



Property Services

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Dear Sir / Madam,

Crawley Borough Council

Strategic Housing Land Availability Assessment Update (January 2020) Document Category I – Sites that are suitable but currently undeliverable Regulation 19 Consultation

Crawley Hospital Site, West Green Drive, Crawley, West Sussex, RH11 7DH Site Reference 58

Thank you for the opportunity to comment on the above document. The following comments are submitted by NHS Property Services (NHSPS). Our representations focus on support (with amendments) in respect of **Site Reference 58**.

Foreword

NHSPS's Property Strategy team has been supporting Clinical Commissioning Groups and Sustainability and Transformation Plan groups to look at ways of better using the local health and public estate.

Local health commissioners are currently developing a strategy for the future delivery of health services within the North West Sussex area which will include this site. It will also identify opportunities to reconfigure the NHS estate to better meet commissioning needs, as well as opportunities for delivering new homes (and other appropriate land uses) on surplus sites emerging from this process. This could include opportunities to make more efficient use of the site, re-providing health services from modern fit for purpose accommodation, alongside the release of 'surplus' parts of sites for redevelopment.

NHSPS is therefore promoting the site as suitable for development in accordance with NHS estate code and guidance. To clarify, all or part of a property can only be released for alternative use by NHSPS once Commissioners have confirmed that it is no longer required for the delivery of NHS services.

Site 58 – Crawley Hospital

NHSPS are the freehold owner of Crawley Hospital (“the site”) and are supportive of its identification as a suitable development site. However, we suggest several amendments to ensure any future allocation is effective.

The site extends to c.2.8ha and comprises of four buildings. The main hospital building is located to the centre of the site and is a part 4 storey, part 6 storey purpose-built block with a flat roof. The ancillary buildings vary in height ranging from single to three storeys and are of brick construction with flat roofs. The remainder of the site comprises of areas of hardstanding which is utilised for car parking. The hard landscaping is softened by mature trees that are sporadically located across the site within these car parking areas. Vehicular access along the north eastern facing side of the site is via an uni-directional access point whereby the traffic moves in a single direction with a separate exit point along this same road. An additional vehicular access point is located on Ifield Road to the south of the site.

The area immediately surrounding the site is predominantly in residential use. The area along the northern, southern and western site boundaries is defined by the rear of residential properties. West Green Drive also consists of residential properties. Residential units are generally of semi-detached or terraced in nature and two storeys in height.

Due to the proximity to the town centre a range of other uses also surround the hospital site ranging from residential to other non-residential institutions. Further afield buildings to the east of the site which are closer to the town centre have more large-scale commercial uses.

The south of the site is a mix of residential properties and commercial units ranging from a motorist centre to a bed and breakfast. Directly north of the site is residential bar a cluster of community facilities including a school, church and a non-profit organisation centre along West Green Drive and a few small local commercial units within the neighbourhood centre.

The area is serviced by buses 1 and 2 which both run on West green drive. The 526 and 527 also service the site (for the Ifield Road Entrance). Additionally, Ifield and Crawley train stations which operates a service to London and other central locations are approximately are both 1.2km and 0.9km away respectively from the site. Moreover, the site is circa 180 metres from Crawley Town Centre providing easy access to its shops, services and amenities. It is therefore considered that the site is located within a highly accessible area.

The proposed allocation identifies the site as suitable for residential development. NHSPS are supportive of this identification, but suggest that given the surrounding mix of uses, Site Reference 58 should be amended to allow flexibility for alternative compatible uses, including new residential/health facilities/commercial development or a care home. This would provide greater opportunity to make more effective use of this site, providing flexibility over how the site could be redeveloped in the future. This flexibility would help to ensure that future healthcare commissioning requirements for the site can be delivered effectively on this highly sustainable site.

To ensure Site Reference 58 is sufficiently flexible and supportive of NHS estate management priorities, the following amendments has been suggested;

Site Reference	58	Neighbourhood	West Green
Site Name/ Address	Crawley Hospital Site		
Existing Land Use (s)	Hospital		
P.A. Number	-	Gross Dwellings	180
Lapse Date	-	Demolitions	0
PDL/Greenfield	Greenfield & PDL	Net Dwellings	180
Site Area (Gross hectares)	2.77	Current Density	-
Site Suitability	Yes - The site offers a potentially unconstrained opportunity for delivering alternative uses, including new residential/healthcare/commercial or care home development close to the town centre. Access arrangements appear satisfactory and although there are a small number of mature trees on site, there is little else preventing development.		
Site Availability	No – The hospital is currently operational and the site is not available at this time.		
Site Achievability	Yes – Given the location and few constraints, the site is likely to be achievable subject to resolution of replacement hospital facilities.		
Action Required / Constraints	None – the site is not currently available.		
Summary	This site is relatively unconstrained and is suitable for development. The site is not currently available but an ongoing dialogue will take place with the NHS to understand the medium to long term health care plans for Crawley, since replacement healthcare facilities would need to be provided before the site could be considered deliverable or developable.		

Summary

Local health commissioners are considering options to secure the future delivery of services across Crawley and Horsham. These options include assessing the development potential of Crawley Hospital, including making more effective use of the site.

Should any part of the site need to be reconfigured or declared surplus to operational healthcare requirements within the next 15 years, it should be considered suitable for alternative uses, including new residential/healthcare/commercial or care home development, depending on healthcare commissioning needs.

The site is brownfield land in a sustainable location. Any future development would be fully compliant with internal NHS procedures, which seek to effectively manage the NHS estate and services alongside community needs.

Should you wish to discuss this submission further, or for any further clarity on any of the site submissions please do not hesitate to get in touch using the information above.

Yours Sincerely,

Anna McComb MRTPI
Senior Town Planner

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