

CRAWLEY 2030  
The Crawley Borough Local Plan 2015 – 2030

HOUSING IMPLEMENTATION STRATEGY

November 2014



## **1. Introduction**

- 1.1 This Housing Implementation Strategy sets out Crawley Borough Council's approach to the delivery of housing within the borough from 2015 to 2030. It forms a key supporting document for the submission Local Plan.
- 1.2 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should illustrate, both for market and affordable housing, the expected rate of housing delivery through a housing trajectory for the Plan period and prepare a Housing Implementation Strategy for the full range of housing types<sup>1</sup>. This document will also describe how the Local Planning Authority will maintain delivery of a five year supply of housing land (with an additional 5% buffer) to meet their identified housing target and to ensure choice and competition in the market for land.
- 1.3 This Housing Implementation Strategy sets out the housing trajectory for Crawley for both market and affordable housing, as of 30 September 2014. In addition, it sets out the five year housing land supply position and provides further information on the delivery of identified sites over the Plan period.

## **2. Housing Target**

- 2.1 The submission Local Plan for Crawley Borough Council (Crawley 2030) identifies a minimum housing target of 5,000 new homes over the Plan period 2015 – 2030, as identified in Policy H1 (Housing Provision) below<sup>2</sup>. The accompanying Housing Trajectory identifies how this target can be delivered in the period to 2030 through extant planning permissions (6-29 units and 5 units or less) and Local Plan Key Housing Sites (30+ net units) identified in Policy H2 as being 'deliverable'<sup>3</sup>, 'developable' or as Town Centre Key Opportunity Sites or Broad Locations for development<sup>4</sup>. The Strategic Housing Land Availability Assessment (SHLAA) assesses all of the sites in Policy H2 considered to be suitable and either 'deliverable', 'developable' or part of a 'broad location'. In addition, an allowance for windfall completions in Years 1–15 of the Plan has also been included within housing land supply, as illustrated in Table 1 below.

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<sup>1</sup> See the National Planning Policy Framework (NPPF, 2012, Para 47, Bullet Point 3)

<sup>2</sup> Crawley Borough Local Plan 2015 – 2030 Submission Modifications Draft (November 2014) Main Modification: MM025

<sup>3</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. (NPPF, 2012, Para 47)

<sup>4</sup> To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. (NPPF, 2012, Para 47)

**Table 1: Identified Housing Delivery in Crawley from 1 April 2015 - 31 March 2030**

<b>Housing Land Supply</b>	<b>Net Dwellings</b>
Extant planning permissions (large and small sites)	254
Key Housing Allocations and Key Town Centre Opportunity Sites (Policy H2) (30+ units)	3,702
'Broad Locations For Development (Policy H2)	504
Suitable SHLAA Sites (6-29 units) that are 'deliverable'	32
Suitable SHLAA Sites (6-29 units) that are 'developable'	70
Windfall allowance (Years 1 – 15)	825
<b>Total dwellings (gross)</b>	<b>5,387</b>
<b>Minus Losses</b>	<b>37</b>
<b>Completions 13/14 and 14/15</b>	<b>340</b>
<b>Total Dwellings (net)</b>	<b>5,010</b>

See Council's Housing Trajectory, 30 September 2014

### Policy H1: Housing Provision

The council will positively consider proposals for the provision of housing to meet local housing needs, taking a pro-active approach to identifying suitable sites for housing development and working to overcome constraints wherever possible, whilst ensuring against detrimental town-cramming or unacceptable impacts on the planned character of the existing neighbourhoods or on residential amenity.

All reasonable opportunities will be considered including: brownfield sites; surplus green space; town centre living; and opportunities on the edge of Crawley, where these are consistent with the other policies and proposals in this Local Plan and the principle of sustainable development.

The Local Plan makes provision for the development of a minimum of 5,000 net dwellings in the borough in the period 2015 to 2030<sup>5</sup>.

- 2.2 It is anticipated that a substantial proportion of housing delivery will take place within Years 1–10 of the Plan period, as the consented Forge Wood neighbourhood (1,900 dwellings), now on site, is built out. The timetable for the delivery of the neighbourhood had been agreed with the development consortium and is set out in the council's Housing Trajectory.
- 2.3 Policy H2 (Key Housing Sites) of the Local Plan below<sup>6</sup> identifies 22 sites with a capacity of 30+ net dwellings as key to the delivery of the housing target over the Plan period. These are categorised into sites which are considered to be 'deliverable' within Years 1–5 of the Plan, or 'developable' within Years 6–10, as indicated in the council's housing trajectory. These sites have the capacity to provide 3,531 net dwellings over the Plan period (including 1,900 net dwellings at the new Forge Wood neighbourhood). Policy H2 also identifies three broad locations for

<sup>5</sup> This includes the additional 5% buffer within Years 1-5 as required by paragraph 47 of the National Planning Policy Framework as detailed in the council's Housing Trajectory, 30 September 2014

<sup>6</sup> Crawley Borough Local Plan 2015 – 2030 Submission Modifications Draft (November 2014) Main Modification: MM030

housing development (land within the Town Centre but outside the Town Centre Key Opportunity Sites, Forge Wood Residual Land, and Land East of London Road) with a net capacity of 477 dwellings.

## Policy H2: Key Housing Sites

The following sites are identified as key housing sites and allocated on the Local Plan Map. These are considered to be critical to the delivery of future housing in Crawley and are identified as being 'deliverable' within the first five years of the Plan (2015/16 – 2019/20) or 'developable' in years 6–10 (2020/21 – 2024/25)<sup>7</sup>.

### Deliverable

- Forge Wood, Pound Hill (1,900 dwellings)
- Breezehurst Drive, Bewbush (112 dwellings)
- Ifield Community College, Ifield (125 dwellings)
- Southern Counties, West Green (218 dwellings, mixed use priority for residential)
- Land adjacent to Desmond Anderson, Tilgate (100 dwellings)
- Fairfield House, West Green (93 dwellings)
- 15 – 29 Broadway Upper Floors, Northgate (57 dwellings)
- Kilnmead Car Park, Northgate (40 dwellings)
- Zurich House, East Park, Southgate (59 dwellings)
- Tinsley Lane, Three Bridges (138 dwellings, mixed use recreation/residential)
- Goffs Park Depot, Southgate (30 dwellings)
- Former TSB site, Russell Way, Three Bridges (40 dwellings)
- Land adjacent to Langley Green Primary School, Langley Green (30 dwellings)
- 5 – 7 Brighton Road, Southgate (48 dwellings)
- WSCC Professional Centre, Furnace Green (76 dwellings, of which 59 are completions)

### Developable

- Breezehurst Drive Playing Fields, Bewbush (65 dwellings)
- Henty Close, Bewbush (24 dwellings)
- Longley Building, Southgate (48 dwellings)

### Town Centre Key Opportunity Sites (499 net dwellings); comprising:

- Telford Place, Three Bridges (deliverable)
- Crawley Station and Car Parks (deliverable)
- County Buildings (deliverable)
- Land North of the Boulevard (developable)

The remainder of the land within the Town Centre Boundary outside the identified Town Centre Key Opportunity Sites (above), residual land at Forge Wood, Pound Hill and Land East of London Road, Northgate are identified as broad locations for housing development in years 6–10 and 11–15 with the capacity to deliver a minimum of 156, 150 and 171 net dwellings respectively.

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<sup>7</sup> Crawley Borough Council Housing Trajectory, 30 September 2014

### **3. The Housing Trajectory**

- 3.1 As previously identified, the borough's Housing Target as set out in the Local Plan is 5,000 homes (minimum) between 2015 and 2030 (or averaging 334 dwellings per annum). The NPPF requires Local Planning Authorities to prepare a housing trajectory to illustrate the expected rate of delivery for the Plan period. Local Planning Authorities are expected to demonstrate:
- A supply of specific 'deliverable' (available and achievable) sites which are sufficient in capacity to provide 5 years' worth of housing against their requirements with an additional buffer of 5% (or a 20% buffer for 'persistent' under delivery).
  - A supply of specific developable sites or broad locations for growth in years 6-10, and
  - Where possible, a supply of developable sites or broad locations for growth for years 11-15.
- 3.2 Crawley Borough Council's Housing Trajectory (30 September 2014) illustrates housing delivery in the borough for the previous monitoring year (2013/14) and anticipated delivery from the current monitoring year (2014/15) until 31 March 2030. The Trajectory indicates that the council can meet the housing target identified in Policy H1 with a continual supply of land available to meet the overall housing target of the Plan to 2030. With the exception of two sites, (North of the Boulevard and County Buildings which were previously part of the Town Centre North allocation in the Core Strategy), every (unbuilt) site identified in Policy H2 has been assessed in terms of development viability to establish that the site is capable of being delivered at the point envisaged.
- 3.3 It is anticipated that 825 dwellings (55 dwellings per annum) will come forward through windfall sites in the 15 years of the Local Plan in accordance with the NPPF and PPG, as detailed in the council's paper on Housing Land Supply and accompanying Windfall Paper.

### **4.0 Five Year Housing Land Supply**

- 4.1 The NPPF states that Local Planning Authorities should,
- "...identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% .... to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% ... to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land" (para 47).

- 4.2 The adopted Core Strategy (2008) made provision for the development of 4,040 net dwellings in the borough in the period 2001 – 2016, which equates to an annual target of 270 dwellings per annum. However, the (now) revoked South East Plan (SEP) increased the annual housing requirement to 375 dwellings per annum in the period 2006 – 2026 (or 7,500 dwellings in total).
- 4.3 In the period 2008-2011, Crawley overprovided against the Core Strategy target of 270 dwellings per annum (See Table 2, below). However, housing delivery fell substantially in the following three year period to 2013/14 with the result that net completions averaged 266 dwellings per year in the 6 year period between 1 April 2008 and 31 March 2014. This has resulted in an under-provision against the SEP target of 375 dwellings per annum since 2006, with net completions averaging 343 dwellings per annum.
- 4.4 However, it is only in the last three monitoring years (2011/12, 2012/13 and 2013/14) that the number of housing completions has fallen considerably (2011/12 was 202 (net), 2012/13 was only 78 (net) and 2013/14 was 157 (net), which reflects the economic cycle during the period. Given the council's record of housing delivery since 2006, (the base date of the revoked South East Plan), it is considered that a 5% additional buffer should be applied to Crawley. Applying a 5% additional buffer to the submission Local Plan Housing Target identified in Policy H1 means that the council will need to provide an additional 17 dwellings per annum (351 dwellings) in Years 1–5 of the Local Plan (2015 to 2020).

**Table 2: Housing Delivery from Years 2006 to 2013 compared with the South East Plan and Core Strategy Housing Target**

Year	Crawley's Net Housing Completions	South East Plan Annual Housing Target	Adopted Core Strategy (2008) Housing Target
2006/07	468	375	
2007/08	679	375	
2008/09	368	375	270
2009/10	409	375	270
2010/11	384	375	270
2011/12	202	375	270
2012/13	78	375	270
<b>2013/14</b>	<b>157</b>	<b>375</b>	<b>270</b>
<b>Total</b>	<b>2745</b>	<b>3000</b>	<b>1620</b>
<b>Annual Average over 8 years from 2006/07 (SEP base)</b>	<b>343</b>	<b>375</b>	<b>n/a</b>
<b>Annual Average over 6 years from 2008/09 (Core Strategy Base)</b>	<b>269</b>	<b>n/a</b>	<b>270</b>

- 4.5 The council's housing trajectory demonstrates that the identified housing supply is sufficient to meet and exceed the target for the five year period

between 1 April 2015 and 31 March 2020, including the 5% buffer over the first five year period of the Plan.

- 4.6 In terms of affordable housing, the council has a good record of securing new affordable homes within the borough. This has been achieved through the adopted Core Strategy Policy H5, which seeks 40% affordable housing on sites of 15 dwellings or more, or which exceed 0.5ha in size, as well as through schemes that have been delivered solely for affordable housing. Across all residential developments the council has achieved an average of 39% affordable housing since the adoption of the Core Strategy in 2008. The table below identifies the level of affordable housing provision since 2008.

**Table 3: Affordable Housing Provision since 2008/09 compared to Net Housing Delivery**

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
153 (41%)	228 (56%)	134 (35%)	33 (16%)	33 (42%)	70 (45%)

- 4.7 The Northern West Sussex Housing Market Assessment (SHMA) update<sup>8</sup> (2014) sets out the level of need in the borough. The SHMA provides a high and low estimate of need. The low estimate is based on those classified as being in greatest housing need ('reasonable preference'), whilst the high estimate includes the entire waiting list (excluding transfers). In 2014, the 'reasonable preference' group within Crawley comprised 55% of the council's entire waiting list. The SHMA recommends the following mix of affordable housing delivery. However, the mix of house types is recommended to be made up of 25% one-bedroom units, 50% two-bedroom units and 20% three-bedroom units.
- 4.8 The submission Local Plan sets out the thresholds for affordable housing provision so that residential developments of five or more dwellings will be required to provide 40% affordable housing units (70% affordable/social rent and 30% intermediate tenure) on site or, as an exception, through commuted payments towards off site provision.
- 4.10 The main sources of supply of affordable housing will be:
- on-site provision of 40% affordable homes by developers in partnership with registered providers on private schemes of five units or more; and
  - 100% Affordable homes developed directly by registered providers on land secured from the private market or on discounted council-owned land.
- 4.11 It is anticipated that 1,919 affordable units will be delivered on sites identified in the council's trajectory as of 30 September 2014 in the Local Plan period, if those sites with planning permission progress with an affordable element as agreed in the planning application process. The

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<sup>8</sup> Northern West Sussex Housing Market Area Affordable Housing Needs Model Update, October 2014

total affordable housing supply over the first five years of the Local Plan (2015/16 to 2019/20) is 1,043 as shown in Table 4 below.

**Table 4: Affordable Housing Provision in Years 0-5 of the Local Plan**

2015/16	2016/17	2017/18	2018/19	2019/20
242	238	289	140	134

4.12 Tables 5 and 6 below sets out the predicted number of affordable homes in years 6–10 and 11–15 of the Local Plan, from 2020/21 to 2029/30.

**Table 5: Affordable Housing Provision in Years 6-10 of the Local Plan**

2020/21	2021/22	2022/23	2023/24	2024/25
140	107	123	137	133

**Table 6: Affordable Housing Provision in Years 11-15 of the Local Plan**

2025/26	2026/27	2027/28	2028/29	2029/30
95	81	20	20	20

4.13 The affordable housing trajectory as set out in the tables above show that over the Plan period, indicatively, 1,919 affordable dwellings will be provided, which would equate to 38.3% of the total housing supply.

4.14 The council will maintain a healthy five year supply of housing land by monitoring completions every month and updating the council’s housing trajectory on a six month basis (i.e. at 31<sup>st</sup> March 2015). If monitoring shows that delivery is not at the expected amount early in the Plan period, the council will become actively involved in unlocking any barriers to development (policy and/or physical). However, it should be noted that every identified site within the council’s trajectory (with the exception of three sites<sup>9</sup> and any currently being built out) has been assessed with regard to development viability. This exercise demonstrates that there are no known economic viability barriers to development at this stage.

4.15 While the council actively engages with Developers and Registered Providers in driving affordable housing delivery, this council is also in the beneficial position of being a stock-retaining authority and over recent years has been progressing with an own-build development programme, 78 units have been completed or are under construction, and the programme is gaining in momentum as the council continues to actively initiate affordable housing developments.

<sup>9</sup> Land at Gales Place, County Buildings and North of the Boulevard.



## 5. Future Housing Provision

- 5.1 This section identifies the key elements of the future supply of housing over the Plan period 2015-2030, as illustrated in the council's Housing Trajectory.
- 5.2 Firstly, there are a number of 'committed' sites which have extant planning permission and are either under construction or have yet to commence. These sites are split into two categories within the council's housing trajectory; sites with planning permission between 6 and 29 units and 'small sites' that have extant planning permission of below 6 dwellings. For sites of less than 6 dwellings that have not yet commenced, a discount of 55% has been applied to account for an element of non-delivery on these sites. All of the larger sites (6-29 units) are considered 'deliverable' and are phased for the first 5 years of the Plan, since unless there is no clear evidence that such schemes will not be implemented (such as viability concerns), then the site should be considered deliverable<sup>10</sup>
- 5.3 Key Housing sites form the majority of housing land supply (3,531 net dwellings) within the Local Plan period. These sites also form part of the council's 'committed' housing land supply. 22 sites are allocated within the Local Plan (Policy H2: Key Housing Sites) and there are seven Key Housing sites with extant planning permissions, most notably, the North East Sector (named the Forge Wood neighbourhood) which has planning permission for 1,900 new dwellings. The Key Housing sites are split between 'deliverable' (1–5 years) and 'developable' (6–10 years) which have been phased in discussion with the landowners or developers.
- 5.4 Three broad locations have also been identified and are located to the East of London Road (171 net dwellings), the Town Centre (156 net dwellings) and the Forge Wood neighbourhood (North East Sector Residual Land) (150 net dwellings). These locations are expected to be delivered between years 6-15 of the Plan period and have been considered by the council to be in a suitable location for housing and having a reasonable prospect of being developed at the point envisaged.
- 5.5 A relatively small number of suitable housing sites that have a predicted yield of between 6 and 29 units are also included within housing land supply. These are predominantly redevelopment sites (particularly of back gardens or commercial premises) and several are owned by the borough council. Phasing is split between 'deliverable' (1–5 years) and 'developable' (6–10 years) and in total, 96 net dwellings are expected to come forward. These sites are identified in the council's Strategic Housing Land Availability Assessment as being suitable and 'deliverable', or suitable and 'developable'.

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<sup>10</sup> See the National Planning Policy Framework (NPPF, 2012, Para 47, Footnote 11)

- 5.6 Lastly, a Windfall Allowance Paper produced by the council recommends an allowance for windfalls throughout the Plan period of 55 dwellings per annum (825 dwellings over the Plan period). This recommendation is based upon an analysis of past trends and a prediction of future trends for windfall delivery. Significantly, any windfall allowance should not include residential gardens<sup>11</sup>. Further clarification on housing land supply, including windfalls, is given in the council's Topic Paper on Housing Supply (Topic Paper 3).
- 5.7 The Local Plan Key Diagram identifies two areas of search for future housing, to the north of Langley Green and to the north of the new Forge Wood neighbourhood. These are located within the area of land safeguarded for a second runway at Gatwick and do not, therefore, form part of the council's identified Housing Land Supply (Policy H1). The ability to bring these areas forward for future housing development is solely dependent upon the government's decision on the location of a second runway to the south of Gatwick Airport, or whether, if a new runway capacity is directed elsewhere in the south east, the requirement to safeguard the land is removed.

## **6. Potential Risks to Housing Delivery**

- 6.1 This section identifies the potential risks that could affect the delivery of future dwellings and the implementation of the council's housing delivery strategy.

### ***Economic Climate***

- 6.2 The health of the economy and the strength of the housing market will be a major factor in the supply of housing throughout the Plan period. Whilst the housing market is clearly showing signs of recovery at a national level, net housing completions within Crawley in 2011/12 and 2012/13 fell significantly with only 78 units built in 2012/13. This, in part, reflects the fact that a number of planning permissions lapsed or were renewed in the last two years<sup>12</sup>, whilst other housing sites were built out at slower rates. However, it is also a reflection of the limited amount of housing land supply within the borough, given that the new neighbourhood to the north east of the borough (Forge Wood) is not anticipated to deliver completions until 2015/16. It is therefore expected that completions will increase significantly from 2015 onwards, as the development of the neighbourhood gains momentum (see Housing Trajectory, 30 Sep 2014<sup>13</sup>). Indeed, housing completions in the last monitoring year (2013/14) increased to 157 net dwellings. However, if

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<sup>11</sup> See the National Planning Policy Framework (NPPF, 2012, Para 48)

<sup>12</sup> Indeed, planning permissions for 6-10 Ifield Road (14 dwellings), Southern Counties, 27-45 Ifield Road (218 dwellings) and 5-7 Brighton Road (57 dwellings) have been renewed or extended in the previous two years.

<sup>13</sup> Crawley Borough Council Housing Trajectory (Base Date 30 September 2014);

the housing market experiences a further downturn, this would have a detrimental impact on completion rates and is something that the council would have limited influence over.

- 6.3 In terms of site viability, the council commissioned a Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment<sup>14</sup>, which has demonstrated that the establishment of the council's Community Infrastructure Levy (CIL), affordable housing policies and other environmental/design policies included in the Local Plan, would not jeopardise the viability of the identified housing sites in general terms. Furthermore, the Strategic Housing Land Availability Assessment (SHLAA) has already provided an assessment of the risks associated with potential constraints to site delivery. Identified risks (i.e. policy constraints, infrastructure requirements, ownership constraints and/or marketing constraints) are reflected in the phasing of individual sites identified in the council's housing trajectory. In accordance with National Planning Practice Guidance (NPPG, 2014), sites have been assessed in terms of their suitability, availability and achievability. Sites which are severely constrained in relation to physical or policy constraints are categorised as being unsuitable for development (Category J of the SHLAA) and do not form part of the overall housing land supply. In addition, sites that are suitable for housing development but are either unavailable and/or unachievable (Category I of the SHLAA), do not form part of the overall housing land supply.

#### ***Status within the Planning System***

- 6.4 There is a risk that some of the sites identified in the council's trajectory may not come forward as anticipated. This is particularly the case for sites that do not have planning permission. This accounts for 1,662 net dwellings within a total commitment of 5,000 net dwellings. An assessment has been made of the likelihood of these sites coming forward for development and each site has been viability tested to demonstrate that there are no financial impediments to their development at the point envisaged. The delivery of these allocations has been phased over the Plan period based on the anticipated timing of future development.
- 6.5 There are 51 net dwellings arising from planning permission on small sites of 5 or less dwellings. Those sites that have not yet commenced (51 dwellings) have been discounted by 55% to make an allowance for non-delivery of small sites, and subsequently, 23 net dwellings from this source has been included within the council's land supply. No allowance has been made for non-delivery of larger sites given that these sites have been viability assessed.

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<sup>14</sup> Crawley Borough Council Community Infrastructure Levy, SHLAA and Affordable Housing Viability Assessment (October, 2013);

### ***Infrastructure Provision***

- 6.6 The Infrastructure Delivery Plan (November 2014) that has been prepared to support the Local Plan has concluded that there is sufficient infrastructure provision already, or there could be sufficient infrastructure improvements to support the level of housing development identified in Policy H1 of the submission Local Plan. The borough council will work closely with infrastructure providers, particularly in relation to waste water and healthcare to ensure the necessary infrastructure is provided especially towards the end of the Plan period.

### **7. Engagement with House Builders and Key Stakeholders**

- 7.1 The council recognises the importance of engagement with key stakeholders and local communities throughout the preparation of the Local Plan. The supply-led nature of the housing figure identified in Policy H1 means that the council will need continued dialogue with each landowner/developer to ensure that the key sites identified in Policy H2 are capable of being delivered in accordance with the council's Housing Trajectory.
- 7.2 It is important that any constraints to the delivery of sites are identified and overcome; this will involve detailed discussions with regard to site access, layout and design. The capacity of each site identified in the housing trajectory is based upon an assessment of the minimum number of dwellings that could be accommodated on the site in accordance with the council's design policies (that include CH2: Principles of Good Urban Design, CH3: Normal Requirements of All New Development, Policy CH5: Standards for all New Dwellings and Policy CH6: Tree Planting and Replacement Standards).
- 7.3 House builders, developers and other key stakeholders have been involved in the development of the Local Plan at all stages. Developers, agents and landowners were also contacted through the SHLAA 'call for sites' exercise in 2008/9 and through the Northern West Sussex Housing Market Partnership (HMP). Developers, landowners and their agents are actively encouraged to enter into early dialogue with the council on pre-application discussions regarding potential housing schemes.

### ***Monitoring and Review***

- 7.4 The results of residential monitoring will be published annually in the Authority's Monitoring Report (AMR). The AMR will include an updated housing trajectory showing housing completions since the start of the Plan period and an estimate of future housing delivery compared to the outstanding Plan requirement. The submission Local Plan contains a series of monitoring indicators and Objective 5 specifically relates to housing delivery relating to annual completions. The specific Local Plan indicators identified in relation to housing delivery include the

maintenance of a 5 year housing land supply (plus 5% buffer) and the number of planning permissions for new dwellings granted.

## **8. Conclusion**

- 8.1 This document indicates that there is sufficient identified supply of housing sites/broad locations to meet planned housing requirements over the first 15 years of the Local Plan (from the anticipated adoption date of November 2015). Housing delivery from small sites and windfalls will also continue to make a significant contribution towards housing supply and this provides some contingency should there be an element of non-delivery on some of the larger identified sites.
- 8.2 The main risk to identified housing delivery in Crawley is the recovery of the national economic conditions and how this continues to impact upon financial institutions, the construction industry and the local housing market. However, the council is actively engaged with the key landowners/developers of those Key Housing Sites identified as deliverable or developable in Policy H2, in order to aid the delivery of these sites in accordance with the timetable set out in the council's housing trajectory.
- 8.3 Housing Delivery will continue to be monitored and progress will be reported in forthcoming monitoring reports which will include an updated housing trajectory to compare actual delivery against planned housing targets.



Planning Application Reference	Site Address	Neighbourhood	Issue Date	Lapses Date	Approved or Allocated (gross)	Proposed Losses	Approved or Allocated (net)	Total Completed (net)	Total Outstanding Commit (gross)	Past yr	Current yr	Anticipated Delivery of Dwellings 2015 - 2030 (Local Plan)															
										Completed (1)	Anticipated Completed [2]	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
										2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
					<b>Total for Broad Location (Town Centre)</b>	156	0	156	0	156	0	0	0	0	0	0	0	0	0	0	34	74	0	48	0	0	0
	Land Adj to Steers Lane	Pound Hill			75		75		75														75				
	Land to the Southeast of Heathy Farm, Balcombe Road	Pound Hill			75		75		75														75				
					<b>Total for Broad Location (Forge Wood North East Sector Residual Land)</b>	150	0	150	0	150	0	0	0	0	0	0	0	0	0	0	0	0	75	75	0	0	0
	Traders Market, High Street	West Green			6		6		6				6														
	Oak Tree Filling Station, 114 London Road	Northgate			17		17		17				17														
	Gales Place	Three Bridges			9		9		9			9															
					<b>Total Deliverable SHLAA Sites</b>	32	0	32	0	32	0	0	9	23	0	0	0	0	0	0	0	0	0	0	0	0	0
	2 - 12 Friston Walk	Ifield			21	6	15		21																		
	Rear Gardens, Dingle Close/Ifield Road	West Green			18		18		18																		
	Rear Gardens, Snell Hatch/Ifield Road	West Green			15		15		15																		
	Ambulance Station, Ifield Avenue	Langley Green			16		16		16																		
					<b>Total Developable SHLAA Sites</b>	70	6	64	0	70	0	0	0	0	0	0	54	0	0	16	0	0	0	0	0	0	0
					<b>Total for Windfalls</b>	825	0	825	0	825	0	0	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55

Gross Housing Delivery for All Categories	5387	37	5235	122	5114	159	186	600	601	719	427	395	372	325	310	342	337	252	208	55	55	55
Total Losses for All Categories per annum						2	3	1	0	0	0	6	8	24	0	4	0	4	0	0	0	0
Net Housing Delivery for All Categories per annum						157	183	599	601	719	427	389	364	301	310	338	337	248	208	55	55	55

Gross Approvals/Allocations 5387  
minus Proposed Losses 37  
equals 5350 net units  
minus net completions 13/14 157 net units  
minus proposed net completions 14/15 183 net units  
equals 5010 net units at 30 September 2014

5010/15 years = 334 dwellings per annum, annual requirement  
5% supply buffer = 17 additional dwellings per annum in Years 1-5, 351 dpa.

Notes :

- To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within 5 years and in particular, that development is viable (NPPF, para 47)
- To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPF, para 47)