

# Crawley Borough Council

## **Consideration Report for Delegated Decision by Cabinet Member for Planning and Economic Development and Deputy Leader of the Council**

**Expected Date of Decision 17 December 2019**

### **Brownfield Land Register Update 2019**

Report of the Head of Economy and Planning Services PES/343

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#### **1. Purpose**

- 1.1 The Brownfield Land Register is a register of previously developed sites within Crawley which are considered suitable and available for housing-led development, and where such development is considered achievable. It was first published in 2017, in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 ("The Regulations").
- 1.2 The Regulations and accompanying guidance further prescribe the content and format of the Register, and stipulate that the Register must be reviewed on an annual basis. Delegated Member authorisation is required for the purposes of the 2019 update because it includes some sites which have not previously been included in the Register and which do not yet have planning permission.
- 1.3 The Regulations make provision for Brownfield Land Registers to consist of two parts: Part 1 and Part 2. This decision relates to Part 1 only. Part 2 concerns the granting of 'Permission in Principle', a form of planning consent, and as such separate arrangements for decisions are set out in the Constitution.

#### **2. Recommendations**

- 2.1 That the Cabinet Member for Planning and Economic Development approve the updates to the Council's Brownfield Land Register (Part 1) and that the [updated document](#) be published.

#### **3. Reasons for the Recommendations**

- 3.1 The proposed update brings the Register up to date with recent planning decisions, progress with the build-out of sites, as well as assessments and consultation undertaken as part of the Review of the Crawley Borough Local Plan. The updated Register will provide evidence to support the strategy put forward in the updated Local Plan document, which is to be considered separately by Full Council on 16 December 2019.

## **4. Background**

- 4.1 The Brownfield Land Register was first published in accordance with the Regulations in 2017. This was approved by Cabinet on 29 November 2017 (report [SHAP/65](#)).
- 4.2 The Constitution makes provision for the following delegations in respect of Part 1 of the Brownfield Land Register:
- To the Cabinet Member for Planning and Economic Development: to update Part 1 of the Register;
  - To the Head of Service in consultation with the Cabinet Member for Planning and Economic Development: to update Part 1 of the Register where changes are limited to taking account of new planning permissions, or new allocations of land for housing made via the Local Plan review process.
- 4.3 The 2018 update to Part 1 of the Brownfield Land Register was approved under the second of the delegations set out above, as changes were limited within the necessary scope. The changes proposed for the 2019 update are greater in scope and require a Cabinet Member decision.

## **5. Description of Issue to be resolved**

- 5.1 Entries for have been added to the Register in respect of the following sites which do not have planning permission, but which are either proposed for allocation as part of the Local Plan Review, or else are identified by the Local Plan Review as forming part of Crawley's housing land supply:
- Crawley College, College Road, Three Bridges (proposed for allocation as Town Centre Key Opportunity Site with up to 400 dwellings);
  - MOKA, Station Way, Northgate (proposed for allocation as Town Centre Key Opportunity Site with up to 150 dwellings);
  - St Catherine's Hospice, Malthouse Road, Southgate (proposed for allocation as Housing for Older People Site with up to 60 dwellings);
  - Land at the rear of the George Hotel, 56 – 58 High Street, West Green (identified as a Town Centre Broad Location with up to 10 dwellings).
- 5.2 Entries for the following sites have been added to the Register to reflect new planning permissions:
- 8 – 9 Queens Square, Northgate (planning ref: CR/2017/0552/FUL);
  - The Imperial, Broadfield Barton, Broadfield (planning ref: CR/2017/0519/FUL).
- 5.3 Elsewhere the Register makes changes to existing site entries to bring them into consistency the Local Plan Review strategy or else to reflect factual updates.

## **6. Information & Analysis Supporting Recommendation**

- 6.1 The proposed changes to the Brownfield Land Register Part 1 are recommended on the basis of their consistency with the approach set out in the Local Plan Review. The Local Plan Review is being progressed separately and the proposed draft for submission to the Planning Inspectorate will be considered by Full Council on 16 December 2019.

- 6.2. The benefits of updating the Register in accordance with the Local Plan Review are as follows:
- The Council will be better able, as part of the Local Plan Review Examination, to demonstrate consistency in its approach and judgements concerning Brownfield sites, and thereby to demonstrate its commitment to the strategy detailed in the Local Plan Review;
  - The changes will help to publicise those Brownfield sites which benefit from planning permission or which the Council has assessed as being suitable for housing-led development, thereby helping to facilitate the delivery of housing on appropriate sites.
- 6.3 The alternative option considered was a more limited update to the Brownfield Land Register, simply reflecting changes in the planning status of sites or other new information. This approach would be more likely to be queried in relation to the Local Plan Review Examination, as the council would be failing to include sites which ought (on the basis of the Local Plan Review strategy) to be included.
- 6.4 Ward Councillors have not been consulted in relation to this decision as essentially the same matters are to be determined by Full Council as part of the Local Plan Review process.

## **7. Implications**

- 7.1 The proposed amendments to the Brownfield Land Register Part 1 will serve to encourage development of the sites concerned for housing-led development. This will support the aim of delivering of housing within the borough in appropriate locations, with positive implications in terms of equalities and the environment.
- 7.2 The site assessments included in Part 1 of the Register do not have direct planning implications (i.e. they do not remove the need for planning permission or affect the range of considerations to be taken into account in determining planning applications). At the same time the council may be exposed to challenge or criticism if it subsequently makes decisions clearly at odds with the Register (e.g. if the council were to include a site on the Register and subsequently to argue that the same site was unsuitable in principle for housing-led development).
- 7.3 There are no specific financial, staffing, or customer implications.

## **8. Background Papers**

[Proposed 2019 update to Brownfield Land Register](#)

[Textual Summary](#)

[Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)

[National Planning Practice Guidance: Brownfield Land Registers](#)

[Report of the Head of Strategic Housing and Planning to Cabinet, 29 November 2017 \(SHAP/65\): Brownfield Land Register](#)