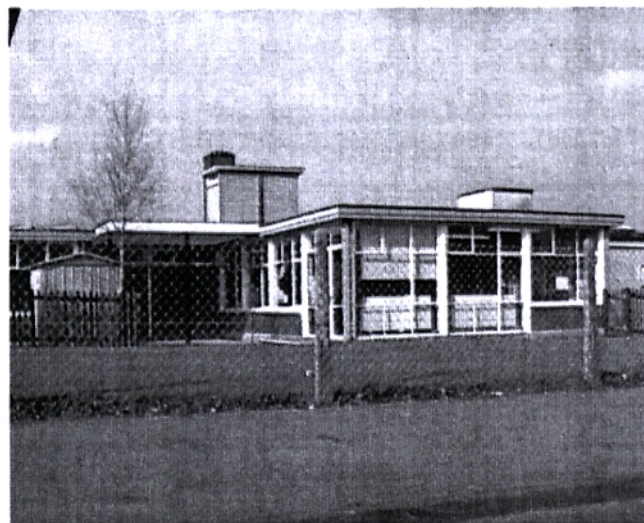


BAKER
ASSOCIATES



Urban Housing Potential Study

Crawley Borough Council



Final Report August 2004

Urban Housing Potential Study for Crawley Borough Council

Executive Summary

- Baker Associates were appointed by Crawley Borough Council (CBC) to undertake an Urban Housing Potential Study (UHPS), this is based on an update and quality check of CBC's urban housing capacity study that was carried out in-house in 2001. The main purpose of the study was to arrive at an estimate of potential housing yield within the built-up area of the Borough, as identified in the Local Plan, 2000.
- The results presented in this report arise from frequent discussions between the consultants, Baker Associates, and officers from CBC planning department.
- This study used the results of the previous UHCS as a starting point. This UHPS was only looking for sites that could be classified as 'large' i.e. those that could accommodate a net gain of six or more dwellings, so the first stage of the update was to remove all sites that would fall below this threshold. These remaining 'large sites' were then visited during the field survey stage of the study.
- In addition to this a wide ranging consultation that included house buildings, land owners and housing associations, was used in order to identify any other sites in the Borough that may have the potential for six or more dwellings, however no further sites were identified through this process. CBC officers also provided details of recent planning applications, and pre-application discussions, in order to identify any additional sites with potential, these sites were also visited during site survey.
- During site survey the suitability of sites for housing were considered relating to context, surrounding landuse, size and shape, if it was vacant or in use, and if there was suitable access to the site. This further narrowed down the number of sites with potential. The next step was to present all the remaining sites to CBC planning officers to identify further constraints or information on each site, this included matters relating to ownership, planning history of the site, physical constraints such as flooding or TPOs. The result of this process, including a consideration of the local market in Crawley, gave a final number of sites that it was felt would be suitable for housing, at a net gain of six or more, as 32. Some of the sites removed in the final stage were those, that although suitable in principle for housing, could not be reliably predicted to come forward for housing in this plan period due as they have yet to be formally declared surplus and therefore suitable for disposal, the majority of these were the many 'lock-up' garage sites distributed throughout the Borough, as well as several school sites.
- A potential housing yield for each identified sites was then calculated. These yields were based on informed decisions as to the appropriate density that could be achieved on the site, relating to site accessibility of the site, the prevailing character of the area and the size and shape constraints. In addition to a yield in the timeframe in which each site was likely to come forward of development was predicted, from the 1 April 2004 to 31 March 2016.
- The 'unidentified' yield from 'small sites' of five or fewer dwellings was estimated by projecting forward past rate of completions for area within the development boundaries of Crawley Borough, at an average of 4 dwellings per annum.

- Not all of the 32 identified sites can be guaranteed to produce completed dwellings at the estimated yield. However, these yields have not be subject to arbitrary discounting, instead it is preferable to consider a 'non-implementation allowance' for allocations in the future Local Development Framework. The approach is based on the premise that the non-completion of some of the identified sites is likely to be balanced by large site windfalls which are currently unidentifiable.
- The study identified specific sites with a total potential between the base date for the study from 1 April 2004 to 31 March 2016 of 3,002 dwellings. This combined with the estimated yield from unidentified small sites, results in a total study output of 3002 dwellings. The study advises that a low, or nil, non-implementation allowance should be made in the review of the local plan, but this is matter for the Council to decide.
- The study concludes and recommends the identified sites should be brought forward for housing, as part of the next review of the Local Plan, which will be in the form of a LDF. Again, this is a decision for the Council, in the context of the needs of other land uses. The study makes clear that, for the avoidance of doubt, there is no commitment upon the Council to agree with the study recommendations on either the principle of development, or the dwelling yield on any of the sites specified in this study.

Baker Associates August 2004

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1 Introduction

- 1.1 Baker Associates were instructed by Crawley Borough Council (CBC) in January 2004 to undertake an up-date, and quality check, of the Urban Housing Capacity Study carried out of the Borough in 2001. The purpose of which is to inform the review of the Crawley Local Plan to a new style local development framework (LDF) to replace the Adopted Local Plan (2000).
- 1.2 The study has sought to identify housing potential from the urban area of the thirteen neighbourhoods of Crawley, within the 'built up area boundary' as defined in the Local Plan. However this did not include the North East Sector as it appears on the Local Plan map.
- 1.3 The sites identified through the previous study were reappraised in this report, in order to provide a quality check of the previous, predominantly desk based, previous UCS study. The approach used in this up-date is one that is:
- thorough in its consideration of the potential for housing to come forward on each of the previously identified sites
 - practicable within the resources available
 - realistic in its appreciation of the relationship between the nature of the development process and the influence of the planning system in bringing forward housing for purchase or rent by private individuals
 - undertaken in the context of the Annex to Planning Policy Guidance 3: Housing, 'Tapping the Potential' (PPG3), and the approach Baker Associates has developed across the country in 25 studies at district level, and the Good Practice Guide we produced for the Regional Assembly for South East England.

Approach

- 1.4 This study follows on from the site identification and survey work done by CBC in 2001. It was agreed with CBC that Baker Associates would not repeat the site identification stage, so the study does not set out to fully verify this site identification process. It is intended to use this source of information as a starting point, supplemented by additional sites subject to outstanding planning permissions, pre-application enquiries and sites identified by the consultation process. Although the previous study aimed to identify all sites with potential, this up-date is only seeking to identify sites that could contain a net yield of six or more dwellings, as the smaller sites will come forward as small site windfall. This study used a base date of **1 March 2004**, this meant that all housing figures are calculated from this date, so sites with planning permission before this date were not included, and conversely sites that were granted planning permission after this date were included in the study.
- 1.5 This study has sought to assess the potential for further housing provision within the Borough. This has been achieved by a combination of detailed survey work and the making of assumptions about supply from unidentified sources. The study's approach to different sources is explained in Section 2. The approach is further developed in describing the stages of the work that lead to the conclusions and recommendations of the study.

Report

- 1.6 The report describes how the components of provision have been assessed in Sections 3 to 6, and draws together the findings on the suggested potential within the Crawley in Section 7. Section 8 relates the findings from the potential study to the review of the Plan and the recommendations from the study are set out in Section 9.

Discussion

- 1.7 The findings of the study are presented here in this report are based on the methodology agreed at an inception meeting, subsequent telephone discussions, meetings and written correspondence between the consultants and Crawley Borough Council officers, the House Builders Federation (HBF) and the Campaign for the Protection of Rural England (CPRE). Officers may now wish to consider, amongst other issues, the following:
- the basis on which the report can conclude that opportunities identified in the area surveyed can contribute to future housing provision, and how the review of the Plan can incorporate these when determining the way forward
 - the relationship between the potential identified by the Urban Housing Potential Study and the emerging housing requirement for the Borough in the Plan review period
 - whether any sites currently allocated in the adopted Local Plan ought to be revisited, and whether their allocation figure should be amended
 - bearing in mind all of the above, whether any changes to policies might be needed in the Plan review to take account of the Urban Potential Study having been undertaken.
- 1.8 These matters are further considered in Sections 8 and 9 of this report following the setting out of the findings of the study.

2 Methodology and study programme

Introduction

- 2.1 Baker Associates agreed a detailed methodology for the study with Borough Council officers during the programme. As part of the consultation process, the methodology has also been sent to the CPRE, and the HBF, who have assured the consultants that there is nothing in the methodology which gives them cause for concern and that they are pleased to see the methodology evolving to take account of their comments. The study has also been the subject of other considerable and valuable consultation and this is discussed below.
- 2.2 The output and reliability of potential studies is dependent upon the methodology followed, but also on the diligence and professionalism with which the detailed work provided for by the methodology is undertaken. The methodology followed in the work was designed with a number of principles in mind and these can be set out as follows:
- 2.3 The **first principle** is that the study is to inform and to be used for managing the provision of housing in the Plan to 2016, and so the output has to be in a form suitable for this purpose. Housing provision will be made through the Plan in two ways:
- by the allocation of development land for residential (or mixed use) development
 - by proposals coming forward through the development control process according with criteria included in policies in the Plan.
- 2.4 The Plan will need to manage the provision made in these ways within overall thresholds, and the Borough Council could decide that the Plan should include trigger mechanisms to manage the release of provision from one source of dwellings relative to another. This could be in the form of bringing forward housing sites allocated to a later phase, should completions not take place at the rate required and anticipated by the Local Plan. Such a managed release mechanism for housing land is discussed further in Section 8.
- 2.5 The **second principle** is that the study should address and be capable of estimating the potential housing yield from all sources (but excluding greenfield sites). The study is comprehensive in its approach, looking at all sources in the urban areas.
- 2.6 The **third principle** affecting the design of the study, is that resources should be directed so that the greatest effort is applied to uncovering the capacity for further housing from the sources where the potential is likely to be greatest, and to establishing a high degree of confidence in what is taken forward into the Plan, on the basis of the investigation.
- 2.7 A particular consequence of this principle is that different potential sources have been examined and estimated by different techniques. The study reconsiders the surveys undertaken in the Borough as part of earlier urban capacity studies by undertaking detailed re-surveying as means of investigation for sites of **6+ dwellings**, which is the threshold for this study. For sites of 5 units and fewer, where the levels of confidence could not be increased by detailed survey work, but

reasonable estimates can be derived from past records, trend based data has been used. Information of completions on previously-developed land, including conversions, has been made available for the past 12 years in the Plan area enabling the projection of past rates of development on small sites. This is examined in section 6.

- 2.8 The **fourth principle** is that the total amount of housing identified on the surveyed opportunity sites cannot all be assumed to come forward for development in the Plan review period. Some sites will be more appropriately put to other land uses and some will simply remain in their present use. The Plan needs to bring forward land for uses other than residential to meet the plan's holistic objectives, and furthermore the economics of land use may dictate that some opportunity sites will inevitably be taken up for a use more profitable than residential.

Strategic guidance on carrying out urban capacity studies

- 2.9 PPG3 and 'Tapping the Potential' advise Regional Planning Bodies to encourage consistency in urban capacity studies. The South East England Regional Assembly (SEERA) and the Office of the Deputy Prime Minister (ODPM) commissioned Baker Associates to produce a framework for evaluating existing urban housing capacity studies in the South East, and guidelines to inform future studies at local, sub-regional and strategic levels. The approach taken to assessing the future housing capacity of Crawley Borough uses the approach advocated in this framework.
- 2.10 The previous CBC urban capacity study was carried out in 2001, in order to establish how much housing could be accommodated on previously developed land within the urban area of Crawley. A re-assessment of these sites will bring the 2001 study up-to-date, as well as serving as a critical analysis of site potential in order to identify those that are likely to come forward for housing during the Plan period.
- 2.11 We consider the approach of this study to be fully compliant with the requirements of the South East Regional Assembly and the Structure Plan Authorities' views on housing capacity studies, and fully endorse the informative role such studies are expected to play in the region in relation to development plans, and the overriding requirement for them to be realistic in measuring urban potential. All sources of capacity are examined and the details of the approach followed are contained in this report.

Consultation

- 2.12 Liaison and consultation took place from the outset of the study, though with the firm understanding that the study was to inform the progress of the LDF, and that formal consultation on housing provision is a matter for the Plan itself. Participants in this process have included:
- CPRE
 - HBF
 - local agents and surveyors
 - house builders
 - major landowners (e.g. the Borough Council, NHS Trust, MOD etc).

Their involvement in the study is explained below.

- 2.13 The views of local agents and house builders have been sought on the market conditions in the Borough for different types of housing. A full list of participating

agents and developers is set out in paragraph 4.11. This has been of assistance in analysing the local housing market for different house types, in different parts of the Borough. In analysing sites for dwelling yield, it is vital to understand which sort of developer would be likely to acquire the site, and which house types they would be likely to build, bearing in mind compliance with PPG3. Where house builders were known to have control over a site, direct contact was made, and developer intentions ascertained. All developers, their agents, architects and planning consultants contacted were very helpful and constructive.

2.14 Having carried out numerous urban capacity studies before, we have been in discussion with both the CPRE and HBF on a number of occasions about proposed approaches to urban capacity. In relation to this study, it would be fair to say that the CPRE and HBF supports the principles of our methodology, and agree with our approach to assessing site-specific and non site-specific dwelling sources of dwelling yield. The HBF acknowledges the realism and reasonableness of the Baker Associates methodology and of the way the study attempts to embrace a broader role in informing the development plan process, rather than it being merely a standalone technical exercise. The HBF has raised some general points on urban housing potential studies for clarification set out in italics below, including:

- *it would be a double count to make further allowances at the local level for empty homes in addition to that made at the regional level because they do not result in a net gain of dwellings*
- *there should be a cautious approach to the estimate of LOTS [Living Over the Shops]*
- *estimates about the use of employment sites for housing should be treated cautiously taking into account the many obstacles to the release of employment land - urban capacity studies should concern themselves primarily with what is deliverable over a given time period rather than what is merely desirable or theoretical.*

2.15 Regarding these points, Baker Associates can confirm:

- the study does not make an allowance for empty homes in order to avoid double counting supply; an allowance for bringing empty homes back into use has already been made in arriving at the Regional Planning Guidance (RPG) provision figures
- potential for the development of space above shops that would generate 6+ units has been examined as part of the survey work, and small sites windfalls will include some projection for the development of space above shops bringing forward less than 6 units. The consultants consider it unreliable to supplement this with yardstick approaches
- employment sites will be examined where they use land in an inefficient manner, and taking into account their location and how appropriate residential development would be in that location, but conclusions on specific sites will also be informed by the views of the Council regarding change of use and thus, the likelihood that housing will come forward.

2.16 A standard letter seeking information about development opportunities was circulated to over 50 organisations, including major landowners, developers, surveyors and agents operating in the Borough. Details of suitable sites for

consideration by the study were invited for submission, to be supported with views on reasons for considering housing on particular sites, constraints and likely output. This was intended to provide a valuable source of local information, sites within the urban area brought to the surveyors attention through this process were surveyed and analysed. The output from these sources, and from all the survey work, comprise part of the site specific yield for the Borough.

A step-by-step guide to the methodology

2.17 Following the completion of consultation, the study has assessed and analysed:

- information on specific sites which could be allocated for housing (or for mixed development including housing), including comments on already allocated sites
- the amount of development it is estimated could come forward from unidentified opportunities with known potential, according to different policy approaches

2.18 The study methodology was devised to meet the Council's requirements, taking account of 'Tapping the Potential'. The methodology was described in the proposal put to the Council following which Baker Associates were appointed to carry out the study. The overall methodology for the assessment of capacity within Crawley's built up area is described as a series of steps.

Step 1 Obtaining Information

2.19 For the urban potential study of Crawley the starting point was the previous urban capacity study, and therefore the collation of the results of this was the primary source of information. All previous site proformas, site plans and tables of data were gathered from this study, in order to inform this update.

2.20 Other sources of information are also essential in order to undertake the study, these include the Ordnance Survey Landline GIS data, CBC Local Plan and accompanying maps, relevant development briefs, details of recent planning applications for residential development that meet the study size threshold requirements, and any other information that may impact upon the urban potential of Crawley.

Step 2 Policy matters

2.21 There were policy considerations to review at the early stage of the study, with further and continual review as the work developed. The results of the study have to inform and underpin the preparation of the LDF, and in a way consistent with policy guidance in PPG3. Within PPG3 it is made clear that capacity studies are to inform the search sequence to be followed in identifying ways in which the required housing provision can be made. The presumption will be that previously-developed sites or buildings for re-use or conversion should be developed before greenfield sites, except where they are so poorly related and inaccessible to employment and other urban services, or so constrained as to preclude their use for housing before a greenfield site.

2.22 The policies contained in the Local Plan have been taken into account in reaching decisions on a consistent basis on the appropriateness of sites. This is fully discussed in Section 3.

Step 3 Definition of study area and settlement boundaries

- 2.23 The definition of the urban boundaries is a relatively straightforward task for Crawley Borough as it was decided that it was most appropriate to follow those defined on the Local Plan map. However it was decided that the area defined as the 'North East Sector', which would be Crawley's fourteenth neighbourhood, should not be included in the study, as this is a large 'urban extension' on greenfield land, despite being within the defined urban boundary of Crawley.
- 2.24 All thirteen existing neighbourhoods in Crawley were included in the study, these are:
- Bewbush
 - Broadfield
 - Furnace Green
 - Gossops Green
 - Ifield
 - Langley Green
 - Maidenbower
 - Northgate
 - Pound Hill
 - Southgate
 - Three Bridges
 - Tilgate
 - West Green
- 2.25 For the avoidance of any doubt the boundary used in this study is shown on an OS base-map in Appendix 1.
- 2.26 In addition, it was agreed at the outset of the work that this study is **limited to previously developed sites and land** located within the existing neighbourhoods of Crawley, and *exceptionally*, previously developed sites adjacent to those limits. It does not consider housing development that might take place beyond the existing settlement boundaries.
- 2.27 In addition to the sites identified through the previous urban capacity study, all the Local Plan housing allocations and 'opportunity' mixed-use allocations, within the defined built-up area of Crawley without planning permission at of the base date of this study (**1 March 2004**), have been assessed. These sites are in Policy H3B of the Local Plan:
- Broadfield Annex (Broadfield)
 - North of Apple Tree Farm (Ifield)
 - Dunsfold Close (Gossops Green)
 - Rear of Juniper Road (Langley Green)
 - Kilnmead (Northgate)
 - East of Tinsley Lane (Three Bridges)
 - West Street/Brighton Road (Southgate)
 - North of Ifield Road (West Green)
 - Squirrel Close (Langley Green)
 - Brighton Road (Southgate)

Step 4 Use of CBC Urban Capacity Study 2001

- 2.28 CBC carried out an urban capacity study in house in 2001 as part of the review of the adopted Crawley Local Plan. The aim of the study was to establish how much housing could be accommodated on previously developed land within the urban area, in line with Government guidance in 'Tapping the Potential'. A survey of the whole town was undertaken which identified a variety of sites in the town which could accommodate new housing development, this included re-development and infill, the study was updated in 2003. That study was used as the baseline on which this current update is based, with all of the sites identified that would be able to accommodate six or more dwellings being independently critically re-assessed and their potential capacity re-evaluated.
- 2.29 The 2003 database of sites from CBC identified about 290 sites throughout Crawley, which had been identified through a variety of methods. These sites were the starting point for the Baker Associates study, which continued on from CBC sites identification exercise, although some additional sites were identified for the study as shown in paragraph 2.31. The sites from the CBC capacity study were on A4 plans, at 1:2500 and 1:1250 scale, and these were plotted on to the GIS map base layer by Baker Associates. No additional detailed survey work of the entire Borough was carried out as part of this update in order to identify additional sites, as the CBC work had been thorough in its identification of all potential.
- 2.30 The 289 sites identified through the previous urban capacity work varied greatly in size and all types of sites were identified. However, for this update only those sites where six or more dwellings could be accommodated were to be studied in depth. Therefore the first stage in this process was to use a size threshold to identify those sites that would be too small to meet the desired yield. The threshold chosen was 0.15 ha, and an initial look at the previous UCS identified those sites that were larger than this threshold and these were taken forward into the more detailed site survey stage of the study. Following this the remainder of the sites, those of 0.15 ha or less, were then studied on a 1:5000 map to determine whether they would be able to accommodate suitably high densities to give a net yield of six or more, those where it was determined this could be the case were then carried forward into the site survey stage, along with those of greater than 0.15ha. The suitability for high densities was based on three main criteria: the shape of the site and whether this would restrict developable area; the proximity of the edge of the site to other buildings and if the capacity of the site would be restricted by overlooking and result in 'town cramming'; and, the location of the site as those at or near town or neighbourhood centres could accommodate higher density development. Overall 137 sites were taken through from the original study for in review in this report.

Step 5 Identification of additional development opportunities

- 2.31 The CBC urban capacity exercise provided a significant source of potential housing sites to consider. This has been supplemented by sites promoted to us through the consultation exercise with local organisations, landowners, developers and agents. In addition, in response to a request from Baker Associates, CBC provided details of nine sites which had been the subject of planning applications or pre-application enquiries, within the last three years.
- 2.32 Three sites were promoted to the study through the consultation process with developers and landowners. One of these had already been identified in the CBC

capacity study, one was also promoted by West Sussex County Council, and the other was outside the defined built-up area boundary. In addition to these land was identified as being surplus to requirements on school sites in Crawley by West Sussex County Council, these were at, Hazelwick School, Thomas Bennet Community College, Ifield Community College and Maidenbower school. The latter three schools are part of an extensive reorganisation and modernisation of school land and buildings in Crawley as part of a Private Finance Initiative, with excess land being declared surplus and suitable for other types of development, ideally residential.

- 2.33 All of the sites identified through the previous urban capacity study, deemed to be of an appropriate size to have the potential for a yield of six or more dwellings, and all site promoted as having potential for residential development, where plotted on 1:5000 maps, and visited during field survey.

Step 6 Identification of provision from non site-specific sources

- 2.34 The terms 'windfall', 'unidentified', and 'non site-specific' sources, (as opposed to 'site-specific') refer to sites which come forward for housing development on an ad-hoc basis, and are not identified in Local Plans. This does not refer however to large windfall sites (those with a yield of six or more), as all such sites will be identified through the field work stage of the study.
- 2.35 For those areas where there is potential for further development, but where a site by site examination would not add anything to the level of confidence with which the potential could be predicted (in predominantly residential areas) we proposed that the investigation of potential be undertaken by:
- determining the nature and the extent of the stock of buildings and spaces, by the use of maps and from visits
 - discussion with local agents and builders, to understand the types of development attracted to these areas, with conversions, infill, displacement of non-residential uses, and small plot assembly and redevelopment, all being possible forms of development to consider
 - examination of information on past development from the Council
 - comparison with information derived from other studies on the range of yields that can be expected from different types of urban stock.
- 2.36 We have for instance drawn upon work commissioned by the then Department of Environment Transport and Regions (DETR) on the supply of residential conversions and the work of the Empty Homes Agency (with Town and County Planning Association). As knowledge of Living over the Shop (LOTS), is from detailed discussions with the director of the national LOTS project.
- 2.37 This approach enabled the consultant team to arrive at an understanding of the characteristics of the areas, the most likely types of development activity to produce a net residential gain, the yields possible from past trends and from benchmarking, and, significantly, the factors which might affect the future level of yield. We were then able to estimate possible levels of new housing from these areas. The projected yield from non site-specific sources is set out in section 6.

- 2.38 It is important that the examination of provision from these types of source and area are included, as the results of the study are to be used to 'plan, monitor and manage' housing provision through the LDF. The Plan will not have the influence it should unless it embraces all sources of provision. The approach put forward by Baker Associates brings an element previously left as 'windfalls' into the planned provision, which enables us to provide the Borough Council with a very sound basis for demonstrating the role of windfalls in the provision to be made. Clearly it was necessary to examine the emerging findings from this work alongside the current approach of the Plan on the subject in order to decide how to proceed.
- 2.39 Unconstrained capacity is the theoretical number of dwellings that could be delivered if all of the potential capacity was delivered optimally. The issue of 'unconstrained capacity' was considered cautiously, as when some established areas of development are considered in an urban housing capacity study, virtually any figure can be arrived at for the 'unconstrained capacity', by assuming the residential conversion of all of the larger housing stock, or the redevelopment to a higher density of some areas, for instance. Through experience it has been decided not to seek a numeric value for unconstrained capacity, primarily due to the fact that the survey work itself was very intensive, with sites being eliminated if they were too constrained; only sites with a strong possibility of being realised are identified as opportunities with dwelling yield, as discussed in step 9 below.

Step 7 Examination of potential for flats over shops

- 2.40 It would be reasonable to expect that a certain amount of housing might come forward within the plan period from the conversion of empty space above shops into flats. All the neighbourhood centres, and Crawley town centre itself contain shop units. However, due to the 'planned' development of Crawley as a new town a great proportion of these shop units are the ground floor uses of residential blocks, which are in use as flats/maisonettes etc.
- 2.41 In general 'living over the shop' (LOTS) schemes tend to be small, and difficult to measure on a site-by-site basis, and means assessing yield through a yardstick approach, is a method often relied on. Past LOTS studies have suggested that about one third of space above retail premises are potentially spare capacity, and that a third of this could be brought into residential use. This equates to about 11% of gross retail floor area, excluding modern town centre shopping malls and retail parks, which generally have little or no potential. Another yardstick approach is to assume one additional unit for every shop or commercial premises, less the total number of existing units, although in practice this has only really ever been shown accurate for London. Neither of these yardstick approaches really fit the circumstances in Crawley where flats already occupy much of the space over shops in neighbourhood centres, as this was incorporated in the original design of the town. Crawley centre is also has little potential for flats over shops, as due to the design of this area, as a dedicated retail centre.
- 2.42 The LOTS organisation was formed in 1989, and has carried out a considerable number of surveys of capacities of towns. In Stockton-on-Tees a LOTS survey published in 1998 found potential to accommodate an additional 500 people. An initiative in Ripon between 1989 and 1998 identified potential for 22 flats to accommodate about 60 people, in both cases about 0.5% of the town's population, at an occupancy rate of 2.7 people per unit. These studies provide the most survey-tested yardstick methodology of assessing the capacity of this source, at a rate of 1.5 units per 1000 population. LOTS have also been successful in bringing forward some schemes involving the redevelopment of flats over shops. This was

achieved using partnership working between national chains of retail operators, with large premises portfolios, and housing associations who would fund the schemes through Housing Corporation grants. However, these type of schemes are characterised by only being able to bring forward developments that are generally small in scale, typically one to three units, and therefore it is not appropriate to consider gains from this supply specifically in this study, as they do not meet the size threshold.

- 2.43 Overall it is reasonable to draw the conclusion in Crawley Borough that the redevelopment, or conversion, of spaces over shops as flats is unlikely to be a significant source of new housing, and where this development does occur it would be part of the unidentified windfall allowance for the Borough.

Step 8 Detailed study of identified sites, including design issues

- 2.44 A substantial part of the study was the examination of the sites identified in step 5, by field survey. All suitable sites for examination were plotted on map plans, and visited during the survey, in order to assess their potential, surrounding land use and viability for residential development. This element is set out in more detail in section 4.
- 2.45 The proposal for the study followed the Council's aim to assess likely dwelling yield by assessing the character and constraints of each individual site, the operation of the local housing market, informed by design templates. This is addressed through an appraisal of the character and context of each site on the principle and form of development, and the influence of design in making the best use of development opportunities. The design templates employed in this study are set out in appendix 3.
- 2.46 However, we have reservations about the value of spending too much time on the design of individual sites. Capacity studies are concerned with informing the decisions to be made about housing provision in the LDF based on what is possible and what is desirable, but also what is probable. There are very many factors affecting whether a housing opportunity site will be taken up, and developed, and design considerations are only one part of this spectrum of relevant issues.
- 2.47 For this reason the design element of this report is limited to simple generic design templates, which can be used to demonstrate how different densities of development can be incorporated onto sites of the same size and shape. These were used in the consideration of individual identified sites to help guide the yield proposed for each site, by ensuring these incorporated informed thinking on the way sites must be developed to include access, parking etc.

Step 9 Assembly of information to inform the preparation of the LDF

- 2.48 The output from this study will inform the housing policies in through the review of the Local Plan as an LDF, and will include an estimate of the potential urban housing capacity reasonably expected to come forward during the plan period and beyond. The realistic representation of the entire provision to take place within the Plan period from all sources within the urban areas must include:
- sites which can be confidently predicted to come forward, and can be specifically identified in the LDF

- opportunities which may not come forward for development within the plan period, and will need therefore to be discounted (or excluded)
- sources where individual sites cannot realistically be identified (such as residential conversions, intensification of back gardens and flats above commercial premises) from which a proportion of the total opportunity can be expected to come forward within the Plan period.

2.49 For continued work on the review of the Plan, the following have been produced:

- information on specific sites which could be allocated for housing (or for mixed development including housing),
- an informed estimate of the amount of development which could come forward from unidentified opportunities with known potential

2.50 Ownership is a constraint that can have an absolute effect on a site coming forward in the Plan period. For those sites where there had been interest regarding housing redevelopment such as the submission of a planning application or pre-application inquiries, high levels of confidence were given to the probability of an opportunity being realised. In other cases, ownership constraints have been taken into account in determining the likelihood of development being realised at all, and if so, in which timeframe.

Recommendation

2.51 For each opportunity site examined, a recommendation was made as to how it should be dealt with. The alternatives were:

- the opportunity is not proceeded with, in which case it was discarded and recorded in the rejected sites list
- the site is available for allocation for housing (or for mixed use development including housing), in the LDF, in which case it appears as a recommended site in the Site Yield Summary Table, Appendix 2.
- the site opportunity was capable of accommodating 5 or less dwellings and is therefore allowed for in estimating the amount of development which could come forward from unidentified opportunities as set out in Section 6.

Recording the Detailed Area Study

2.52 A completed site form, or schedule, has been prepared for each opportunity. The surveyors completed the basic material on site; this included a description of the site, potential access point and site context. With all additional information based on subsequent desk based analysis of the site. The precise site boundaries were plotted on GIS. It is important to note that unless a site is identified as an opportunity by the criteria used (see section 3), there is no schedule. That is, the study does not provide a schedule providing an explanation for every site that was not identified as an opportunity. However, for reasons of transparency, excluded sites are set out in a table in Appendix 4 (Table of Rejected Sites), and their location is shown in Appendix 5, with a short reasoned justification for its exclusion.

Programme

- 2.53 This section briefly reviews the way that the work has proceeded according to the programme agreed with the Council.
- 2.54 An inception meeting was held between Council officers and Baker Associates on 29 January 2004, to consider the following:
- the methodology
 - the survey process
 - the consultation process with HBF, CPRE, local agents/developers/surveyors, house builders and landowners
 - a review of all relevant information available from the Council.
- 2.55 During February time was spent reviewing the material obtained, refining the methodology and considering early responses to the consultation process. During this time, the study team considered and researched the following in preparation for the survey work:
- the previous urban capacity study carried out by CBC, this involved a large amount of rationalisation and analysis, as up to this time the sites identified had only been plotted by hand on 1:2500 and 1:2500 plans, and therefore 137 that were brought forward from the previous study had to be plotted on the GIS
 - information provided by CBC including a review of current planning applications and pre-application enquiries
 - consulting HBF, CPRE on the study methodology
 - consulting landowners, house builders, agents and surveyors about potential housing development opportunities
 - review of Local Plan and its status
 - assumptions about past windfalls by type and rate.
- 2.56 Sites brought to the attention of the study by the wide group of consultees were examined if they fell within the areas defined for the study. The survey work was undertaken in the week commencing 8 March 2004, where a site survey was undertaken to assist in determining individual site yield, and analyse the local housing market. All sites with planning permission for housing, including outline, at the study base date have not been included in the study yields, but will already appear in the Council's housing land supply figures. Sites with a resolution to grant consent, but still awaiting finalisation of a legal agreement at the study base date have been included in the study. The Council should be careful to avoid any possibility of double-counting that could arise if an allowance is made in land supply figures for small site (5 dwellings and less) permissions. These are included in the study yield as part of the allowance for small sites.
- 2.57 Following the initial survey of the Borough, interviews with local chartered surveyors, agents and house builders were undertaken in March to inform the study with local knowledge of market conditions in the different areas of the Borough for

different types of housing. For some of the individual sites, discussions were also held with landowners, where possible, and with a number of house builders and other developers operating in the region.

3 Survey and analysis of site specific opportunities in the study settlements

Introduction

- 3.1 The work on the identification of site specific opportunities for each of the areas examined in detail has proceeded through a series of well defined stages, to achieve consistency as far as possible.
- 3.2 The site identification work carried out by CBC was very thorough in identifying all sites that, in any way, could have potential for housing, this included very small sites down to 0.01Ha. As described in section 2 these sites were subject to a number of tests to determine whether they would meet the yield threshold of 6 more dwellings. Appendix 2 shows a schedule of all the sites visited as having potential for residential development.
- 3.3 Each detailed area study has involved the following stages:
- the identification of **opportunities**, related to the categories of source
 - testing against a set of **accessibility** criteria
 - determining whether there are **constraints** which should prevent the development of the opportunity for housing
 - considering for each opportunity the **prospect** of development taking place through normal development processes, taking full account of the market and other competing land uses which could be appropriate for the site
 - identifying for each opportunity what would be the likely appropriate **yield** in terms of dwelling numbers.
- 3.4 These stages lead to a **recommendation** being made as to how the opportunity should be dealt with through a review of the Plan. The stages are explained further in the following sections.

Identifying an opportunity / policy matters

- 3.5 An 'opportunity' is taken in the study to be those sites likely to be targeted by developers which fall into one or more of the categories below. Sites that do not fall within any of these categories do not qualify as an 'opportunity'.
- sites that are appropriate for residential use in relation to the surroundings
 - land or buildings within the curtilage of dwellings
 - dwellings suitable for sub-division or re-development
 - vacant or derelict sites and buildings
 - part vacant sites occupied by a land use which is marginal in economic terms, of which part or all would be generally appropriate for residential use, or for mixed use to include residential, and would not result in a shortfall in the overall supply of employment floorspace provision (where applicable) in the locality

- sites where formal decision has been made to state that the present use is surplus to existing needs, and suitable for disposal for other uses
- 3.6 Adopted Local Plan policy in Crawley seeks the protection of employment uses in the main employment areas, and although there is no policy on the general protection of employment land throughout the Borough, this is a Principle of the plan and central to the vision behind Crawley's development as a New Town of self-contained communities. Therefore any potential sites must also pass the following additional test in order to be considered:
- employment land and premises, i.e. industrial, warehousing, offices which are clearly long-term vacant, run-down or partly vacant, demonstrably operating at the margins of economic viability now and for the foreseeable future by virtue of proper evidence of marketing, and located in a suitable location for residential use
 - space is being used in a conspicuously inefficient or wasteful manner.
- 3.7 It was agreed early in the study that for the purposes of practicality, site specific opportunities would only constitute those sites and buildings capable of a yield of six or more dwellings. Identifying specific smaller sites through this study would be a imprecise and inappropriate task, as identifying every single site in Crawley urban area that could accommodate five and under new homes, would clearly be a flawed process. Therefore where net yield from a site is less than six this is would be estimated from non site specific sources.
- 3.8 For the purposes of the study it was agreed that land protected in the Plan as:
- open land to which the public have access, or which contributes to general amenity, and
 - playing fields and the grounds of public educational facilities, unless declared surplus
- should be also specifically excluded from consideration as opportunities. Although clearly in the case of Crawley some playing field land has been identified as part of potential capacity as this has been determined as surplus to local needs, by West Sussex County Council.
- 3.9 Land or buildings within a settlement will be generally acceptable for residential development if the area is:
- mainly residential, or
 - in a mixed or predominantly non-residential use, and there is nothing that would make the location unacceptable to any part of the housing market
 - and proposals for residential are not contrary to other Local Plan policy objectives.
- 3.10 In such instances, if an opportunity concerned meets the relevant criteria of the study, it has been treated as an identifiable opportunity for future residential or mixed use development.

Accessibility

- 3.11 All the sites have been considered against a number of relative accessibility criteria including access to public transport, local shops, education, and the availability of facilities and services. This information, along with site specific characteristics, is reflected in the yield attributed to the opportunity, reflecting different density assumptions and design solutions.

Assessing constraints

- 3.12 For the purposes of this study, a constraint is something that could prevent the use of the land for housing.

- 3.13 The environmental and development constraints taken into account are:

- flood risk
- sites with built conservation value (Conservation Areas, Listed Buildings etc.)
- sites of natural conservation value (nature conservation, landscape, tree preservation order etc.)
- contaminated or unstable land
- no appropriate access routes to the site by car
- proximity to hazardous development
- sites that are currently in employment/residential/community use
- Local Plan policy
- ownership

- 3.14 Other issues such as drainage capacity and detailed Highways issues such as road capacity or visibility splays may become development constraints, but it remains for the Council to address such matters as part of detailed site plans, as recommended in the overall assessment of how to proceed set out in Section 8.

Assessing the prospect of development

- 3.15 The opportunities for which there are no apparent or insurmountable constraints have been examined according to the likelihood that they will be brought into use for housing by the normal operation of the market within the Plan review period. This assessment has tried to take account of a variety of 'deliverability' factors. These have included ownership, adjacent land uses and economic viability in the light of local market considerations, though an exhaustive investigation has not been possible.

- 3.16 The assessment of opportunities has been assisted by consultations undertaken during the work with people familiar with the areas and knowledgeable on the operation of the local markets, such as local agents and house builders, to assist in building up knowledge of the factors affecting the likelihood of development.

Consideration of identified opportunities for the purposes of the Plan

- 3.17 Each opportunity site was assessed for its suitability for contributing new housing taking account of the many different factors discussed above. The forms showing the conclusions of this exercise are set out in Appendix 6 together with recommendations to the Council on how to take these sites forward through the Local Plan review. Different levels of difficulty can be attributed to an opportunity according to the constraints that might be present and the likely ability and willingness of the market to promote the development of the site for housing.
- 3.18 To bring all of the material together in a manageable way, the combined effects of factors influencing the development of opportunities have been represented by placing the sites within time bands of up to mid 2006, mid 2006 to mid 2011, and mid 2011 to mid 2016 (in line with the LDF period). This is used to show how quickly the site theoretically could be developed, taking into account constraints. However it not supposed to shown when they will actually be built or reflect an assessment of annual build rates, instead it illustrates the earliest likely date that opportunity sites could be developed. It does not try to predict when they will actually be built, because for most sites, in the absence of any immediate intentions, this is impossible to do. Where we know of owners' intentions, for instance, when it has been made known to us that they have been pursuing development for housing through pre-application inquiries or a planning application has been submitted, yields have been attributed to the appropriate time period on the site forms in Appendix 6.
- 3.19 Uncertainty increases with time and so the ability of the capacity study to look forward almost 12 years brings with it an element of uncertainty. The future housing capacity of the Borough will be affected by the dynamic nature of the economy and any changes in national and strategic planning policy that may happen during the period to 2016. Because of this inherent uncertainty, the Council is advised to continually keep the UHCS under review.

Estimating yield

- 3.20 For those sites with potential for housing development identified during the survey, that are not subject to prohibitive constraints, and would be capable of being bought forward for development by the normal operation of the market, the net number of dwellings they may produce has been estimated. The method by which this yield is derived is presented in Section 7.

4 Yields from site-specific sources

Introduction

- 4.1 Where sites have been identified, an estimate of the yield, or number of additional dwellings, has been proposed for consideration as part of the Local Plan review process. Section 3 explains how yields were derived. 'Yield' means the net number of dwellings that should be assumed could be accommodated through the site development or building conversion. This section explains how the yield from individual opportunities has been assessed, and goes on to present the findings from the detailed area studies.
- 4.2 The way the yield from an identified opportunity has been assessed for inclusion in the study findings depends upon the type of opportunity. If an opportunity is clearly only appropriate (by virtue of its size and surroundings) for a small number of dwellings, this number is the yield.
- 4.3 For larger sites, the issues taken into account have been:
- whether the site should be developed wholly or in part (retaining some uses or allowing for the retention of important features, or for the creation of a buffer to other uses or road/railway noise for instance), and whether mixed use should be sought; and
 - what approach should be taken to design and density of development.
- 4.4 These have been a matter of judgement based on the information it has been possible to assemble in relation to sites examined for the study. As a starting position only, one of three levels of density has been attributed to opportunities identified, according to the overall characteristics of the site and its general context by the following guidelines. It is appreciated that some sites could fall into two of the following character categories, and we assess the overall characteristics of each site before allocating it to one of the groups below. These are based on PPG3: Housing requirements and applied to the characteristics of the Borough.

Lower density c. 30 dw per hectare	<ul style="list-style-type: none"> • area of homogenous low density (circa 30 dwellings/ha) housing • likely to be towards the periphery of settlements • more than 800m from the town/district/local centre • more than 800m from train station • more than 800m from bus stop with frequency of 1 service per hour
Medium density 40 dw per hectare	<ul style="list-style-type: none"> • area of homogenous medium to high density (30-50 dwellings/ha) housing • areas of mixed use, within 800m of district centre/town centre and/or educational facilities • within 800 metres of bus stop/train station with frequency of 1 service per hour
Higher density 50+ dw per hectare	<ul style="list-style-type: none"> • within town and district centres, within 500m of range of retail services and commercial facilities • within 400m of bus stop with more than 1 service per hour • within 400m of train station with frequency of at least 1 service per hour

- 4.5 The study does not use fixed density multipliers across all sites within these three broad areas. Each opportunity site is treated individually and particular circumstances justify variations from these guidelines. These may include

conclusions from the site-specific studies on those opportunities, or higher density assumptions in the town centre and/or transport node locations. Other considerations such as site shape also constrict overall development densities, and this is especially prevalent in back garden and back land sites, and these sites therefore typically result in lower density developments.

- 4.6 The final yield is informed by a complex number of variables, including relative sustainability, location, area characteristics, market suitability for different dwelling types, discussions with developers, planning applications, and pre-application discussions. In some instances, in order to reach conclusions about dwelling yields, simple sketch studies were drawn up, however these do not appear as part of this study, as they were only intended as a guide to the potential yield attainable on any site.

The housing market

- 4.7 The local housing market has a considerable effect upon the type of housing to be expected on each individual site opportunity, and therefore upon the dwelling yields. It is therefore vital to understand the working of the market, and to reach conclusions, for instance, about typical apartment size for conversion schemes.
- 4.8 The assessment of opportunities has been assisted by consultations undertaken during the work with people familiar with the areas and knowledgeable on the operation of the local markets, such as local agents and house builders, to assist in building up knowledge of the factors affecting the likelihood of development. In addition, this assessment has tried to take account of a variety of 'deliverability' factors. These include ownership, adjacent land uses and economic viability in the light of local market considerations, though an exhaustive investigation has not been possible.
- 4.9 Accordingly, interviews with local surveyors, agents and house builders were undertaken, to inform the study with local knowledge of market conditions in different areas of the Borough for different types of housing. For some sites, discussions were also held with landowners, where possible, and with a number of house builders and other developers operating in the region. Whilst it would be preferable to use metric measurements for land values and sale prices, the house building industry generally works in imperial, and rather than confuse the situation with a mixture of both, or use metric for the sake of convention, we have opted here to use imperial measurements.
- 4.10 It was decided, after discussions with local agents, that for existing non-residential buildings where flats could be created by conversion and sub-division, and for flatted schemes, the number of dwellings would be estimated by applying a unit size for 2-bed flats of between 600 and 800 sq. ft. depending upon the building, the location and local market. This allows the flexibility needed to account for different markets operating in different parts of the Borough. For sheltered units, a lower unit area for 1-bed flats of 470 - 650 sq. ft. is likely if any sites are found to be appropriate for this specialist use. These guide unit sizes have been used in discussion with those operating in the market to assist the process of the case studies, and to inform conclusions about dwelling yields on other opportunity sites accommodating flats. In Crawley, the most sought after sites for flats, by developers and the public, are those close to the town centre.

4.11 Dwelling yields and site viability are critically affected by the strength of the local housing market. We have carried out extensive discussions and correspondence with local agents and developers. Those participating were:

- Phil Craxton, Croudace Homes
- Alex Brown, Vail Williams
- Sue Goddard, Gleeson Homes
- James Holladay, George Wimpey
- Andrew Atkins, Berkeley Homes
- Richard Bone, Taylor Woodrow Homes
- Dylan May, Linden Homes
- Simon Peck, Bryant Homes
- Ruth Hopkins, Westbury Homes
- Kath Kane, Guinness Trust HA
- Hazel Endacott/Chris Moore, Charles Church
- James Pitt, Barratt Homes
- Kevin Willcox, Crest Homes

4.12 The Crawley area is predominantly urban, with a significant local employment base, and very close ties with Gatwick Airport, which also attracts daily in commuters from the surrounding urban areas. The town is also close to areas of high landscape quality, and attractive countryside. Agents, private housing developers and housing associations confirm a strong local market for both private and affordable housing. The Council's Housing Needs Survey identifies a high requirement for new affordable dwellings of about 1220 units annually, although this study is currently under review. The Survey focuses on six conclusions and recommendations for Planning Strategy:

- Negotiate with prospective developers towards achieving a target of up to 30% subsidised affordable homes from the total of all suitable sites coming forward for planning consent over the six-year period to 2006. Each site will need to be assessed individually, targets being subject to wider planning, economic priority and sustainability considerations;
- This will require a flexible approach to individual site negotiations, taking account of the very limited number of sites which will have 100% affordable housing and sites which may be unsuitable mainly due to the character of the area or the range of available services;
- Whilst the major need is for subsidised rented housing there is expressed demand for 250 shared ownership units over the period to 2006.
- Use site development briefs to promote the delivery of 150 unsubsidised low-cost market units in the period to 2006 to meet the needs of new forming households with income levels adequate to access the local market. These units are additional to the major need for subsidised rented housing but have a small role to play at the margin of the market;
- There is a significant need to develop flats, both to meet the needs of new forming households and address the shortfall of these house types in the existing stock as identified in PPG3;
- Strategy and development briefs should also take account of the need for around 180 units of sheltered housing, particularly important in the light of growth in the older population and the trend of migration of elderly parents to the area where their children reside.

- 4.13 The view of the development manager of the Guinness Trust HA, Kath Kane, is that there is a high unmet requirement for both affordable housing for purchase, shared ownership, and social housing for rent, which is exacerbated by continuing sales under the Right to Buy scheme. This view was echoed by all the Housing Associations we have contacted.
- 4.14 Land values for open market housing, as found across southern England, have increased significantly over the last 2/3 years and currently range from around £1.2 - £2 million per developable acre, depending on the precise location and suitability to a particular market. The higher values are produced on redevelopment sites close to the town centre, whilst the lower land values are in the less sought after suburban locations, away from shops and services, such as Bradfield and Bewbush. Current developments and those about to start include sites at Maidenbower, Southgate, Victoria Road, and a former school site, by developers Gleeson, George Wimpey, Bryant, Charles Church, and Westbury Homes. Those familiar with the housing market over the long term appreciate that any analysis is a view at a particular time. The market will undoubtedly vary over the period considered by this study, and this should be reviewed at regular intervals.
- 4.15 In summary, the housing and land market in Crawley continues to be strong for most house types in all locations. There are four general distinct markets in the Borough sought by developers. The first is for sites for traditional 3, and 4 bed detached houses, which are in very high demand but are discouraged by PPG3 and emerging Government guidance. The second type of market is for town houses and flats in 2 - 3 storey developments. PPG3 has encouraged this, where developers are making more efficient use of land, usually at much higher than the minimum PPG3 density of 30 dwellings per hectare (dph), more often closer to, and frequently significantly in excess of, 50 dph. Schemes consisting entirely of flats in the town centre are being proposed on up to 8 storeys, and these can achieve up to around 320 dph. The third type of market is for sheltered housing for the elderly, which achieves very high densities and land values, and the fourth is for affordable housing, both for low cost and shared ownership, and for rent.
- 4.16 In terms of achievable open market sales prices, the Crawley market varies from around £250 in the less attractive areas, up to £275 per sq. ft for traditional housing, and for flats from £265 to £310 per sq. ft in the most prime locations. There are significant variations taking account of individual circumstances and precise location.

Coverage, or saleable floorspace

- 4.17 In order to value the land for open market housing, assumptions need to be made about the likely saleable floorspace. As discussed above these assumptions have been predicated upon the need to maximise floorspace within the context of the local market and local site characteristics. 'Coverage', which measures the efficiency of residential land use, varies according to individual type of scheme. This is not simply a matter of density, but the amount of saleable floorspace that is accommodated in a unit area, and which governs the sales turnover, and hence the land value, of a housing scheme.

For example, a development of 16 units/acre (40 dph) could be a mix of 2 and 3-bed 2-storey units at 600-800 sq. ft each, giving an overall coverage of only 11,200 sq. ft. per acre (sfa). However, the vast majority of housing schemes are now

relatively high density ranging from around 15,000 to 17,000 sfa for predominantly 2 - 2.5 storey development, to 18,000 - 21,000 sfa for 2.5 - 3 storey scheme, and up to 30,000 sfa for town centre redevelopments. An efficient scheme of 16 units /acre (40 dph) could therefore produce 17,000 sq. ft. with dwellings averaging 1062sq. ft / unit. Exceptionally, schemes can achieve over 100,000 sfa on tower developments.

Coverage has a major effect on sales turnover, and in turn, land value, which is a consequence of the relationship between sales turnover and development costs, profit, and overhead. Total turnover, and hence, land value, is dramatically increased by greater coverage. It must also be understood that the overall scheme and its density must be designed to accord with the character of the surrounding area.

- 4.18 Accordingly, land values vary across the Borough. Values are also affected by the size of the site, reflecting return on capital employed across a period of time, the cost of financing a purchase compared with the time taken to receive all site sales value. Sales rates obviously have a major effect on the overall financing, and most projects will seek to achieve around 35 - 50 sales per year in order to justify the land economics upon which the land purchase is based. Sales rates are not only governed by the capacity of the market, but also, particularly in flat schemes, by achievable construction programmes. Value is also obviously affected by development costs, physical as well as costs derived from planning and other legal agreements. However, in broad terms, 'clean' land values in Crawley range from about £1.2 million to £2 million per acre, (£3m - £5m per hectare) with the upper figure being achieved on good quality sites close to the town centre, where high coverage is achieved. A summary of the market in terms of achievable land values, sales price per sq. ft, sales rates, coverage and house types is shown in the table below:

Land value / net dev acre	Sale price/sq ft	Sales rates per year	Coverage sq ft / acre	Target house types by market
£1.2 - £2 million	£250 - £310	35 - 50	15,000-18,000 for housing 18,000 - 30,000 for flats	Preference of some traditional national developers is for detached family housing. However, PPG3 agenda ensures that most new developments are for a mix of 2 - 3 bed traditional dwellings, and higher density townhouses and 2 bed flats. Many specialist developers target the high density flat and retirement market.

- 4.19 It is considered that due to the relatively high land values in Crawley, it is unlikely that any competing uses or abnormal development costs would adversely affect the economic viability for housing of any of the identified sites.
- 4.20 Accordingly, most abnormal development costs should be able to be absorbed without falling below the value for alternative uses, such as general employment and warehousing land, (as opposed to office and retail); employment land (B1/B8) is

worth about £800,000 per acre across the Borough, typically in the Manor Royal employment area. Housing land is worth at least £400,000 more per developable acre than employment land, which enables most instances of abnormal development costs to be allowed for, still producing a better land value. However, there may be cases where development costs such as clearance of contaminated land, and planning obligations sought by the Council, bring the value to a level where it is not worth the effort or expense to bring about a change of use. It is not thought that this will often be the case in Crawley.

- 4.21 For a typical greenfield suburban peripheral site of say 2 - 3 acres many national developers would choose, given a free rein, to build traditional 3, and 4 bed detached dwellings. However, since PPG3 is effectively preventing this market being accessed, most development proposals are across the range of the market from 1/2 - bed flats to 3/4 bed houses/townhouses. Accordingly, current proposals for such housing are generally for about 45 dwellings per net developable hectare (dph). Schemes of flats and townhouses are generally about 50 dph, whilst exceptional schemes of up to 8 storeys close to the town centre may produce over 300 dph. CBC full support the need for small, high density units and is currently ensuring the majority of new development within the Borough is for this type of dwelling.

Excluded sites

- 4.22 A considerable number of sites that were looked at for the purposes of the study have insurmountable constraints. Confidence in these sites coming forward for housing in the Plan period is so low their potential is ruled out entirely and they do not feature in the study. In addition to these sites the rejected sites table (appendix 4) lists the sites that do not constitute an opportunity for the purposes of this study, see section 3.
- 4.23 However, it is not possible to be certain about the future of all of the excluded sites. Some sites maybe suitable in principle for housing but because of current constraints such as ownership constraints or the uncertainty over the release of some sites, it is considered that there is insufficient confidence to expect them to yield housing during the Plan period and therefore the sites cannot be relied upon for the purposes of the Plan.
- 4.24 The main example of this type of site are the lock-up garages found throughout Crawley, the majority of which are owned by Crawley Housing and Homes Department. Many of these sites could serve as potential sites for new housing, and were identified during field survey to be suitable as such. However, during the desk based analysis of the sites it emerged that at the current time the CBC have no detailed plans to declare these sites surplus to requirements, and therefore these sites do not fit the requirements of this study and their potential yield can not be included as part of the overall capacity at this time. Although if in future the Council do declare these sites as being surplus to needs, they can be included in an update of the UHCS and the net housing capacity of the urban area of Crawley borough. The garage sites with good potential capacity identified through the study are:
- Lansbury Road Garages (Broadfield)
 - Henderson Road Garages (Broadfield)
 - Dalton Close (Broadfield)
 - Norwich Road Central (Furnace Green)
 - Dunsfold Close (Gossops Green)

- Hambleton Hill (Southgate)

- 4.25 Similarly the reorganisation of the Crawley schools is making whole, or parts, of many school sites in the Borough surplus to education requirements, and therefore available for redevelopment as housing. Up-to-date information on a number of these sites has allowed for several to be included in this study, however lack of information on other school sites means that they can not be included at this time as it is not known if there is any further surplus land, for example Three Bridges First School. These sites should be monitored as to their future potential, and be latterly incorporated into housing figures where necessary.
- 4.26 In order to be considered as an opportunity, a site must fall within the definitions contained in paragraph 3.9. The problem with attributing yield to sites not surplus to requirements (or with some firm intention that they will be released) is that they cannot be sufficiently relied upon to produce completions in the study time frame, and so to count against provision. In other words, the weight to be attached to these sites is too uncertain to justify inclusion in the study.
- 4.27 That is not to say that some or all of these sites will never be developed for housing, which is applicable to the garages sites for example. If the situation changes or as new information becomes available, sites can be introduced into the development plan process as allocations, or brought forward as large windfalls through the development control process and this would need to be monitored as part of the process of Plan, Monitor and Manage (PMM) arrangements.
- 4.28 An example of this is site WG10 in the excluded sites list. The site is known as the Traders Market, and although this site is suitable for housing in principle, the owners of a large part of the site have leased this out to 2016 for use as a car park. Therefore, although this site may come forward for housing, it will not be within the local plan period. This site should be carefully monitored by the Council, and ensure the study is up dated if an alterations to this arrangement occur.

Housing allocations

- 4.29 All of the ten housing allocations in the adopted Local Plan, that did not have planning permission as of the base date of this study, were re-evaluated using the same criteria as for all other opportunity sites in Crawley Borough. Investigation of these sites has resulted in the majority of them being included in this study as having potential capacity within the plan period. However, some of the allocations did not meet the criteria for sites to be included in this study. These sites include, Dunsfold Close (Gossops Green), which is a lock-up garage court, which has been deemed not appropriate for inclusion as no firm decision to dispose of excess garages has been arrived at by the Council. West Street/Brighton Road (Southgate) which has permission for use as a car showroom. North of Ifield Road (West Green) although it has had planning permission in the past this has lapsed and there is as the property is currently in use it seems unlikely to have any potential capacity. In addition housing allocation Kilmead (Northgate) is included in the study as part of the larger 'North of the Boulevard' mixed use redevelopment scheme for Crawley town centre.
- 4.30 In line with advice in PPG3 the Council will need to review any undeveloped housing allocations as part of the LDF preparation process. The onus will be on the LDF to demonstrate with reasonable confidence that land will come forward for housing in the Plan period.

Presentation of the findings from the detailed area studies

4.31 An important aspect of the detailed area studies was the completion of a schedule or pro-forma, for every opportunity identified, which summarises all the relevant information gathered. After the survey work, all the information was compiled and analysed, and the results generated in terms of:

- the opportunity presented
- accessibility
- environmental and development constraints
- market appraisal
- yield in three different density/design situations
- timescale of expected development
- how the opportunity should be dealt with in the Plan.

4.32 Each opportunity has benefited from considerable analysis and thought, with research into the site histories, and discussions with Council officers, owners and prospective developers, where this was possible. The time spent on the consideration of opportunities represents the core of the work and a vital part of the study output.

4.33 Baker Associates stands by these initial yields as realistic, unless new information of which we were not previously aware is put before us. Appendix 6 comprises the completed site analysis forms for identified sites, with detailed comments on each aspect of the site which may affect dwelling yield, and taking account of all the factors described above. A reasoned justification is made for the recommended yield. Each site analysis form is accompanied by an individual site plan defining the relevant site boundaries in relation to its surroundings.

4.34 The cumulative results from this site yield analysis is brought together in the Site Yield Summary Table in Appendix 2.

Aggregating the yield

4.35 The total yield from the opportunities identified in the detailed area studies for the Borough is 2,958 dwellings. This potential capacity is expected to be physically available in the plan period subject to the Borough's housing requirement in the context of strategic planning guidance.

4.36 The timed release of these sites will be in accordance with the requirements of the review of the Plan. The process of Plan, Monitor and Manage (PMM), should lead to phasing policies, and a managed release mechanism of sites, as discussed in Section 8. The actual release date will be a matter for the Plan, and may not reflect the timescales contemplated by this Study.

4.37 The Site Yield Summary Table (Appendix 2) shows the cumulative results of the site analysis forms, comprising the sites the study recommends for consideration by the Council as housing, or mixed-use allocations in the forthcoming review of the Plan,

subject to housing requirements. It is important to set this in the context of housing supply compared with the fulfilment of strategic provisions. Whilst the study sets out the capacity in different time periods, it is for the Plan to decide the extent of required allocations in the review. Appendix 4 which comprises a table showing all the rejected sites.

- 4.38 The table below summarises the identified sites in Crawley Borough over the three time periods and as a total. It is important to understand that the time frames in which the yields are set relate to the period during which the sites could physically be developed, and reflects both physical and ownership constraints. The Council will want to consider its current supply of housing land in relation to provision, and to the study sites, in order to put in place through the review of the Plan a managed release of sites. It is the consultant's view that all identified sites have strong potential to be delivered in the period up to 2016. The Council may in the light of such analysis want to bring forward or phase sites in different time frames than those suggested below.

Yield Summary Table:

2004 - 2006	2006-2011	2011-2016	Total
525	2,365	70	2,958

- 4.39 All the identified sites are considered capable of coming forward in the period 2004-2016. This does not mean that there will not be any additional sites post 2016. It just means that they are in other uses at present, and cannot be identified through the study.

5 The issue of unconstrained capacity - discounting and an allowance for non-implementation

- 5.1 An important issue for urban housing potential studies, and more particularly for their use in development plans, is the way that the difference between the yield that is derived from the sum of the capacity of individual identified sites (the unconstrained capacity) and the housing potential figure used in the development plan is dealt with. This difference is an area likely to be highly scrutinised by potential objectors to the way housing provision is made in the LDF (whatever their motive). This difference between different quantities of possible provision is referred to in 'Tapping the Potential' as discounting. This section of the methodology describes how these matters would be dealt with, by reference to the process set out already.
- 5.2 All of the opportunities identified in this study have been considered as potential development sites, and following this methodology of this study these sites have all been scrutinised using the various factors on each site that may affect possibility, appropriateness and likelihood of the site coming forward for development at the yield given. All of the sites assessed are then recorded in schedules in the appendices of this report, and these show either the difficulties that effectively preclude it from further consideration, or for other opportunities, what would need to change or be done to allow the potential to be realised. This approach means that the study site opportunities which the Council will use in fulfilling provision, and in looking forward to the review of RPG, will have been examined in relation to discounting issues before any LDF inquiry. How all of this evidence has been used in the study and has influenced the conclusion reached on each site is apparent from the completed forms provided for every opportunity (appendix 6). Therefore there is no need for further discounting. There is however an expectation from 'Tapping the Potential' (TTP) that some form of discounting will take place.
- 5.3 The South East England Regional Assembly (SEERA) and the Office of the Deputy Prime Minister (ODPM) commissioned Baker Associates to produce a framework for evaluating existing urban housing capacity studies in the South East, and guidelines to inform future studies at local, sub-regional and strategic levels. This document, 'Assessing Urban Housing Potential - A Good Practice Guide', was published in January 2004. The Good Practice Guide does not use the term, but the generic methodology of the Guide incorporates explicit and clearly identifiable processes to deal with matters that might otherwise dealt with in the separate stage of 'discounting'. These processes include:
- the explicit and reasoned exclusion of some types of land and buildings from consideration as 'opportunities'
 - the rejection from further consideration as potential of some 'opportunities' that are considered inappropriate or unrealistic following their systematic assessment against stated criteria, and the inclusion in the report of the information on which this decision is based
 - arriving at a dwelling yield for assessed opportunities that reflects a number of environmental, development and market considerations, and identifying a future time band in which the yield is most likely be realised
 - by making some allowance in the LDF for the uncertainty of development taking place, a non-implementation allowance, if this approach is agreed with the Government Office.

- 5.4 The Baker Associates' approach to the identification of potential opportunities is very different to 'Tapping the Potential' because of the way that it focuses only on reasonably realistic capacity. Whilst discounting assumptions were intended to vary depending on how capacity was assessed, the Baker Associates' approach requires a more sophisticated way of assessing the non-implementation of opportunities. The conclusion we reach about non-implementation is likely to minimise, or eliminate, what TTP refers to as 'discounting'.

A non-implementation allowance

- 5.5 The case for non-implementation has been examined in relation to plans in the past to make an allowance for planning permissions for housing that are not implemented. Non-implementation in respect of taking forward sites in the UHCS is defined as making an allowance for allocations that might not materialise into completions in the Plan period.
- 5.6 The UHCS advocates that the sites which it recommends for allocation are taken forward by the Council into the Plan process. Those sites which are acceptable to the Council should then be subject to scrutiny, within the Plan process, to determine whether a non-implementation allowance is required.
- 5.7 Whilst there is no generally agreed scientific method for arriving at a non-implementation allowance figure when it is considered in the review of the Plan, Baker Associates believe that it should be low, or indeed nil, for two reasons.
- 5.8 The first being that is that the purpose of Urban Housing Potential Studies and a main aim of PPG 3 is to maximise the use and yield of urban land for the provision of housing, partly in order to minimise the release of undeveloped land beyond the defined urban boundaries. Plan, monitor and manage (PMM) is an essential component of PPG3, and a necessary ingredient of any Plan. It would be perverse to allocate sites only to artificially reduce their total yield when national guidance encourages their maximisation.
- 5.9 Secondly, there will be sources of housing that come forward in the plan period that could not have been foreseen, which will have the effect of countering any allocations which are not implemented. The study has been framed with the view that sites have only been identified where there is considerable confidence in the site yielding residential units in the timeframe of the Plan, recognising that others which cannot be identified at the present time and counted as numerical yield in the study may come forward.
- 5.10 Crawley Borough has a strong housing market, and housebuilders are actively pursuing land acquisition opportunities. There are no sites included as 'identified sources' which would be undesirable to the housebuilding industry, including Registered Social Landlords. The only constraints to bringing the identified sites forward for development are ownership that should be overcome by the normal operation of the market, and physical details such as access, all of which should be able to be resolved.
- 5.11 Part of the objective of the PMM process is to monitor the output from the sources identified in this study, which could appear as allocations in the review of the Plan. This process will allow for the system of housing land supply to be adjusted should the yields from allocations and from this study not proceed in the way currently envisaged.

6 Identification of provision from non site-specific sources

- 6.1 New dwellings will continue to come forward from development within the urban settlements as a consequence of normal development activity and under the influence of planning policy and the development control process. If this development is not taken into account in the review of the Plan, the amount of land allocated to meet provision requirements would be greater than it might need to be.

Flats over shops

- 6.2 It is reasonable to expect that a certain amount of housing might come forward within the plan period, from the conversion of space above retail premises into flats.
- 6.3 In section 2, Step 7, detailed consideration was given to the likely capacity from flats over shops in Crawley. This assessment came to the conclusion that it was not appropriate to rely upon 'yardstick' capacity estimates derived from information on current retail floorspace, involving assumptions about proportions of gross floorspace which may be suitable for conversion, which is then subject to arbitrary discounting, as this would not be appropriate for Crawley due to its 'planned' development as a New Town.
- 6.4 Apart from the central area mixed-use opportunities sites, which are included as in this study as part of the town centre redevelopment, the detailed survey of the Borough failed to identify opportunities for this source to realistically provide the number of units at or above threshold. The Council do not monitor flats above shop completions as a distinct source but they will form part of the completions data for small sites. Therefore, part of the contribution from this source will be made as part of the unidentified allowance for the Borough.

Small sites

- 6.5 Past performance is an indication of whether the factors conducive to change are present. A view can be taken about how the market may change in the future, and (subject to the national and strategic policy context) the Council may influence the flow of provision by amending its planning policies. An unidentified small sites allowance has been made specifically for the urban area of Crawley.
- 6.6 Information about past development was requested from West Sussex County Council for as long a time period as possible, so that the significance of variations in the market or of unusual schemes would be relatively low. This information has been provided from an analysis of records for 12 years from 1991/1992 to 2002/2003. Data has been cleaned of completions on greenfield and completions that are located outside of the limits to development. Thus results are based on **previously developed land** within settlement confines only. Completions include:
- residential and non residential conversions
 - redevelopment of sites formerly in other than residential use
 - space over shops conversions
 - development of small plots within residential areas

- 6.7 From the data supplied by the County Council, the average annual rate at which units have come forward as completions within these categories over the last 12 years for sites delivering 6 dwellings is shown in the table below:

Crawley Borough completions for sites of 5 dwellings and fewer as appropriate to the study's settlement definition

Year	Completions
91-92	0
92-93	1
93-94	4
94-95	0
95-96	3
96-97	4
97-98	12
98-99	2
99-00	8
00-01	4
01-02	5
02-03	1
TOTAL	44
Average over 12 years	3.7 dpa
Average over 5 years	4.0dpa
Average last 3 years	3.3 dpa

- 6.8 There is no real pattern in the rate of completions on small sites, particularly in the last two/three years following the revision of PPG3, which might be expected to increase the rate of completions. A point of note is the very low annual yield from this type of site, which is well below what would be expected, which is more usually 10 times these yields. Therefore although we propose to project the average annual yield from these figures, care should be taken to ensure that housing yield is closely monitored by the Council to ensure that if these average figures are kept under review, and updated where necessary. The majority of these small sites have and will come forward in the gardens of large houses.
- 6.9 The table below attributes the small sites yield into the study time periods. Based on the annual average of 3.7 units, the provision that could come forward from this source in the study area in the following 12 year period from the study base date to 2016 is approximately **44 dwellings**. This is shown in the table below as 8 dwellings for the first 2 year period, and 18 units in each of the following 5 year periods.

Non site specific sources – small site allowance

Period	small site allowance
2004-06 (2 years)	8
2006-11 (5 years)	18
2011-16 (5 years)	18
Total (12 years)	44

- 6.10 As far as large sites (6+ dwellings) are concerned, the identified study sites are intended to replace what was previously regarded as large site windfall in the Local

- Plan, as this study has sought to pinpoint all identifiable large sites that are likely to come forward for development up to 2016.
- 6.11 A dwelling yield is identified from site-specific sources of 2,958 dwellings for the period 2004 to 2016, at an average rate of 246 dwellings per annum (dpa) (this has been rounded down from 246.5 dpa).
- 6.12 Past rates of such large site windfall development has taken place at only around 44 dpa, over the 12 year period 1991 - 2003. The reason for this low figure is likely to be due to the nature of Crawley as a new town. To date the majority of development has not come forward as large site windfalls due to the way Crawley has experienced phased 'planned' growth through large scale allocations and the development of neighbourhoods, and not piecemeal redevelopment of former industrial areas that occurs in more traditionally developed towns and cities. This low rate of large site windfall is likely to become lower in the future as all large sites that have the potential for housing development have been identified through this study.
- 6.13 In addition to the sites identified through this study the development process will continually bring forward sites not able to be considered now because they are in alternative uses. These include sites which, because of their relationship with neighbouring uses, would be suitable for residential use (or mixed use) if the premises were released for housing. Specific examples in this study can be seen in the garage court sites, and the schools reorganisation, where these sites may very well come forward for development in future subject to the correct circumstances.
- 6.14 These potential sources will have the ability to add to housing potential in the Borough, and the study has considered making a modest addition to the total identified study yield. However, in making such an additional allowance for large windfalls, the study could be charged with double-counting. In the past, windfalls were calculated as a five year rolling average of the number of houses built on sites not allocated in the Local Plan. However, it is likely that many of the sites that would have been windfalls have already been identified as opportunity sites in the study. Instead of projecting past rates of windfall we are now seeking to replace this with identified study sites. It could be argued that any allowance for additional windfall completions could be from these very sites we have identified. The completion figures would have thus been counted once as a specific study site, and again as part of an additional windfall allowance.
- 6.15 After careful thought, this possibility of making a modest addition has been resisted, because it cannot be relied upon. Critically, such an allowance would not pass a test of reasonableness, by being a realistic probability. Accordingly, a cautious approach is advocated, and if such additional sites do come forward, they can be accounted for in the monitoring process. Plans need to be flexible enough to respond to these circumstances.
- 6.16 We strongly recommend that the Council monitors carefully the completion rate from any such site between the date of the study and the LDF Public Inquiry, and that if there is any firmly quantifiable evidence showing completions on sites of six or more not identified in the study, then adjustments can be made in Pre-Inquiry Changes, or put before the Inspector as further material evidence.
- 6.17 Instead of making a modest addition to the total identified study yield, we advocate the Council considers a very low, or nil non-implementation rate to the identified sites total.

7 Combining the different components of potential

- 7.1 The study has examined the potential for further dwellings to be provided within built up area of Crawley by a variety of means. These sources need to be combined to provide the full output from the study and this is illustrated in the table in paragraph 7.3.
- 7.2 The figures in the table are the number of dwelling units it is estimated could come forward from all sources in Crawley Borough within the Plan period.
- 7.3 The table below shows all sources of the figures used to arrive at the total yields.

	2004 -06	2006-11	2011-16	Totals 0-12 years
Site Specific Sources (large identified sites)	525	2345	90	2,958
Non-Site Specific Sources (small sites only)	8	18	18	44
Total	533	2,363	108	3,002

- 7.4 The yield from identified sources to 2016 of 2,958 dwellings will probably be added to by other previously developed sites currently in alternative uses. The process of Plan, Monitor and Manage must ensure that such sites are monitored through the local development framework. This process is discussed in Section 8.

8 Implications for the LDF

Introduction

- 8.1 The Council is currently in the process of producing a new Local Development Framework. This early stage of the Plan review process is therefore a highly opportune time at which to undertake the requisite Urban Housing Potential Study. PPG3 has created the expectation that before Plans are adopted they will have been influenced by such studies – clearly the earlier in the process such a study is undertaken, the better. In the case of Crawley Borough, the Plan will now be influenced by the Urban Housing Potential Study at every stage.
- 8.2 Development plans are now expected to be more dynamic in their provision of housing, replacing the setting of long term targets with the continuous management of the provision according to the objectives set out in the plan and informed by frequent monitoring of the provision taking place. The Plan will need to demonstrate how it has embraced the 'plan, monitor and manage' approach.
- 8.3 This section considers the implications for the Plan and for future reviews of the Plan from the Urban Housing Potential Study. The matters dealt with are:
- the implications for the way that provision is made within the Plan, following the findings of development potential from the study
 - the framing of policies to assist in managing the supply of housing from the different sources according to the objectives of the Plan
 - the monitoring requirements that might be put in place to assist in managing the provision and to provide the basis for Plan reviews.
- 8.4 This section introduces the matters that might arise as a consequence of the investigations that have been undertaken, including discussions with the Council's officers.

Implications for the way that provision is made in the review of the Plan

- 8.5 A new Structure Plan for the period 2001-2016 shortly to be adopted by West Sussex County Council, which will contain a housing provision for Crawley Borough Council, which will have to be implemented by the end of the plan period.
- 8.6 The Local Plan needs to provide for the housing requirement for the Borough in the West Sussex County Structure Plan (WSCSP) The WSCSP deposit draft contains housing provisions that require Crawley Borough to achieve 4,495 dwelling completions between 2001 and 2016, at an annual rate of approximately 300 dpa. However a large proportion of this (2,700) is for the new Crawley neighbourhood in the northeast sector, which is still not certain to go ahead in full as it is dependent on the determination as to whether the second runway is built at Gatwick airport.
- 8.7 The Urban Housing Potential Study has estimated a current capacity of 3,002 units from a combination of the identified sites, and continuing 'windfall' on smaller sites. The LDF will need to include policies aimed at demonstrating how it is intended to fulfil housing provision, as well as additional sites through Plan, Monitor, Manage which may bring additional previously developed sites forward for redevelopment for housing.

- 8.8 The housing requirement, once resolved, will be achieved by a combination of:
- completions between 31 March 2001 and 1 March 2004 (study base date)
 - existing commitments, including greenfield allocations, if appropriate, and planning permissions
 - the estimated number of dwellings that will come forward from the grant of planning permission for schemes that have not been the subject of allocations in the Plan, commonly referred to as windfall sites; these will include small windfall sites, plus larger windfall sites which will come forward unexpectedly and those that may emerge through the planning process through a 'plan, monitor, manage' approach
 - new housing allocations
- 8.9 The study has provided estimates of the provision that could come forward within the urban area from both site specific and non site specific sources. For completeness of the potential housing supply situation, the Council needs to assess the extent to which the remaining allocations from the adopted Plan can increase dwelling yield, if appropriate. The study has addressed previously developed opportunity sites adjacent to and within the existing boundaries of the settlements, but none beyond, nor has it counted as potential any site that had permission at the base date.
- Policies for the management of the housing provision during the plan review period - phasing**
- 8.10 It would be possible for the Council to propose ways in which the flow of housing provision from different sources can be managed through the review of the Plan to favour certain types of sites over others. The Council could therefore consider including policies that link the rate at which housing could be developed on allocated sites in less accessible and sustainable locations, to the level of provision achieved from the sites in the most accessible parts of the Borough.
- 8.11 However, all of the sites identified in the study are within built up areas within relatively easy access to the town centre and therefore this would not really pose a feasible option. Within Crawley Borough there may be the need phase some housing sites to a later period to allow for the chance that the North East sector neighbourhood may not come forward for development, in whole or part, if the new runway at Gatwick Airport proceeds. A reserve of sites for this eventuality may need to be considered in order that the housing requirements for the Borough are met. In considering any such phasing policies the Council would need to be mindful of the practicability of such policies, particularly the means by which further provision from the less favoured sources might be released.
- 8.12 It would also need to consider the possible consequences for other policies in the Plan, such as the provision of affordable housing. It must ensure, for instance, that if it was decided to control development rates, and a brake, (linked to the prior/simultaneous release of the 'preferred' sites) were applied to sites in less sustainable/accessible areas which brought forward relatively high proportions of affordable housing, that this did not have an adverse effect on the fulfilment of affordable housing needs/targets. Conversely, if there was a proven unmet demand for affordable housing, the Council should place sites which could help bring forward the required level of affordable housing in phase one.

- 8.13 The aim of the managed release of housing sites is to deliver in sustainable locations sufficient completions to meet housing requirements, whilst at the same time ensuring the maximum use of previously-developed land. A managed release mechanism (MRM) is required in order to give flexibility to the type of housing land which needs to become available on the market. This recommended approach is designed to:
- ensure that sufficient market impetus is given to previously-developed sites
 - avoid the possibility of not meeting requirements by allocating sufficient 'strategic' allocations
 - provide an appropriate variation in the housing market in terms of type and location
 - meet affordable housing needs on a planned basis by allocating sites suitable in terms of location and financial characteristics
 - to provide for individual circumstances, such as the need to secure appropriate infrastructure provision
- 8.14 In putting a MRM into practice, the Council needs to identify all the suitable sites required to meet housing provisions for the plan period, having taken account of the 'windfall' contribution. Government advice is that these sites should be categorised into previously-developed, greenfield-infill, greenfield-strategic, and other greenfield. The plan period should be broken down into time periods (2 or 3) and development sites assigned to each time period ensuring sufficient annual completions from each source to ensure that total provision is guaranteed. We would recommend 3 phases since adjustment can be more easily put in place if housing supply does not come forward exactly as anticipated.
- 8.15 Priority for phase 1 should obviously be given to previously-developed sites. PPG3 clearly sets out the search sequence which local planning authorities should follow in allocating land for housing development. It is important to understand from the outset that phasing is not simply about releasing sites on a crude ranking basis; the importance is in the objective of meeting housing provisions for all sectors of the community in sustainable locations achieved by the managed release of land, whilst the actual order of development is immaterial.

Monitoring

- 8.16 The matters that the Council decide to monitor in future will be determined by the requirements of the way that the provision is to be made and managed. If phasing policies are included in the Plan as recommended, the operation of these will require that detailed information is collected on the take-up of the categories of provision identified in the policies. There should be data on permissions and completions collected in order to be as well informed as possible about the way in which different areas and different possible sources are performing in terms of new housing being created. It would be extremely useful, if not essential, for the Council to maintain records on the 'take-up' of the study's output of sites in digital format to use on GIS and housing monitoring systems. We recommend that this is done on an annual basis, so that a close track can be maintained on the assumptions underlying both the study and the allocations arising from it.
- 8.17 Monitoring of housing land supply and implementation of policy is an essential process whatever the approach taken to managing the release of sites. Its purpose is to ensure that housing requirements are being met in line with the sequential approach, and if not, what action needs to be put in place to rectify the situation. It is also essential to the analysis of past permissions and resultant completions, without which it is impossible to predict with any confidence the level of future 'windfall' development rates. The Council must have in place a system which responds adequately to the requirements set out in paragraph 8.17, and provides information on every housing permission and completion.
- 8.18 In the context of the study, monitoring will enable the tracking of the development time period designated for each site. Each study site should be monitored for the submission of applications, rather than just awaiting a permission which can be a lengthy period taking into account the need for legal agreements. In this way, the Council will be in a better position to predict what is coming through the system, and how close it is to the predicted position. It is further recommended that regular contact is maintained with the development industry to inform effective monitoring. This will enable a good understanding of variable development rates on large allocations and how these can affect a continuous supply.
- 8.19 Where it is evident that completions are not coming forward at a sufficient rate to meet requirements, it will be necessary to address the reasons for this, and if appropriate, adjust the Plan's approach to the MRM, including the assignment of sites to phases. Careful consideration needs to be given to the timing of action needed in order to adjust the Plan's objectives. For instance, if sites allocated in Phase 1 have not come forward for development as anticipated within by 2005, it may be necessary to immediately bring forward an alternative site from Phase 2, and similarly the towards the end of Phase 2 going to Phase 3, because of the long lead-in time for infrastructure and associated development covered by legal agreement.
- 8.20 The monitoring process will also enable the tracking of new sites which would have been included in the urban potential study if they had been available at the survey time. Any large site or a combination of a number of sites coming forward for development could be sufficient to require a review of the plan, or revisions made to the placement of sites in the MRM. Alternatively, sites may be required to meet provisions, given the current situation where provision is not fully met by the Urban Housing Potential Study dwelling yield.

9 Conclusions and recommendations

- 9.1 An urban housing potential study has been undertaken to assist in the preparation of an LDF for Crawley Borough. This Study has used different approaches to estimate the potential from specified sites and from non site-specific sources in Crawley Borough. The findings from the study are presented as conclusions and recommendations, and points to a total capacity of 3,002 dwellings in the period up to 2016.
- 9.2 It is now for the Council to examine the conclusions and recommendations of the study, in particular the site specific options, taking into account existing Local Plan policies, the need for competing land uses during the lifespan of the LDF, and other material planning considerations.
- 9.3 The Council needs to add the study dwelling yield it finds acceptable to the housing land supply at the study base date of 1st March 2004. The housing land supply should include completions, dwellings under construction and outstanding permissions from the Structure Plan base date of 2001 to the study base date. This will enable the Council to determine the extent of any shortfall or over-supply.
- 9.4 When the Council considers additional allocations, it should consider phasing policies which bring forward sites in the most sustainable and accessible parts of the urban area first, followed by sites in less accessible/sustainable locations, and finally by greenfield sites, if there are any left in the Borough. The fulfilment of affordable housing needs must be a consideration when looking at phasing policies, as well as the fulfilment of total housing provision.
- 9.5 In considering sites for allocation, it is further recommended that the Council fully investigates development constraints as set out in Section 4, to ensure that the sites identified as suitable in principle for residential use are, or are capable of being, suitable for that purpose.
- 9.6 The study also makes recommendations with reasoned justifications with regard to:
- how the Council should analyse its housing demand and supply position and take a sequential approach to the identification of allocations
 - the operation of phasing policies that are effectively a Managed Release Mechanism of land
 - how new allocations from the study could be introduced on a sequential basis
 - ways in which monitoring of the housing supply situation should be analysed, emphasising the crucial importance of this process in order to be able to adjust the Plan so that the key objectives of providing sufficient land to meet housing requirements for all sectors of society are met, and ensuring that maximum use is made of previously-developed sites that might be required to fulfil housing provision

- 8.21 This monitoring process will enable an effective review of the UHCS to take place immediately prior to the review of the Plan, or Local Development Framework, as appropriate at the time. This will inform better the process of allocating sites for housing development, and allow the review process to be based on the most robust material available.

Appendix 1

Plan of settlement boundaries/study area

BAKER

ASSOCIATES

CRAWLEY BOROUGH COUNCIL URBAN HOUSING POTENTIAL STUDY

Crawley Urban Study Boundary

Baker Associates
The Crescent Centre
Temple Back
Bristol
BS1 6EZ



KEY

— Urban Study Boundary



Appendix 2

Site Yield Summary Table

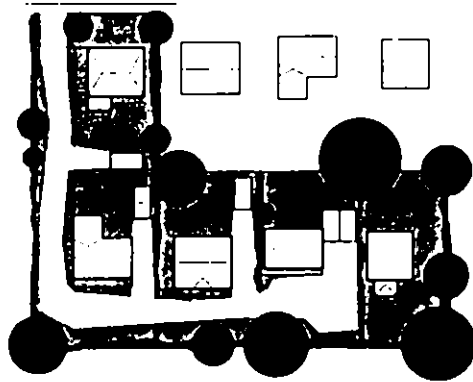
REF	ADDRESS	NEIGHBOURHOOD	AREA(ha)	BRIEF DESCRIPTION	YIELD
Br1	Broadfield Annexe	Broadfield	0.99	Area of land adjacent to former Council Offices	37
FG2	Scout Hall off Waterlea	Furnace Green	0.79	Scout Hall, area of hardstanding and grass to south, with heavily treed area to north	35
If5	Ifield Community College	Ifield	3.91	Surplus land in the northwest of Ifield College site, part of Crawley schools reorganisation	160
If7	Little Paddocks Nursing Home	Ifield	0.66	Current use as an elderly persons' home being relocated being WSCC, site now surplus	35
If8	North Apple Tree Farm	Ifield	6.58	Large greenfield area, various types of landcover include rough grazing, scrub and trees	175
If9	Ifield First and Deerswood Lower School	Ifield	2.98	Two schools declared surplus by WSCC as part of schools reorganisation, subject to current application	103
LG2	Squirrel Close	Langley Green	0.29	Plot of open space, backed onto by housing	15
LG7	Juniper Road	Langley Green	0.45	Long back gardens of numbers 27 - 61 Juniper Road	18
LG8	Langley Green Middle School	Langley Green	2.92	School declared surplus by WSCC as part of Crawley schools' reorganisation, subject to current application	105
M1	Stone Court, Balcombe Road	Maidenbower	2.71	Large house set in large garden - subject to current planning application	156
M3	East Side of Church Road	Maidenbower	0.51	Gardens of properties on Church Road, accessed from Saxon Road	18
M4	Off Matthews Drive	Maidenbower	2.12	Surplus land in the southern part of school site, part of Crawley schools reorganisation	108
NG1	181-183 Woodfield Rd	Northgate	0.49	Houses and gardens off northside of Woodfield Road, subject to current planning application	57
NG4	East of London Road	Northgate	0.55	Informal open space with mature trees, has outline permission subject to a section 106 agreement	40
NG5	Rear of Kinmead	Northgate	0.16	Plot of informal open space behind numbers to the rear of houses on southern side of Kinmead	6
NG8	Crawley Station	Northgate	0.96	Mixed use redevelopment of office building and other uses at Crawley Railway Station	15
NG9	North of the Boulevard	Northgate	9.29	Large town centre mixed use redevelopment site	410
NG10	174-180 Woodfield Road	Northgate	0.33	Houses and gardens to the south of Woodfield Road	36
P1	Hazelwood	Poundhill	0.81	House in large garden with mature shrubs and trees	29
P3	Ridley's Court, Milton Mount Avenue	Poundhill	0.49	Former Council Depot in old stables and outdoor storage yard/car park	18
P6	St Annes Road	Poundhill	0.62	Long back gardens of number 14 St Anne's Rd and 73- 85 St Catherine's Road	15
P19/20	Properties off Green Lane	Poundhill	0.72	Three houses in gardens suitable for residential intensification	18
S16	66 Brighton Road	Southgate	0.76	Large vacant and dilapidated house in large garden	35
S20	The Beeches, Richmond Court	Southgate	0.26	Flats and garages suitable for demolition - has permission	13
TB8	96 - 102 North Road	Three Bndges	0.36	Houses and gardens to the west of North Road for redevelopment	11
TB16	Haslett Av/Telford Place - Phase One	Three Bndges	2.15	Part of Crawley centre redevelopment, Phase 1 includes residential devt of Haslett Avenue Car Park	135
TB23	Hazelwick School	Three Bndges	0.72	Area of car parking, games court plus one building declared surplus at Hazelwick School	45
TB24	Leisure Centre	Three Bndges	7.15	Crawley Leisure Centre and athletics arena are being relocated and are therefore now surplus	800
TB25	East of Tinsley Lane Housing Allocation	Three Bndges	6.83	Three sports pitches, northern two will be redeveloped for housing, southern one to be improved	150
T6	Thomas Bennett School	Tigate	2.53	Surplus land in the southeast of the school site, part of Crawley schools reorganisation on urban boundary	115
WG4	Dingle Close/ Ifield Rd	West Green	0.87	Long back gardens to the east of Ifield road (numbers 206-252)	23
WG5	Ifield Road/Goffs Lane	West Green	0.47	Long back gardens to the east of Ifield road (numbers 140-202)	20
TOTAL			61.24		TOTAL: 2958

Appendix 3

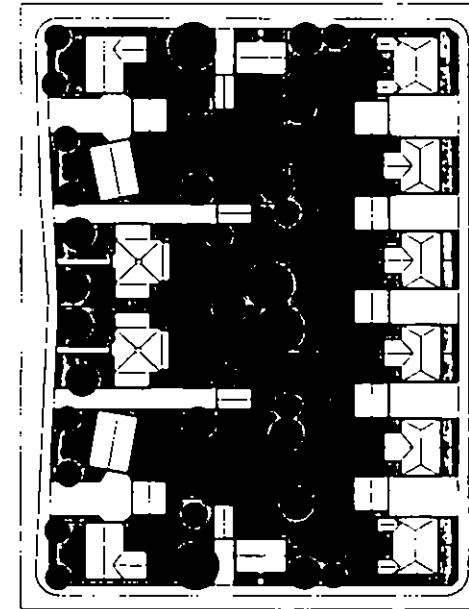
Typical design solutions

Urban Design Templates

Crawley Urban Potential Study



Description: Low density detached dwellings, 1-2 storey, large plots, garage parking.
Typical location: Small site, backyard, suburban location, highly constrained by existing vegetation and overlooking/privacy issues.
Template area: 0.27ha (57.5m x 71m)
Dwelling Units: 5
Density: 18d/ha
Parking on plot: 100%, 2 spaces per dwelling
Parking on street: 0%

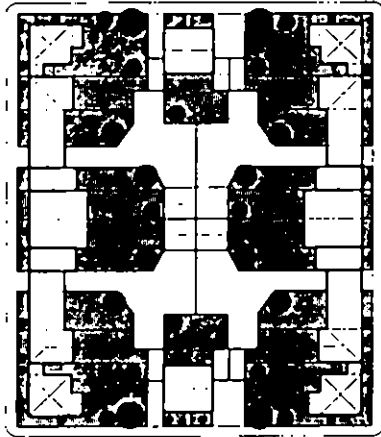


Description: Low density - detached & semi-detached, 2-storey, large gardens, garage parking.
Typical location: Medium-large site, loose urban form, suburban character, strong landscape structure, edge of settlement, constrained by existing vegetation or poor public transport links and/or part of a large strategic development site with higher overall density.
Template area: 0.84ha (80m x 105m)
Dwelling Units: 20
Density: 23 d/ha
Parking on plot: 100%, 2 spaces per dwelling
Parking on street: 0%

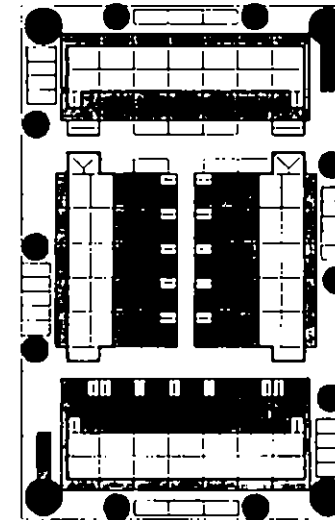
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Urban Design Templates

Crawley Urban Potential Study



Description: Medium density, 2-3storey dwellings, small gardens, courtyard & garage parking.
Typical location: Medium size site, compact urban form, long frontages, urban/village character, small-scale established street pattern, close to town or village centre.
Template area: 0.56ha (79m x 70m)
Dwelling Units: 22
Density: 39 d/ha
Parking on plot: 100% On plot & courtyard, 1-2 spaces/dwelling
Parking on street: 0%

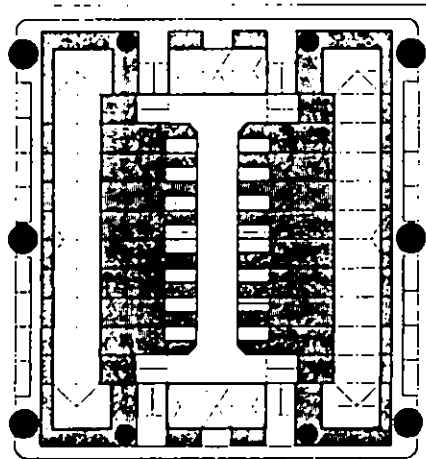


Description: Medium - high density, Victorian Terrace Type. Mostly 2 storey terraced houses, small gardens and mostly roadside parking, some courtyard and garage parking.
Typical location: Medium size site, could be single sided, compact urban form, very urban character, small-scale established street pattern, close to town centre. Ideal form of development to promote as part of a 'Homezone'.
Template area: 0.489ha (55m x 89m)
Dwelling Units: 24
Density: 49 d/ha
Parking on plot: Courtyard - 11 spaces (inc 4 garages)
Parking on street: 24 (overall 1.4 spaces/dwelling)

Scale 1:1250

Urban Design Templates

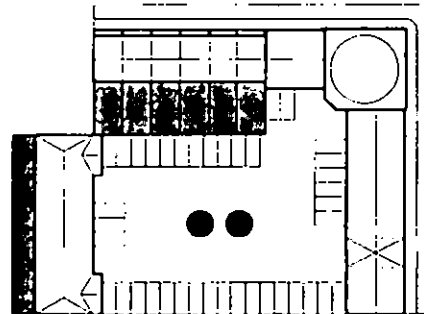
Crawley Urban Potential Study



Description: High density - Georgian Terrace Type.
3 storey town houses and flats. Large individual gardens to houses, a mixture of garage, court and on-street parking.

Typical location: Larger site, could be single sided, urban in character, formal street setting / block structure, close to town centre, high value.

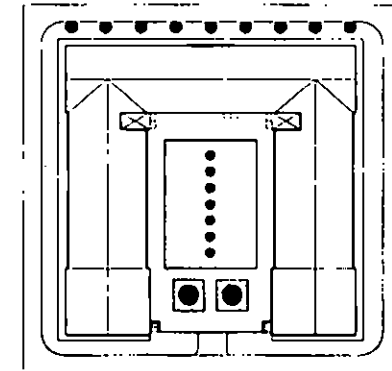
Template area: 0.6ha (74m x 81m)
Dwelling Units: 44
Density: 73 d/ha
Parking on plot: 20 garages, 16 courtyard (0.8 per dwelling)
Parking on street: 16 (0.36 per dwelling) (overall 1.2 per unit)



Description: High density - Town Centre Gap Site.
3-4 storey flats and 3 storey town houses, small and communal gardens, courtyard parking.

Typical location: Small site, very urban in character, irregular shaped site, potential privacy issues, close to town centre, good accessibility.

Template area: 0.35ha (72.5m x 53.5m)
Dwelling Units: 39
Density: 94 d/ha
Parking on plot: 100% Courtyard - 1 space/unit
Parking on street: 0%



Description: High density apartment block, 4-5 storey, 1-3 bed apartments, undercroft parking.

Typical location: As part of a large strategic development site and/or large infill site near the town/city centre/public transport nodes.

Template area: 0.42ha (65m x 63.75m)
Dwelling Units: 73 (4 storey), 92 (5 storey)
Density: 176d/ha (4 storey), 222d/ha (5 storey) net density. assumes offsite provision of POS, community facilities, mixed uses etc.
Parking on plot: 100%, 75 spaces 1 per unit (4 storey)
Parking on street: potential 10-20 spaces.

Scale 1:1250

Appendix 4

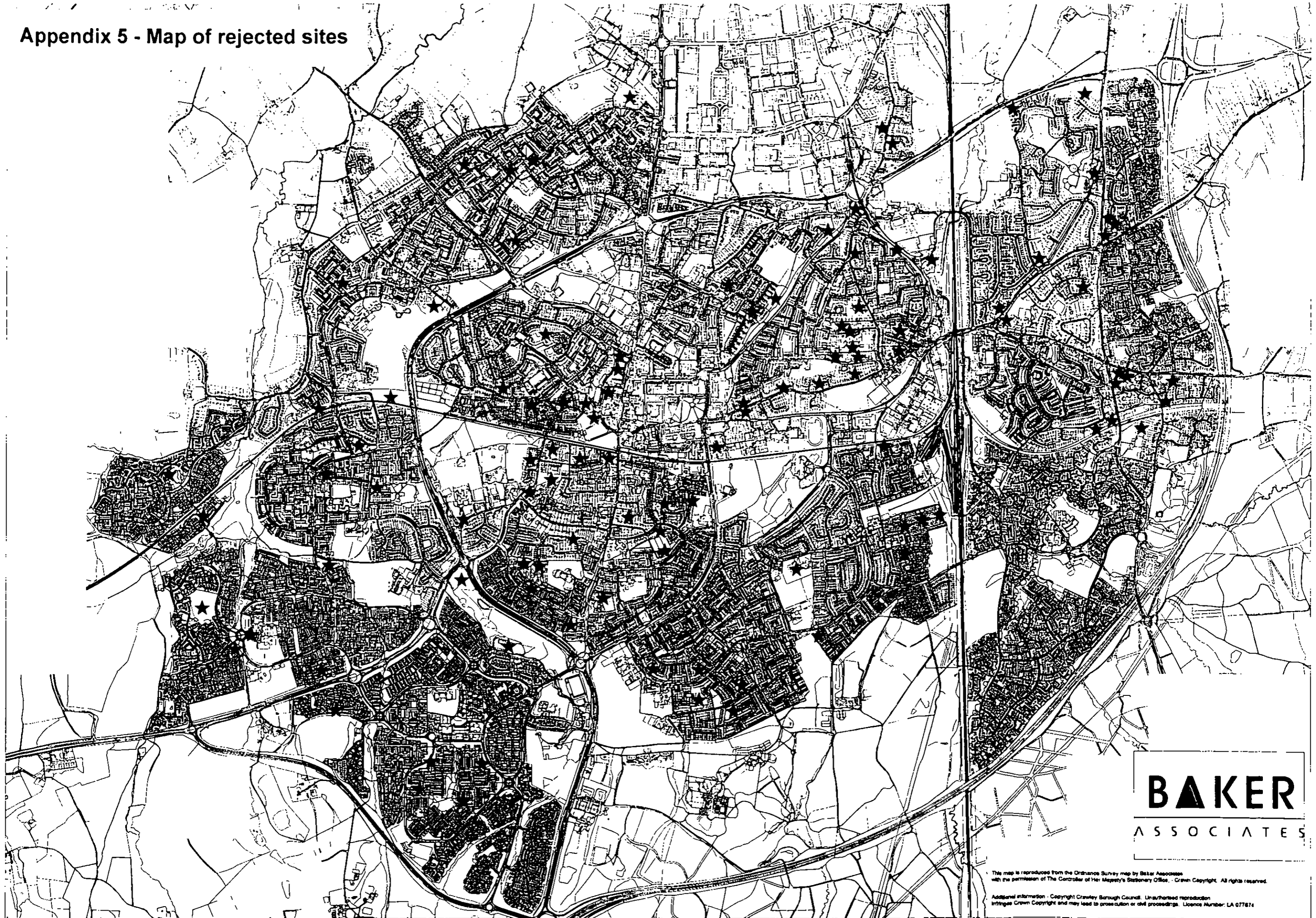
Table of rejected sites

REF	ADDRESS	AREA (ha) (guide only)	REASON FOR EXCLUSION
Be1	East of Mowbray Drive	0.78	Garages seemed well used at time of survey and open space was in use for informal recreation therefore not suitable to identify for housing
Be2	West of Dorsten Square	0.25	Flat green space in front of community centre, better suited to community uses
Be3	West of Bewbush Drive	0.23	Protected open space designated as Policy BN22 in the Local Plan
Be4	Salvington Road	0.49	Good quality playground well maintained, and therefore not appropriate to identify as for housing
Be5	Collins Road	0.31	Public open space in use for informal recreation, therefore not suitable to identify this site for housing. Noise is also a major constraint.
Be6	Booth Road Playground	0.30	Playing fields and a pavilion, although there is a plan to relocate these facilities the site would not be suitable for 6+ houses
Br2	Guemsey Close	0.05	Site is too small for 6+ units, although would be suitable for housing
Br3	Lansbury Road Garages	0.29	Garage site would be suitable for housing if garages were declared surplus, but is not surplus at present
Br4	Hepplewhite Close	0.41	Garage site deemed too small for 6+ houses due to size, shape and proximity of surrounding houses
Br5	Henderson Road Garages	0.24	Garage site would be suitable for housing if garages were declared surplus, but is not surplus at present
Br8	Dalton Close	0.33	Garage site would be suitable for housing if garages were declared surplus, but is not surplus at present
Br7	Crawley Avenue/ Horsham Road	1.30	Garage site deemed too small for 6+ houses due to size and location
Br8	Rathlin Road	1.20	Site already under construction during visit
FG1	Off Deddisham Close	0.28	Site not suitable to identify for housing as it is heavily treed, and therefore of likely wildlife significance
FG3	Norwich Road West	0.24	Site too constrained for a gain of 6 dwellings due to the narrow shape of the site, and in floodplain
FG4	Norwich Road Central	0.59	Garage site could be suitable for housing if garages were declared surplus, and also unsuitable at the site is in the floodplain
FG5	Norwich Road East	0.27	Site unsuitable for a gain of 6 dwellings due to the narrow shape of the site, and in floodplain
FG6	Off Ashburnham Road	0.14	Site could be developed for housing is declared surplus, but although too small for 6+
FG7	Robert May School	2.29	School has not been identified in WSSC school rationalisation plans, and therefore not surplus to current needs
FG8	Off Forest View	0.14	Garages could be developed for housing if declared surplus, but too small for 6+ and half in floodplain
GG1	Dunsfold Close	0.40	Garage site would be suitable for housing if garages were declared surplus, but is not surplus at present
GG2	Covent, Gossops Green Lane	0.50	Site has permission for a new convent, and therefore not suitable for housing
GG3	Chapel Lane North	0.12	Garage site deemed unsuitable for 6+ houses due to size and location
I11	The Mardens	0.60	Site already under construction at time of visit
I12	Linchmere Place	0.37	Garages and Car Park seemed in good use at time of survey, and not suitable unless declared surplus, and not surplus at present
I13	Dobbins Place	0.19	Car Park and amenity space used for informal recreation, therefore it is not suitable to identify this site as having housing potential
I16	Adjacent to Rail Line	0.33	Site is landlocked, therefore no access is constraint
LG1	Langley Place	0.18	Garages were well used, could be developed for less than 6 if declared surplus
LG4	Leveret Lane	0.14	Public open space not suitable for identification as having housing potential in this study
LG3	Rushetts Road	0.41	Garages seemed well used and playground was high quality/well maintained, not suitable for identification for housing potential in this study
LG5	Lark Rise	0.20	Garages too small for redevelopment for 6+ dwellings
LG6	Langley Green First School	1.62	School in use not in WSSC plans, and therefore no housing potential
NG2	South of Woodfield Rd	0.26	P.O.S was in use for informal recreation, and well maintained, therefore it is not suitable to identify the site for housing in this study
NG3	Shaws Road	0.15	P.O.S was in use for informal recreation, and well maintained, therefore it is not suitable to identify the site for housing in this study
NG6	Northgate Place Garage	0.42	Garages seem well used and petrol station in use, therefore it is not suitable to identify the site for housing in this study
NG7	Northgate Ave/ Shaws Road	0.65	Large plot of P.O.S well maintained not suitable for housing, partly in floodplain, not suitable to identify the site for housing in this study
P2	North of Orde Close	1.09	Site not suitable to identify for housing as it is heavily treed and therefore likely wildlife importance
P4	Grattons Road	0.51	Site too small for gain of 6 dwellings
P5	Worth Park Avenue	0.53	Planning Permission was granted before the study basedate
P7	Hyde Heath Court Part 1	0.10	Garages too small for redevelopment for 6+ dwellings
P8	Hyde Heath Court Part 2	0.11	Garages too small for redevelopment for 6+ dwellings
P9	Hyde Heath Court Part 3	0.12	Garages too small for redevelopment for 6+ dwellings
P10	Milton Mount	0.79	Garages and open space in use for informal recreation, not suitable for identification in this study as having housing potential
P11	Clare Close	0.28	Garages and open space in use for informal recreation, not suitable for identification in this study as having housing potential
P12	Poundhill School	0.16	Unless we are advised otherwise school in use and not in WSSC plans
P13	Crossways, Balcombe Road	0.28	Site too small for a gain of 6 dwellings
P14	Southwell, Balcombe Road	0.19	Planning Permission was granted before the study basedate
P15	South Turners Hill Road	0.48	Ownership considerations and a net gain of 6 houses (in addition to the six already on site) make this site not suitable for inclusion in study
P16	Corner of Balcombe Rd/ Turners Hill	0.29	Planning Permission was granted before the study basedate
P17	Oak Cottage, Balcombe Road	0.34	Site constrained by shape, therefore would not be suitable for gain of 6+ houses
P18	25-33 Blackwater Lane	0.64	Ownership considerations and a net gain of 6 houses (in addition to the five already on site) make this site not suitable for inclusion in study
P21	Hidden Cottage, Church Road	0.26	Site too small for a net gain of 6 dwellings
P22	Council Cottages, Turners Hill Road	0.21	Site too small for a net gain of 6 dwellings (three houses already on site)

Appendix 5

Map of rejected sites

Appendix 5 - Map of rejected sites



BAKER
ASSOCIATES

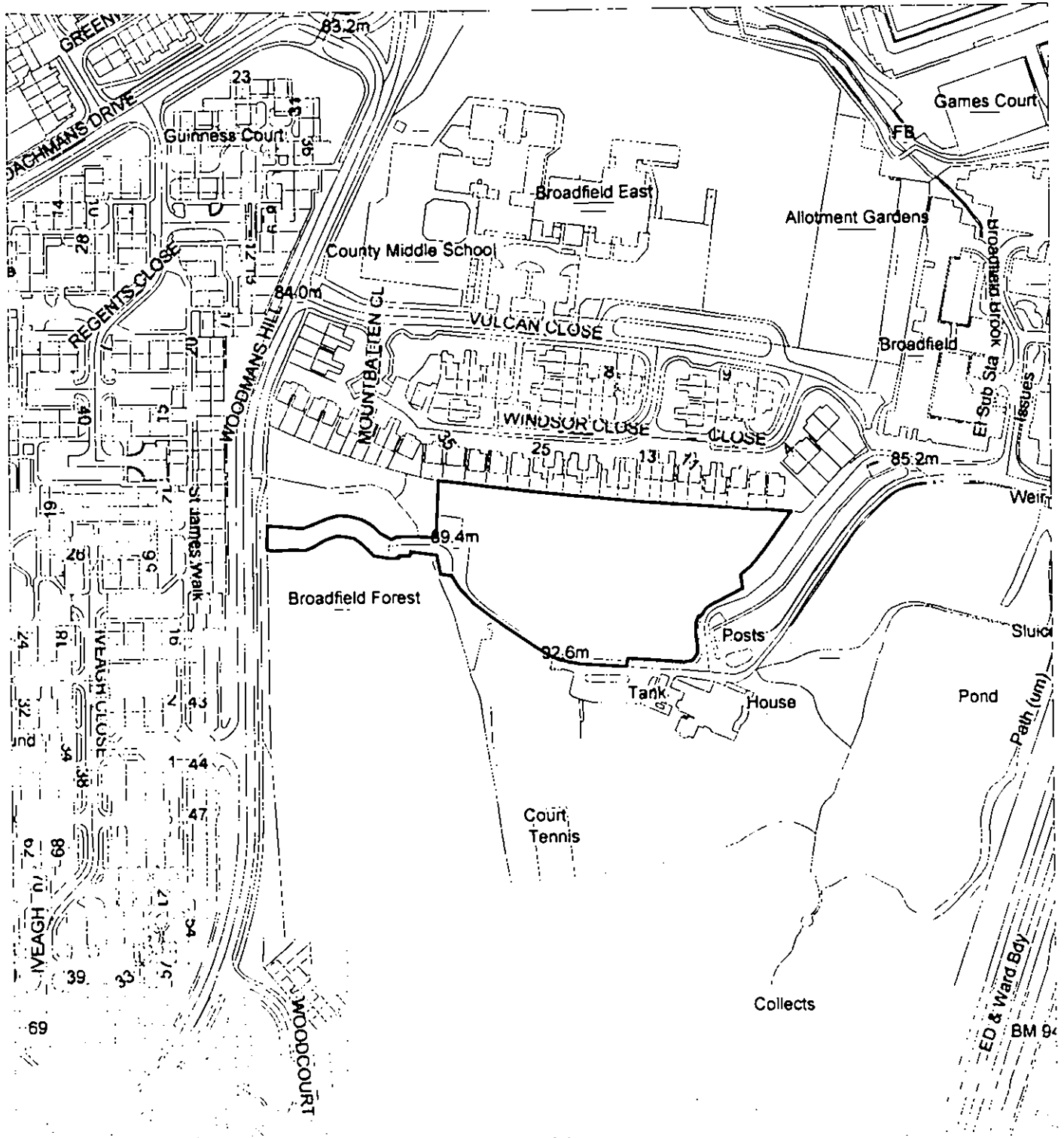
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Appendix 6

**Opportunity site analysis forms
with individual plans**

Address: Broadfield Annexe		Site Ref: Br1	Site Area: 0.99Ha		
Neighbourhood: Broadfield					
Source of yield: Previously developed (vacant buildings)					
Description of site (including ownership and any planning status) The site is a plot of undeveloped land within the grounds of Broadfield House. There are a number of trees within the site. The site is also surrounded on 3 sides by trees and is bound to the North by the back gardens of residential properties on Windsor Close. There is also a large pond to the East of the site. This site was granted planning permission after the study base date of 1 March 2004 on 5 April 2004 for 27 houses and 10 flats.				Site Access Access would be gained from Woodmans Hill	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a mixed residential development of houses and flats. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.09km to nearest Primary School 0.45km to nearest Doctors Surgery 2.4km to nearest Railway Station Within 0.4km to regular bus service		
Details of constraints on site: N/A					
Suitable type of development e.g. mixed use, flats, family homes etc. Site has permission for a mix of flats and houses.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
50	40	30	37	-	-
Conclusion and Justification The site already has permission for 37 units, which consists of 27 houses and 10 flats and justifies the decision to put it within the earliest time frame.					
				FINAL DENSITY	37dph
				FINAL SUGGESTED YIELD FOR SITE	37

SITE Br1 - Broadfield Annexe

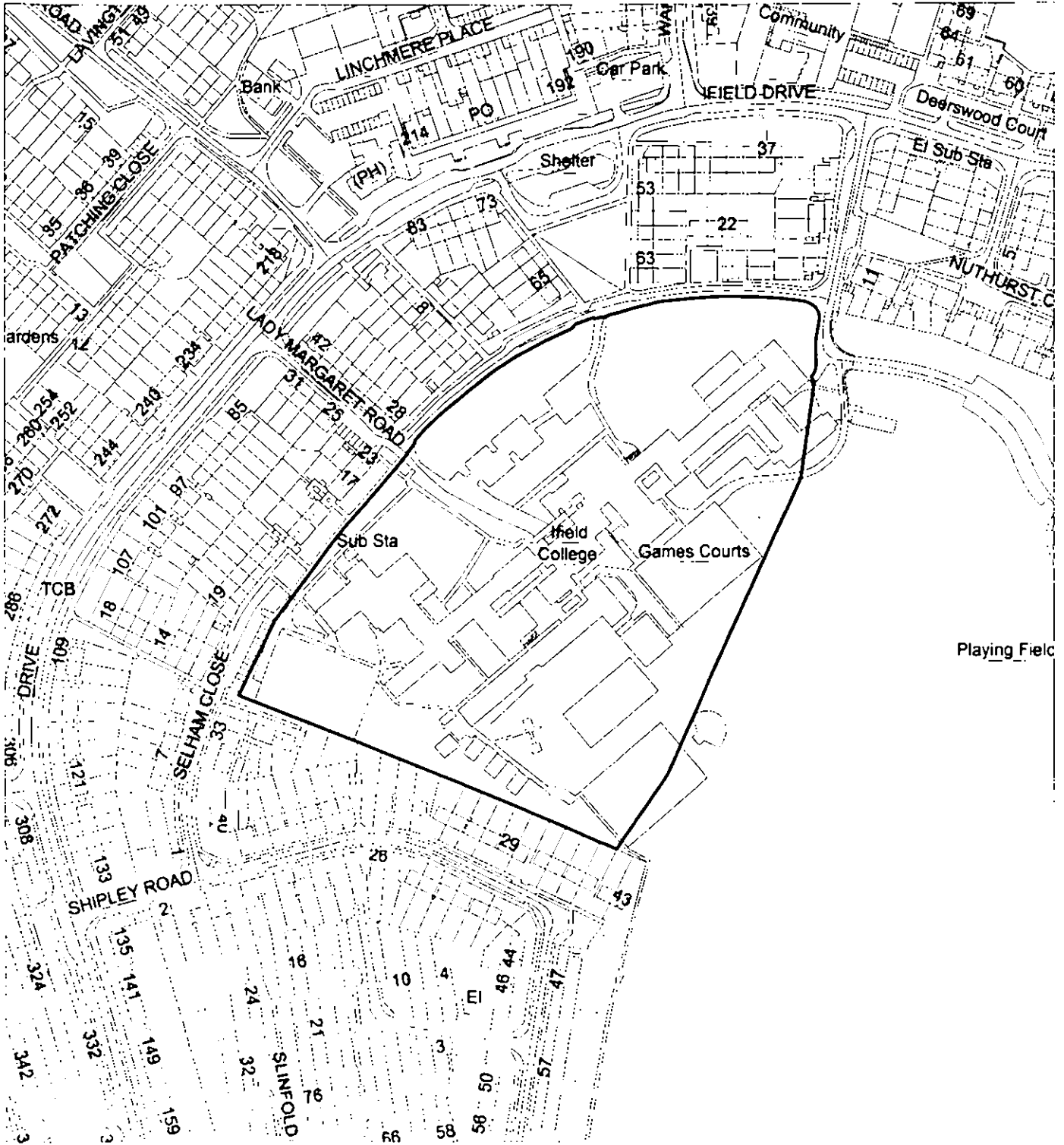


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Address: Scout Hut off Waterlea		Site Ref: FG2	Site Area: 0.79Ha		
Neighbourhood: Furnace Green					
Source of yield: Previously developed vacant buildings					
Description of site (including ownership and any planning status) This southern part of the site consists of a pre-fabricated type concrete scout hut and some associated hardstanding and grassland. The northern part of the site is scrubby woodland but contains no TPOs. To the east the site is bounded by an adventure playground. The south and west sides of the site are bound by existing residential area of predominantly 2-storey terraced units. There are some large electricity pylons along the Eastern boundary of the site. The site is owned by Crawley Borough Council.				Site Access Access to the site would be from Waterlea.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of terraced houses. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.6km to nearest Primary School 0.5km to nearest Doctors Surgery 1.2km to nearest Railway Station Not within 0.4km of a regular bus service		
Details of constraints on site: There are some electricity transmission lines running along the eastern boundary and these will have to be taken into account in the final design layout of any proposed development. An alternative site would have to be found for the existing scout hut, which is still in use. In addition an ecological survey of the woodland would have to be carried in order to ascertain whether it requires any special protection.					
Suitable type of development e.g. mixed use, flats, family homes etc. Site is suitable for a scheme of 2-storey traditional terraced homes similar to surrounding existing properties.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
49.5	31.6	23.7	-	35	-
Conclusion and Justification The site is likely to come forward within the middle time frame because although there are no major constraints there is no current application nor are Baker Associates aware of any imminent planning application. The site would be suitable for medium to high density development of 35 family homes.					
				FINAL DENSITY	44 dph
				FINAL SUGGESTED YIELD FOR SITE	35

Address: Ifield Community College			Site Ref: If5		Site Area: 3.91 ha	
Neighbourhood: Ifield						
Source of yield: Previously developed (former school site)						
Description of site (including ownership and any planning status) Former school buildings and whole site are currently under extensive redevelopment, predominantly for education use, although part of the site has been identified as suitable for 'alternative uses' through Development Principles Brief prepared December 2002, this alternative use is likely to be primarily residential, with a small element of community use, such as a Doctors' Surgery. At present part of the site is already under redevelopment by Bluestone for a Special School. Surrounding landuses are predominantly residential, high density family homes, although the site also adjoins the redeveloped school site.					Site Access Most likely to be off Lady Margaret Road.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.6km to nearest Primary School 0.2km to nearest Doctors Surgery 0.5km to nearest Railway Station Within 0.4km of 2 regular bus services			
Details of constraints on site: New housing development should be in keeping with existing neighbourhood, and layout should be suitable for location adjacent to a school. Access may be a constraint onto Lady Margaret Road, which would be unable to accommodate increased traffic levels, and if this is used as an access point existing traffic should be redirected.						
Suitable type of development e.g. mixed use, flats, family homes etc. This site is suitable for medium density dwellings probably of mixed type and tenure, in addition to a small element of affordable housing.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
195	156	117	-	160	-	
Conclusion and Justification This site is suitable for redevelopment as this land is now surplus as part of the Crawley schools reorganisation. Due to the surround land uses the site should be developed at a high density.						
FINAL DENSITY					41.03dph	
FINAL SUGGESTED YIELD FOR SITE					160	

SITE If5 - Ifield Community College



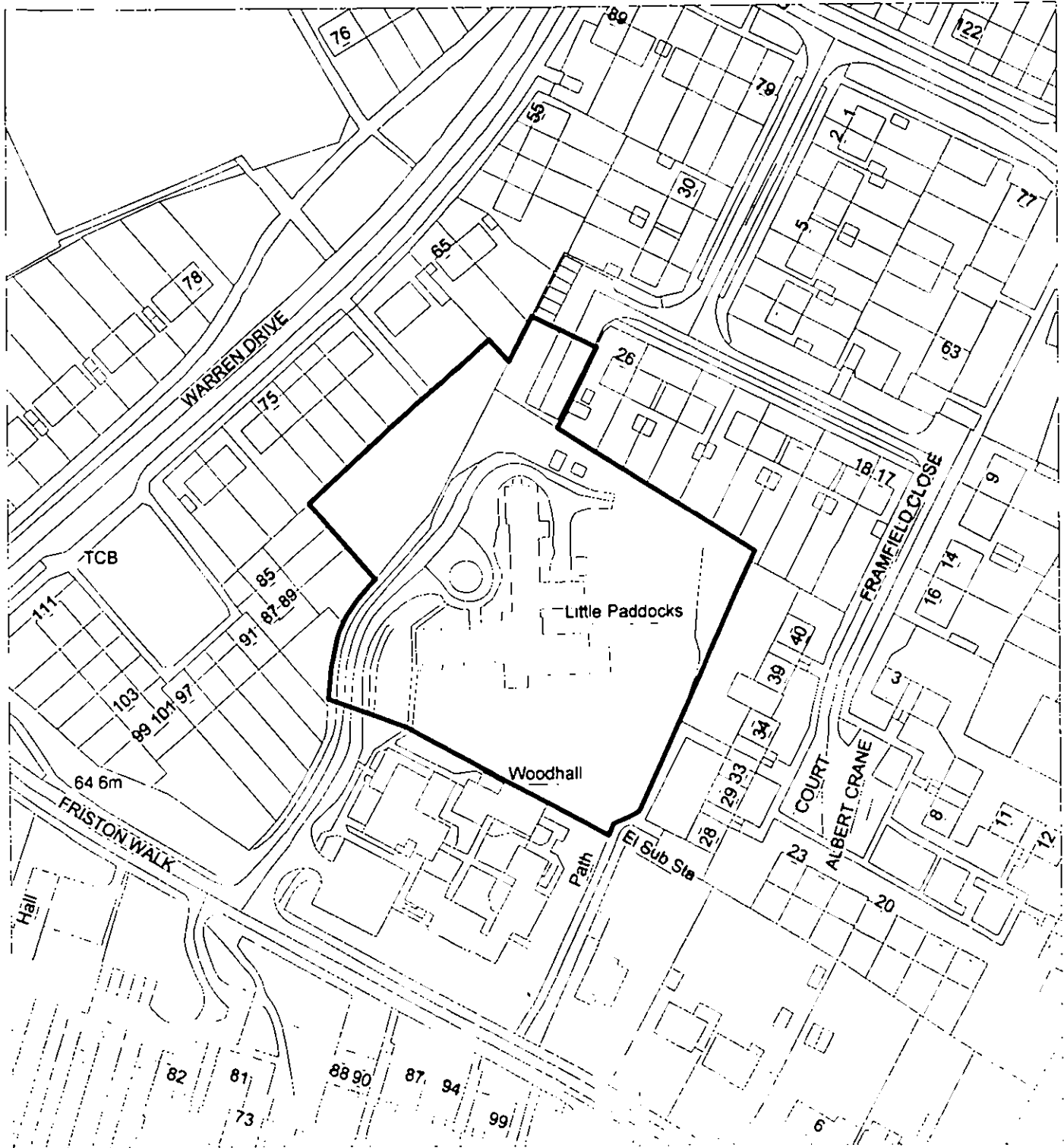
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Scale 1:2500



Address: Little Paddocks Nursing Home, Friston Walk			Site Ref: lf7		Site Area: 0.66 ha	
Neighbourhood: Ifield						
Source of yield: Previously developed – Nursing Home being relocated						
Description of site (including ownership and any planning status) The site consists of an elderly persons' nursing home, comprising one building within a large garden (owned by West Sussex County Council), plus an area of unused grassland to the north west and garage court turning area to the north (both owned by CBC). The majority of the main building probably dates from the 1930s although it has been extended more recently towards the rear. The older part of the building could be retained and converted to flats. Surrounding land uses are mixed residential development ranging from flats to family homes, and immediately south of the site are single storey modern units housing adults with learning difficulties that is not part of this redevelopment site. The main site is characterised by its garden setting, with landscape boundaries containing mature trees and shrubs. The site has come forward for development as West Sussex County Council have declared the site surplus, as the current use is being relocated to the site of the former Deerswood Upper School, Ifield. The site is due to be marketed in late 2004 or early 2005. CBC are producing a 'Development Principles' document for the site which sets out the way in which development should proceed on the site. This suggests that the a suitable reuse of the site could be as sheltered accommodation, or other small dwellings, in addition some community use could also be located on the site.					Site Access The site would be accessed using the existing access from Friston Walk.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development at a medium density in keeping with surrounding residential area. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.3km to nearest Primary School 0.3km to nearest Doctors Surgery 1.2km to nearest Railway Station Within 0.4km of 2 regular bus services			
Details of constraints on site: Constraints contained in the draft Development Principles document are: the access drive has to be shared with the existing community facility, matures trees and shrubs. Development would also have to take into proximity to the nearby community use in the design and layout of the new development.						
Suitable type of development e.g. mixed use, flats, family homes etc. The site would be most suitable for redevelopment as flats, in blocks of 2/3 storeys, this includes the conversion of the original parts of the main building to flats. The units would be small and therefore suited to sheltered housing.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
33	26.4	19.8	-	35	-	
Conclusion and Justification This site could be developed for housing within the middle time frame as West Sussex County Council have already begun the process of relocation. The site would be suitable for high density development as flats, however the footprint of development on the ground could be kept as low as possible, thereby protecting the garden setting of the site. Development would also include the conversion to flats of the original parts of the main building. NB as the building is currently a residential care home it does not count towards existing housing figures in the county, and therefore there would be no loss of housing.						
					FINAL DENSITY	53 dph
					FINAL SUGGESTED YIELD FOR SITE	35

SITE If7 - Little Paddocks Nursing Home, Friston Walk

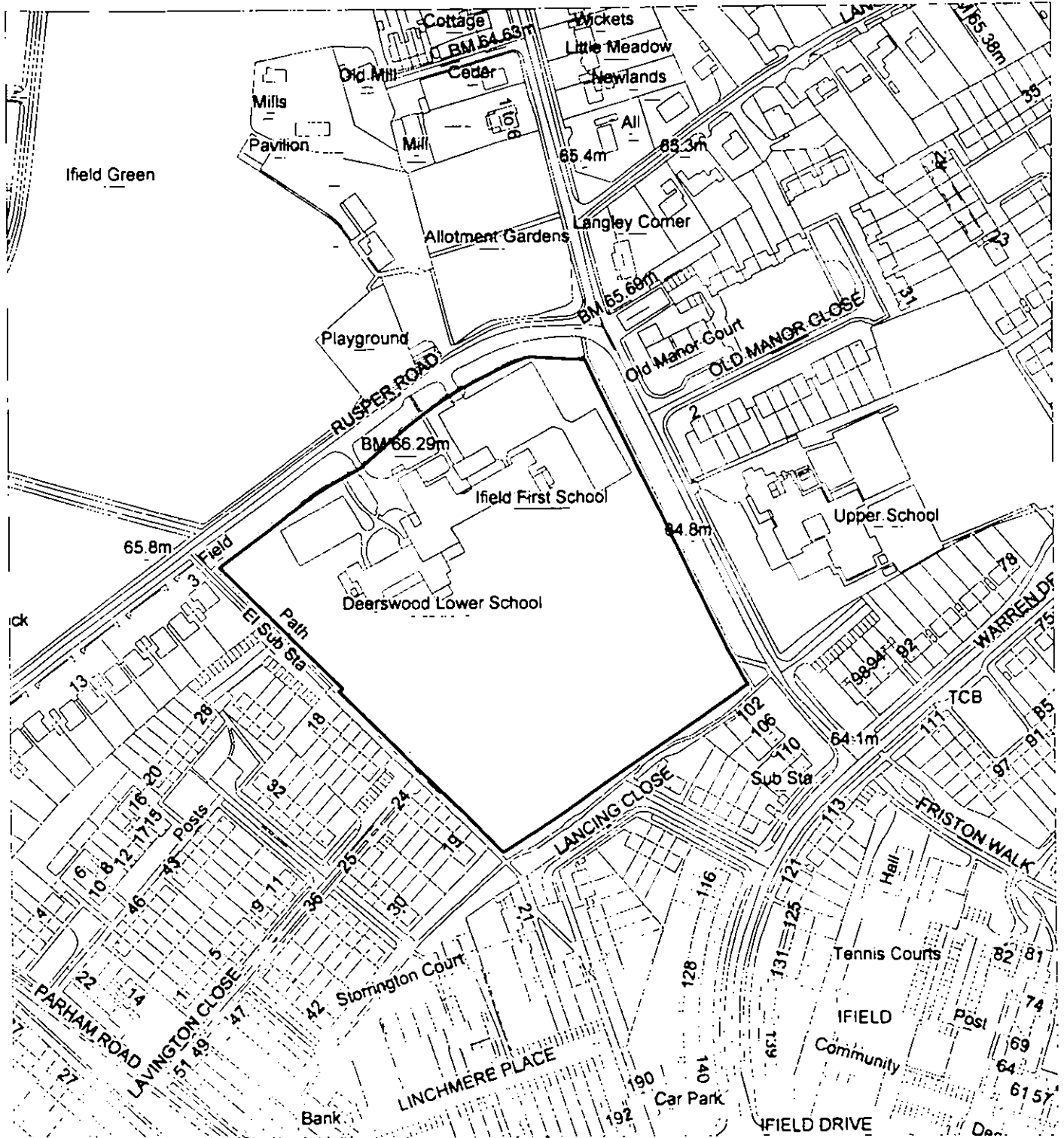


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Address: Apple Tree Farm			Site Ref: If8		Site Area: 6.58 ha
Neighbourhood: Ifield					
Source of yield: Greenfield - vacant land previously undeveloped					
Description of site (including ownership and any planning status) The site is predominantly rough grassland part of which is used for animal grazing. Existing development surrounds 3 sides of the site and consists of a mix of densities and house types. Within the site there are traditional field boundaries, which consist of hedgerows and trees. There is also a collection of large mature trees towards the centre of the site. The strip of land to the North of the site boundary has been allocated for community uses. Along the eastern boundary of the site runs Ifield Avenue, which is a main distributor road. The site is owned by Crawley Borough Council and is a housing allocation in the Local Plan. A development brief for the site was adopted in June 1999. The site has since received planning permission for 175 units. However a new planning application is soon to be submitted which may change the overall yield. This site is greenfield, although it is within the urban boundaries as defined in the study and therefore included as a site that would contribute to urban capacity.				Site Access According to the development brief published for this site in June 1999 major access points should be from Ifield Avenue.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development including a mix of development densities and housing types. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.7km to nearest Primary School 0.6km to nearest Doctors Surgery 1.8km to nearest Railway Station Not within 0.4km of a regular bus service		
Details of constraints on site: The southern part of the site is designated as an Area of Special Environmental Quality (ASEQ). The North West corner of the site is liable to flooding and therefore development on this part of the site is unlikely to be acceptable although it may be acceptable to use this part of the site for some car parking.					
Suitable type of development e.g. mixed use, flats, family homes etc. As suggested in the development brief higher density terraced houses and flats are suitable towards the centre of the site whereas new development adjacent to existing properties should be at a lower density and no higher than 2-storeys.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
330	264	198	-	175	-
Conclusion and Justification The site is suitable for housing development at a relatively low density, with the higher densities towards the centre of the site and the lower densities adjacent to existing properties.					
				FINAL DENSITY	26.5
				FINAL SUGGESTED YIELD FOR SITE	175

Address: Ifield Lower School and Deerswood Lower School		Site Ref: If9	Site Area: 2.98 ha		
Neighbourhood: Ifield					
Source of yield: Previously developed schools surplus to requirement					
Description of site (including ownership and any planning status) Site surplus to requirements as both schools are being relocated elsewhere. Current owners West Sussex County Council. Site is subject to a planning application for a total of 103 dwellings, consisting of both houses and a smaller proportion of flats, which is acceptable in principle to CBC. Surrounding land uses are all residential, with nearby Deerswood Upper School having planning permission for a residential home.				Site Access Access is no constraint on the site.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both for private and affordable housing. The site is suitable for development as specified in the application of a mix of houses and flats. Local values vary from £3million to £5million per net developable hectare of open market housing land, and this is generally high enough to overcome any potential abnormal development costs and planning obligations.			Access to services 1km to nearest Primary School Site is adjacent to Doctors Surgery 1.2km to nearest Railway Station		
Details of constraints on site: The Development Brief for the site contains several requirements including provision of open space and a boundary verge of 20m width along Rusper Road.					
Suitable type of development e.g. mixed use, flats, family homes etc.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
149	119.2	89.4	110	-	-
Conclusion and Justification The site will be developed a medium to low density, according to the figures shown above, however as 0.38 Ha of the site has to be open space this would mean development density would be 42.3d/Ha. The yield of 103 in the planning application is the most suitable amount to carry forward into this study.					
				FINAL DENSITY	34.6 dph
				FINAL SUGGESTED YIELD FOR SITE	103

SITE If9 - Ifield First and Deerswood Lower School



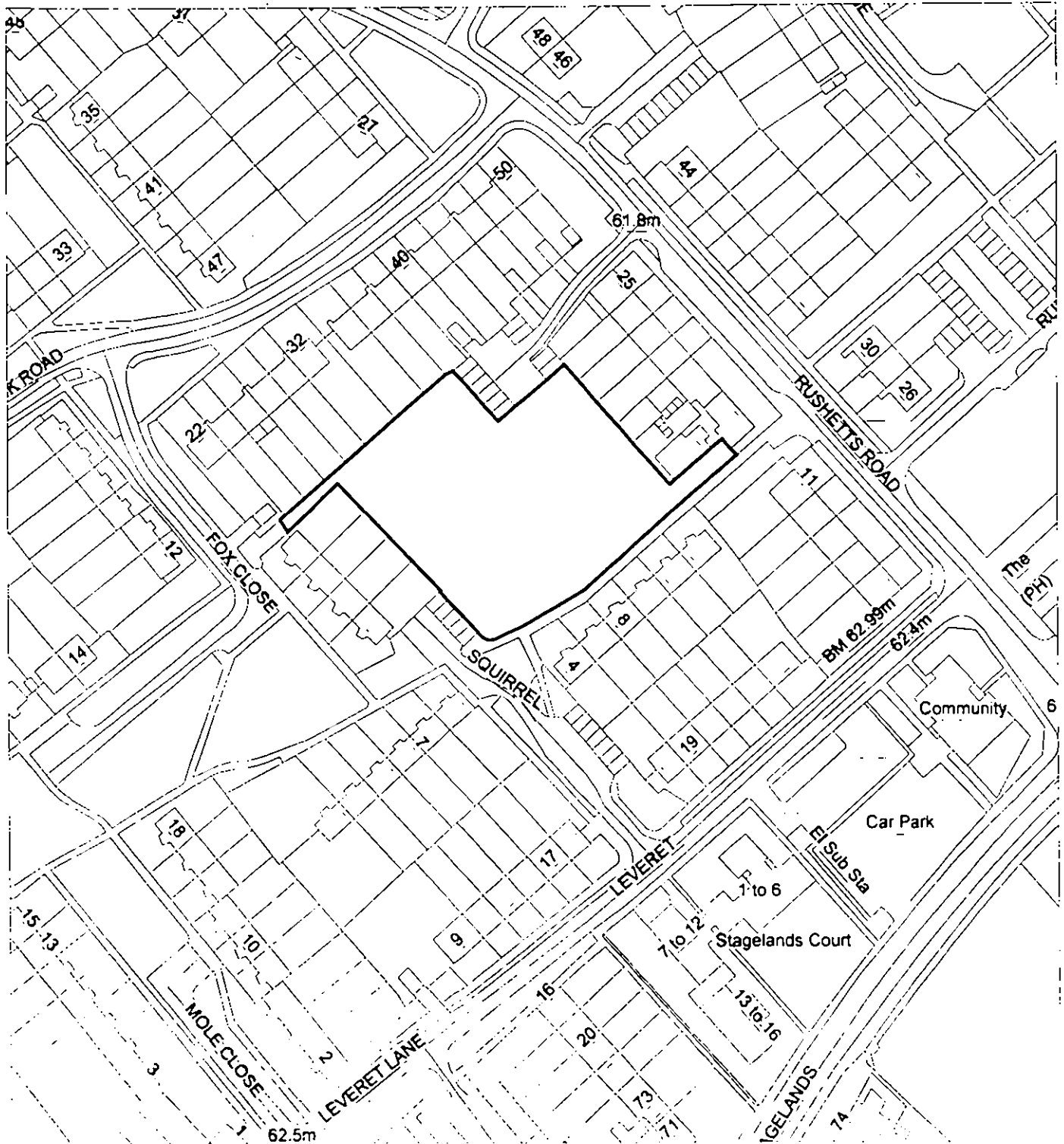
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Scale 1:2500



Address: Squirrel Close Housing Allocation		Site Ref: LG2	Site Area: 0.29 ha		
Neighbourhood: Langley Green					
Source of yield: Greenfield – open space previous undeveloped.					
Description of site (including ownership and any planning status) Site is allocated in the Local Plan (H3C(29)). Site comprises of a flat grass area. Houses back onto the site on all sides, has hedges, semi-mature trees and shrubs between site and site and backgardens on northwestern side. A footpath with a mature hedge runs along the southeastern boundary. Site is currently used for informal recreation. Surrounding landuses are all residential, the majority of which are terraced, although there is also a block of flats on the eastern corner. Two small parking courts and associated garages abut the site on its northern and southern boundaries. A Development Principles Statement was produced for the site in May 2003. There is strong pressure for the site to come forward for Housing Association development.				Site Access Access of Squirrel Close, subject to proper traffic/parking management and Highways approval.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.18km to nearest Primary School 0.1km to nearest Doctors Surgery 2km to nearest Railway Station Within 0.4km of a regular bus service		
Details of constraints on site: Access is limited to site and this may constrain capacity. Loss of green open space may mean that this has to be provided for elsewhere.					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for high density redevelopment as flats, although rooflines would have to be in keeping with current levels.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
14.5	11.6	8.7	-	15	-
Conclusion and Justification This site is suitable for redevelopment at the density of surrounding properties (i.e. medium to high)					
				FINAL DENSITY	51.7 dph
				FINAL SUGGESTED YIELD FOR SITE	15

SITE LG2 - Squirrel Close



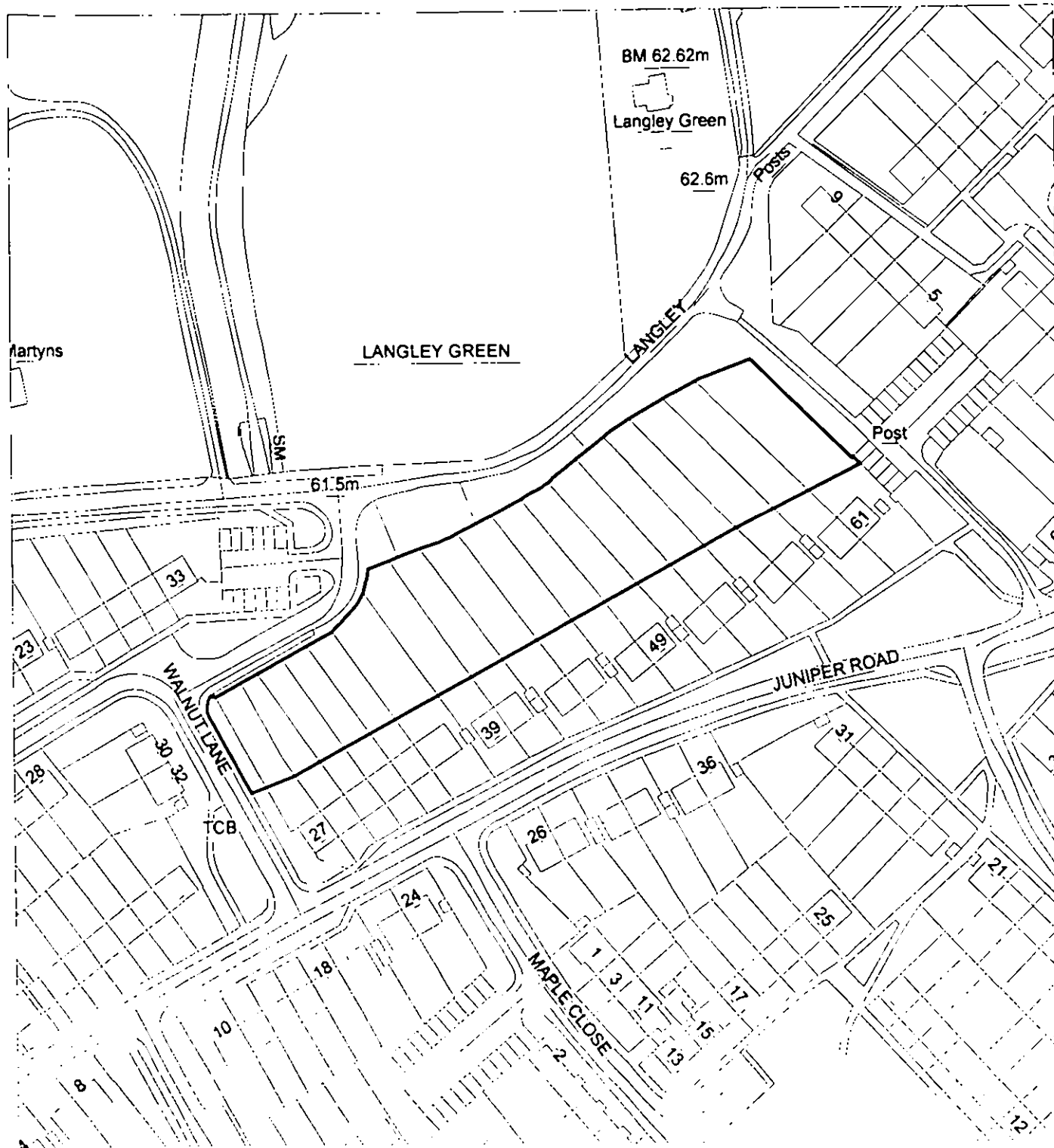
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Scale 1:1250



Address: Back Gardens, 27-61 Juniper Road Housing Allocation		Site Ref: LG7	Site Area: 0.45 ha		
Neighbourhood: Langley Green					
Source of yield: Previously developed (back gardens)					
Description of site (Including ownership and any planning status) Site is allocated for housing in the Local Plan as H3(B). Site consists of part of the long back gardens of 19 properties. These gardens are in various states of up-keep, the boundaries vary and include hedges and fences. The site also contains many mature trees, some of which are TPOs, and shrubs that would have to be considered in any redevelopment. Surrounding residential development to south all faces away from the site, comprises of terraced housing and semi detached. Northern side of site faces onto strategic gap, beyond which is Gatwick Airport. Development of the site and the potential yield may be negatively affected if the second runway goes ahead at Gatwick Airport due to noise pollution, therefore the site needs monitoring to check the yield coming forward.				Site Access Site would be accessible off Walnut Lane, subject to at the very least the westerly gardens coming forward for redevelopment.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is suitable for the development of family homes. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.2km to nearest Primary School 0.2km to nearest Doctors Surgery 2.4km to nearest Railway Station Not within 0.4km of a regular bus service		
Details of constraints on site: The overriding constraint on development of the site is plot assembly, due to the various ownerships. There are TPOs to the rear of the site. Inspector's report at the Local Plan inquiry recommended that this site should be developed for single storey units.					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for medium density development as family homes, and as recommended by the Inspector these should be single storey.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
22.5	18	13.5	-	18	-
Conclusion and Justification The Planning Inspector concluded in the Inquiry on the Local Plan that this site was most suitable for single storey housing in keeping with the surrounding character, this therefore limits the potential capacity on the site.					
				FINAL DENSITY	40
				FINAL SUGGESTED YIELD FOR SITE	18

SITE LG7 - Juniper Road



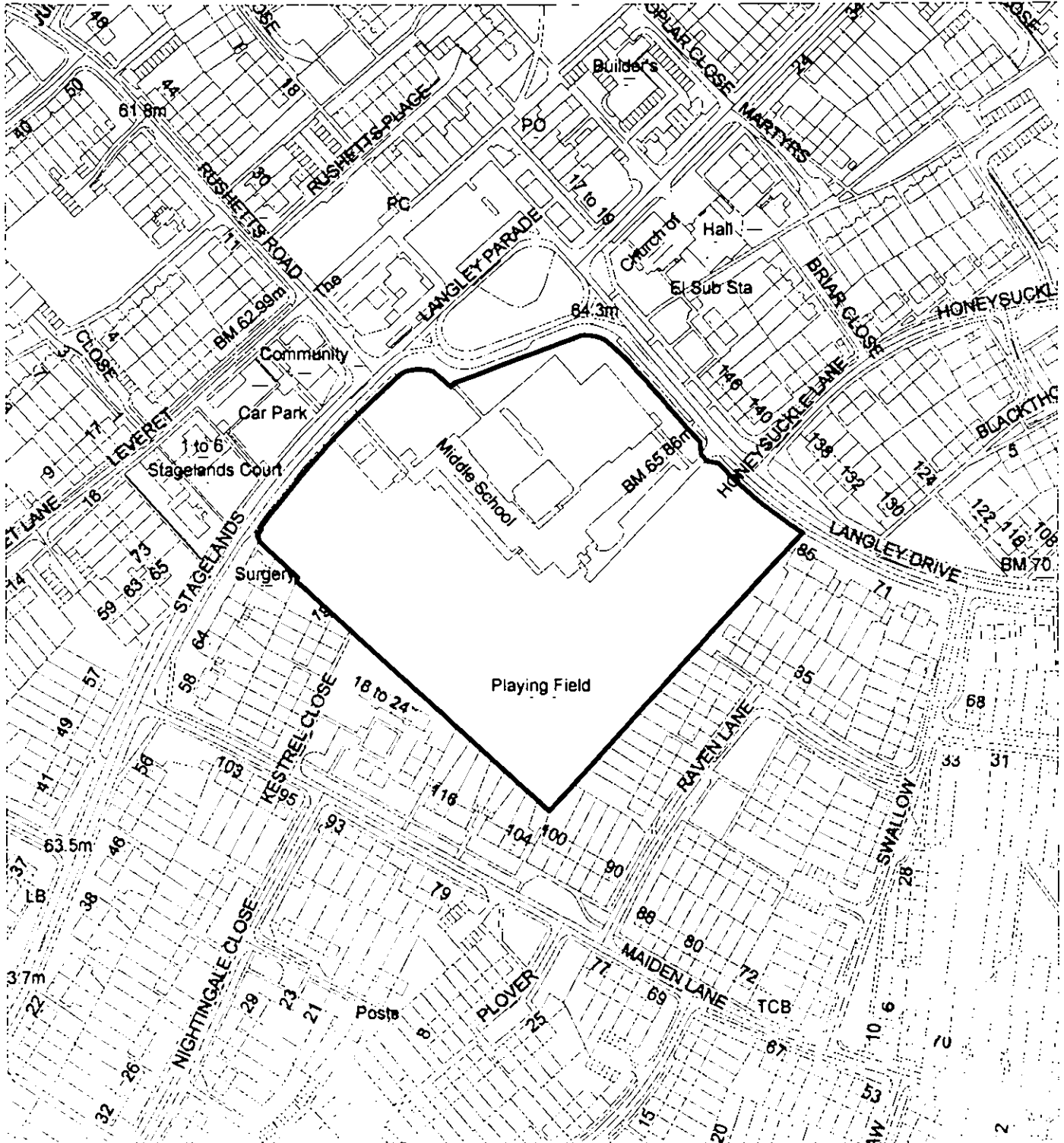
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Scale 1:1250



Address: Langley Green Middle School		Site Ref: LG8	Site Area: 2.92 ha (2.5ha for housing)		
Neighbourhood: Langley Green					
Source of yield: Previously developed – vacant school property					
Description of site (including ownership and any planning status) School site that has been declared surplus to requirements by WSCC, and the majority of the site will be redeveloped for residential use, as show in the area details above. The site is surrounded on all sides by residential development, and this is predominantly high density family homes.				Site Access Various access points would be possible, although school site is currently accessed from Langley Drive.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.3km to nearest Primary School <0.1km to nearest Doctors Surgery 2km< to nearest Railway Station Not within 0.4km of a regular bus service		
Details of constraints on site: There are no apparent constraints to development of the site.					
Suitable type of development e.g. mixed use, flats, family homes etc. This site would be suitable for high density family homes in keeping with surrounding landuse.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
146	116.8	87.6	-	105	-
Conclusion and Justification The yield for this site is based on keeping development on this site at densities similar to the surrounding residential development, no application for planning permission has yet to have been submitted and therefore site development is likely to occur in the medium term.					
				FINAL DENSITY	36.0 dph
				FINAL SUGGESTED YIELD FOR SITE	105

SITE LG8 - Langley Green Middle School



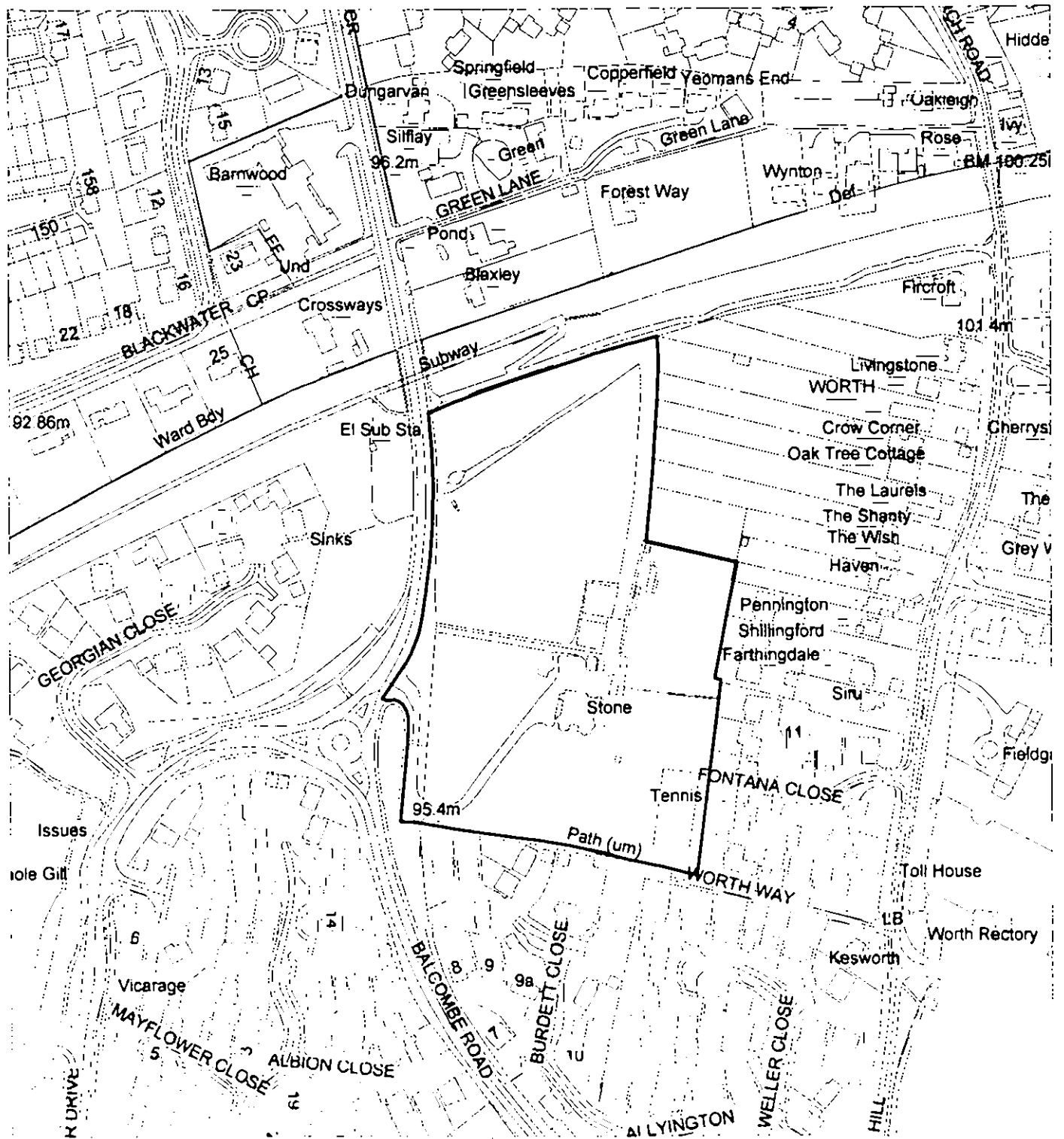
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Scale 1:2500



Address: Stone Court, Balcombe Road			Site Ref: M1		Site Area: 2.71 ha	
Neighbourhood: Maidenbower						
Source of yield: Previously developed (house and several gardens)						
Description of site (including ownership and any planning status) House, probably early 20 th Century (suitable for demolition) in large, mature gardens. Site contains many mature trees (include three oaks protected by TPO), shrubs, and is surrounded on most borders by high hedges. A walkway, Worth Way, runs along the southern boundary. The site rises by 3m from north to south Plus additional area of land that is made up parts of six back gardens of adjacent properties, 2 of which contain TPOs. Access is restricted to single steep entry way off roundabout. Surrounding land use is all residential, mainly consisting of medium to low density detached properties, and to the north the embankment of a disused railway. Site promoted by agents on behalf of owners. A Draft Development Principles brief was produced for the site (Oct 2003). And a planning application submitted for 157 dwellings.					Site Access Current site access would prevent further intensification due to incline and proximity to roundabout. Therefore new access would have to be gained from a new junction with Balcombe Road	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is likely to be suitable development as specified in the application, as pre-application discussions have specified the proportion of affordable housing must be in line with the Local Plan. Local values vary from around £3 million to £5 million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.6km to nearest Primary School 0.73km to nearest Doctors Surgery 1.4km to nearest Railway Station Within 0.4km of a regular bus service			
Details of constraints on site: CBC state that housing is suitable on the site. Site contains several TPOs covering a number of large mature trees on site, any loss of trees would have to conform to policy GD5 of the local plan, requires replacement at the rate of two new trees for each lost. The majority of the site, apart the north-western quarter, is in the Church Road Area of Special Environmental Quality, which will restrict development on the site if there would be adverse impacts on the character or appearance of the area or lead to loss of important features, and is also in proximity to Worth Conservation Area. The character of the area is detached properties, set in generous mature wooded gardens, development at Stone Court would not necessarily harm this as access would be off Balcombe Road, therefore preserving the integrity of Church Road, although all new development should be sympathetic to existing styles.						
Suitable type of development e.g. mixed use, flats, family homes etc. Site suitable for a mix of housing types and sizes at a medium density, which will need to be of a high design standard to protect local character. The current application contains 44 houses, and 113 flats.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
135	108	81	157	-	-	
Conclusion and Justification This site is appropriate for development as flats and houses as defined in the planning applications. This gives a sufficient amount of affordable housing to meet with Local Plan requirements. The site will come forward in the first time period. Net gain will be 156 due to the loss of a dwelling.						
				FINAL DENSITY	58.15 dph	
				FINAL SUGGESTED NET YIELD FOR SITE	156	

SITE M1 - Stone Court, Balcombe Road



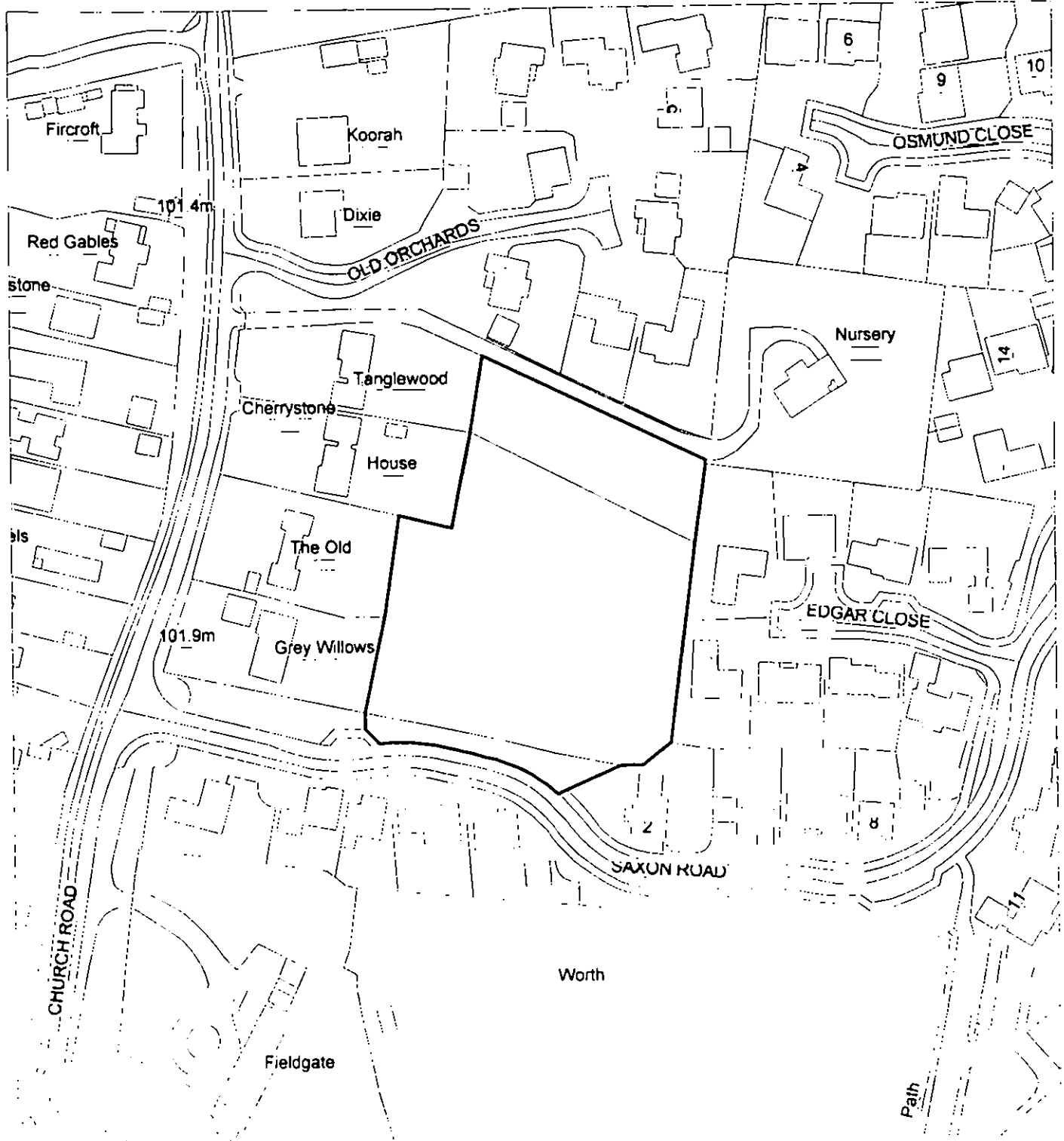
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Scale 1:2500



Address: backgardens, east of Church Road			Site Ref: M3		Site Area: 0.51Ha	
Neighbourhood: Maidenbower						
Source of yield: Previously developed (back gardens)						
Description of site (including ownership and any planning status) Two backgardens to a house fronting onto Church Road, and a second house fronting onto Saxon Road, with access to the site gained from Saxon Road. Gardens currently well maintained, with mature trees. Site also includes part of the verge to the north of Saxon Road. Surrounding land use is medium density, large detached two storey houses, much of which appears to be previous infill development.					Site Access Subject to Highways agreement access would be off Saxon Road	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.73km to nearest Primary School 0.87km to nearest Doctors Surgery 1.87km to nearest Railway Station Not within 0.4km of a regular bus service			
Details of constraints on site: Site is with Area of Special Environmental Quality, which will restrict development on the site if there would be adverse impacts on the character or appearance of the area or lead to loss of important features, therefore all new development would have to be of a high design quality, and possibly only at low density. The site also contains a TPO consisting of a group of seven trees (various species) near southern boundary of site may constrain the developable area. Site assembly may constrain development.						
Suitable type of development e.g. mixed use, flats, family homes etc. Low density family housing of high design quality, in order to be in keeping with surrounding character.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
25.5	20.4	15.3	-	-	18	
Conclusion and Justification Surrounding landuse at the site is predominantly low density, and the TPO on the site also constrains the developable area and therefore this site is most suitable for development at medium to low densities. The site is only like to come forward in the long term as the owners have of yet shown no interest in disposing of the site.						
FINAL DENSITY					35.3	
FINAL SUGGESTED YIELD FOR SITE					18	

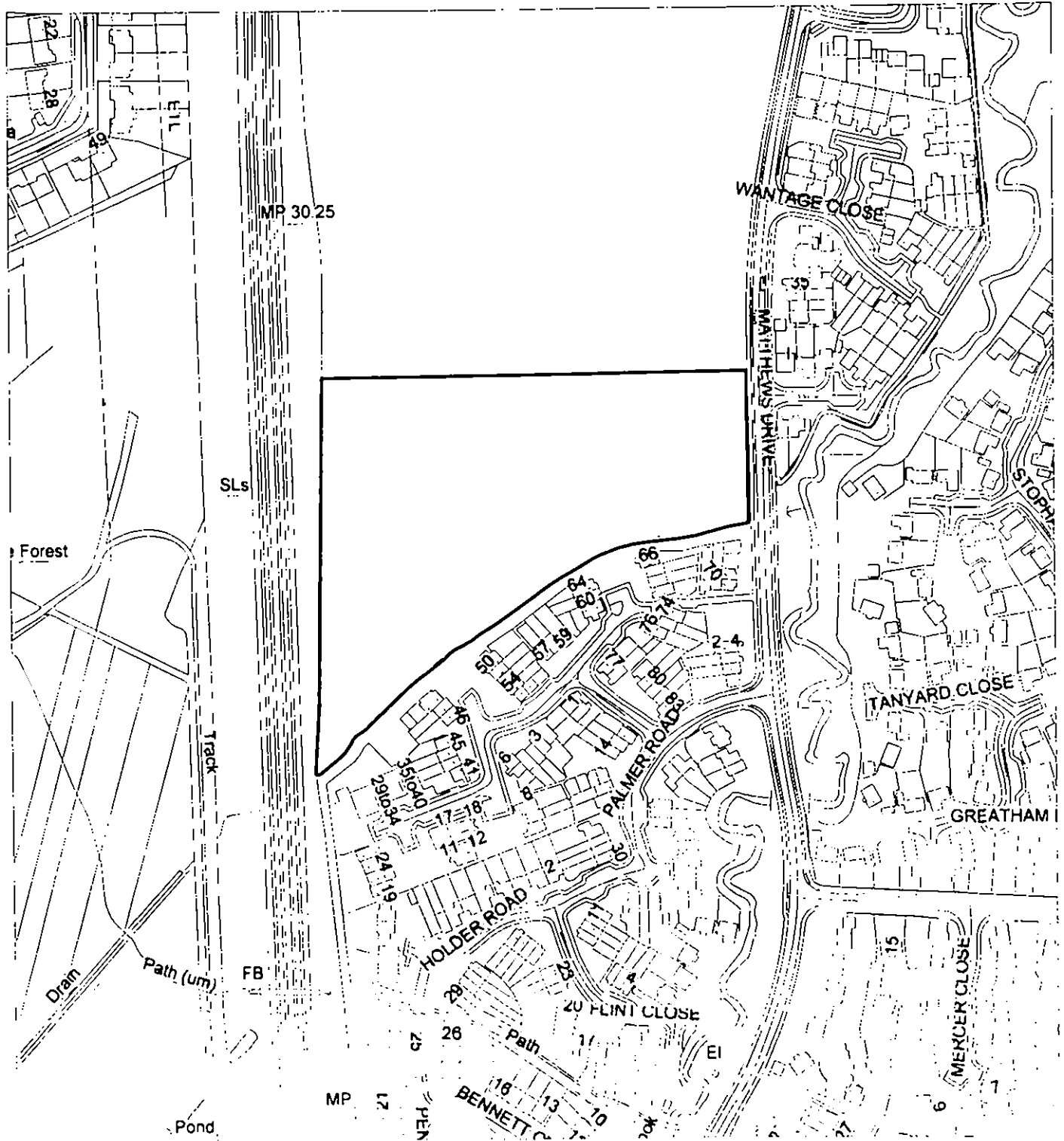
SITE M3 - East side of Church Road



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Address: Land off Matthews Drive			Site Ref: M4		Site Area: 2.12 ha	
Neighbourhood: Maidenbower						
Source of yield: Greenfield - Playing fields						
Description of site (including ownership and any planning status) Large area of playing field, owned by West Sussex County Council, determined surplus to requirements. Currently maintained as a playing field and therefore consists of a flat open area of short grass. North of site is currently under development as a new secondary school. Western boundary abuts railway line, and therefore development of this site would need to take this into account. High/medium density residential development to south and east of site. A Development Principles document was produced for this site (Dec 2002), and a planning application has been submitted.					Site Access Access to this site as agreed in Development Principles brief by Highways is from Matthews Drive.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.54km to nearest Primary School 0.45km to nearest Doctors Surgery 2.6km to nearest Railway Station Within 0.4km of a regular bus service			
Details of constraints on site: Local Plan identifies site under 'Community Services' policy, and may need to be retained for such as use unless determined surplus to requirements. Development Principles for site require that if developed for residential purposes 25% should be subsidised housing and 5% low cost. The site would need to be developed sympathetically to its location adjacent to school facilities, and proposals would require a desk based archaeological survey.						
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for high density residential development, could incorporate mix of house types. Development principles require 25% subsidised housing and 5% low cost on site. Planning application contains a mix of family homes and flats.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
106	84.8	63.6	108	-	-	
Conclusion and Justification This site should be developed at as high density family homes in keeping with surrounding densities, and is likely to come forwarding the first time period as an application has been submitted. The railway line runs along the western boundary of the site and therefore noise considerations will limit the intensification of use at this part of the site.						
FINAL DENSITY					50.9 dph	
FINAL SUGGESTED YIELD FOR SITE					108	

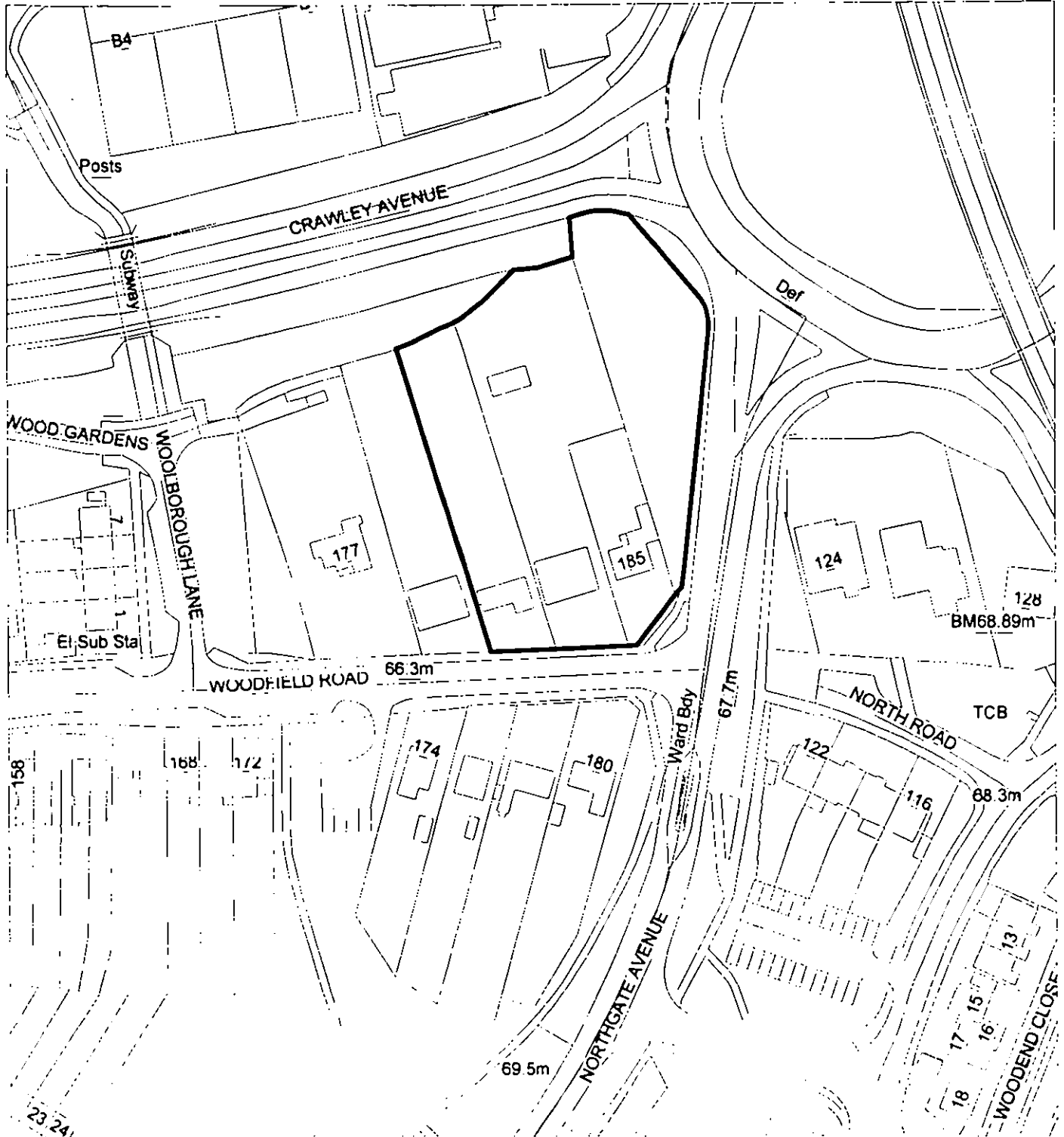
SITE M4 - Land off Matthews Drive



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Address: 181-185 Woodfield Road			Site Ref: NG1		Site Area: 0.49 ha	
Neighbourhood: Northgate						
Source of yield: Previously developed (houses and back gardens)						
Description of site (including ownership and any planning status) Site consists houses and back gardens of the three houses along Woodfield Road. The houses are of no architectural or historic merit and therefore are suitable for demolition. Although there are a number of mature trees on the site there are no TPOs. Surrounding land use is all residential. On the opposite side of the Woodfield Road number 174-180 are subject to a planning application for redevelopment as very high density flats, similar redevelopment may be suitable on this site. Site backs on to the busy dual carriageway Crawley Avenue, beyond which is a large industrial/commercial estate. The site has been subject to a recent planning application for 60 sheltered accommodation units, with boundaries of the site substantially different from the previous capacity study.					Site Access Access from Woodfield Road.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is likely to be suitable for a development as family homes, both private and affordable. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.5km to nearest Primary School 0.8km to nearest Doctors Surgery 1.5km to nearest Railway Station Within 0.4km of a regular bus service			
Details of constraints on site: The site has no constraints.						
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for high density redevelopment although this would have to be in keeping with existing character, if permission is granted for high density on the opposite side of Woodfield Road then this site would be suitable for similar development. Sheltered accommodation is suitable on this site.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
24.5	19.6	14.7	60	-	-	
Conclusion and Justification The site is very like to come forward for development as a planning application is submitted, and CBC agree in principle to residential redevelopment of this site, the high density reflects the sites proposed use for sheltered housing, which can be built at high densities due to the small unit size. The net yield is three less than the gross yield due to the loss of three dwellings in site development. The site is likely to come forward in the first period.						
FINAL DENSITY					122.4 dph	
FINAL SUGGESTED NET YIELD FOR SITE					57	

SITE NG1 - No's 181-185 Woodfield Road



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Scale 1:1250



Address: East of London Road			Site Ref: NG4		Site Area: 0.55 ha	
Neighbourhood: Northgate						
Source of yield: Vacant land not previously developed						
Description of site (including ownership and any planning status) The site consists of informal open space and some mature trees. The site has frontages on two major roads Crawley Avenue and London Road as well as the Tushmore roundabout. Surrounding development is of a high-density predominantly 2-storey terraced dwellings but also including 3 blocks of flats. The site is owned by English Partnerships and currently has outline planning permission for 40 flats which was granted on 14/4/2003 subject to s.106 agreement. Discussions are still ongoing with developers who are considering a slightly larger site including land and properties to the South of the identified site.					Site Access Access would be via existing track off Five Acres	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of flats. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.3km to nearest Primary School 0.45km to nearest Doctors Surgery 1.5km to nearest Railway Station Within 0.4km of a regular bus service			
Details of constraints on site: The site is adjacent to a listed building. The height of any new development should take into account the close proximity of neighbouring properties.						
Suitable type of development e.g. mixed use, flats, family homes etc. This site is suitable for a high-density scheme of flats.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
28	22	17	40	-	-	
Conclusion and Justification The site has outline planning permission for a scheme of 40 flats subject to a S.106 agreement.						
					FINAL DENSITY	72.7 dph
					FINAL SUGGESTED YIELD FOR SITE	40

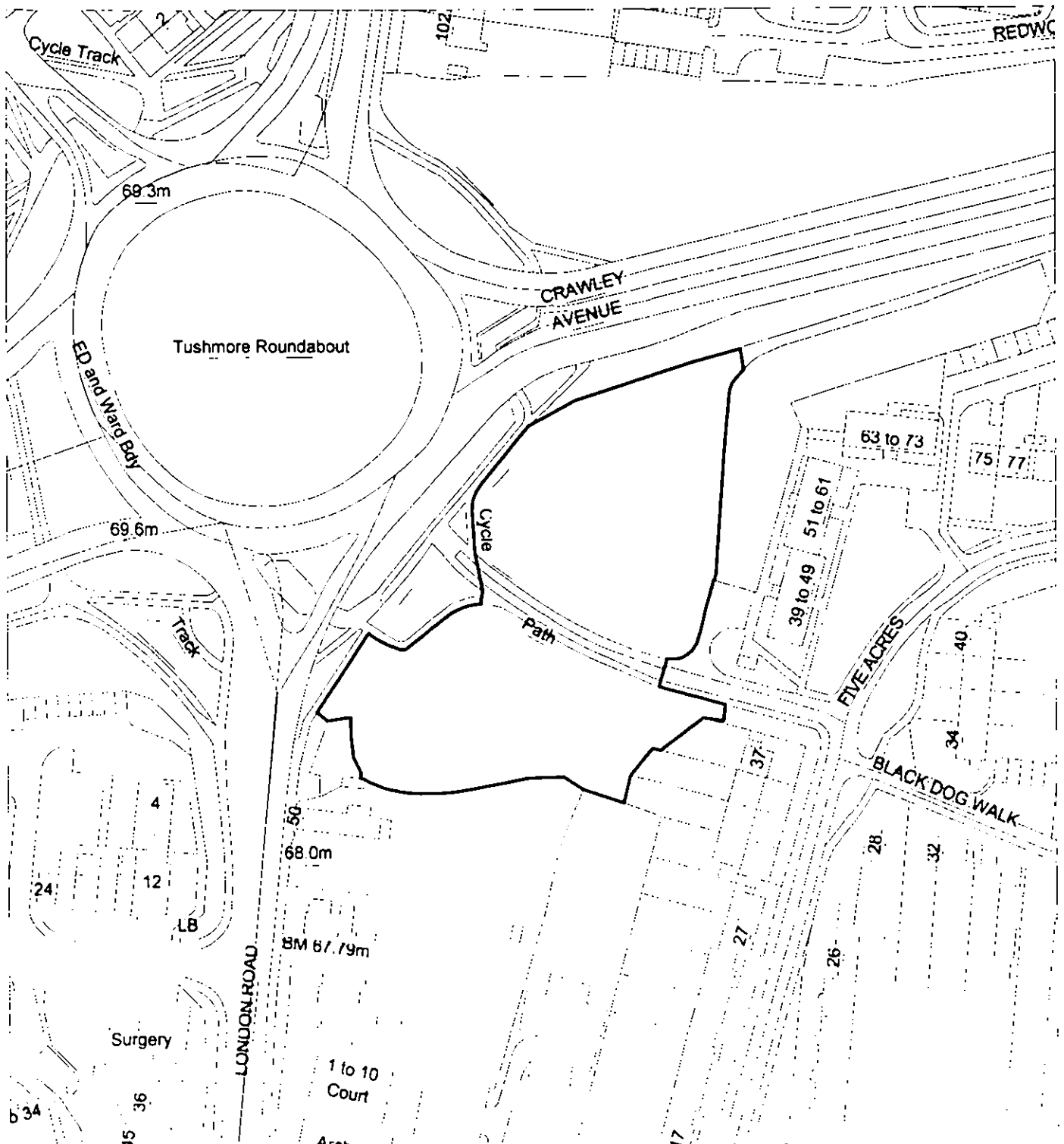
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ASSOCIATES

CRAWLEY BOROUGH COUNCIL URBAN HOUSING POTENTIAL STUDY

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The Crescent Centre
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Bristol
BS1 6EZ

SITE NG4 - East of London Road



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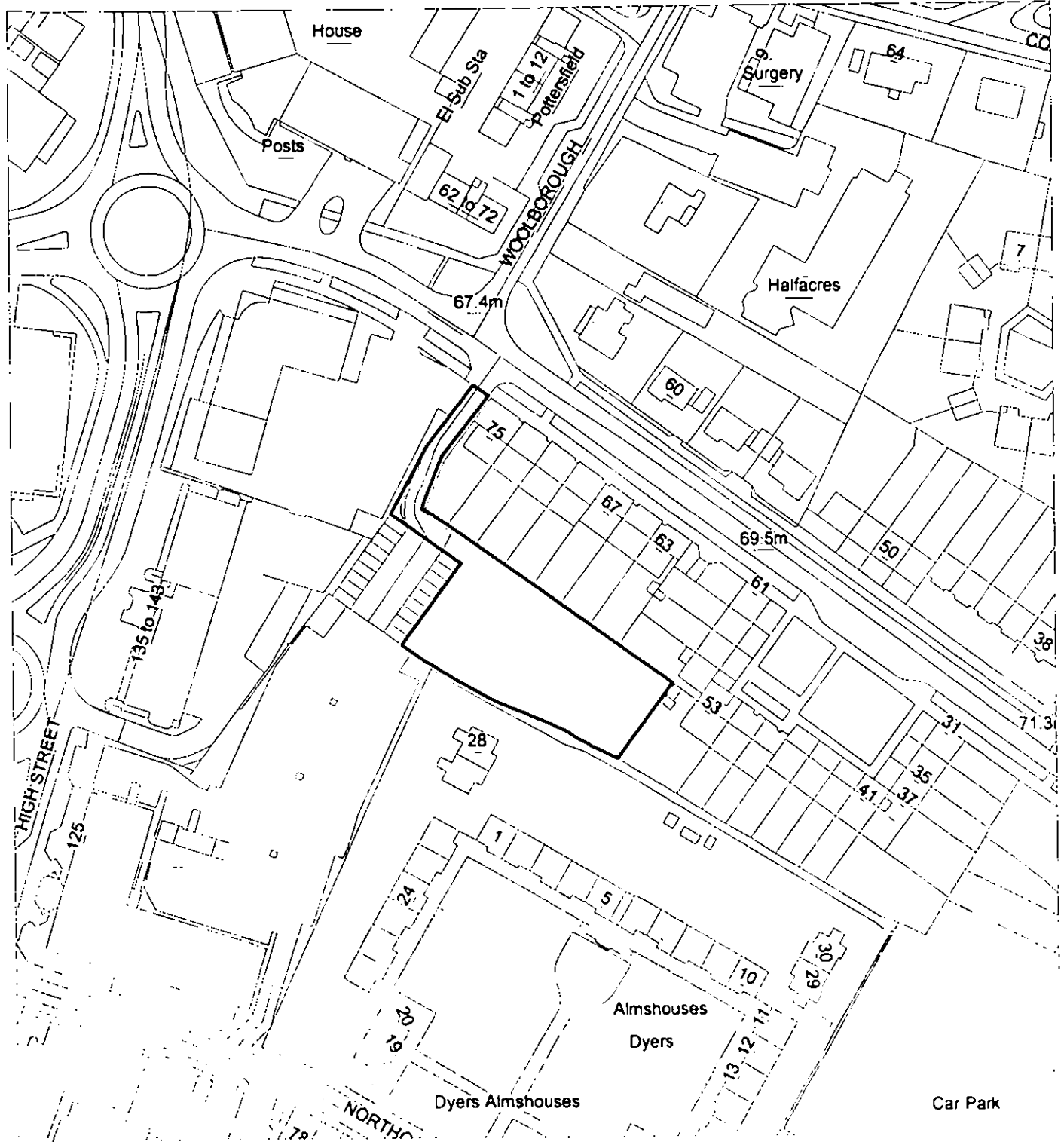
Scale 1:1250



Address: Rear of Kilnmead			Site Ref: NG5		Site Area: 0.16 ha	
Neighbourhood: Northgate						
Source of yield: Greenfield - vacant land not previously developed						
Description of site (including ownership and any planning status) The Site consists of a plot of informal green space that lies behind a council owned block of 18 garages. Surrounding existing residential land use is medium to high density 2-storey units. There are some office blocks to the west of the site and the South of the site has a boundary with Dyers Almshouses, which are part of the Dyers Almshouses Conservation Area. This site is owned by Crawley Borough Council and may form part of the major redevelopment site North of the Boulevard.					Site Access Access would be off Kilnmead.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of traditional 2-storey terraced units. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.3km to nearest Primary School 0.2km to nearest Doctors Surgery 0.5km to nearest Railway Station Within 0.4km of a regular bus service			
Details of constraints on site: Development would have to be of high architectural quality and respect location adjacent to Dyers Almshouses Conservation Area. Heights of development are also restricted because of the close proximity of houses on Kilnmead. There is the possibility that CBC may decide this site is more appropriate for a community use.						
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for a development of 2-storey terraced houses.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
8	7	5	-	6	-	
Conclusion and Justification Due to the close proximity of the existing dwellings on Kilnmead and the Dyers Almshouses Conservation Area it is suggested that this site would be suitable for a development of 2-storey terraced houses. Development could occur in the earliest time frame as there are no major constraints to overcome and the site only has one owner.						

FINAL DENSITY	36.8dph
FINAL SUGGESTED YIELD FOR SITE	6

SITE NG5 - Rear of Kilnmead



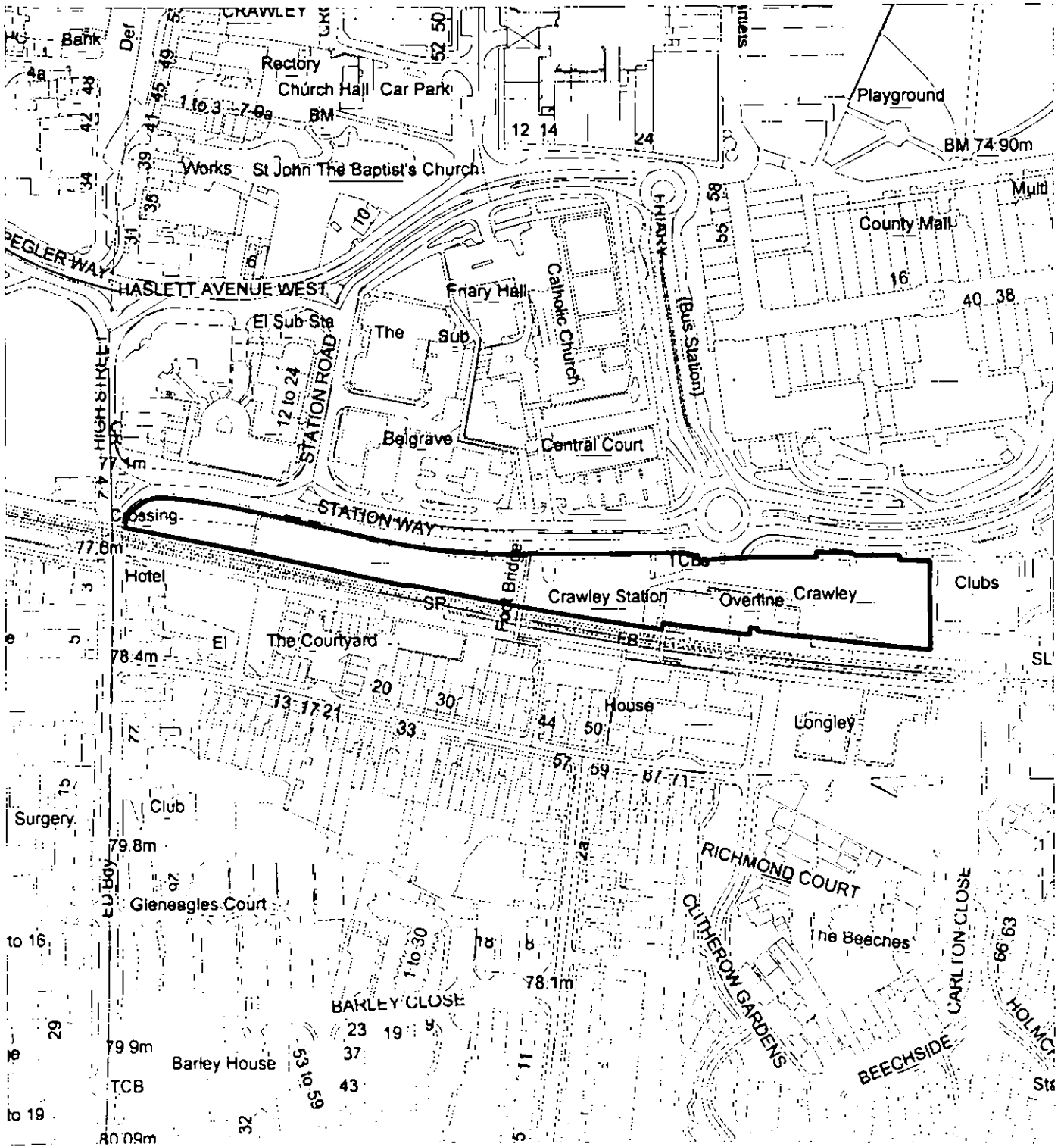
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Scale 1:1250



Address: Crawley Railway Station		Site Ref: NG8	Site Area: 0.96 ha		
Neighbourhood: Northgate					
Source of yield: Previously developed land (redevelopment of existing building and land)					
Description of site (including ownership and any planning status) The site consists of Overline House which is a 6-storey concrete office block. The rest of the site is the station Car park. The site is bound to the south by the main railway line. Surrounding land uses include offices, a shopping mall, a multi-storey car park and a nightclub. There is some residential development to the south of the railway line, which is predominantly traditional 2-storey terraced homes. The site is allocated for mixed-use development of predominantly office buildings plus a small element of housing. Site is currently owned by Network Rail.				Site Access Frontage on Station Way.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of flats. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.5km to nearest Primary School 1.1km to nearest Doctors Surgery 0.0km to nearest Railway Station Within 0.4km of several regular bus services		
Details of constraints on site: N/A					
Suitable type of development e.g. mixed use, flats, family homes etc. This site is suitable for the development of flats as part of a mixed use development, for employment use, housing and station car parking.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
48	38	29	-	15	-
Conclusion and Justification The aim is to redevelop the site as a mixed use redevelopment, currently CBC see the site provide 15 dwellings as part of a mixed used scheme that will consist primarily of office development and station car parking. This future use as employment land is supported in this study, due to the sustainable location of the site – and a yield of 15 flats is felt the most appropriate yield for the site at this time.					
				FINAL DENSITY	16 dph
				FINAL SUGGESTED YIELD FOR SITE	15

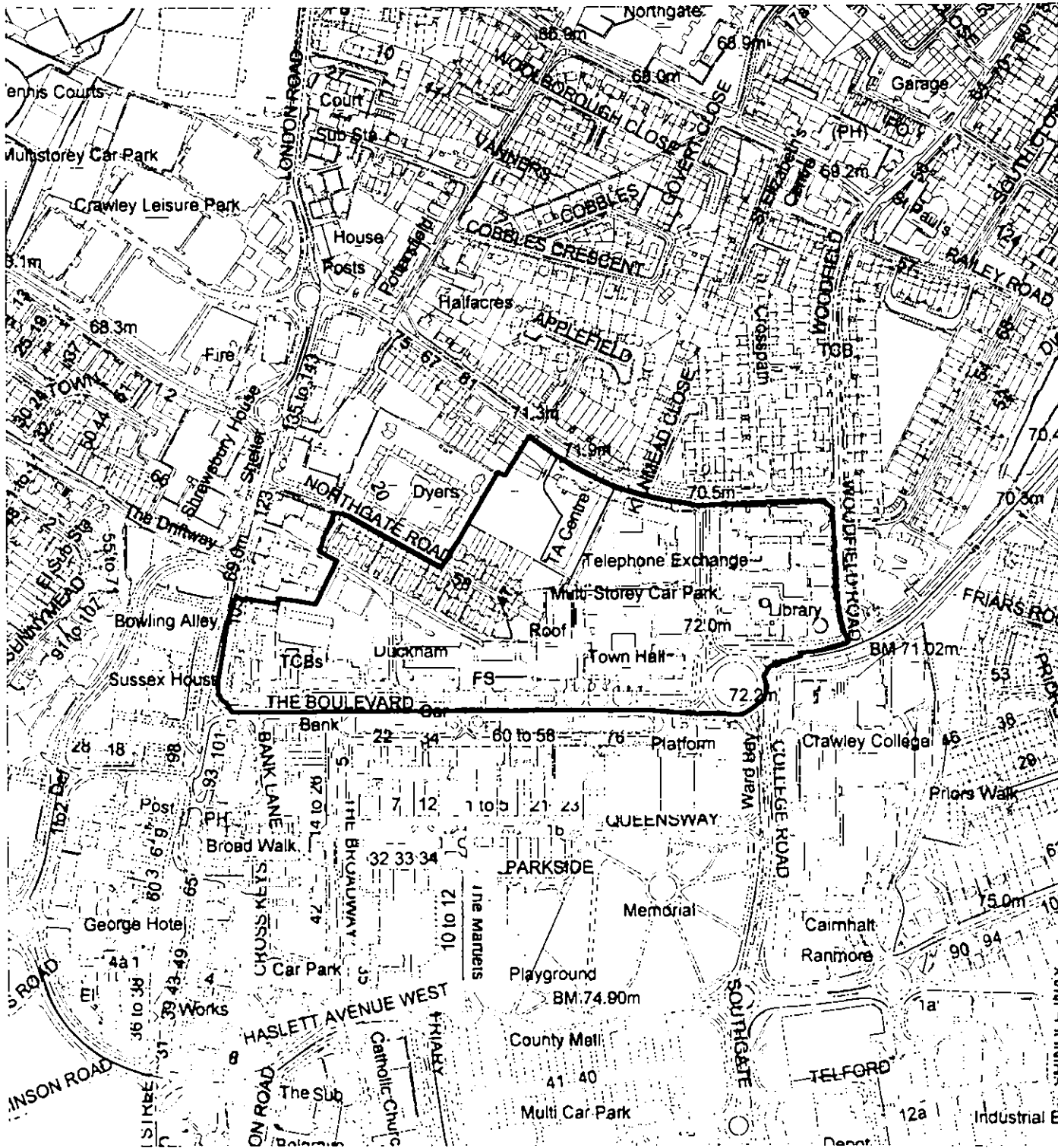
SITE NG8 - Crawley Railway Station, Station Way



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Address: North of Boulevard (inc. Kilnmead Housing Allocations)		Site Ref: NG9	Site Area: 9.29 ha		
Neighbourhood: Northgate					
Source of yield: Previously developed (various uses)					
Description of site (including ownership and any planning status) This large site consists of a major mixed use redevelopment of the area North of the Boulevard. Development is intended to be part of the Crawley Town Centre North redevelopment proposal and CBC identify that this will include 410 dwellings on the site, mostly directed towards the north of the site, currently occupied by a Territorial Army centre and car park. There are already indicative layouts for the development of this area. Development would be reliant on site assembly, and the current uses being made surplus. Housing on this site would The Development Brief states this site should be suitable for high density new dwellings (flats), probably 4 or more storeys in height, and be well linked into the surrounding uses, which include commercial and retail development to southeast, and the Dyers Almshouses Conservation Area to the northwest. Residential landuse to the northeast and southwest are of high and medium density, and two storeys in height.			Site Access Access would be off Kilnmead with good pedestrian and cycle access to town centre to south.		
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is likely to be suitable for a high proportion of small units, of one and two bedrooms. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.		Access to services 0.27km to nearest Primary School 0.18km to nearest Doctors Surgery 0.5km to nearest Railway Station Need to check Bus services			
Details of constraints on site: Current uses would have to relocate and the site declared surplus to requirements in order for development to proceed. Development would have to be of high architectural quality and respect location adjacent to Dyers Almshouses Conservation Area.					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for high density development of flats suitable for small households					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
464.5	371.6	278.7	-	410	-
Conclusion and Justification The site is to be redeveloped as part of a major mixed use scheme, that will include retail, employment, community and residential uses. Most recent layouts of site development includes 410 residential dwellings, and this number is the most appropriate to carry forward as the potential yield from the site. The density shown does not show the actual intensity of development as this is for the whole mixed use site.					
FINAL DENSITY				44.1dph	
FINAL SUGGESTED YIELD FOR SITE				410	

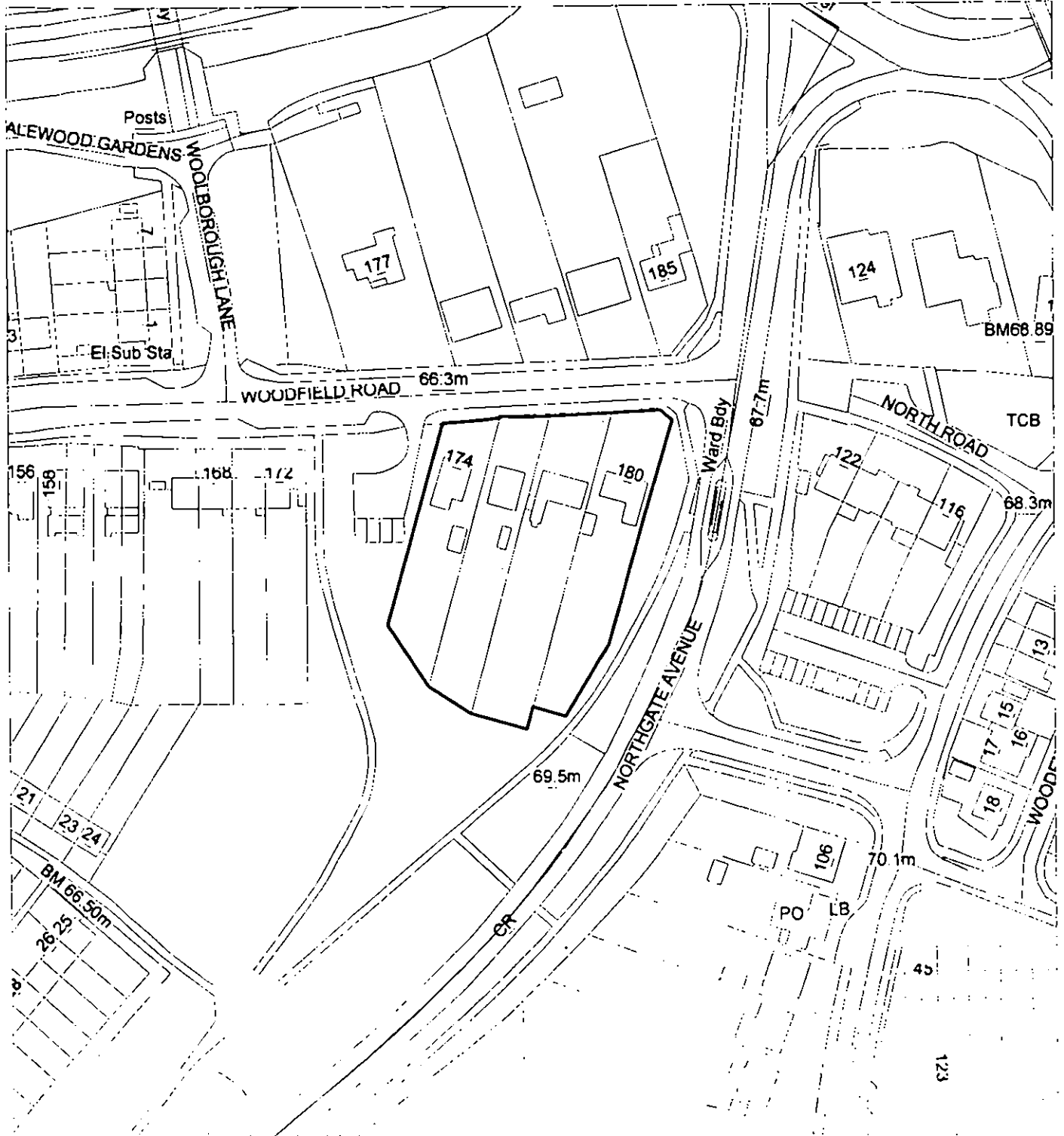
SITE NG9 - North of the Boulevard



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Address: 174-180 Woodfield Road		Site Ref: NG10	Site Area: 0.33 ha		
Neighbourhood: Northgate					
Source of yield: Previously developed (houses and gardens)					
Description of site (including ownership and any planning status) Four detached houses in long back gardens, of no architectural or historical importance, therefore suitable for demolition and redevelopment. Owners are interested in selling houses and the site the site being redeveloped for high density housing. An application for planning permission submitted for 46 dwellings on 17 November 2003, however this was refused as too little provision was made for affordable homes, although re-development of this site for housing is acceptable in principle to CBC. This site was not identified as part of previous urban capacity studies.				Site Access Site has frontage onto Woodfield Road, and would not be a constraint.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.5km to nearest Primary School 0.8km to nearest Doctors Surgery 1.5km to nearest Railway Station Within 0.4km of a regular bus service		
Details of constraints on site: Site would be subject to assembly of the four dwellings, however intention to develop entire site has been demonstrated through earlier planning application, although the owners would have to demonstrate commitment to the development of the site through submission of a further application.					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for high density redevelopment for flats.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
16.5	13.2	9.9	-	42	-
Conclusion and Justification The development of this site would be subject to resubmission of a planning application, with a higher percentage of affordable dwellings. This may push the dwelling yield on the site up, however the yield from the previous application is felt suitable for carrying through into this study. As four houses would need to be demolished for re-development this would have to be removed from the overall yield.					
				FINAL DENSITY	139.3 dph
				FINAL SUGGESTED YIELD FOR SITE	38

SITE NG10 - No's 174 - 180 Woodfield Road



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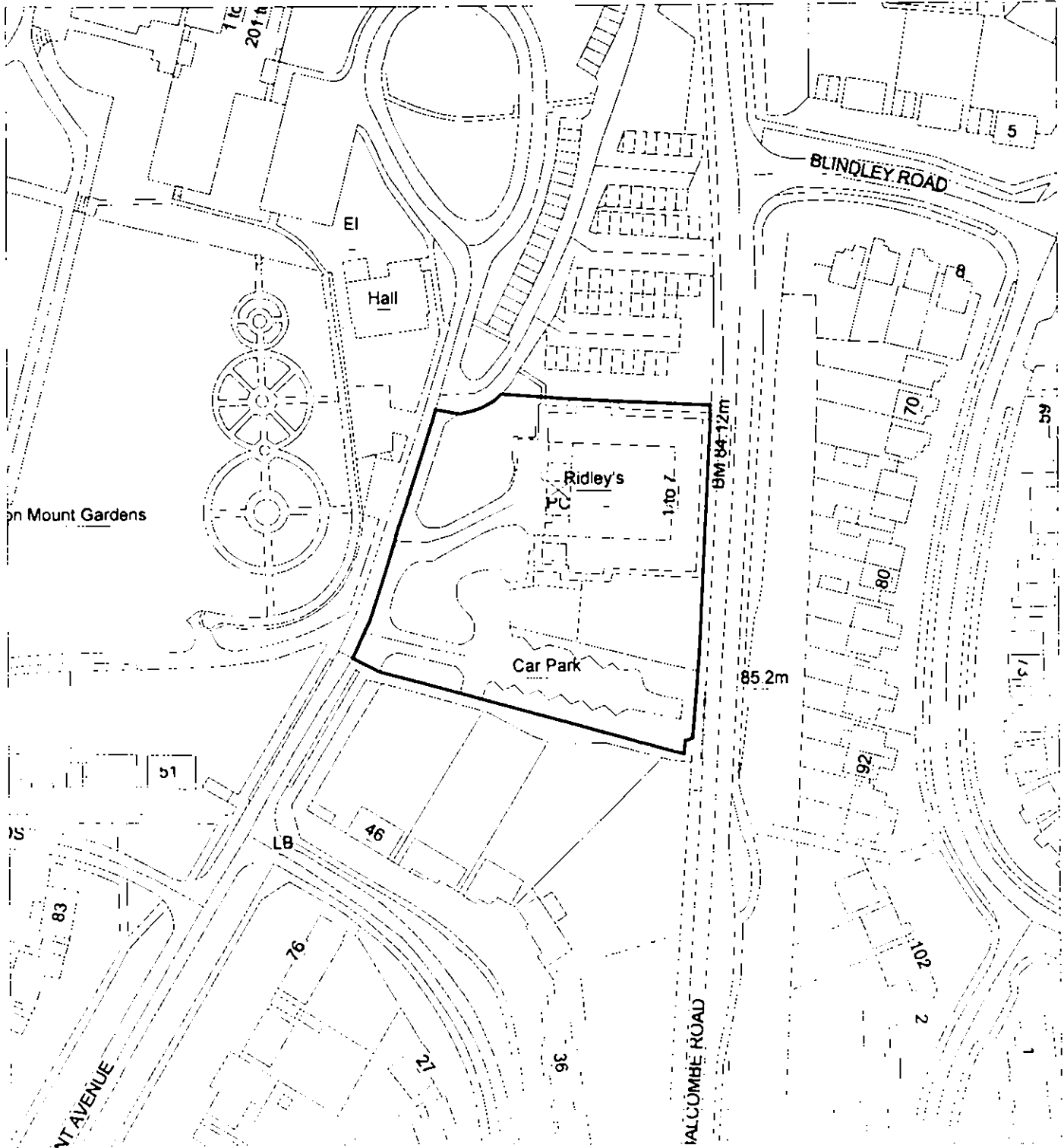
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Address: Hazlewood, Heathfield			Site Ref: P1		Site Area: 0.81 ha	
Neighbourhood: Poundhill						
Source of yield: Previously developed land (house and garden)						
Description of site (including ownership and any planning status) Large 2-storey house set in gardens which are heavily treed. The site is bound by development on 3 sides. Surrounding developments are of mixed housing types and sizes. The Eastern side of the site is bound by Balcombe Road. There has been developer interest in this site but there has been no application as yet.					Site Access Access could be gained from either Heathfield or Burgh Close.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of semi-detached and detached houses. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.				Access to services 0.73km to nearest Primary School 1.4km to nearest Doctors Surgery 1.9km to nearest Railway Station Within 0.4km of 2 regular services		
Details of constraints on site: There are some TPO's on the boundary of the site.						
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for a development of semi-detached and detached dwellings						
Theoretical yield based on PPG3 densities:				Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph		Up to 2006	2006-2011	2011-2016
40	32	24		-	-	30
Conclusion and Justification With no major physical constraints there is no reason why this site should not come forward for housing. However indications from Crawley Borough Council suggest that the owners may be reluctant to sell, therefore the most appropriate time period for this site to come forward is in the final time period. Development of the site would result in the loss of one dwelling thereby reducing the net yield.						
					FINAL DENSITY	
					37.5 dph	
					FINAL SUGGESTED NET YIELD FOR SITE	
					29	

Address: Ridley's Court, Milton Mount Avenue			Site Ref: P3		Site Area: 0.49 ha	
Neighbourhood: Poundhill						
Source of yield: Previously developed						
Description of site (including ownership and any planning status) Former Council amenity depot, housed in old stables. The first floor is currently in use as 7 flats, with the ground floor now available for conversion as flats. Owned by CBC and now released for redevelopment as surplus. The southern part of the site is an area of hardstanding adjacent to the stables that was used for storage and parking, this is also now redundant (0.23Ha). The site is has hedge and scrub boundaries to south, east and part of north where it leads onto the grounds of Ridley's Court. The boundaries also contain a number of mature trees. Surrounding are to the south the long back gardens off Woodlands, east is Balcombe Road and beyond a row of semi-detached houses set back from the road, to the west are the Historic Milton Mount Gardens, and nearby are the 6+ storey Milton Mount flats.					Site Access From Milton Mount Avenue subject to Highways approval.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is most suitable for conversion of the remaining parts of the stables to flats, and the remainder developed for housing is a style suitable to the location. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.4km to nearest Primary School 0.9km to nearest Doctors Surgery 1.2km to nearest Railway Surgery Within 0.4km of 2 regular bus services			
Details of constraints on site: Development would have to be in keeping with surroundings, with a high quality of landscaping and design to complement location adjacent to the historic Milton Mount Gardens. Adjacent houses back onto site.						
Suitable type of development e.g. mixed use, flats, family homes etc. Building suitable for conversion to small flats, the adjacent site would be suitable for flats also, although these could be for the private market.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
24.5	19.6	14.7	-	18	-	
Conclusion and Justification The site could accommodate six new flats on the ground floor (less than first floor due to carriageway entrance). With a new building of high quality adjacent containing a further 12 new dwellings.						
				FINAL DENSITY		36.7 dph
				FINAL SUGGESTED YIELD FOR SITE		18

SITE P3 - Milton Mount Avenue



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Scale 1:1250



Address: Backgardens off St. Anne's Road out		Site Ref: P6	Site Area: 0.62 ha		
Neighbourhood: Poundhill					
Source of yield: Previously developed land (gardens)					
Description of site (including ownership and any planning status) Site consists of parts of seven back gardens of house numbers 73 to 85 fronting onto St. Catherine's Road, backing onto the A2011. The M23 is only approx. 600m from the site, therefore making noise an issue. These gardens contain many mature trees, and slope steeply down to the north. Access would have to be from St Anne's Road although this would require the removal of mature trees, which would have to be replaced in line with Local Plan policy.				Site Access Access would be off St. Anne's road, subject to County Highway's agreement.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.5km to nearest Primary School 1.3km to nearest Doctors Surgery 2.2km to nearest Railway Station Within 0.4km of 2 regular bus services		
Details of constraints on site: Access would be through a heavily treed area, therefore in line with Local Plan policy all removed broadleaf trees would have to be replaced with two new ones. Also site assembly would be constrained through multiple ownerships. The slope of the site is likely to mean that only the southern half is suitable for development.					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for high density redevelopment for family homes.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
31	24.8	18.6	-	15	-
Conclusion and Justification Although the above calculations show it may be possible to obtain quite high yields from the site, due to the slope of the site it is likely only around half will be developable, and therefore a medium to high density development on approximately half of the site is most suitable.					
				FINAL DENSITY	24.2dph
				FINAL SUGGESTED YIELD FOR SITE	15

SITE P6 - St Anne's Road



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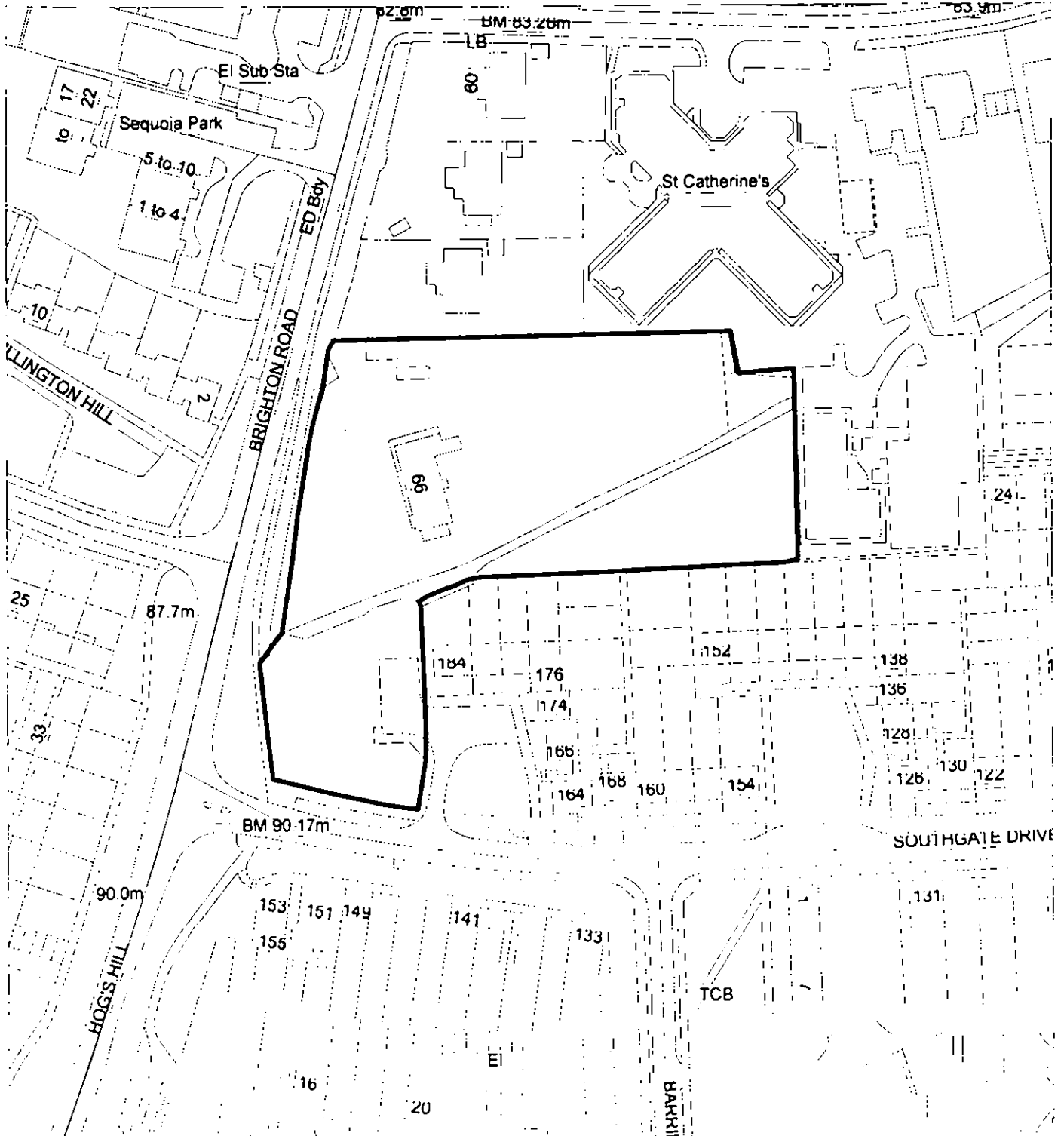
Scale 1:1250



Address: Properties off Green Lane		Site Ref: P19/P20	Site Area: 0.72 ha		
Neighbourhood: Poundhill					
Source of yield: Previously developed land (house and backgardens).					
Description of site (including ownership and any planning status) Site consists of three houses in relatively large gardens, which could be redeveloped for intensified residential use, including the demolition and redevelopment of existing buildings (previous urban capacity study identified these as two sites). Gardens well maintained, although largely open in character, besides several mature trees, which are TPOs. Adjacent to an Area of Special Environmental Quality, although redevelopment of this site in the character of the area should ensure this quality is not harmed. Surrounding housing development to north includes previous areas of identification, as well as other relatively large detached family homes. Southern boundary of site is the embankment of the disused railway, and beyond is Stone Court (M1).				Site Access Access off Green Lane which will require improvements to cope with increased capacity, and therefore subject to Highways approval.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is most suitable redevelopment at relatively low densities due to its context. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.27km to nearest Primary School 0.54km to nearest Doctors Surgery 1.3km to nearest Railway Station Not within 0.4km of a regular bus service		
Details of constraints on site: Adjacent to Areas of Special Environmental Quality, and therefore all new development would need to be in keeping with this. Access is constrained as Green Lane may need improvements to increase capacity.					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for development as family houses in keeping with surrounding character.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
36	28.8	21.6	-	21	-
Conclusion and Justification Due to the surrounding densities and the long but narrow shape of the site capacity here is restricted to only low densities, and the demolition of 3 houses to create the site would mean that this would have to be taken account in the net yield.					
				FINAL DENSITY	29.2 dph
				FINAL SUGGESTED NET YIELD FOR SITE	18

Address: 66 Brighton Road		Site Ref: S16	Site Area: 0.76 ha		
Neighbourhood: Southgate					
Source of yield: Previously developed buildings					
Description of site (including ownership and any planning status) The site is a large old dilapidated house and its gardens. The site shares a boundary with St Catherine's Hospice to the North of the site. The site is bound to the South by existing terraced residential dwellings. The front of the site is on Brighton Road, which is a main road into Crawley town centre. The site slopes up from North to South meaning that the existing house on site is above the level of Brighton Road. There has been some pre-application discussions for sheltered accommodation.				Site Access Access would be gained from Brighton Road.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of traditional 2-storey terraced and semi-detached units. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.09km to nearest Primary School 0.36km to nearest Doctors Surgery 0.9km to nearest Railway Station Within 0.4km of a regular bus service		
Details of constraints on site: There may be an issue with access due to the site being situated on the main Brighton Road.					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for traditional 2-storey terraced and semi-detached family homes					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
38	30	23	-	35	-
Conclusion and Justification The site is suitable for housing within the middle time period as there are no applications imminent on the site and with the need for demolition of the existing building it is unlikely any development would be complete before April 2006. The density reflects the density that would be gained if the site came forward for sheltered housing or other small units.					
				FINAL DENSITY	46.1 dph
				FINAL SUGGESTED YIELD FOR SITE	35

SITE S16 - 66 Brighton Road



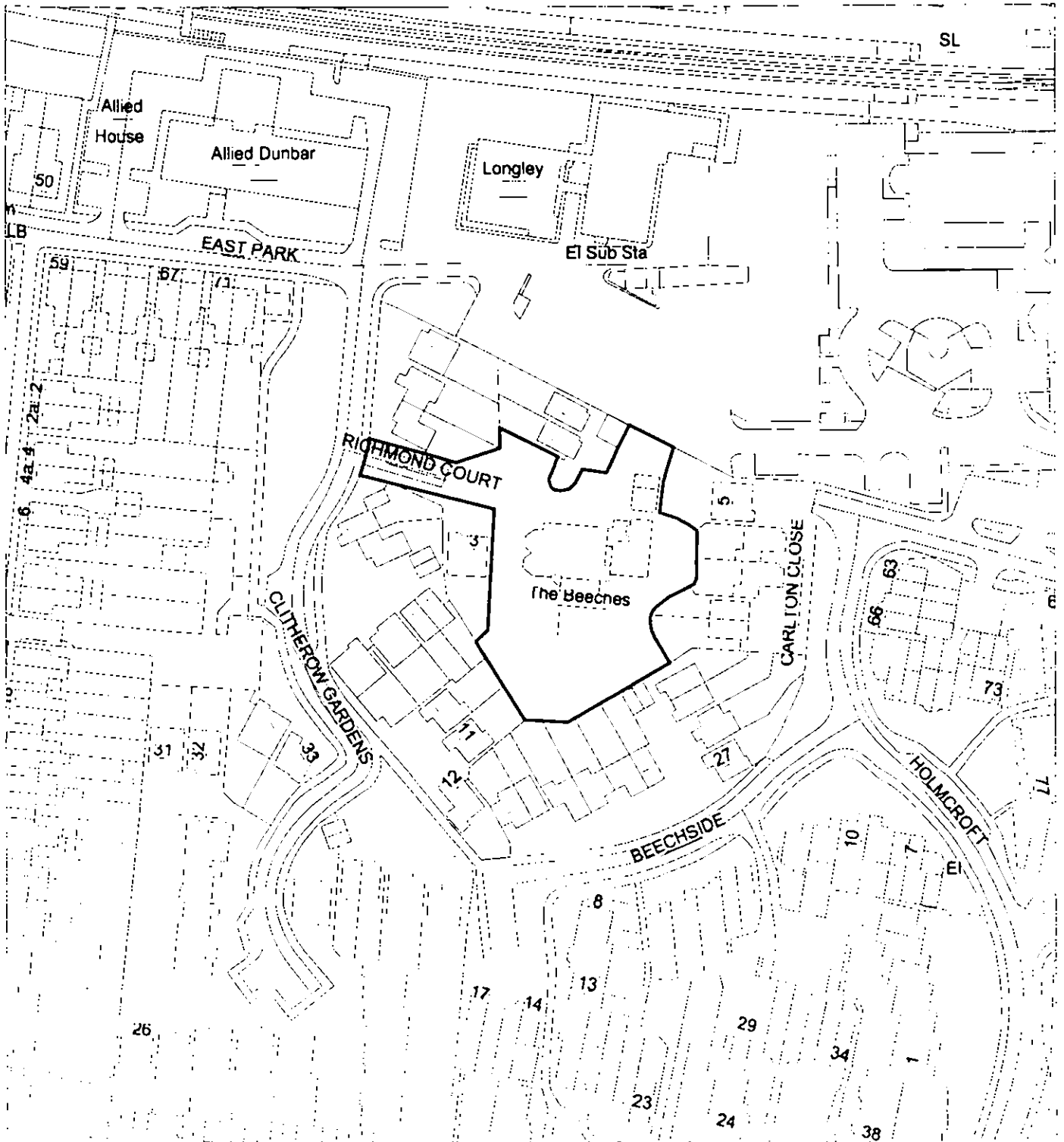
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Scale 1:1250



Address: The Beeches, Richmond Court		Site Ref: S20	Site Area: 0.26 ha		
Neighbourhood: Southgate					
Source of yield: Previously developed – demolition of existing use					
Description of site (including ownership and any planning status) Site was a single house and garden. Planning application received 22 November 2003 (CR/2003/0835/FUL) for 14 flats, which would involve demolition and redevelopment of all the existing buildings on the site. Granted permission 2 March 2004.				Site Access Site would be accessed through existing access of Clitherow Gardens and access is no constraint	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of flats. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.2km to nearest Primary School 0.8km to nearest Doctors Surgery 0.1km to nearest Railway Station		
Details of constraints on site: There are no constraints to development of the site					
Suitable type of development e.g. mixed use, flats, family homes etc. Suitable for flats.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
13	10.4	7.8	14	-	-
Conclusion and Justification This site has permission for development as 14 flats, and therefore should development should proceed on this basis. The net gain on this site is 13, as development of the site will result in the loss of one dwelling.					
				FINAL DENSITY	53.8 dph
				FINAL SUGGESTED NET YIELD FOR SITE	13

SITE S20 - The Beeches, Richmond Court



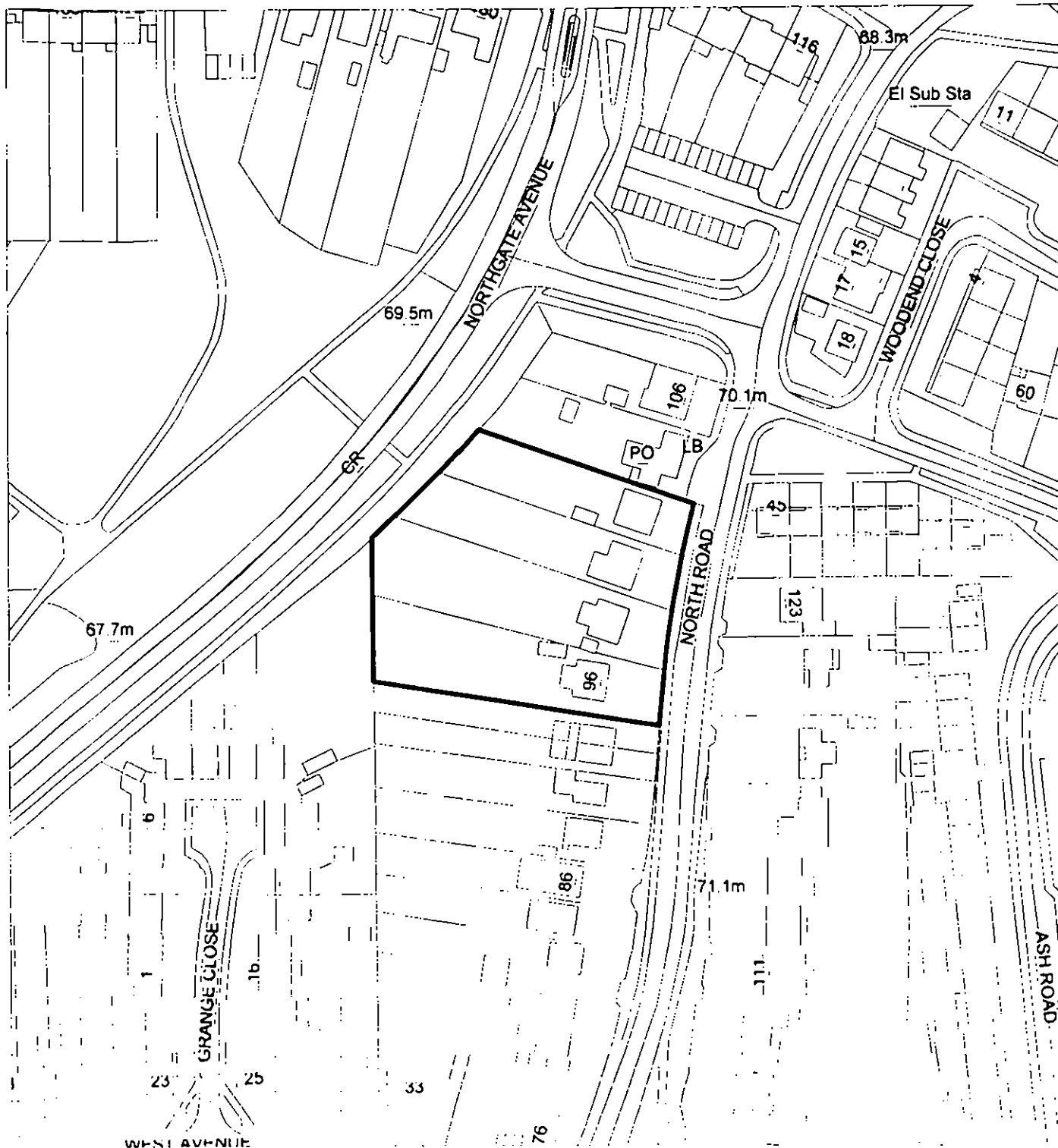
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Scale 1:1250



Address: 96-102 North Road		Site Ref: TB6	Site Area: 0.36 ha		
Neighbourhood: Three Bridges					
Source of yield: Previously developed (houses and gardens)					
Description of site (including ownership and any planning status) Site consists of four detached houses and their gardens fronting onto North Road. Surrounding land uses are all residential. A planning application on the site was refused, however in principle this site is still suitable for intensification of use and its development is supported by CBC. Any scheme for redevelopment would involve the demolition of the existing houses and the building of new higher density development.				Site Access Site has a long frontage along North Road.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.75 km to nearest Primary School 0.5 km to nearest Doctors Surgery 1.0 km to nearest Railway Station within 0.4km of a regular bus service		
Details of constraints on site: The site has no known constraints					
Suitable type of development e.g. mixed use, flats, family homes etc. Intensification of existing residential use is suitable in this location. As the surrounding residential type is almost all family homes, it is believed that this use would be more suitable here.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
18	14.4	10.8	15	-	-
Conclusion and Justification This site is suitable for medium to high densities development of family homes in keeping with surrounding densities and house types. As interest has already been shown by the owners for the redevelopment it is likely that this site will come forward during the first time period. The redevelopment of the site would result in the loss of four properties thereby reducing the net yield.					
				FINAL DENSITY	41.7 dph
				FINAL SUGGESTED NET YIELD FOR SITE	11

SITE TB6 - No's 96-102 North Road



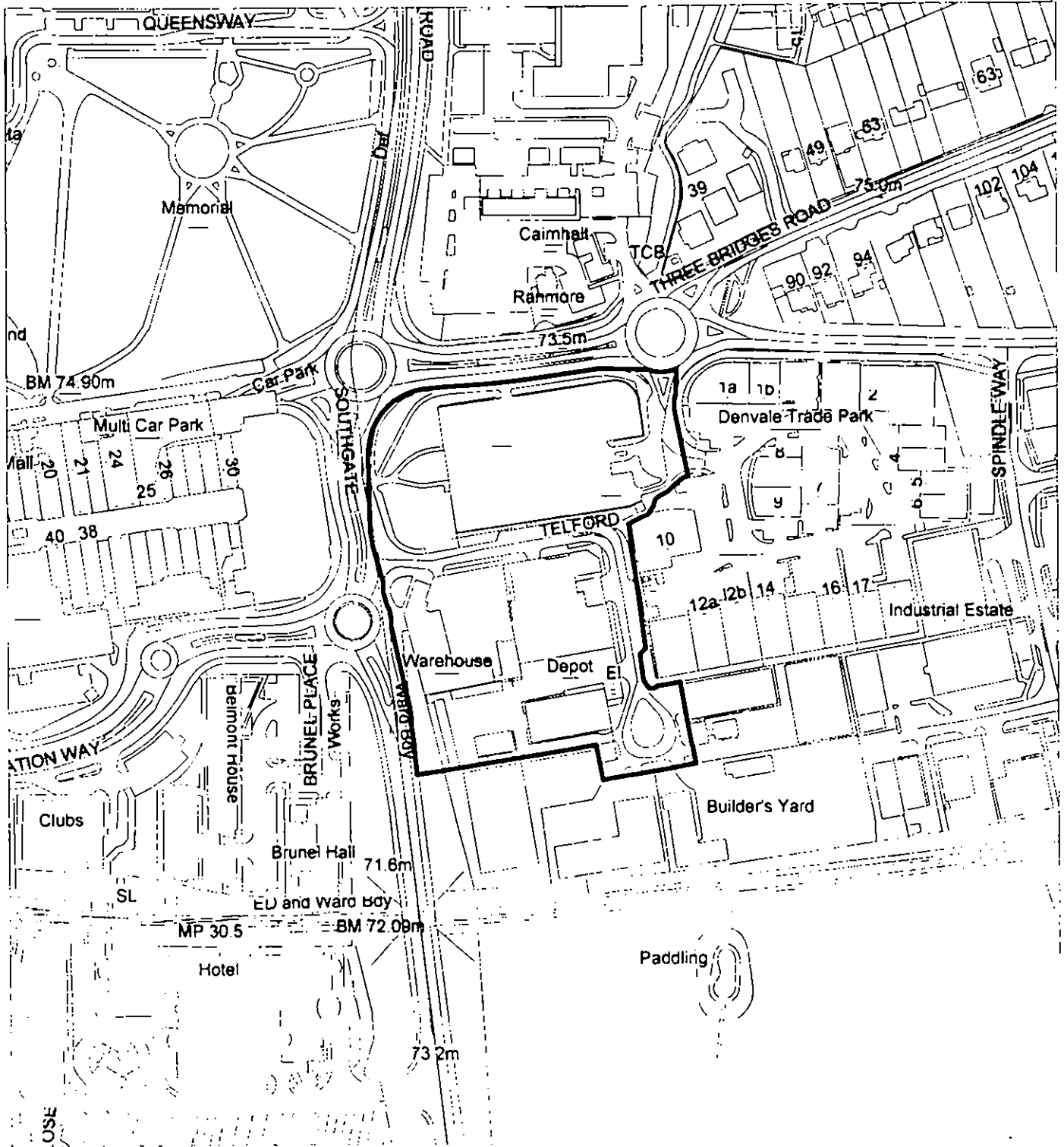
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Scale 1:1250



Address: Haslett Avenue/Telford Place – Phase One			Site Ref: TB16		Site Area: 2.15 ha	
Neighbourhood: Three Bridges						
Source of yield: Previously used land (car park)						
Description of site (including ownership and any planning status) The car park identified in previous urban capacity study is part of Phase One of the Haslett Avenue/Telford Place mixed-use development scheme for this area of Crawley centre. A Key Development Principles document (Sept. 2003). At present the car park provides 220 car parking spaces, however these will be replaced within the larger re-development of the site. The Development Principles document identifies the current car park as being suitable for new housing, in a block 5/6 storeys high, a significant proportion of which should be affordable. The site should also contain some new community use, such as a library. Adjacent land use commercial, including town centre shopping area, and large commercial/employment area.					Site Access Good accessibility due to site's current use as car park.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is suitable for small units such as one and two bedroom flats, as part of a mixed use scheme. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.4km to nearest Primary School 0.8km to nearest doctors surgery 0.3km to nearest Railway Station Within 0.4km of several regular bus services			
Details of constraints on site: There are no constraints on the site, although it would have to be developed in accordance with the Key Development Principles document. Part of the site will be used for a community use.						
Suitable type of development e.g. mixed use, flats, family homes etc. Whole site is a mixed use development which will include very high density housing as 5 to 6 storey block/s of flats on the site of Haslett Avenue car park.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
107.5	100.4	75.3	-	135	-	
Conclusion and Justification The yield arrived at for this site is based on flats being developed at 55m ² each on just under half the current Haslett Avenue car park (this allows the other half to go towards car parking, community use and the setting of the buildings), over 5 floors. This type of small flat development fits well in this central Crawley location, and is in line with CBC affordable housing and small units policy.						
					FINAL DENSITY	
					62.8dph	
					FINAL SUGGESTED YIELD FOR SITE	
					135	

SITE TB16 - Haslett Avenue/Telford Place - Phase One



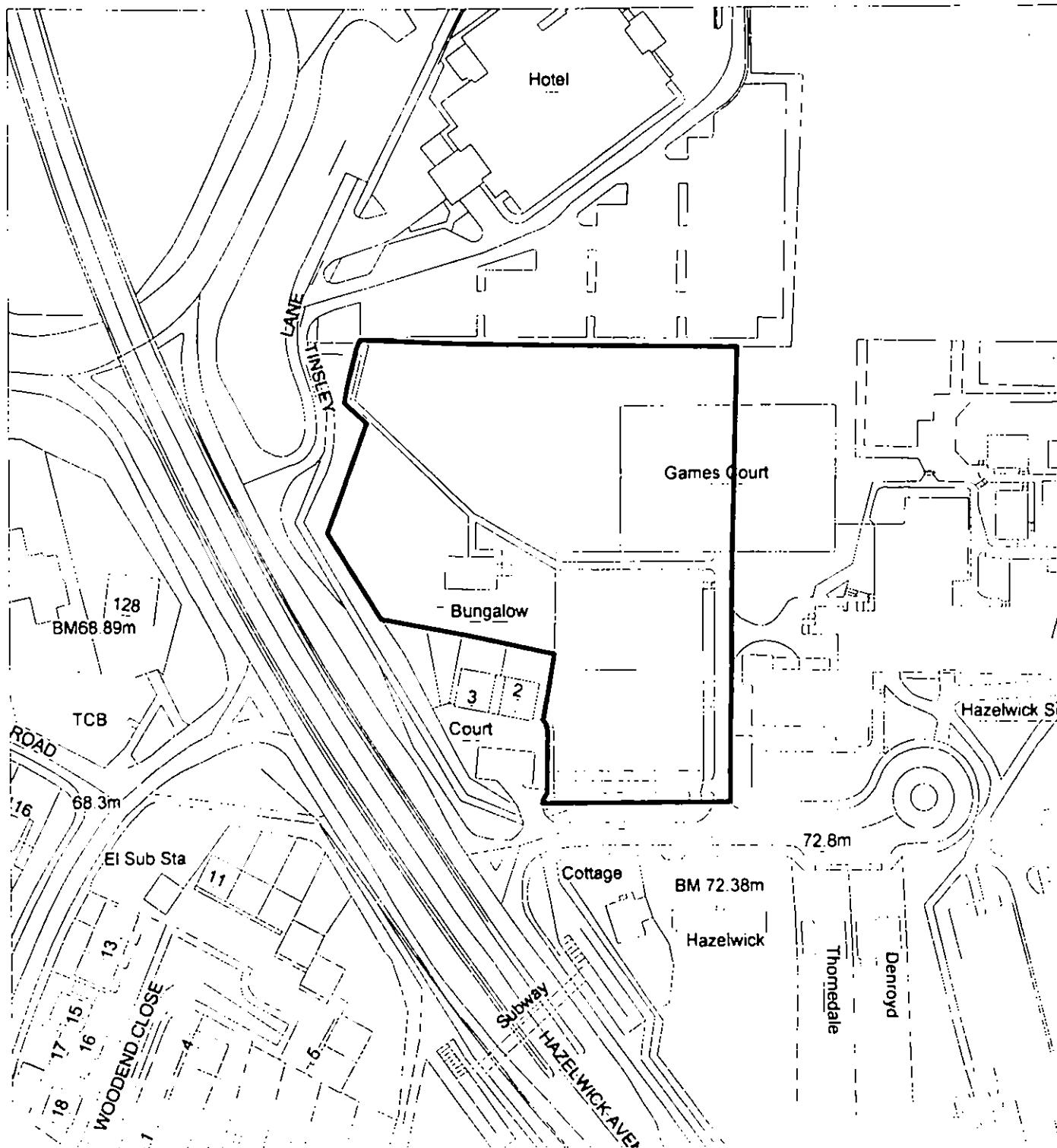
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Scale 1:2500



Address: Hazelwick School			Site Ref: TB23		Site Area: 0.72 ha	
Neighbourhood: Three Bridges						
Source of yield: Previously developed (school site)						
Description of site (including ownership and any planning status) Site consists of part of the grounds of Hazelwick School, at the western end of the northern complex (owned by West Sussex County Council), and considered as suitable for 'alternative uses' in Development Design Principles (Dec 2002). Current uses on site are tennis courts, several a storage shed (poor state of repair), an area of playing fields, and car parking. The area could be separated from the rest of the school complex and independently accessed. Has frontage onto the busy Hazelwick Avenue, although access would have to be off the same road as that accessing Hazelwick School, although this road also provides access for four dwellings. Surrounding land use includes the 3 storey school block, 2 storey residential dwellings, the car park of the 6+ storey Ramada Jarvis hotel, and is nearby the A2011 roundabout with heavy traffic from the M23.					Site Access Access subject to Highways agreement off the road serving Hazelwick School, although this is off the busy Hazelwick Avenue.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is likely to be suitable for a mix flats in a mix of tenures. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 1.3km to nearest Primary School 0.9km to nearest Doctors Surgery 1.3km to nearest Railway Station Not within 0.4km of a regular bus service, however it is on a future Fastway route.			
Details of constraints on site: Access may be a constraint as would be by a small road that serves the school which has left turn only onto a busy road. Proximity to the busy A2011 may also constrain development on the western boundary of the site.						
Suitable type of development e.g. mixed use, flats, family homes etc. Nearby housing is high density terrace, and this site would be suitable for this, subject to access. Development of the site would have to be arranged to take into account proximity to school and the busy and noisy A2011 which links to the M23. Subject to access being agreed with the local Highways authority the site would be suitable for high density redevelopment as flats of 3 to 4 storeys.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
36	28.8	21.6	-	45	-	
Conclusion and Justification						
					FINAL DENSITY	62.5 dph
					FINAL SUGGESTED YIELD FOR SITE	45

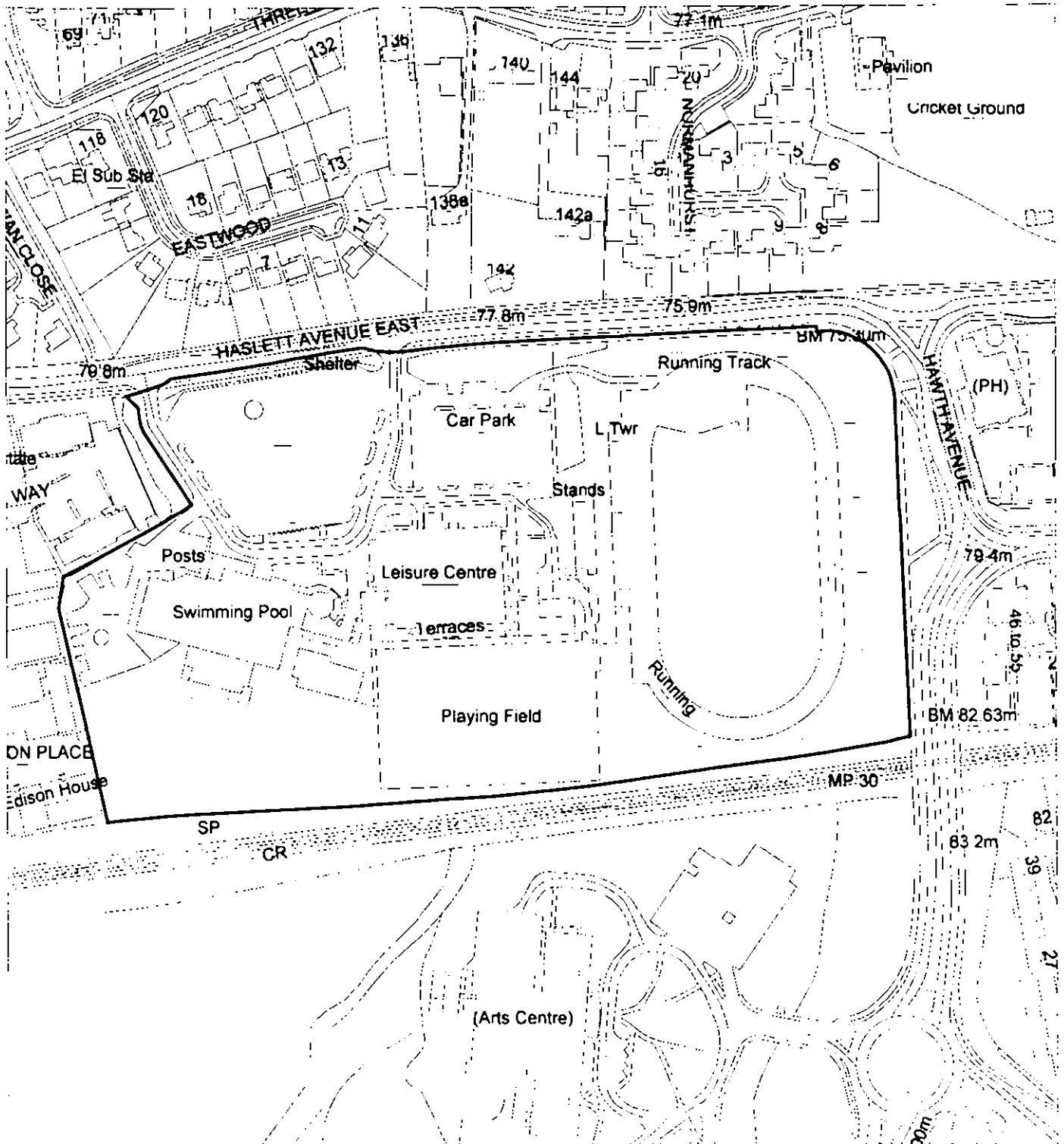
SITE TB23 - Hazelwick School



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Address: Crawley Leisure Centre			Site Ref: TB24		Site Area: 7.15 ha	
Neighbourhood: Three Bridges						
Source of yield: Previously developed land – (redevelopment of leisure centre)						
Description of site (including ownership and any planning status) Site currently consists of outdated Crawley Leisure Centre, around 3/4 storeys in height. Owned by CBC. Site includes running track with one stand, and playing field, and a car park that was heavily used at time of survey. Site is located within 0.5km of Crawley town centre. There is an intention to relocate the current use to the Thomas Bennett Campus, in autumn 2005, and hence this site would be surplus to requirements and available for redevelopment. A Key Development Principles (2003) has been produced for the site, which suggests the site is suitable for mixed use, with high density residential development making up part of this use. The northern boundary of the site is Haslett Avenue East beyond which are rear gardens of houses, the western boundary is onto Spindle Way Business Area, southern boundary is the railway line beyond which is a theatre and protected woodland, and eastern boundary is onto Hawth Avenue, beyond which land uses are as a pub house, hotel, restaurant, office, residential. There are residential properties to the East and North of the site, and these are predominantly detached family homes, a pub and hotel.					Site Access Leisure centre is currently accessed from Haslett Avenue, and this is likely to continue to be the most appropriate access point.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is likely to be suitable for a mix of both private market and affordable family homes, and flats. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.2km to nearest Primary School 0.7km to nearest Doctors Surgery 0.6km to nearest Railway Station Within 0.4km of 2 regular bus services			
Details of constraints on site: Part of the site falls under policy RL7 of the Local Plan, for 'a town multi-sports stadium', however this is no longer required. The development of the site is fundamentally constrained by the replacement of the Leisure Centre by equal or better facilities elsewhere, in order to make the site surplus to requirements. Consideration must be given for the amount of open space provision that would have to be made in a development of this high a yield.						
Suitable type of development e.g. mixed use, flats, family homes etc. Due to sites proximity to the town centre and adjacent leisure uses the site may be most suitable for a mixed-use development, incorporate community uses. Residential development could take place on the site and is highly suited a mix of house types and tenures, with a large proportion of flats, and other high density dwellings, with new buildings being up to 6 storeys on parts of the site. CBC would favour the whole site coming forward for residential development, and current discussions put the yield at 800.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
357.5	286	214.5	-	800	-	
Conclusion and Justification The site is most suitable for redevelopment as a mixture of high density three storey town houses, four storey blocks of flats and of some of six. The Key Development Principles document advises that along Hawth Road buildings could be up to 6 storeys in height, therefore densities on this site will be very high, especially if the majority of development is small units, provision would have also to be made for car parking, landscape and setting.						
					FINAL DENSITY	111.9dph
					FINAL SUGGESTED YIELD FOR SITE	800

SITE TB24 - Crawley Leisure Centre



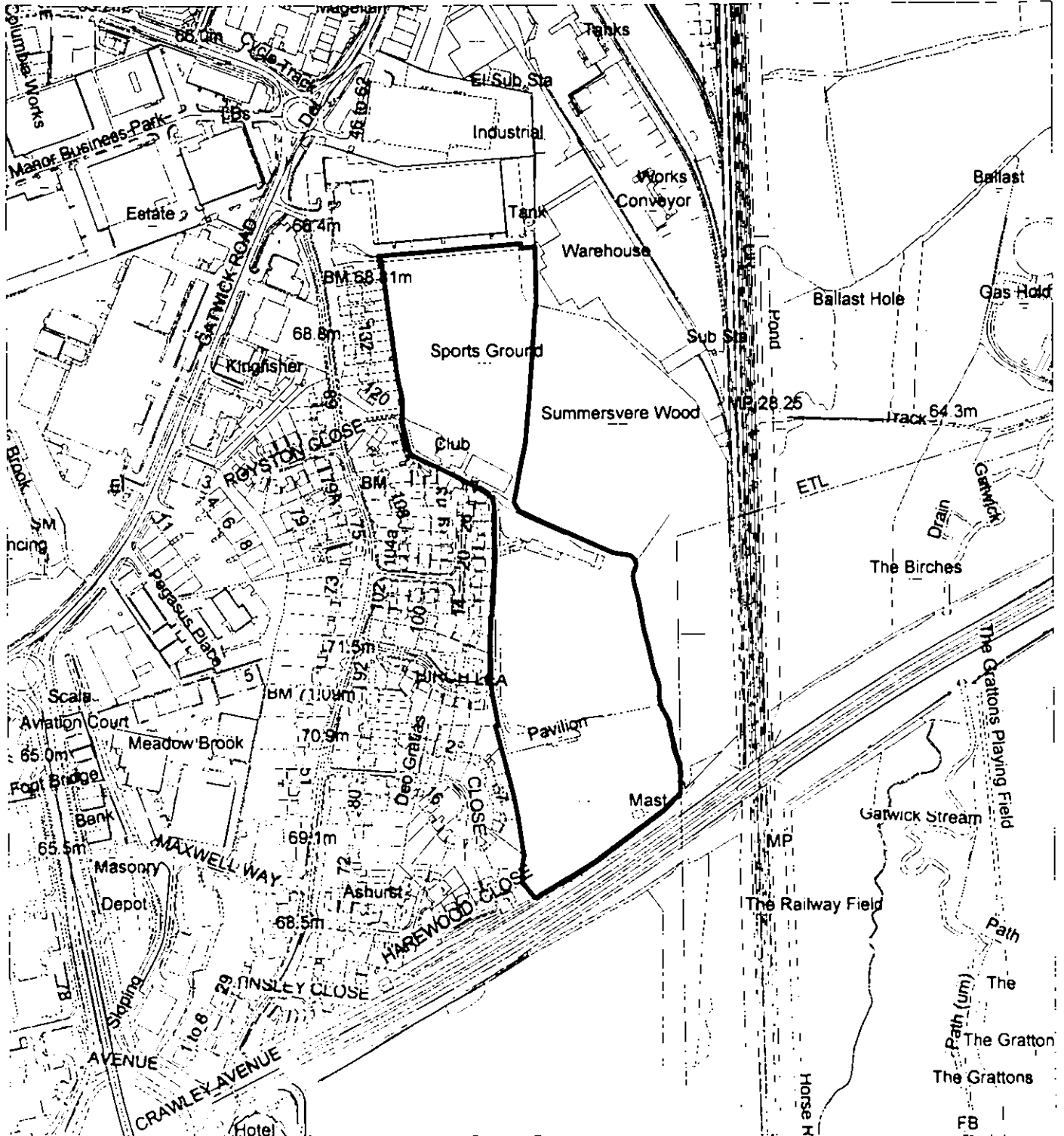
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Scale 1:2500



Address: East of Tinsley Lane Housing Allocation			Site Ref: TB25		Site Area: 6.83 ha (site for housing 4.88ha)	
Neighbourhood: Three Bridges						
Source of yield: Greenfield (sports pitches)						
Description of site (including ownership and any planning status) This site consists of three playing fields, the southernmost site is housing allocation H3B(20) in the current Local Plan, and consists of a football pitch, and is well maintained with areas of hardstanding. The other two fields are also well maintained open areas of short mown grass. A Design Statement has been produced for the southern site. The two more northerly fields were not included in the previous urban capacity study, but have been incorporated at this time as they form part of the redevelopment of the allocated site. The site is owned by English Partnerships, who propose to develop the top two fields for housing, with and southern site would have its current sports provision upgraded. To the east of the site is Summersvere Wood Ancient Woodland (protected through local plan policy BN19) and beyond the railway line; to the south is the A2011 which would require screening from the site; to the west is residential development consisting of two storey family homes as a medium density.					Site Access Access is most likely to be off Birch Lea, although alternative access to the site could be obtained if properties were demolished off eg Harewood Close, or Kenmara Close.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site is likely to be suitable for a mix of private market and affordable family homes. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.8km to nearest Primary School 1.1km to nearest Doctors Surgery 1.8km to nearest Railway Station Not within 0.4km of a regular bus service			
Details of constraints on site: Access to site is the may be a constraint. A telecommunications mast on the site would either have to be relocated or incorporated into the development scheme. Noise from the road and railway line on the southern and western sides of the site respectively will need to be considered in the design and layout of the site, constraining overall capacity. Great care would have to be taken to ensure the development would not harm the ancient woodland adjacent to the site. As the development of the site would result in the loss of sports pitches, these would have to be replaced in accordance with Sport England requirements.						
Suitable type of development e.g. mixed use, flats, family homes etc. Site is suitable for high density development of dwelling in a mixture of tenures and sizes.						
Theoretical yield based on PPG3 densities: (on 4.88ha part of site)			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
244	195.2	146.4	-	150	-	
Conclusion and Justification This site is suitable for redevelopment at medium densities due to peripheral location, access restrictions, and a suitable layout to minimise noise intrusion from Crawley Avenue and the railway line, as well as the ancient woodland.						
FINAL DENSITY					30.7 dph (on 4.88 ha)	
FINAL SUGGESTED YIELD FOR SITE					150	

SITE TB25 - East of Tinsley Lane Housing Allocation



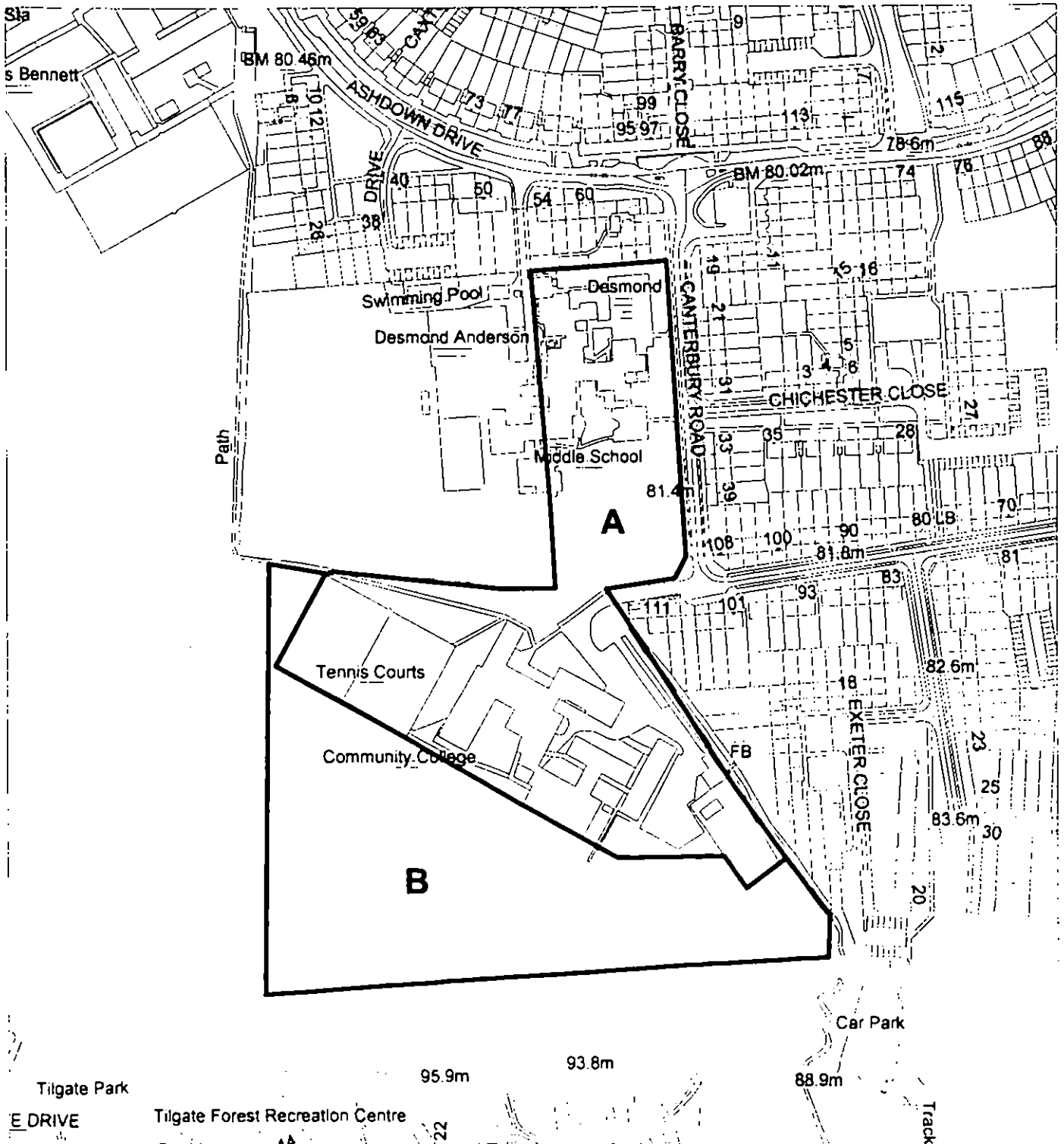
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Scale 1:5000



Address: Thomas Bennett School			Site Ref: T6		Site Area: A 2.53 ha B 2.07 ha	
Neighbourhood: Tilgate						
Source of yield: Previously developed (Schools declared surplus)						
Description of site (including ownership and any planning status) The site consists of the Thomas Bennett Community College buildings and also the buildings of the Desmond Anderson First School. The site also contains a section of playing field. The site as shown on the plan consists of two areas part A the net developable area is within the urban boundary, with part B outside the urban boundary. This site analysis only considers the net area of A, although CBC could consider realigning the urban boundary of Crawley so as to incorporate part B into urban housing potential yields. Surrounding land uses are predominantly residential, two storey family homes. The site also shares boundaries with school land and buildings and therefore new residential development would have to take this into account in its form and layout.					Site Access Access to the site would be from Canterbury Road or Winchester Road	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for residential development, with a combination of private market and affordable housing. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.9km to nearest Primary School 0.4km to nearest Doctors Surgery 1.9km to nearest Railway Station Within 0.4km of a regular bus service			
Details of constraints on site: There are no particular constraints on the development of the site, although in order to incorporate the larger area (eg Part A and Part B) the urban boundaries of the Borough would need realignment. Development would have to be considerate to surround school uses in its layout.						
Suitable type of development e.g. mixed use, flats, family homes etc. The site would be most suitable for high density family homes, both affordable and private market, although a small proportion of flats could also be accommodated.						
Theoretical yield based on PPG3 densities:			Time frame:			
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016	
125	100	75	-	115	-	
Conclusion and Justification This site is surplus to Crawley schools requirements, and therefore could come forward for housing in the medium term. If part B was inside a realigned urban boundary there would be the potential for the site to accommodate around 100 further dwellings.						
FINAL DENSITY					46 dph	
FINAL SUGGESTED YIELD FOR SITE					115	

SITE T6 - Thomas Bennett & Desmond Anderson Schools



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Scale 1:2500



Address: Dingle Close/Ifield Road		Site Ref: WG4	Site Area: 0.67Ha		
Neighbourhood: West Green					
Source of yield: Previously developed - back gardens					
Description of site (including ownership and any planning status) The Site consists of 24 long back gardens belonging to properties 206-252 Ifield Road and a small piece of grassland to the North. The site is surrounded on all 4 sides by residential landuse. The properties on Ifield Road and The Dingle are generally 2-storey semi-detached dwellings. Dingle Close consists of smaller terraced units. Behind Dingle Close is Crawley Avenue dual carriageway, which is a major route into Crawley town centre.				Site Access Access could be gained from Dingle Close or The Dingle.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of traditional 2-storey terraced units. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.23km to nearest Primary School 0.36km to nearest Doctors Surgery 1km to nearest Railway Station Not within 0.4km of a regular bus service		
Details of constraints on site: The site is under multiple ownerships so site assembly is likely to be a major constraint on development.					
Suitable type of development e.g. mixed use, flats, family homes etc. The site would be suitable for flats and terraced units					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
34	27	20	-	-	23
Conclusion and Justification The site will be suitable for housing if all of the site can be brought together, the narrow shape of the site would limit the overall yield. The site is put within the longest time frame due to the potential difficulties of site assembly.					
FINAL DENSITY					34.3dph
FINAL SUGGESTED YIELD FOR SITE					23

SITE WG4 - Dingle Close/field Road



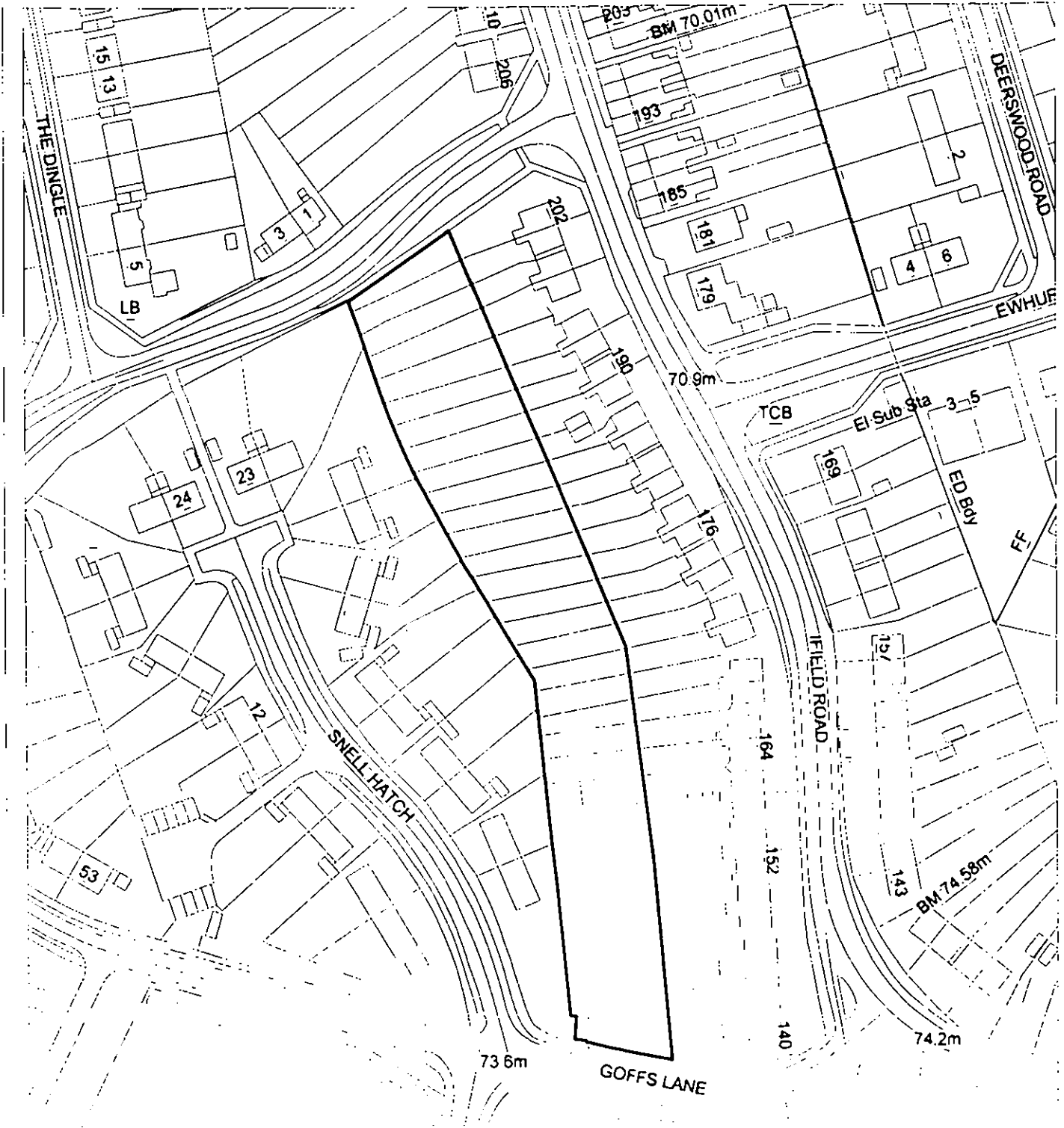
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Scale 1:1250



Address: Goffs Lane/Ifield Road		Site Ref: WG5	Site Area: 0.47 ha		
Neighbourhood: West Green					
Source of yield: Previously developed - back gardens					
Description of site (including ownership and any planning status) The Site consists of 32 long back gardens belonging to properties 140-202 Ifield Road and a small piece of grassland to the North. The site is surrounded on all 4 sides by residential landuse. The properties on Ifield Road and Snell Hatch are generally 2-storey semi-detached dwellings. There are some flats along Goffs Lane to the South of the site. All of the site is owned by CBC.				Site Access Access would gained from either Goffs Lane or The Dingle.	
Market appraisal/economic viability Agents, private housing developers and housing associations confirm a very strong local market for both private and affordable housing. This site would be highly suitable for a residential development of traditional 2-storey terraced units. Local values vary from around £3million to £5million per developable hectare of open market housing land, and this is generally high enough to overcome any abnormal development costs and planning obligations.			Access to services 0.48km to nearest Primary School 0.18km to nearest Doctors Surgery 1km to nearest Railway Station Not within 0.4km of a regular bus service		
Details of constraints on site: All of the site is owned by CBC, therefore site assembly should not be to great a constraint. The narrow shape of the site may limit overall site yield.					
Suitable type of development e.g. mixed use, flats, family homes etc. The site is suitable for 2-storey terraced dwellings.					
Theoretical yield based on PPG3 densities:			Time frame:		
High 50 dph	Medium 40 dph	Low 30 dph	Up to 2006	2006-2011	2011-2016
24	19	14	-	20	-
Conclusion and Justification The site will be suitable for housing, subject to site assembly, development is unlikely to be before 2006. The overall yield on the site will be severely constrained by the narrow shape of the site.					
				FINAL DENSITY	42.6 dph
				FINAL SUGGESTED YIELD FOR SITE	20

SITE WG5 - Snell Hatch/Field Road



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