

September 2013

This report examines opinions and views about additional housing sites that could be included in the Local Plan before it is formally submitted for inspection.

The report includes the following information:-

- Whether there was support for the developments being proposed for Bewbush West Playing Fields and Breezehurst Drive. Who agreed and disagreed with the proposals and what were the main areas of concern,
- Who agreed and disagreed with the proposals and what were the main areas of concern.
- Alternative sites being proposed for housing development.
- Whether there was support or not for including some of the housing sites that had already been rejected or required further work.
- Other ideas and solutions to bring forward land for the development of housing.
- General views and concerns about housing future generations of the town.

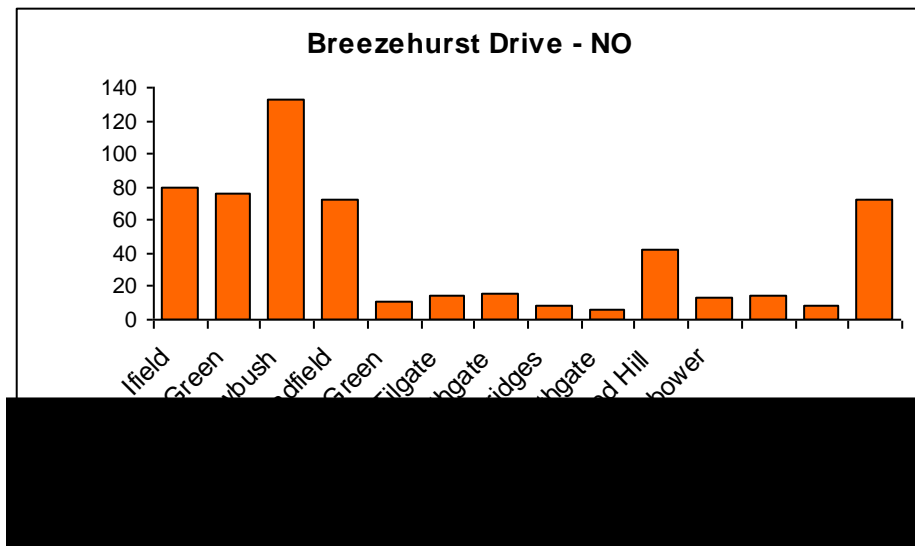
In total 2,068 people took part in the Crawley 2029 consultation. Less people answered questions regarding additional housing development sites compared to other sections in the questionnaire. ***Please note that percentages have been calculated based on the numbers of people answering each question rather than the total number of respondents.***

For a full list of those comments received please refer to Appendix A. Within this report a number of comments have been used to

- concern about the impact it would have on the flow of traffic which was already congested at certain times of the day. There was also a call for the design of any new development to be sympathetic to other buildings in the area.
- Respondents appeared to support sites within Stephenson Way coming forward as possible housing development sites even though there was still work to be done on them. To a lesser extent respondents also supported the inclusion of Tinsley Lane and Three Bridges station.
- People agreed with the sites the council had rejected as part of development of the Local Plan.
- People appear to be strongly opposed to the development of open space and playing fields. There was a view that these should not be developed on under any circumstances and that the council should exhaust all other avenues first.
- As with previous consultation exercises people wanted the council to make better use of brownfield sites to bring forward housing development. This has been a recurring theme during the stages of the Local Plan consultation. They talked about making better use of the empty office blocks in and around the town centre, used. Some people expressed a desire to change the way in which land is used. For example, designating less space in the town centre for employment use and allocating more for housing use was preferred by some.
- There was a feeling that losing open spaces would change the look and feel of what was often described as the character of the town; it was why people lived in the town, and some respondents worried about it was becoming too urbanised.
- A number of people were very clear that the town needs to look outside its boundary for land in order to support future growth. Further growth within the boundary could not be supported.
- The town should be better at managing the housing stock it currently has; this was one view expressed by some. Bringing back into use empty properties and modernising or completely rebuilding the current stock were two examples put forward as to how more homes could be built.
- Many alternative sites were put forward by respondents and these are included in the main body of the report.

1.1 57% (1188) of the overall Crawley 2029 sample answered the question that related to the proposed housing development site at Breezehurst Drive.

1.2 48% (569) of those respondents did not agree that housing should be developed on the Breezehurst Drive site.

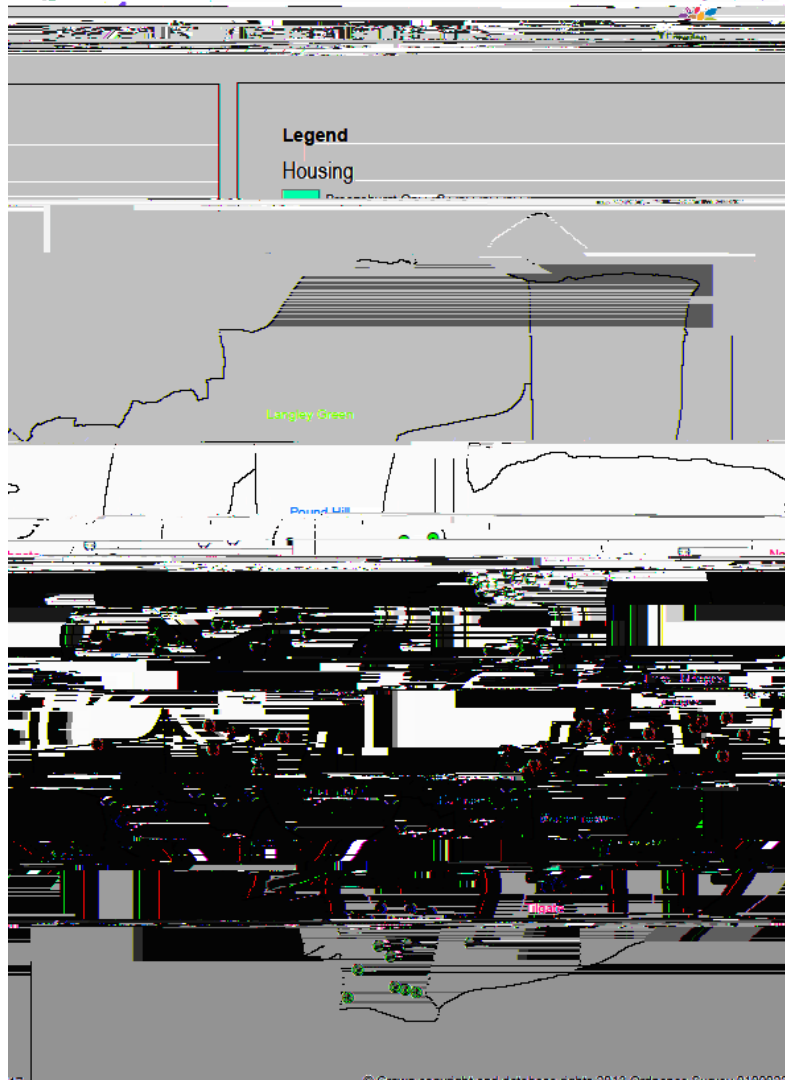


1.3 As the graph above illustrates most of the respondents who did not support the development lived within the Bewbush area (133 (23%)).

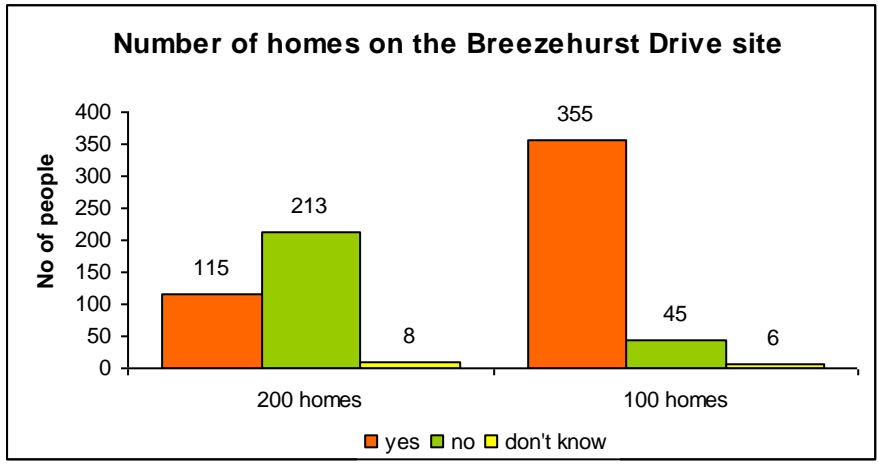
1.4 A further 14% (80) of those respondents lived in Ifield, 13% (76) lived in Langley Green and 13% (72) did not indicate which neighbourhood they lived in.

1.5 Of those respondents who did not support this site 269 (47% of those who said No) provided a valid postcode which has been mapped. This enables us to see the geography of the responses received. As the map below indicates those disagreeing with this site tended to be drawn from around the two development sites being consulted on within Bewbush area rather than being specific to the Breezehurst Drive site itself.

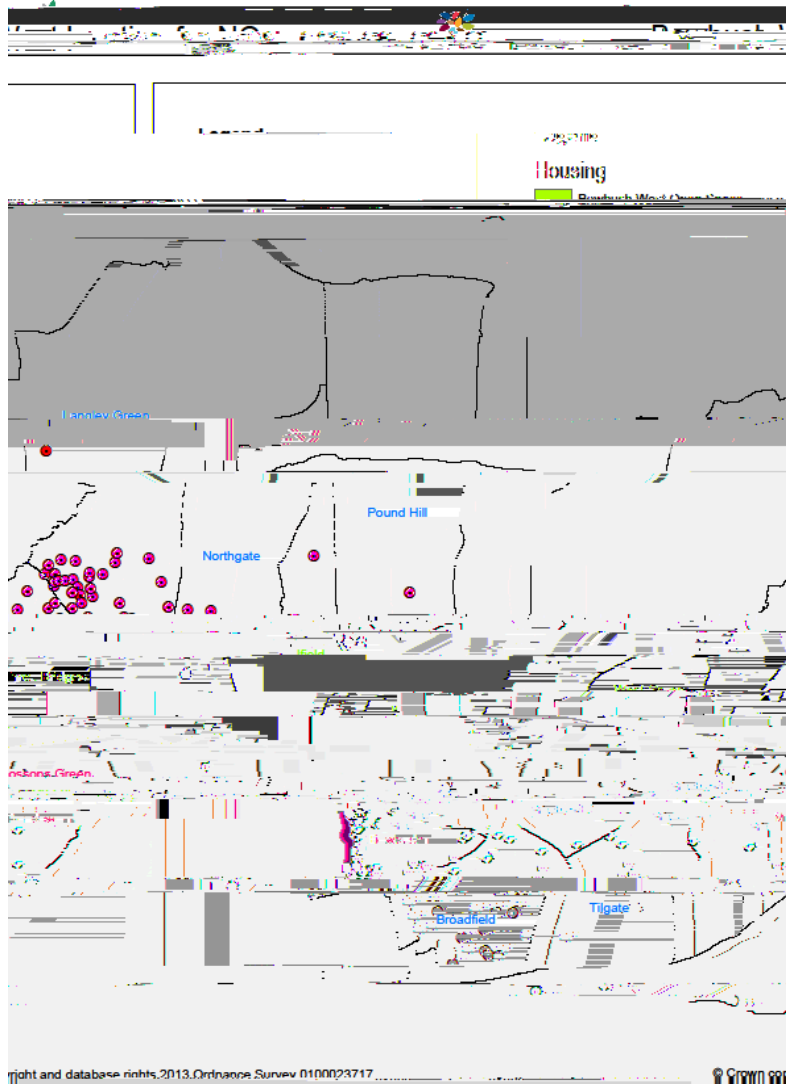
- 1.8 237 (52%) of those respondents who supported the Breezehurst Drive site provided a valid postcode. As the map below illustrates within the Bewbush area there was support for the site although very little was around the immediate area. Some Bewbush residents around the Bewbush West area supported the development of the Breezehurst Drive site.



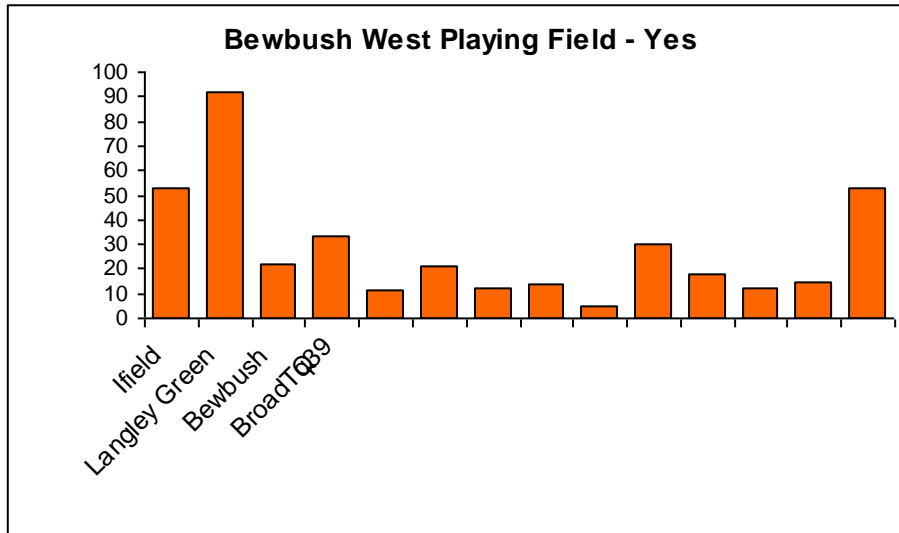
- 1.9 Respondents were asked if they supported the Breezehurst Drive how many houses should come forward in the Local Plan. As the graph illustrates most of those people supported developing 100 houses being built with more space being set aside for the local community to enjoy.



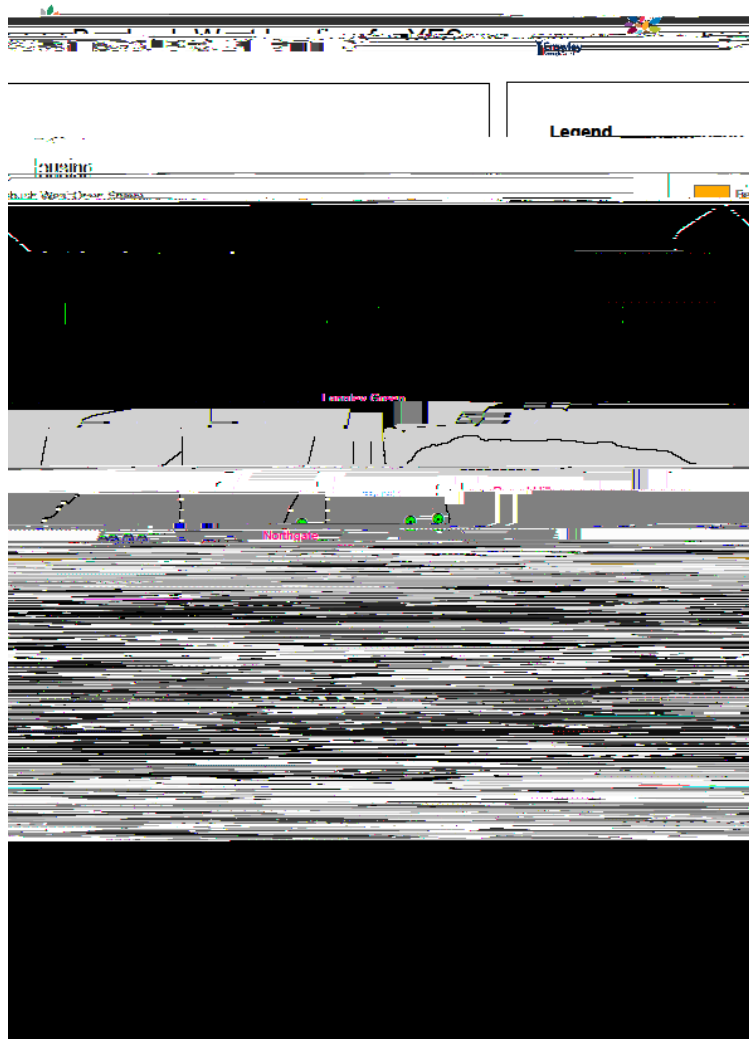
1.10 159 (13%) respondents did not know whether the Breezehurst Drive site should come forward or not.



- 1.15 As the map illustrates respondents against the proposed development were drawn from the immediate area around the site. Clusters of postcodes were also drawn from Ifield and Langley Green. Postcodes from within Broadfield area appear to be more dispersed.
- 1.16 33% (391) of the people who answered the Bewbush West question agreed that it should come forward as a housing development site in the Local Plan.
- 1.17 24% (92) of those respondents lived in Langley Green, 14% (53) came from Ifield and a further 14% (53) did not indicate which neighbourhood they lived in. The remaining respondents were drawn from all neighbourhoods across the town.



1.18 216 of the 391 people (55%) provided a valid postcode that could be mapped. The findings corroborate the neighbourhood data in that support appeared to be strongest in Langley Green. The map on the next page clearly illustrates that there appeared to be little or no support for the development in the area next to the development site.



“Do not build on Bewbush West as this area is used for sport and children and dog walkers and walkers.” (resident of Bewbush)

“Breezehurst Drive playing fields are used a lot for families to play with their kids...where will they go now?” (resident of Bewbush)

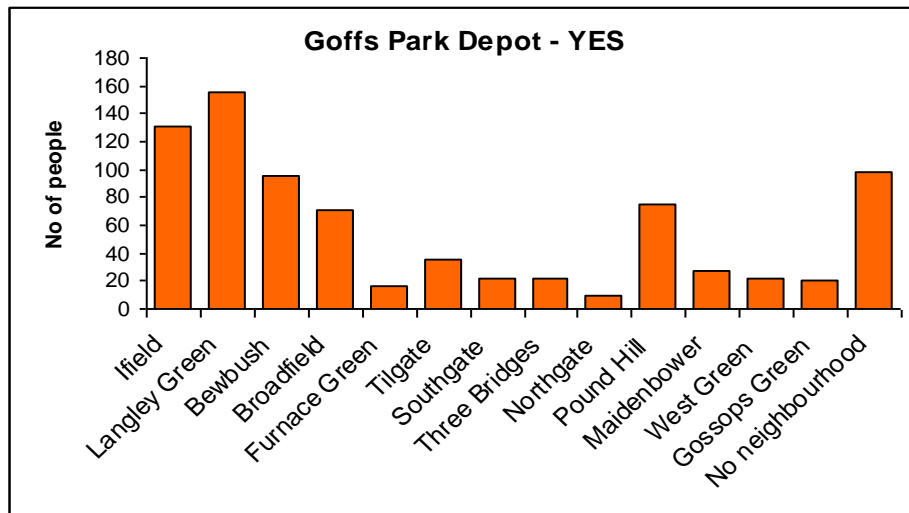
“Why do Crawley council need to build 200 homes on the Breezehurst Drive playing fields when there is development for 2,500 homes less that a mile away towards Horsham....(resident of Bewbush)

...“Bewbush houses have little personal space in back or front for play and recreations. With Horsham building against the bewbush boarder it is vital to keep bewbush playing fields for recreation....” (resident of Southgate)

“Bewbush is too full. Too many people per hectre than any other neighbourhood.” (no neighbourhood stated.)”

- 2.1 1184 (57%) respondents answered the question which asked whether they supported the possible development of the Goffs Park Depot site.
- 2.2 Unlike the sites being proposed within Bewbush, less people disagreed with developing the Goffs Park Depot site.
- 2.3 262 (22%) of respondents did not support the development of the site. These respondents resided within the neighbourhoods who were being 30.2ed within





2.9

Park Depot site provided a valid postcode that could be mapped. Although small in number it does indicate that there was support for the proposal within the Southgate area

2.10

good site or not.

2.11

Comments tended to reflect what previous consultations had found; better use should be made of brownfield sites. People supported developing space; it had already been used for something else and it currently derelict.

**“Goff’s Park Depot area would not be adversely affect the area as a lot of other development has occurred here in the previous years.”
(resident of Pound Hill)**

“Southgate is less populated and the Goff’s Park depot is an ideal site for some homes.” (resident of ifield)

**“Using Goff’s Park Depot seems ok as there is already a building so nice land isn’t being taken away from the local community and the land will be more useful as a housing estate than an empty building.”
(resident of Pound Hill)**

2.12

However, some comments suggested a cautious approach should be taken and that any development should be in keeping with the local area and built to a good standard. Someone suggested that it should be used for building retirement homes while another respondent questioned whether this site would be suitable for the cemetery.

“This site is aptly suitable for housing of the right quality. As long as Goff’s Park remains there is ample greenery and leisure areas available to the locals.” (resident of Bewbush)

- 3.1 Respondents were asked to consider a number of housing development sites that had either been rejected or needed additional work before they would be viable development sites, to find out whether they should be included in the Local Plan or not.
- 3.2 Not all respondents answered this part of the questionnaire. Just over 1,000

Neighbourhood (sample size)	Map Ref	Site name	Areas of further work to be undertaken	Site should not be considered	Site should be considered	Don't know
		3)				
				32%	40%	28%

for many reasons; some relating to conservation issues as well as the finding them within the consultation

Neighbourhood (sample size)	Map Ref	Site name	Reason for the site being rejected	AGREE – site should NOT be included	DISAGREE – site should be included	Don't know
Sector		site	contamination	45%	28%	27%



- 4.1 At the end of the development of housing section within the questionnaire there was an opportunity for people to explain their answers as well as identify other areas of land that might be looked at.
- 4.2 Respondents used this space to do a number of things:
 1) they used it as a space to raise concerns about housing development generally.
 2) they suggested other areas that might be looked at for developing housing.

Site	Neighbourhood	Why it was suggested
Disused garage blocks	across the town	Not used and prone to criminal activity in some cases
Broadfield Kennels	Broadfield	No reason given
Crawley Football Club	Broadfield	Club needs bigger ground and if found site would make good housing site
Ifield Park	Ifield	No reason given

