

Crawley Down Neighbourhood Development Plan

Calculation of proposed housing density within the BUAB of Crawley Down

Existing area within BUAB	Ha 92.48
Existing open space within BUAB	6.32
Open space as % of BUAB area	7%
Residual developed area	86.16
Allow element for commercial ,school, heath,social venues etc (generous)	5.00
Allow element for non estate principle roads (see calculation below)	2.43
Net area to residential development	78.73
Crawley down has 1860 residences within the BUAB (revised boundary)	
Existing density excluding principle non estate roads and civic/commercial areas and existing open spaces	23.63
Proposed target density for reasonable use of land.	25/Ha

Comments:

- 1 We should be looking where practical to target 10% open space per development
- 2 With relatively small sites of say 1 - 1.2 Ha, development can be contained to windfall within or adjacent to the existing BUAB
- 3 Maximum development on any one site would then be nominally 30

Calculation of principle road areas.

Principle non estate road lengths within BUAB in metres		Average width		Road Area
		m	m	m2
Turners Hill Rd	800 at 50% as BUAB on centreline	400	8.8	Road plus single verge & pavement 3520.00
Sandy Lane	710 at 50% as BUAB on centreline	355	8.5	Road plus single verge & pavement 3017.50
Hophurst Road		680	7.2	Road plus single pavement 4896.00
Station Road		550	7.2	Road plus single pavement 3960.00
Grange Road		500	7.2	Road plus single pavement 3600.00
Vicarage Road		740	7.2	Road plus single pavement 5328.00
Total linear length		3225		Total Area 24321.50
				2.43 Ha

Note!

Burleigh Way considered to be an estate road .

Road widths are actual measured average.