

Crawley Borough Council

**Strategic Housing Land
Availability Assessment Update**

(July 2019)

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1.0 Introduction

Purpose and background to the assessment

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical study that will form part of the evidence base for Crawley's submission Local Plan 2020. The primary role of the SHLAA is:
- The identification of sites and broad locations for housing development;
 - An assessment of the housing potential of these sites;
 - An assessment of their suitability, availability and achievability, and
 - An assessment of the likely timeframe for development of these sites.
- 1.2 The SHLAA does not determine whether a site should be progressed through the local plan process as a housing allocation, nor does it automatically mean planning permission is certain. The SHLAA only carries out an assessment of sites that might be suitable for housing development and whether and when they might be developed.
- 1.3 The NPPF requires local authorities to demonstrate that they are meeting the full, objectively assessed needs for market and affordable housing in the Housing Market Area (paragraph 11) providing this is consistent with the policies of the Local Plan. Key sites which are critical to housing delivery should be identified alongside an annual supply of 'deliverable' sites to provide a five-year supply of housing measured against the local authority's housing requirement. Local authorities are also required to ensure choice and competition in the housing market. A supply of specific, 'developable' housing sites or broad locations for growth, for years 6-10, should also be identified and, where possible, for years 11-15.

2.0 Methodology

- 2.1 This update to the council's 2015 SHLAA has been prepared to support the Regulation 18 Issues and Options/ Draft Policies Consultation undertaken between 15 July and 16 September 2019.
- 2.2 For the purpose of the Regulation 18 Consultation, the 2014 SHLAA has been updated as follows:
- Sites which have already been built out have been removed.
 - The following categories of sites have been included and identified as being 'suitable', 'available' and 'achievable':
 - sites which have planning permissions which have not been fully implemented;
 - sites which benefit from Prior Approval for conversion to residential use from other uses (all of these in Crawley are offices);
 - two additional sites (Crawley College and Cross Keys) which have come forward for allocation, and which are considered suitable in principle for residential development;
 - sites with permissions which have expired within the last 5 years, where these are considered capable of accommodating 5 units or more;
 - sites which have been refused planning permission, but where residential development is considered acceptable in principle and which are considered capable of accommodating 10 or more dwellings.

- Sites which have been refused permission for 10 or more dwellings and where residential development is considered unacceptable in principle have been identified as being unsuitable.
- 2.3. Other sites from the 2015 SHLAA have been re-tailed, although in all cases the description of the status and likely development trajectory of the site has been reviewed.

3.0 Regulation 18 Consultation

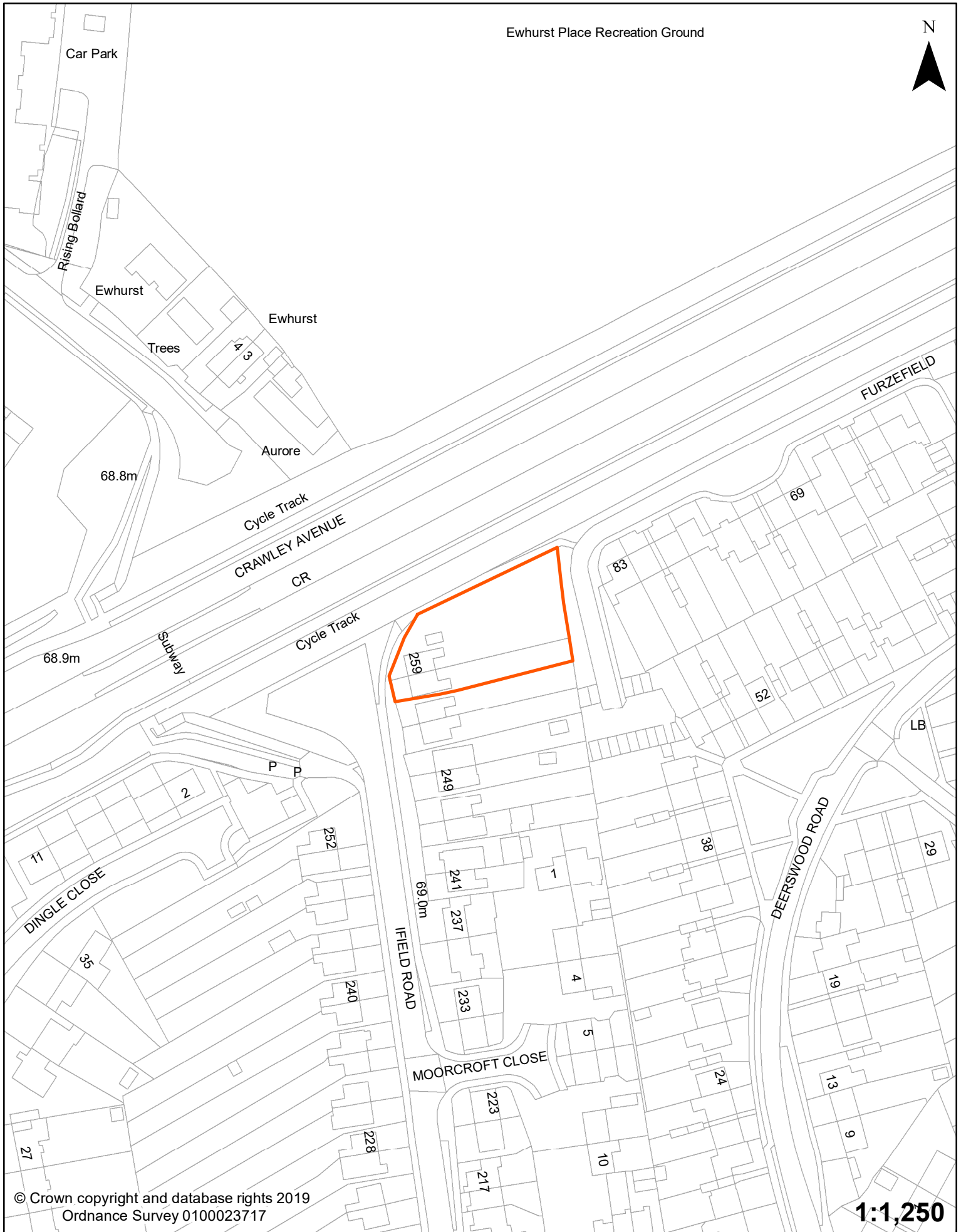
- 3.1. Representations are welcome in relation to all aspects of the site assessments included in this SHLAA update as part of the Regulation 18 Consultation
- 3.2. The Regulation 18 Consultation will include a Call for Sites which are suitable, available and achievable as residential development sites. As part of the consultation the council will engage with landowners of known sites in order to obtain an updated picture of their status.

**A) Large Housing Sites (5-29 units)
planning permission
(1 July 2019)**

Site Reference	1	Neighbourhood	West Green													
Site Name / Address	257 - 259 Ifield Road															
Existing Land Use (s)	Pair of semi-detached houses and gardens.															
PA Number	CR/2017/0881/FUL	Gross Dwellings	5													
Lapse Date	Site commenced.	Demolitions	2													
PDL / Greenfield	PDL & Greenfield	Net Dwellings	3													
Site Area (Gross hectares)	0.11	Current Density	18 dwellings/ha.													
Site Suitability	Yes – The site has planning permission.															
Site Availability	Yes – The site has commenced.															
Site Achievability	Yes – The site has commenced.															
Action Required / Constraints	None															
Phasing for Development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	5															
Summary	This site has commenced so completion in 2020/21 is realistic.															

Site Plan: 1

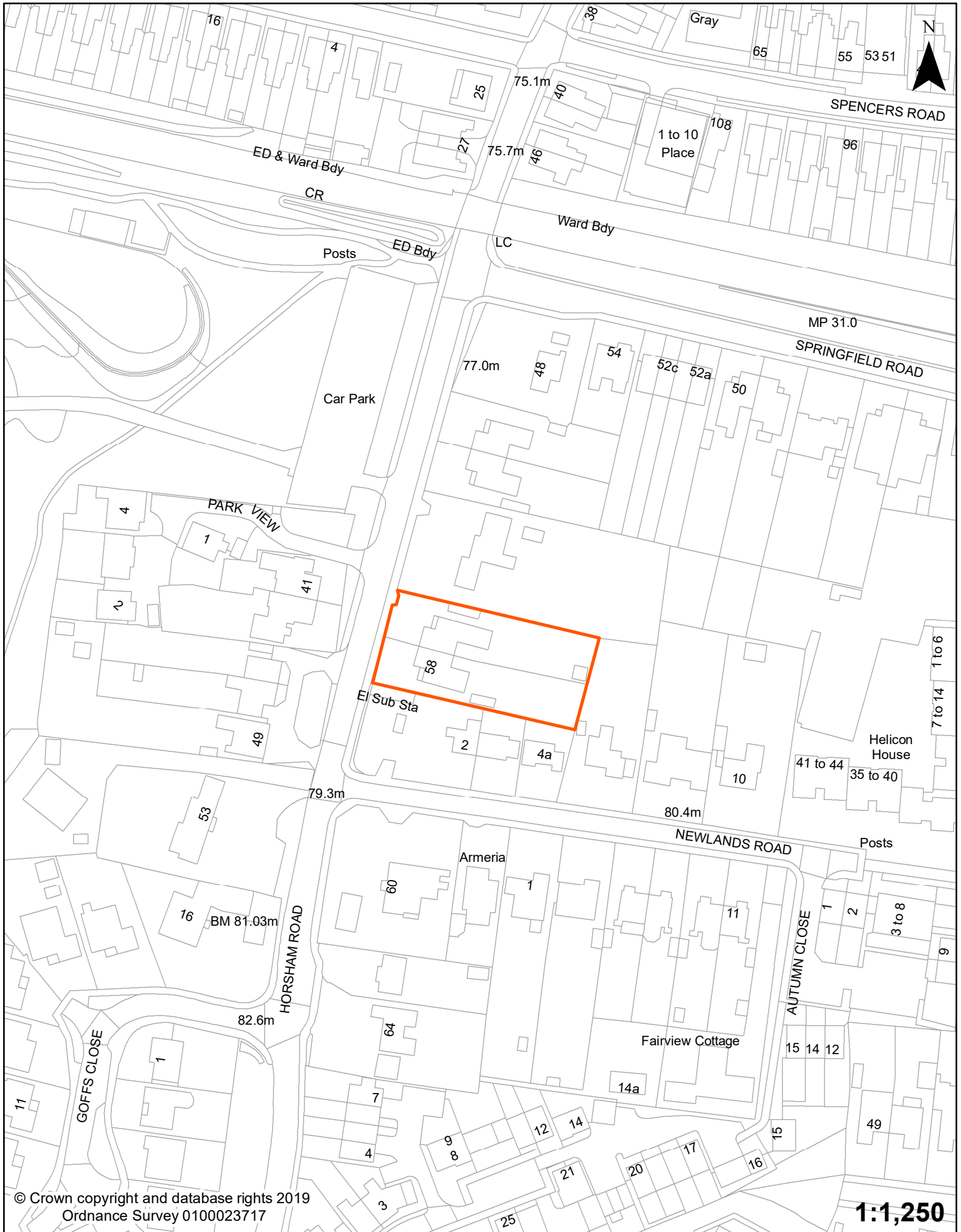
257 - 259 Ifield Road



Site Reference	2		Neighbourhood	Southgate												
Site Name / Address	56 & 58 Horsham Road															
Existing Land Use (s)	Pair of semi-detached properties, and gardens, one of which is used as a bed and breakfast hotel.															
PA Number	CR/2017/0569/FUL				Gross Dwellings	8										
Lapse Date	21/03/2021				Demolitions	2										
PDL / Greenfield	PDL & Greenfield				Net Dwellings	6										
Site Area (Gross hectares)	0.14				Current Density	14 dwellings/ha.										
Site Suitability	Yes – The site has planning permission.															
Site Availability	Yes – The site was granted planning permission in March 2018 and work has subsequently been proceeding on site.															
Site Achievability	Yes – The proposal is for conversion rather than new-build. Work has been proceeding on site.															
Action Required / Constraints	None															
Phasing for Development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
8																
Summary	This development is for 8 self-contained apartments for people who require support to live independently. Conversion work has commenced so realistic to anticipate completion in 2019/20.															

Site Plan: 2

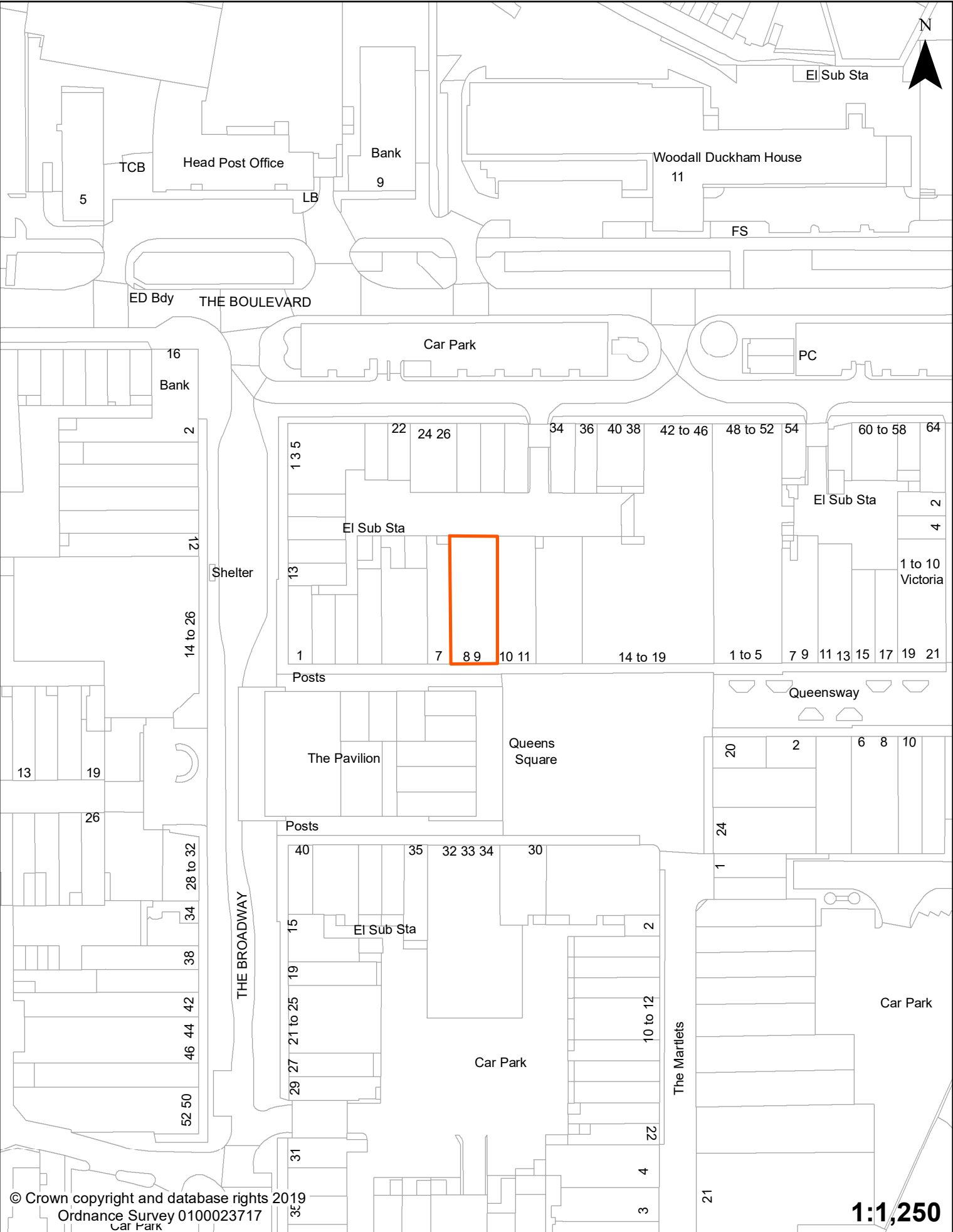
56 & 58 Horsham Road



Site Reference	3		Neighbourhood	Northgate												
Site Name / Address	8 - 9 Queens Square, first and second floors.															
Existing Land Use (s)	A1 Retail – ancillary to shops on ground floor.															
PA Number	CR/2017/0552/FUL		Gross Dwellings	7												
Lapse Date	21/12/2021		Demolitions	0												
PDL / Greenfield	PDL		Net Dwellings	7												
Site Area (Gross hectares)	0.04		Current Density	-												
Site Suitability	Yes – The site has planning permission.															
Site Availability	Yes – The is understood to have been sold following the grant of planning permission.															
Site Achievability	Yes – Site has planning permission compliant with policy, and is therefore assumed to be viable.															
Action Required / Constraints	Site has not commenced at present. Monitoring will assess progress regarding the site.															
Phasing for Development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	7															
Summary	The permitted development involves a combination of conversion and extension, and can realistically be completed during 2020/21.															

Site Plan: 3

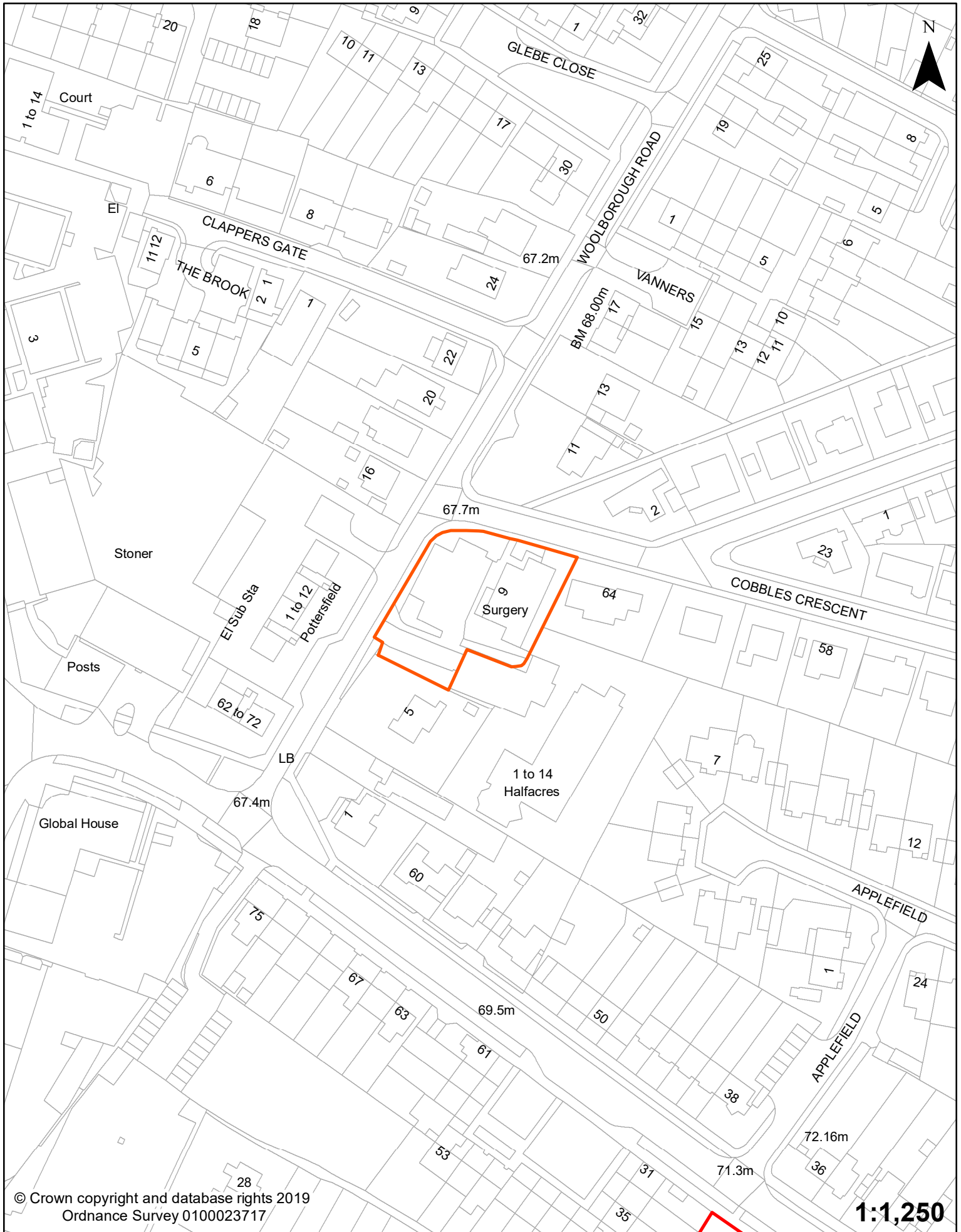
8 - 9 Queens Square



Site Reference	4	Neighbourhood	Northgate													
Site Name / Address	9 Woolborough Road															
Existing Land Use (s)	Vacant surgery.															
PA Number	CR/2017/0760/FUL	Gross Dwellings	9													
Lapse Date	Site commenced.	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	9													
Site Area (Gross hectares)	0.14	Current Density	-													
Site Suitability	Yes – The site has planning permission.															
Site Availability	Yes – The site has commenced.															
Site Achievability	Yes – The site has commenced.															
Action Required / Constraints	None															
Phasing for Development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	9															
Summary	This site has commenced so completion in 2020/21 is realistic.															

Site Plan: 4

9 Wooborough Road



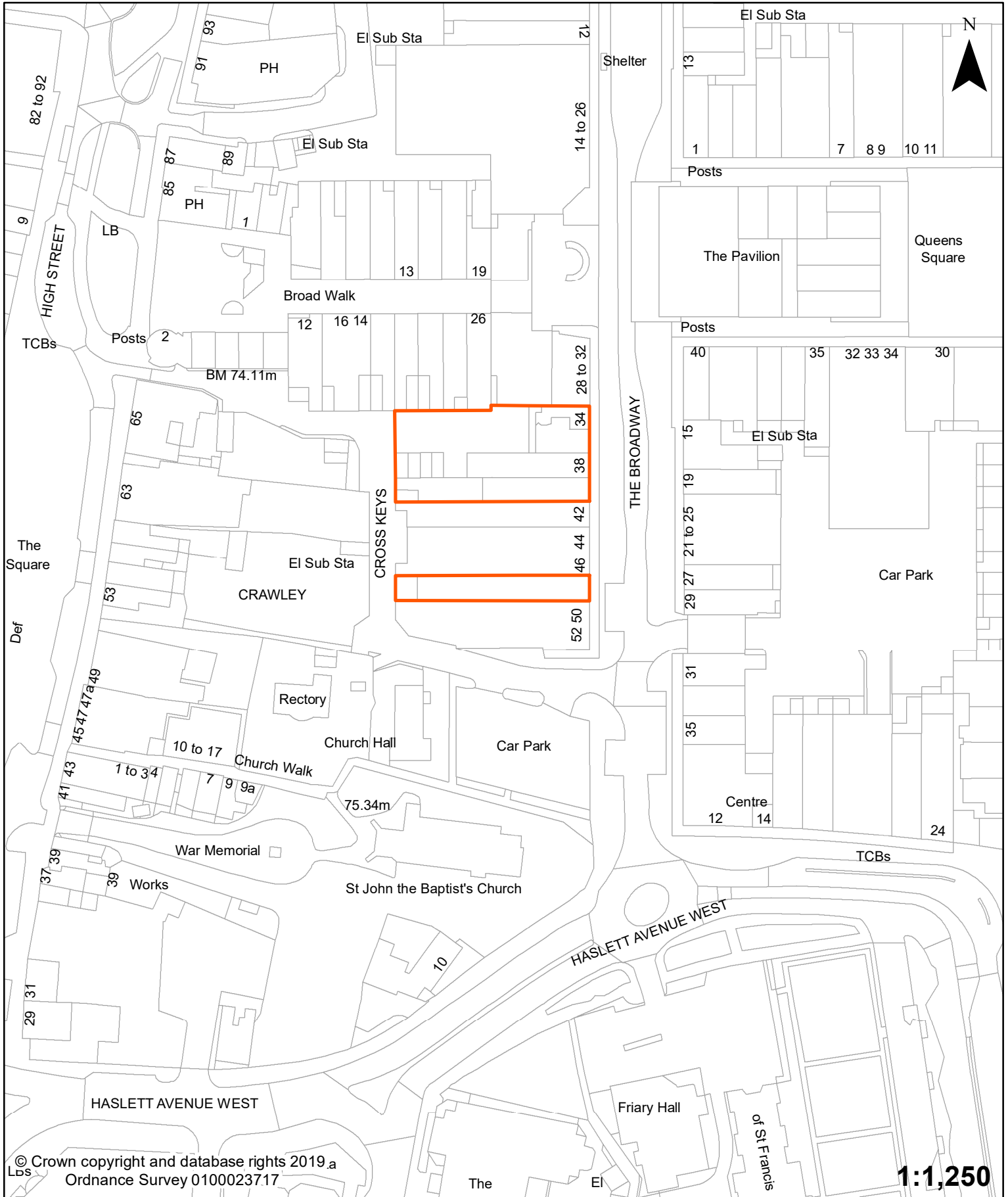
Site Reference	5		Neighbourhood	Northgate												
Site Name / Address	First & Second Floors, 34-38 the Broadway; Second Floor, 40 the Broadway; & First & Second Floors, 48 The Broadway															
Existing Land Use (s)	B1 Offices above ground floor shops.															
PA Number	CR/2017/0549/PA3		Gross Dwellings	9												
Lapse Date	31/08/2020		Demolitions	0												
PDL / Greenfield	PDL		Net Dwellings	9												
Site Area (Gross hectares)	0.15		Current Density	-												
Site Suitability	Yes – The site has permission for change of use via the prior approval procedure.															
Site Availability	Yes – Operational works have commenced.															
Site Achievability	Yes – Operational works have commenced.															
Action Required / Constraints	None															
Phasing for Development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	9															
Summary	Operational works have commenced so completion of the development by 2020/21 is considered realistic.															

Site Plan: 5

First & Second Floors, 34-38 the Broadway;

Second Floor, 40 the Broadway;

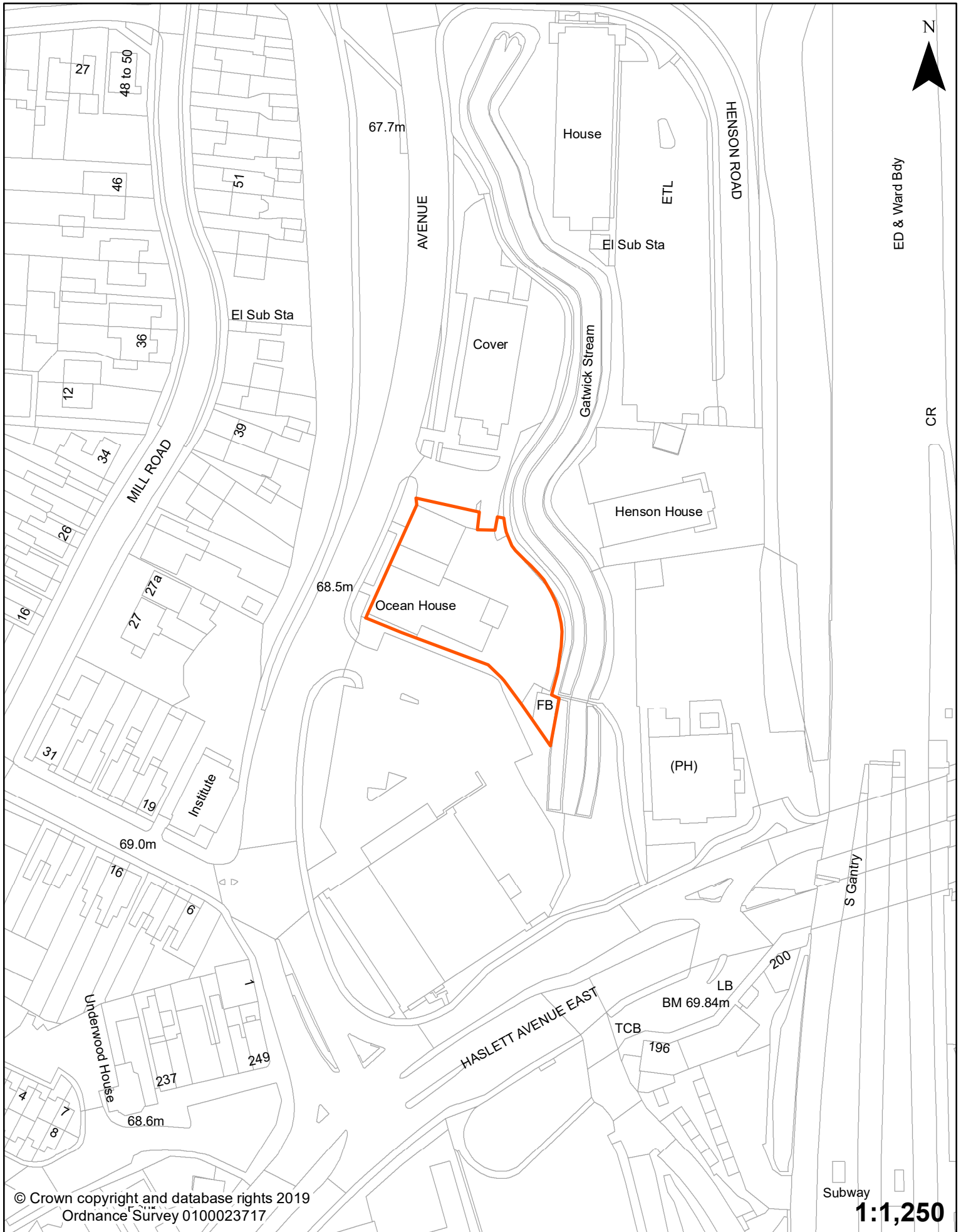
& First & Second Floors, 48 The Broadway



Site Reference	6		Neighbourhood	Three Bridges												
Site Name / Address	Ocean House, Hazelwick Avenue															
Existing Land Use (s)	Converted office building containing 29 residential flats.															
PA Number	CR/2017/0594/FUL				Gross Dwellings	8										
Lapse Date	28/08/2021				Demolitions	0										
PDL / Greenfield	PDL				Net Dwellings	8										
Site Area (Gross hectares)	0.18				Current Density	161 dwellings/ha.										
Site Suitability	Yes – The site has planning permission.															
Site Availability	Yes – Some pre-commencement conditions have been discharged and it is understood that the developer intends to commence the development.															
Site Achievability	Yes – The approved development was demonstrated to be viable as part of the planning application process.															
Action Required / Constraints	Site has not commenced at present. Monitoring will assess progress regarding the site.															
Phasing for Development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
8																
Summary	The proposal is for a roof extension to the existing residential office conversion. Completion during 2019/20 is realistic on the basis that the developer intends to commence imminently.															

Site Plan: 6

Ocean House



**B) Small housing sites (1-4 units)
with planning permission
(1 July 2019)**

Small Site Methodology

As a result of the small contribution sites of less than 5 dwellings has to overall housing provision, this element of the housing land supply is not mapped, nor do developer discussions take place regarding delivery timescales.

All small sites with planning permission which have commenced are included in the overall figure. However, a discount of 55% is applied to small sites with planning permission which have not commenced to allow for non-delivery. This is based on an established figure used across West Sussex County Council which assumes that only 45% of dwellings with planning permission on small sites will be completed.

Applying a 100% figure to sites which are currently being developed (21 units, assuming that any demolition has already taken place) and 45% delivery rate to sites which have not commenced (0.45 of 32 units net), provides an overall figure of 35 net dwellings. The summary table below outlines the total contribution of small sites at 1 July 2019.

Commencements

Planning Ref.	Site Location	Gross units	Demolitions	Net units
CR/2011/0486/FUL	159D & 159E WOODFIELD ROAD	1	2	-1
CR/2015/0659/FUL	22 BRIGHTON ROAD (FIRST AND SECOND FLOORS)	1	2	-1
CR/2012/0582/FUL	36 ALPHA ROAD AND REAR OF 13 ALBANY ROAD	4	0	4
CR/2016/0900/FUL	7A MAIDENBOWER SQUARE	3	0	3
CR/2016/0524/FUL	95-97 THREE BRIDGES ROAD	3	1	2
CR/1998/0772/FUL	FAIRHAVEN, FERNHILL ROAD, HORLEY	1	0	1
CR/2016/0870/FUL	LAND ADJACENT TO 2 TUSHMORE AVENUE	2	0	2
CR/2015/0027/FUL	LAND R/O 138 LONDON ROAD, NORTHGATE, CRAWLEY	1	0	1
CR/2016/0372/FUL	LANGLEY GRANGE, LANGLEY WALK	1	0	1
CR/2013/0227/FUL	THE MILL HOUSE, HYDE DRIVE	3	0	3
CR/2018/0001/FUL	WOODEND, FORGE WOOD	1	0	1
Total commenced sites		21	5	16

Commitments

Planning Ref.	Site Location	Gross units	Demolitions	Net units
CR/2016/0427/FUL	10 IFIELD ROAD	1	0	1
CR/2016/0980/FUL	16 SPRINGFIELD ROAD	2	1	1
CR/2016/1017/FUL	179 IFIELD ROAD, WEST GREEN	1	0	1
CR/2016/0761/FUL	2 OAKHAVEN	1	0	1
CR/2016/0292/FUL	26 GALES DRIVE	2	0	2
CR/2018/0557/FUL	27 CRABBET ROAD	2	0	2
CR/2017/0442/FUL	81 SHIPLEY ROAD	2	0	2
CR/2016/0384/FUL	9 & 11 HOME CLOSE	3	0	3
CR/2017/0091/NCC	BADGERS BANK, OLD BRIGHTON ROAD (NORTH)	1	0	1
CR/2017/0507/NCC	FIRCROFT, CHURCH ROAD	4	0	4
CR/2016/0541/FUL	GURJAR HINDU UNION TEMPLE APPLE TREE CENTRE, IFIELD AVENUE	1	0	1
CR/2017/0940/FUL	KILRAVOCK, 1 PEASE POTTAGE HILL, BRIGHTON ROAD	2	0	2
CR/2018/0837/FUL	LAND ADJACENT TO 139 WARREN DRIVE	1	0	1
CR/2018/0510/FUL	LAND AT THE R/O FLINT COTTAGE, BRIGHTON ROAD	3	0	3
CR/2018/0744/FUL	OAKLEIGH, CHURCH ROAD	1	0	1
CR/2017/0278/FUL	R/O 71 & 73 EAST PARK	1	0	1
CR/2016/0998/FUL	SAVERS 5 - 6 QUEENS SQUARE	4	0	4
CR/2017/0968/FUL	THE TWEED, TWEED LANE	1	0	1
Total commenced sites		33	1	32

Committed sites

factored 0.45

14

Small sites net total

35