



Urban Housing Potential Study for Crawley Borough Council

Executive Summary

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- Appendix 1 Plan of settlement boundaries/study area**

1 Introduction

Report

- 1.6 The report describes how the components of provision have been assessed in Sections 3 to 6, and draws together the findings on the suggested potential within

the review of the Plan and the recommendations from the study are set out in Section 9.

Discussion

- 1.7 The findings of the study are presented here in this report are based on the methodology agreed at an inception meeting, subsequent telephone discussions, meetings and written correspondence between the consultants and Crawley

2 **Methodology and study programme**

Introduction

- 2.1 Baker Associates agreed a detailed methodology for the study with Borough Council officers during the programme. As part of the consultation process, the

consultants that there is nothing in the methodology which gives them cause for concern and that they are pleased to see the methodology evolving to take account of their comments. The study has also been the subject of other considerable and valuable consultation and this is discussed below.

reasonable estimates can be derived from past records, trend based data has been used. Information of completions on previously-developed land, including conversions, has been made available for the past 12 years in the Plan area enabling the projection of past rates of development on small sites. This is examined in section 6.

2.8 The fourth principle is that the total amount of housing identified on the surveyed

opportunity sites cannot all be assumed to come forward for development in the

and some will simply remain in their present use. The Plan needs to bring forward land for uses other than residential to meet the plan's holistic objectives, and furthermore the economics of land use may dictate that some opportunity sites will

agents and developers is set out in paragraph 4.11. This has been of assistance in

Information by the study were invited for submission to be supported with views

on reasons for considering housing on particular sites, constraints and likely output.
This was intended to provide a valuable source of local information sites within the

urban area brought to the surveyors attention through this process were surveyed
and analysed. The output from these sources, and from all the survey work,
comprise part of the site specific yield for the Borough.

A step-by-step guide to the methodology

Step 3 Definition of study area and settlement boundaries

As a result of the above work, the following criteria were used to define the study area for

Crawley Borough as it was decided that it was most appropriate to follow those

2.28 CRC carried out an urban capacity study in 2004 as part of the...

Appendix 10

...

It is important that the examination of provision from these types of sources and any

are included, as the results of the study are to be used to 'plan, monitor and

should unless it embraces all sources of provision. The approach put forward by

large premises portfolios, and housing associations who would fund the schemes

-
- opportunities which may not come forward for development within the plan period, and will need therefore to be discounted (or excluded)
 - sources where individual sites cannot realistically be identified (such as residential conversions, intensification of back gardens and flats above commercial premises) from which a proportion of the total opportunity can be

2.53 This section briefly reviews the way that the work has proceeded according to the

programme agreed with the Council.

2.54 An inception meeting was held between Council officers and Baker Associates on

hold with landowners where possible, and with a number of house builders and

other developers operating in the region

3 Survey and analysis of site specific opportunities in the study settlements

Introduction

- 3.1 The work on the identification of site specific opportunities for each of the areas examined in detail has proceeded through a series of well defined stages, to achieve consistency as far as possible.

... .. through a series of well defined stages, to achieve consistency as far as possible.

sites where formal decision has been made to state that the present use is

3.6 Adopted Local Plan policy in Crawley seeks the protection of employment uses in

the main employment areas, and although there is no policy on the general

Consideration of identified opportunities for the purposes of the Plan

3.17 Each opportunity site was assessed for its suitability for contributing new housing

the conclusions of this exercise are set out in Appendix 6 together with

recommendations to the Council on how to take these sites forward through the Local Plan review. Different levels of difficulty can be attributed to an opportunity according to the constraints that might be present and the likely ability and

4 Yields from site-specific sources

Introduction

- 4.1 Where sites have been identified, an estimate of the yield, or number of additional dwellings, has been prepared for consideration as part of the Local Plan review

7

7

conclusion from the site specific studies on these opportunities at higher density.

11

14

4.11 Dwelling yields and site viability are critically affected by the strength of the local

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

there is a high unmet requirement for both affordable housing for purchase, shared ownership, and social housing for rent, which is exacerbated by continuing sales under the Right to Buy programme. This view was echoed by all the Housing

[REDACTED]

...high density zoning from around 15,000 to 17,000 cpa for predominantly 2

employment area. Housing land is worth at least £400,000 more per developable acre than employment land, which enables most instances of abnormal development costs to be allowed for, still producing a better land value. However

there may be cases where development costs such as clearance of contaminated

- Hambleton Hill (Southgate)

Presentation of the findings from the detailed area studies

4.21 An important aspect of the detailed area studies was the completion of a schedule

subject to housing requirements. It is important to set this in the context of housing supply compared with the fulfilment of strategic provisions. Whilst the study sets out the capacity in different time periods, it is for the Plan to decide the extent of required allocations in the review. Appendix 4 which comprises a table showing all the rejected sites.

- 4.38 The table below summarises the identified sites in Crawley Borough over the three time periods and as a total. It is important to understand that the time frames in which the yields are set relate to the period during which the sites could physically be developed, and reflects both physical and ownership constraints. The Council

5.4 The Baker Associates' approach to the identification of potential opportunities is very different to 'Tapping the Potential' because of the way that it focuses only on reasonably realistic capacity. Whilst discounting assumptions were intended to vary depending on how capacity was assessed, the Baker Associates' approach requires

The conclusion we reach about non-implementation is likely to minimise, or eliminate, what TTP refers to as 'discounting'.

A non-implementation allowance

5.5 The case for non-implementation has been examined in relation to plans in the past

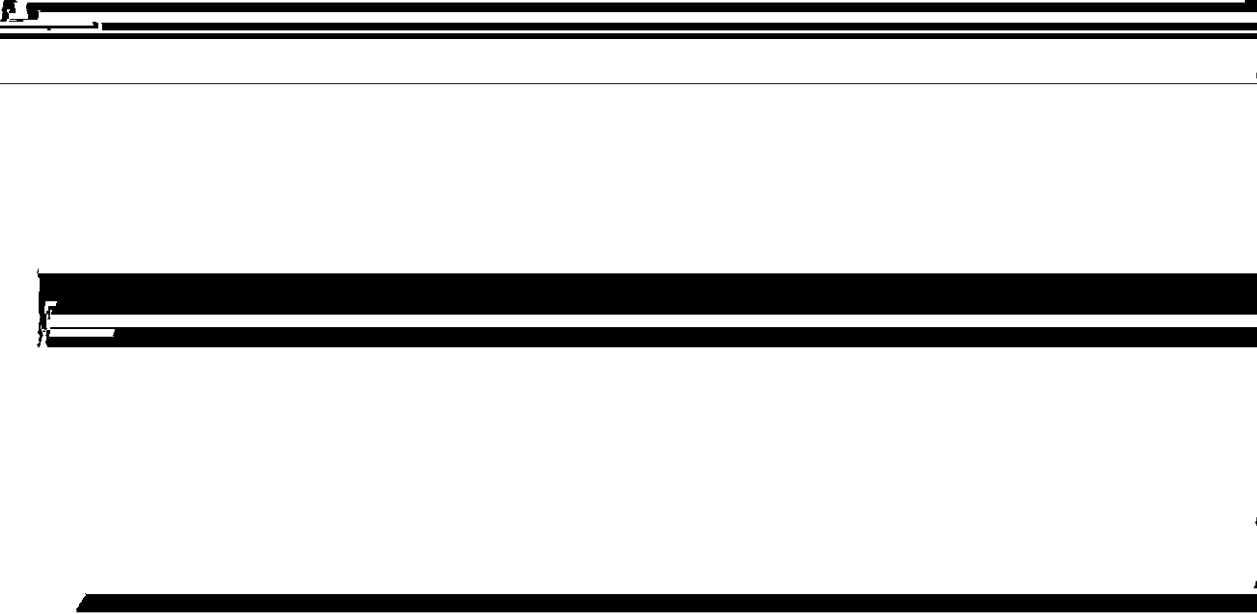
6 Identification of provision from non site-specific sources

6.1 New dwellings will continue to come forward from development within the urban settlements as a consequence of normal development activity and under the

influence of planning policy and the development control process. If this

6.7 From the data supplied by the County Council, the average annual rate at which units have come forward as completions within these categories over the last 12 years for sites delivering 6 dwellings is shown in the table below:

County Council Data – Average Annual Rate of Completions for Sites Delivering 6 Dwellings



appropriate to the study's settlement definition

Year	Completions
91-92	0
92-93	1
93-94	4
94-95	0
95-96	3

6.10 The study has sought to identify all identifiable lease sites. However, it is

come forward for development up to 2016.

6.11 A dwelling yield is identified from site-specific sources of 2,958 dwellings for the

7 Combining the different components of potential

7.4 The study has examined the potential for further dwellings to be provided within built

8.1 The Council is currently in the process of producing a new Local Development Framework. This part of the Framework is the Local Development Plan.

opportune time at which to undertake the requisite Urban Housing Potential Study. PPG3 has created the expectation that before Plans are adopted they will have been influenced by such studies – clearly the earlier in the process such a study is

[The body of the document is almost entirely obscured by heavy black redaction bars and horizontal scanning artifacts. Only a few faint lines of text are visible through the noise.]

8.13 The aim of the managed release of housing sites is to deliver in sustainable locations sufficient completions to meet housing requirements, whilst at the same

time ensuring the maximum use of previously-developed land. A managed release mechanism (MRM) is required in order to give flexibility to the type of housing land which needs to become available on the market. This recommended approach is designed to:

avoid the possibility of not meeting requirements by allocating sufficient

Monitoring

requirements of the way that the provision is to be made and managed. If phasing

9 Conclusions and recommendations

9.1 As urban housing potential study has been undertaken to assist in the preparation

of an LDF for Crawley Borough. This Study has used different approaches to
~~estimate the potential from specified sites and from non-site specific sources in~~

8.21 This monitoring process will enable an effective review of the UHCS to take place immediately prior to the review of the Plan, or Local Development Framework, as appropriate at the time. This will inform better the process of allocating sites for housing development and allow the review process to be based on the most robust

material available.

Appendix 1

Plan of settlement boundaries/study area



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URBAN HOUSING POTENTIAL STUDY**

Crawley Urban Study Boundary

Baker Associates
The Crescent Centre
Temple Back
Bristol
BS1 6EZ



Appendix 2

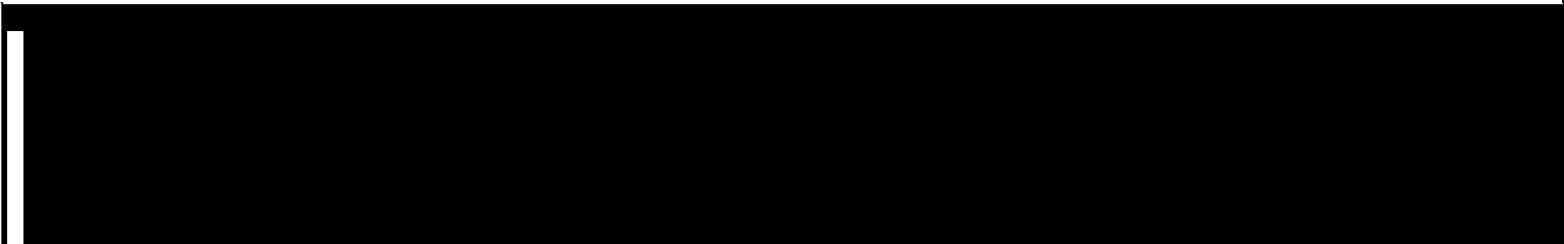
Site Yield Summary Table



Appendix 3

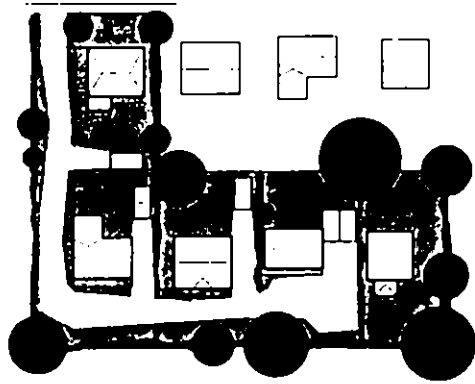
Typical design solutions

•

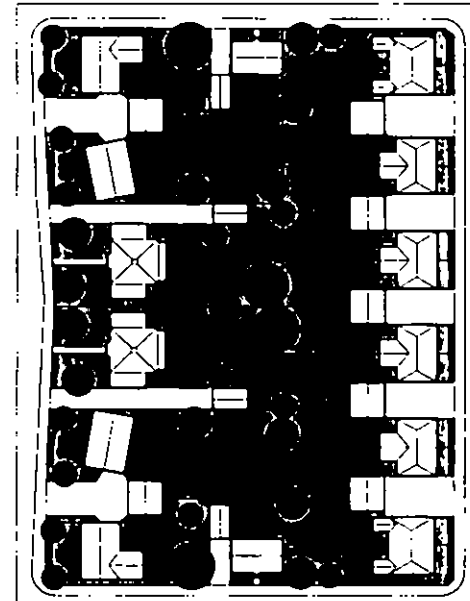


Urban Design Templates

Crawley Urban Potential Study



Template description: Low density, detached & semi-detached, 1-2 storey.

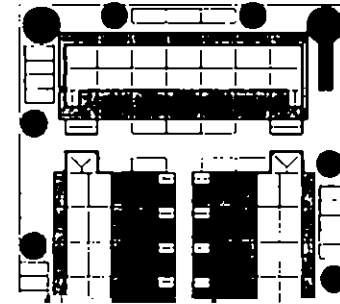
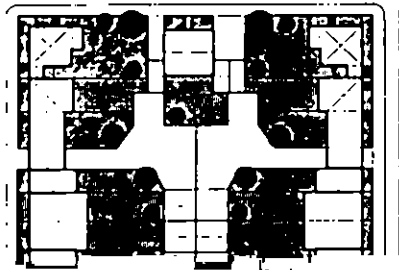


large plots, garage parking.
Typical location: Small site, backyard, suburban location,
highly constrained by existing vegetation
and overlooking/privacy issues.
Template area: 0.27ha (57.5m x 71m)

Description: Low density - detached & semi-detached,
2-storey, large gardens, garage parking.
Typical location: Medium large site, large urban form

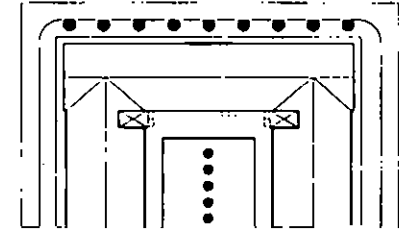
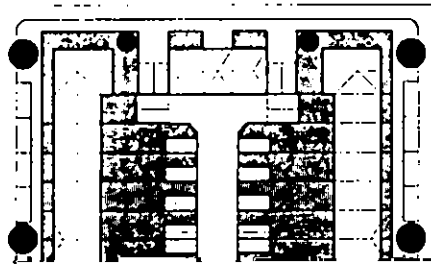
Urban Design Templates

Crawley Urban Potential Study



Urban Design Templates

Crawley Urban Potential Study

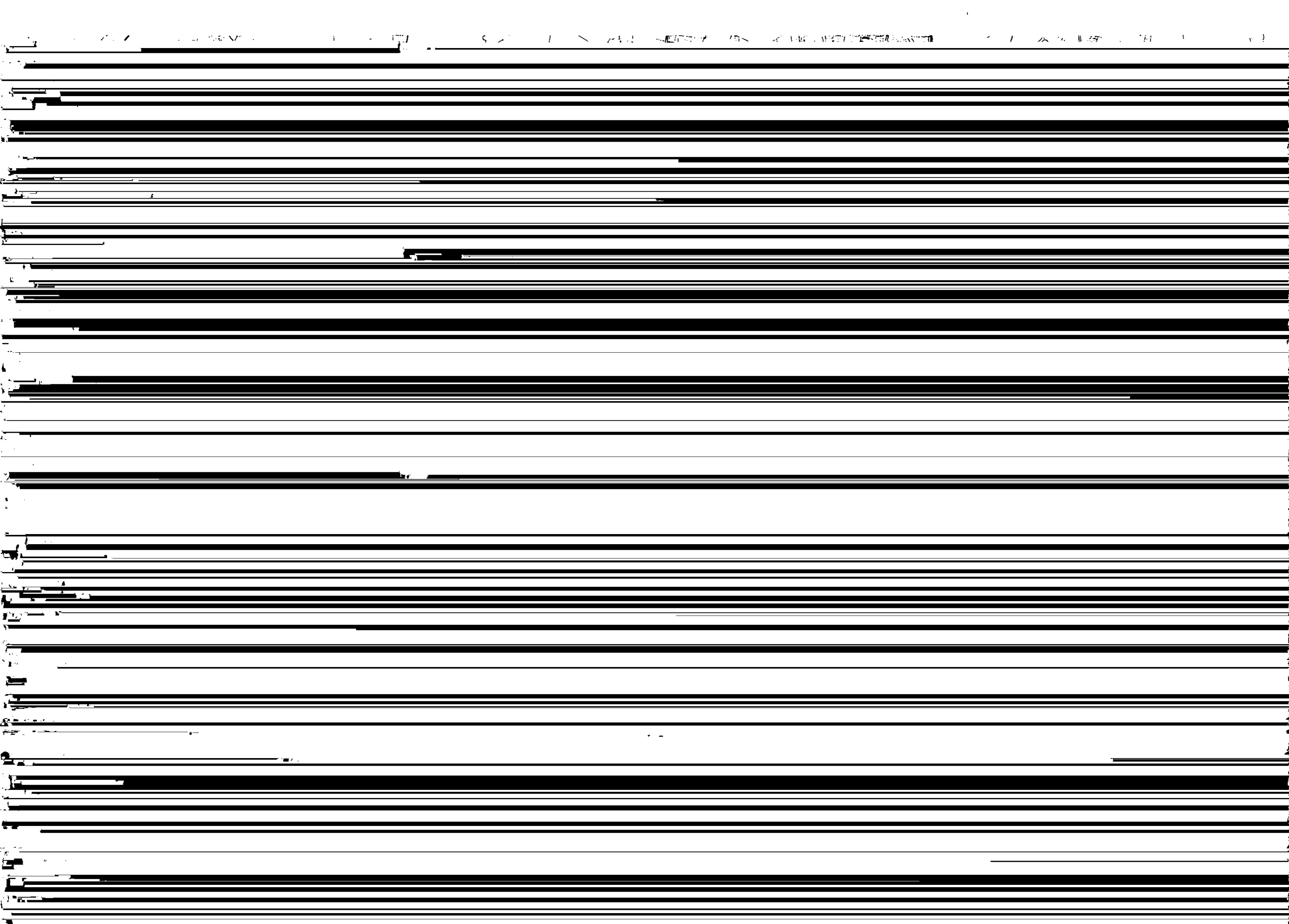


Appendix 4

Table of project details

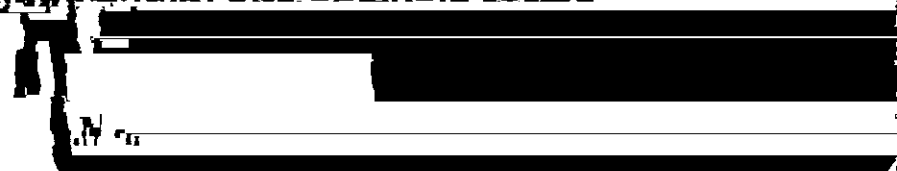
Appendix 5

Map of rejected sites



Appendix 6

Opportunity site analysis forms



with individual plans

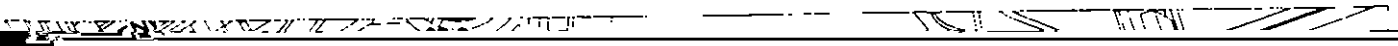
Source of yield: Previously developed (vacant buildings)



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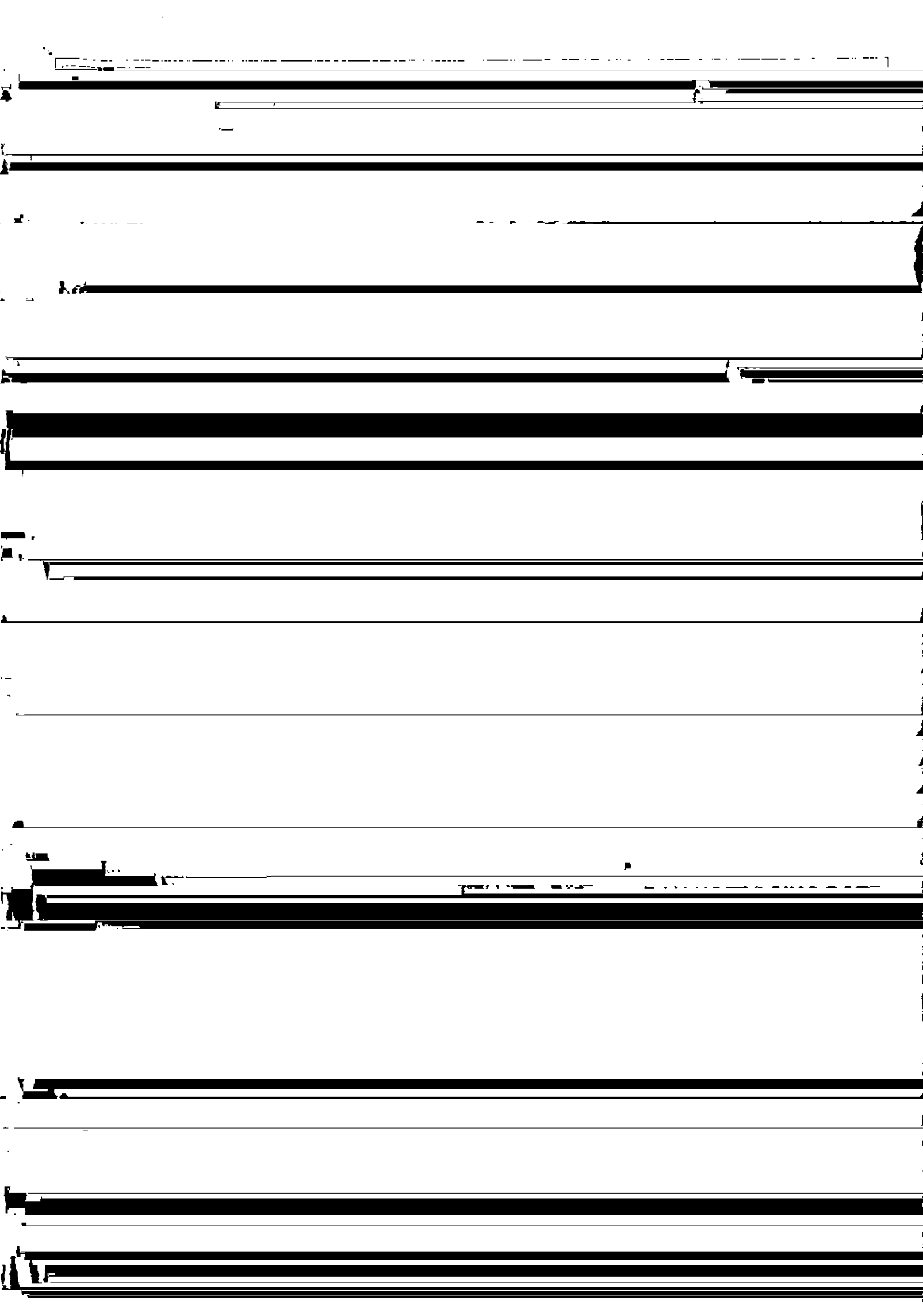
SITE Br1 - Broadfield Annexe



Address: Scout Hut off Watdean

Site Ref: EQ2

Site Area



Address: Ifield Community College	Site Ref: If5	Site Area: 3.91 ha
Neighbourhood: Ifield		
Source of yield: Previously developed (former school site)		
Description of site (including ownership and any planning status) Former school buildings and whole site are currently under extensive	Site Access Most likely to be off	

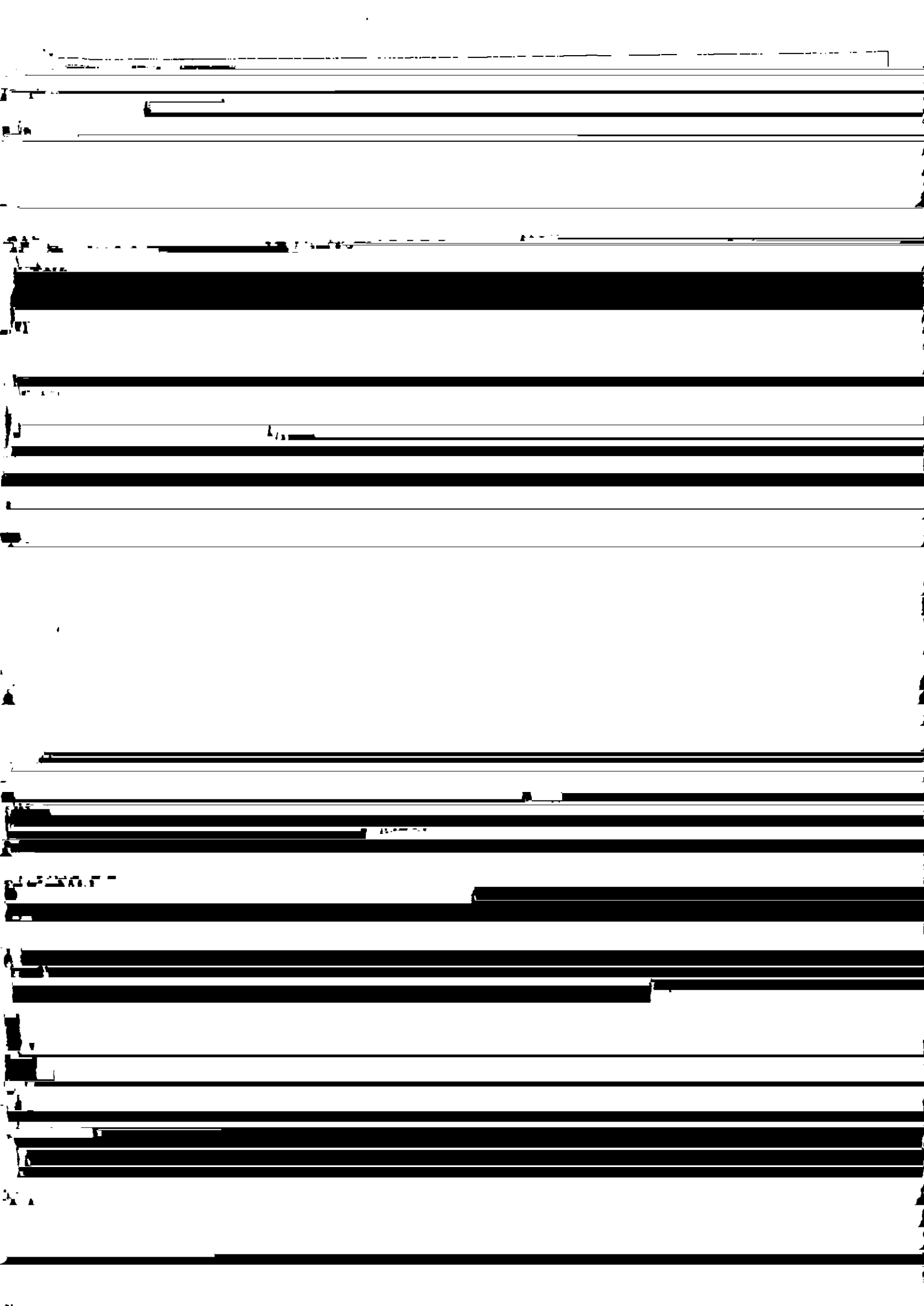
SITE If5 - Ifield Community College

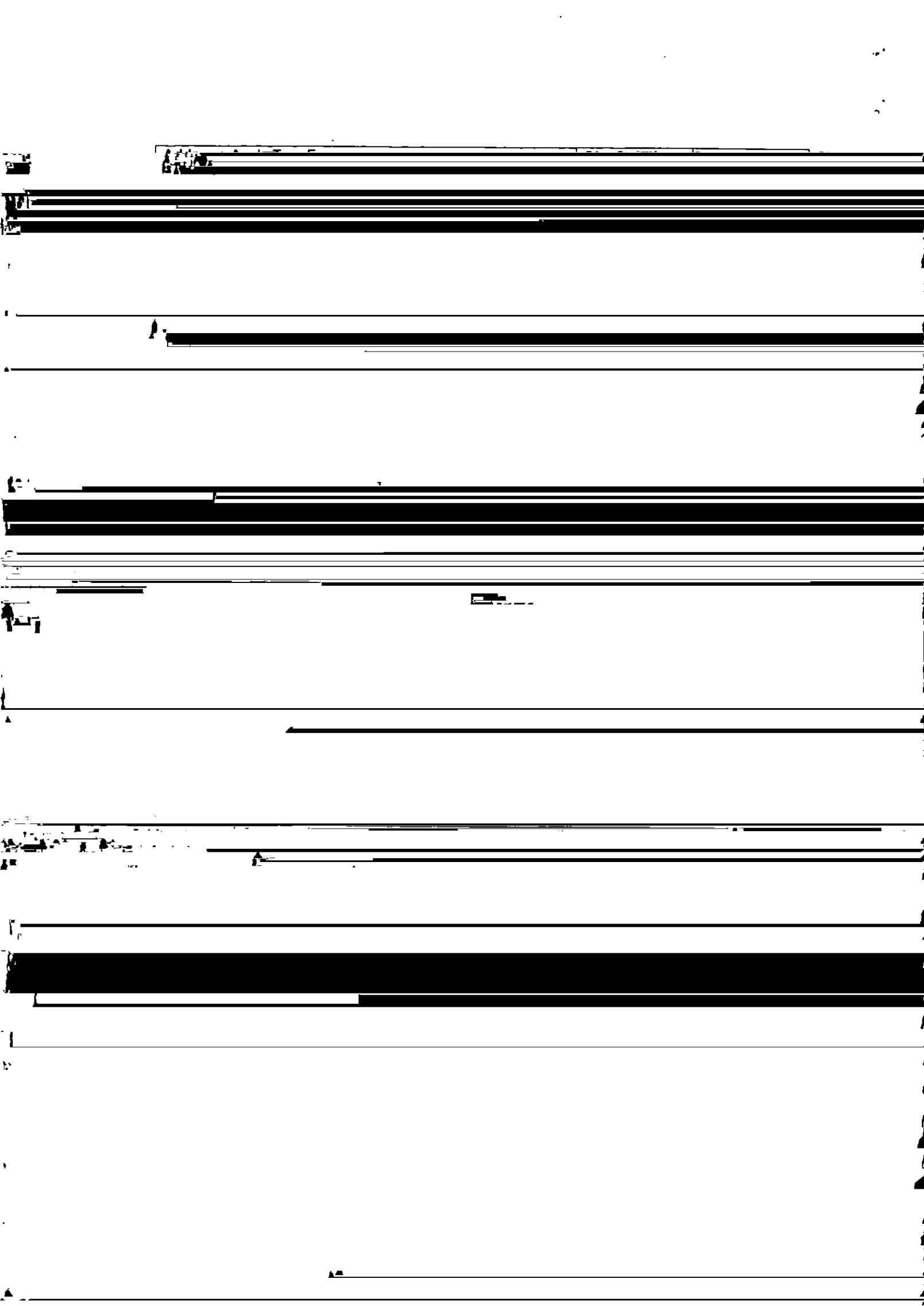


Address: Little Paddocks Nursing Home Friston Walk

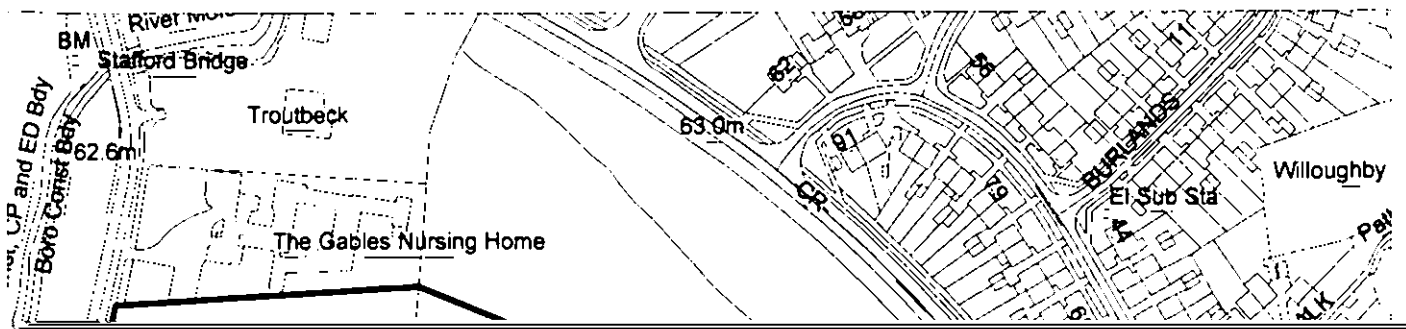
Site Ref:

Site Area:

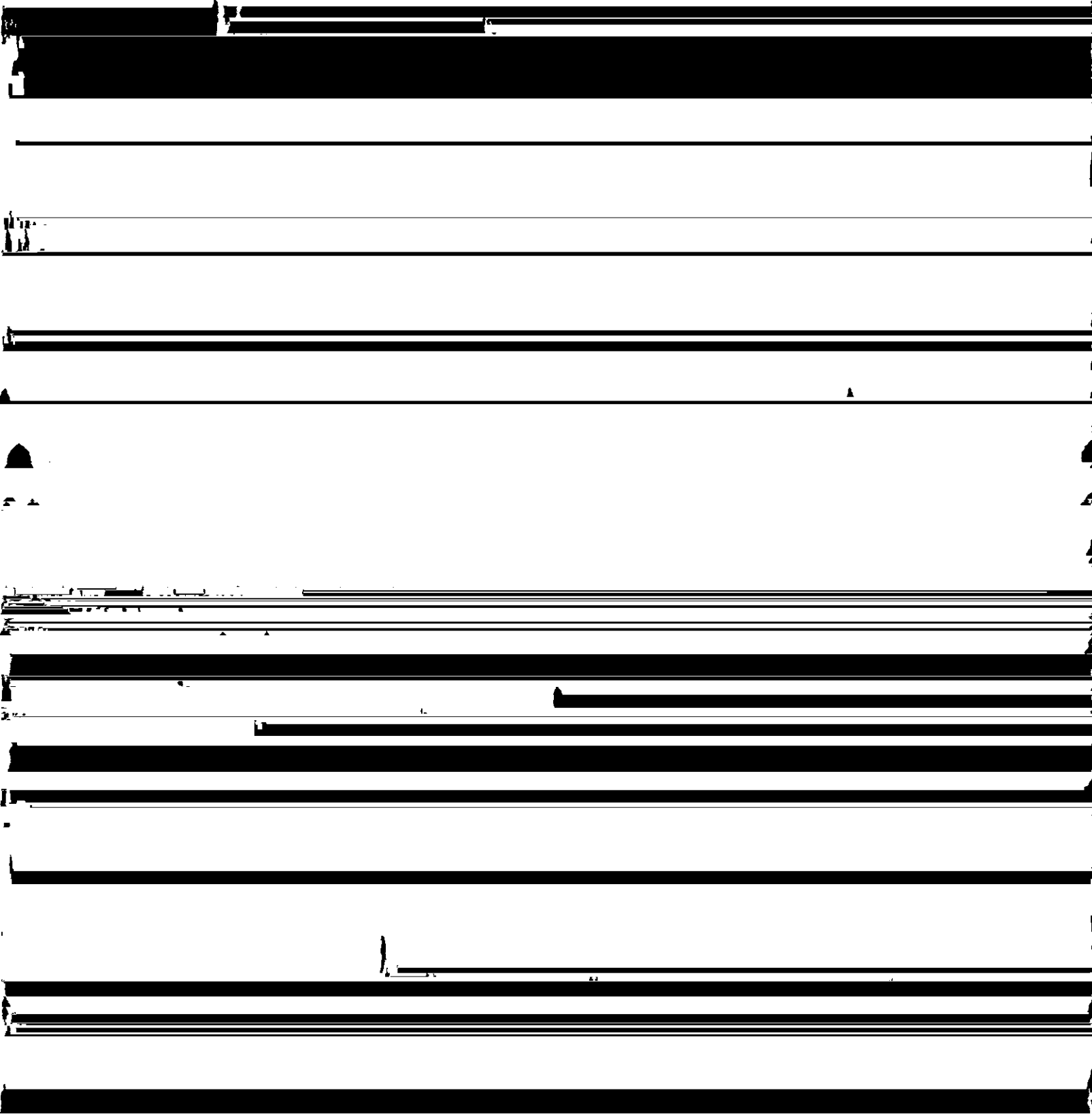




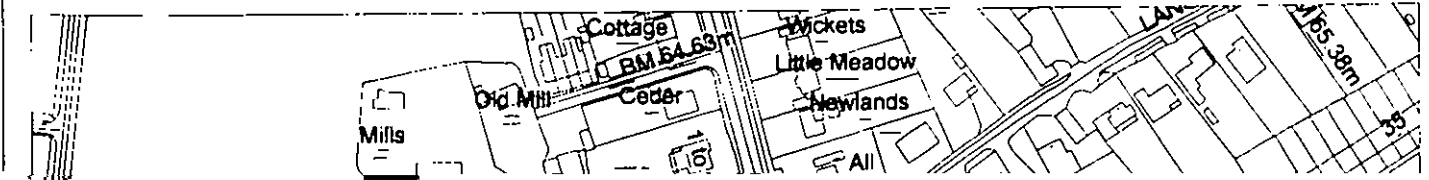
SITE If8 - North Apple Tree Farm



Address: Ifield Lower School and Deerswood Lower School	Site Ref: If9	Site Area: 2.98 ha
Neighbourhood: Ifield		
Source of yield: Previously developed schools surplus to requirement		
Description of site (including ownership and construction status):		



SITE If9 - Ifield First and Deerswood Lower School



Address: Squirrel Close Housing Allocation	Site Ref: LG2	Site Area: 0.29 ha
Neighbourhood: Langley Green		
Source of viad: Greenfield – open space previous undeveloped		

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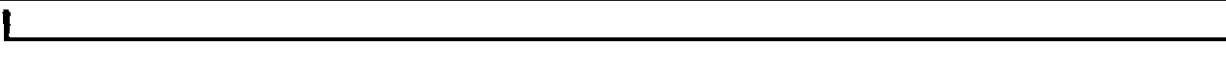
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Address: Back Gardens, 27-61 Juniper Road Housing Allocation	Site Ref: LG7	Site Area: 0.45 ha
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Source of yield: Previously developed (back gardens)

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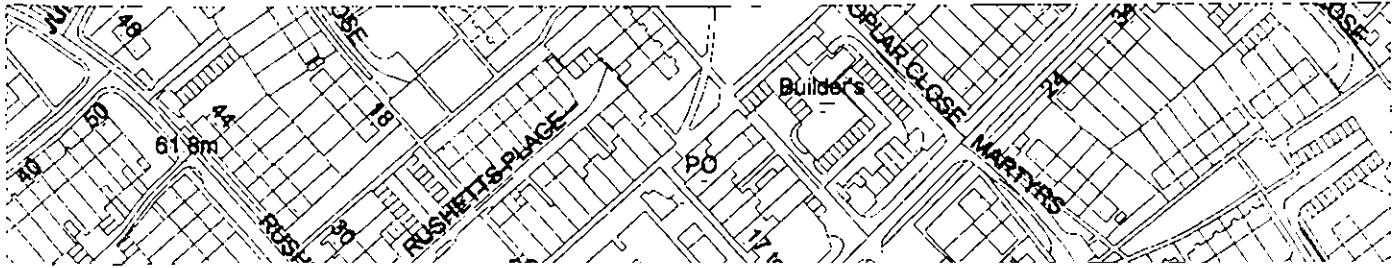
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Address: Langley Green Middle School	Site Ref: LG8	Site Area: 2.92 ha (2.5ha for housing)
Neighbourhood: Langley Green		
Source of yield: Previously developed – vacant school property		
Description of site (including ownership and tenancy status): ...		

SITE LG8 - Langley Green Middle School



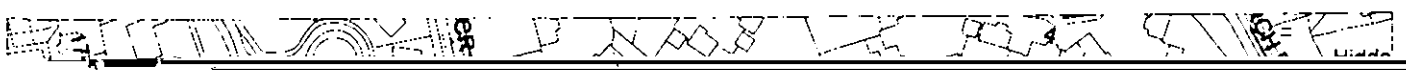
Address: Stone Court, Balcombe Road	Site Ref: M1	Site Area: 2.71 ha
Neighbourhood: Maidenbower		
Source of yield: Previously developed (house and several gardens)		
Description of site (including ownership and any planning status) House, established in 20 th Century (suitable for development) in large	Site Access Current site access	



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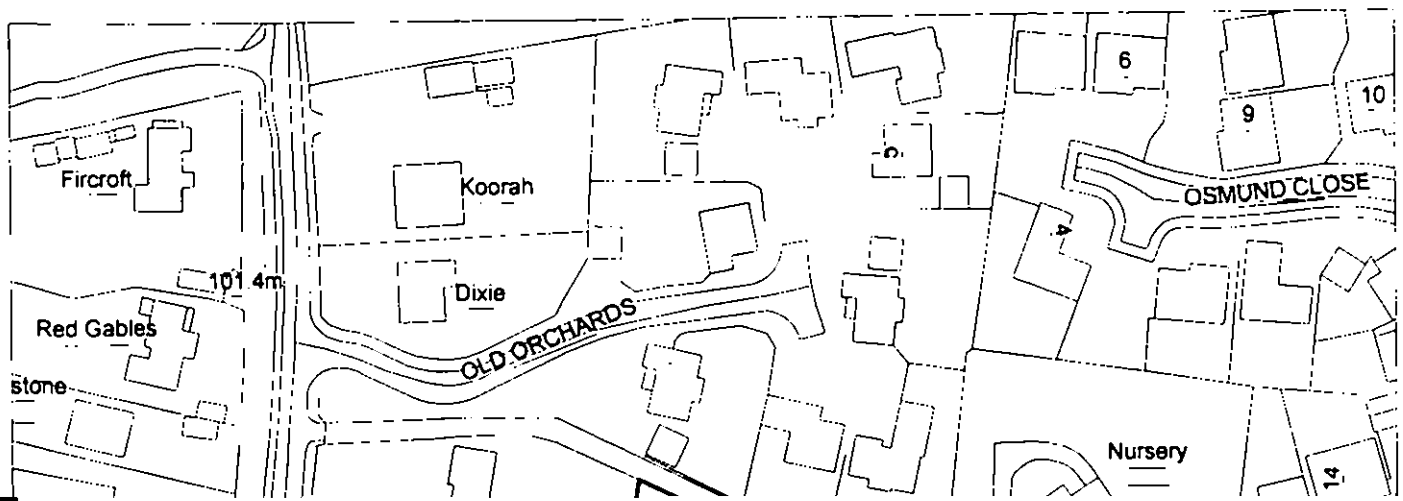
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SITE M1 - Stone Court, Balcombe Road



Address: backgardens, east of Church Road	Site Ref: M3	Site Area: 0.51Ha
Neighbourhood: Maidenbower		
Source of yield: Previously developed (back gardens)		

SITE M3 - East side of Church Road



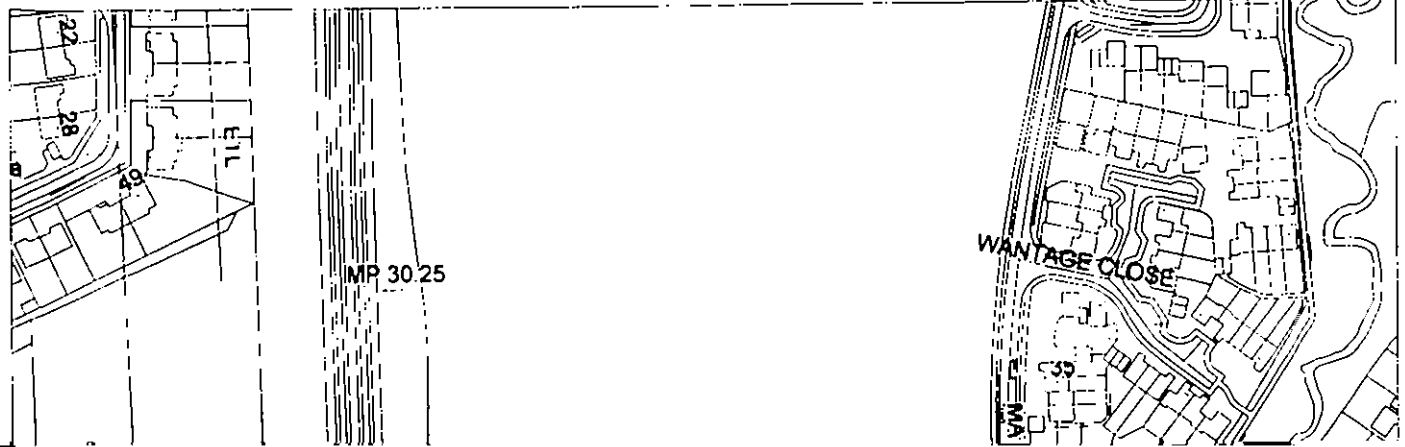
Address: Land off Matthews Drive	Site Ref: M4	Site Area: 2.12 ha
Neighbourhood: Maidenbower		
Source of yield: Greenfield - Playing fields		
Description of site (including ownership and any planning status)		Site Access



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SITE M4 - Land off Matthews Drive



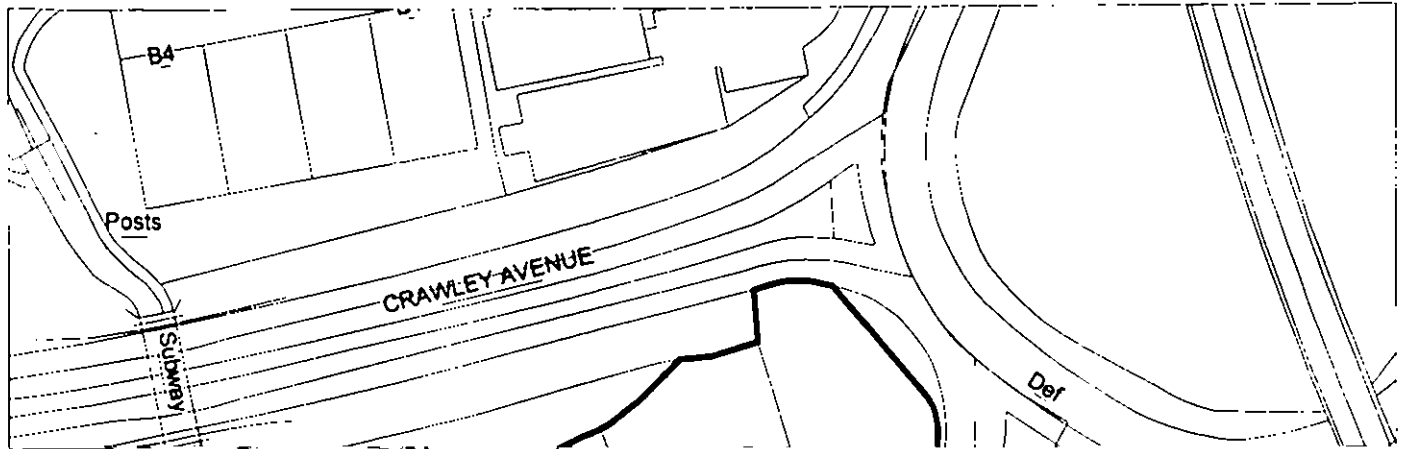
Address: 181-185 Woodfield Road	Site Ref: NG1	Site Area: 0.49 ha
Neighbourhood: Northgate		
Source of yield: Previously developed (houses and back gardens)		
Description of site (including ownership and any planning status)		Site Access

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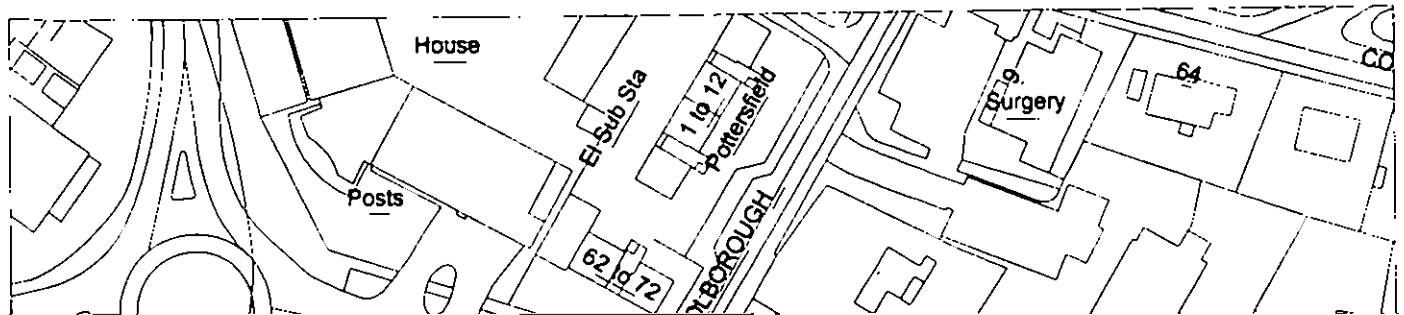
SITE NG1 - No's 181-185 Woodfield Road



Address: East of London Road	Site Ref: NG4	Site Area: 0.55 ha
Neighbourhood: Northgate		
Source of yield: Vacant land not previously developed		
Description of site (including ownership and any planning status) The site consists of informal open space and some mature trees. The site has frontages on two major roads Crawley Avenue and London Road as well as the Tushmore roundabout. Surrounding development is of a high-density predominantly 2-storey terraced dwellings but also		Site Access Access would be via existing track off Five Acres

Address: Rear of Kilnmead	Site Ref: NG5	Site Area: 0.16 ha
Neighbourhood: Northgate		
Source of yield: Greenfield - vacant land not previously developed		
Description of site (including ownership and any planning status)		Site Access

SITE NG5 - Rear of Kilnmead

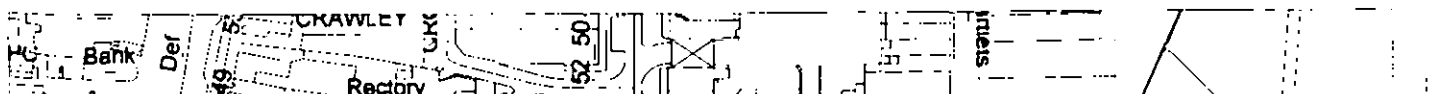


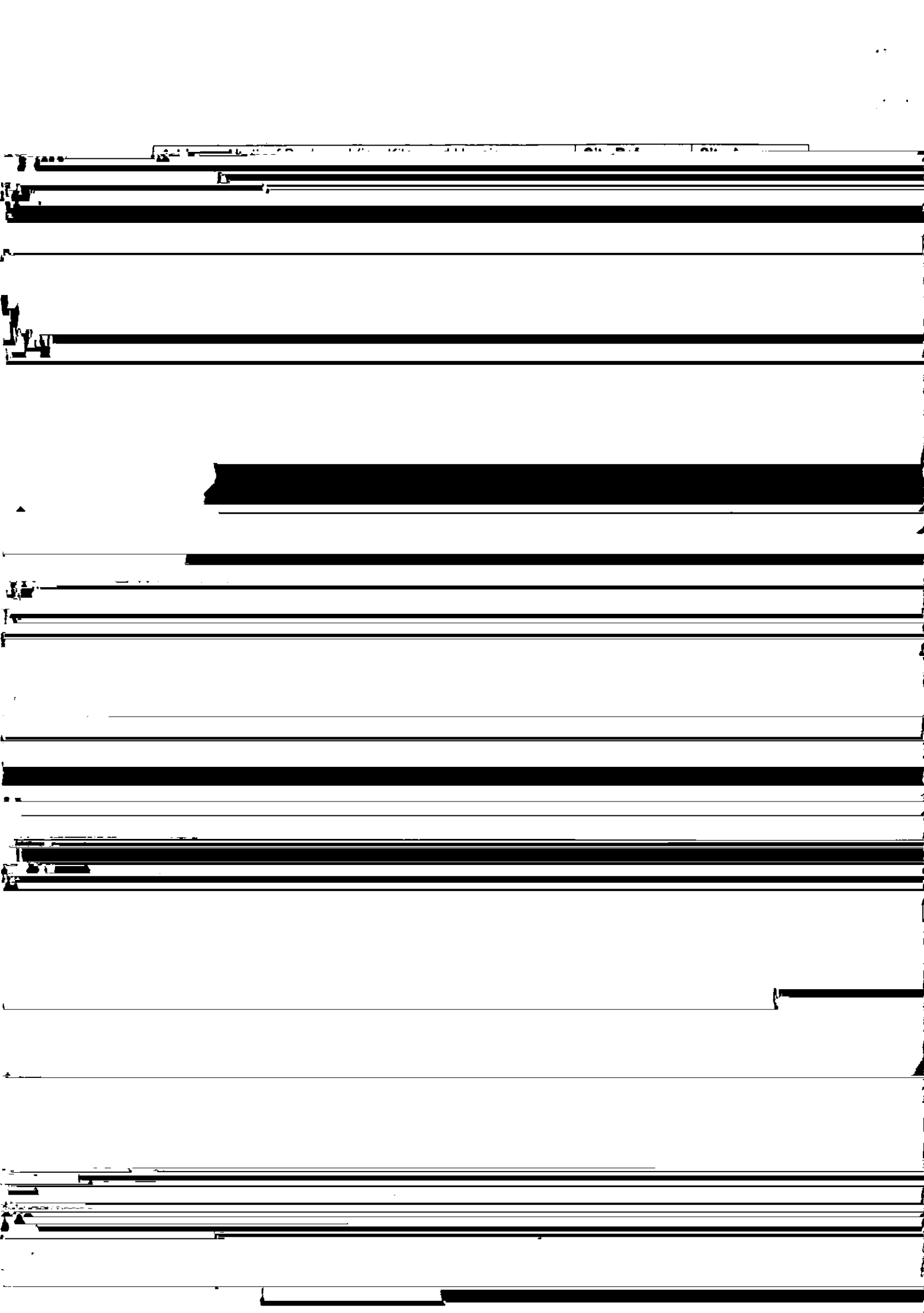
Address: Crawley Railway Station

Site Ref: _____

Site Area: _____

SITE NG8 - Crawley Railway Station, Station Way





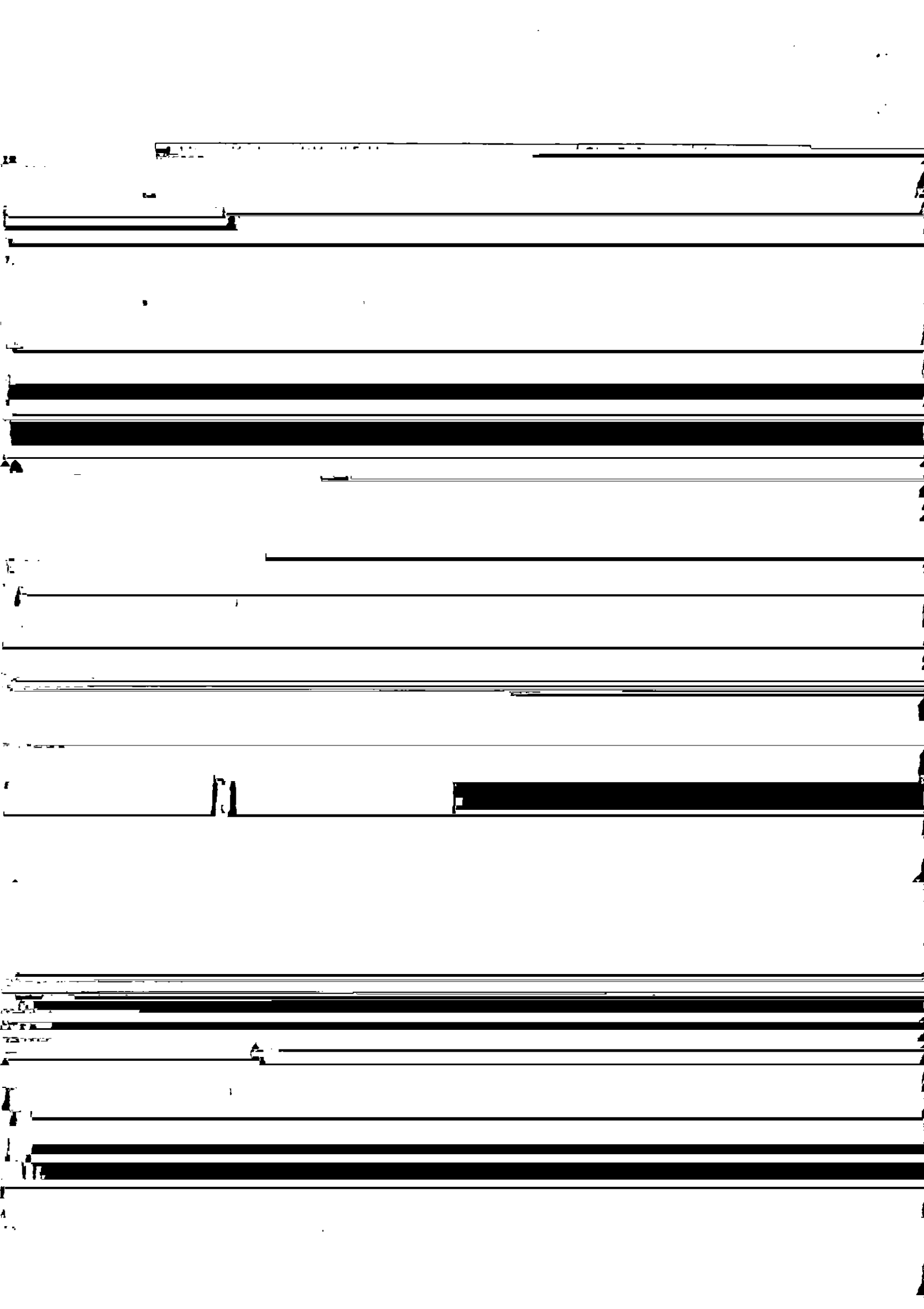
Address: 174-180 Woodfield Road	Site Ref: NG10	Site Area: 0.33 ha
Neighbourhood: Northgate		
Source of yield: Previously developed (houses and gardens)		
Description of site (including ownership and any planning status) Five detached houses in long back row of an architectural		Site Access Site has front access

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SITE NG10 - No's 174 - 180 Woodfield Road



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SITE 04 *Woodland Heathfield*

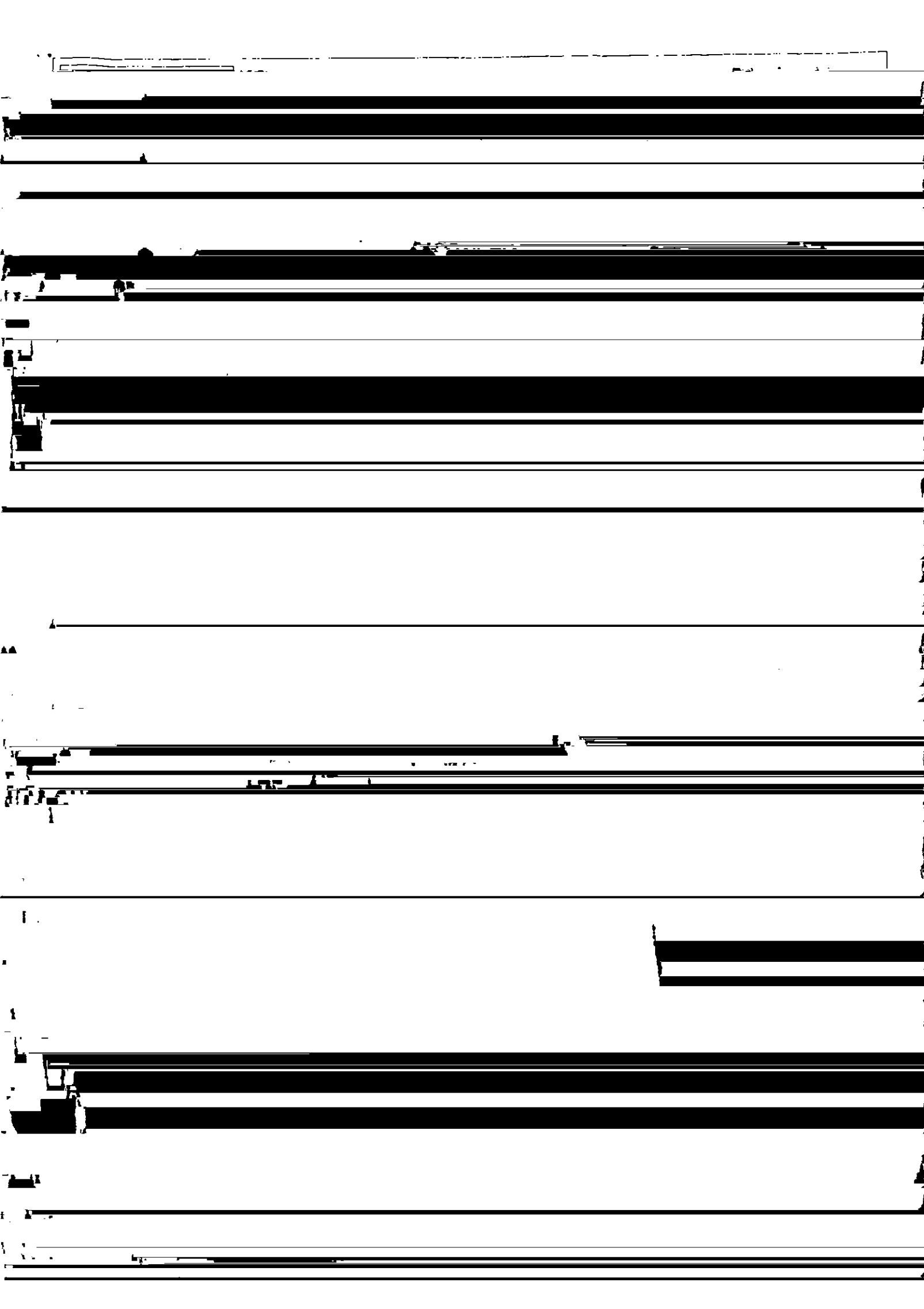
Address: Ridley's Court, Milton Mount Avenue	Site Ref: P3	Site Area: 0.49 ha
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Source of yield: Previously developed

Registration of title (including easements and any planning status) | Site Access

COMMUNITY DEVELOPMENT BOARD

Address: Backgardens off St. Anne's Road out	Site Ref: P6	Site Area: 0.62 ha
Neighbourhood: Poundhill		



Address: Properties off Green Lane Site Ref: Site Area:

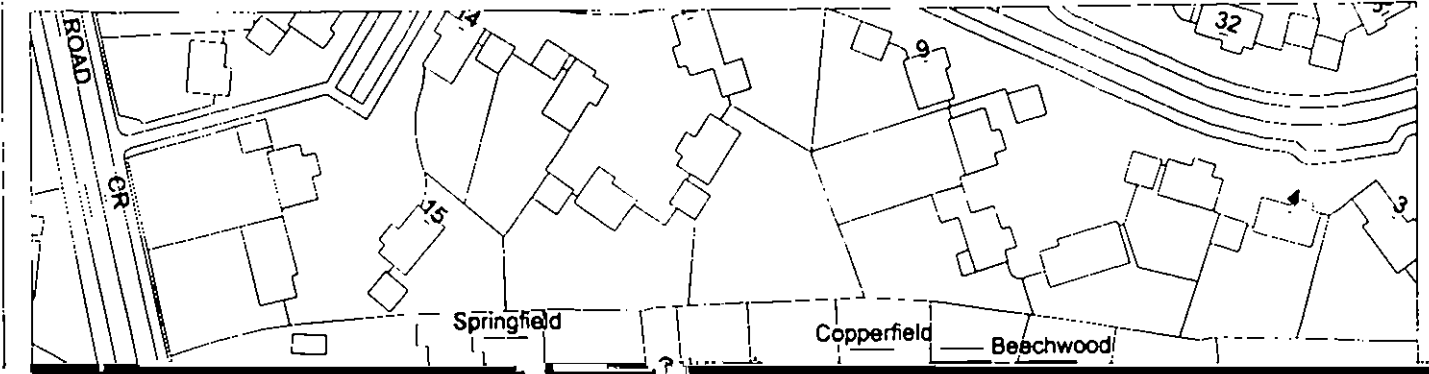
Neighbourhood: Poundhill

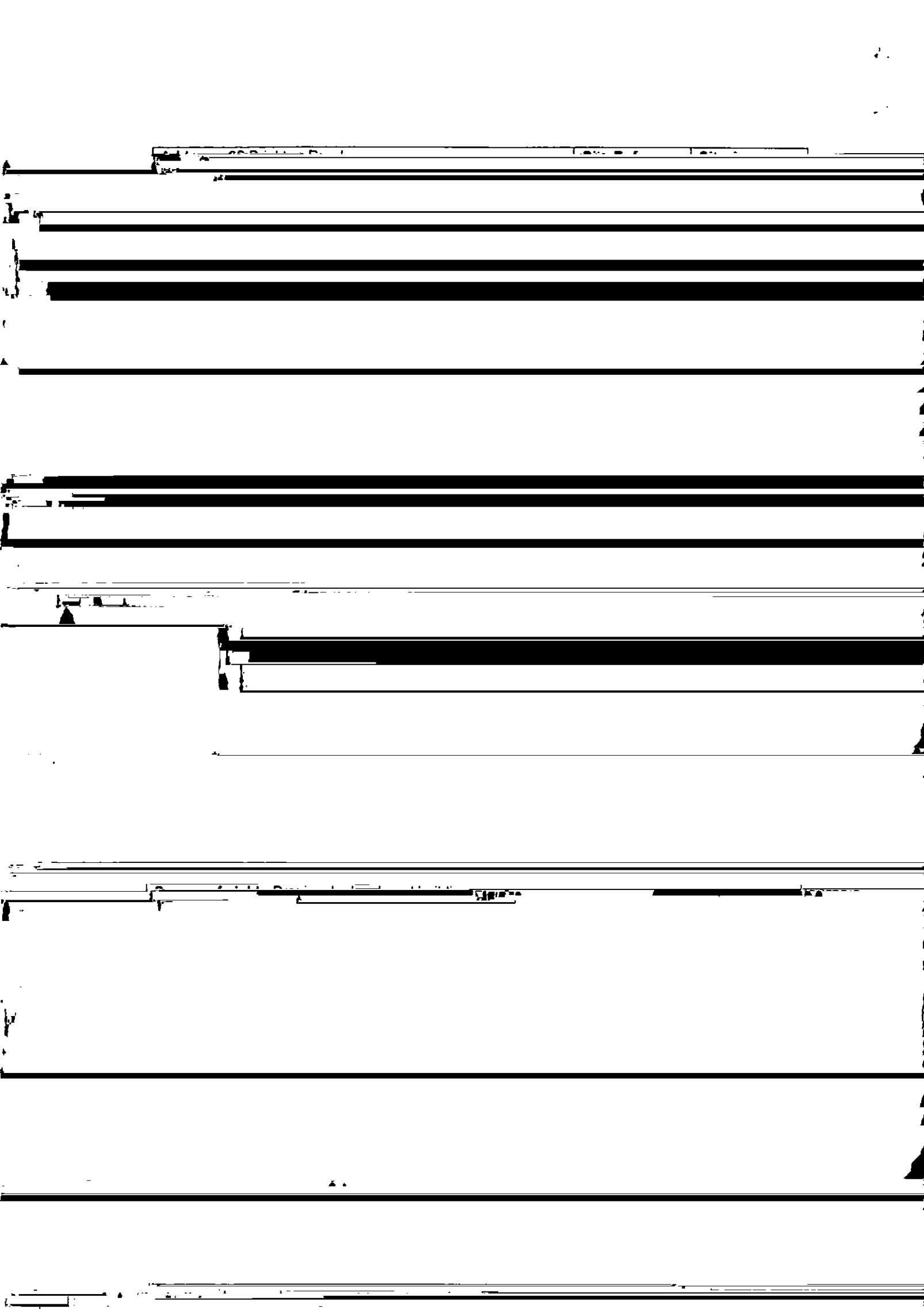


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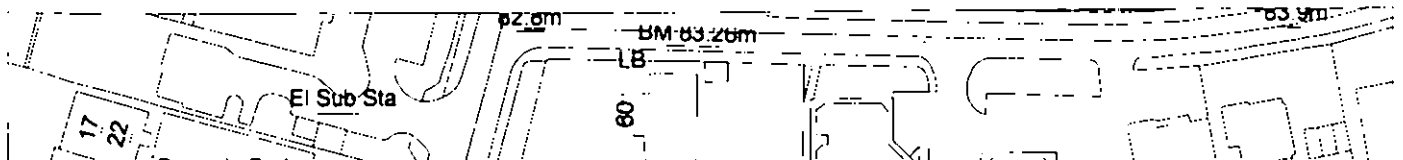
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SITE P19/20 - Forest Way, Green Lane





SITE S16 - 66 Brighton Road



Address: The Beeches, Richmond Court	Site Ref:	Site Area:
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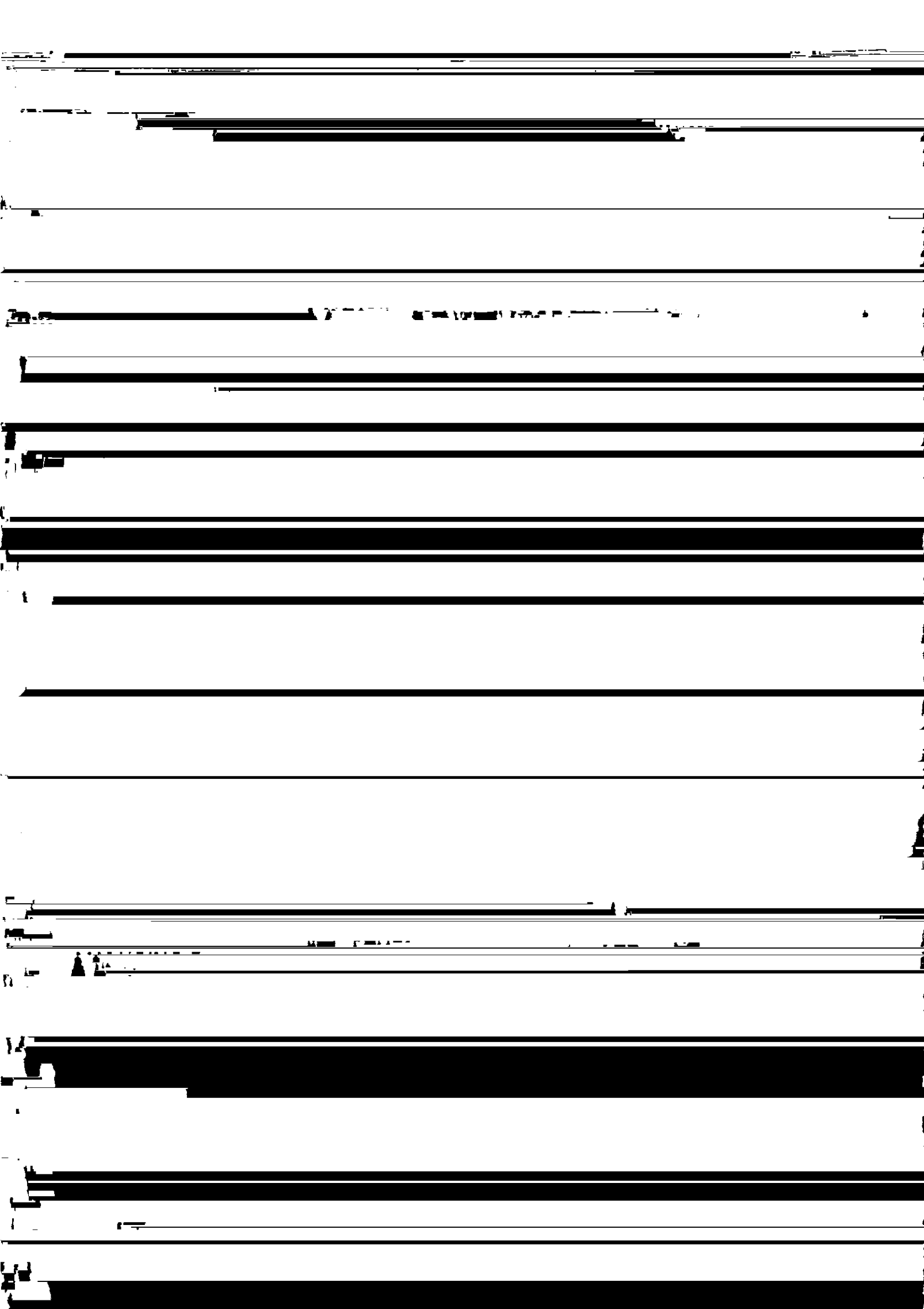
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SITE S20 - The Beeches, Richmond Court

Address: 96-102 North Road	Site Ref: TB6	Site Area: 0.36 ha
Neighbourhood: Three Bridges		
State of yield: Previously developed (houses and gardens)		



Address: Maclellan Avenue/Telford Place Phase One Site Ref: Site Area:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Address: Mansfield School Site Ref: Site Area:

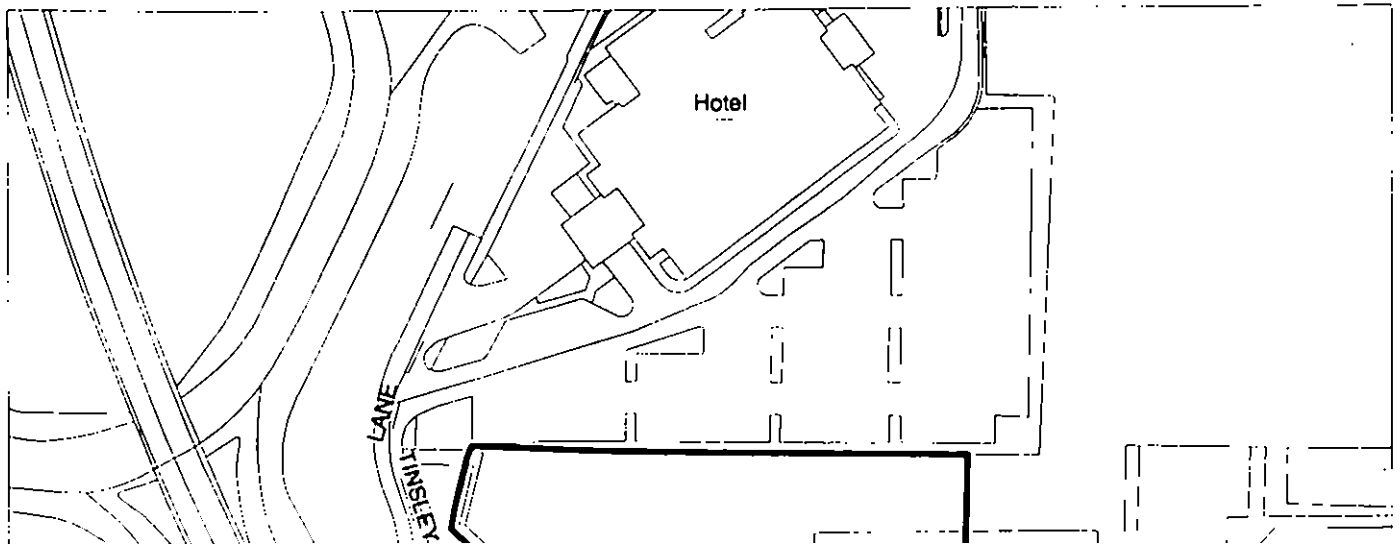
[Redacted]

Address: Mansfield School Site Ref: Site Area:
[Redacted]

[Redacted]

[Redacted]

SITE TB23 - Hazelwick School



Address: Cardinal Health Center

Site Ref:

Site Area:

RAVED

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**Baker Associates
The Crescent Centre**

SITE TB24 - Crawley Leisure Centre

17315 ARCH 721M

Address: East of Tinsley Lane Housing Allocation

Site Ref:
TB25

Site Area:
6.83 ha (site for
housing 4.88ha)

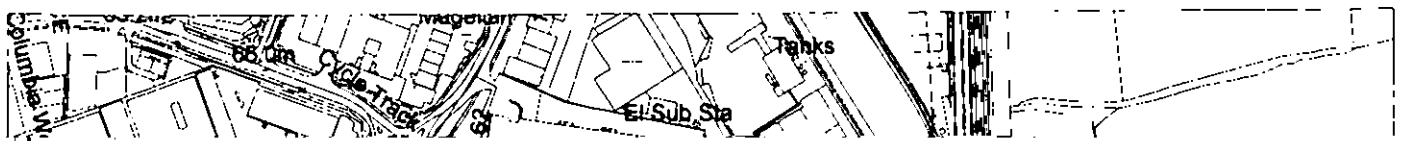
Source of yield: Greenfield (sports pitches)

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SITE TR25 East of Tinsley Lane Housing Allocation



11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Neighbourhood: Tilgate	
Source of yield: Previously developed (Schools declared surplus)	
Description of site (including ownership and any planning status) The site consists of the Thomas Bennett Community College buildings	Site Access Access to the site



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SITE T6 - Thomas Bennett & Desmond Anderson Schools



Address: Dingle Close/Ifield Road	Site Ref: WG4	Site Area: 0.67Ha
Neighbourhood: West Green		

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SITE WG4 - Dingle Close/field Road

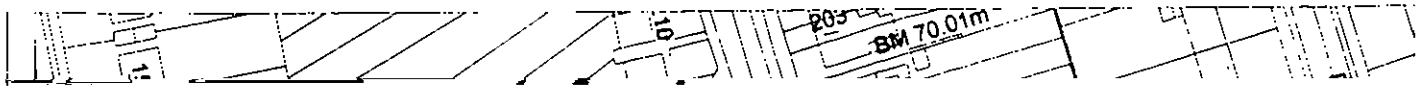




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SITE WG5 - Snell Hatch/Ifield Road



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f 0117 925 7714

e all@bakerassocs.com