15/16	15/12/2015	CR/2015/0789/FUL	LAND EAST OF 6 HAREWOOD CLOSE, THREE BRIDGES, CRAWLEY, RH10 8AL	1	0	1	1
15/16	15/01/2016	CR/2015/0790/192	75 & 75A MALTHOUSE ROAD, SOUTHGATE, CRAWLEY	1	2	-1	-1

15/16	15/01/2016	CR/2015/0795/FUL	LINDEN COTTAGE, 25 WORTH PARK AVENUE, POUND HILL, CRAWLEY, RH10 3DG	1	1	0	0
15/16	22/01/2016	CR/2015/0818/FUL	FIRST & SECOND FLOORS, 28 - 32 THE BOULEVARD, NORTHGATE, CRAWLEY	6	0	6	6
15/16	03/02/2016	CR/2015/0747/FUL	151 LONDON ROAD, LANGLEY GREEN, CRAWLEY	1	0	1	1
15/16	26/02/2016	CR/2015/0463/FUL	STONER HOUSE, LONDON ROAD, NORTHGATE, CRAWLEY	111	0	111	35
15/16	29/02/2016	CR/2015/0637/FUL	LAND OFF WORTH WAY (SOUTH OF SAXON ROAD), POUND HILL, CRAWLEY	1	0	1	1
15/16	01/03/2016	CR/2015/0694/FUL	7 - 13 THE BROADWAY & 1 - 3 QUEENS SQUARE, NORTHGATE, CRAWLEY	25	0	25	25
15/16	22/03/2016	CR/2015/0711/FUL	S/E OF ROSEHIP COTTAGE, FORGE WOOD, POUND HILL, CRAWLEY	1	0	1	1
16/17	07/04/2016	CR/2016/0263/FUL	16 SPRINGFIELD ROAD, SOUTHGATE, CRAWLEY	2	0	2	2
16/17	28/04/2016	CR/2016/0198/FUL	1ST AND 2ND FLOORS, 12 THE BROADWAY, NORTHGATE, CRAWLEY	2	0	2	2
16/17	04/05/2016	CR/2015/0659/FUL	22 BRIGHTON ROAD (FIRST AND SECOND FLOORS), SOUTHGATE, CRAWLEY	1	2	-1	-1
16/17	16/05/2016	CR/2016/0240/PA3	FIRST FLOOR, IFIELD HOUSE, IFIELD GREEN, IFIELD, CRAWLEY	3	0	3	3
16/17	10/06/2016	CR/2016/0292/FUL	26 GALES DRIVE, THREE BRIDGES, CRAWLEY	2	0	2	0
16/17	15/06/2016	CR/2016/0237/PA3	OCEAN HOUSE OFFICES OCEAN HOUSE, HAZELWICK AVENUE, THREE BRIDGES, CRAWLEY	26	0	26	26

16/17	15/06/2016	CR/2016/0364/FUL	134 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY,	1	0	1	0
16/17	13/07/2016	CR/2016/0456/PA3	5 - 6 QUEENS SQUARE, NORTHGATE, CRAWLEY	2	0	2	2
16/17	15/07/2016	CR/2016/0498/FUL	LINDEN COTTAGE, 25 WORTH PARK AVENUE, POUND HILL, CRAWLEY	1	1	0	0
16/17	29/07/2016	CR/2016/0380/FUL	179 IFIELD ROAD, WEST GREEN, CRAWLEY	1	0	1	1
16/17	01/08/2016	CR/2016/0372/FUL	LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY	1	0	1	1
16/17	01/08/2016	CR/2016/0384/FUL	9 & 11 HOME CLOSE, POUND HILL, CRAWLEY	3	0	3	3
16/17	16/08/2016	CR/2016/0166/FUL	56A - 60 NORTH ROAD, THREE BRIDGES, CRAWLEY	24	3	21	21
16/17	30/08/2016	CR/2016/0524/FUL	95-97 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	3	1	2	2
16/17	04/10/2016	CR/2016/0614/FUL	WOODEND, FORGE WOOD, POUND HILL, CRAWLEY	2	1	1	1
16/17	11/10/2016	CR/2016/0606/PA3	SUTHERLAND HOUSE, RUSSELL WAY, THREE BRIDGES, CRAWLEY	180	0	180	180
16/17	11/10/2016	CR/2016/0608/PA3	SUTHERLAND HOUSE, RUSSELL WAY, THREE BRIDGES, CRAWLEY	230	0	230	50
16/17	24/10/2016	CR/2016/0494/FUL	FIRCROFT, CHURCH ROAD, POUND HILL, CRAWLEY	4	0	4	4
16/17	03/11/2016	CR/2016/0700/PA3	BELGRAVE HOUSE, STATION WAY, NORTHGATE, CRAWLEY	28	0	28	28
16/17	08/11/2016	CR/2016/0638/192	FIRST FLOOR (SAVERS) 5 - 6 QUEENS SQUARE, NORTHGATE, CRAWLEY	2	0	2	0

16/17	02/12/2016	CR/2016/0870/FUL	LAND ADJACENT TO 2 TUSHMORE AVENUE, NORTHGATE, CRAWLEY	2	0	2	2
16/17	15/12/2016	CR/2016/0761/FUL	2 OAKHAVEN, SOUTHGATE, CRAWLEY	1	0	1	1
16/17	16/12/2016	CR/2016/0775/PA3	OCEAN HOUSE OFFICES OCEAN HOUSE, HAZELWICK AVENUE, THREE BRIDGES, CRAWLEY	29	0	29	3
16/17	02/01/2017	CR/2016/0900/FUL	7A MAIDENBOWER SQUARE, MAIDENBOWER, CRAWLEY	3	0	3	3
16/17	01/02/2017	CR/2016/0984/PA3	FIRST FLOOR, 42 - 46 THE BROADWAY, NORTHGATE, CRAWLEY	4	0	4	4
16/17	03/02/2017	CR/2016/1023/PA3	FIRST FLOOR, 12 BROADWALK, NORTHGATE, CRAWLEY, RH10 1HQ	3	0	3	3
16/17	15/02/2017	CR/2016/0998/FUL	SAVERS, 5 - 6 QUEENS SQUARE, NORTHGATE, CRAWLEY, RH10 1DY	4	0	4	2
16/17	17/03/2017	CR/2016/0044/FUL	LAND NORTH OF THE TWEED, TWEED LANE, IFIELD, CRAWLEY	1	0	1	1
17/18	11/04/2017	CR/2016/0541/FUL	GURJAR HINDU UNION TEMPLE APPLE TREE CENTRE, IFIELD AVENUE, IFIELD, CRAWLEY	1	0	1	1
17/18	18/04/2017	CR/2017/0143/PA3	14 - 15 THE COURTYARD, EAST PARK, SOUTHGATE, CRAWLEY	2	0	2	2
17/18	21/04/2017	CR/2017/0172/PA3	FIRST & SECOND FLOOR 34-40 & 48 THE BROADWAY, NORTHGATE, CRAWLEY (BARRING 1ST FLOOR AT 40), RH10 1HG	9	0	9	9
17/18	11/05/2017	CR/2017/0091/NCC	BADGERS BANK, OLD BRIGHTON ROAD (NORTH), BROADFIELD, CRAWLEY, RH11 9AJ	1	0	1	0
17/18	07/06/2017	CR/2017/0330/PA3	CENTRAL HOUSE, 11 - 13 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	2	0	2	2

17/18	15/06/2017	CR/2017/0334/PA3	20 SPRINGFIELD ROAD & 1A WEST STREET, SOUTHGATE, CRAWLEY, RH11 8AD	4	0	4	0
17/18	22/06/2017	CR/2016/0980/FUL	16 SPRINGFIELD ROAD, SOUTHGATE	2	1	1	0
17/18	23/06/2017	CR/2017/0251/FUL	WOODEND, FORGE WOOD, FORGE WOOD, CRAWLEY, RH10 3NH	1	0	1	-1
17/18	28/06/2017	CR/2016/1017/FUL	179 IFIELD ROAD, WEST GREEN, CRAWLEY, RH11 7HX	1	0	1	1
17/18	30/06/2017	CR/2017/0278/FUL	R/O 71 & 73 EAST PARK, SOUTHGATE, CRAWLEY	1	0	1	1
17/18	03/07/2017	CR/2017/0389/FUL	12 MOAT WALK, POUND HILL, CRAWLEY, RH10 7ED	1	0	1	1
17/18	17/07/2017	CR/2017/0442/FUL	81 SHIPLEY ROAD, IFIELD, CRAWLEY	2	0	2	2
17/18	21/07/2017	CR/2017/0474/PA3	11 THE COURTYARD, EAST PARK, SOUTHGATE, CRAWLEY	1	0	1	1
17/18	27/07/2017	CR/2017/0522/PA3	STONER HOUSE, KILNMEAD, NORTHGATE, CRAWLEY, RH10 8BL	129	0	129	53
17/18	01/08/2017	CR/2017/0479/PA3	BELGRAVE HOUSE, STATION WAY, NORTHGATE, CRAWLEY, RH10 1HU	28	0	28	0
17/18	25/08/2017	CR/2017/0507/NCC	FIRCROFT, CHURCH ROAD, POUND HILL, CRAWLEY	4	0	4	0
17/18	31/08/2017	CR/2017/0549/PA3	FIRST & SECOND FLOORS 34-38 THE BROADWAY, SECOND FLOOR 40 THE BROADWAY & FIRST AND SECOND FLOORS 48 THE BROADWAY, NORTHGATE, CRAWLEY, RH10 1HG	9	0	9	0
17/18	18/10/2017	CR/2017/0564/FUL	83 - 87 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	14	0	14	14

17/18	19/10/2017	CR/2017/0882/PA3	SUTHERLAND HOUSE (EASTERN SECTION), RUSSELL WAY, THREE BRIDGES, CRAWLEY, RH10 1UH	136	0	136	0
17/18	26/10/2017	CR/2017/0748/PA3	INTERNATIONAL BUSINESS CENTRE, SPINDLE WAY, THREE BRIDGES, CRAWLEY	10	0	10	10
17/18	01/11/2017	CR/2017/0643/NCC	FLINT COTTAGE, BRIGHTON ROAD, TILGATE, CRAWLEY	5	0	5	0
17/18	22/12/2017	CR/2017/0483/FUL	LAND ADJACENT TO DOBBINS PLACE, IFIELD, CRAWLEY , RH11 0PL	6	0	6	6
17/18	12/01/2018	CR/2017/0968/FUL	THE TWEED, TWEED LANE, IFIELD, CRAWLEY, RH11 0NH	1	0	1	0
17/18	05/02/2018	CR/2017/0457/NCC	1 - 24 JUDITH PARSONS COURT, NORTH ROAD/FORGE ROAD (FORMERLY 56A - 60 NORTH ROAD), THREE BRIDGES, CRAWLEY, RH10 1RH	24	3	21	0
17/18	01/03/2018	CR/2018/0015/PA3	EDF BUILDING, RUSSELL WAY, THREE BRIDGES, CRAWLEY	42	0	42	42
17/18	16/03/2018	CR/2017/0760/FUL	9 WOOLBOROUGH ROAD, NORTHGATE, CRAWLEY, RH10 8EZ	10	0	10	10
17/18	21/03/2018	CR/2017/0569/FUL	56 & 58 HORSHAM ROAD, SOUTHGATE, CRAWLEY	8	1	7	7
17/18	27/03/2018	CR/2018/0110/PA3	PACIFIC HOUSE, HAZELWICK AVENUE, THREE BRIDGES, CRAWLEY, RH10 1NP	20	0	20	20
17/18	27/03/2018	CR/2018/0107/PA3	ENERGY HOUSE, HAZELWICK AVENUE, THREE BRIDGES, CRAWLEY, RH10 1EX	40	0	40	40
18/19	17/04/2018	CR/2017/0881/FUL	257 - 259 IFIELD ROAD, WEST GREEN, CRAWLEY, RH11 7HX, RH11 7HX	5	2	3	3
18/19	28/08/2018	CR/2017/0594/FUL	OCEAN HOUSE, HAZELWICK AVENUE, THREE BRIDGES, CRAWLEY	8	0	8	8

18/19	26/11/2018	CR/2017/0519/FUL	THE IMPERIAL, BROADFIELD BARTON, BROADFIELD, CRAWLEY	19	1	18	18
18/19	21/12/2018	CR/2017/0552/FUL	8 - 9 QUEENS SQUARE, NORTHGATE, CRAWLEY	7	0	7	7
18/19	21/01/2019	CR/2018/0865/PA3	SECOND FLOOR, PELHAM HOUSE, BROADFIELD BARTON, BROADFIELD, CRAWLEY, RH11 9BA	6	0	6	6
18/19	25/02/2019	CR/2017/0921/FUL	STONER HOUSE, KILNMEAD, NORTHGATE, CRAWLEY, RH10 8BL	9	0	9	9
18/19	25/02/2019	CR/2018/0557/FUL	27 CRABBET ROAD, THREE BRIDGES, CRAWLEY, RH10 1NF	2	0	2	2
19/20	10/04/2019	CR/2018/0001/FUL	WOODEND, FORGE WOOD, CRAWLEY	1	0	1	0
19/20	10/04/2019	CR/2017/0940/FUL	KILRAVOCK, 1 PEASE POTTAGE HILL, BRIGHTON ROAD, TILGATE, CRAWLEY, RH11 9BD	2	0	2	2
19/20	12/04/2019	CR/2018/0770/FUL	OAKHURST B & B, RADFORD ROAD, POUND HILL, CRAWLEY	1	0	1	1
19/20	26/04/2019	CR/2018/0744/FUL	OAKLEIGH, CHURCH ROAD, POUND HILL, CRAWLEY	1	0	1	1
19/20	02/05/2019	CR/2018/0837/FUL	LAND ADJACENT TO 139 WARREN DRIVE, IFIELD, CRAWLEY, RH11 0DH	1	0	1	1
19/20	07/05/2019	CR/2018/0510/FUL	LAND AT THE R/O FLINT COTTAGE, BRIGHTON ROAD, TILGATE, CRAWLEY, RH11 9BD	3	0	3	3
19/20	17/07/2019	CR/2018/0693/FUL	R/O 5 - 9 SOUTHGATE ROAD, SOUTHGATE, CRAWLEY, RH10 6BL	3	0	3	3
19/20	25/07/2019	CR/2019/0396/PA3	1 - 2 THE COURTYARD, EAST PARK, SOUTHGATE, CRAWLEY	2	0	2	2

19/20	01/08/2019	CR/2018/0343/FUL	44 ALBANY ROAD, WEST GREEN, CRAWLEY, RH11 7BZ	3	0	3	3
19/20	13/09/2019	CR/2019/0532/NCC	9 & 11 HOME CLOSE, POUND HILL	3	0	3	0
19/20	10/10/2019	CR/2017/0925/FUL	1-6 MAUNSELL PARK, POUND HILL, CRAWLEY, RH10 7AD	3	0	3	3
19/20	22/10/2019	CR/2019/0282/FUL	LAND REAR OF 3 SOUTHGATE ROAD, SOUTHGATE, CRAWLEY, RH10 6BL	1	0	1	1
19/20	22/10/2019	CR/2019/0503/FUL	5 PERRYFIELD ROAD, SOUTHGATE, CRAWLEY	4	0	4	4
19/20	01/11/2019	CR/2018/0431/FUL	FIRST FLOOR, BARTON HOUSE, BROADFIELD BARTON, BROADFIELD, CRAWLEY, RH11 9BA	10	0	10	0
19/20	13/11/2019	CR/2018/0773/OUT	EWHURST, THE MARDENS, IFIELD, CRAWLEY, RH11 0AQ	1	0	1	1
19/20	02/12/2019	CR/2019/0760/NCC	9 & 11 HOME CLOSE, POUND HILL, CRAWLEY	3	0	3	0
19/20	16/01/2020	CR/2019/0844/NCC	BADGERS BANK, OLD BRIGHTON ROAD (NORTH), BROADFIELD, CRAWLEY, RH11 9AJ	1	0	1	0
19/20	13/02/2020	CR/2019/0928/PA3	11 - 13 QUEENSWAY, NORTHGATE, CRAWLEY	2	0	2	2
19/20	13/02/2020	CR/2019/0929/192	11 - 13 QUEENSWAY, NORTHGATE, CRAWLEY	2	0	2	0
19/20	19/02/2020	CR/2019/0541/FUL	46 THE BIRCHES, THREE BRIDGES, CRAWLEY, RH10 1RY	1	0	1	1
20/21	04/05/2020	CR/2019/0542/FUL	MOKA, STATION WAY, NORTHGATE, CRAWLEY	152	0	152	152
20/21	25/06/2020	CR/2019/0667/FUL	7 HIGH STREET, NORTHGATE, CRAWLEY	1	0	1	1
20/21	26/06/2020	CR/2020/0254/PA3	BELGRAVE HOUSE, STATION WAY, NORTHGATE, CRAWLEY	28	0	28	0

20/21	27/07/2020	CR/2020/0187/NCC	OAKLEIGH, CHURCH ROAD, POUND HILL, CRAWLEY	1	0	1	0
20/21	12/08/2020	CR/2020/0238/PA3	FIRST FLOOR, 174 THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY	2	0	2	2
20/21	03/09/2020	CR/2020/0070/FUL	43 MILL ROAD, THREE BRIDGES, CRAWLEY	1	1	0	0
20/21	13/10/2020	CR/2019/0167/FUL	OAKSWORTH, CHURCH ROAD, POUND HILL, CRAWLEY	1	0	1	1
20/21	29/10/2020	CR/2018/0891/FUL	EDF BUILDING, RUSSELL WAY, THREE BRIDGES, CRAWLEY	12	0	12	12
20/21	05/11/2020	CR/2019/0330/FUL	LAND PARCEL OFF WORTH WAY, ADJ TO FIELDGATE, CHURCH ROAD, POUND HILL, CRAWLEY	1	0	1	1
20/21	25/11/2020	CR/2020/0598/PA3	9 - 11 EAST PARK, SOUTHGATE, CRAWLEY, RH10 6AN	4	0	4	4
20/21	28/01/2021	CR/2020/0646/PA3	BELGRAVE HOUSE, STATION WAY, NORTHGATE, CRAWLEY, RH10 1HU	33	0	33	5
20/21	16/02/2021	CR/2020/0588/OUT	42 & 44 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	20	2	18	18
20/21	18/03/2021	CR/2020/0722/FUL	THE OLD COTTAGE, CHURCH ROAD, POUND HILL, CRAWLEY	1	1	0	0
20/21	30/03/2021	CR/2021/0127/PA3	74 GRATTONS DRIVE, POUND HILL, CRAWLEY	7	0	7	7
21/22	16/07/2021	CR/2019/0761/FUL	LAND ADJACENT TO 139 WARREN DRIVE, IFIELD, CRAWLEY	1	0	1	1
21/22	15/04/2021	CR/2018/0188/FUL	BELGRAVE HOUSE, STATION WAY, NORTHGATE, CRAWLEY	8	0	8	8
21/22	21/05/2021	CR/2021/0234/PA3	FIRST FLOOR, 2 MAIDENBOWER SQUARE, MAIDENBOWER, CRAWLEY	1	0	1	1

21/22	10/08/2021	CR/2021/0455/PA3	PACIFIC HOUSE, HAZELWICK AVENUE, THREE BRIDGES, CRAWLEY, RH10 1NP	20	0	20	20
21/22	10/08/2021	CR/2021/0452/PA3	ENERGY HOUSE, HAZELWICK AVENUE, THREE BRIDGES, CRAWLEY, RH10 1EX	40	0	40	40
21/22	11/08/2021	CR/2020/0113/FUL	10 - 11 QUEENS SQUARE, NORTHGATE, CRAWLEY	7	0	7	7
21/22	10/09/2021	CR/2020/0762/FUL	HAZELWOOD, BALCOMBE ROAD, POUND HILL, CRAWLEY	5	0	5	5
21/22	01/09/2021	CR/2021/0308/ARM	42 & 44 BRIGHTON ROAD, SOUTHGATE, CRAWLEY	20	2	18	0
21/22	01/12/2021	CR/2021/0537/PA3*	PINNACLE, STATION WAY, NORTHGATE, CRAWLEY, RH10 1JH	44	0	44	44
21/22	08/02/2022	CR/2021/0831/PA3*	7 EAST PARK, SOUTHGATE, CRAWLEY, RH10 6AN	1	0	1	1
22/23	20/12/2022	CR/2021/0876/FUL	THE WYATTS TWO, RADFORD ROAD, POUND HILL, CRAWLEY, RH10 3NW	1	1	0	0
22/23	18/10/2022	CR/2020/0693/FUL	LAND NORTH OF THE TWEED, TWEED LANE, IFIELD, CRAWLEY	1	0	1	1

* Application granted prior approval subject to requirement to demonstrate water neutrality