

# **Crawley Borough Council 2024-2040 Local Plan Examination MIQs – Matters 3 : Issue 1 – 3.5 & 3.6**

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**Prepared for:**  
Crawley College  
Chichester College Group

**Prepared by:**  
Suzanne Holloway  
BA(Hons) BTP MRTPI  
Partner  
M: 07796 938554  
E: [SHolloway@vailwilliams.com](mailto:SHolloway@vailwilliams.com)

## Matter 3: Spatial Strategy

### Issue 1: Whether the local plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to housing need and housing requirement

- 3.5 Does the policy framework of the Plan, for example Policies H3a-f (housing typologies) and TC3 (town centre key opportunity sites), provide a positively prepared and justified basis on which to make effective use of land within the Borough in order to support positive housing delivery?**
1. Policy TC3's Town Centre Key Opportunity Sites aspires towards 1,500 net dwellings across seven sites, one of which is Crawley College, which is earmarked for mixed use development with a priority for educational uses. Policy H3c Town Centre Sites expands on how development can be most effective (for example, by providing active frontages at ground floor level, achieving the correct housing mix for the Town Centre (Policy H4), and meeting the infrastructure needs of the increasing population).
  2. Crawley College has worked in partnership with CBC to approve a masterplan to regenerate the current campus by consolidating the college (c. 18,500sqm) into 2-7 storey buildings on the southern half of the site, releasing the northern site for development delivering c.358-363 dwellings.
  3. The masterplan is a 10-15 year commitment to reinvest, refurbish and redevelop the Southern part of the College campus and has been positively prepared in close collaboration with the Council, providing a flexible, phased framework able to respond to changes in demand.
  4. The Crawley College Masterplan accords with Policy TC3, contributing towards *"the vitality and viability of Crawley Town Centre and sustainable economic growth and job creation in the borough."* TC3 also confirms that should there be a scenario where no residential development is proposed, that *"the development will not undermine the delivery of a minimum of 1,500 net dwellings cumulatively across the sites"*.
  5. Policy TC3 and H3c are reflective of the Crawley College Masterplan, therefore we are satisfied that it provides a positively prepared and justified basis on which to make effective use of land in order to support positive housing delivery.
  6. However, we have previously expressed concerns regarding Policy HA5's limitations on the demolition or partial demolition of Locally Listed Buildings and the limitations they place on the College Masterplan's ability to deliver in line with Policy TC3. These documents form the evidence base for the Local Plan and could adversely restrict the development potential of the site as a key opportunity site to deliver the spatial strategy to provide positive housing delivery.
- 3.6 Given the evidence in the Strategic Housing Land Availability Assessment, the Crawley Compact Residential Development Study and on plan-wide viability would potentially even higher densities, particularly in and around the town centre, be an appropriate strategy?**
1. Under Policy CL4 which defines appropriate high residential densities, a density of 200+ dwellings per hectare is considered appropriate for town centre sites.
  2. Following extensive discussions with the Council, the Crawley College Masterplan proposes 199-201 dwellings per hectare, or in a situation where site 1 was to be released for commercial use should the market dictate this, the total density for sites 2 and 3 would be reduced across the whole site to 189-193 per hectare.
  3. These densities best optimise the site given its sustainable town centre location, whilst also acknowledging the priority for educational uses on the southern part of the site, (as per emerging Policy TC3, and in the SHLAA site reference 30).
  4. The development proposals at Crawley College can be considered to maximise opportunities on the site given educational, transport and residential amenity requirements, and therefore we do not consider even higher densities are an appropriate strategy.

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T: +44 (0)129 361 2600

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Projects  
8-9 Ship Street  
Brighton  
East Sussex  
BN1 1AD  
T: +44 (0)129 361 2600

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2 Noel Street  
London  
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Birmingham  
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Princes Exchange  
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Savannah House  
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Ocean Village  
Southampton  
SO14 3TJ  
T: +44 (0)238 082 0900

#### Portsmouth

Lakeside North Harbour  
Western Road  
Portsmouth  
PO6 3EN  
T: +44 (0)239 220 3200

#### Bournemouth

Everdene House  
Deansleigh Road  
Bournemouth  
BH7 7DU  
T: +44 (0)120 255 8262

### Surrey Region

#### Woking

Goldvale House  
27-41 Church Street West  
Woking  
GU21 6DH  
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### Thames Valley Region

#### Reading

Apex Plaza  
Forbury Road  
Reading  
RG1 1AX  
T: +44 (0)118 909 7400

#### Heathrow

450 Bath Road  
West Drayton  
Heathrow  
UB7 0EB  
T: +44 (0)208 564 8300

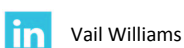
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