K) Strategic Housing Sites (Broad Locations of Search) within the Northern West Sussex Housing Market Area

The Localism Act 2011 and the National Planning Policy Framework 2012 (NPPF) place a Duty to Co-operate on local planning authorities to address strategic planning issues relevant to their areas in the preparation of their Local Plans. The new duty requires that councils consider joint approaches to plan making where necessary.

It is known through previous discussions with neighbouring authorities that Objectively Assessed Housing Need is unable to be met across the northern West Sussex Housing Market Area. The SHLAA is, therefore, considered as an important tool for identifying potential housing sites which could be called upon to address some of this need on a sub-regional basis.

Crawley has a history of joint working with its neighbours to address identified housing need and prepared a Joint Area Action Plan with Horsham District Council in 2009. Discussions were therefore held with Horsham District Council and Mid Sussex District Council to identify significant broad locations which could be considered for sub-regional growth. Conversations were restricted to HDC and MSDC as these authorities form part of the same Housing Market Area as CBC.

For a site to be considered as a potential broad housing location within the Housing Market Area, a threshold of 500 units was agreed to ensure it was of a significant size to meet demands across the entire housing market area. A joint SHLAA assessment was then undertaken for each site and agreed between the three authorities. The results of the SHLAA assessments for the broad locations across the northern West Sussex Housing Market Area are summarised in Table K1, K2 and K3.

Please note that the information presented in Table K1 represents the council's assessment of Strategic Housing Sites at November 2014. The SHLAA however is a live document and continually subject to review meaning this information will be updated in subsequent revisions of this SHLAA and those produced by Horsham and

Mid Sussex District Council, as the two other authorities within the Housing Market Area.

Assessment of Potential Strategic Housing Sites (Broad Locations) across the Northern West Sussex Housing Market Area

Sites in Crawley Borough

The majority of sites in Crawley Borough are smaller than the 500 units site threshold identified in the Methodology, however these will be combined to form larger strategic locations as set out in Table K2, below.

Table K1: Sites in the Crawley Borough

SHLAA Ref	Site Name	Site Address	Site Units Total	Broad Locations Capacity
At Crawley Ref: Option A North East Sector				
286	Forge Wood (North East Sector) Neighbourhood, Pound Hill, Crawley	Strategic Site Option: At Crawley Ref Option A North East Sector	1,900	Development commenced in June 2014. The council will continue to work closely with the development consortium to ensure the delivery of the site in line with the phasing indicated above given the importance of the site to the council's Housing Land Supply.
52	North East Sector – Residual Land of Core Strategy Allocation Adjacent to Steers Lane Pound Hill North, Crawley	Residual Part of Strategic Site Option: At Crawley Ref Option A North East Sector	75	The site was previously allocated in the Core Strategy as residual land for the North East Sector planning permission. Subsequently, the principle of residential development in this location is accepted, particularly when the North East Sector allocation is (mainly) built. It should be noted that a number of Tree Preservation Orders (TPO) are on site and this will need to be accounted for when designing a housing scheme. In addition, this site would have to be integrated substantially with the wider North East Sector development, and noise levels in this location would need to be adequately mitigated. The current land owner is pro-actively promoting the residual land at the current time. The council will have to enter dialogue with the landowners in order to bring a detailed site forward.
373	North East Sector – Residual Land of Core Strategy Allocation Adjacent to Heathy Farm, Crawley	Residual Part of Strategic Site Option: At Crawley	75	The site was previously allocated in the Core Strategy as residual land for the North East Sector planning permission. Subsequently, the principle of residential development in this location is accepted, particularly when the North East Sector allocation is (mainly) built. The site would have to be integrated substantially with the wider North East Sector development, and noise levels in this location would need to be adequately mitigated. The current land owner is pro-actively promoting the residual land at the current time. The council will have to enter

Table K1: Sites in the Crawley Borough				
SHLAA Ref	**Site Name**	**Site Address**	**Site Units Total**	**Broad Locations Capacity**
				dialogue with the landowners in order to bring a detailed site forward.
259	Land East of Balcombe Road, Pound Hill North, Crawley	Land to North of Strategic Site Option:	0	Part of the site is identified as Ancient Woodland (Allen's Wood). The majority of the site is also located within the land safeguarded for a second wide-spaced runway at Gatwick. This effectively prevents development (such as housing) which would be incompatible with the expansion of the airport to accommodate an additional runway. The site is also significantly affected by airport noise and the central and northern section of the site is located between the 66 and 69dB(A) and 69 and 72 dB(A) predicted air noise contours for a twin runway (Gatwick Master Plan, July 2012). The Local Plan Noise Annex identifies that residential development above 69dB(A) is not considered acceptable due to the unacceptable effect on people's health. These factors and in particular, airport safeguarding, prevent the majority of the site being considered as suitable for housing.
285	North East Sector, Gas Holder site, Pound Hill North, Crawley	Residual Part of Strategic Site Option: At Crawley	0	The site was within the North East Sector allocation for 2700 units within the adopted Core Strategy (2008), but it has significant flood risks and there is a high likelihood of contaminated land, which means that the site is unsuitable for housing development.
At Crawley Ref: Option F/G West of Ifield				
0	Land at Meldon, Rusper Road	Small Part of Strategic Site Option: At Crawley Ref: Option F/G West of Ifield	0	The site is not considered to be suitable for development at this stage, principally on the basis of flooding. The other issue which needs to be addressed relates to highway access constraints and the design of an appropriate scheme outside the Built Up Area Boundary, adjacent a listed building and adjacent a Local Green Space. Ongoing dialogue will be undertaken with the agent, the Environment Agency and West Sussex County Council to ascertain the extent to which the site may be constrained by flooding and highway issues.
51	Land West of Ifield (Ifield Brook Meadows)	Small Part of Strategic Site Option: At Crawley Ref: Option F/G West of Ifield	0	The site is designated as a Site of Special Nature Conservation Importance (SNCI) and has significant amenity and recreational value, which is represented by its Local Green Space designation. The built-up area boundary (BUAB) review for the Local Plan proposes that this area remains outside the BUAB in the rural fringe. The site plays a prominent role in the setting of the Ifield Conservation Area. Furthermore, a significant portion of the site is designated by the Environment Agency as being Flood Risk Zones 2 and 3 and this will prevent large scale

Table K1: Sites in the Crawley Borough				
SHLAA Ref	**Site Name**	**Site Address**	**Site Units Total**	**Broad Locations Capacity**
				development of the majority of the site.
At Crawley Ref: Option H Langley Green				
287	Land at Poles Lane	Part of Strategic Site Option: At Crawley Ref: Option H Langley Green	0	The site falls within the Gatwick Airport Safeguarding, 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). However, if Gatwick Airport Safeguarding is removed, the site could become a logical extension to the Manor Royal as an employment site. Owing to noise constraints, it is not thought that site would be compatible for housing development.
299	Land adjacent to Langley Walk and Burlands (incorporating Willoughby House)	Part of Strategic Site Option: At Crawley Ref: Option H Langley Green	0	Detailed assessment of this site would be required to ascertain whether limited intensification may be acceptable providing the impact on the transport network, neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed. The area is identified on the Crawley Local Plan Key Diagram as “Area of Search – Future Housing” and “Area of Search for Future Employment”.
300	Cherry Lane Playing Fields	Part of Strategic Site Option: At Crawley Ref: Option H Langley Green	0	The site contains a number of formal outdoor sports pitches and older/children’s play space, as recognised in the council’s Playing Pitch study (2013) and Open Space, Sport and Recreation study (2013). The Cherry Lane site was identified as a ‘hub’ site and considered of good quality. Policy ENV4 of the submission Local Plan, with regards to playing pitches, protects the site from being developed, since this site is clearly identified as being essential to the borough in terms of formal sports provision. In addition, road access to the site is likely to be problematic and the entire site is provisionally designated in the draft Submission Local Plan as structural landscaping (Policy CH7).
At Crawley Ref: Option I North Manor Royal				
	North Manor Royal	Strategic Site Option: At Crawley Option I North Manor Royal	0	The area falls within the Gatwick Airport Safeguarding, 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). However, if Gatwick Airport Safeguarding is removed, the site could become a logical extension to the Manor Royal as an employment site. Owing to noise constraints, it is not thought that site would be compatible for housing development.
At Crawley Ref: Option K Tilgate Forest				
47	Land East Brighton Road	Part of Strategic	0	The site remains outside the Built-Up Area Boundary in the Tilgate Forest Rural Fringe. The

Table K1: Sites in the Crawley Borough				
SHLAA Ref	**Site Name**	**Site Address**	**Site Units Total**	**Broad Locations Capacity**
		Site Option: At Crawley Ref: Option K Tilgate Forest		site would have potential integration issues with the existing town and surrounding neighbourhoods. The site is mostly wooded, and certain areas are designated as Ancient Woodland, which significantly limits the site's capacity. Issues of accessibility to the site and broader highway capacity would need to be resolved in addition to a detailed understanding of the site's capacity in light of the Ancient Woodland designations and noise levels from the motorway. The remaining land which is not identified as Ancient Woodland is heavily treed and this further constrains the site's capacity.
Crawley Town Centre				
Crawley Town Centre: Key Opportunity Site – total anticipated capacity 499 net dwellings				
402	County Buildings, Northgate, Crawley	Crawley Town Centre: Key Opportunity Site	50	Residential development at this site is considered to be suitable and achievable. The capacity identified above is a minimum figure based upon a three/four storey residential scheme.
69	Telford Place, Three Bridges, Crawley	Crawley Town Centre	99	A residential scheme is considered to be suitable and achievable, and the site is considered to be capable of development in the short term given improving market conditions.
297	Crawley Station and Car Parks	Crawley Town Centre: Key Opportunity Site	300	Residential development at this site is considered to be suitable and achievable. The Council will continue to work closely with the landowner to bring forward a suitable scheme.
403	Land North of The Boulevard	Crawley Town Centre: Key Opportunity Site	50	Residential development at this site is considered to be suitable and achievable. The capacity identified above is a minimum figure based upon a three/four storey residential scheme.
Crawley Town Centre: Broad Locations – total anticipated capacity 156 net dwellings				
54	Fire Station, Ifield Avenue	Crawley Town Centre	48	The site is considered suitable for residential development, but site availability in the short term remains uncertain at present.
58	Central Sussex College Site	Crawley Town Centre	36	The site offers a town centre opportunity for a flatted development in a landmark location. However, the uncertainties surrounding the need for a higher educational facility may mean this site is developed for other purposes. At this time the site is not available; however, could come forward as part of the broad location (town centre) in years 6-10
311	Parkside Car Park	Crawley Town Centre	10	The site is considered to be suitable and achievable, though it is uncertain as to whether the site is currently available.
371	1-7 Pegler Way	Crawley Town Centre	20	The site is considered to be suitable and achievable in view of its town centre location, though land assembly issues suggest that this site is only likely to come forward for

Table K1: Sites in the Crawley Borough				
SHLAA Ref	Site Name	Site Address	Site Units Total	Broad Locations Capacity
				development in the medium to long term.
372	Brittingham House, Orchard Street	Crawley Town Centre	24	The site is considered to be suitable and achievable in view of its town centre location, though land assembly issues suggest that this site is only likely to come forward for development in the medium to long term.
310	The Old Vicarage, Church Walk	Crawley Town Centre:	18	The site is considered to be suitable and achievable, though land assembly issues suggest that this site is likely to come forward for development in the medium term.

From the assessment of sites located in the Crawley Borough, ten sites were considered to be suitable, available and achievable for housing delivery at the present time. These sites include a strategic allocation for a new Neighbourhood of 1,900 units at Forge Wood and strategic development in the Town Centre both of which have been progressed by CBC and identified in Policy H2 as Key Housing Sites.

Table K2: Sites in Horsham District Council				
SHLAA Ref	Site Name	Site Address	Site Units Total	Broad Locations Capacity
SA119	West of Southwater	Wider Strategic Site	0	This site was identified as a potential strategic location in the 'Leading change in Partnership Consultation' 2009. Some of the wider site was identified for 500 homes in the HDPF Preferred Strategy in 2013 (see SA413). The wider site is not however achievable at this time due to the high infrastructure cost required to address road network issues and the provision of a new village centre that would be necessary for a development of 2000+ dwellings. The site is therefore assessed as not currently developable.
SA101	Land West of Ifield	Ifield, Crawley - Strategic Site Option	0	There are a number of constraints on this site which make the site unsuitable for development at the present time. The site is located within Flood Zones 2 and 3 and is part of the Airport Safeguarded area for a second runway at Gatwick Airport. The land also adjoins Ifield Conservation Area meaning development could adversely impact the setting of this area. At this stage development is severely constrained by access to the site and while this could be overcome, the proximity of the site to the proposed allocation of 2,500 homes on land North of Horsham could mean that the viability of the scheme could be compromised in the short term due to a saturation of the market in

Table K2: Sites in Horsham District Council				
SHLAA Ref	Site Name	Site Address	Site Units Total	Broad Locations Capacity
				this area. Development of this land would also need to be brought forward in partnership with Crawley Borough Council. Due to these constraints and issues, the site is assessed as not currently developable at the present time.
SA295	Greater Faygate	Strategic Site Option	0	The site surrounds the existing built form of Faygate, and would significantly expand the size of the current settlement. There is significant risk of coalescence between Horsham and Crawley, and adverse visual impact on the adjoining AONB. The site may also have an impact on the existing road network. The site is not being actively promoted by any developer, limiting availability of the site. As a result of these factors the site is not considered to be developable.
SA294	Land between Adversane and North Heath	Strategic Site Option	0	The site was identified as a broad location and potential Strategic Site option in the 'Leading Change in Partnership' consultation document 2009. Since 2009, further Sustainability Appraisal work has been carried out on this site. The site is located on the A29 and concerns have been raised about the addition of junctions on to this road. The site is also subject to surface water flooding. Land ownership issues also question whether the site is available and it is not being actively promoted by any developer. Due to the large scale mitigation required on this site, it is not considered suitable for development at the present time.
SA118	Land East of Billingshurst	Strategic Site Option	1200	This wider site was identified as a potential strategic site option through the Leading Change in Partnership consultation document, 2009. Since consultation on this document two applications for housing development have been approved on the site. DC/11/0878 an application for 67 dwellings was approved in 2013, whilst DC/13/0735 an application for 475 units was also approved earlier in 2014. Because these two areas of the site are now considered 'deliverable' 1-5 years their capacity has been removed from the overall capacity of the site to avoid double counting and they have been assessed as additional sites SA349 and SA412. The remainder of the wider strategic site option

Table K2: Sites in Horsham District Council				
SHLAA Ref	**Site Name**	**Site Address**	**Site Units Total**	**Broad Locations Capacity**
				is relatively free from development constraints and is therefore still considered developable, albeit there are some viability issues which may prevent the site coming forward in the short term as the application for 475 units is built out. The remainder of the site has therefore been classified developable 11+ years and the potential capacity has been reduced from 1,750 units to 1,200.
SA296	Land North of Horsham, Strategic Site	Holbrook Park and Chennells Brook- Strategic Site	2500	This wider site area was identified as a broad location in the 2009 Leading Change in Partnership consultation document and was identified as a strategic location in the Preferred Strategy, 2013. The site is considered suitable for development because of its location in proximity to Horsham Town and the wider strategic road and rail network and the potential for economic development on this site as well as housing. There are however a number of site infrastructure constraints that would need to be overcome. Taking this information into account it is considered that development within this broad location could come forward in the medium to long term meaning it is considered developable 6 - 10 and 11+ years.
SA291	Land West of Kilnwood Vale	Crawley Road, Near Crawley	0	The site adjoins the west of Bewbush strategic location and is being proposed as an extension of this site. At the time permission was granted for 2,500 homes West of Bewbush, the transport assessment stated there was not any capacity for development further west of the site. Development of this site would result potential coalescence of Crawley and Faygate and have a significant impact on the landscape meaning it is not suitable for development.
SA298	Land at Chesworth Farm	Land south of Brighton Road: Strategic Site Option	0	The site was identified as a broad strategic site in the 'leading change in partnership' consultation in 2009. It adjoins the settlement boundary of Horsham and is close to the existing town centre services and facilities. The site is also an important recreational resource important landscape area to the south of the town. It is therefore not a suitable location for development. The site would need access to the A281, and infrastructure capacity is low. The costs to overcome this limit the viability of the site. The site is therefore not currently developable.
SA413	Land West of	West of	500	This area of land forms part of the wider site

Table K2: Sites in Horsham District Council				
SHLAA Ref	**Site Name**	**Site Address**	**Site Units Total**	**Broad Locations Capacity**
	Southwater	Southwater: Strategic Site Option		area identified a potential Strategic Site option through the Leading Change in Partnership consultation, 2009 (SA119). This smaller site area has been taken forward to Preferred Strategy as a potential strategic location for up to 500 units. An application for up to 500 units has recently been withdrawn on part of the site (DC/11/1394). The site is considered available , suitable and achievable within 1-5 years.
SA414	New Market Town	New Market Town - Broad Location	0	This site was identified as a broad location of search for development following the publication of the 2010 New Market Town Study, commissioned jointly by Crawley Borough Council, Mid Sussex District Council and Horsham District Council. The northern part of the site is constrained by the High Weald AONB. To the south of the site lies the South Downs National Park. The land is potentially available for development, but the achievability of development in the longer term is constrained by a range of factors. These include the need for cross boundary working, particularly with Mid Sussex DC; the site has significant environmental and infrastructure constraints, which will restrict the developable areas; there are multiple land ownerships, which will affect deliverability; the site lacks social, economic and rail infrastructure and is therefore fundamentally unsustainable; and any major development could seriously affect the viability of existing towns, particularly Burgess Hill. In addition, further work on the suitability of some of the land for development is required, particularly in relation to flood risk.

From the assessment of sites in Horsham District, it can be seen that only three sites, at Land North of Horsham, West of Southwater and East of Billingshurst were considered suitable, available and achievable at the present time. These sites have been allocated through the Horsham District Planning Framework (HDPF) to address HDC's identified housing need.

The remaining sites had a number of constraints which will prevent them from being delivered in the current plan period. It was therefore agreed between all authorities in the Northern West Sussex Housing Market Area that there were no further options for growth in the Horsham District. Further information on the agreed approach to housing delivery within the Northern West Sussex Housing Market Area is set out in the Duty to Co-Operate Statement for the Horsham District Planning Framework.

Table K3: Sites in the Mid Sussex District				
SHLAA Ref	Site Name	Site Address	Site Units Total	Broad Locations Capacity

At the time of publication, sites in the Mid Sussex District had not been circulated, however an Update to the SHLAA Report will be published immediately prior to examination and the Mid Sussex potential strategic development sites and their justifications will be included within that Update.