

Crawley Borough Council

**Strategic Housing Land
Availability Assessment**

(November 2014)

Contents

		Page Number
1.	Introduction	1
	Purpose of the assessment	1
2.	Methodology	2
	Introduction	2
	Stage One: Planning the Assessment	2
	Stage Two: Identification of sites included/excluded from the assessment	2
	Stage Three: Desktop Review of Existing Information	3
	Stage Four: Site Surveys	4
	Stage Five: Assessment of housing potential	5
	Stage Six: Assessing housing potential	4
	Stage Six: Assessing whether and when sites are likely to be developed	5
	Stage Six a: Suitability	5
	Stage Six b: Availability	5
	Stage Six c: Achievability	5
	Stage Six d: Overcoming constraints	6

2.0 Methodology

Introduction

- 2.1 The following paragraphs provide a summary of the methodology applied by the Council in preparing the SHLAA. This methodology accords with the National Planning Policy Framework (DCLG, March 2012) and the National Planning Practice Guidance on Housing and Economic Land Availability Assessment (DCLG, March 2014).

- 2.2 The NPPF identifies that local authorities should have a clear understanding of housing needs in their area and should prepare a SHLAA to establish realistic assumptions about the availability, suitability and economic viability of land to meet the identified need for housing over the plan period.

and Crawley Borough Council threshold of small (1-5 dwellings) and large sites (6+ dwellings).

Review of residential planning application data over the last 5 years, particularly those sites where the principle of residential development was considered acceptable.
Review of aerial photography of the Borough on a neighbourhood basis.
Representations received at the Core Strategy Preferred Options stage, Submission Stage and as alternative Development Sites. Representations submitted to the Local Plan 2014 at Issues and Options, Preferred Strategy and Additional Sites Consultation (January 2012 – July 2013)
Crawley Borough Council Urban Capacity Work (September 2013)

Stage Four – Site Surveys

2.9 As already explained, the major source of sites came from the Council’s own review of capacity, rather than the development industry. Sites were mapped at appropriate scales using Ordnance Survey base maps and the site data held within an appropriate database.

2.10 All sites have been visited and assessed against the criteria listed in Table 2.3 (below). This table summarises the key data collected for every site.

Table 2.3: Information to be collected: 13(s)-145(an)3(d) 0 1 3:or(r)-3(ba) 37.9chhbumform

planning permission will not be implemented by the time the permission expires, they should not be identified as being achievable or deliverable.

- 2.17 The council, as part of its Local Plan evidence base, has commissioned a Community Infrastructure Levy (CIL), SHLAA and Affordable Housing viability assessment (2013) to determine that the general assumptions and policies contained within the Local Plan would mean that the 'deliverable' and 'developable' housing sites

3.0 Northern West Sussex Housing Market Partnership

- 3.1 The Housing Market Partnership (HMP) for Northern West Sussex includes housing providers across the locality together with the three local authorities of Horsham District, Mid-Sussex District and Crawley Borough Council. The HMP has had the opportunity to actively participate in the Strategic Housing Land Availability Assessment (SHLAA) process through a series of joint meetings with housing providers in 2009/2010.
- 3.2 The HMP process has provided an opportunity to debate the suitability, availability and achievability of a selection of sample sites, which were considered representative of different site categories. The HMP raised issues and provided advice about potential development at the sample sites. Whilst some of the points discussed related to site specific issues, the broader principles were consistently applied to all relevant sites within each category. These principles were applied in the absence of site-specific evidence and are only one of many considerations during site assessments.
- 3.3 The HMP was given a further opportunity to review a selection of sites to confirm that the principles were being applied appropriately and make any further comments/suggestions. The HMP agreed that the use of sample sites, followed by a larger review sample, was acceptable in terms of their degree of involvement, given the resource constraints associated with reviewing all SHLAA sites across the Housing Market Partnership area.
- 3.4 Members of the HMP were invited to a viability workshop in March 2013 to discuss the proposed methodology for the Council's viability assessment for Affordable Housing, Community Infrastructure Levy and all sites identified as suitable and deliverable/developable in the September 2012 SHLAA (<http://www.crawley.gov.uk/pw/web/PUB206688>).

4.0 Site Surveys

- 4.1 This section presents the sites surveyed by the Council. The Council has held three 'call for sites' since 2008, the first between 2nd April and the 11th July 2008, the second between the 26th August and 29th September 2008 and the third between the 7th October and 27th November 2009. The response to these was limited, and has required the Council to develop its own evidence base to assist in the identification of sites. The Council's Urban Capacity Work (September 2013) is a key piece of evidence which has enabled this process.
- 4.2 The sites submitted during the call for sites are listed below, with reference to where the site assessments can be located within the SHLAA document. Sites 48, 49 and 301 are no longer included in the SHLAA document as they are smaller sites with less than 6 dwellings which are currently being progressed through the planning system.

Table 4.1: First Call for Sites 2nd April to 11th July 2008

Site Name	Site ID
Land West of Ifield (inc. 22ha within Crawley's administrative boundary)	51
North East Sector (entire site)	286
Gas Holder Site, within the North East Sector	285
Tinsley Lane playing Fields	45
Land at Brunel Place	57
Land off Saxon Road, Worth	48
Land at Oaksworth, Worth Way	49
Cross Keys (Town Centre site)	310
Crawley Traders Market	53
Crawley Station and Car Parks	297

Land to the East of Ruser Road	Outside Crawley's administrative boundary
--------------------------------	---

Table 4.3: Third Call for Sites 7th October to 27th November 2009

Site Name	Site ID
Land East of Street Hill, Worth	223
Site 1 Stephenson Way	220
Site 2 Stephenson Way	221
Site 3 Stephenson Way	222
EDF Site, Russell Way	258
Land East of Balcombe Road	259
Crossways, Balcombe Road	177

- 4.3 A further site was submitted in April 2011 which relates to the Post Office Delivery Office, The Boulevard, Crawley. This site has now been assessed as part of the land North of the Boulevard identified as Site 403. Several other sites were submitted during the Local Plan Issues and Options Consultation in January 2012, the Preferred Strategy Consultation in October/December 2012 and Additional Sites Consultation in June/July 2013. These have also been formally assessed and categorised according to their suitability for housing development.
- 4.4 An inventory of sites is presented in the document with the following order:
A) Large Housing Sites (6-29 dwellings) with planning permission (30

5.0 Housing Land Supply & Housing Trajectory

- 5.1 The Council's Housing Trajectory (30 September 2014) provides an indication of housing land supply from planning permissions for large (6-29 units) and small (5 units or less) housing sites, Local Plan Key Housing Allocations (Policy H2) (30+ units) identified as being 'Deliverable' in Years 1-5 or 'Developable' in Years 6-10 and Local Plan Key Town Centre Opportunity Sites (30+ units). The trajectory also identifies SHLAA sites (6-29 units) which are considered to be suitable for residential development that are either 'deliverable' or 'developable' as well as three broad locations for development in Years 6-10 and 11-15 (land East of London Rd, the Town Centre and residual land at Forge Wood). An allowance for windfalls in Years 1-15 (55 units per annum) is also identified.
- 2.1 As of 30th September 2014, there are extant planning permissions (between 1-29 units that are not completed) for 91 dwellings which are capable of being delivered in the first 5 years of the Plan. Policy H2 (Key Housing Sites) of the Local Plan below 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 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.
- .5.3 The Strategic Housing Land Availability Assessment identifies the potential for a further 32 net dwellings in Category G, which includes sites that are considered to be suitable and Deliverable and 64 net units from sites that are considered to be suitable and Developable (Category H). The Council's windfall allowance of 55 dwellings per annum over the entire plan period is also included in the Council's Housing Land Supply. On this basis, there is a total land supply of some 5,010 dwellings, equivalent to some 334 dwellings per annum from 1 April 2015 to 31 March 20

APPENDIX 1