

**Crawley Borough Council
Urban Capacity Study 2013**

for the Crawley Borough Local Plan 2015-2030



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Introduction

- 1.1 The Urban Capacity Study was undertaken to provide an initial understanding on the potential development land capacity of the borough as part of the preparation of the Crawley Borough Local Plan.
- 1.2 The study was carried out by the council's Forward Planning team and comprised three main stages over the period 2012 – 2013:
 - Desk Based Review of Neighbourhoods
 - Site Visits
 - Analysis of new technical Evidence
- 1.3 In addition, the sites, and results of the assessments, were subject to two separate stages of public consultation:
 - Preferred Strategy Local Plan (22 October – 3 December 2012)
 - Additional Sites Consultation (4 June – 1 July 2013)
- 1.4 The methodology behind the 2012 Desk Based Review and Site Visits is set out in Appendix A of this document. The outcomes of the assessments are provided in a brief analysis on a Neighbourhood basis following this introduction.
- 1.5 This document provides an update to the Draft Urban Capacity Study 2012 which was published for consultation to support the Preferred Strategy Local Plan in October 2012.

Evidence Analysis

- 1.6 Following the Preferred Strategy consultation it was clear that there was a substantial housing need which hadn't been met within the borough. Further technical evidence was sought to understand how much further it would be possible to accommodate some of this need within Crawley's administrative boundaries. This included:
 - Open space review
 - Employment land review
 - Viability analysis
 - Gypsy, Traveller and Travelling Showpeople needs assessment
- 1.7 The previous (2008) Open Space Study recommended all open space should be protected. One of the key outcomes of the Crawley Open Space Study and Crawley Playing Pitch Assessment (JPC Strategic Planning and Leisure Limited, 2013) was to identify if there were opportunities to rationalise any types of open space to contribute to meeting housing need whilst ensuring residents have sufficient open space, taking account of population growth. This was concluded following an analysis of quantity, quality and accessibility standards of each of the open space and outdoor recreation facilities. In light of the Key Priorities Sections of the study, the council considered a limited number of open space sites justified further exploration into their potential for accommodating some level of development.
- 1.8 On the basis of the current economic situation during which the Local Plan was being prepared and changes in national guidance, it was considered necessary to identify whether the approach for protection of employment land over its release for housing development was fully justified. The Economic Growth Assessment (NLP, 2013/2014) provided substantial evidence to show how important Crawley's role as one of the key economic drivers in the south east of

England is; how well the existing employment areas function; and how substantial the employment land required to maintain economic growth of the borough over the Plan period is. This reduced the ability, beyond the permitted development conversions from office to residential, to allocate employment land for the purposes of delivering housing development. It also highlighted a necessary assessment of the borough's capacity for employment land.

- 1.9 The Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment (Nationwide CIL Service, 2013) concluded that, in general terms, residential developments in Crawley are viable and can accommodate reasonable levels of CIL and affordable housing. The assessment considered that all greenfield sites are viable across the entire Plan period; whilst the delivery of a small number brownfield sites may require some flexibility in land values or delivery of affordable housing. Generally, town centre apartments were considered to be more viable than some of the other types of residential schemes which, based on understanding of the market and discussions with landowners, had previously been considered to not be the case.
- 1.10 The interim Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (CBC, 2013) highlighted a need for a reserve site of sufficient size to accommodate up to ten permanent pitches. The Assessment included criteria by which to assess potential sites across the borough and identify a site or sites for consultation and further investigation.

Neighbourhood Assessments

Bewbush Neighbourhood

Main Constraints of the Neighbourhood

This neighbourhood is predominantly composed of a high density housing stock, with few open spaces. The few large open spaces within Bewbush that are situated through the middle of Bewbush (from north to south), are predominantly playing fields or Ancient Woodland. Other constraints include the Built-Up Area Boundary, which excludes several open spaces to both the south and west of the neighbourhood. In addition, flood risk to north of the neighbourhood is also a major constraint that will limit the number of new dwellings that can be accommodated within the neighbourhood.

Council Sites formerly ruled out of the SHLAA

Firstly, the site to the north of Letchworth Court (Site Ref 12) is still considered unsuitable, since the site is situated in highly prominent structural landscaping, with an uneven topographical terrain. In addition, the locality is partly covered by a flood zone and has several prominent trees that would need to be assessed. Owing to the site's structural role, it is believed that this site is unsuitable in terms of providing housing.

Secondly, the land adjacent to Mowbray Drive is heavily wooded and in close proximity to a Site of Nature Conservation Importance (SNCI), which suggests that it is of ecological importance. In addition, the loss of garaging arising from the development of this site would need to be fully justified, and moreover, a survey of garage occupancy levels across the borough would need to be carried out.

SHLAA Sites

Large Sites Granted Planning Permission (Category A)

Site Ref 309: Site A, Dorsten Square Heart of Bewbush Scheme; Planning Application Number (CR/2008/0097/OUT); 117 Dwellings.

Key Housing Sites (Category C)

Site Ref 1: Breezehurst Drive; 96 dwellings

Additional Sites Consultation

Following the outcome of the Open Space Study (JPC Strategic Planning, May 2013), two sites in Bewbush neighbourhood were consulted upon for their potential as housing allocations in the Local Plan:

- Further development of Breezehurst Drive Playing Fields (potential for 200 homes; or 100 homes and retention of some of the open space for improvements)
- Bewbush West Playing Fields (potential for 60 homes to be built along with improvements to the remaining open space).

Summary

Owing to the constraints summarised above, it is doubtful that any further strategic housing sites would be identified in the near future within the urban area.

However, two of the neighbourhood's open space sites, following the outcome of the Open Space Study and the additional sites consultation, have been identified as having some capacity for a degree of housing development alongside improvements to the open space.

Broadfield Neighbourhood

Main Constraints of the Neighbourhood

Broadfield is a highly constrained neighbourhood with few open spaces and a high density housing stock. In addition, there are flood risk areas to both the east and far west of Broadfield that limits the ability to promote housing sites. To the eastern boundary of Broadfield, there is Broadfield House and its associated Historic Gardens, Broadfield Football Stadium and its associated playing fields, and further green amenity land. To the south west of Broadfield (adjacent to Creasy's Drive) there is a further playing field and adventure playground/community centre. Target Hill, a largely wooded area that is not within the built-up boundary, is located to the north west of Broadfield. A small proportion of the High Weald Area of Outstanding Natural Beauty (AONB) extends into Broadfield, to the south of the urban area.

Council Sites formerly ruled out of the SHLAA

Firstly, Henderson Road's (Site Ref 184) suitability has been judged as uncertain as a site for housing, primarily due to the need to replace the existing garages and surface parking within the site. In addition, the site is positioned in a highly prominent location looking toward Creasy's Drive and would need careful thought about the design of the development in relation to the existing locality. Pre-application advice has been given for 12 flats with parking, but no formal planning application has yet been received.

Secondly, both Chippendale Road (Site Ref 13) and Dalton Close (Site Ref 185) have also been considered uncertain in terms of housing for similar reasons to Henderson Road. It should be noted that, in general, the council's position on housing sites that require the replacement of garages/surface parking remains unchanged (i.e. these sites would be unsuitable for housing unless the loss surface parking or garages can be fully justified).

Thirdly, council land to the south of St Sampson Road (Site Ref 228) should not be utilised as a housing site, since the recent review of the Built-Up Area Boundary will not include this land and this land will be considered countryside.

SHLAA Sites

Small Sites Granted Planning Permission (Category D)

Site Ref 94: Site D, Adj, Lewisham Close; Planning Application Number (CR/2007/0719/FUL); 4 Dwellings.

Site Ref 151: Site C, 47-51 Lambeth Close; Planning Application Number (CR/2008/0116/FUL); 1 Dwelling.

Site Ref 267: Adj 1, Enfield Road; Planning Application Number (CR/2007/0712/FUL); 1 Dwelling.

Additional Sites Consultation

Following the interim Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment within the borough, a site within Broadfield was identified as having some potential for use as a reserve Gypsy and Traveller permanent site for up to ten pitches for the purposes of consultation as a site option:

- Broadfield Kennels

Summary

Owing to the constraints summarised above, and the completion of the desktop study and site visits, there are no new suitable housing sites (above six dwellings) that could be identified within Broadfield, and the position of existing housing sites has not substantially altered.

However, despite the constraints identified in relation to the AONB and access, Broadfield Kennels has been identified as having potential for accommodating up to 10 fixed pitches to meet the permanent accommodation needs which may arise from Travelling families, already resident within Crawley, over the Plan period.

Furnace Green Neighbourhood

Main Constraints of the Neighbourhood

The neighbourhood is highly constrained by Ancient Woodland and playing fields to the northwest of Furnace Green that are considered unsuitable for housing development. In addition, the majority of the southern part of Furnace Green is considered to be outside the Built-Up Area Boundary and would therefore be unsuitable for housing development. The housing stock that has been constructed within the neighbourhood is dense and unlikely to be intensified.

Council Sites formerly ruled out of the SHLAA

Firstly, the Norwich Road garage site (Site Ref 22), Forest View garage site (Site Ref 20) and Chiddingly Close garage site (Site Ref 23) are all currently unsuitable for housing development. Indeed, the loss of parking provision within these localities and the lack of capacity in the surrounding area's to accommodate further parking spaces renders these sites unsuitable. In addition, both the Forest View garage site and Norwich Road garage site both suffer from being within area designated as Flood Risk Zones 2 or 3 by the Environment Agency. Lastly, the potential design of the Chiddingly Close garage site would need to be sympathetic to the surrounding area.

Furnace Place (Site Ref 227), which is amenity land situated at the end of Furnace Green's neighbourhood parade, has previously been considered as a possible housing site. However, the development of the site has stalled since the council, as the landowner, believes it would be beneficial for the site to be retained as open space. The existing Scout Hut at Waterlea (Site Ref 33) is also identified as natural or semi-natural green space by PPG17 Open Space Survey and is protected by Core Strategy Policy ICS1, which seeks to protect community facilities unless an equivalent replacement is provided. Currently, this policy renders this site unsuitable for housing development.

SHLAA Sites

Large Sites Granted Planning Permission (Category A)

Site Ref 188: WSCC Professional Centre, Planning Application Number (CR/2010/0248/OUT); 76 Dwellings.

Small Sites Granted Planning Permission (Category D)

Site Ref 192: Land Adjacent to 38 Rillside, Planning Application Number (CR/2007/0688/FUL); 3 Dwellings.

Site Ref 157: Weirbrook Amenity Green Space, Planning Application Number (CR/2010/0704/FUL); 5 Dwellings.

Site Ref 95: Land Adjacent 1 Winterfold, Planning Application Number (CR/2007/0773/FUL); 3 Dwellings.

Summary

In summary, it is unlikely that any further sites above 6 dwellings will be found within this neighbourhood.

Gossops Green Neighbourhood

Main Constraints of the Neighbourhood

Gossops Green is one of the older New Town neighbourhoods: mainly built between 1958 and 1961. The neighbourhood includes 2 schools: Gossops Green Community Primary School & Holy Trinity C of E Secondary School.

There are 2 SNCIs within the neighbourhood:

- Bucksworth Drive NSN: Woldhurstlea Wood (5.8ha)
- Ifield Mill Pond (part)/Broadfield Brook

In addition, flood risk (Zone 2) is associated with Broadfield Brook through the southern section of the neighbourhood. A continual linear view extends from Bucksworth Drive south-eastwards across the Broadfield Brook Recreation Ground. Structural landscaping runs along the A23 forming the eastern neighbourhood boundary.

Formal public open recreation space is predominately provided in a single community hub location and includes Gossops Green Playing Fields; Gossops Green Play Area and Gossops Green Allotments. This is supplemented with amenity green space at Dunfold Close. A further children's play area is located on Kidborough Road. The status of both children's play areas are to be maintained, following the play area review. The remainder of open space within the neighbourhood is identified as Natural/Semi Natural Green Space (7.55ha total) and Amenity Green Space (6.32ha total).

Council Sites formerly ruled out of the SHLAA

- Garages off Capel Lane (site ref. 15)
- Garages south of Capel Lane (site ref. 179)

With reference to the two sites above, it should be noted that in general, the council's position on housing sites that require the replacement of garages/surface parking remains unchanged (i.e. these sites would be unsuitable for housing unless replacement provision could be accommodated). Specifically, with regards to the garages to the south of Capel Lane, this site is also currently designated as employment land, and the compensation required to remove business activity is considered prohibitive.

SHLAA Sites

Small Site with Planning Permission (Category D)

- Site Ref 96: Adj. 24 The Croft, Planning Application Number (CR/2006/0141/FUL) Previously Developed Land; 1 dwelling.

Site Assessments

It is recommended for further analysis that the following sites are considered in more detail dependent on a review of amenity space and garaging:

- Land south of Eden Road: grassed area outside of flood risk zone and SNCI.

With reference to the site above, although there is potential to construct new homes on land south of Eden Road, particularly as it is not included as SNCI land, the majority of the land is subject to flood risk. The land is relatively flat and the area is grassed with few trees. Therefore, the key constraints of this site are the potential of flood risk and the loss of green amenity land. The current constraints of the land imply that this is not a suitable housing site, but the land is owned by Crawley Borough Council, so it is presumed that it is available. The grassed areas outside of the current flood zone are currently too small to accommodate more than a few dwellings.

- Land adjacent to Horsham Road & South of Silchester Drive

A new housing site has been identified within a sustainable location adjacent to Horsham Road, one of the main thoroughfares in Gossops Green. A planning application to demolish the existing dwellings on the site (13 detached dwellings) and erect a new care home was permitted under application CR/2008/0586/FUL. This application demonstrates that the principle of intensification is considered acceptable in planning terms. In view of this planning application, it is also considered that the scheme is available and deliverable. In summary, the site is considered suitable for approximately 52 residential units, providing that the layout and design of the scheme is thoughtfully considered.

Summary

Owing to the constraints summarised above, and after the completion of a desktop study and further evidence, only one new suitable housing site (above six dwellings) has been identified within Gossops Green (Land adjacent to Horsham Road and south of Silchester Drive). The remaining identified site is deemed to be of a size which would not accommodate a strategic scale housing development.

Ifield Neighbourhood

Main Constraints of the Neighbourhood

Ifield is tightly constrained by both the neighbourhood's environmental assets, to the south east and west, and moreover, the Built-Up Area Boundary, which constrains the far western edge of the neighbourhood. In addition, there are several Areas of Special Environmental Quality (ASEQs) throughout Ifield, and a large Conservation Area to the western edge of the borough boundary. However, there are several SHLAA sites designated within the Ifield neighbourhood, although the majority of these are not deliverable and/or suitable.

Council Sites Formerly Ruled Out of the SHLAA

Firstly, Linchmere Place (Site Ref 183) has many issues associated with the potential development of housing that could make this scheme unviable. Indeed, most problematic is the potential loss of employment land and the issue of retaining service arrangements for the shopping parade. Importantly, the financial implications associated with the removal of the businesses may make the scheme unviable. In addition, there will also need to be the provision of an appropriate level of replacement parking, although this could be derailed by the termination of garage leases at the site, since this cannot be guaranteed.

Secondly, the Ifield Community Centre (Site Ref 256) site is currently used as a mixture of recreation and garages. Since the site is partially used as a community centre, ICS1 of the adopted Core Strategy protects such facilities from loss. The re-provision of a community centre has tended to be prohibitive in the past, and in the current economic climate, it is unlikely that such a site could be achievable in the short to medium term.

SHLAA Sites

Large Sites (6+ Dwellings) Granted Planning Permission (Category A)

Site Ref 70: Little Paddocks and Woodhall; Planning Application Number (CR/2011/0323/ARM); 27 dwellings.

Site Ref 168: Deerswood Lodge Site; Planning Application Number (CR/2009/0270/FUL); 21 dwellings.

Adopted Core Strategy 'Strategic Residential Allocations' (100+ units) (Category B)

Site Ref 43: Ifield Community College; Planning Application Number (CR/2006/0339/OUT); 170 dwellings.

Small Sites Granted Planning Permission (Category D)

Site Ref 96: Land Adj 24 The Croft; Planning Application Number (CR/2006/0141/FUL); 1 Dwelling.

Suitable Sites That Are Deliverable (Category E)

Site Ref 195: 2-12 Friston Walk; Planning Application Number (CR/2009/0182/OUT); 21 Dwellings.

Sites That Are Currently Unsuitable (Category G)

Site Ref 0: Land at Meldon, Rusper Road; No Planning Application Number.

Site Ref 51: West of Ifield; No Planning Application Number.

Site Ref 217: The Orchards; No Planning Application Number; 3 Dwellings.

Site Ref 252: Land East of Overdene Drive; No Planning Application Number.

Site Assessments

It is recommended that there should be the further analysis of the following sites, in order to consider such sites in more detail, dependent on a review of amenity space and garages:

- Land at Meldon, Rusper Road (Site Ref 0)

There is no amendment to the site pro-forma since the SHLAA site is predominantly outside the Built-Up Area Boundary, and the remaining part of the site is covered by an ASEQ. Therefore, the site would still not be considered suitable for housing development. In addition, a small part of the site will be covered by Flood Risk Zone 2 and 3, which will reduce the potential yield of the housing site.

- West of Ifield (Site Ref 51)

There is no amendment to this site pro-forma, since the land is still primarily designated as an area of Special Nature Conservation Importance (SNCI), and is significant with regards to the setting of the Ifield Conservation Area. In addition, a significant proportion of the land is beyond the built-up area boundary, and subsequently, within the urban-rural fringe. Lastly, a further constraint of this site is that a substantial proportion of the land is within Flood Zone 2 and 3, which would further constrain the yield of the site.

In addition, Montagu Evans have included this site in proposals for a new residential neighbourhood of 2,500 to 3,000 dwellings, which extends across land to west of Ifield that is within the Horsham District Council boundary. The land within Crawley is owned by the Homes and Communities Agency (HCA). Within the draft proposals promoted by the landowner/developer consortium, this site is identified as forming part of the recreation open space, appropriate for its nature conservation and heritage value.

- The Orchards (Site Ref 217)

The site is not yet being put forward by the landowner, and subsequently, no amendment to the site pro-forma is required. The site could be intensified through conversion, although the site is within an ASEQ and backs onto the Ifield Conservation Area. Subsequently, if amendments are sought to alter the boundary of this Conservation Area, then this could render the site unsuitable. The character and appearance of the building will need to reflect character and appearance of the Conservation Area, to ensure that the impact is broadly acceptable.

In order to progress the scheme, dialogue with the site owner and pre-application advice would ensure that this scheme is viable and permissible. Owing to the nature of the site, the site would only accommodate several housing units and would consequently be a windfall development site.

- Land East of Overdene Drive (Site Ref 252)

There is no prospect of this site being delivered as housing, since its current designation is amenity land, and as such, the site is protected by Core Strategy Policy EN3. In addition, planning permission has been granted for part of the site to become a Sikh Community Centre (under application CR/2011/0337/FUL).

In view of this permission and the quality of the remaining amenity land, it is considered that this site is not suitable for housing. In addition, the site is privately owned and unlikely to come forward as a potential housing site. This site is not considered appropriate for inclusion within further versions of SHLAA unless circumstances change significantly.

Additional Sites Consultation

Based on the site assessments set out above, the additional sites consultation questioned whether it was agreed that the following sites should not be put forward for development:

- Land at Meldon (constraints highlighted: flooding, countryside)
- West of Ifield (constraints highlighted: flooding, nature conservation, heritage).

Summary

Owing to the constraints summarised above, and after the completion of a desktop study, there are no new suitable housing sites (above six dwellings) that can be identified within Ifield, and the position of the existing housing sites that were deemed unsuitable or undeliverable has not substantially altered.

Langley Green Neighbourhood

Main Constraints of the Neighbourhood

Due to nature of this neighbourhood, and the proximity of Gatwick Airport, the residential component of this neighbourhood is largely constrained by the Built-Up Area Boundary (BUAB) and land, which is safeguarded by the Airport. Subsequently, the main residential component of the neighbourhood is the only realistic land that is available for new development or intensification. There are a number of large open space sites within, and immediately adjacent to, the urban area in the neighbourhood.

Council Sites formerly ruled out of the SHLAA

- Beckett Lane (Site Ref 163)
- Langley Place Builders Yard (Site Ref 28)
- Hawthorn Close (Site Ref 249)

The above sites have been considered in terms of housing capacity, but primarily, for all three sites, the replacement of residential garaging would have to be overcome if the sites are to be realised. In addition, Langley's Place Builders Yard is currently an employment usage and protected by adopted Core Strategy Policy E3, which ensures that employment sites in sustainable locations remain unless the site can be proven to be surplus.

- Heron Close (Site Ref 240)
- Maple Close (Site Ref 250)

The above sites have also been considered for housing capacity, but primarily, these two sites are amenity green space, and therefore protected by Core Strategy Policy EN3 and, given the size and importance of both sites, neither site could be considered suitable for housing development.

- Willoughby House (Site Ref 216)

This site is located within a countryside location and Core Strategy Policy C1 restricts non-countryside related development. However, there is a possibility that the site could be intensified, providing the impact on neighbour amenity, the street scene and trees is satisfactory. This site is only likely to yield a small number of dwellings and will therefore be considered only as a windfall site if brought forward.

SHLAA Sites

Large Sites (6+ Dwellings) Granted Planning Permission (Category A)

Site Ref 27: Rushetts Place Garage/Open Space; Planning Application Number (CR/2009/0542/FUL); 16 Dwellings.

Site Ref 67: Langley Walk; Planning Application Number (CR/2008/0411/FUL); 12 Dwellings.

Small Sites Granted Planning Permission (Category D)

Site Ref 146: 52 Langley Drive; Planning Application Number (CR/2008/0459/FUL); 2 Dwellings.

Site Ref 270: Adj 56 Stafford Road; Planning Application Number (CR/2009/0201/FUL); 1 Dwelling.

Site Ref 271: 22 Martyrs Avenue; Planning Application Number (CR/2010/0383/RG3); 2 Dwellings.

Suitable Sites That Are Deliverable (Category E)

Site Ref 254: Lark Rise; No Planning Application Number.

Sites That Are Currently Unsuitable (Category G)

Site Ref 253: Leveret Lane; No Planning Application Number.

Site Assessments

It is recommended for the further analysis of the following sites, in order to consider such sites in more detail, dependent on a review of amenity space and garages:

- Cherry Lane Pitches (Site Ref 300)

A detailed assessment would be required to ascertain whether limited intensification may be acceptable providing the impact on neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed. Further, the site contains a number of formal outdoor sports pitches and older/children's play space – as recognised in the council's Open Space study 2008 and protected by Core Strategy Policy EN3.

- Land Adjacent to Langley Walk and Burlands (Site Ref 299)

The BUAB review proposes that this area remains outside the BUAB in the rural fringe. Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed.

- Land at Poles Lane (Ref 287)

This site was promoted for housing and/or employment uses in the March 2012 Issues and Options Consultation for the council's forthcoming Local Plan. However, the Poles Lane site is located beyond the BUAB to the north of County Oak, within a countryside location. Furthermore, the site falls within the Gatwick Airport Safeguarding area, and is safeguarded from development that would be incompatible with the potential expansion of the airport to accommodate an additional wide-spaced runway (if required).

- Land adjacent to Langley Green Primary School, Langley Drive

The site comprises Langley Green Primary School and associated playing field space. Following redevelopment of the school, the land is surplus and no longer required. The Central Langley Green Supplementary Planning Document identifies the site as exhibiting scope for residential development in the form of two x three-storey residential blocks, potentially capable of accommodating 48 dwellings. However, any loss of educational space would also need to be justified in full (Core Strategy Policy ICS5).

Additional Sites Consultation

Based on the site assessments set out above, the additional sites consultation identified a site subject to further work:

- Land adjacent to Langley Walk and Burlands (further work highlighted: transport and access)

The following sites were identified as rejected for development and questioned whether it was agreed that the following sites should not be put forward for development:

- Cherry Lane Playing Fields (constraints highlighted: Access, Noise, Hub Park)
- Land at Poles Lane (constraints highlighted: Noise, Airport, Countryside)

Following the interim Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment within the borough, a site within Langley Green was identified as having some potential for use as a reserve Gypsy and Traveller permanent site for up to ten pitches for the purposes of consultation as a site option:

- Land North Langley Walk

Summary

Owing to the constraints summarised above, and after the completion of a desktop study and further evidence, only one new suitable housing site (above six dwellings)

has been identified within Langley Green (Langley Green Primary School). The position of the remaining identified sites that were deemed unsuitable or undeliverable has not substantially altered.

The feedback from the Additional Sites Consultation highlighted significant constraints with the north of Langley Walk site for the purposes of a reserve Gypsy and Traveller site – including noise, flooding and access.

Maidenbower Neighbourhood

Main Constraints of the Neighbourhood

Owing to the nature of the newest neighbourhood within Crawley, the locality is highly developed with dense housing and only three large areas of open space. The flood risk zones have been predominately identified in the north west of Maidenbower, although there are flood risk zones throughout the neighbourhood. The three major open spaces include a primary school with playing fields, a secondary school with playing fields and a pavilion with further playing fields. As a result, none of these sites would be appropriate for a further study to identify new housing sites.

Council Sites formerly ruled out of the SHLAA

There were no council Sites identified within the former SHLAA document.

SHLAA Sites

Adopted Core Strategy 'Strategic Residential Allocations' (Category B)

Site Ref 39: Lucerne Drive; Planning Application Number (CR/2008/0274/ARM); 107 Dwellings.

Site Ref 40: Stone Court, Balcombe Road; Planning Application Number (CR/2004/0322/FUL); 129 Dwellings.

Small Sites Granted Planning Permission (Category D)

Site Ref 268: Adj 21 Bolton Road; Planning Application Number (CR/2009/0189/FUL); 1 Dwelling.

Site Assessments

No sites were reviewed in Maidenbower, since the desktop study demonstrated that there were no suitable housing sites.

Summary

Owing to the constraints summarised above, and the completion of the desktop study, there are no new suitable housing sites (above 6 dwellings) that can be identified within Maidenbower.

Northgate Neighbourhood

Main Constraints of the Neighbourhood

Northgate is the most mixed neighbourhood in Crawley in terms of land uses and contains the majority of the town centre and the Manor Royal Business District. As such, the neighbourhood offers the majority of retail, office and light industrial uses within the borough. In addition, between the town centre to the south of the neighbourhood and the Manor Royal Business District to the north of the neighbourhood, there is small residential area characterised by a new town housing stock which is of a high density.

Significantly, much of the employment and retail space within Northgate is protected for such uses, although there might be capacity for residential uses above retail units. In addition, five Conservation Areas are designated within or surrounding the town centre, which is a further restriction to development within Northgate.

Council Sites formerly ruled out of the SHLAA

- Land Rear of Kilnmead (Site Ref 35)
- Land at Shaws Road/Northgate Avenue (Site Ref 231)
- Redwood Close (Site Ref 241)
- Land at Woodfield (Site Ref 242)

All four of these sites are either designated as natural or semi natural green space, or has been considered as amenity space. Such open spaces are currently protected from loss by Core Strategy Policy EN3 (Green Spaces and Corridors). This position is being reviewed as part of a wider strategic assessment of open space. In addition, the loss of garaging would also need assessed to avoid on-street parking issues.

- Northgate Place Commercial Garage (Site Ref 29)

Adopted Core Strategy Policy E3 (Protection and Management of Employment Floorspace) prevents the loss of active employment sites such as this. In addition, the site provides parking provision for the surrounding area and the loss of parking provision would need to be fully investigated and mitigated appropriately.

SHLAA Sites

Adopted Core Strategy 'Strategic Residential Allocations' (Category B)

Site Ref 42: Town Centre North; No Planning Application; 120 Dwellings.

Small Sites Granted Planning Permission (Category D)

Site Ref 265: 29-35 High Street (3rd Floor); Planning Application Number (CR/2009/0111/FUL); 1 Dwelling.

Site Ref 273: 24-26 The Boulevard; Planning Application Number (CR/2008/0209/FUL); 4 Dwellings.

Site Ref 274: Adj 18 Cobbles Crescent; Planning Application Number (CR/2010/0167/FUL); 1 Dwelling.

Site Ref 282: Land R/O 138 London Road; Planning Application Number (CR/2009/0559/FUL); 1 Dwelling.

Suitable Sites That Are Deliverable (Category E)

Site Ref 191: Oak Tree Filling Station, London Road; Planning Application Number (CR/2011/0105/FUL); 14 dwellings.

Site Ref 204: 21, 25, 27 and 29 Tushmore Lane; No Planning Application Number; 63 Dwellings.

Sites That Are Currently Suitable, But Undeliverable (Category F)

Site Ref 57: Brunel Hall; No Planning Application Number; 15 Dwellings.

Site Ref 61: Crawley Station Site; No Planning Application Number; 50 Dwellings.

Site Ref 262: Post Office, The Boulevard; No Planning Application Number.

Sites That Are Currently Unsuitable (Category G)

Site Ref 6: Green Lane/Hollybush Road; No Planning Application Number.

Site Ref 53: Traders Market, Pegler Way; No Planning Application Number.

Site Ref 55: West of Broadway/Cross Keys; No Planning Application Number.

Site Ref 56: Queens Square & Parkside; No Planning Application Number.

Site Ref 206: Evergreens Hostel Site, High Street; No Planning Application Number.

Manor Royal and Neighbourhood Parades

Importantly, as part of the urban capacity study, employment spaces, such as the Manor Royal Business District, have been reviewed in terms of their capacity and suitability for housing.

In general, a detailed assessment of the quantum and quality of provision at neighbourhood parades and the Manor Royal employment area will be undertaken as part of the wider evidence base work for economic development. In terms of the neighbourhood parades, the preferred strategy approach allows NPPF policy to apply to these sites, which means that applications for alternative uses will be viewed favourably. The different approach acknowledges that commercial floorspace in this location is often small scale, are often constrained and may well be better used for residential uses. However, this conflicts with our wider approach (at this stage) where the preservation of employment in both the Manor Royal and town centre is sought.

It is envisaged that only neighbourhood parades will be considered in terms of providing small scale housing sites where appropriate.

Site Assessments

It is recommended for the further analysis of the following sites, in order to consider such sites in more detail, dependent on a review of amenity space and garages:

- Town Centre North (Site Ref 42)

Initial capacity work suggests scope to deliver 117 units above the core retail scheme based on initial sketch proposals, and 32 on Kilnmead car park site. Car park developed as 4 storey block in centre of site, to retain boundary trees and amenity for Northgate Rd and Dyers Almshouses. The outcome of the Defence Review is still awaited, to establish need for the Territorial Army building, which could itself serve as a residential site. The County Buildings site may be capable of accommodating a further 30 units, even if the majority of the land is used to accommodate other uses.

- 15-29 Broadway (Site Ref 294)

The site is situated in a sustainable town centre location and forms part of the wider Broadway South/Cross Keys Opportunity Area as identified in the Town Centre Wide SPD. The units at 15-29 Broadway are considered to represent an opportunity for mixed use retail/commercial development incorporating an element of residential on upper floors. The council will have to enter into dialogue with the landowners to progress a scheme and submit a planning application.

- Station Way Car Park, West of Overline House (Site Ref 297)

The site is situated in a highly sustainable location adjacent to Crawley Railway Station and within the town centre. Initial urban capacity work suggests that residential development of around five storeys, comprising 33 x 1-bed units, associated servicing and parking could be accommodated onsite. However, the site is not currently being actively promoted for development.

- Brunel Place, West of Southgate Avenue (Site Ref 57)

The site is identified as a Town Centre opportunity site within the Town Centre Wide SPD and is considered suitable for mixed use / residential development. The net developable area is limited to the area which is previously developed and excludes the occupied offices and adjoining embankment. This reduces the size of the site and limits capacity to approximately 15 units.

- Cross Keys & Church Walk (Site Ref 310)

Development of this site is considered to be achievable, although the level and type of development will be determined by land availability and identification of suitable access arrangements. If only the CBC land was found to be available for development, initial urban capacity works suggests that a mixed use development of 4 retail units and 6 flats could be delivered; should the church and CBC land come forward on a joint basis, it is possible that development could comprise around 14 apartments, and moreover, the provision of a church hall.

- Parkside (Site Ref 311)

The site is situated in a sustainable town centre location, forming part of the wider Queens Square/Parkside Opportunity Area, identified in the Town Centre Wide SPD as suitable for mixed-use commercial development, potentially including retail at the upper floor levels.

Initial urban capacity assessment suggests that the site could accommodate two metro-sized cafes with two floors of one bed flats (8 units) without the loss of major trees, the overlooking of the play area or the overshadowing of the park to a significant extent. The scheme would result in the loss of around 17 car parking spaces. However, the availability of the site is uncertain.

- Northgate Surgery, Woolborough Road (Site Ref 293)

The site operator, Northgate Medical Practice, has expressed a desire to relocate to larger premises elsewhere in Northgate by April 2015. Site access is unlikely to be an issue, with the existing medical practice accessed direct off Woolborough Road. Although the bounding Cobbles Crescent area is characterised by detached houses, the presence of adjacent 3 storey developments at Halfacres and Pottersfield suggests scope may exist for delivery of a higher density residential development.

- 138-144 London Road (Site Ref 290)

The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road could justify four storeys of development and a comprehensive approach would maximise capacity as a scheme would not need to take into account existing single and two storey neighbours.

- 116-136 London Road (Site Ref 289)

The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road could justify four storeys of development and a comprehensive approach would maximise capacity as a scheme would not need to take into account existing single and two storey neighbours. The site could be developed in conjunction with 114 London Road and the replacement of smaller scale building would enable the capacity at 114 London Road to be increased.

- 102-112 London Road & 2-4 Tushmore Lane (Site Ref 288)

The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road could justify four storeys of

development although the scheme may need to reduce in height to three storeys adjacent the two storey dwelling at 6 Tushmore Lane.

- 21, 25, 27 & 29 Tushmore Lane (Ref. 204)

The site is located within the Built-Up Area Boundary in a residential neighbourhood. The development of the site for housing has already been considered acceptable on appeal (June 2009) where the Inspector concluded that the site was suitable for a scheme of 63 affordable housing units. It is considered that a scheme comprising a similar number of units and layout to that previously considered would be acceptable. This would need to be supported by a fresh planning application accompanied by unilateral undertaking to secure wider infrastructure requirements.

- Oak Tree Filling Station, 114 London Road (Site Ref 191)

The site is located within the Built-Up Area Boundary and is suitable for development. Existing planning permission CR/2008/0018/FUL for 14 residential units lapsed in April 2011. The resubmitted application CR/2011/0105/FUL was refused after the developer failed to complete the S106 agreement. After the completion of the recent Urban Capacity work, it is believed that if the SHLAA site, 116-136 London Road, is realised in conjunction with this site, then the capacity of this site would rise to 17 residential units.

Summary

Owing to the complex nature of the Northgate there is a greater potential of windfalls and developer/market-led proposals within this neighbourhood than many of the other areas in the borough. The town centre and land east of London Road are, therefore, identified as broad locations for residential development over the Plan period.

Pound Hill North and South Neighbourhood

Main Constraints of the Neighbourhood

The Pound Hill North and South Wards cover an extensive area on the eastern side of the town stretching from Worth Church in the south to also cover the North East Sector and Fernhill areas to the north. Parts of the neighbourhood are characterised by large dwellings but there are other areas of denser new town housing and newer development around Wakehams Green and The Ridings. The neighbourhood includes two primary schools: Milton Mount and Pound Hill Primary Schools.

There is one Conservation Area (Worth) and four Areas of Special Environmental Quality. Milton Mount is a Historic Park and Garden; as is an area of land in Crabbet Park. Grattons Park provides a significant area of open space part of which lies within a Flood Zone 2.

Land to the north of the North East Sector lies within the land safeguarded for a second runway and is also affected by aircraft noise. There is also an area of ancient woodland off Balcombe Road adjacent to Crawley Avenue.

Formal public open recreation space is predominately provided in the large public park at Grattons Park which includes a bowling green, football pitches and children's play area. There is one allotment site off Knepp Close. There are also significant areas of structural landscaping adjacent to the M23. The assessment proposes the removal of the children play area off Bashford Way. There are two play areas which are identified to maintain with a fourth area at Wakehams Green which is identified for improvement following the play area review. The remainder of open space within the neighbourhood is identified as Natural/Semi Natural Green Space and Amenity Green Space.

Council Sites formerly ruled out of the SHLAA

- Lancaster Close, Nimrod Court (Site Ref 181)

The site comprises of a four large parking areas which serve a number of three storey blocks of flats. The scale of the parking provision could mean that the areas are not fully utilised. This was certainly the case during the day but further site visits would be needed in the evening to assess the level of use. However, it may be difficult to design a residential scheme that retains the appropriate level of car parking for the flats and a scheme that respects the setting of the flats and the adjacent houses in Lancaster Close.

- Knepp Close (Site Ref 229)

The site comprises a parking area adjacent to Knepp Close playing fields. The former SHLAA site also includes some adjoining amenity land. The car park is quite a large area situated between existing residential properties and a pavilion and play centre on the playing fields.

A review of the use of the playing fields and facilities may identify whether this car park is fully utilised. This could be the case if the football pitches are in use. However, when the site was visited, the football posts were in a state of disrepair. The remaining part of the site would be difficult to develop and needs to retain access to the adjoining allotments. The residential roads leading to the site are fairly narrow and subject to significant levels of on street parking even during the day.

- Adjacent Wakehams Green Drive, Community Centre (Site Ref 261)

The site consists of an area of amenity green space adjacent to a community centre and play area, although the play area is well screened with a tree boundary. The path around the amenity area also provides a through route for pedestrians to the retail and community centre. The amenity value of the site is yet to be assessed as part of

the PPG17 review. It is likely to be difficult to design a scheme that respected adjoining properties, particularly a few bungalows which face the site.

These other sites were also considered and dismissed:

- Site Ref. 10: Grattons Bowls Club (Bowling Green)
- Site Ref. 239: Somerville Drive (part of Historic Park)
- Site Ref. 243: Land at Hocken Mead (structural landscaping)

SHLAA Sites

Large sites with planning permission (Category A)

- Site Ref 82: Barley House, Brighton Road; planning application number (CR/2008/0627/FUL). 52 dwellings.
- Site Ref 201: Oak Tree Cottage and Claxtons
- Site Ref 286: North East Sector

Small sites with planning permission (Category D)

- Site Ref 108: Fairhaven, Fernhill Road
- Site Ref 124: Adj 10 Saunders Close
- Site Ref 269: Koorah, Church Road
- Site Ref 272: 5, Peterhouse Parade
- Site Ref 275: 4 Church Road

Suitable but not deliverable (Category F)

- Site Ref 170: 31 and 33 Blackwater Lane

Not deliverable (Category G)

- Site Ref 9: Ridleys Court – Viability concerns
- Site Ref 34: East side of Church Road – Not available
- Site Ref 48: Saxon Road, Worth – Outside BUAB, design issues
- Site Ref 49: Oaksworth – Not suitable
- Site Ref 59: Oak Cottage – Not available
- Site Ref 62: Harwood, Blaxley and Forest Way, Balcombe Road – Only part available
- Site Ref 71: 2-4 Grattons Drive – Not suitable or available
- Site Ref 72: Hazelwood – Not available
- Site Ref 177: Crossways Balcombe Road – Not suitable of viable
- Site Ref 223: Land East of Street Hill – Not suitable
- Site Ref 259: Land East of Balcombe Road – Not suitable
- Site Ref 285: Gas Holder Site – Flooding issues and unlikely to be viable

Site Assessments

Following a review of all the above sites and a desktop review of potential sites and constraints, a number of sites were visited. The majority of the sites were SHLAA sites which warranted further assessment. One additional open space area was also considered as a result of the desktop study.

- Saxon Road, Worth (Site Ref 48)

The site was assessed as part of the review of the BUAB. It has been recommended that the boundary is to remain as existing. However, there is a possibility that a very small number of dwellings could be considered under countryside policies and would

need to retain the more open character of this area and respect the nearby Conservation Area.

- **Rackham Close Open Space**

This site is currently a play area located in an area of informal open space. It is identified as 'maintain' in the open space assessment although there are only a few pieces of ageing play equipment. The site is accessed via a path leading off Rackham Close which runs between two properties. It is sited behind properties on Rackham Close. At the time of the site visit the path was quite overgrown and the area seemed little used. However, it is the only area of open space in the residential development south of Turners Hill Road. Vehicular access could only be achieved off Turners Hill Road.

- **Hazelwood (Site Ref 72)**

It is also felt worth mentioning this site off Balcombe Road which is a single property set in a large garden off Balcombe Road. From the desk stop study it appears as a largely underdeveloped site. It is surrounded by the Wakehams Green development. A significant part of the site is heavily wooded and covered by a Tree Preservation Order (TPO). However, the owners of the site have never put forward the site for development and the loss of trees would be a significant issue.

Additional Sites Consultation

Based on the site assessments set out above, the following sites were identified as rejected for development and questioned whether it was agreed that the following sites should not be put forward for development:

- Land East of Balcombe Road (constraints highlighted: noise, airport, countryside)
- Land East of Street Hill (constraints highlighted: flooding, heritage)
- Gas Holder Site (constraints highlighted: flooding, contamination)

Summary

Owing to the constraints summarised above, and after the completion of a desktop study and further evidence, there are no new suitable housing sites (above six dwellings) that can be identified within Pound Hill North and South. The position of the remaining identified sites that were deemed unsuitable or undeliverable has not substantially altered, with the capacity constraints deemed to restrict the available sites to be of a size which would not constitute strategic scale housing development.

Southgate Neighbourhood

Main Constraints of the Neighbourhood

Southgate is one of the older New Town neighbourhoods: mainly built between the 1950s and 1970s. The neighbourhood includes four schools including St Wilfrid's Catholic Comprehensive School, St Francis of Assisi RC, Southgate, and Hilltop Primary Schools.

There is one Conservation Area and one Area of Special Environmental Quality, along with two proposed Conservation Areas (in conjunction with the Local Plan). Goffs Park provides the setting for a listed building and a locally listed building. A continual linear view crosses south-east to north-west from Tilgate towards Goffs Park.

Formal public open recreation space is predominately provided in the large public park; Goffs Park (including children's play area). There are two allotment sites, along with two further children's play areas. The status of all of the children's play areas is to 'maintain', following the play area review. Similarly the allotments are identified as to 'maintain', whilst Goffs Park is to 'protect'. The remainder of open space within the neighbourhood is identified as Natural/Semi Natural Green Space and Amenity Green Space.

Council Sites formerly ruled out of the SHLAA

- Hambleton Garages (Site Ref 17)
- Beeches Crescent Garages (Site Ref 24)
- Downland Court Garages (Site Ref 161)

With reference to the three possible housing sites above, it should be noted that in general, the council's position on housing sites that require the replacement of garages/surface parking remains unchanged (i.e. these sites would be unsuitable for housing unless replacement provision could be accommodated).

- Baker Close (Site Ref 224)
- Hunter Road Open Space (Site Ref 238)
- Land West of Wensleydale (Site Ref 244)
- Smith Close/Saddler Row (Site Ref 233)

These sites are designated as amenity green space under the council's PPG17 Assessment and are still protected under Core Strategy Policy EN3. The land west of Wensleydale and Smith Close/Saddler Row are heavily wooded and an assessment of the quality of the trees will need to be considered if the site could be pursued.

SHLAA Sites

Large Site with Planning Permission (Category A)

Site Ref. 25: Brighton Rd/Bank Terrace Commercial Garage (site area 4,365.6) planning application number: CR/2009/0368/OUT. 48 Dwellings.

Site Ref. 82: Barley House, Brighton Road; planning application number CR/2008/0627/FUL. 52 dwellings.

Site Ref. 86: Rackhams Close; planning application number CR/2010/0620/FUL. 7 dwellings.

Site Ref. 88: St. Wilfred's; planning application number CR/2009/0353/ARM. 69 dwellings (68 net).

Site Ref. 210: 25 Perryfield Road; planning application number CR/2011/0032/FUL. 6 dwellings.

Site Ref. 211: Goffs Park Road; Large Site with Planning Permission (category A) planning application number CR/2011/0698/FUL. 6 dwellings (5 net).

Site Ref. 263: 1-3 Denne Road; Large Site with Planning Permission (category A) planning application number CR/2011/0004/FUL. 8 dwellings (7 net).

Small Site with Planning Permission (Category D)

Site Ref. 145: 11-13 West Street; planning application number CR/2008/0220/FUL. 3 dwellings.

Site Ref. 149: Land Adj. 4-6 Springfield Road; planning application number CR/2010/0706/FUL. 2 dwellings.

Site Ref. 152: 7 Barley Close; planning application number CR/2008/0054/FUL. 2 dwellings (1 net).

Site Ref. 276: R/O 53 Horsham Road; planning application number CR/2010/0685/ARM. 1 dwelling.

Suitable but Not Deliverable (Category F)

Site Ref. 169: 46 & 48 Goffs Park Road (site area 2,783.1); 10 dwellings.

Site Ref. 189: Nightingale House; 6 dwellings.

Not Suitable (Category G)

Site Ref. 159: James Place Builders Yard (site area 2,878.7). Site Ref. 172: 35-37 Goffs Park Road (site area 3,816.8).

Site Ref. 190: 52 Brighton Road. 5 dwellings.

Site Ref. 209: 18 Perryfield Road. 5 dwellings.

Site Ref. 284: Pine Lodge, 64 Brighton Road. 4 dwellings.

Sites for Further Urban Capacity Analysis

It is recommended for further analysis that the following sites are considered in more detail dependent on a review of amenity space:

- Goffs Park Depot

The site is situated on the north side of Old Horsham Road towards its eastern end. A Development Brief has been prepared to consider the design principles and site layout, which is awaiting conclusions from a transport assessment that is considered to be the main constraint of the site. It is recommended that this site be promoted as a windfall or 'middle sized' housing site following a favourable outcome with regards to the transport assessment.

- 46 & 48 Goffs Park Road (Site Ref 169)

An amendment to the site pro-forma to include a recent planning application for a single storey side and two storey rear extensions (see CR/2010/0641//FUL) at 46 Goffs Park Road, which was permitted. This will further limit the potential of the site for new housing, and subsequently, it is envisaged that the site will only be a windfall development if brought forward by the land owners.

- Nightingale House (Site Ref 189)

No changes to the pro-forma. The site will likely accommodate approximately 6 dwellings, in addition to business uses on the ground floor. A planning application for 7 flats and B1/A2 usage on the ground floor was refused (see CR/2008/0048/FUL) in 2008. It is envisaged that the site is suitable and available but will only be counted as a windfall site.

- James Place Builders Yard (Site Ref 159)

An amendment to the site pro-forma that confirms that highway access will be within the proposed Conservation Area. This site is still unavailable, owing to the fact that the site is not currently being promoted for residential usages.

- 35-37 Goffs Park Road (Site Ref 172)

Amendment to pro-forma to suggest that planning application CR/2008/0081/FUL was not only refused, but also dismissed at appeal. The appeal was dismissed on the grounds that the land is designated as an Area of Special Environmental Quality (ASEQ), and that the density of the development would be an equally problematic. Owing to the number of dwellings that could conceivably fit onto the site, it is envisaged that this site could only be a windfall site.

- 52 Brighton Road (Site Ref 190)

No changes to pro-forma. Site currently has permission to be a House in Multiple Occupancy (HMO) (see CR/2008/0752/COU).

- 18 Perryfield Road (Site Ref 209)

No changes to pro-forma. The site is not currently being promoted by the landowner, although the site is suitable. Pre-application discussions would need to involve the retention of the building, parking and refuse storage.

- Pine Lodge, 64 Brighton Road (Site Ref 284)

No changes to pro-forma. The site is not currently being promoted by the landowner, although the site is suitable. Pre-application discussions would need to involve the retention of the building, parking and refuse storage.

Additional Sites Consultation

Based on the site assessments set out above, the following additional site in Southgate neighbourhood was consulted upon for its potential as housing allocations in the Local Plan:

- Goffs Park Depot (potential for 30 homes)

Summary

Owing to the constraints summarised above, and after the completion of a desktop study and further evidence, only one new suitable housing site (above six dwellings) has been identified within Southgate (Goffs Park Depot). The position of the remaining identified sites that were deemed unsuitable, undeliverable or not of strategic scale capacity has not substantially altered.

Three Bridges Neighbourhood

Main Constraints of the Neighbourhood

The Three Bridges neighbourhood is mixed area, predominantly residential, but with a number of industrial/office units (B Class Uses) and retail units to the south of the neighbourhood. A large constraint on development within the area is that the Environment Agency has designated flood risk zones 2 and 3 to south east of the neighbourhood, particularly near Three Bridges Rail Station. In addition, there is substantial Ancient Woodland towards the north east of Three Bridges in the form of Summersvere Wood.

However, the neighbourhood has produced a high number of housing completions in the preceding years, not least at the former Leisure Centre Site along Haslett Avenue (Site Ref 41) and this is expected to continue owing to the limited constraints that the neighbourhood has.

Council Sites formerly ruled out of the SHLAA

- Rye Ash (Site Ref 248)

The site is located on an area of amenity green space land in the centre of a residential area. This site was designated as amenity green space under the Council's PPG17 Assessment and is still protected under Core Strategy Policy EN3. Given the size and important amenity function of this site, it cannot be considered suitable for housing development in this case.

- Land off Punch Copse Road (Site Ref 162)
- Mill Road Garages (Site Ref 234)
- Scallows Road Garage Site (Site Ref 31)

All these sites are in part, amenity green spaces and are protected from loss by Core Strategy Policy EN3. In addition, each location also has a number of residential garages. A comprehensive review of garage occupancy, use, on-street parking provision and congestion is required before the release of the site could be considered in addition to those open space issues previously highlighted.

- Crawley Tennis Club (Site Ref 68)

This site is currently designated as a recreation site and protected from loss by Core Strategy Policy ICS1. In addition, approximately half of the site sits within designated flood risk zones 2 and 3, rendering the site unsuitable for development.

SHLAA Sites

Large Sites (6+ Dwellings) Granted Planning Permission (Category A)

Site Ref 84: 100-104 Three Bridges Road; Planning Application Number (CR/2010/0266/FUL); 14 Dwellings.

Site Ref 167: Thornedale & Denroyd Off Hazelwick Mill Lane; Planning Application Number (CR/2009/0325/FUL); 12 dwellings.

Site Ref 225: Scallows Road; Planning Application Number (CR/2010/0018/FUL); 21 Dwellings.

Adopted Core Strategy 'Strategic Residential Allocations' (100+ units) (Category B)

Site Ref 41: Old Leisure Centre Site, Haslett Avenue; Planning Application Number (CR/2005/0714/FUL); 829 Dwellings.

Site Ref 69: Telford Place; Planning Application Number (CR/2007/0114/OUT); 100 Dwellings.

Small Sites Granted Planning Permission (Category D)

Site Ref 277: 45 Broomdashers Road; Planning Application Number (CR/2009/0231/COU); 2 Dwellings.

Site Ref 278: 38 Hazelwick Road; Planning Application Number (CR/2010/0079/FUL); 2 Dwellings.

Site Ref 279: Adj 132 Three Bridges Road; Planning Application Number (CR/2010/0684/FUL); 1 dwelling.

Sites That Are Currently Suitable, But Undeliverable (Category F)

Site Ref 153: 96-102 North Road; No Planning Application Number; 10 Dwellings.

Site Ref 187: 56-60 North Road; No Planning Application Number; 20 Dwellings.

Site Ref 203: Gales Place; Planning Application Number (CR/2008/0702/FUL); 22 Dwellings.

Site Ref 226: 48 North Road; No Planning Application Number; 20 Dwellings.

Sites That Are Currently Unsuitable (Category G)

Site Ref 11: Three Bridges Station; No Planning Application Number.

Site Ref 45: Tinsley Lane Playing Fields; No Planning Application Number; 100 Dwellings.

Site Ref 58: Crawley College Site; No Planning Application Number.

Site Ref 176: 93-97 Three Bridges Road; No Planning Application Number; 2 Dwellings.

Site Ref 207: 115 Three Bridges Road; No Planning Application Number; 1 Dwelling.

Site Ref 208: 191 Three Bridges Road; No Planning Application Number; 5 Dwellings.

Site Ref 215: 83, 85 & 87 Three Bridges Road; No Planning Application Number; 5 Dwellings.

Site Ref 220: Stephenson Way Industrial Way Area, Site 1; No Planning Application Number.

Site Ref 221: Stephenson Way Industrial Way Area, Site 2; No Planning Application Number.

Site Ref 222: Stephenson Way Industrial Way Area, Site 3; No Planning Application Number.

Site Assessments

It is recommended that the further analyses of the following sites are considered in more detail dependent on a review of amenity space:

- **Crawley College Site (Site Ref 58)**

The site offers a good town centre location, on the edge of the Town Centre North allocation. The site has been identified as a development opportunity site within the Town Centre Wide Supplementary Planning Document. The principle of residential development on part of this site is accepted, if the land is surplus to educational requirements. An initial capacity assessment suggests the site could be capable of accommodating a building of between 4 and 8 storeys. Assuming development to take the form of two-bed apartments, it is anticipated that between 60 and 120 units could be accommodated on site.

- **Tinsley Lane Playing Fields (Site Ref 45)**

The site has been proposed for development over a number of years, and more recently was a provisional allocation in the adopted Core Strategy. Due to uncertainties over deliverability, the site was removed. The acceptability of this site for development is unknown at this stage principally in terms of loss of open space as well as access and infrastructure requirements. The council's PPG17 study (2008) states that current levels of open space provision should be safeguarded across the borough with no surplus identified. The study recommends that if a site is lost, it

should be replaced on a like for like basis or at a level that matches/exceeds the requirements of the original user.

- Telford Place (Site Ref 69)

The site is formally allocated for mixed use development through the Core Strategy, and is subject to a lapsed planning permission for mixed use retail/residential development comprising 312 dwellings (CR/2007/0114/OUT). The sites initial urban capacity work suggests that mixed use retail and residential remains appropriate for this site. It is anticipated that the site could realistically deliver around 150 dwellings, although there may be scope for more intensive development of up to 214 units if on-site parking provision is reduced.

Additional Sites Consultation

Based on the site assessments set out above, the additional sites consultation identified the following sites subject to further work:

- Stephenson Way Industrial Area: Site 1 (further work highlighted: flooding and employment)
- Stephenson Way Industrial Area: Site 2 (further work highlighted: flooding and employment)
- Stephenson Way Industrial Area: Site 3 (further work highlighted: flooding and employment)
- Three Bridges Station (further work highlighted: flooding and employment)
- Tinsley Lane (further work highlighted: environmental pollution).

Summary

Owing to the outcomes of evidence for requirements for meeting employment land development needs only one new suitable housing site (above six dwellings) has been identified within Three Bridges (Tinsley Lane). The positions of the identified sites within the town centre are subject to individual schemes being further assessed in detail in relation to contributing towards, and maintaining, a vibrant and viable town centre. The sites on wholly employment land along the Three Bridges Corridor are considered to be necessary to meet the employment needs of the borough, and therefore remain unsuitable for residential development.

Tilgate Neighbourhood

Main Constraints of the Neighbourhood

The main constraints with regards to this neighbourhood would be Tilgate Park to the south, which is mainly covered by a Site of Natural Conservation Importance (SNCI) and open space. In addition, this area is considered to be outside the Built-Up Area Boundary, and subsequently, new housing developments of a large scale are unlikely to come forward. Within the urban area, the housing stock is relatively dense with a limited amount of open space, and as such, it is not expected that new housing sites will come forward in the urban part of the neighbourhood.

SHLAA Sites

Adopted Core Strategy Allocation (Category B)

- Site Ref. 38: Thomas Bennett Site; No Planning Application Number; 200 Dwellings.

Small Site with Planning Permission (Category D)

- Site Ref. 266: 1 Rhodes Way; Planning Application Number CR/2008/0725/FUL; 1 Dwelling.

Site that is currently Unsuitable (Category G)

- Site Ref. 47: East of Brighton Road;

Council Sites formerly ruled out of the SHLAA

- Tilgate Golf Course (Site Ref 73)
- Whittington Road Garages (Site Ref 19)
- Peteborough Road Garages (Site Ref 18)
- Blich Close/Hawth Avenue (Site Ref 225)
- Durham Close (Site Ref 260)
- Worcester Road (Site Ref 247)

Six council sites comprising open space/garaging have been reassessed. However, the council's position on their appropriateness for residential development in terms of the loss of open space and/or garaging remained unchanged and the sites are still not considered suitable for residential development.

Site Assessments

It is recommended for further analysis that the following sites are considered in more detail dependent on a review of amenity space:

- Thomas Bennett Site (Site Ref 38)

This site includes the existing allocation and residual land with a site area of 4.5 Ha gross and 3.8 Ha net. Effectively, this is two separate sites divided by an access road to Desmond Anderson School. There are known constraints, particularly on the southern side, which includes a number of TPO's and the removal and relocation of underground power cables. Moreover, the site has both Flood Zones 2 and 3 running through the centre of the site. Lastly, there is a need to decontaminate underground tanks in the northern part of the site and to ensure that the relationship of the residential development to the adjacent sports track is acceptable in terms of noise.

- Land to the Rear of Tilgate Parade

This land to the rear of the neighbourhood parade, which is part vacant/commercial units has been considered in terms of employment uses first and then considered for housing if appropriate. However, this is a relatively small site and is therefore likely to be considered as windfall development only.

- Land East of Brighton Road (Site Ref 47)

This site was promoted by Miller Homes as a SHLAA site, although not pursued recently. A number of constraints exist on the site as a Site of Nature Conservation Importance (SNCI) which is characterised by heavy woodland (including areas of Ancient Woodland), as well as access constraints and noise associated with the adjoining motorway. In principle, the site is not considered suitable for housing at this stage, owing to the site's remote relationship with the existing neighbourhood, the SNCI designation, and the site being outside the existing and proposed BUAB. The assessment of the site contained in the SHLAA is still relevant and clarifies the reasons for not taking it forward. Despite the site's size, its capacity remains limited in view of amount of tree coverage, even if access could be safely achieved.

- Kilravock/Flint Cottage Site

This site was also promoted through the SHLAA and is considered unlikely to provide a more than a few houses, since the BUAB has not been amended to include the site within the urban area. Capacity is likely to be limited since a planning appeal for 9 units was refused in March 2012. Therefore, the site is likely to be included as a windfall given its limited capacity.

Additional Sites Consultation

Based on the site assessments set out above, the additional sites consultation identified the following sites subject to further work:

- East of Brighton Road (further work highlighted: transport and access)

Summary

Owing to the constraints summarised above, and after the completion of a desktop study and further evidence, only one new suitable housing site (above six dwellings) has been identified within Tilgate (Thomas Bennett Site). The position of the remaining identified sites that were deemed unsuitable, undeliverable or not of strategic scale capacity has not substantially altered.

West Green Neighbourhood

Main Constraints of the Neighbourhood

The neighbourhood of West Green is predominantly residential, although the town centre is to the east of the neighbourhood. There are only two large open spaces, (West Green Park and Snell Hatch cemetery) to the north and south west of the neighbourhood. Otherwise, West Green has a dense housing stock and has very few Greenfield sites. Subsequently, unless large sites like West Green Hospital are relocated, it is unlikely that significant developments will be concentrated in this neighbourhood.

Council Sites formerly ruled out of the SHLAA

- Land East of Ewhurst Road (Site Ref 246)
- Sunnymead (Site Ref 245)

These sites are designated as amenity green space under the Council's PPG17 Assessment and are still protected under Core Strategy Policy EN3. Given the size and importance of the sites, both cannot be considered suitable for housing development. In addition, the Sunnymead site is immediately south of the Sunnymead Conservation Area and development of this site is likely to impact on the Conservation Area. The loss of car parking also needs consideration.

- Builder's Yard, Reynolds Place (Site Ref 178)

Adopted Core Strategy Policy E3 (Protection and Management of Employment Floorspace) prevents the loss of active employment sites such as this. In addition, the site provides parking provision for the surrounding area and the loss of parking provision would need to be investigated further and mitigated appropriately.

SHLAA Sites

Large Sites (6+ Dwellings) Granted Planning Permission (Category A)

Site Ref 197: Fairfield House, West Green Lane; Planning Application Number (CR/2011/0189/OUT); 93 Dwellings.

Site Ref 214: 70 Spencers Road; Planning Application Number (CR/2011/0037/FUL); 21 Dwellings.

Site Ref 264: 6-10 Ifield Road; Planning Application Number (CR/2007/0405/FUL); 14 Dwellings.

Small Sites Granted Planning Permission (Category D)

Site Ref 85: Highfield House, Town Mead; Planning Application Number (CR/2010/0700/FUL); 4 Dwellings.

Site Ref 148: Land Adj 5 Leopold Road; Planning Application Number (CR/2008/0315/FUL); 1 Dwelling.

Site Ref 280: Wilbury Church Street; Planning Application Number (CR/2008/0522/FUL); 4 Dwellings.

Site Ref 281: 34a Horsham Road; Planning Application Number (CR/2009/0150/FUL); 1 Dwelling.

Suitable Sites That Are Deliverable (Category E)

Site Ref 4: Southern Counties Site; Planning Application Number (CR/2009/0352/OUT); 218 dwellings.

Sites That Are Currently Suitable, But Undeliverable (Category F)

Site Ref 63: Ambulance Station, Ifield Avenue; No Planning Application; 12 Dwellings.

Site Ref 54: Fire Station Site; No Planning Application Number; 55 Dwellings.

Site Ref 60: Crawley Hospital; No Planning Application Number; 180 Dwellings.

Sites That Are Currently Unsuitable (Category G)

Site Ref 155: Dingle Close/Ifield Road; No Planning Application Number; 18 Dwellings.

Site Ref 156: Snell Hatch/Ifield Road; No Planning Application Number; 10 Dwellings.

Site Ref 283: College Annex Site; No Planning Application Number.

Site Assessments

It is recommended for further analysis that the following sites are considered in more detail dependent on a review of amenity space and garaging:

- Southern Counties Site (Site Ref 4)

The site represents a sustainable town centre location, and is identified as an opportunity area for mixed use development, which prioritises residential development within the Town Centre Wide Supplementary Planning Document. The site is currently subject to an extant outline planning permission for 218 flats with the construction of up to 6 storeys (CR/2009/0352/OUT refers). The extant planning permission illustrates that the development of this site is achievable. It is feasible that the scale of any building on site could be reduced to 5 storeys (181 units) or 4 storeys (150 units).

- Fire Station, Ifield Road (Site Ref 54)

Part of the site has been identified as a potential town centre development opportunity within the Town Centre Wide Supplementary Planning Document for potential mixed-use development including residential. Initial urban capacity work suggests that this site may be capable of accommodating a four storey development comprising 32 x two-bed units, with open space and parking to the rear. It is understood that Crawley and Horley Fire Services may merge; operating a joint service from the existing premises at Ifield Road and on this basis it is unlikely that the site will become available for development.

- Crawley Hospital Site (Site Ref 60)

The site offers a potentially unconstrained opportunity for residential development close to the town centre and train station. Access arrangements appear satisfactory and although there a small number of mature trees on site, there is little else preventing development. One issue that would require further investigation is the possibility of contamination. However, the site is currently unavailable unless a replacement site is found.

- Ambulance Station (Site Ref 63)

There are a significant number of trees within the site along the frontage and the rear. The adjoining woodland is a Site of Nature Conservation Importance (SNCI). The impact of any development on trees within and adjoining the site would need to be considered and this is likely to constrain the site's capacity. The site is not available at this time and unless a replacement site is available, the site is unlikely to come forward.

- Dingle Close/Ifield Road, Snell Hatch/Ifield Road (Site Ref. 155 & 156)

In principle the sites are suitable for residential development and a similar site was developed on the east side of Ifield Road. The suitability of the sites is subject to an appropriate level of development that resolves the access and amenity issues that would result from such a development. The sites have not been promoted by the council as the landowner and are not currently available.

APPENDIX A: URBAN CAPACITY WORK OFFICER GUIDANCE NOTES

Urban capacity work is required to assess our ability to accommodate housing (including travellers) and employment growth.

Housing (including Travellers):

1. Each officer is assigned one to three neighbourhoods (listed below) and given two copies of an A3 OS blank plan of their neighbourhood(s) and an A3 OS plan identifying existing SHLAA and open space sites.
2. The first stage is desk based to identify the policy and physical constraints affecting your neighbourhood(s). This should be done by looking at the constraints highlighted on the large plan and double checking these with the Proposals Map. Highlight these constraints by drawing them on your blank neighbourhood plan. The proposed Built-Up Area Boundary should also be plotted where this affects your neighbourhood to highlight where we are considering amending the boundary.
3. Identify the SHLAA sites (Categories A, B, D and E) which are currently included in land supply) and open space sites and draw these on your neighbourhood plan. Category F and G SHLAA sites (those currently identified as 'suitable but currently undeliverable' or 'unsuitable for residential development') should also be plotted as these also need to reassessed in terms of deliverability and suitability.
4. You will also be given a list (and map) of council-owned sites previously contained in the SHLAA. These sites should also be plotted on your neighbourhood plan and highlighted as former SHLAA sites.
5. Any housing or employment sites promoted during Issues and Options consultation should also be plotted (list and maps provided).
6. By looking at all the constraints affecting your neighbourhood and considering existing SHLAA sites included in supply (Categories A-E), look for any additional sites which you consider may be suitable for housing and employment development. This will also involve reassessing all Category F and G SHLAA sites previously identified as undeliverable or unsuitable for development and any council-owned sites previously removed from the SHLAA.

This stage is essentially 'desk-top' to identify sites requiring further assessment through site visit(s). Please make use of the aerial photographs and Google Map/street view to check physical constraints before going on site. It will also be necessary to search on the DEF system to ascertain whether any pre-application discussions have taken place for residential development in your neighbourhood(s).

There are currently a number of Evidence Base documents which should also be checked at this stage in order to identify any relevant issues for the neighbourhood(s). These provide further evidence of some of the existing and future constraints/issues to be considered in assessing capacity (such as strategic views, proposed Conservation Areas amendments, open space, landscape character etc) and are listed below:

- PPG17 Open Space, Sport and Recreation Report (2008) – for any open space
- Crawley ASEQ's and Locally Listed Buildings Heritage Assessment (April 2010)
- Crawley Baseline Character Assessment (May 2009)
- Landscape Character Assessment (March 2010) – for sites adjacent to or outside the boundary)
- Draft SHLAA (Dec 2011)

Travellers – Any site suitable for residential use is in theory suitable for Traveller accommodation. Realistically, any site affected by noise above 60 db contour for Gatwick (mapped on large constraints plan), or subject to significant road noise and/or which is at risk of flooding should not be considered for Traveller accommodation.

Any sites bordering Neighbourhood Centres which aren't considered suitable for Housing should be assessed from an employment perspective

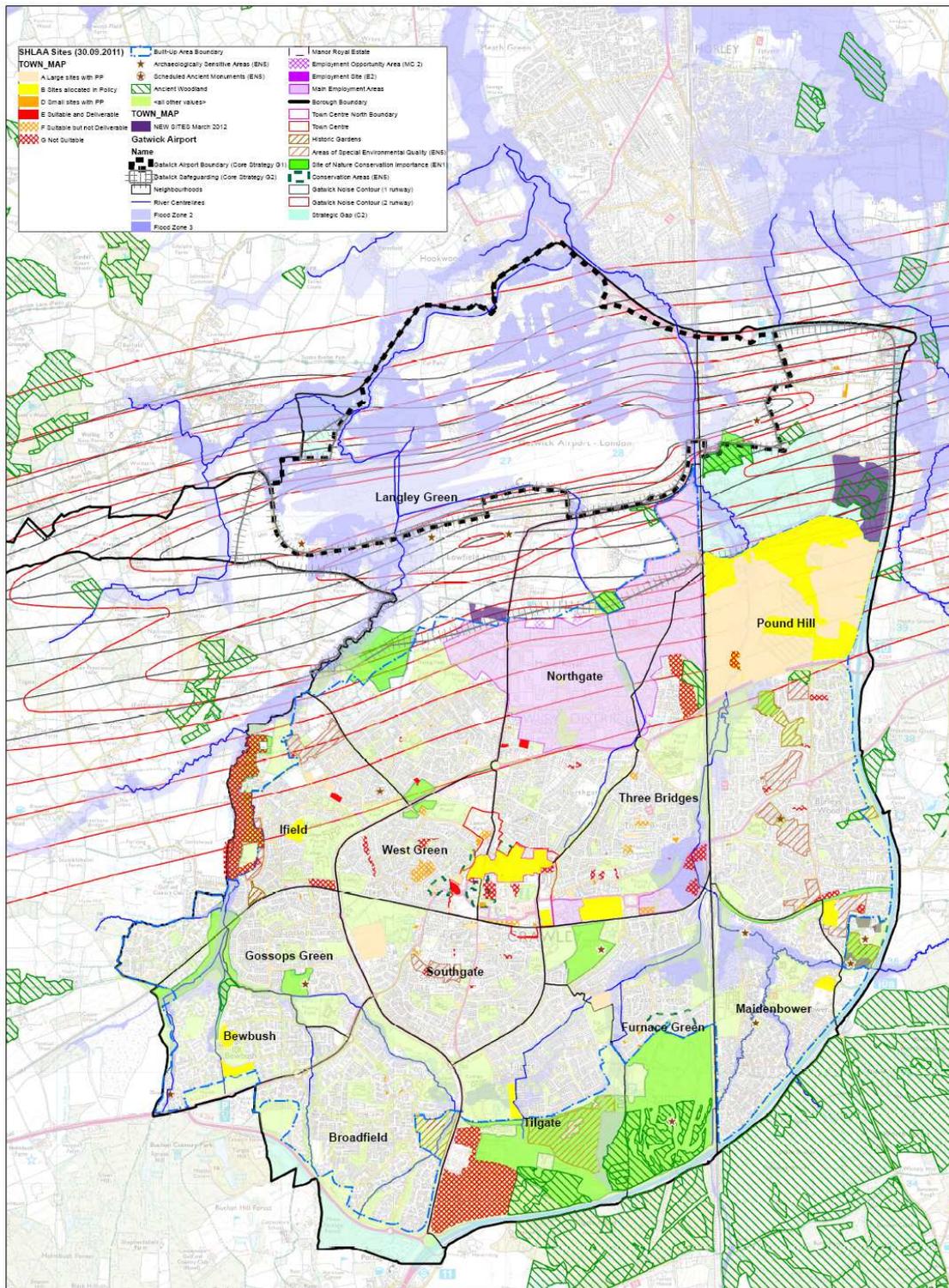
7. Once you have identified a list of possible sites, it will be necessary to undertake site visits to consider the appropriateness of these in more detail. It is at this stage that you will need to complete the SHLAA site assessment pro-forma to assist you in assessing the appropriateness of the site for residential and/or employment uses.

We do not expect you to identify the capacity of any new site at this stage. However, if you feel you have the ability to identify an indicative capacity, please do so. Please note that we are only seeking to identify sites with a capacity of 6+ dwellings to ensure consistency with the SHLAA threshold.

APPENDIX B: SITE ASSESSMENT BLANK PRO-FORMA

Site Reference		Neighbourhood	
Site Name / Address			
Existing Land Use (s)			
Site Area (Gross hectares)		Current Density	
Site Suitability			
Site Availability			
Site Achievability			
Action Required / Constraints			
Net Developable Area (hectares)		Proposed Site Density	Site Yield
Deliverability / Developability			
Deliverable (1-5 years)			
Developable (6-10 years)			
Developable (11+ years)			
Not currently developable			
Summary			

APPENDIX C: CONSTRAINTS MAP (2012)



APPENDIX D: URBAN CAPACITY MAP (2012)

