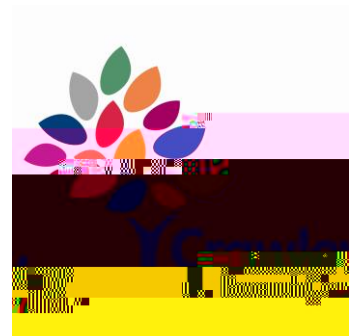


**CRAWLEY BOROUGH COUNCIL**

**ESTABLISHING A WINDFALL ALLOWANCE FOR THE LOCAL PLAN  
PERIOD (2015-2030)**

**November 2014**



## **1.0 Introduction**

1.1 The National Planning Policy Framework (NPPF, 2012) states that Local Planning Authorities (LPAs) can make:

“an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provt

- 1.6 This document endeavours to estimate and differentiate the housing windfall potential from each likely source of land for housing and then come to an informed view as to whether:

- the annual rate is likely to increase or decrease;

- the current market conditions are likely to stay the same, worsen or improve in the future and whether there is sufficient justification for identifying an annual windfall allowance for years 1-5, and 6-15, of the Local Plan.

## **2.0 Windfall Housing Sites within Crawley**

### **The Structure of Housing Land Supply**

- 2.1 The housing supply within 7sd1 2525 supply

neighbourhoods (Maidenbower, Bewbush and Broadfield) have more limited capacity to provide additional housing, given the higher density of new housing within these neighbourhoods which offers a more efficient use of land with less potential for infilling. This is evident in the council's Urban Capacity Study (2012).

- 3.3 In recent years, several large windfall housing developments have received planning permission and have

**Table 1: Windfall Sites Completed (6 ±29 Gross Dwellings) between April 1 2008 and March 31 2013**

<b>Site</b>	<b>Former Use</b>	<b>Type of Development</b>	<b>Net Units Created</b>
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**Table 2: Windfall Sites with Planning Permission (6 ±29 (Gross Dwelling) as of 1 April 2014**

Site	Current Use	Type of
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## **5.0 What is Deliverable in the Future?**

- 5.1 The period of time over which the historical analysis had been made has mainly included the years of economic recession, which when considering the whole economic cycle, would likely mean that the historical windfall housing completions

approval process<sup>9</sup>. As of the 30 September 2014, Crawley had approved twelve prior approval applications for 290 dwellings (see Table 3 below). Owing to the temporary nature of the legislation it is unlikely that such a process will yield a high number of permanent new dwellings that can be accounted for within the latter period of the Plan (2020-2030) unless the permitted development is established on a permanent basis or extended beyond the three year current period. Allowing for an assumed non-implementation rate of 50% for dwellings with prior approval, a further 145 dwellings is anticipated to be constructed with the first five year period of the Plan.

**Table 3: Prior Approvals for Office to Residential Conversions at 30 Sep 2014**

<b>Site Address</b>	<b>Reference</b>	<b>Net Units with Prior Approval</b>
Crown Buildings, 5 The Boulevard, Northgate	CR/2013/0291/PA3	24
Pelham Court Business Centre, Pelham Place, Broadfield	CR/2013/0332/PA3	28
St Andrews House, 26 Brighton Road, Southgate	CR/2013/0347/PA3	6
First Choice House, London Road, Northgate	CR/2014/0524/PA3	94
Shaw House, Pegler Way, West Green	CR/2014/0159/PA3	26
The Corn Exchange, 61-63 High Street, Northgate	CR/2014/0005/PA3	11
Stoner House, Northgate	CR/2014/0138/PA3	76
Northgate House, 115 High St	CR/2014/0181/PA3	14
Brambletye House, Brighton Rd	CR/2014/0343/PA3	7
8A Brighton Rd, Southgate	CR/2014/0391/PA3	2
Birchfield House, West Green	CR/2014/0438/PA3	1



