

# Crawley Brownfield Land Register: Part 1

## Textual Summary: December 2022

This document has been prepared to accompany the published Crawley Brownfield Land Register (Part 1).

Whereas the 'Register' spreadsheet itself has been prepared to conform, as far as practicable, with the government's published Data Standard, this document serves to present most of the same information in a more accessible and linear format.

The information provided is based on the information requirements of the Register itself. The details include:

**Site Reference:** A unique reference identifying the site within the Register. This should be retained in future versions of the Register.

**Site Address:** The name and address of the site.

**Site Plan URL:** Web address for a plan of the site.

**Site Area:** The extent of the site in hectares (i.e. units of 10,000sqm).

**Ownership Status:** This will be either: 'Owned by a Public Authority'; 'Not owned by a Public Authority'; or 'Mixed ownership', or 'Unknown ownership'.

**Planning Status:** This can be 'Permissioned'; 'Not permissioned'; or 'Pending decision'. Where it is 'Permissioned' it is also identified whether the permission is 'Full Planning Permission', 'Outline Planning Permission', 'Reserved Matters Approval', 'Permission in Principle', 'Technical Details Consent', 'Planning Permission Granted under an Order' (e.g. Prior Approval), or 'Other'.

**Deliverable within 5 years?:** A judgment about whether there is 'a reasonable prospect that residential development will take place on the land within 5 years' of the land being entered on the Register.

**Site Capacity Comments:** Where the Planning Status is not 'Permissioned', this box will include comment on the minimum and maximum number of dwellings which the site is considered capable of supporting.

**Notes:** These provide further background information, including the description of development granted permission where the site is 'Permissioned', and other details regarding the status of sites in respect of the Local Plan and regarding known constraints affecting development potential.

**First Added Date:** The date on which the site was first added to the Register.

**End Date:** The date from which a site is no longer considered to meet the criteria for inclusion on the Register, e.g. where it has been built out, or where it has been reassessed against the criteria of suitability, availability, and achievability.

**The Register was first published in December 2017 and is reviewed on an annual basis.**

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<b>Site Reference:</b> CBCBLR004	
<b>Site Address:</b> 44 Goffs Park Road, (formerly Oakhurst Grange), Southgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/44%20Goffs%20Park%20Road.pdf">https://crawley.gov.uk/sites/default/files/2022-11/44%20Goffs%20Park%20Road.pdf</a>	
<b>Site area (hectares):</b> 1.51	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned - Full Planning Permission (dated 05/10/2018)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See Notes.	
<b>Notes:</b> Site benefits from Planning permissions CR/2016/0972/FUL for 'Demolition of existing buildings and erection of a continuing care retirement community (class C2)' (granted 05/10/2018 – now technically commenced due to demolition of existing buildings on site) and CR/2019/0642/FUL for 'Erection of an electricity sub-station & alterations to the parking layout in relation to planning permission CR/2016/0972/FUL as amended by CR/2016/0972/NM1' (granted 21/11/2019). Proposed for allocation as 'housing for older people and those with disabilities' in Policy H2 of the Regulation 19 consultation draft of the Local Plan Review document. Development of this site should therefore specifically meet the needs of older people, either as a care facility in the form of Extra-Care or Residential Care, or to provide general housing designed to meet the particular needs of older people and those with disabilities, including meeting building regulations part M category 3. The broader design and layout of development on this site should also give specific consideration to the requirements of older people and those with disabilities.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR007	
<b>Site Address:</b> Belgrave House, Station Way, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Belgrave%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Belgrave%20House.pdf</a>	
<b>Site area (hectares):</b> 0.15	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned - Planning Permission Granted under an Order (dated 08/01/2021)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See Notes.	
<b>Notes:</b> Site benefits from prior approval CR/2020/0646/PA3 for 'Prior approval for change of use of ground floor (part), 1 <sup>st</sup> floor, 2 <sup>nd</sup> floor (part) & 3 <sup>rd</sup> floor from B1 (office) to C3 (residential) for 33 flats (3 x studio flats and 30 x 1-bedroom flats), as well as the associated planning permission CR/2018/0188/FUL for 'Infill extension at ground floor to provide 8 x residential flats (C3) (4 x 1-bedroom flats and 4 x 2-bedroom flats) with replacement of windows and installation of panels in existing building together with provision of bicycle and refuse stores'. These schemes are underway as of December 2022.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR010	
<b>Site Address:</b> County Buildings, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/County%20Buildings.pdf">https://crawley.gov.uk/sites/default/files/2022-11/County%20Buildings.pdf</a>	
<b>Site area (hectares):</b> 1.07	
<b>Ownership Status:</b> Owned by a Public Authority	
<b>Planning Status:</b> Not Permitted	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum figure of 50 is based on the figure given in the 2015 Local Plan Housing Trajectory. Maximum figure of 150 is based on early feasibility studies.	
<b>Notes:</b> Site is allocated as a Town Centre Key Opportunity Site for residential and/or town centre uses in Local Plan Policies EC6 (Development Sites within the Town Centre Boundary) and H2 (Key Housing Sites). Policies TC3 and H2 of the Regulation 19 consultation draft Local Plan Review document propose the retention of this allocation.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR014	
<b>Site Address:</b> Former TSB Site, Russell Way, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Former%20TSB%20site.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Former%20TSB%20site.pdf</a>	
<b>Site area (hectares):</b> 0.3	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Pending Decision	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> Minimum figure of 40 is based on the allocation figure given in Local Plan policy H2 (Key Housing Sites). Maximum figure of 90 is based on early feasibility assessments and is reflected in Policy H2 (Key Housing Sites) of the Regulation 19 draft of the Local Plan Review document.	
<b>Notes:</b> Site is allocated as a deliverable key housing site in Local Plan Policy H2 (Key Housing Sites). This allocation is proposed for retention in Policy H2 of the Regulation 19 draft of the Local Plan Review document. This site formed part of a larger site that was granted permission for residential development on appeal (CR/2005/0812/FUL). Planning application CR/2020/0037/FUL for 59 apartments was pending determination as of December 2021. An end date has been added because the site is no longer considered to meet the definition of Previously Developed Land set out in the NPPF.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> 14/12/2021

<b>Site Reference:</b> CBCBLR018	
<b>Site Address:</b> Town Hall, The Boulevard, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Town%20Hall.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Town%20Hall.pdf</a>	
<b>Site area (hectares):</b> 1.01	
<b>Ownership Status:</b> Owned by a Public Authority	
<b>Planning Status:</b> Permissioned – Outline Planning Permission (dated 14/02/2019)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See Notes.	
<b>Notes:</b> Site benefits from planning application CR/2017/0997/OUT: 'Hybrid application comprising: A) detailed application for demolition of the existing council offices and civic hall, and erection of a replacement town hall, offices and a public square, and associated access, car parking, landscaping and ancillary works. B) outline application for residential development comprising up to 182 units including commercial space with details of access, all other matters reserved (layout, scale, landscaping and appearance)'. A district energy centre to serve this development has been approved under planning permission CR/2018/0139/FUL (granted 23/11/2018 and varied by application CR/2020/0832/NCC, approved 10/09/2021). Work on the construction of the town hall, offices and energy centre had reached practical completion as of December 2022. The site is part of 'Land North of the Boulevard', which is allocated in Local Plan Policies EC6 (Development Sites within the Town Centre Boundary) and H2 (Key Housing Sites) as a 'Town Centre Opportunity Site' for residential development and/or main town centre uses. Policies TC3 and H2 of the Regulation 19 consultation draft Local Plan Review document propose the retention of this allocation.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR019	
<b>Site Address:</b> Land s/o and r/o 24 Brighton Road, Southgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Land%20s-o%20and%20r-o%2024%20Brighton%20Road.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Land%20s-o%20and%20r-o%2024%20Brighton%20Road.pdf</a>	
<b>Site area (hectares):</b> 0.26	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned – Full Planning Permission (dated 03/03/2015)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See Notes.	
<b>Notes:</b> Site benefits from planning permission CR/2014/0865/FUL for 'Erection of 14 new apartments, 312sqm of office floorspace, gym and sauna for residents use, bin and bike stores and alterations to the existing parking spaces'. Also see APP/2015/0013/REF (28-09-15) and CR/2014/0865/CC1 (26-10-18). Permission CR/2014/0865/FUL has technically commenced so remains alive notwithstanding the lapse of time since the grant of permission.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A



<b>Site Reference:</b> CBCBLR020	
<b>Site Address:</b> Longley House, East Park, Southgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Longley%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Longley%20House.pdf</a>	
<b>Site area (hectares):</b> 0.29	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Pending Decision	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> Minimum figure of 48 is based on the allocation figure given in adopted Local Plan policy H2 (Key Housing Sites). Maximum figure of 121 is based on planning application CR/2020/0024/FUL.	
<b>Notes:</b> Site is allocated as a developable key housing site in Local Plan Policy H2 (Key Housing Sites). This allocation is proposed for retention in Policy H2 of the Regulation 19 consultation draft Local Plan Review document. Planning application CR/2020/0024/FUL for 'Demolition of Longley House (offices) & erection of building ranging between 4 to 9 storeys to provide 121 x residential units (class C3) with associated sub-station, car/cycle parking, tree works, public realm improvements and landscaping' is subject to a resolution to grant planning permission subject to a Section 106 agreement. The progression of the scheme to permission has been slowed by the requirement for development within the Sussex North Water Resource Zone to be water neutral, in accordance with the Natural England position statement of September 2021.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR023	
<b>Site Address:</b> Overline House, Crawley Station and adjacent Highway, Station Way, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Crawley%20Station%20and%20Car%20Parks.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Crawley%20Station%20and%20Car%20Parks.pdf</a>	
<b>Site area (hectares):</b> 2.07	
<b>Ownership Status:</b> Mixed Ownership	
<b>Planning Status:</b> Permissioned – Outline Planning Permission (dated 16/08/2016)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from planning permission CR/2016/0294/OUT: 'Outline application (all matters reserved) for demolition of existing office building and integrated railway station building, footbridges and ancillary structures. Erection of 308 studio, 1, 2 and 3 bedroom residential apartments and assorted parking (C3 use class); integrated railway station building, footbridges, and ancillary structures; flexible use retail / coffee shop / business centre (A1 / A3 / B1 use classes); 120 space multi-deck station car park, vehicle drop-off lay-by and associated highway works and public realm enhancements' (dated 16/08/2016). The site is allocated as a Town Centre Key Opportunity Site for residential and/or town centre uses in Local Plan Policies EC6 (Development Sites within the Town Centre Boundary) and H2 (Key Housing Sites). Policies TC3 and H2 of the Regulation 19 draft Local Plan Review document propose the retention of this allocation. The current developer intentions for the site are set out in Reserved Matters application CR/2019/0602/ARM and full planning application CR/2019/0660/FUL. These benefit from a resolution to grant permission subject to conclusion of a S106 agreement, although the progression of the scheme to permission has been slowed by the requirement for development within the Sussex North Water Resource Zone to be water neutral, in accordance with the Natural England position statement of September 2021.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR028	
<b>Site Address:</b> Telford Place, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Telford%20Place.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Telford%20Place.pdf</a>	
<b>Site area (hectares):</b> 1.68	
<b>Ownership Status:</b> Owned by a Public Authority	
<b>Planning Status:</b> Not Permissioned	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> Minimum figure of 99 is based on the figure given in the Local Plan Housing Trajectory. Maximum figure of 300 is informed by dwelling total of 312 from lapsed outline consent CR/2007/0114/OUT.	
<b>Notes:</b> Site is allocated as a Town Centre Key Opportunity Site for residential and/or town centre uses in Local Plan Policies EC6 (Development Sites within the Town Centre Boundary) and H2 (Key Housing Sites). Policies TC3 and H2 of the Regulation 19 consultation draft Local Plan Review document propose the retention of this allocation. Site previously had outline consent for a 312-unit residential scheme, but this has now expired (CR/2007/0114/OUT).	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR029	
<b>Site Address:</b> Zurich House, East Park, Southgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Zurich%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Zurich%20House.pdf</a>	
<b>Site area (hectares):</b> 0.3	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Deliverable within 5 years?</b> Yes	
<b>Planning Status:</b> Permissioned – Permission granted under an Order(dated 28/05/2019)	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from prior approval CR/2019/0271/PA3 for 'Prior approval for change of use from office (B1) to residential (C3) for 44 residential units' as well as the associated planning permission CR/2019/0681/FUL for 'Additional storey to provide a further 9 flats (6 x one bedroom & 3 x two bedrooms) with associated landscaping, refuse storage and parking (cars and cycles), and addition of render panels on front, rear and side/east elevations of existing building'. Work to implement these was close to completion as of December 2022. The site is allocated as a deliverable key housing site in Local Plan Policy H2 (Key Housing Sites). This allocation is proposed for retention in Policy H2 of the Regulation 19 consultation draft of the Local Plan Review document.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR030	
<b>Site Address:</b> Ambulance Station, Ifield Avenue, West Green, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Ambulance%20Station.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Ambulance%20Station.pdf</a>	
<b>Site area (hectares):</b> 0.18	
<b>Ownership Status:</b> Owned by a Public Authority	
<b>Planning status:</b> Pending Decision	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> Minimum figure of 5 units reflects the lower threshold for inclusion of site in the Register. Maximum figure of 16 is based on the figure given in the Local Plan Housing Trajectory.	
<b>Notes:</b> The entire curtilage of the Ambulance Station, not all of which is Brownfield Land, is identified in the 2015 Local Plan Housing Trajectory as a suitable and developable site for residential development, and is identified as 'deliverable' in the Housing Trajectory supporting the Regulation 19 consultation draft Local Plan Review document. There are a significant number of trees within the wider site particularly along the frontage and rear. The adjoining woodland is a Site of Nature Conservation Importance (SNCI). The impact of any development on trees within and adjoining the site would need to be considered and this is likely to constrain the site's capacity. Scope to develop outside the footprint of the existing ambulance station may be limited although there may be potential for a three storey building providing there is sufficient clearance to the adjoining tree canopies. The yield of the site would be subject to a formal assessment of trees. Planning permission CR/2020/0274/FUL for 39 flats (extending beyond the Brownfield part of the site) benefits from a resolution to grant permission subject to conclusion of a S106 agreement. The progression of the scheme to permission has been slowed by the requirement for development within the Sussex North Water Resource Zone to be water neutral, in accordance with the Natural England position statement of September 2021.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR031	
<b>Site Address:</b> Fire Station, Ifield Avenue, West Green, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Fire%20Station.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Fire%20Station.pdf</a>	
<b>Site area (hectares):</b> 0.45	
<b>Ownership Status:</b> Owned by a Public Authority	
<b>Planning Status:</b> Not Permitted	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum figure of 0 reflects the fact that an all-commercial development scheme may be acceptable. Maximum figure of 48 units based on the figure given in the Crawley Borough Local Plan Housing Trajectory, and assumes removal of fire station from the site.	
<b>Notes:</b> Site is identified in the Local Plan Housing Trajectory as a Broad Location for residential development. Potential for development of the site will vary according to whether or not the fire station remains on site.	
<b>First Added Date:</b> 29/11/2017	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR032	
<b>Site Address:</b> International Business Centre, Spindle Way, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/International%20Business%20Centre.pdf">https://crawley.gov.uk/sites/default/files/2022-11/International%20Business%20Centre.pdf</a>	
<b>Site area (hectares):</b> 0.08	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> N/A	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> The site has previously benefited from prior approval CR/2017/0748/PA3: 'Prior approval for change of use from office (B1) to residential (C3) for 10 flats' (granted 26/10/2017). This has, however, expired and the permitted development rights for conversion of office to residential have been withdrawn by an Article 4 Direction in order to protect the function of the Three Bridges Corridor Main Employment Area. As such the site is no longer considered suitable for housing and an end date has been added accordingly.	
<b>First Added Date:</b> 29/11/2018	<b>End Date:</b> 14/12/2021

<b>Site Reference:</b> CBCBLR033	
<b>Site Address:</b> Energy House, Hazelwick Avenue, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2021-12/Energy%20House.pdf">https://crawley.gov.uk/sites/default/files/2021-12/Energy%20House.pdf</a>	
<b>Site area (hectares):</b> 0.43	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned – Permission Granted under an Order (dated 10/08/2021)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from prior approval CR/2021/0452/PA3 for 'Prior approval for change of use of offices (B1A) to residential (C3) to form 40 no. apartments with no external alterations'. The end date previously added against the site has therefore been removed.	
<b>First Added Date:</b> 29/11/2018	<b>End Date:</b> N/A



<b>Site Reference:</b> CBCBLR034	
<b>Site Address:</b> Pacific House, Hazelwick Avenue, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Pacific%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Pacific%20House.pdf</a>	
<b>Site area (hectares):</b> 0.17	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned – Permission Granted under an Order (dated 10/08/2021)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from prior approval CR/2021/0455/PA3 for 'Prior approval for change of use of offices (B1A) to residential (C3) to form 20 no. apartments'. The end date previously added against the site has therefore been removed.	
<b>First Added Date:</b> 29/11/2018	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR035	
<b>Site Address:</b> 8 - 9 Queens Square, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/8%20-%209%20Queens%20Square.pdf">https://crawley.gov.uk/sites/default/files/2022-11/8%20-%209%20Queens%20Square.pdf</a>	
<b>Site area (hectares):</b> 0.04	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned – Full Planning Permission (dated 21/12/2018)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from full planning permission CR/2017/0552/FUL: 'Change of use, extension and alterations to first and second floors to form seven residential (C3) units (4 x 1 bed flats and 3 x 2 bed flats) with central lightwell'. This is understood to be underway as of December 2022.	
<b>First Added Date:</b> 11/12/2019	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR036	
<b>Site Address:</b> Crawley College, College Road, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Crawley%20College.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Crawley%20College.pdf</a>	
<b>Site area (hectares):</b> 3.05	
<b>Ownership Status:</b> Owned by a Public Authority	
<b>Planning Status:</b> Not Permissioned	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum figure of 250 allows for a mix of uses within while ensuring that it contributes towards the goal of delivering 1500 dwellings across the Town Centre Opportunity Sites as set out in Policy H2 of the Regulation 19 consultation draft Local Plan Review document. Maximum total of 400 is based on early feasibility assessments, taking into account retention of FE uses on the site.	
<b>Notes:</b> Site is proposed for allocation as a Key Town Centre Opportunity Site in Policies H2 (Key Housing Sites) and TC3 (Development Sites within the Town Centre Boundary) of the Regulation 19 consultation draft Local Plan Review document.	
<b>First Added Date:</b> 11/12/2019	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR037	
<b>Site Address:</b> MOKA, Station Way, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/MOKA.pdf">https://crawley.gov.uk/sites/default/files/2022-11/MOKA.pdf</a>	
<b>Site area (hectares):</b> 0.36	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned – Full Planning Permission (dated 04/05/2020)	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from planning permission CR/2019/0542/FUL for 'Demolition of existing nightclub and redevelopment of site providing 152 apartments, ground floor commercial/retail space (class A1, A3, A4, B1 and/or D2 uses) split between 2 to 4 units, new publicly accessible public realm (including pocket park), new publicly accessible electric vehicle charging hub, car club and associated works'. The site is proposed for allocation as a Key Town Centre Opportunity Site in Policies H2 (Key Housing Sites) and TC3 (Development Sites within the Town Centre Boundary) of the draft Regulation 19 consultation Local Plan Review document.	
<b>First Added Date:</b> 11/12/2019	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR038	
<b>Site Address:</b> St Catherine's Hospice, Malthouse Road, Southgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/St%20Catherine%27s%20Hospice.pdf">https://crawley.gov.uk/sites/default/files/2022-11/St%20Catherine%27s%20Hospice.pdf</a>	
<b>Site area (hectares):</b> 0.72	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Not Permitted	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> Minimum figure of 0 reflects potential for the development to come forward as class C2 development rather than Class C3 housing. Maximum figure of 60 is based on early feasibility assessments (C3 scenario).	
<b>Notes:</b> The existing Hospice is due to move to a new facility currently under construction as part of the Pease Pottage development adjacent to Crawley, and the site is proposed for allocation as 'housing for older people and those with disabilities' in Policy H2 of the Regulation 19 draft of the Local Plan Review document. Development of this site should therefore specifically meet the needs of older people, either as a care facility in the form of Extra-Care or Residential Care, or to provide general housing designed to meet the particular needs of older people and those with disabilities, including meeting building regulations part M category 3.. The broader design and layout of development on this site should also give specific consideration to the requirements of older people and those with disabilities.	
<b>First Added Date:</b> 11/12/2019	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR039	
<b>Site Address:</b> The Imperial, Broadfield Barton, Broadfield, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/The%20Imperial.pdf">https://crawley.gov.uk/sites/default/files/2022-11/The%20Imperial.pdf</a>	
<b>Site area (hectares):</b> 0.1	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum figure of 5 reflects the lower threshold for a Brownfield Land Register/SHLAA site. Maximum figure of 18 is based on the net yield of expired permission CR/2017/0519/FUL.	
<b>Notes:</b> Site previously benefitted from planning permission CR/2017/0519/FUL: 'Demolition of the existing public house and associated flat and the erection of a five storey mixed use development consisting of 7 x one bedroom and 12 x two bedroom flats, 1 x drinking establishment (A4 use) and 2 x retail units (A1 use), with lower ground floor parking (amended description and plans)' (granted 22/11/2018). Site is proposed for allocation as a 'housing and neighbourhood facilities site' in Policy H2 of the Regulation 19 draft of the Local Plan Review document. Development must include a drinking establishment (sui generis) and two retail (E(a) class) units.	
<b>First Added Date:</b> 11/12/2019	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR040	
<b>Site Address:</b> Land r/o the George Hotel, 56 - 58 High Street, West Green, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Land%20r-o%20The%20George.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Land%20r-o%20The%20George.pdf</a>	
<b>Site area (hectares):</b> 0.29	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Not Permitted	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum figure of 0 reflects the fact that an all-commercial development scheme may be acceptable. Maximum figure of 10 is based on an initial assessment, assuming a policy-compliant scheme.	
<b>Notes:</b> Site is identified as a Town Centre Broad Location in the September 2020 SHLAA and Housing Trajectory.	
<b>First Added Date:</b> 11/12/2019	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR041	
<b>Site Address:</b> Second Floor, Pelham House, Broadfield Barton, Broadfield, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Second%20Floor%2C%20Pelham%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Second%20Floor%2C%20Pelham%20House.pdf</a>	
<b>Site area (hectares):</b> 0.04	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Not Permitted	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> The site previously benefitted from now expired prior approval CR/2018/0865/PA3 'for change of use from B1 (office) to C3 (residential)' for 6 x 1-bedroom flats. Minimum figure of 5 reflects the lower threshold for a Brownfield Land Register/SHLAA site. Maximum figure of 6 is based on the net yield of expired prior approval CR/2018/0865/PA3.	
<b>First Added Date:</b> 17/12/2020	<b>End Date:</b> N/A



<b>Site Reference:</b> CBCBLR042	
<b>Site Address:</b> EDF Building, Russell Way, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/EDF%20Building%20Russell%20Way.pdf">https://crawley.gov.uk/sites/default/files/2022-11/EDF%20Building%20Russell%20Way.pdf</a>	
<b>Site area (hectares):</b> 0.48	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Permissioned – Full Planning Permission (dated 29/10/2020)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from planning permission CR/2018/0891/FUL for 'erection of 3 storey side extension comprising 12 x two bedroom flats'. Work to implement this scheme was almost complete as of December 2022.	
<b>First Added Date:</b> 17/12/2020	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR043	
<b>Site Address:</b> Land adjacent to Sutherland House, Russell Way, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Land%20adjacent%20to%20Sutherland%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Land%20adjacent%20to%20Sutherland%20House.pdf</a>	
<b>Site area (hectares):</b> 0.35	
<b>Ownership Status:</b> Not owned by a Public Authority	
<b>Planning Status:</b> Not Permitted	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum figure 15. Maximum figure of 30 is consistent with the indicative total given in the proposed allocation.	
<b>Notes:</b> Site is proposed for allocation in Policy H2 of the Regulation 19 consultation draft Local Plan Review document.	
<b>First Added Date:</b> 17/12/2020	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR044	
<b>Site Address:</b> 10 - 11 Queens Square, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/10%20-%2011%20Queens%20Square.pdf">https://crawley.gov.uk/sites/default/files/2022-11/10%20-%2011%20Queens%20Square.pdf</a>	
<b>Site area (hectares):</b> 0.03	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Permissioned – Full Planning Permission (dated 11/08/2021)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See Notes.	
<b>Notes:</b> Site benefits from planning permission CR/2020/0113/FUL for 'Retention of existing ground and first floor retail use and alterations and additions to remaining areas to create 7 no. residential units'.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR046	
<b>Site Address:</b> Ocean House, Hazelwick Avenue, Three Bridges, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Ocean%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Ocean%20House.pdf</a>	
<b>Site area (hectares):</b> 0.18	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Permissioned – Full Planning Permission (dated 24/08/2018)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See Notes.	
<b>Notes:</b> Site benefits from planning permission CR/2017/0594/FUL for 'Erection of a single storey roof extension to provide 8 (6 x one bedroom & 2 x two bedroom) self-contained residential flats'. The permission is understood to have technically commenced so remains alive notwithstanding the lapse of time since the grant of permission.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR047	
<b>Site Address:</b> 27 - 13 The Broadway & 1 -3 Queens Square, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/7%20-13%20The%20Broadway%20%26%201%20-3%20Queens%20Square.pdf">https://crawley.gov.uk/sites/default/files/2022-11/7%20-13%20The%20Broadway%20%26%201%20-3%20Queens%20Square.pdf</a>	
<b>Site area (hectares):</b> 0.09	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> Minimum and maximum figure of 25 reflects the scheme previously approved under permission CR/2015/0694/FUL which is understood to have been implemented following expiry.	
<b>Notes:</b> The site previously benefited from permission CR/2015/0694/FUL for 'Conversion of & alteration to 1 <sup>st</sup> & 2 <sup>nd</sup> floors from ancillary retail (A1) & office (B1) to residential (C3) to provide 18 flats (12 x 1 bed & 6 x 2 bed units) & erection of additional floor to provide 7 flats (2 x 1 bed & 5 x 2 bed units) to give a total of 25 units; & retention & refurbishment of existing ground floor retail (A1) units'. This scheme appears to have been implemented following expiry of the permission, and the planning position will need to be regularised. The site is proposed for allocation in Policy H2 of the Regulation 19 consultation draft Local Plan Review document.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR048	
<b>Site Address:</b> Shaw House, Pegler Way, West Green, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Shaw%20House.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Shaw%20House.pdf</a>	
<b>Site area (hectares):</b> 0.19	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> Minimum total of 26 prior approval scheme CR/2016/0816/PA3, which appears to have been completed following expiry of the permission. Maximum total of 33 reflects combined total yield of the prior approval scheme and the previously approved roof extension (CR/2014/0811/FUL).	
<b>Notes:</b> The site previously benefited from prior approval CR/2016/0816/PA3 for 'Prior Approval for change of use from office (B1) to residential (C3) (10 no. 1 bed & 16 no. 2 bed)', as well as planning permission CR/2014/0811/FUL for 'Formation of additional floor and external alterations to form 7 flats, consisting of 6 x 2 bedroom flats and 1 x 1 bedroom flat'. The prior approval scheme appears to have been completed following expiry of the permission, and the planning position will need to be regularised. The site is proposed for allocation in Policy H2 of the Regulation 19 consultation draft Local Plan Review document.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR050	
<b>Site Address:</b> Oak Tree Filling Station, 114 London Road, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Oak%20Tree%20Filling%20Station%2C114%20London%20Road.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Oak%20Tree%20Filling%20Station%2C114%20London%20Road.pdf</a>	
<b>Site area (hectares):</b> 0.17	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> The minimum total of 5 reflects the lower threshold for a Brownfield Land Register/SHLAA site. The maximum total of 17 reflects earlier urban capacity work.	
<b>Notes:</b> This site forms part of the East of London Road Broad Location identified in Policy H2 of the 2021 submission draft Local Plan and is identified in the supporting Housing Trajectory.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR051	
<b>Site Address:</b> 1 -7 Pegler Way, West Green, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/1%20-%207%20Pegler%20Way.pdf">https://crawley.gov.uk/sites/default/files/2022-11/1%20-%207%20Pegler%20Way.pdf</a>	
<b>Site area (hectares):</b> 0.12	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum total of 0 reflects the fact that an all-commercial scheme may be acceptable. Maximum total of 20 reflects the figure given in the 2015 Local Plan Housing Trajectory.	
<b>Notes:</b> This site forms part of the Town Centre Broad Location identified in Policy H2 of the 2015 Local Plan and supporting Housing Trajectory. It is proposed for retention in these terms in the 2021 submission draft Local Plan.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A



<b>Site Reference:</b> CBCBLR052	
<b>Site Address:</b> Brittingham House, Orchard Street, West Green, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Brittingham%20House%2C%20Orchard%20Street.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Brittingham%20House%2C%20Orchard%20Street.pdf</a>	
<b>Site area (hectares):</b> 0.13	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum total of 0 reflects the fact that an all-commercial scheme may be acceptable. Maximum total of 24 reflects the figure given in the 2015 Local Plan Housing Trajectory.	
<b>Notes:</b> This site is allocated in Policy EC6 of the 2015 Local Plan as a town centre site for mixed use development. It forms part of the Town Centre Broad Location identified in Policy H2 of the 2021 submission draft Local Plan and is identified in the supporting Housing Trajectory.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR053	
<b>Site Address:</b> Parkside Car Park, Northgate, Crawley	
<b>Site Plan URL:</b>  <a href="https://crawley.gov.uk/sites/default/files/2022-11/Parkside%20Car%20Park.pdf">https://crawley.gov.uk/sites/default/files/2022-11/Parkside%20Car%20Park.pdf</a>	
<b>Site area (hectares):</b> 0.23	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Not permissioned	
<b>Deliverable within 5 years?</b> Unknown	
<b>Site capacity comments:</b> Minimum total of 0 reflects the fact that an all-commercial scheme may be acceptable. Maximum total of 10 reflects the figure given in the 2015 Local Plan Housing Trajectory.	
<b>Notes:</b> This site forms part of the Town Centre Broad Location identified in Policy H2 of the 2015 Local Plan and supporting Housing Trajectory. It is proposed for retention in these terms in the 2021 submission draft Local Plan.	
<b>First Added Date:</b> 14/12/2021	<b>End Date:</b> N/A

<b>Site Reference:</b> CBCBLR054	
<b>Site Address:</b> Pinnacle, Station Way, Northgate, Crawley	
<b>Site Plan URL:</b> <a href="https://crawley.gov.uk/sites/default/files/2022-11/The%20Pinnacle.pdf">https://crawley.gov.uk/sites/default/files/2022-11/The%20Pinnacle.pdf</a>	
<b>Site area (hectares):</b> 0.37	
<b>Ownership Status:</b> Not owned by a public authority	
<b>Planning Status:</b> Permissioned - Planning Permission granted under an Order (dated 1 December 2021)	
<b>Deliverable within 5 years?</b> Yes	
<b>Site capacity comments:</b> See notes.	
<b>Notes:</b> Site benefits from prior approval CR/2021/0537/PA3 for 'Prior approval for change of use from offices to residential dwellings with associated bin and bicycle storage', granted on 1 December 2021, although this is subject to a requirement to obtain separate approval of a scheme of mitigation to offset any net increase in water consumption resulting from the development, under Regulation 75 of the Conservation of Habitats and Species Regulations 2017.	
<b>First Added Date:</b> 22/12/2022	<b>End Date:</b> N/A