

Crawley Borough Council

# Strategic Housing Land Availability Assessment

February 2023

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Abbreviations

ASLC	Area of Special Local Character
CBC	Crawley Borough Council
HIF	Housing Infrastructure Fund
HMA	Housing Market Area
NPPF	National Planning Policy Framework
MHCLG	Ministry for Housing, Communities and Local Government
PDL	Previously Developed Land
SHLAA	Strategic Housing Land Availability Assessment
S106	Section 106 Agreement
TPO	Tree Preservation Order

## 1. INTRODUCTION

Purpose and background to the assessment

- 1.1. The Strategic Housing Land Availability Assessment (SHLAA) assesses land which may be capable of contributing to housing supply over the Local Plan period. It considers:
  - Whether the sites under consideration are suitable for housing development;
  - Whether these sites could be available over the Local Plan period;
  - Whether residential development on these sites is likely to be achievable, particularly bearing in mind factors weighing on development viability.
- 1.2. Where sites are identified as being suitable the SHLAA includes an assessment of the quantum of housing development which sites are likely to be able to accommodate. In addition, where suitable sites are likely to be able to contribute to housing supply, an assessment of the likely timeframe for development is provided.
- 1.3. The SHLAA does not determine whether a site should be progressed through the local plan process as a housing allocation, nor does it automatically mean planning permission is certain. The SHLAA only carries out an assessment of sites that might be suitable for housing development and whether and when they might be developed.
- 1.4. The National Planning Policy Framework, MHCLG, 2021 (NPPF) requires local authorities to demonstrate that they are meeting the full, objectively assessed needs for market and affordable housing in the Housing Market Area (paragraph 11) providing this is consistent with the policies of the Local Plan.
- 1.5. Key sites which are critical to housing delivery should be identified alongside an annual supply of 'deliverable' sites to provide a five-year supply of housing measured against the local authority's housing requirement. Local authorities are also required to ensure choice and competition in the housing market. A supply of specific, 'developable' housing sites or broad locations for growth, for years 6-10, should also be identified and, where possible, for years 11-16.

## 2. Process

### Introduction

- 2.1. The following paragraphs provide a summary of the process and methodology applied by the council in preparing the SHLAA. These accord with the NPPF and the National Planning Practice Guidance on Housing and Economic Land Availability Assessment (Reference ID: 3-001-20190722) (DCLG, 2014 with updates).
- 2.2. The NPPF identifies that local authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment (paragraph 68). Planning Practice Guidance further clarifies that this assessment should:
  - identify sites and broad locations with potential for development;
  - assess their development potential; and
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.3. Planning Practice Guidance further sets out that the assessment should cover the plan-making area. For Crawley borough, this is the council's own administrative area. It needs to be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic market area. In Crawley's case, this is the Northern West Sussex Housing Market Area (HMA).

### Background

- 2.4. The current iteration of the SHLAA is intended to support the submission draft 2024 Crawley Borough Local Plan. It represents an update of the 2014 SHLAA which supported the 2015 Local Plan. The preparation of the earlier document involved the following steps (described in more detail in the introduction to the 2014 SHLAA):
  - Internal preparation in liaison with Horsham District Council and Mid Sussex District Council (the two other councils which form the North West Sussex HMA);
  - Consultation with stakeholders on the proposed SHLAA methodology followed by publication of final version (spring 2008);
  - First 'call for sites' (spring/summer 2008);
  - Second 'call for sites' (late summer/autumn 2008);
  - Third 'call for sites' (autumn 2009);
  - Initial filtering of sites to be included on basis of key constraints;
  - Review of available information;
  - Site surveys;
  - Assessment of sites to be included in terms of constraints, potential capacity, likely timescales for development, suitability, availability and achievability;
  - Strategic viability assessment (2013-15);
  - Consideration of whether the sites amount to a 5-year housing land supply.

### Development of the SHLAA

- 2.5. The 2014 SHLAA has been subject to a number of updates as part of work on the review of the Local Plan. This February 2023 update follows a number of recent iterations:

- 2019 update, published in support of the Regulation 18 consultation and concurrent 'call for sites';
- 2020 update, published alongside the Regulation 19 consultation begun in January 2020;
- 2021 update, published alongside the Regulation 19 consultation begun in January 2021.

2.6. The changes made as part of the process of updating the SHLAA have included the following:

- Reclassification of some sites on the basis of updated information regarding suitability, availability and achievability;
- Re-assessments of potential site capacity, constraints, and likely development trajectories;
- Inclusion of additional sites which were subject to planning applications, or were promoted to the council as part of the 2019 Call for Sites consultation and subsequently;
- Identification of additional sites coming under the following categories as 'suitable', 'available', and 'achievable':
  - sites with planning permissions which have not been fully implemented;
  - sites benefiting from Prior Approval for conversion to residential use;
  - proposed new site allocations in the 2024 draft submission Local Plan;
  - sites with planning permissions which expired within the last five years, where these are considered capable of accommodating five or more dwellings;
  - sites which have been refused planning permission, but where residential development is considered acceptable in principle, and which are considered capable of accommodating five or more dwellings.
- Removal of sites which have been built out.

2.7. Sites and projected development trajectories have a 'base date' of 30 September 2022, for consistency with the submission draft 2024 Local Plan Housing Trajectory.

2.8. The approach which has been taken in assessing (or re-assessing) sites as part of this process is set out more fully below.

### 3. Assessment Methodology

- 3.1. As required by the NPPF and Planning Practice Guidance, the SHLAA considers the suitability, availability and achievability of identified sites and broad locations, taking into account known constraints.
- 3.2. The assessment of **Suitability** is an assessment of appropriateness of residential development in principle, bearing in mind relevant constraints and their potential to be mitigated.
- 3.3. The SHLAA recognises a wide range of constraints on sustainability. These fall into the following broad categories based on their status and the type of implications they have for site suitability:
  - **NPPF Footnote 7 constraints**
  - **Safeguarded Land and unacceptable adverse effect from noise**
  - **Restrictive designations**
  - **Access to services and infrastructure**
  - **Other constraints**

#### NPPF Footnote 7 constraints

- 3.4. Planning Practice Guidance states that:  
*Plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect the policies in footnote 6 of the National Planning Policy Framework, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the plan area (such as the Green Belt and other protected areas).*
- 3.5. The areas referred to in footnote 6 of the 2019 edition of the NPPF (footnote 7 in the 2021 version) are:
  - Habitats sites (and those listed in NPPF paragraph 176 (181 of the 2021 version) e.g. potential/possible 'European' sites) and/or designated as Sites of Special Scientific Interest;
  - Land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast;
  - Irreplaceable habitats (such as ancient woodland and ancient or veteran trees);
  - Designated heritage assets (or non-designated archaeological assets which are demonstrably of equivalent significance to scheduled monuments);
  - Areas at risk of flooding or coastal change.
- 3.6. In accordance with the Planning Practice Guidance and NPPF, the SHLAA assesses sites of the following types within Crawley as being 'unsuitable':
  - Sites located within an area of designated Local Green Space or within the High Weald Area of Outstanding Natural Beauty;
  - Sites where development would involve the loss or deterioration of ancient woodland or ancient and veteran trees (or other irreplaceable habitat);
  - Sites where development would involve substantial harm to a designated heritage asset;
  - Sites within Flood Zone 3b.



Safeguarded Land and unacceptable adverse effect from noise

- 3.7. In addition to the above, the following areas, as identified in the adopted 2015 Local Plan or the submission draft 2024 Local Plan, are judged to be unsuitable for residential development:
- Land that is safeguarded from development which would be incompatible with expansion of Gatwick Airport to accommodate the construction of an additional wide spaced southern runway;
  - Areas that are exposed to an unacceptable adverse effect from noise, including from potential future noise sources.

Restrictive designations

- 3.8. National policy, the West Sussex Minerals and Waste Plans, the adopted 2015 Local Plan<sup>1</sup>, and the submission draft 2024 Local Plan set a number of further policy tests regarding development in some areas which in practice significantly constrain the potential for residential development. This means that the following areas are considered to be unsuitable:
- Flood Zone 3a (unless the exception test has been satisfied: see Policy ENV8 of the adopted 2015 Local Plan and Policy EP1 of the submission draft 2024 Local Plan);
  - Minerals or Waste sites identified by West Sussex County Council;
  - Habitats of Principle Importance and locally designated biodiversity sites (see Policy ENV2 of the adopted 2015 Local Plan and Policy GI2 of the submission draft 2024 Local Plan);
  - Long Distance Viewpoints identified in Policy CL7 (i.e. the foreground from the viewpoints rather than the view splays).
- 3.9. The following are also considered to be unsuitable unless specific circumstances apply:
- Main Employment Areas other than Crawley Town Centre (see Policy EC2 of the adopted 2015 Local Plan and the submission draft 2024 Local Plan);
  - Open space, sport and recreational spaces (see Policy ENV4 of the adopted 2015 Local Plan and Policy OS1 of the submission draft 2024 Local Plan);
  - Structural landscaping (see Policy CH7 of the adopted 2015 Local Plan and Policy CL6 of the submission draft 2024 Local Plan).

Access to services and infrastructure

- 3.10. The assessment of site suitability includes consideration of the availability of supporting infrastructure, and accessibility to community facilities and public transport connections, which are the focus of a range of Local Plan policies (Policies CH1, IN1, IN3 of the adopted 2015 Local Plan and Policies CL1, IN1, ST1 of the submission draft 2024 Local Plan).
- 3.11. Given that Crawley is relatively urbanised area based on a neighbourhood structure with comparatively good access to facilities and public transport, there will be many locations within the borough where these requirements can be satisfied by the design of the development and by making any appropriate contributions towards offsite infrastructure and facilities. At the same time, sites which have poor accessibility to community facilities and public transport

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<sup>1</sup> The policies in the 2015 Local Plan remain up to date as of December 2022, having been reviewed in December 2020.

or inadequate infrastructure, and which are not of a sufficient scale to remedy these deficiencies on-site, are considered to be unsuitable in principle.

Other constraints

- 3.12. There is a wider range of factors which, though not necessarily bearing on the suitability of a site for residential development in principle, are relevant to its relative suitability compared with other sites and may constrain development potential or require mitigation in ways which have implications for its achievability. These include, but are not limited to:
- Flood risk;
  - Requirements in respect of development outside the Built-up area boundary;
  - Means of access and transport impacts;
  - The requirements of neighbouring uses;
  - The presence of noise, air pollution (including odour), or contamination;
  - Local character, heritage assets and protected trees;
  - Design requirements (including density requirements);
  - Biodiversity.
- 3.13. Where sites within the Built-up Area Boundary are assessed as being suitable for housing development and where there is not already a proposed scheme either permitted or at an advanced stage (e.g. approved subject to the conclusion of a S106 agreement), the SHLAA assessment indicates a 'Potential Density Range' (usually 'High', 'Moderate' or 'Low') in addition to an indicative development yield. The intention of this is to aid the consideration of site potential through reference to the density ranges and criteria which are set out in Policy CL4: 'Compact Development – Layout, Scale and Appearance' of the submission draft 2024 Local Plan. The terms 'High', 'Moderate' or 'Low' as used here should be interpreted in accordance with the terms of the Policy. In accordance with the approach set out in the Policy, the density ranges are not applicable outside the Built-up Area Boundary where development proposals will need to comply with Policy CL8: 'Development Outside the Build-up Area'. Further explanation and justification of the density ranges and criteria are provided in the council's Densification Study.
- 3.14. The assessment of **availability** concerns the extent to which there are legal or ownership impediments to development. The SHLAA typically considers sites to be available where they have planning permission for residential development, or where a landowner has recently expressed an intention to develop the site. The assessment of availability also takes into account current uses of the site (including infrastructure or community facilities), the extent to which they would need to be compensated for by alternative provision on another site, and the likelihood of this being achieved. This is also the context in which land assembly issues affecting a site are identified.
- 3.15. In some cases, availability is considered to be so doubtful or uncertain that a site is considered unlikely to contribute to housing supply over the Local Plan period. In other cases, uncertain availability is not necessarily a bar to the inclusion of a site within the identified housing land supply. Availability is, however, a requirement in order for a site to be considered 'deliverable' for the purposes of the NPPF and the assessment of five year housing land supply. Consideration of availability therefore has an influence on projected development timescales and the overall Housing Trajectory.
- 3.16. In respect of the assessment of **achievability** the Planning Practice Guidance states:

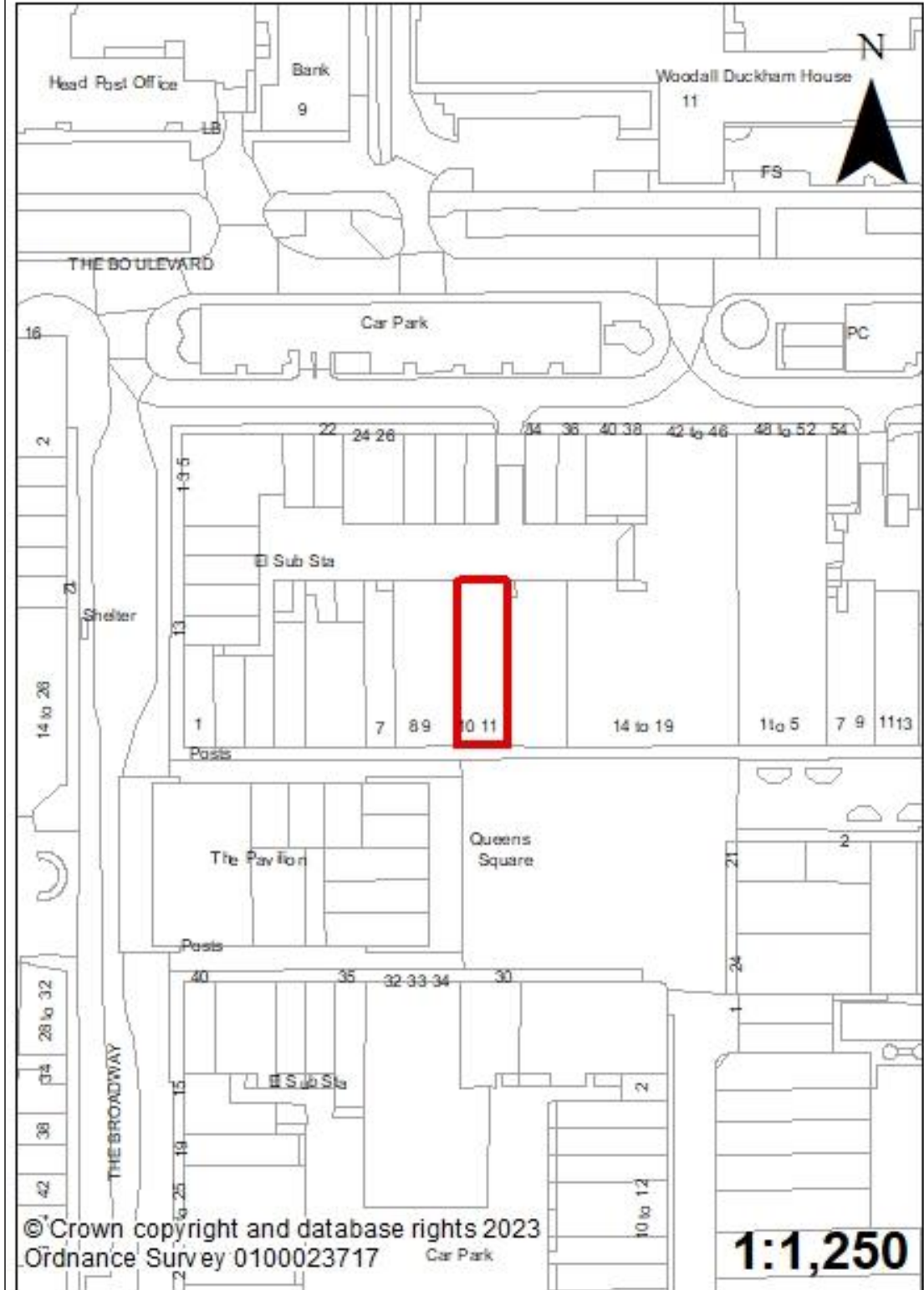
*A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.*

- 3.17. For the purposes of this SHLAA, the assessment of achievability is a high-level assessment of the viability of a site and, in particular, of the degree to which it is affected by known constraints which are not an absolute bar to development, whether these affect the developability of the site per se, or whether they restrict the nature and quantum of development appropriate for the site. Likely viability issues may mean that projected development of a site is moved back to a later point in the Local Plan period, allowing more time for the economic cycle, competition in the land market, or additional funding to overcome them, or they may mean that a site is considered unlikely to contribute to housing supply over the period.

A) Large Housing Sites (5+ dwellings) with planning permission  
(30 September 2022)



# 10 - 11 Queens Square, Northgate, Crawley



<b>Site Reference</b>	89		<b>Neighbourhood</b>	Southgate															
<b>Site Name / Address</b>	42 & 44 Brighton Road																		
<b>Existing Land Use (s)</b>	PDL/Greenfield – Existing pair of semi-detached dwellings and associated gardens							<b>Site Area (Gross hectares)</b>	0.17										
<b>PA. Number</b>	CR/2020/0588/OUT & CR/2021/0308/ARM							<b>Gross Dwellings</b>	20										
<b>Lapse Date</b>	Site commenced							<b>Demolitions</b>	2										
<b>PDL / Greenfield</b>	Greenfield & PDL							<b>Net Dwellings</b>	18										
<b>Current Density</b>	11.8 dwellings/ha.							<b>Potential Density Range</b>	N/A (consented site)										
<b>Site Suitability</b>	<b>Yes</b> – This site benefits from outline consent and reserved matters approval for the demolition of the existing dwellings and the erection of a building containing 20 flats (CR/2020/0588/OUT & CR/2021/0308/ARM).																		
<b>Site Availability</b>	<b>Yes</b> – The site has been promoted for development and the owners have entered into a S106 agreement relating to the outline consent.																		
<b>Site Achievability</b>	<b>Yes</b> – The determination of the approved scheme was informed by consideration of site-specific viability and it is considered to be achievable. The scheme is understood to have commenced in 2022.																		
<b>Action Required / Constraints</b>	Progression of the site to be monitored.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
			20																
<b>Summary</b>	This site benefits from planning consent for a new residential scheme, which is considered to be deliverable. The scheme is understood to have commenced expected to be implemented within the next 5 years.																		

## 42 & 44 Brighton Road, Southgate, Crawley

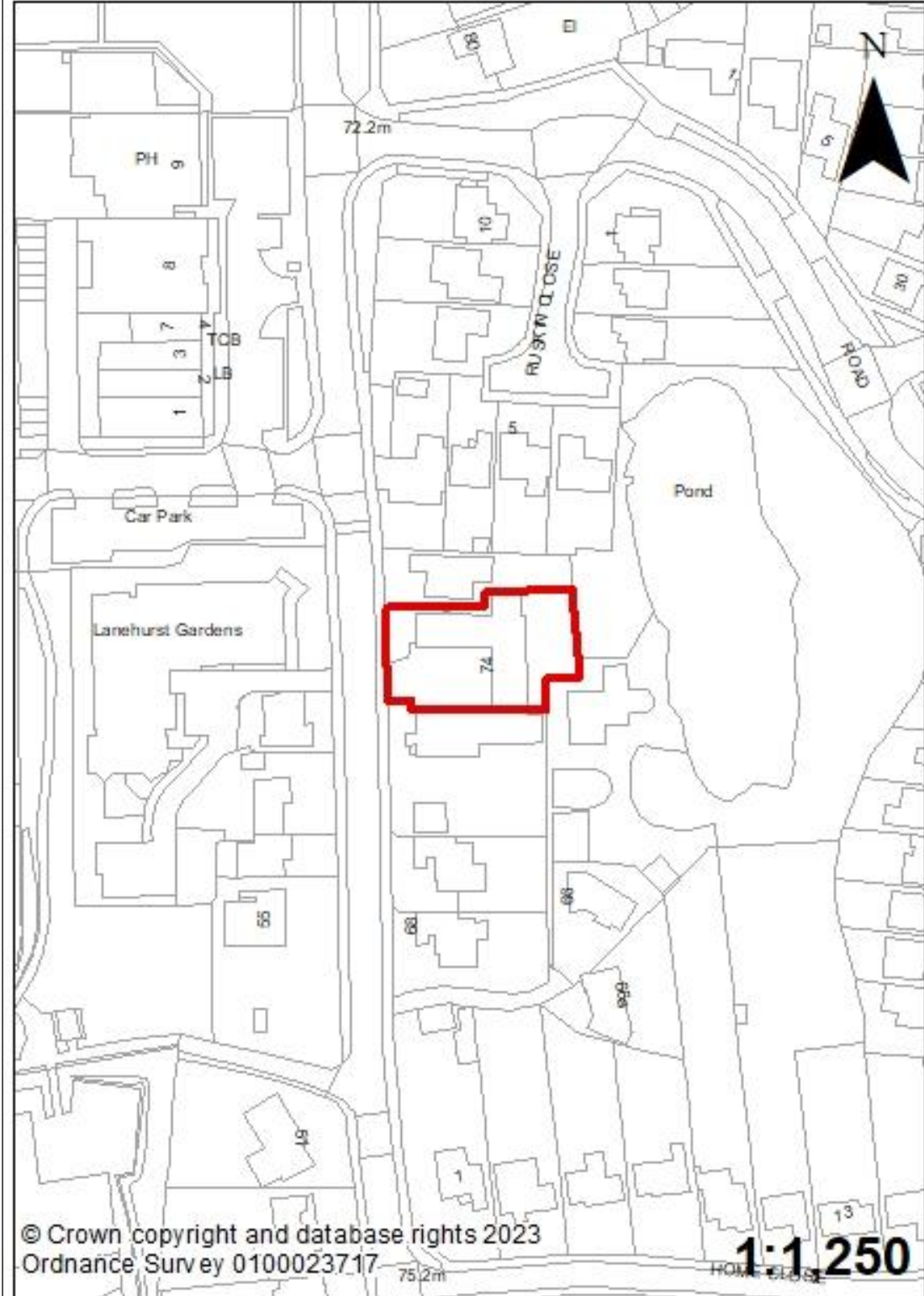




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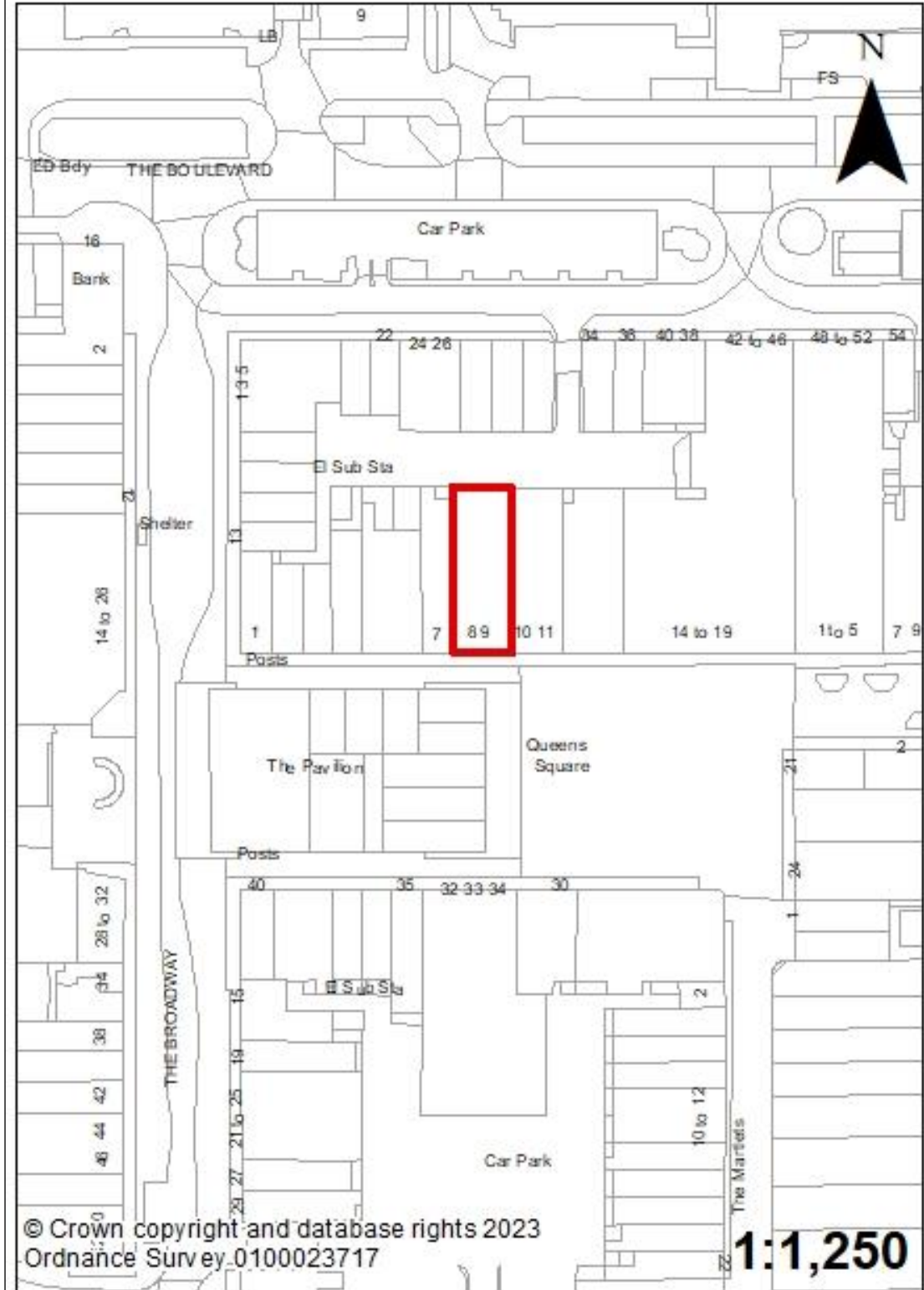
<b>Site Reference</b>	91	<b>Neighbourhood</b>	Pound Hill
<b>Site Name / Address</b>	74 Grattons Drive		
<b>Existing Land Use (s)</b>	B1 Offices	<b>Site Area (Gross hectares)</b>	0.08
<b>PA Number</b>	CR/2021/0127/PA3	<b>Gross Dwellings</b>	7
<b>Lapse Date</b>	Site commenced	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	7
<b>Current Density</b>	N/A	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	Yes – The site is benefits from consent for a prior approval change of use scheme.		
<b>Site Availability</b>	Yes – The site has commenced		
<b>Site Achievability</b>	Yes – The site has commenced		
<b>Action Required / Constraints</b>	No further action required.		
<b>Phasing for Development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
7			
<b>Summary</b>	This scheme was completed during 2021/22.		

## 74 Grattons Drive, Pound Hill, Crawley



<b>Site Reference</b>	3		<b>Neighbourhood</b>	Northgate														
<b>Site Name / Address</b>	8 - 9 Queens Square, first and second floors.																	
<b>Existing Land Use (s)</b>	A1 Retail – ancillary to shops on ground floor.							<b>Site Area (Gross hectares)</b>	0.04									
<b>PA Number</b>	CR/2017/0552/FUL							<b>Gross Dwellings</b>	7									
<b>Lapse Date</b>	Site commenced							<b>Demolitions</b>	0									
<b>PDL / Greenfield</b>	PDL							<b>Net Dwellings</b>	7									
<b>Current Density</b>	-							<b>Potential Density Range</b>	N/A (consented site)									
<b>Site Suitability</b>	Yes – The site benefits from permission for change of use and extensions on upper floors to create 7 residential dwellings.																	
<b>Site Availability</b>	Yes – The scheme has commenced.																	
<b>Site Achievability</b>	Yes – The scheme has commenced.																	
<b>Action Required / Constraints</b>	No further action required.																	
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
	7																	
<b>Phasing for Development</b>																		
<b>Summary</b>	The approved scheme for upper-floor residential development on this site has commenced and is expected to be completed during 2022/23.																	

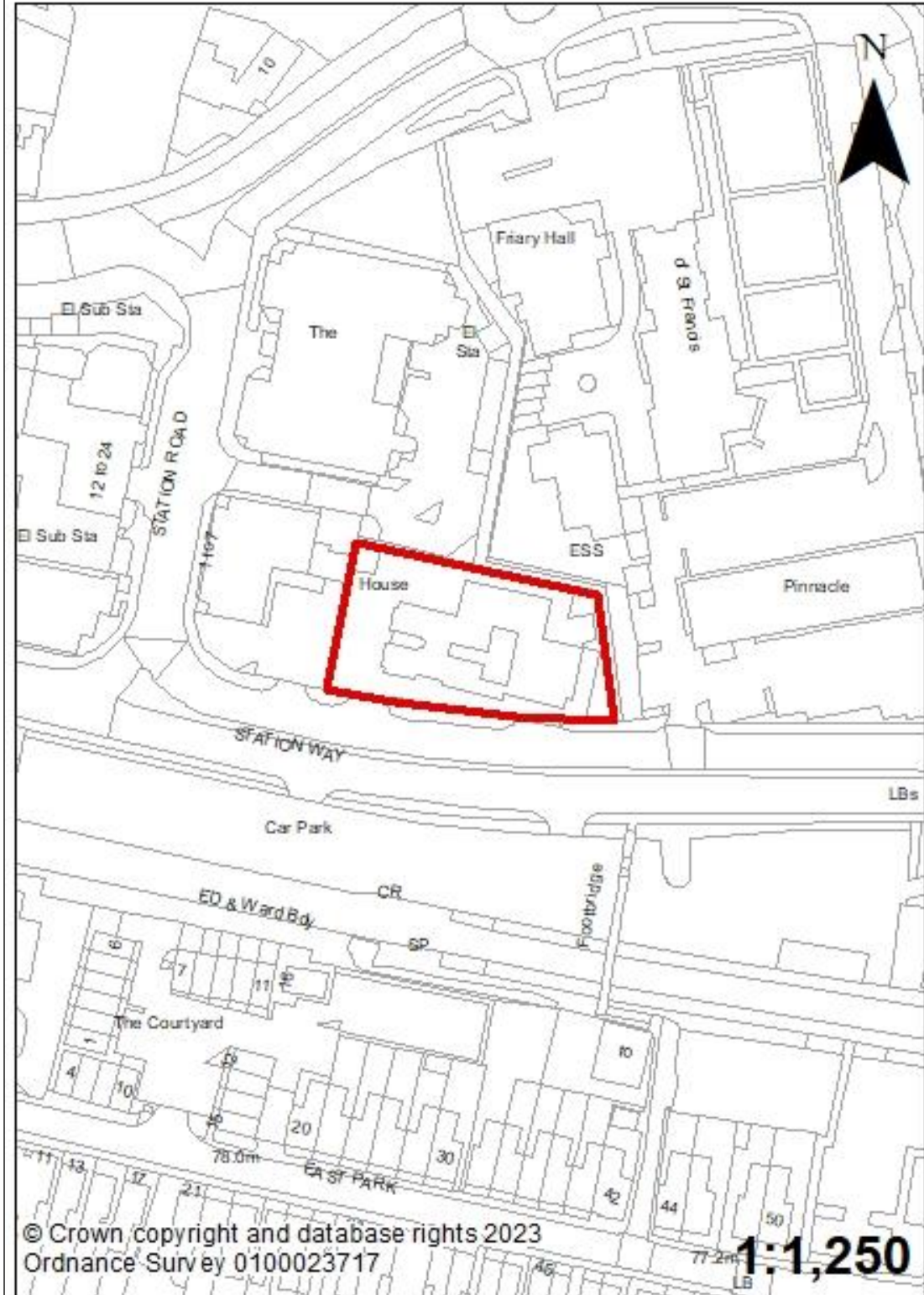
## 8-9 Queens Square, Northgate, Crawley



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<b>Site Reference</b>	47	<b>Neighbourhood</b>	Northgate
<b>Site Name / Address</b>	Belgrave House, Station Way		
<b>Existing Land Use (s)</b>	B1 offices.	<b>Site Area (Gross hectares)</b>	0.15
<b>PA. Number</b>	CR/2020/0646/PA3 & CR/2018/0188/FUL	<b>Gross Dwellings</b>	41
<b>Lapse Date</b>	Site commenced	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	41
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	<b>Yes</b> – The site is in a sustainable town centre location and benefits from prior approval for change of use from office to residential, as well as an associated approved scheme for infill residential development at ground level.		
<b>Site Availability</b>	<b>Yes</b> – Development of the site for residential use is underway as of autumn of 2022.		
<b>Site Achievability</b>	<b>Yes</b> – Development us underway on site		
<b>Action Required / Constraints</b>	Progression of the site to be monitored.		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
	41		
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	The site benefits from consents for change of use from office to residential and further infill development at ground floor, with a combined quantum of 41 units. Development is underway and expected to complete in the near future.		

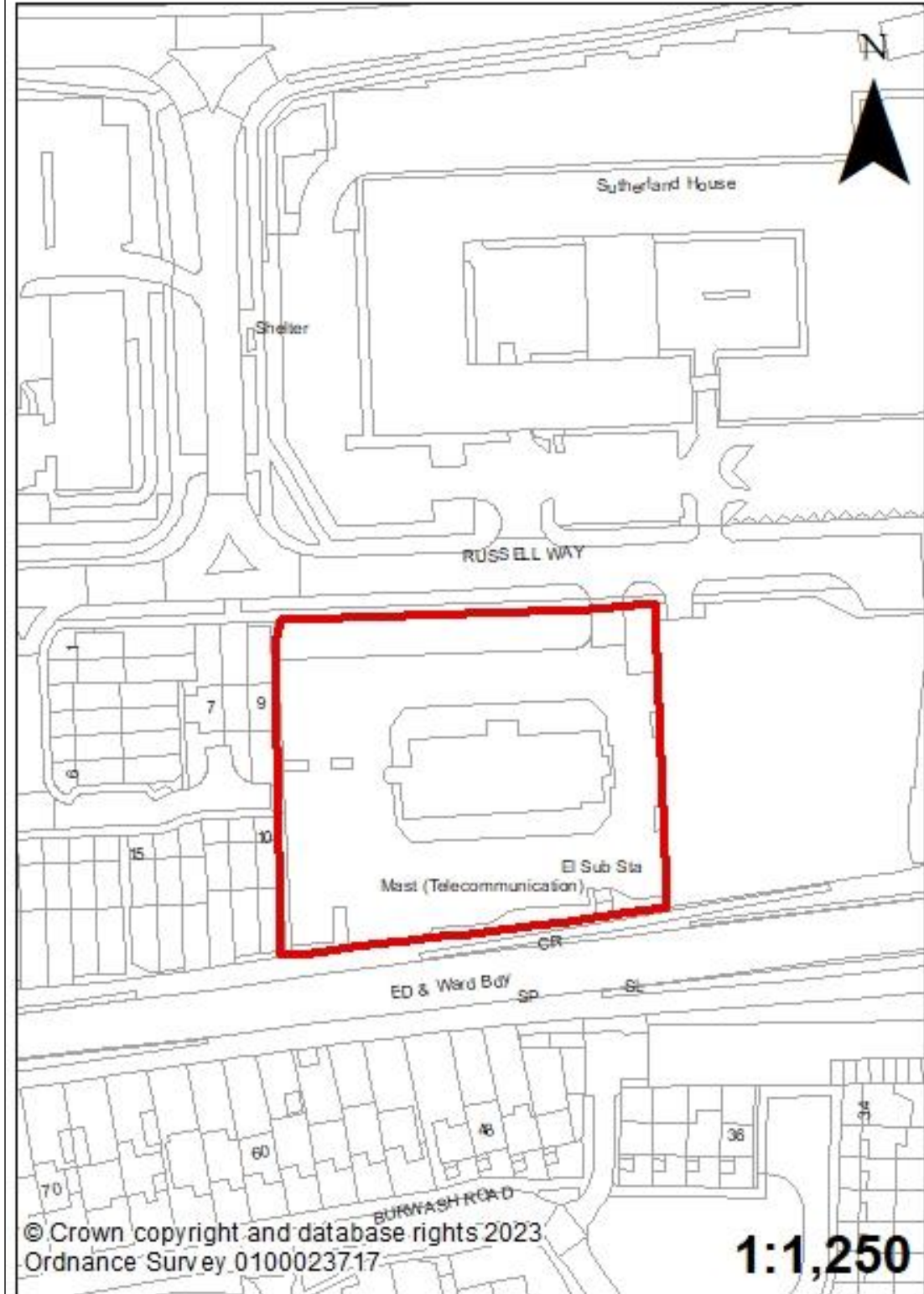
## Belgrave House, Station Way, Northgate, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	10	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	EDF Building, Russell Way		
<b>Existing Land Use (s)</b>	Former office building now converted to residential use.	<b>Site Area (Gross hectares)</b>	0.48
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	12
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	12
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	Yes – A prior approval scheme for change of use from office to residential use has recently been implemented on this site. A separate scheme to extend the building to provide a further 12 (CR/2018/0891/FUL) has subsequently been granted permission and has commenced.		
<b>Site Availability</b>	Yes – The development has commenced.		
<b>Site Achievability</b>	Yes – The development has commenced.		
<b>Action Required / Constraints</b>	A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority in the event of any further application. No further action required at this stage.		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
	12		
<b>Summary</b>	The approved scheme to extend the building has commenced and is expected to be completed in the near future.		

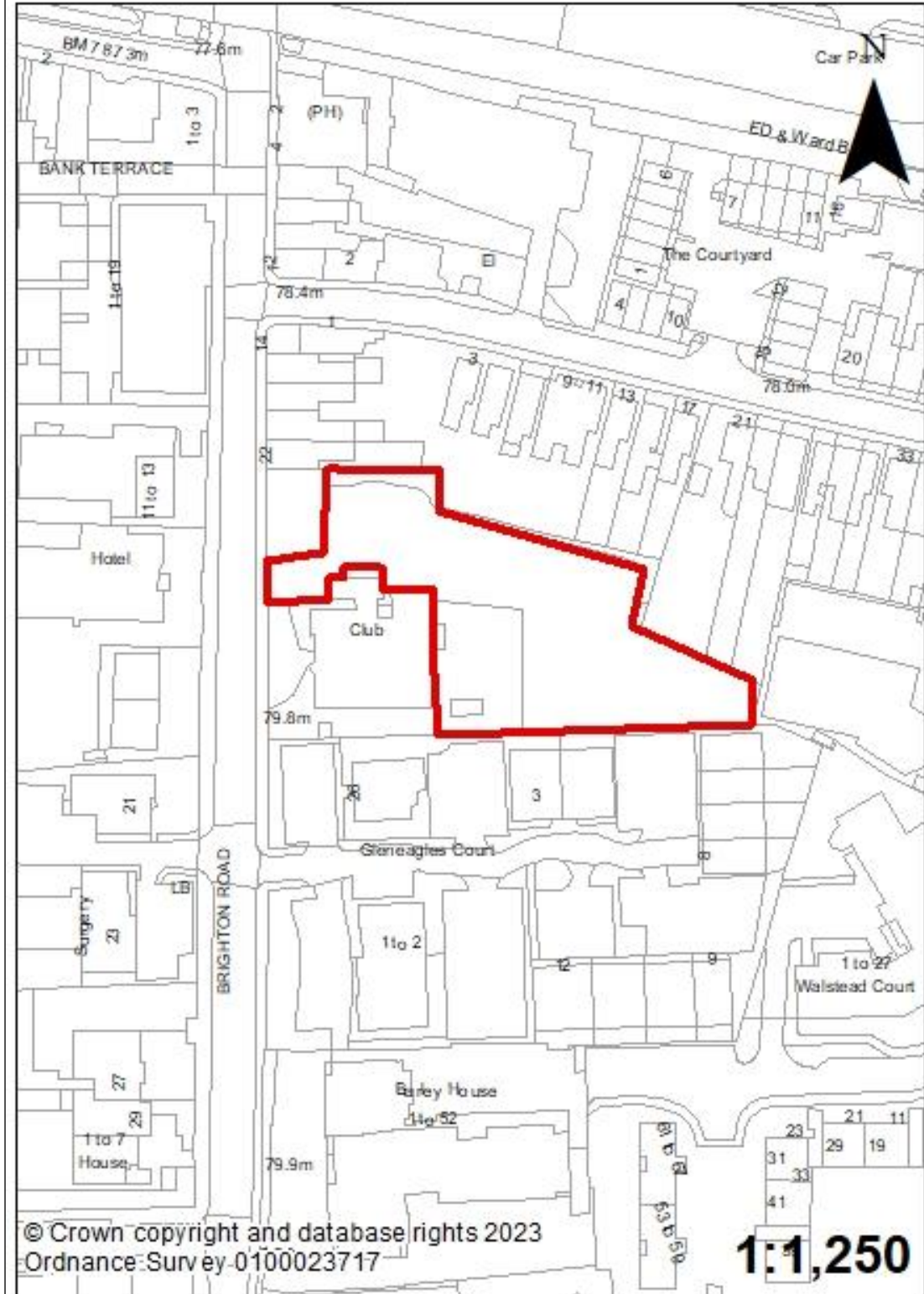
## EDF Building, Russell Way, Three Bridges, Crawley





<b>Site Reference</b>	81	<b>Neighbourhood</b>	Southgate
<b>Site Name / Address</b>	Land S/O and R/O 24 Brighton Road, Southgate, Crawley		
<b>Existing Land Use (s)</b>	Parking area formerly associated with adjacent Club building.	<b>Site Area (Gross hectares)</b>	0.26
<b>PA Number</b>	CR/2014/0865/FUL	<b>Gross Dwellings</b>	14
<b>Lapse Date</b>	Commenced	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	14
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	<b>Yes</b> – The site has planning permission and has technically commenced.		
<b>Site Availability</b>	<b>Yes</b> – The site currently appears to be secured and unused. A number of pre-commencement conditions relating to the permission for this site were discharged in August 2019.		
<b>Site Achievability</b>	<b>Yes</b> – The site benefits from planning permission and the permitted scheme is considered to be viable.		
<b>Action Required / Constraints</b>	There is a technical commencement and the progression of the scheme will be monitored.		
<b>Phasing for Development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
		14	
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	This site has a permission and a technical commencement. The site is considered to be deliverable and capable of contributing to housing supply in the next few years.		

## Land S/O and R/O 24 Brighton Road, Southgate, Crawley



<b>Site Reference</b>	6	<b>Neighbourhood</b>	Three Bridges																
<b>Site Name / Address</b>	Ocean House, Hazelwick Avenue																		
<b>Existing Land Use (s)</b>	Converted office building containing 29 residential flats.							<b>Site Area (Gross hectares)</b>	0.18										
<b>PA Number</b>	CR/2017/0594/FUL							<b>Gross Dwellings</b>	8										
<b>Lapse Date</b>	Commenced							<b>Demolitions</b>	0										
<b>PDL / Greenfield</b>	PDL							<b>Net Dwellings</b>	8										
<b>Current Density</b>	161 dwellings/ha.							<b>Potential Density Range</b>	N/A (consented site)										
<b>Site Suitability</b>	<b>Yes</b> – The site has planning permission.																		
<b>Site Availability</b>	<b>Yes</b> – The scheme involves a roof extension of the building, which is currently in residential use following conversion from office use. Pre-commencement conditions have been discharged and there is a technical commencement on the site.																		
<b>Site Achievability</b>	<b>Yes</b> – The approved development was demonstrated to be viable as part of the planning application process.																		
<b>Action Required / Constraints</b>	Monitoring will assess progress regarding the site. The site is significantly (94%) situated within Flood Zone 3b, and conversion of the offices through prior approval was consented subject to conditions. The planning permission adds a single storey roof extension and was considered acceptable in flood risk terms. The site is also subject to surface water flood risk.																		
<b>Phasing for Development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
									8										
<b>Summary</b>	This roof-extension to an earlier office conversion scheme benefits from permission and a technical commencement, although given some lapse of time since the last activity on the site the potential timing of implementation is uncertain.																		

## Ocean House, Hazelwick Avenue, Three Bridges, Crawley



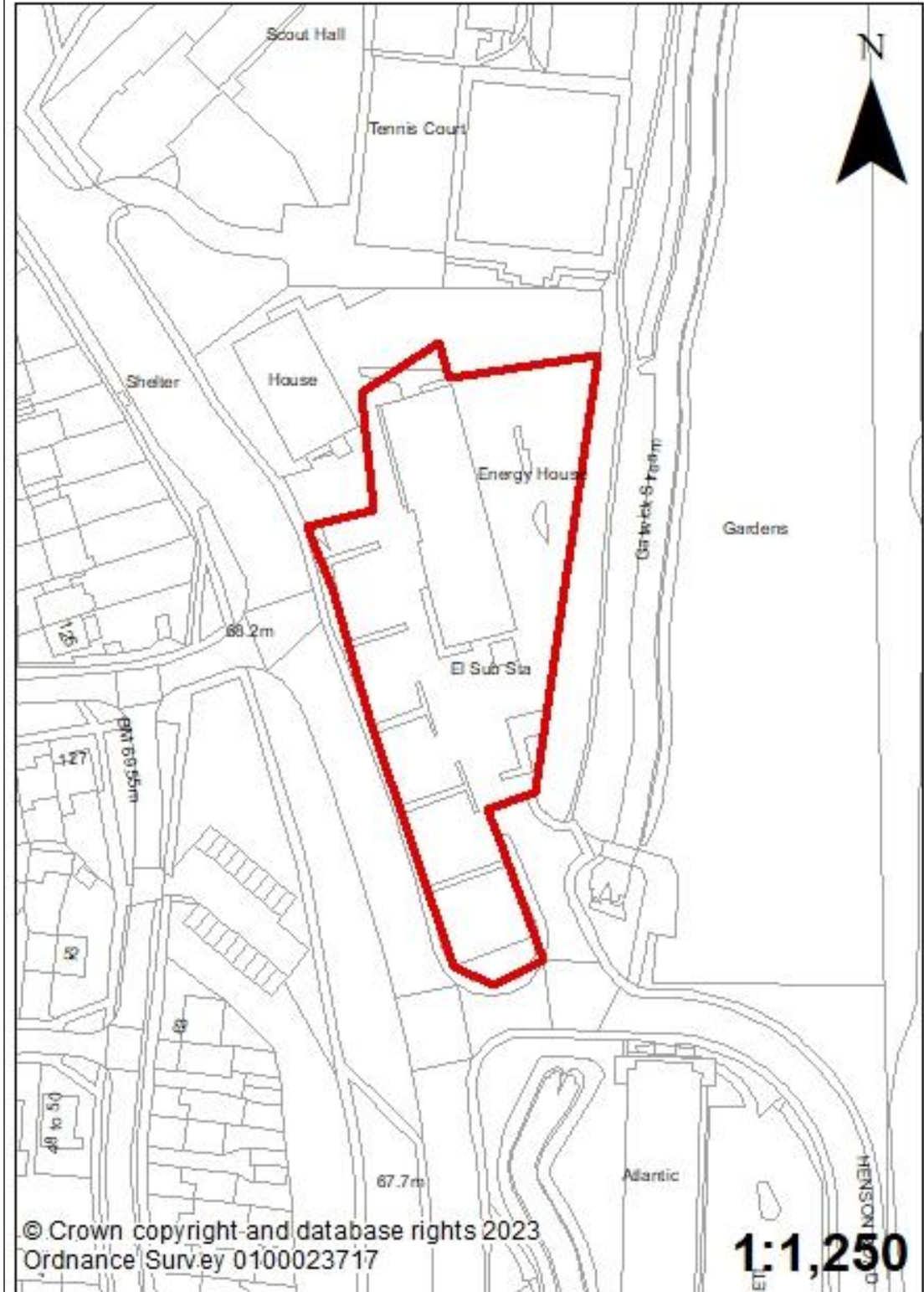


## The Gables Nursing Home, Ifield Green, Ifield, Crawley



<b>Site Reference</b>	52	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Energy House, Hazelwick Avenue		
<b>Existing Land Use (s)</b>	B1 Offices	<b>Site Area (Gross hectares)</b>	0.43
<b>PA. Number</b>	CR/2021/0452/PA3	<b>Gross Dwellings</b>	40
<b>Lapse Date</b>	10/08/2024	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	40
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	<b>Yes</b> – This site is in an accessible location a short distance from Three Bridges Station, and benefits from prior approval for conversion from office to residential. The neighbouring Pacific House benefits from a similar permission.		
<b>Site Availability</b>	<b>Yes</b> – The building is at least partly occupied, but the council is not aware of ownership or legal constraints to development.		
<b>Site Achievability</b>	<b>Yes</b> – Residential development on this site is likely to be viable.		
<b>Action Required / Constraints</b>	Implementation of approval to be monitored.		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
			40
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	A prior approval scheme for conversion of the building to residential use has been consented and is considered to be deliverable.		

## Energy House, Hazelwick Avenue, Three Bridges, Crawley





Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	53	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Pacific House, Hazelwick Avenue		
<b>Existing Land Use (s)</b>	B1 Offices	<b>Site Area (Gross hectares)</b>	0.17
<b>PA. Number</b>	CR/2021/0455/PA3	<b>Gross Dwellings</b>	20
<b>Lapse Date</b>	10/08/2024	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	20
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	<b>Yes</b> – This site is in an accessible location a short distance from Three Bridges Station, and benefits from prior approval for conversion from office to residential. The neighbouring Energy House benefits from a similar permission.		
<b>Site Availability</b>	<b>Yes</b> – The building is at least partly occupied, but the council is not aware of ownership or legal constraints to development.		
<b>Site Achievability</b>	<b>Yes</b> – Residential development on this site is likely to be viable.		
<b>Action Required / Constraints</b>	Implementation of approval to be monitored.		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
			20
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	A prior approval scheme for conversion of the building to residential use has been consented and is considered to be deliverable.		

## Pacific House, Hazelwick Avenue, Three Bridges, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	63	<b>Neighbourhood</b>	Pound Hill
<b>Site Name / Address</b>	Hazelwood, Balcombe Road		
<b>Existing Land Use (s)</b>	Single large detached house in a large plot	<b>Site Area (Gross hectares)</b>	0.8
<b>PA. Number</b>	CR/2020/0762/FUL	<b>Gross Dwellings</b>	5
<b>Lapse Date</b>	10/09/2024	<b>Demolitions</b>	1
<b>PDL / Greenfield</b>	Greenfield	<b>Net Dwellings</b>	4
<b>Current Density</b>	1 dwelling/ha.	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	<b>Yes</b> – The site benefits from detailed planning permission for a residential scheme of 5 houses, granted on appeal.		
<b>Site Availability</b>	<b>Yes</b> – The site was vacant and secured as of autumn 2022 and appears ready for commencement.		
<b>Site Achievability</b>	<b>Yes</b> – The approved scheme is considered to be viable		
<b>Action Required / Constraints</b>	Progression of the site is to be monitored.		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
		5	
<b>Summary</b>	This minor residential development benefits from detailed planning permission and is expected to commence shortly.		

## Hazelwood, Balcombe Road, Pound Hill, Crawley



B) Small housing sites (1-4 dwellings) with planning permission  
(30 September 2022)

### Small Site Methodology

As a result of the small contribution sites of less than 5 dwellings has to overall housing provision, this element of the housing land supply is not mapped, nor do developer discussions take place regarding delivery timescales.

All small sites with planning permission which have commenced are included in the overall figure. However, a discount of 55% is applied to small sites with planning permission which have not commenced to allow for non-delivery. This is based on an established figure used across the local planning authorities within West Sussex county which assumes that only 45% of dwellings with planning permission on small sites will be completed.

Applying a 100% figure to sites which are currently being developed (19 units, assuming that any demolition has already taken place) and 45% delivery rate to sites which have not commenced (0.45 of 16 units net), provides an overall figure of 26 net dwellings.

The summary table below outlines the total contribution of small sites at 30 September 2022.

**Crawley Borough Strategic Housing Land Availability Assessment  
February 2023**

Commencements

<b>Planning App Ref</b>	<b>Site Address</b>	<b>Gross Units</b>	<b>Demolitions</b>	<b>Net Units</b>	<b>Net Outstanding</b>
CR/2019/0396/PA3	1 - 2 The Courtyard, East Park	2	0	2	2
CR/2015/0747/FUL	151 London Road	1	0	1	1
CR/2016/0761/FUL	2 Oakhaven	1	0	1	1
CR/2020/0070/FUL	43 Mill Road	1	1	0	1
CR/2018/0343/FUL	44 Albany Road	3	1	2	3
CR/2020/0598/PA3	9 - 11 East Park	4	0	4	4
CR/1998/0772/FUL	Fairhaven, Fernhill Road, Horley	1	0	1	1
CR/2020/0187/NCC	Oakleigh, Church Road	1	0	1	1
CR/2019/0282/FUL	R/O 3 Southgate Road	1	0	1	1
CR/2018/0693/FUL	R/O 5-9 Southgate Road	3	0	3	3
CR/2017/0278/FUL	R/O 71 & 73 East Park	1	0	1	1
<b>Total Commenced Sites</b>		<b>19</b>	<b>2</b>	<b>17</b>	<b>19</b>

Commitments

Planning App Ref	Site Address	Gross Units	Demolitions	Net Units
CR/2021/0831/PA3	7 East Park	1	0	1
CR/2017/0925/FUL	1-6 Maunsell Park	3	0	3
CR/2019/0667/FUL	7 High Street	1	0	1
CR/2018/0773/OUT	Ewhurst, The Mardens	1	0	1
CR/2020/0238/PA3	First Floor, 174 Three Bridges Road	2	0	2
CR/2021/0234/PA3	First Floor, 2 Maidenbower Square	1	0	1
CR/2017/0940/FUL	Kilravock, 1 Pease Pottage Hill	2	0	2
CR/2018/0510/FUL	Land at the R/O Flint Cottage, Brighton Road	3	0	3
CR/2019/0330/FUL	Land Parcel Off Worth Way, Adjacent to Fieldgate	1	0	1
CR/2019/0167/FUL	Oaksworth, Church Road	1	0	1
<b>Total Commitments</b>		<b>16</b>	<b>0</b>	<b>16</b>
<b>Committed Sites Factored 0.45 over next 4 years</b>		<b>7</b>	<b>0</b>	<b>7</b>

**Small Sites Total**

**26**

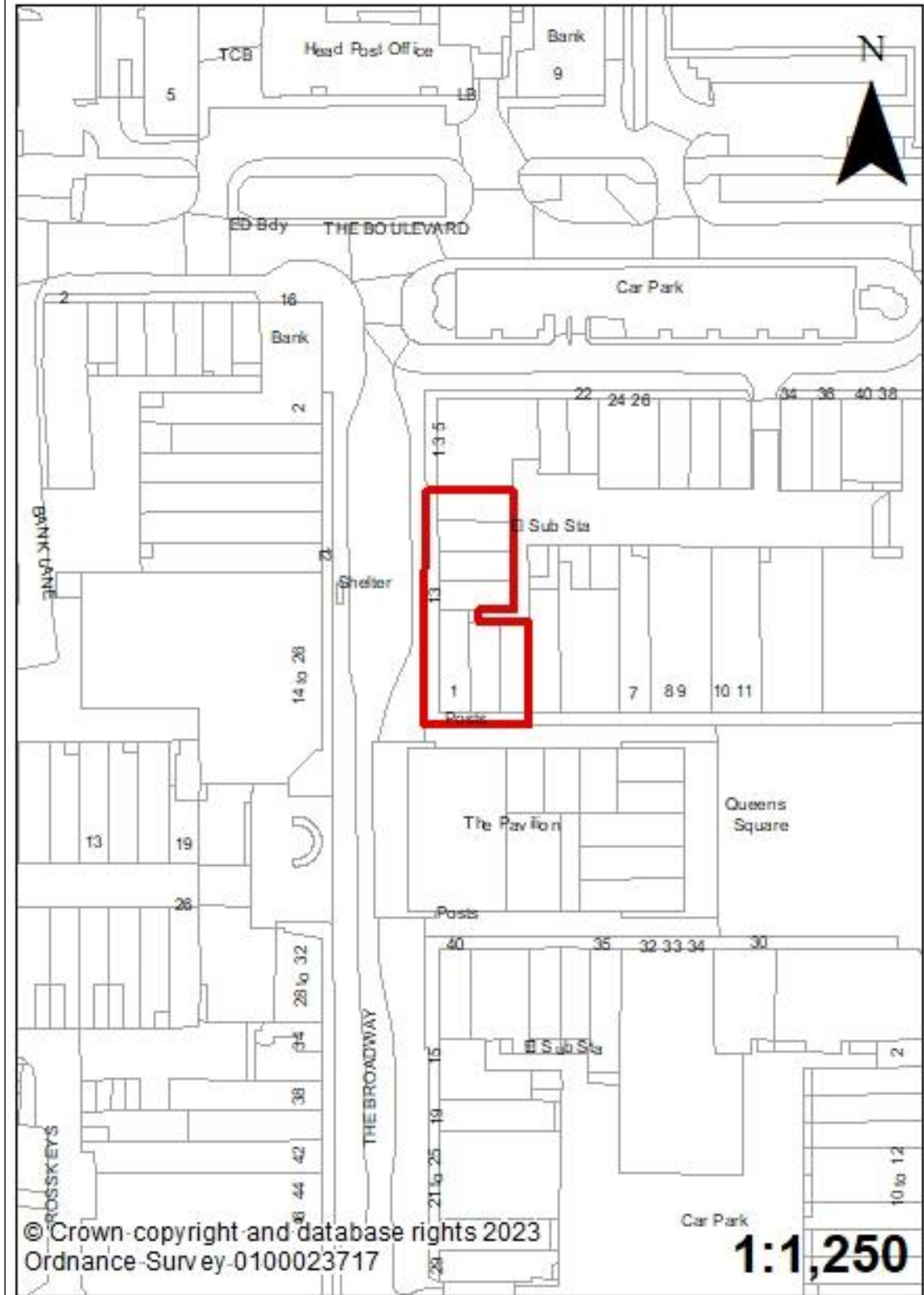


C) Local Plan Key Housing Allocations (Policy H2) ('Deliverable'  
Years 1-5)

Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	8		<b>Neighbourhood</b>	Northgate															
<b>Site Name / Address</b>	7 - 13 The Broadway & 1 - 3 Queens Square																		
<b>Existing Land Use (s)</b>	Ancillary retail (A1) and office (B1) space				<b>Site Area (Gross hectares)</b>	0.09													
<b>PA. Number</b>	-				<b>Gross Dwellings</b>	25													
<b>Lapse Date</b>	-				<b>Demolitions</b>	0													
<b>PDL / Greenfield</b>	PDL				<b>Net Dwellings</b>	25													
<b>Current Density</b>	-				<b>Potential Density Range</b>	N/A (regularisation of existing works)													
<b>Site Suitability</b>	Yes – This site benefitted from an expired planning permission (CR/2015/0694/FUL).																		
<b>Site Availability</b>	Yes – Building works were undertaken on the site over the period 2019-21, seemingly on the basis of the lapsed permission, and appeared to be largely complete as of late 2021.																		
<b>Site Achievability</b>	Yes – Development appears to have been implemented although its planning status is to be resolved.																		
<b>Action Required / Constraints</b>	The planning position in respect of the site will need to be regularised.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
				25															
<b>Summary</b>	Taking into account the need to regularise the planning situation it is considered that this can be counted as a deliverable residential scheme.																		

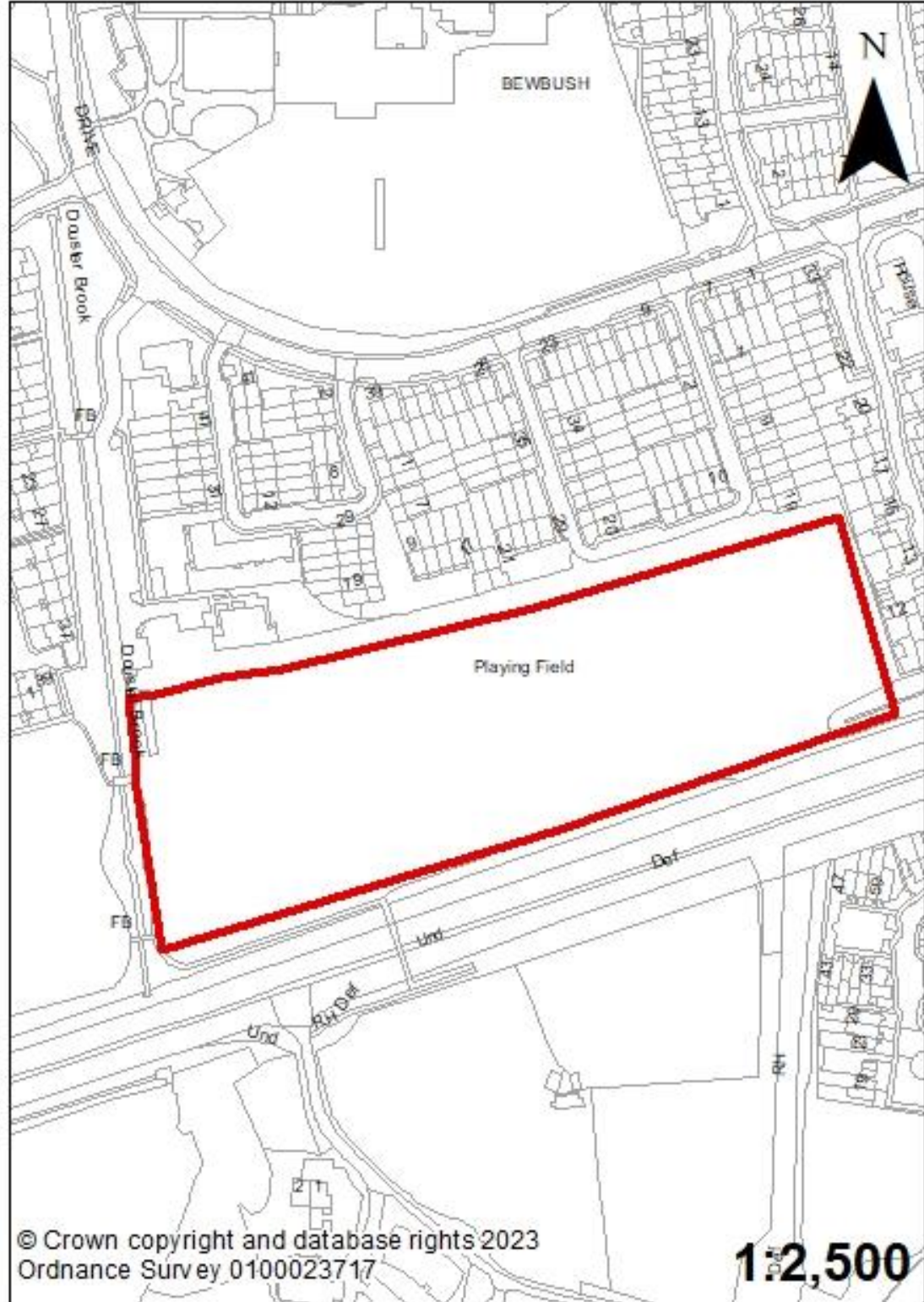
# 7 - 13 The Broadway & 1 - 3 Queens Square, Northgate, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	9		<b>Neighbourhood</b>	Bewbush															
<b>Site Name / Address</b>	Breezehurst Drive Playing Fields																		
<b>Existing Land Use (s)</b>	Playing Fields				<b>Site Area (Gross hectares)</b>	2.71													
<b>PA. Number</b>	-				<b>Gross Dwellings</b>	85													
<b>Lapse Date</b>	-				<b>Demolitions</b>	0													
<b>PDL / Greenfield</b>	Greenfield				<b>Net Dwellings</b>	85													
<b>Current Density</b>	-				<b>Potential Density Range</b>	N/A (scheme approved subject to S106)													
<b>Site Suitability</b>	<p><b>Yes</b> – This site is allocated in Policy H2 of the 2015 Crawley Borough Local Plan as a Housing and Open Space site, and a Development Brief for the site was adopted in 2018. The allocation is retained in the submission draft 2024 Local Plan. The site benefits from a resolution to grant planning permission subject to the completion of a S106 agreement.</p>																		
<b>Site Availability</b>	<p><b>Yes</b> – The site is in the ownership of Crawley Borough Council, who intend to develop it. A full planning application (CR/2020/0192/RG3) has been approved subject to a completion of a section 106 agreement.</p>																		
<b>Site Achievability</b>	<p><b>Yes</b> – The site is considered to be developable in accordance with the Design Brief. A strategy has been agreed to deliver the development in accordance with Water Neutrality requirements.</p>																		
<b>Action Required / Constraints</b>	The Local Planning Authority and the Project Team will work together to finalise planning consent and deliver the scheme.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
				85															
<b>Summary</b>	CBC is actively pursuing development of this site and build-out is projected to occur in the early part of the Local Plan period. Planning permission has been approved subject to a section 106 agreement.																		

## Breezehurst Drive Playing Fields, Bewbush, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	106		<b>Neighbourhood</b>	Forge Wood															
<b>Site Name / Address</b>	Forge Wood Phase 1B																		
<b>Existing Land Use (s)</b>	Greenfield							<b>Site Area (Gross hectares)</b>	1.4										
<b>PA. Number</b>	CR/2015/0552/NCC & CR/2014/0061/ARM							<b>Gross Dwellings</b>	43										
<b>Lapse Date</b>	Commenced							<b>Demolitions</b>	0										
<b>PDL / Greenfield</b>	Greenfield.							<b>Net Dwellings</b>	43										
<b>Current Density</b>	-							<b>Potential Density Range</b>	N/A (consented site)										
<b>Site Suitability</b>	Yes – This sub-phase of the Forge Wood neighbourhood includes some housing provision as part of the neighbourhood centre. The sub-phase benefits from Reserved Matters approval and is under construction.																		
<b>Site Availability</b>	Yes – The sub-phase is currently under construction.																		
<b>Site Achievability</b>	Yes – The sub-phase is currently under construction.																		
<b>Action Required / Constraints</b>	Site progress to be monitored.																		
<b>Phasing for development</b>																			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
—		43																	
<b>Summary</b>			This sub-phase of the Forge Wood neighbourhood, comprising the local centre buildings, including a residential element, is under construction and likely to be delivered in the short term.																



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	107		<b>Neighbourhood</b>	Forge Wood															
<b>Site Name / Address</b>	Forge Wood Phase 2B																		
<b>Existing Land Use (s)</b>	Greenfield						<b>Site Area (Gross hectares)</b>	5.9											
<b>PA. Number</b>	CR/2015/0552/NCC & CR/2015/0718/ARM						<b>Gross Dwellings</b>	169											
<b>Lapse Date</b>	Commenced						<b>Demolitions</b>	0											
<b>PDL / Greenfield</b>	Greenfield.						<b>Net Dwellings</b>	169											
<b>Current Density</b>	-						<b>Potential Density Range</b>	N/A (consented site)											
<b>Site Suitability</b>	Yes – This sub-phase of the Forge Wood neighbourhood benefits from Reserved Matters approval and construction is well under way.																		
<b>Site Availability</b>	Yes – The sub-phase is currently under construction.																		
<b>Site Achievability</b>	Yes – The sub-phase is currently under construction.																		
<b>Action Required / Constraints</b>	Site progress to be monitored.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
	118	33										—	—	—	—	—	—	—	—
<b>Summary</b>	This sub-phase of the Forge Wood neighbourhood is well under way and expected to be completed imminently.																		



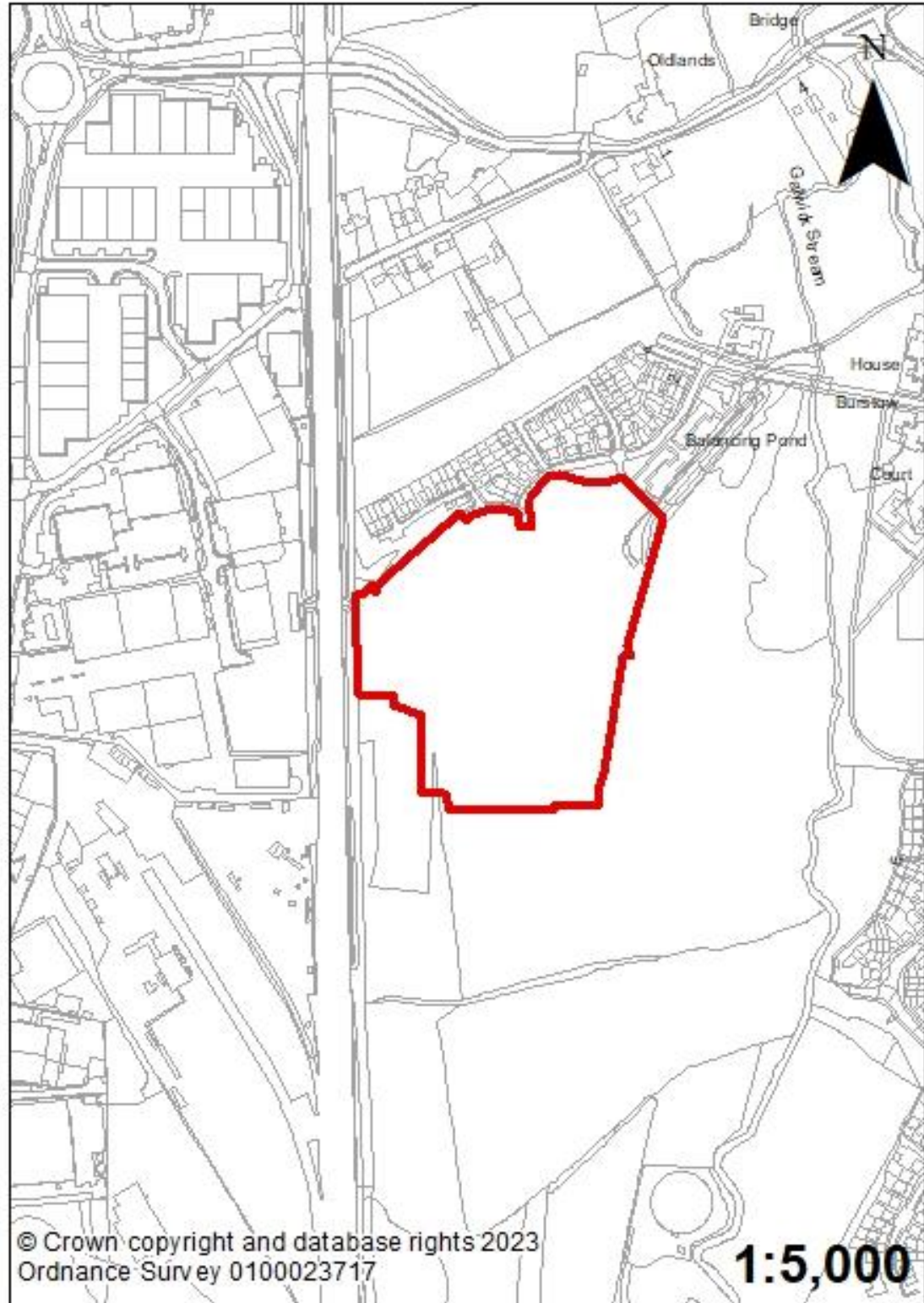
## Forge Wood Phase 2B, Forge Wood, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	108		<b>Neighbourhood</b>	Forge Wood															
<b>Site Name / Address</b>	Forge Wood Phase 2C																		
<b>Existing Land Use (s)</b>	Greenfield							<b>Site Area (Gross hectares)</b>	4.3										
<b>PA. Number</b>	CR/2015/0552/NCC & CR/2016/0083/ARM							<b>Gross Dwellings</b>	249										
<b>Lapse Date</b>	Commenced							<b>Demolitions</b>	0										
<b>PDL / Greenfield</b>	Greenfield.							<b>Net Dwellings</b>	249										
<b>Current Density</b>	-							<b>Potential Density Range</b>	N/A (consented site)										
<b>Site Suitability</b>	Yes – This sub-phase of the Forge Wood neighbourhood benefits from Reserved Matters approval and construction is well under way.																		
<b>Site Availability</b>	Yes – The sub-phase is currently under construction.																		
<b>Site Achievability</b>	Yes – The sub-phase is currently under construction.																		
<b>Action Required / Constraints</b>	Site progress to be monitored.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
	118	38																	
<b>Summary</b>	This sub-phase of the Forge Wood neighbourhood is well under way and expected to be completed imminently.																		

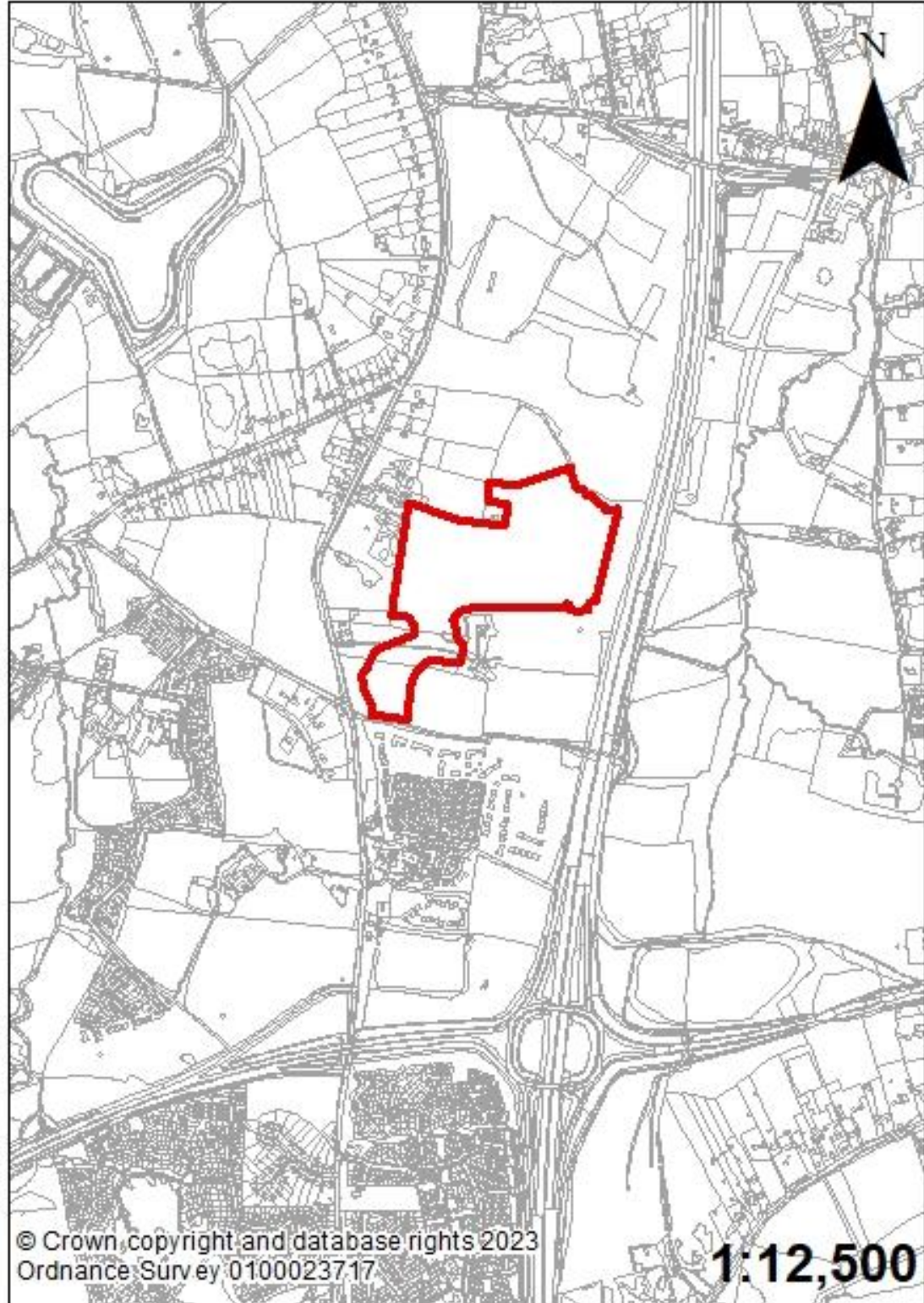
## Forge Wood Phase 2C, Forge Wood, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	105	<b>Neighbourhood</b>	Forge Wood																
<b>Site Name / Address</b>	Forge Wood Phase 4B																		
<b>Existing Land Use (s)</b>	Greenfield	<b>Site Area (Gross hectares)</b>	11.6																
<b>PA. Number</b>	CR/2015/0552/NCC	<b>Gross Dwellings</b>	434																
<b>Lapse Date</b>	Subject to Reserved Matters Approval	<b>Demolitions</b>	0																
<b>PDL / Greenfield</b>	Greenfield.	<b>Net Dwellings</b>	434																
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (site consented in outline)																
<b>Site Suitability</b>	<b>Yes</b> – The site benefits from outline consent as part of the wider Forge Wood neighbourhood. It is retained as an allocation in Policy H2 of the submission draft 2024 Local Plan.																		
<b>Site Availability</b>	<b>Yes</b> – The developer is actively promoting the site and an application for Reserved Matters approval is pending decision.																		
<b>Site Achievability</b>	<b>Yes</b> – The reserved matters application for Phase 4b (CR/2017/0128/ARM) remains to be determined, but delivery is proceed in the next few years.																		
<b>Action Required / Constraints</b>	It remains to agree details of the Reserved Matters and monitor the progress of build-out on the site.																		
<b>Phasing for development</b>																			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
				100	100	100	100	34											
<b>Summary</b>				This final phase of the Forge Wood Neighbourhood is pending Reserved Matters approval and is expected to make a significant contribution towards Crawley’s housing supply during next few years.															

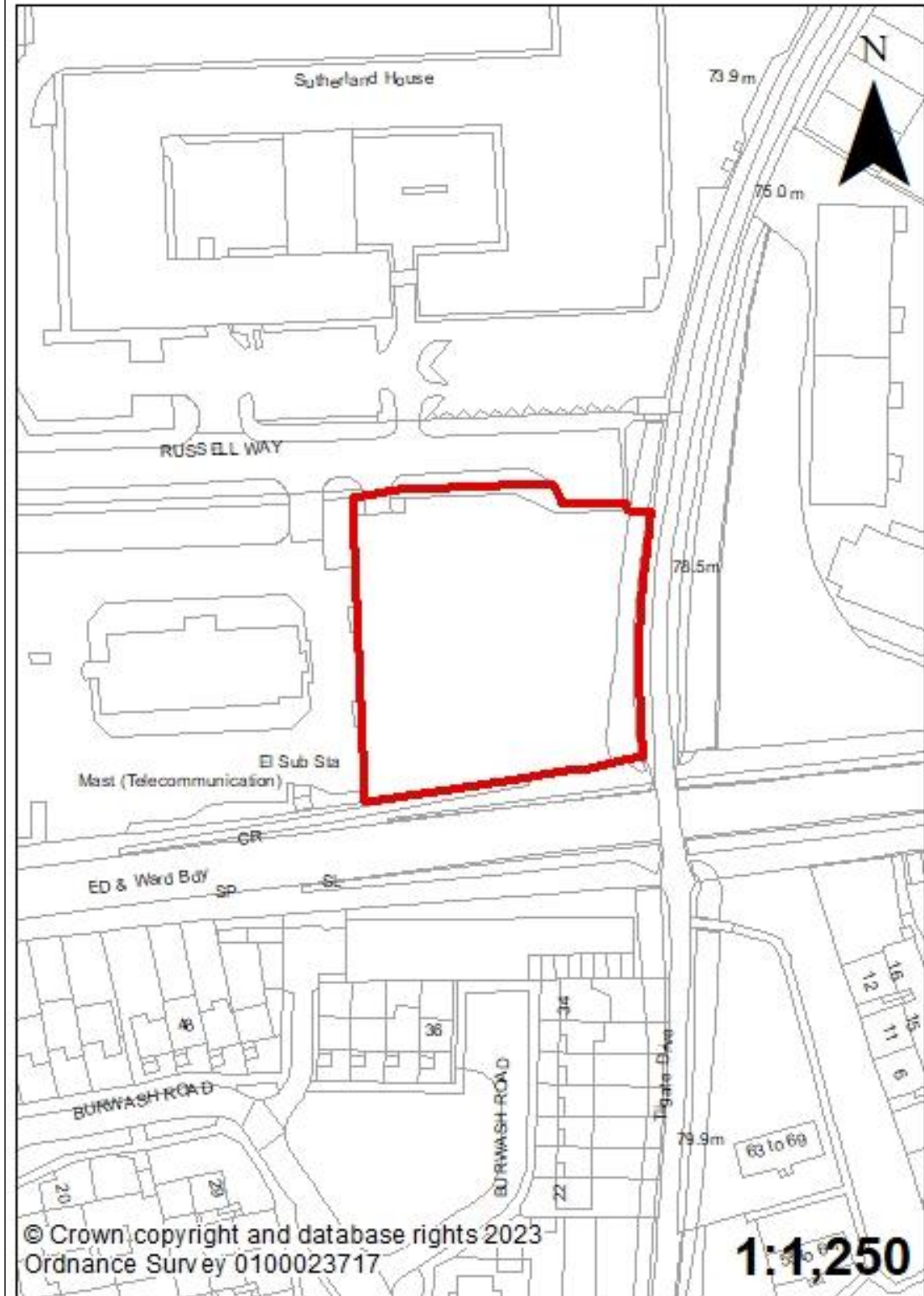
## Forge Wood Phase 4B, Forge Wood, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	12	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Former TSB Site, Russell Way		
<b>Existing Land Use (s)</b>	Vacant industrial site.	<b>Site Area (Gross hectares)</b>	0.3
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	59
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield.	<b>Net Dwellings</b>	59
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (scheme approved subject to S106)
<b>Site Suitability</b>	<p><b>Yes</b> – The site is allocated as a key housing site in the 2015 Crawley Borough Local Plan, being a disused site where the principle of residential development was established by appeal in 2006. The submission draft 2024 Local Plan proposes the retention of this allocation. The site benefits from a resolution to grant planning permission (CR/2020/0037/FUL) subject to completion of a section 106 agreement.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site is vacant and a developer is understood to have obtained an interest in the land.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – The resolution to grant permission to application CR/2020/0037/FUL is informed by consideration of viability evidence provided in support of the application. The scheme is considered to be viable.</p>		
<b>Action Required / Constraints</b>	<p>Parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority in respect of any new application. The grant of planning permission has been delayed primarily by the need to meet Water Neutrality requirements, which should be addressed as part of the Local Plan strategy and wider strategic Water Neutrality scheme.</p>		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
			59
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	<p>This allocated site benefits from a resolution to grant planning permission and is considered deliverable within the next few years.</p>		

## Former TSB Site, Russell Way, Three Bridges, Crawley

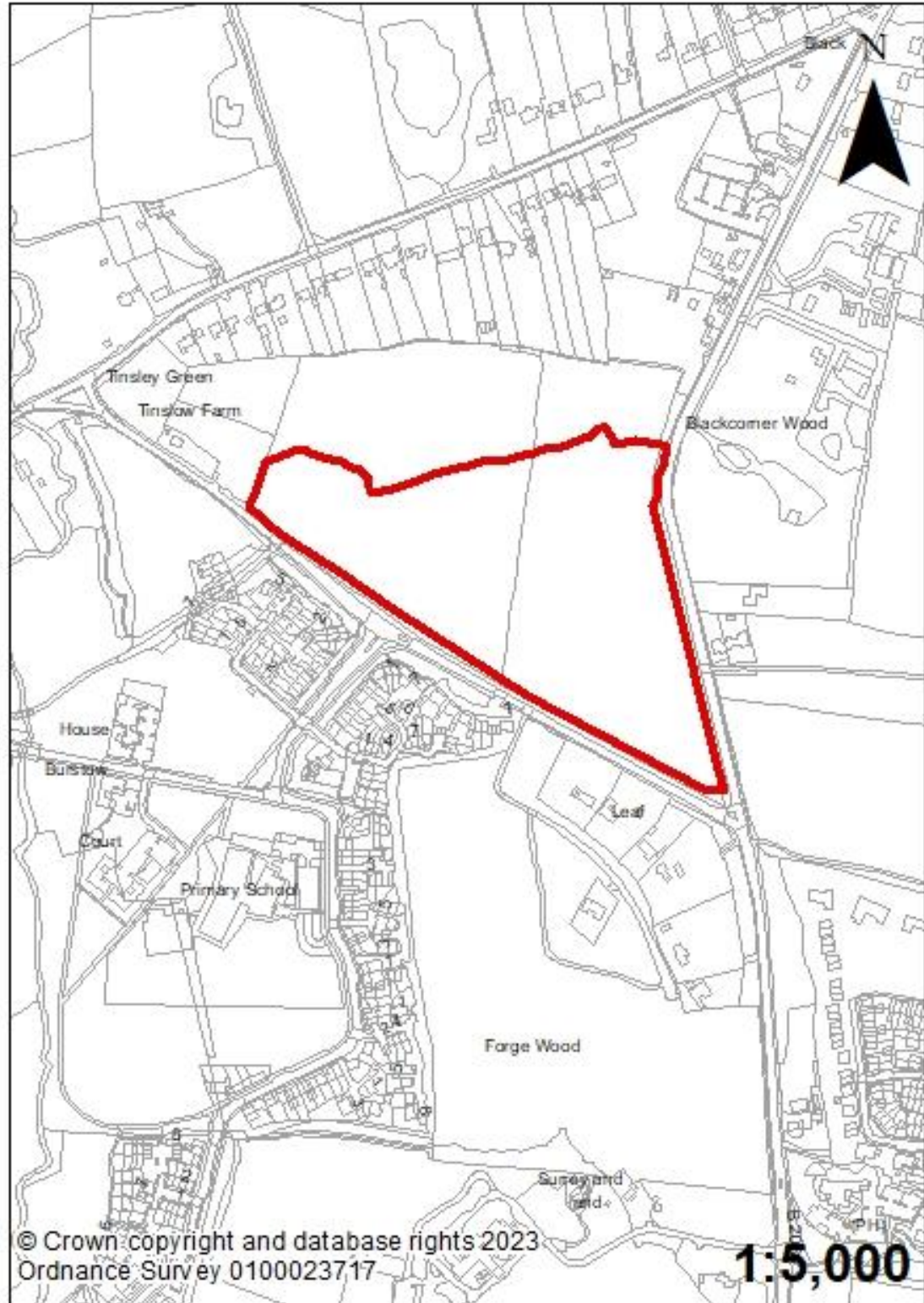


<b>Site Reference</b>	17	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land at Steers Lane (consented site)		
<b>Existing Land Use (s)</b>	Greenfield	<b>Site Area (Gross hectares)</b>	5.36
<b>PA. Number</b>	CR/2018/0894/OUT & CR/2020/0548/ARM	<b>Gross Dwellings</b>	185
<b>Lapse Date</b>	Site commenced	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield	<b>Net Dwellings</b>	185
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	<p><b>Yes</b> – The site benefits from outline planning permission and reserved matters approval for up to 185 dwellings. The site falls within a larger parcel of land that was previously allocated in the Core Strategy as residual land for the North East Sector planning permission, and following its exclusion from the Forge Wood Masterplan Area (granted outline permission under CR/1998/0039/OUT) it continued in the 2015 Local Plan Housing Trajectory as part of the ‘Residual Land at Forge Wood’ Broad Location, alongside Land to the Southeast of Heathy Farm. A separate portion of the Steers Lane site, falling outside the application boundary of CR/2018/0894/OUT, is considered separately in this SHLAA (Site Reference 99).</p> <p>It should be noted that whereas permission CR/2018/0894/OUT was granted under the 2015 Local Plan, including policies relating to noise, Policy EP4 of the 2024 submission draft Local Plan lowers the threshold for Unacceptable Adverse Effect from aviation transport sources to 60dB LAeq, 16hr. Owing to exceedance of this lower threshold (in the scenario of an additional southern runway at Gatwick) there is a likelihood that the site would not be considered suitable for housing development if the principle of housing development at this location were to be revisited in the context of a new application, following the introduction of the lower noise threshold into local policy.</p>		
<b>Site Availability</b>	<b>Yes</b> – Work to build out the permitted scheme was commenced during 2022.		
<b>Site Achievability</b>	<b>Yes</b> – The site is has commenced.		
<b>Action Required / Constraints</b>	Progress of the site to be monitored.		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
90	95		



<b>Summary</b>	This site has outline consent and Reserved Matters approval, and has commenced, so build-out is expected to be completed in the near future.
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## Land at Steers Lane (consented site), Forge Wood, Crawley



<b>Site Reference</b>	18	<b>Neighbourhood</b>	Maidenbower
<b>Site Name / Address</b>	Land East of Street Hill/Balcombe Road		
<b>Existing Land Use (s)</b>	Greenfield	<b>Site Area (Gross hectares)</b>	1.4
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	15
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield	<b>Net Dwellings</b>	15
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (outside Built Up Area Boundary)
<b>Site Suitability</b>	<p><b>Yes</b> – The site was allocated as a Housing, Biodiversity and Heritage site in the 2015 Local Plan (Policy H2), which sets out conditions for development of the site. The submission draft 2024 Local Plan proposes to retain this allocation. A Development Brief for the site is being prepared and has been subject to public consultation.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site is currently being promoted for development.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – The site is considered to be viable and achievable.</p>		
<b>Action Required / Constraints</b>	<p>The site sits outside the Built-up Area Boundary and within the Worth Conservation Area. It is therefore subject to countryside and conservation area policies. The site also forms part of a Site of Nature Conservation Importance (SNCI) and immediately abuts an Archeologically Sensitive Area relating to the Moat and Bishops Lodge/Worth Rectory (now demolished). In addition, the site is identified as Historic Parkland, which includes the rectory garden and parkland to the south and west. The site is located adjacent to the Gatwick Stream, with around 1% of the site within Flood Zone 2 and a further 1% within the functional floodplain. The council will continue to engage with the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme.</p>		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
			15
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	<p>This scheme is considered deliverable within the next few years, subject to progression of the Development Brief.</p>		

## Land East of Street Hill / Balcombe Road, Maidenbower, Crawley



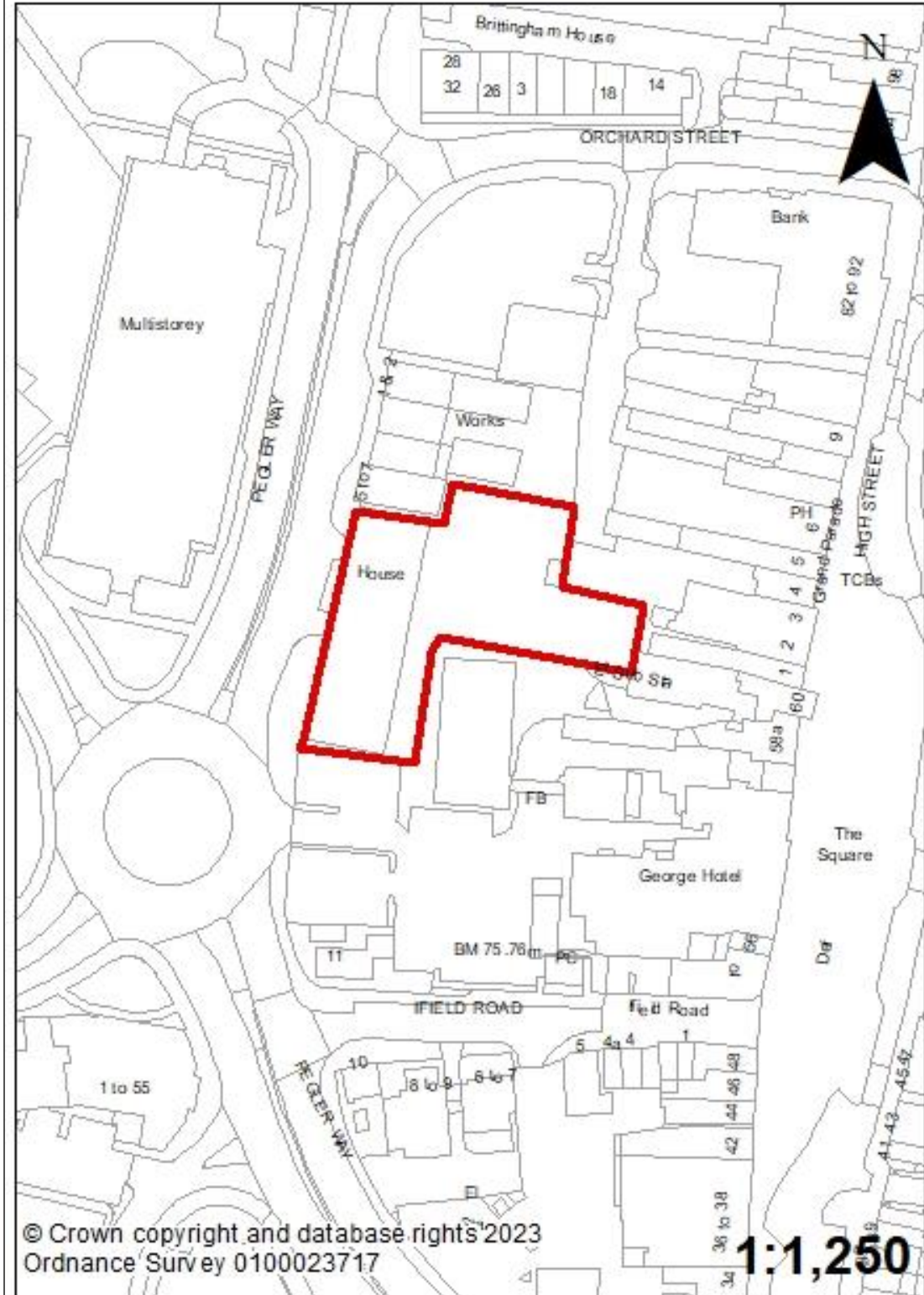
<b>Site Reference</b>	19	<b>Neighbourhood</b>	Southgate
<b>Site Name / Address</b>	Longley House, East Park		
<b>Existing Land Use (s)</b>	B1 Offices	<b>Site Area (Gross hectares)</b>	0.29
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	121
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	121
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (scheme approved subject to S106)
<b>Site Suitability</b>	<p><b>Yes</b> – The site is situated in a sustainable location adjacent to Crawley railway station and the town centre. The wider area is residential in nature, and the adjoining Zurich House (formerly Allied Dunbar House) site is in the process of conversion to residential use. The site is allocated as a Key Housing Site in Policy H2 of the adopted (2015) Local Plan and this status is proposed for retention in the submission draft 2024 Local Plan. A planning application for 121 dwellings (CR/2020/0024/FUL) benefits from a resolution to grant consent subject to completion of a S106 agreement.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site is being promoted for development.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – The proposed scheme would be funded as a 100% affordable development, comprising a mixture of shared ownership and affordable rent. A strategy has been agreed to deliver the development in accordance with Water Neutrality requirements.</p>		
<b>Action Required / Constraints</b>	<p><b>Yes</b> – The council will work with the applicant to progress the S106 agreement to a successful conclusion. A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority.</p>		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
			121
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	Residential development at this site is considered to be suitable and achievable within the next few years.		

## Longley House, East Park, Southgate, Crawley



<b>Site Reference</b>	21	<b>Neighbourhood</b>	West Green
<b>Site Name / Address</b>	Shaw House, Pegler Way		
<b>Existing Land Use (s)</b>	Vacant office building	<b>Site Area (Gross hectares)</b>	0.19
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	33
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	33
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (regularisation of existing works)
<b>Site Suitability</b>	<p><b>Yes</b> – The site is in a sustainable town centre location and has previously benefited from prior approval for change of use from office to 26 residential units (CR/2016/0816/PA3), as well as planning permission for an additional 7 units at roof level (CR/2014/0811/FUL). Allocation as a Key Housing Site is proposed in the submission draft 2024 Local Plan. Physical works to convert the building to residential use appeared to be largely complete by 2021, although this has yet to be regularised in planning terms.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – Operational works associated with the change of use to residential have been completed.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Operational works associated with the change of use to residential have been completed.</p>		
<b>Action Required / Constraints</b>	<p>The planning status of the development will need to be regularised.</p>		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
		26	7
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	<p>Since conversion work on this site has already been implemented it is considered reasonable to expect resolution of its planning status in the next few years.</p>		

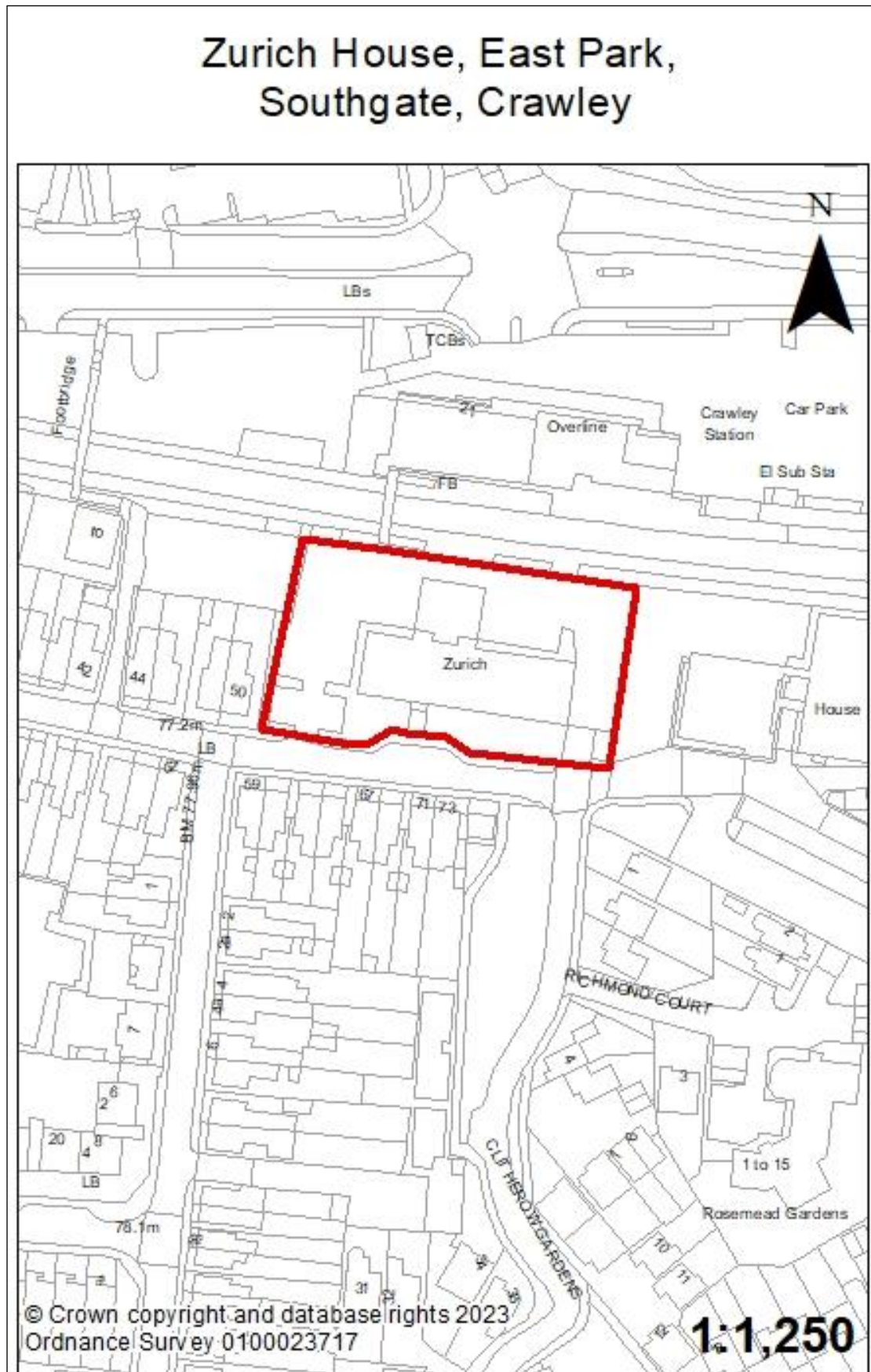
# Shaw House, Pegler Way, West Green, Crawley





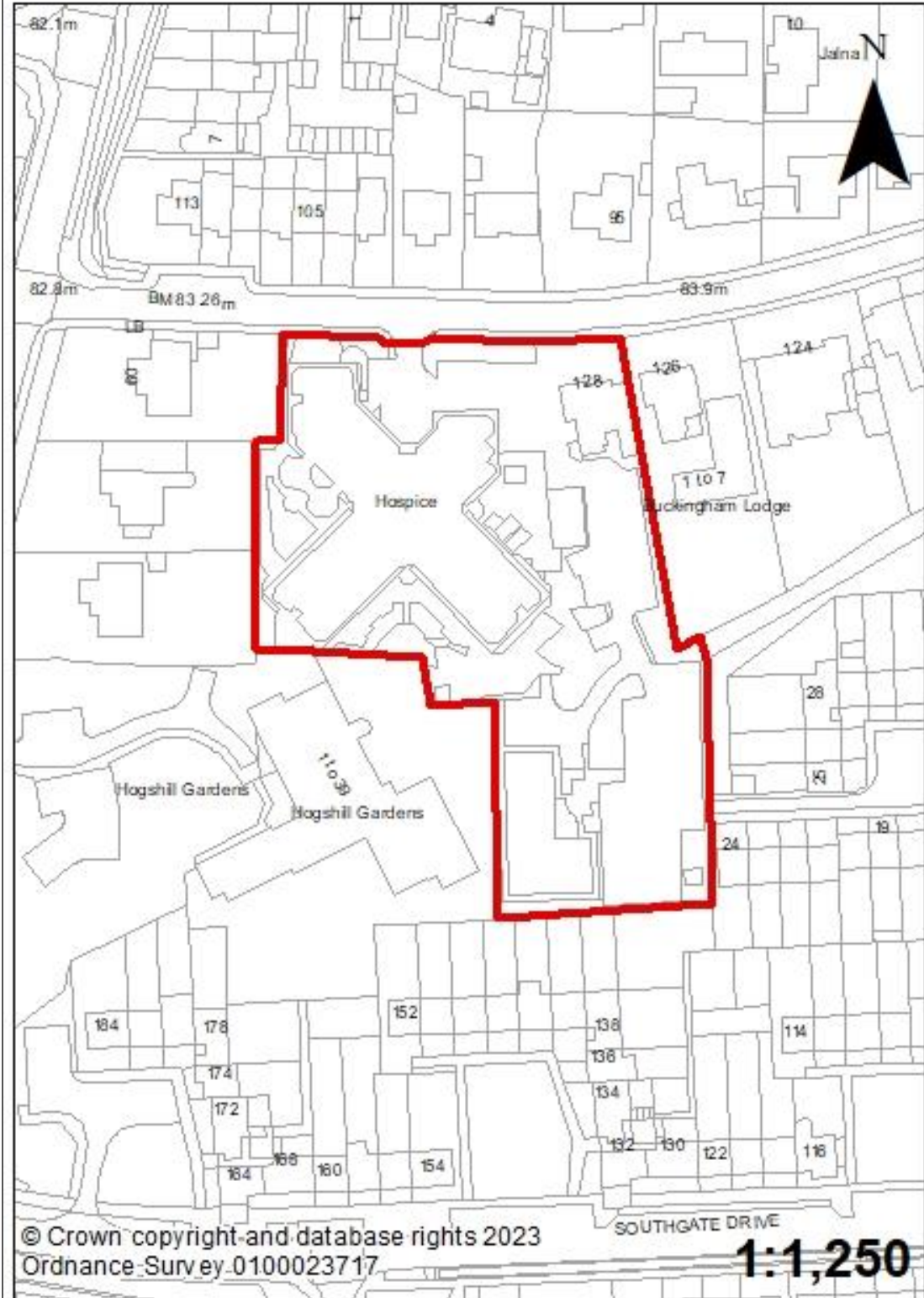
Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	26	<b>Neighbourhood</b>	Southgate
<b>Site Name / Address</b>	Zurich House, East Park		
<b>Existing Land Use (s)</b>	Vacant office building.	<b>Site Area (Gross hectares)</b>	0.3
<b>PA. Number</b>	CR/2019/0271/PA3 & CR/2019/0681/FUL	<b>Gross Dwellings</b>	53
<b>Lapse Date</b>	28/05/2022; 06/08/2023	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	53
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)
<b>Site Suitability</b>	<b>Yes</b> – The site was allocated as a key housing site in the 2015 Local Plan (Policy H2) and benefits from alternative prior approval scheme for 44 dwellings, in addition to an associated planning permission for an additional storey of 9 dwellings. Work is well advanced and expected to complete during 2022-23.		
<b>Site Availability</b>	<b>Yes</b> – The site is consented and conversion works are well advanced.		
<b>Site Achievability</b>	<b>Yes</b> – The site is consented and conversion works are well advanced.		
<b>Action Required / Constraints</b>	Site is subject to surface water flood risk and measures (including drainage) will be required to control overland flow.		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
	53		
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	The site is consented and under way, so completion of 2022/23 is considered to be realistic.		





# St Catherine's Hospice, Malthouse Road Southgate, Crawley





## Tinsley Lane Playing Fields, Three Bridges, Crawley



<b>Site Reference</b>	20	<b>Neighbourhood</b>	Southgate
<b>Site Name / Address</b>	Oakhurst Grange, Goffs Park Road		
<b>Existing Land Use (s)</b>	Vacant care home site.	<b>Site Area (Gross hectares)</b>	1.51
<b>PA. Number</b>	CR/2016/0972/FUL	<b>Gross Dwellings</b>	146 (bedrooms)
<b>Lapse Date</b>	Commenced	<b>Demolitions</b>	100 (bedrooms)
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	46 (bedrooms)
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (not C3)
<b>Site Suitability</b>	<p><b>Yes</b> – The site is allocated in Policy H2 of the 2015 Local Plan as ‘housing for older people’, either in the form of residential dwellings (C3) or a residential home (C2). Allocation for ‘housing for older people and those with disabilities’ is proposed in the submission draft 2024 Local Plan. The site benefits from detailed planning permission for a ‘continuing care retirement community’.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site is vacant and has been cleared.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Provision of housing for older people or those with disabilities at this location is considered to be viable.</p>		
<b>Action Required / Constraints</b>	<p>A small part of the site is subject to surface water flood risk. The progression of the site will be monitored and the council will work with the landowner in respect of any updated proposals.</p>		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
			146 (bedrooms)
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	<p>The site is allocated and permitted as a site for housing for older people. Although the site allocation is for 55 C3 units, the number of dwellings that would be ‘released’ by the availability of the facility permitted under CR/2016/0972/FUL is calculated to be 81, on the basis of the 1.8 bedroom/dwelling ratio prescribed for consideration of communal older peoples’ accommodation in the context of the Housing Delivery Test. The development has been technically commenced by the demolition of buildings on the site, and it is considered to come forward within the next few years.</p>		

## Oakhurst Grange, Goffs Park Road, Southgate, Crawley





D) Local Plan Key Housing Allocations (Policy H2) ('Developable'  
Years 6-16)

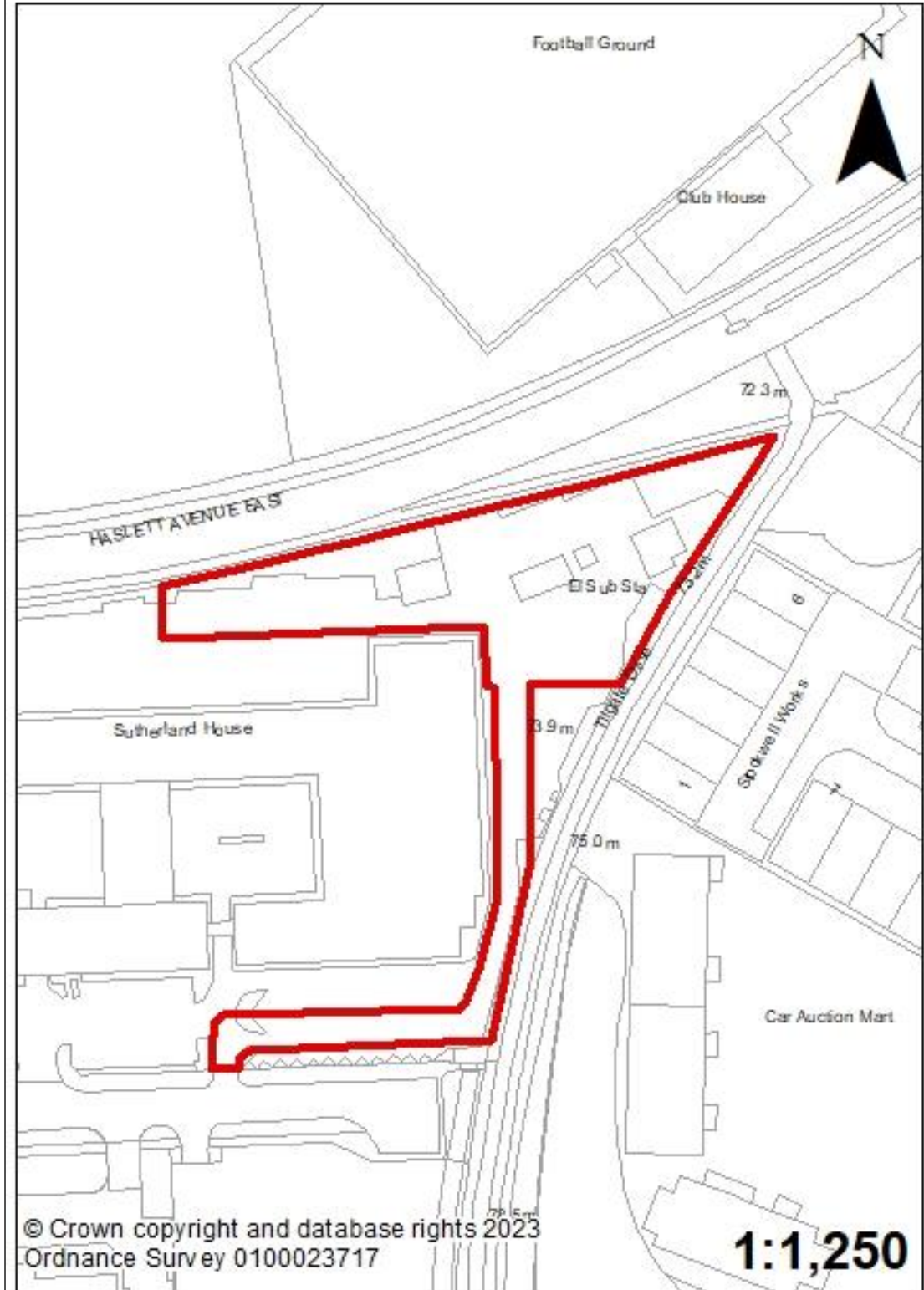
<b>Site Reference</b>	16		<b>Neighbourhood</b>	Tilgate															
<b>Site Name / Address</b>	Land Adjacent to Desmond Anderson																		
<b>Existing Land Use (s)</b>	Surplus Educational Land				<b>Site Area (Gross hectares)</b>	3.39													
<b>PA. Number</b>	-				<b>Gross Dwellings</b>	205													
<b>Lapse Date</b>	-				<b>Demolitions</b>	0													
<b>PDL / Greenfield</b>	PDL & Greenfield				<b>Net Dwellings</b>	205													
<b>Current Density</b>	-				<b>Potential Density Range</b>	Moderate													
<b>Site Suitability</b>	Yes – The site was allocated in the 2015 Local Plan as a Key Housing Site (Policy H2) and the submission draft 2024 Local Plan retains this status.																		
<b>Site Availability</b>	Yes – The site is owned by West Sussex County Council, who are supportive of residential development.																		
<b>Site Achievability</b>	Yes – The site is likely to be desirable, in a predominantly residential location. There are no cost or market factors likely to prevent the site from coming forward for development in the medium term.																		
<b>Action Required / Constraints</b>	15% of the site is within Flood Zone 3a and 3% in Flood Zone 3b. The sequential approach should be applied to avoid developing in flood zones as far as reasonable, and should 'more vulnerable' development be proposed in Flood Zone 3a, the exception test must be satisfied. 'More vulnerable' development in Flood Zone 3b will not be permitted. Parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. West Sussex County Council has undertaken further work to assess the measures needed to establish the development potential of the site from a flood risk management perspective, and will be seeking to progress the site with a joint venture partner.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
										105	100								
<b>Summary</b>	The site is suitable, available and achievable and is expected to be come forward in the medium term.																		

## Land Adjacent to Desmond Anderson, Tilgate, Crawley





## Land Adjacent to Sutherland House, Russell Way, Three Bridges





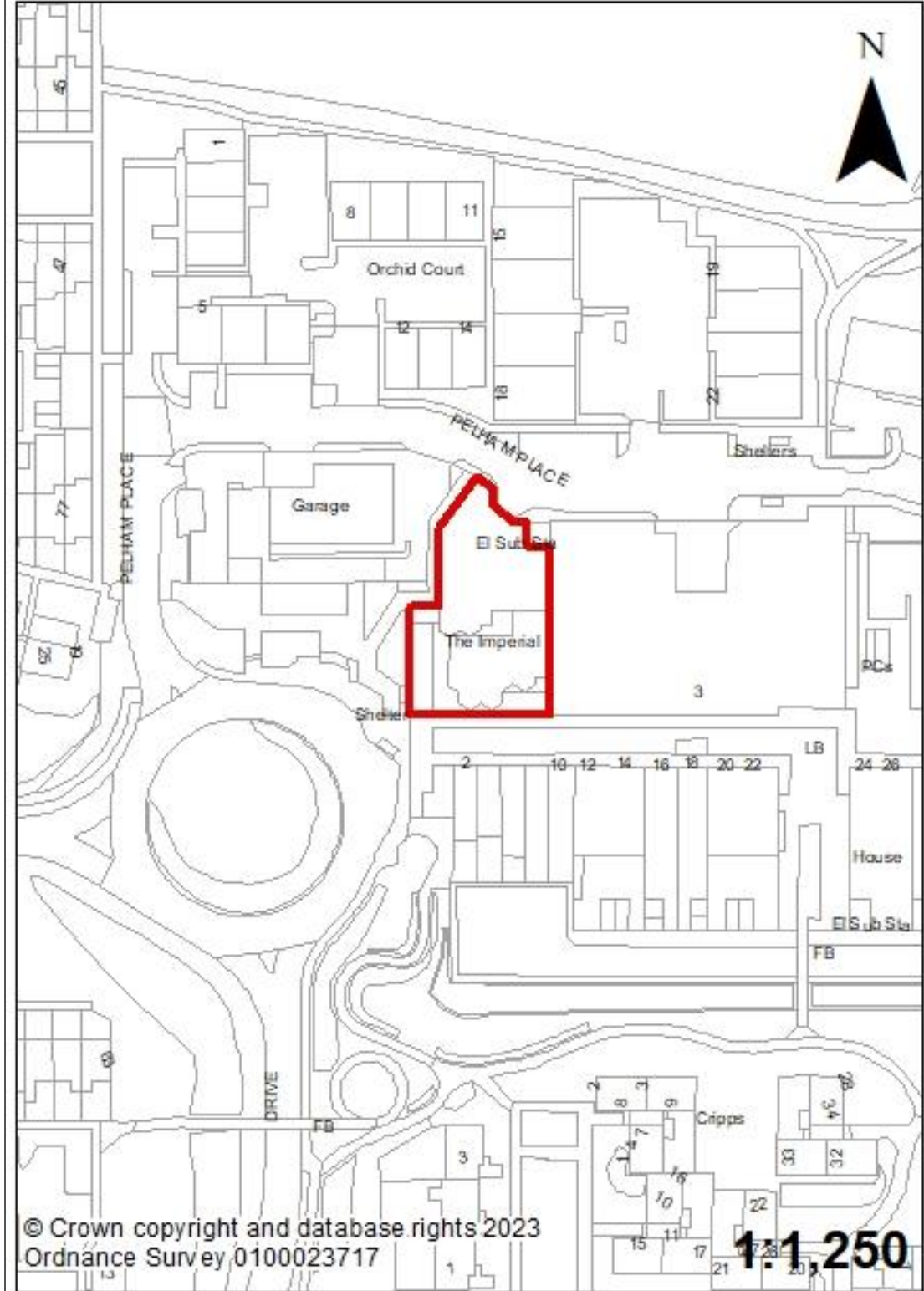
## Land to the Southeast of Heathy Farm, Balcombe Road, Forge Wood, Crawley







# The Imperial, Broadfield Barton, Broadfield, Crawley

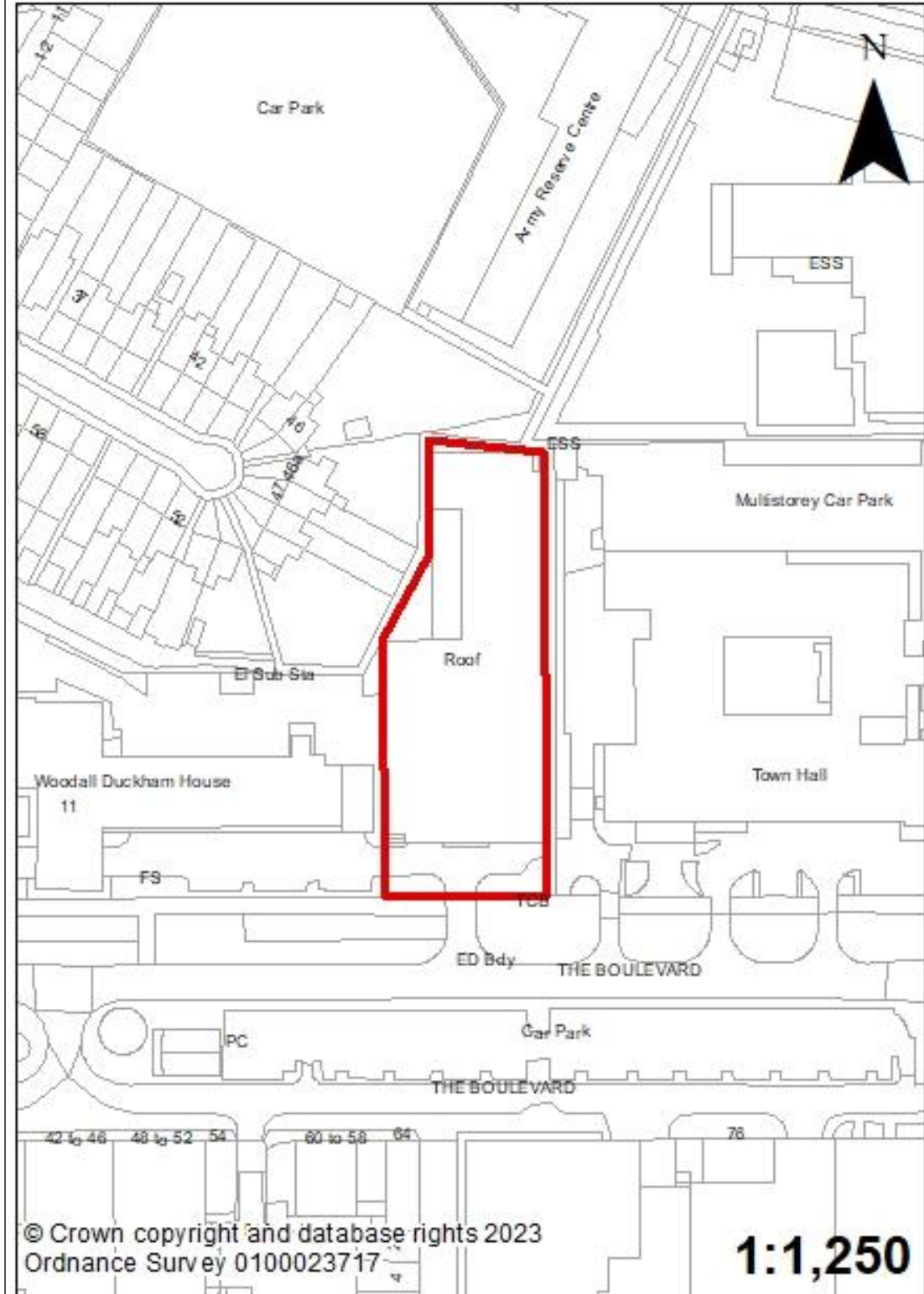


E) Local Plan Key Town Centre Opportunity Sites (Policies H2 &  
TC3)

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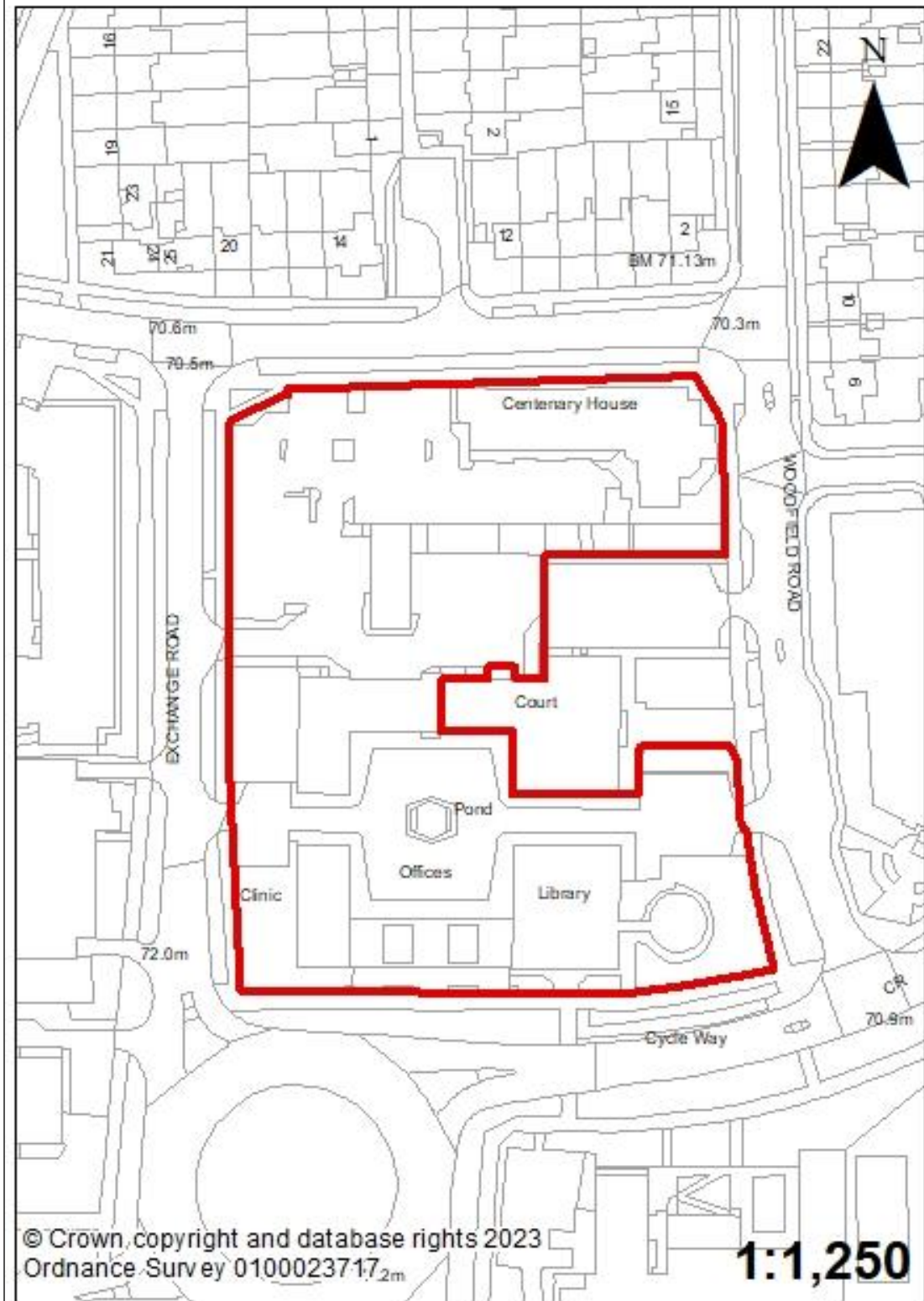
<b>Site Reference</b>	28	<b>Neighbourhood</b>	Northgate																
<b>Site Name / Address</b>	Car Park, 11-13 The Boulevard																		
<b>Existing Land Use (s)</b>	Car park	<b>Site Area (Gross hectares)</b>	0.27																
<b>PA. Number</b>	CR/2016/0662/FUL	<b>Gross Dwellings</b>	91																
<b>Lapse Date</b>	Commenced	<b>Demolitions</b>	0																
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	91																
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (consented site)																
<b>Site Suitability</b>	<p><b>Yes</b> – The site benefits from planning permission for residential development. It forms part of ‘Land North of the Boulevard’, allocated in the 2015 Local Plan as a Town Centre Key Opportunity Site (Policies H2 and EC6) for mixed-use development including residential development. This allocation is retained in Policies H2 and TC3 of the submission draft 2024 Local Plan.</p>																		
<b>Site Availability</b>	<b>Yes</b> – The development was completed during 2021/22.																		
<b>Site Achievability</b>	<b>Yes</b> – The development was completed during 2021/22.																		
<b>Action Required / Constraints</b>	No further action required.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
	91																		
<b>Summary</b>	This site was completed during 2021/22.																		

## Car Park, 11 - 13 The Boulevard, Northgate, Crawley



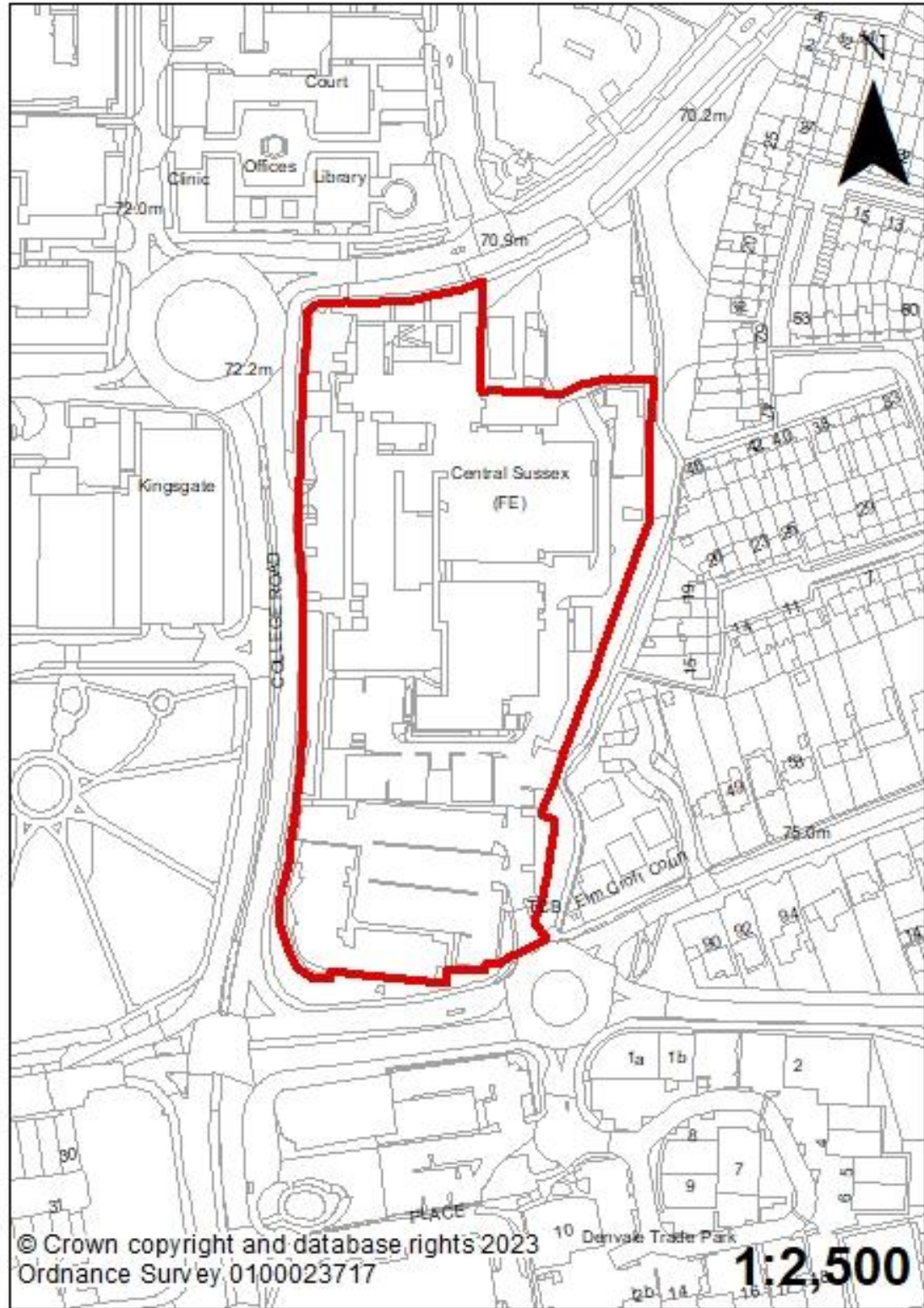


## County Buildings, Northgate, Crawley





## Crawley College, Three Bridges, Crawley





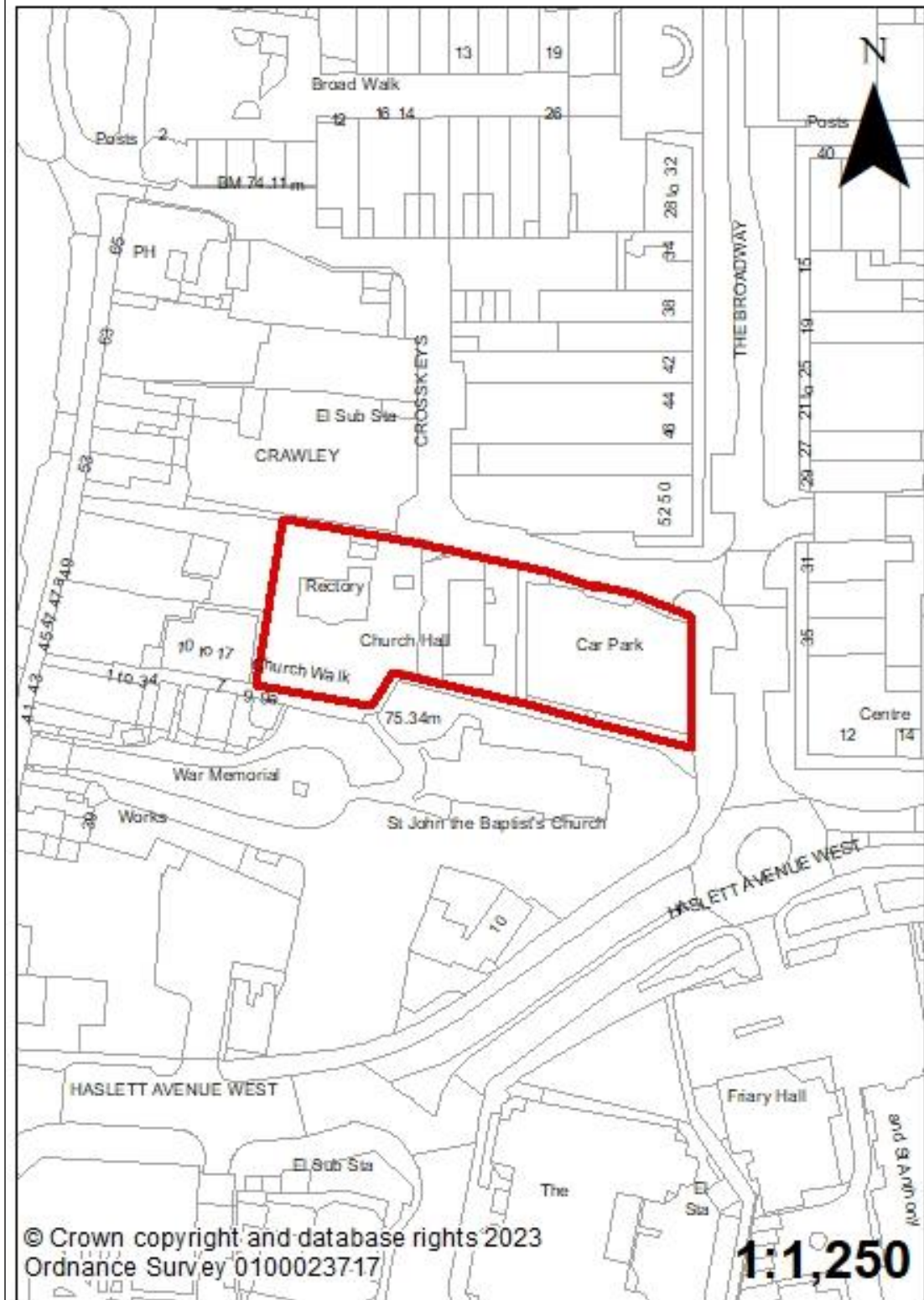
<b>Site Reference</b>	32		<b>Neighbourhood</b>	Northgate															
<b>Site Name / Address</b>	Crawley Station and Car Parks																		
<b>Existing Land Use (s)</b>	Railway Station and Car Parks				<b>Site Area (Gross hectares)</b>	0.89													
<b>PA. Number</b>	CR/2016/0294/OUT				<b>Gross Dwellings</b>	308													
<b>Lapse Date</b>	Subject to Reserved Matters Approval				<b>Demolitions</b>	0													
<b>PDL / Greenfield</b>	PDL				<b>Net Dwellings</b>	308													
<b>Current Density</b>	-				<b>Potential Density Range</b>	N/A (site consented in outline)													
<b>Site Suitability</b>	<p><b>Yes</b> – The site benefits from outline planning consent and is situated in a highly sustainable town centre location. It was allocated as a Town Centre Key Opportunity site in the 2015 Local Plan and this allocation is proposed to be carried over into Policies H2 and TC3 of the submission draft 2024 Plan.</p>																		
<b>Site Availability</b>	<p><b>Yes</b> – The site is being actively promoted for development. An application for approval of Reserved Matters (CR/2019/0609/ARM) and a separate change of use application related to the scheme (CR/2019/0660/FUL) have been submitted and are currently pending determination.</p>																		
<b>Site Achievability</b>	<p><b>Yes</b> – The site was assessed as being viable during the determination process for the outline permission, and this is considered still to be the case. The determination of the remaining applications has been delayed primarily by the need to meet Water Neutrality requirements, which should be addressed as part of the Local Plan strategy and wider strategic Water Neutrality scheme.</p>																		
<b>Action Required / Constraints</b>	<p>The council will continue to liaise closely with the landowner and other stakeholders to bring forward a scheme in accordance with the outline approval. Parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority.</p>																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
						308													
<b>Summary</b>	<p>This key town centre site is currently delayed mainly by Water Neutrality requirements but is considered to be deliverable in the next few years once the strategic Water Neutrality scheme is established.</p>																		

## Crawley Station and Car Parks, Station Way, Northgate, Crawley





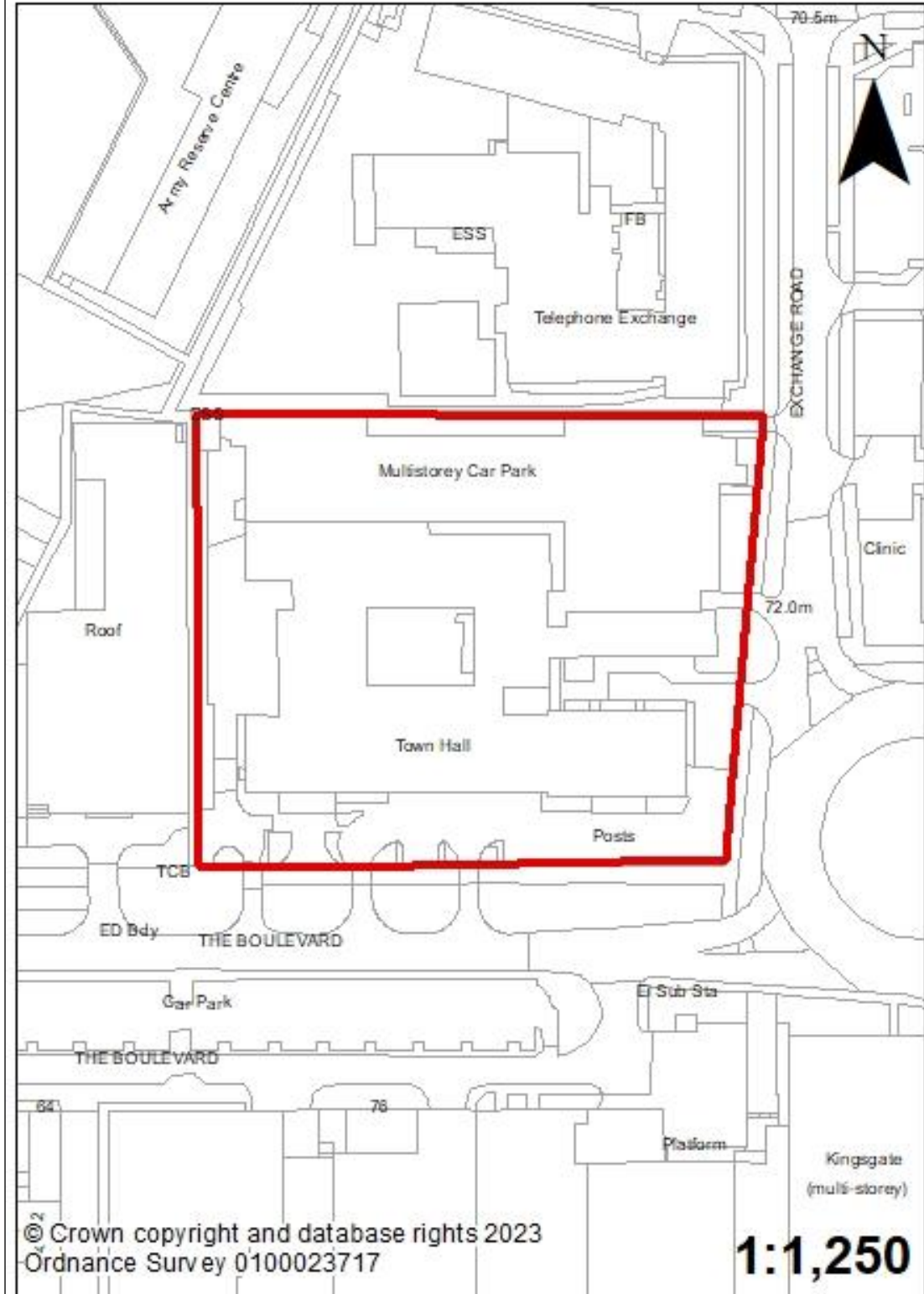
## Land at Cross Keys, Northgate, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

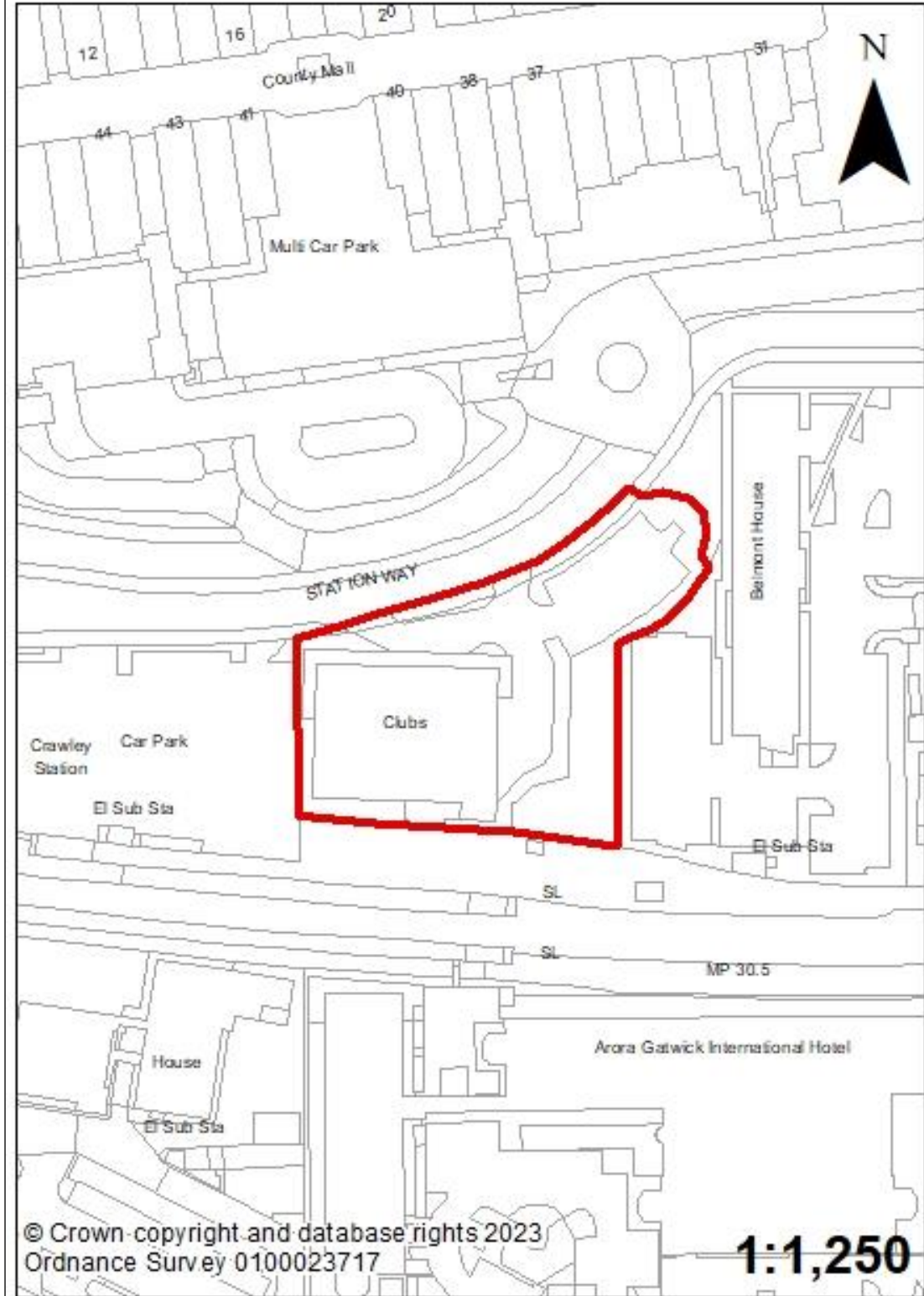
<b>Site Reference</b>	35		<b>Neighbourhood</b>	Northgate															
<b>Site Name / Address</b>	Town Hall, The Boulevard																		
<b>Existing Land Use (s)</b>	Council offices, meeting rooms, civic hall and parking.				<b>Site Area (Gross hectares)</b>	1													
<b>PA. Number</b>	CR/2017/0997/OUT				<b>Gross Dwellings</b>	182													
<b>Lapse Date</b>	Subject to Reserved Matters Approval				<b>Demolitions</b>	0													
<b>PDL / Greenfield</b>	PDL				<b>Net Dwellings</b>	182													
<b>Current Density</b>	-				<b>Potential Density Range</b>	N/A (site has outline consent)													
<b>Site Suitability</b>	<p><b>Yes</b> – The site benefits from outline planning consent for residential development alongside full planning permission for a new Civic Centre and office building. It forms part of the ‘Land North of the Boulevard’ Town Centre Key Opportunity Site allocation in the 2015 Local Plan and this allocation is proposed for retention in the submission draft 2024 Local Plan.</p>																		
<b>Site Availability</b>	<p><b>Yes</b> – The proposed area for residential development is due to become vacant following the occupation of the Civic Centre and the demolition of the existing Town Hall. The remaining part of the Town Hall building is expected to be vacated and decommissioned during 2023.</p>																		
<b>Site Achievability</b>	<p><b>Yes</b> – The site was judged to be viable when the outline application was determined, and is considered to remain so.</p>																		
<b>Action Required / Constraints</b>	<p>The council and its development partners will need to work together to agree a suitable scheme in the form of a reserved matters application. A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority.</p>																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
				182															
<b>Summary</b>	<p>The residential phase of the Town Hall redevelopment scheme is currently pending Reserved Matters approval but is expected to come forward in the next few years.</p>																		

## Town Hall, The Boulevard, Northgate, Crawley





# MOKA, Station Way, Northgate, Crawley





<b>Site Reference</b>	34		<b>Neighbourhood</b>	Three Bridges															
<b>Site Name / Address</b>	Telford Place, Haslett Avenue																		
<b>Existing Land Use (s)</b>	Previously Developed Land; Temporary Use of Site for car parking.				<b>Site Area (Gross hectares)</b>	1.68													
<b>PA. Number</b>	-				<b>Gross Dwellings</b>	380													
<b>Lapse Date</b>	-				<b>Demolitions</b>	0													
<b>PDL / Greenfield</b>	PDL				<b>Net Dwellings</b>	380													
<b>Current Density</b>	-				<b>Potential Density Range</b>	High													
<b>Site Suitability</b>	<p><b>Yes</b> – The site was allocated as a Town Centre Key Opportunity Site in the 2015 Local Plan (Policies H2 and EC6) and this is proposed for retention in the submission draft 2024 Local Plan. It previously benefitted from a lapsed planning permission for mixed use retail/residential development comprising 312 dwellings (CR/2007/0114/OUT).</p>																		
<b>Site Availability</b>	<p><b>Yes</b> – The site is mainly owned by Crawley Borough Council and is being brought forward for housing-led development. The buildings at the site have been demolished and the site has temporary planning permission to provide public parking. Pre-applications discussions have already taken place and the council is in the process of engaging a development partner.</p>																		
<b>Site Achievability</b>	<p><b>Yes</b> – The site presents viability constraints and ownership challenges but a grant of £2 million has been assigned to the scheme from Homes England HIF scheme to assist in overcoming these. There is a possibility that the development potential of the allocated area will be realised in the form of more than one scheme during the Local Plan period.</p>																		
<b>Action Required / Constraints</b>	<p>Parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. The Local Planning Authority and project team will need to cooperate to progress the scheme to planning approval.</p>																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
						285			95										
<b>Summary</b>	<p>This sustainable Town Centre site has potential to make a considerable contribution to meeting housing need and delivery of within the early part of the updated Local Plan period is expected.</p>																		

## Telford Place, Haslett Avenue, Three Bridges, Crawley



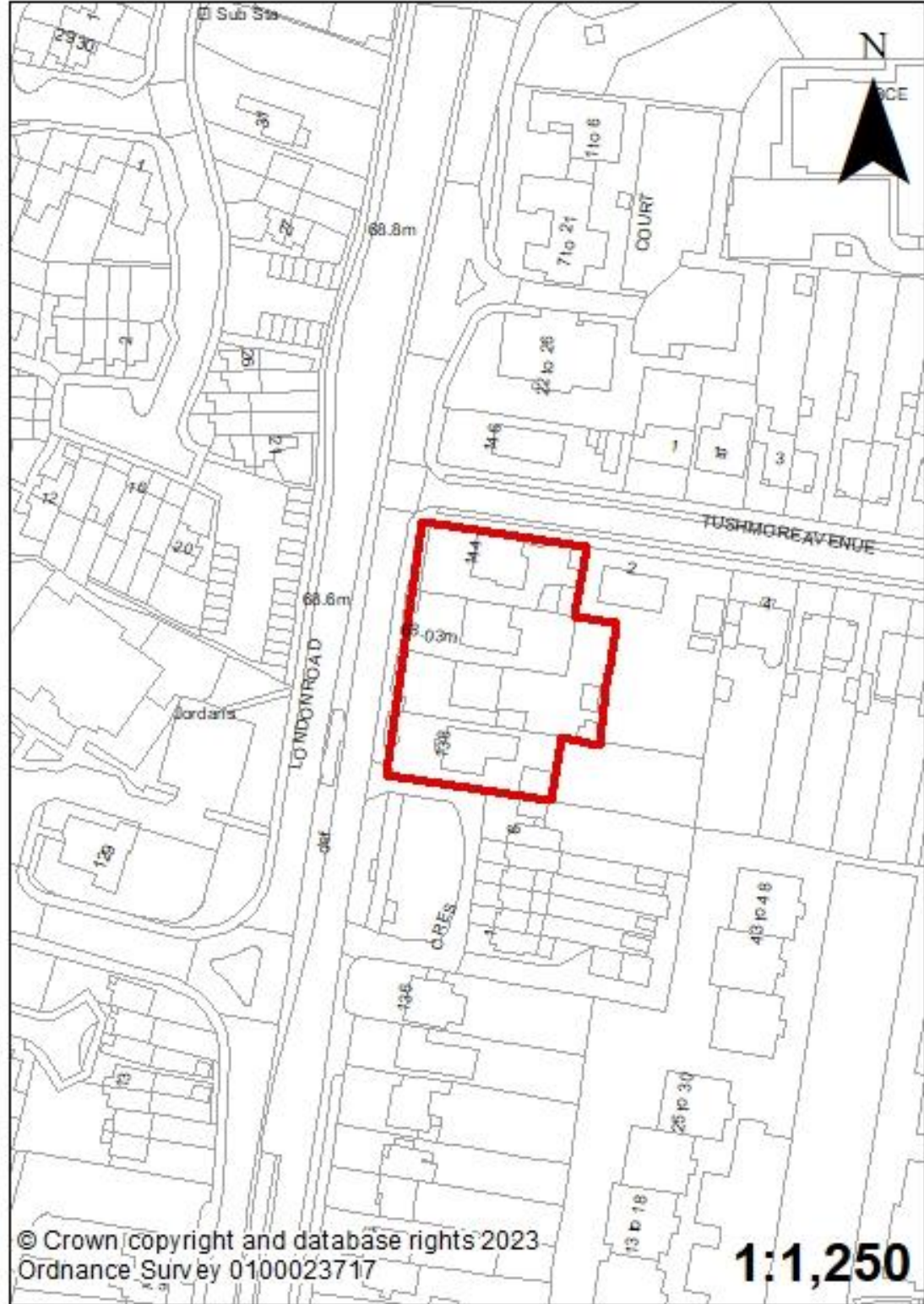
F) Broad Locations (Years 6-16) (East of London Road and Town  
Centre) (Policy H2)

Broad Location: East of London Road

Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	38		<b>Neighbourhood</b>	Northgate														
<b>Site Name / Address</b>	138-144 London Road																	
<b>Existing Land Use (s)</b>	PDL/Greenfield - Residential properties and adjoining curtilage				<b>Site Area (Gross hectares)</b>	0.19												
<b>PA. Number</b>	-				<b>Gross Dwellings</b>	12												
<b>Lapse Date</b>	-				<b>Demolitions</b>	4												
<b>PDL / Greenfield</b>	PDL & Greenfield				<b>Net Dwellings</b>	8												
<b>Current Density</b>	19 dwellings/ha.				<b>Potential Density Range</b>	Moderate												
<b>Site Suitability</b>	<p><b>Yes</b> - The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road and good bus connections could justify at least a moderate density development and a comprehensive approach would maximise capacity, as a scheme would have less need to take into account existing single and two storey neighbours.</p>																	
<b>Site Availability</b>	<p><b>Unknown</b> - It is considered that the site could be made available in the medium to long term as a Broad Location for Housing Development.</p>																	
<b>Site Achievability</b>	<p><b>Yes</b> - The site is considered achievable, if the problem of multiple ownership is overcome.</p>																	
<b>Action Required / Constraints</b>	<p>Any interested developer would be advised to explore potential schemes for the site through the pre-application process in order to reduce uncertainty and risk around the likely outcome of any planning application.</p>																	
<b>Phasing for development</b>																		
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
								12										
<b>Summary</b>				<p>This Broad Location site represents an opportunity for intensification subject to the site being available for redevelopment.</p>														

# 138 - 144 London Road, Northgate, Crawley



<b>Site Reference</b>	39	<b>Neighbourhood</b>	Northgate																
<b>Site Name / Address</b>	21, 25, 27 and 29 Tushmore Lane																		
<b>Existing Land Use (s)</b>	PDL/Greenfield - Residential properties and adjoining curtilage	<b>Site Area (Gross hectares)</b>	0.6																
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	63																
<b>Lapse Date</b>	-	<b>Demolitions</b>	4																
<b>PDL / Greenfield</b>	PDL & Greenfield	<b>Net Dwellings</b>	59																
<b>Current Density</b>	7 dwellings/ha.	<b>Potential Density Range</b>	Moderate																
<b>Site Suitability</b>	<p><b>Yes</b> – The site is located within the Built-Up Area Boundary in a residential neighbourhood. The development of the site for housing has previously been considered acceptable on appeal (June 2009) where the Inspector concluded that the site was suitable for a scheme of 63 affordable housing units. It is considered that a scheme comprising a similar number of units and layout to that previously considered would be acceptable. An outline planning application for the site (CR/2022/0407/OUT) is currently pending determination.</p>																		
<b>Site Availability</b>	<b>Yes</b> – The site is being promoted for redevelopment.																		
<b>Site Achievability</b>	<b>Yes</b> – Given the expected uplift in residential density the site should be viable.																		
<b>Action Required / Constraints</b>	<p>The site falls significantly within Flood Zone 2 and is subject to surface water flood risk. Any planning application for residential will need to satisfy the NPPF sequential test. Consideration should be given to the Standard of Protection of existing defences in relation to future climate change and any other measures necessary to provide appropriate standards of protection to proposed development.</p>																		
<b>Phasing for development</b>																			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
									30	33									
<b>Summary</b>				This Broad Location site represents an opportunity for intensification in a sustainable location.															

## 21, 25, 27 and 29 Tushmore Lane, Northgate, Crawley







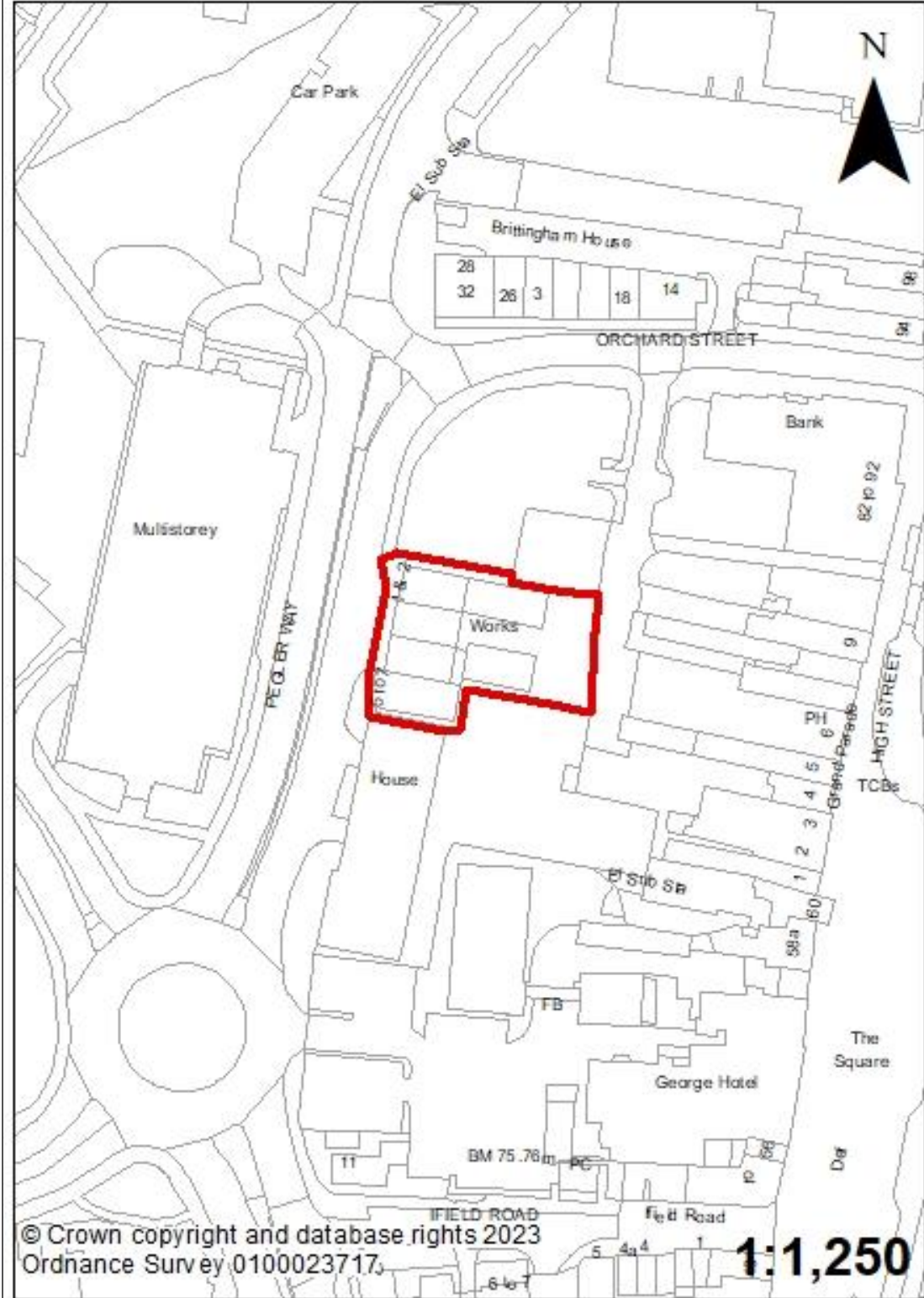
# Oak Tree Filling Station, 114 London Road, Northgate, Crawley



Broad Location: Town Centre



# 1 - 7 Pegler Way, West Green, Crawley





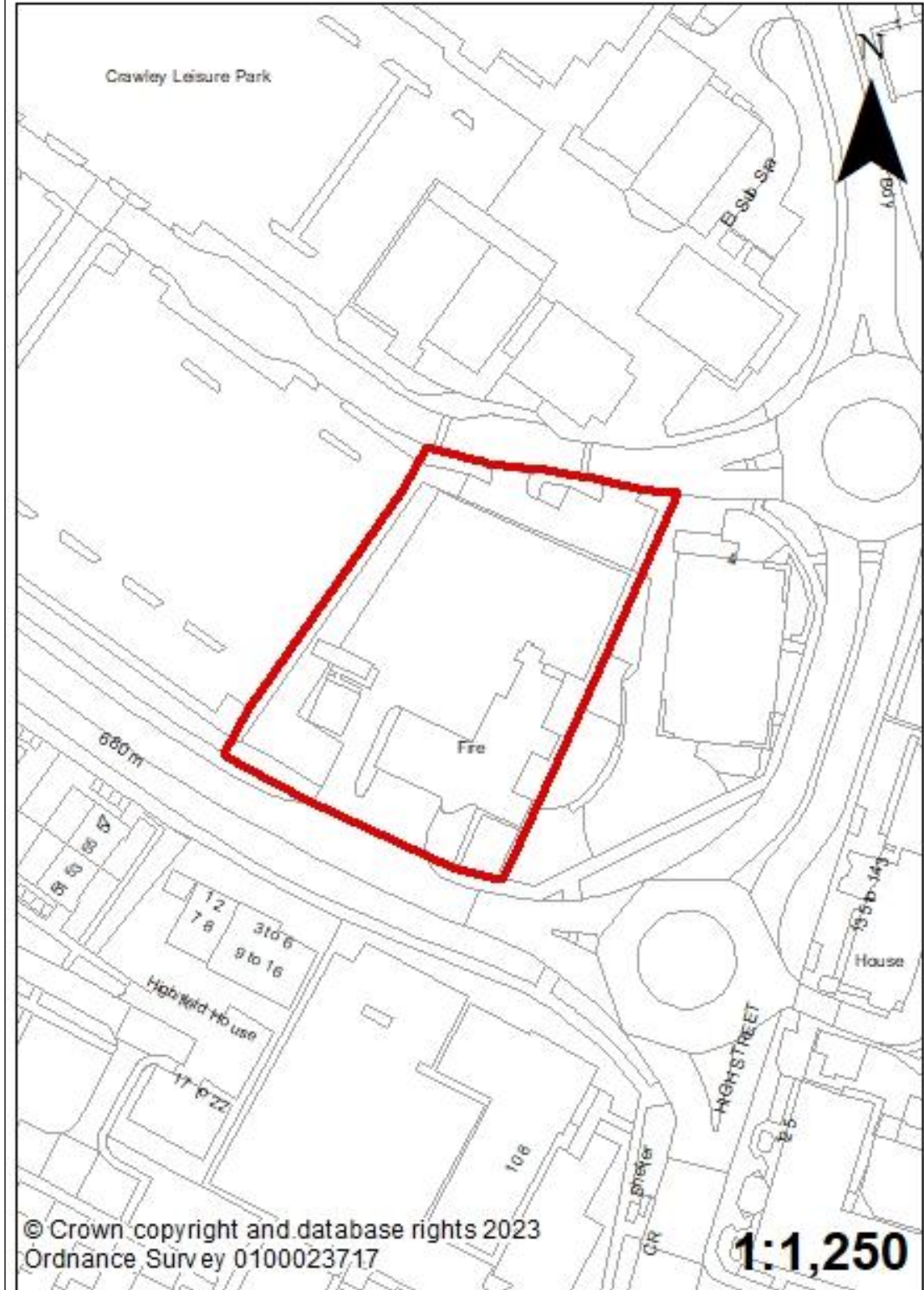
## Brittingham House, Orchard Street, West Green, Crawley





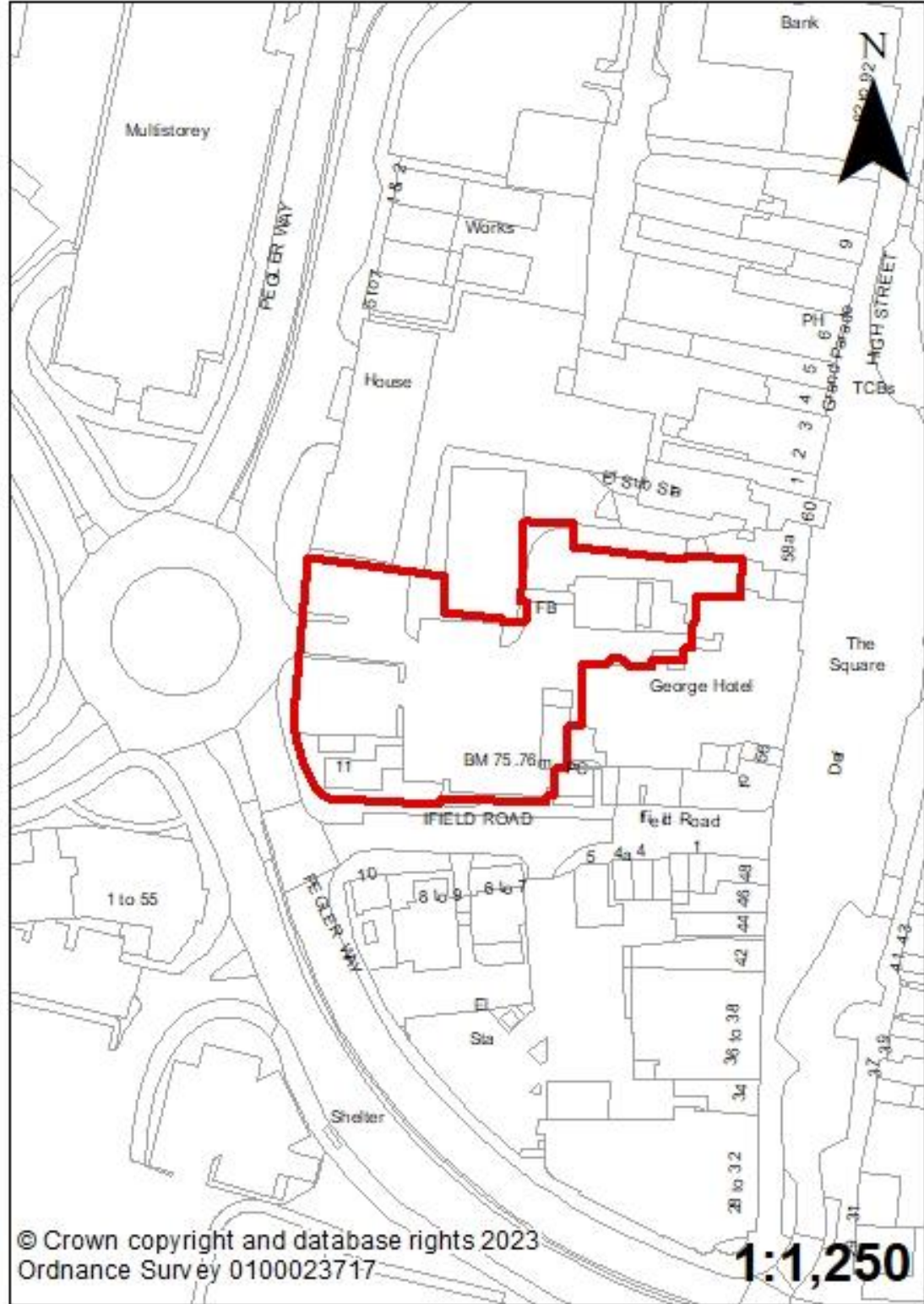


## Fire Station, Ifield Avenue, West Green, Crawley





## Land at the Rear of the George Hotel, West Green, Crawley





## Parkside Car Park, Northgate, Crawley



G) Suitable sites that are 'deliverable', Years 1-5

<b>Site Reference</b>	46	<b>Neighbourhood</b>	West Green
<b>Site Name / Address</b>	Ambulance Station, Ifield Avenue		
<b>Existing Land Use (s)</b>	Vacant former ambulance station / public service use.	<b>Site Area (Gross hectares)</b>	0.4
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	39
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL & Greenfield	<b>Net Dwellings</b>	39
<b>Current Density</b>	-	<b>Potential Density Range</b>	N/A (site consented subject to S106)
<b>Site Suitability</b>	<p><b>Yes</b> – The site has scope to provide additional residential development and benefits from a resolution to grant planning permission for a 39-dwelling scheme (CR/2020/0274/FUL) subject to conclusion of a S106 agreement. There are a significant number of trees within the site particularly along the frontage and rear. The adjoining woodland is a Local Wildlife Site. The impact of any development on trees within and adjoining the site will need to be considered.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The ambulance station has been relocated within Crawley, and the site at Ifield Road is being promoted for residential uses, with a planning application having been submitted.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Despite the constraints listed, the site is likely to be achievable. The determination of the current application has been delayed primarily by the need to meet Water Neutrality requirements, which should be addressed as part of the Local Plan strategy and wider strategic Water Neutrality scheme.</p>		
<b>Action Required / Constraints</b>	<p>The council will work with the site promoters to seek to achieve a positive outcome via the planning process. The yield of the site would be subject to a formal assessment of trees.</p>		
<b>Phasing for development</b>			
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>
			39
<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>
<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>
<b>37/38</b>	<b>38/39</b>	<b>39/40</b>	
<b>Summary</b>	<p>In principle, the site is suitable for residential development, and given the relatively advanced state of the current planning application it is considered to be deliverable in the next few years.</p>		

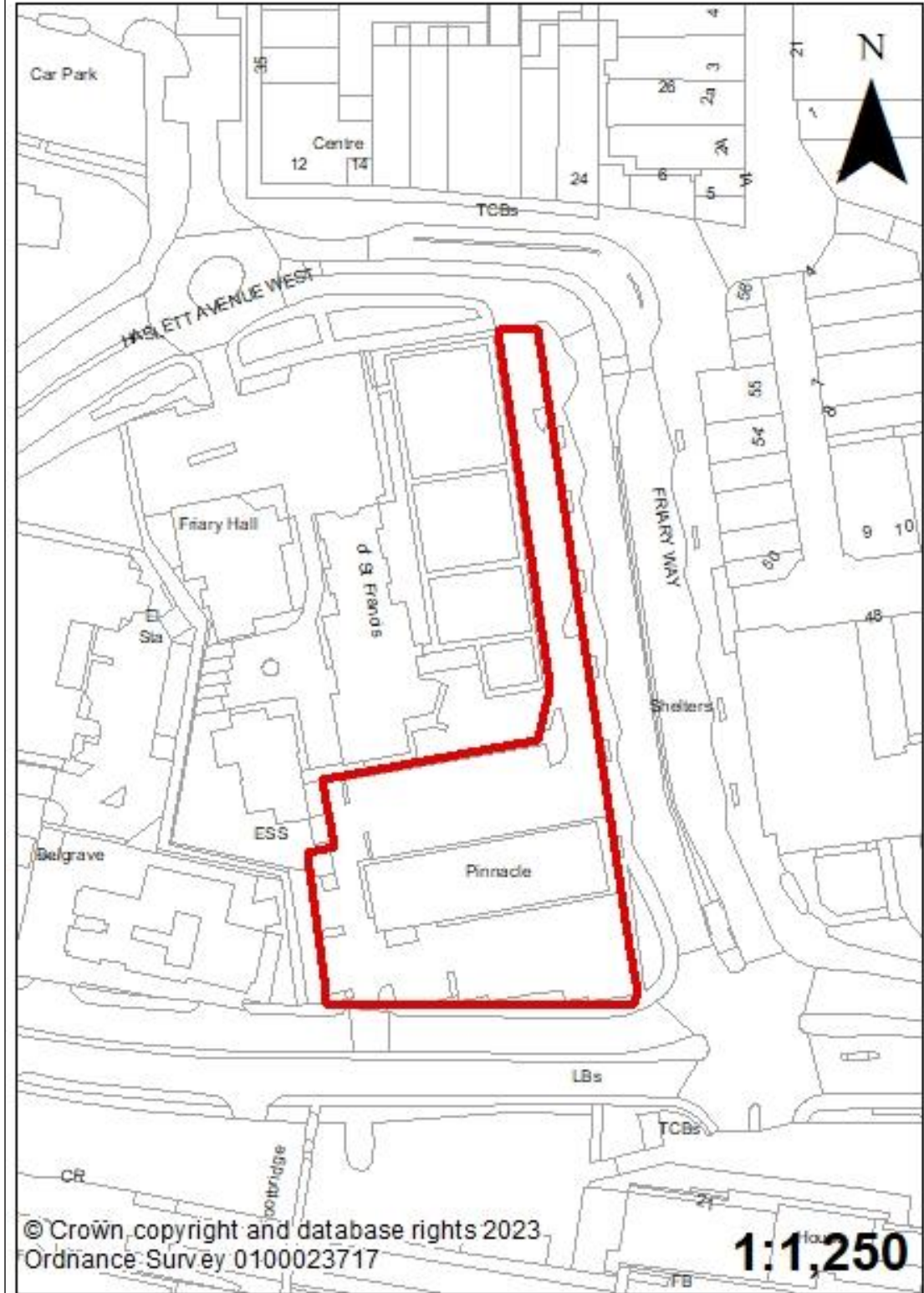
# Ambulance Station, Ifield Avenue, West Green, Crawley





<b>Site Reference</b>	109		<b>Neighbourhood</b>	Northgate															
<b>Site Name / Address</b>	The Pinnacle, Station Way																		
<b>Existing Land Use (s)</b>	Offices					<b>Site Area (Gross hectares)</b>	0.37												
<b>PA. Number</b>	CR/2021/0537/PA3					<b>Gross Dwellings</b>	44												
<b>Lapse Date</b>	01/12/2024					<b>Demolitions</b>	0												
<b>PDL / Greenfield</b>	PDL					<b>Net Dwellings</b>	44												
<b>Current Density</b>	N/A					<b>Potential Density Range</b>	N/A (consented site)												
<b>Site Suitability</b>	<p><b>Yes</b> – The 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.</p>																		
<b>Site Availability</b>	<p><b>Yes</b> – The site is occupied (at least in part) as offices but the securing of prior approval for conversion is considered as an indication that the option of conversion within the next few years is being actively explored.</p>																		
<b>Site Achievability</b>	<p><b>Yes</b> – An office to residential scheme in this location is considered to be viable. Similar schemes at Belgrave House and Zurich House are currently being implemented.</p>																		
<b>Action Required / Constraints</b>	Progress of site to be monitored.																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
					44														
<b>Summary</b>	This site has obtained prior approval (subject to compliance with Water Neutrality requirements) for conversion to residential use, and is considered to be deliverable.																		

## The Pinnacle, Station Way, Northgate, Crawley

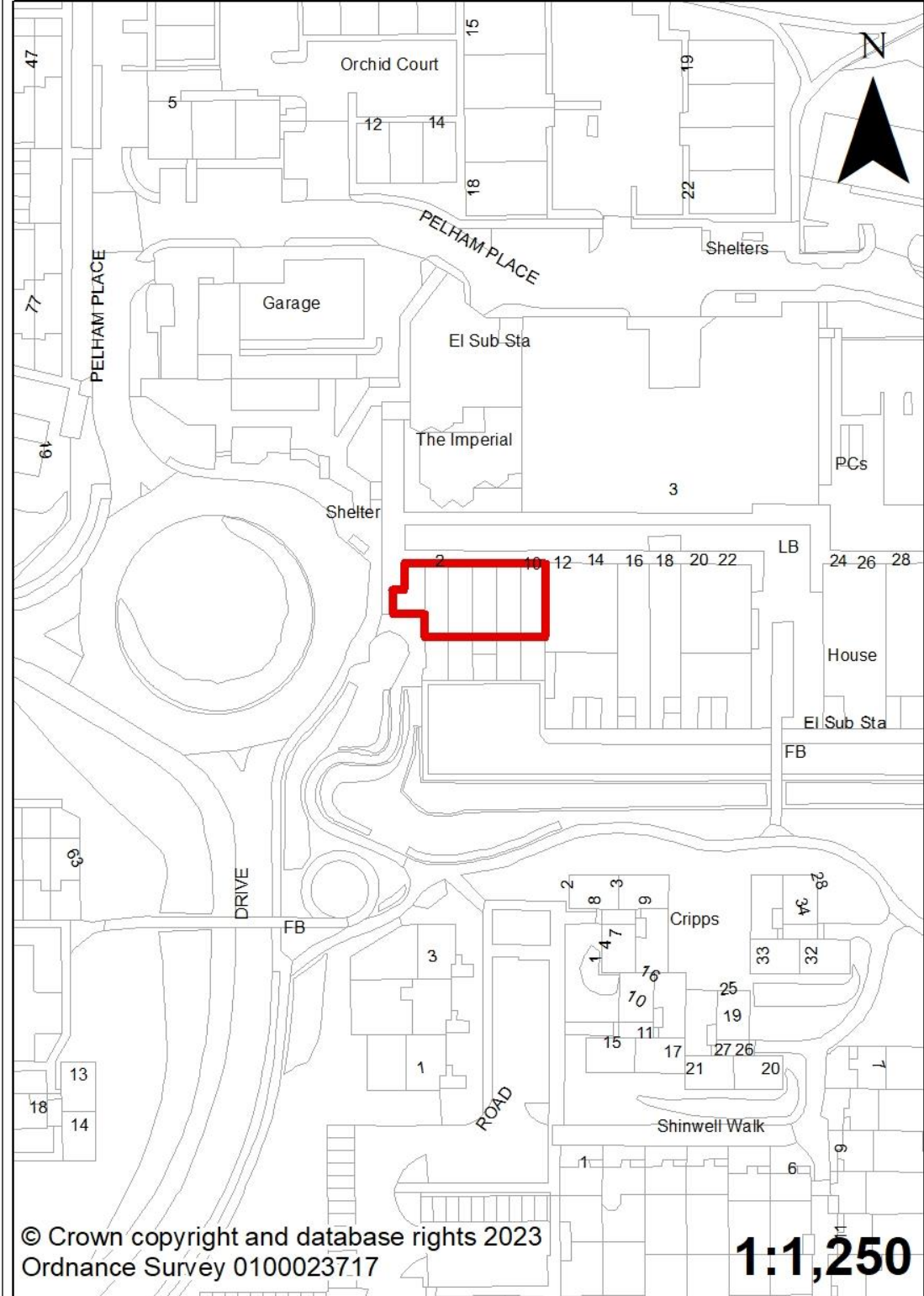


H) Suitable sites that are 'developable', Years 6-16

Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

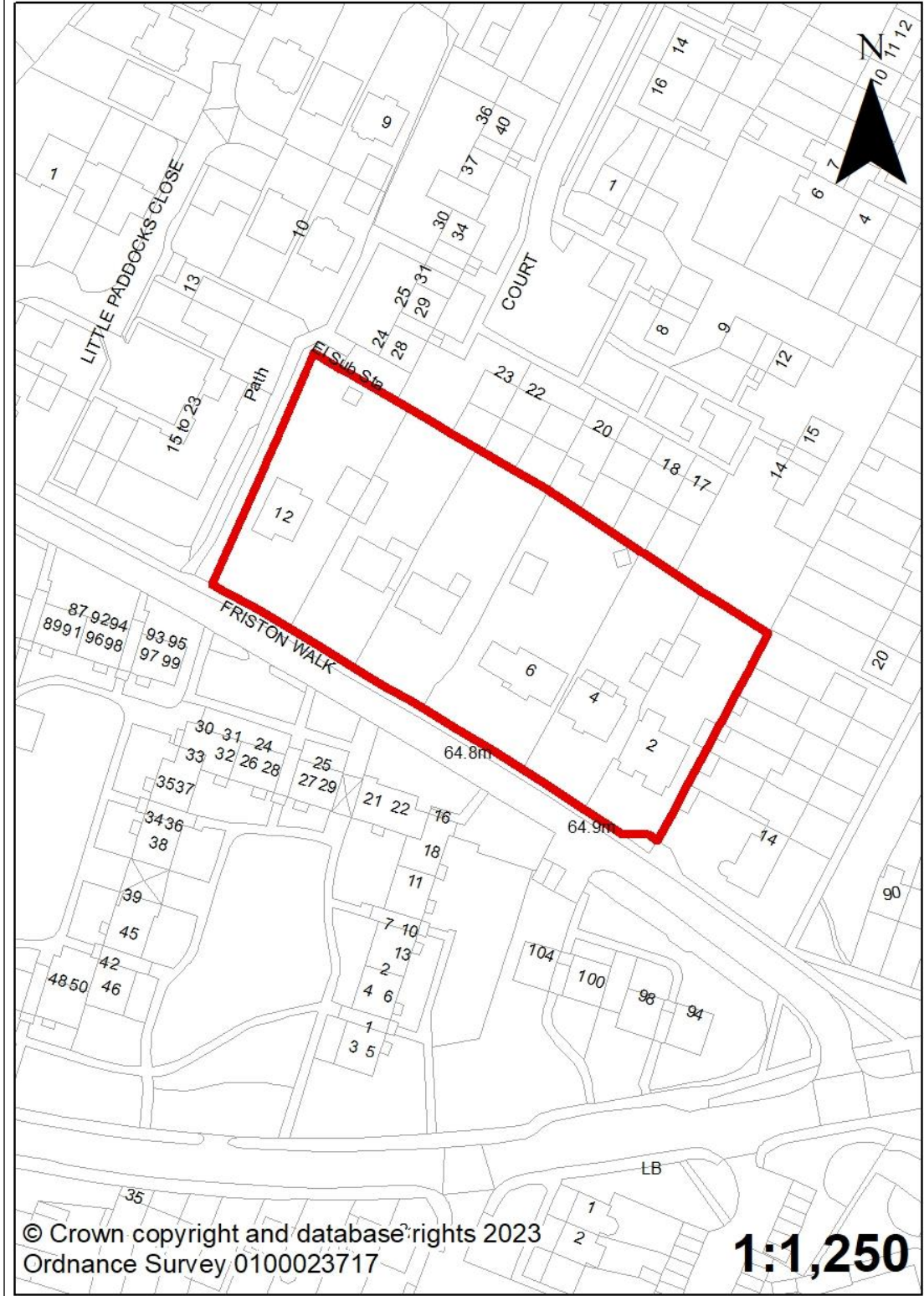
<b>Site Reference</b>	90	<b>Neighbourhood</b>	Broadfield															
<b>Site Name / Address</b>	Second Floor, Pelham House, Broadfield Barton																	
<b>Existing Land Use (s)</b>	Offices	<b>Site Area (Gross hectares)</b>	0.04															
<b>PA Number</b>	CR/2018/0865/PA3	<b>Gross Dwellings</b>	6															
<b>Lapse Date</b>	21/01/2022	<b>Demolitions</b>	0															
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	6															
<b>Current Density</b>	-	<b>Potential Density Range</b>	Moderate															
<b>Site Suitability</b>	<b>Yes</b> – The site formerly benefitted from Prior Approval CR/2018/0865/PA3 for conversion to residential use and is located on an upper floor within a Neighbourhood Centre with good access to local facilities and bus connections.																	
<b>Site Availability</b>	<b>Yes</b> – The floorspace in question is understood to be available.																	
<b>Site Achievability</b>	<b>Yes</b> – Office to residential conversion in this location is considered likely to be viable over the medium term.																	
<b>Action Required / Constraints</b>	The council is prepared to work with the property owner to agree an acceptable conversion scheme.																	
<b>Phasing for Development</b>																		
<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
								6										
<b>Summary</b>	This site has previously benefitted from Prior Approval for an office to residential conversion and has the potential to contribute to housing supply in Crawley, at least in the medium term.																	

## Second Floor, Pelham House, Broadfield Barton, Broadfield, Crawley





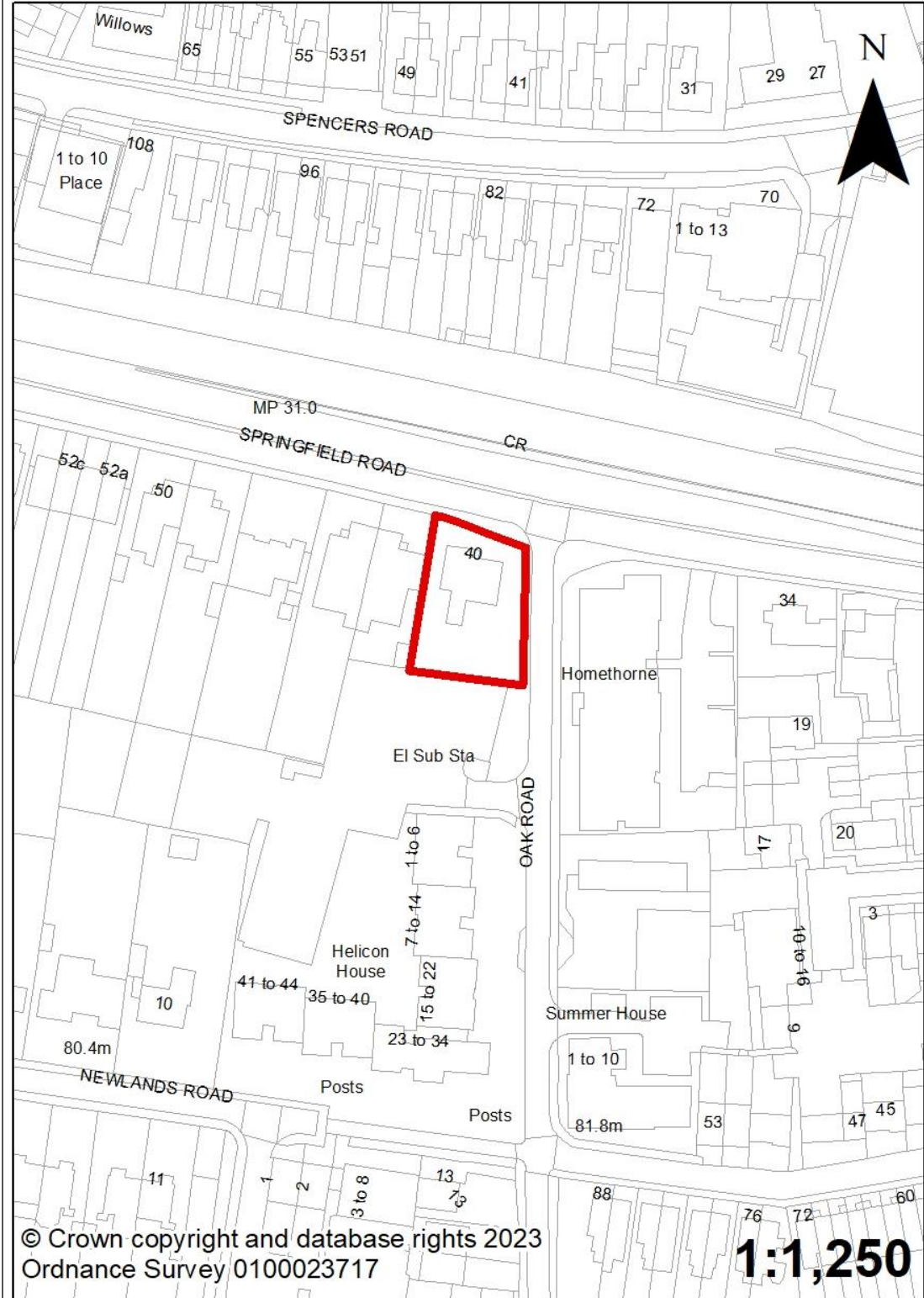
## 2 - 12 Friston Walk, Ifield, Crawley







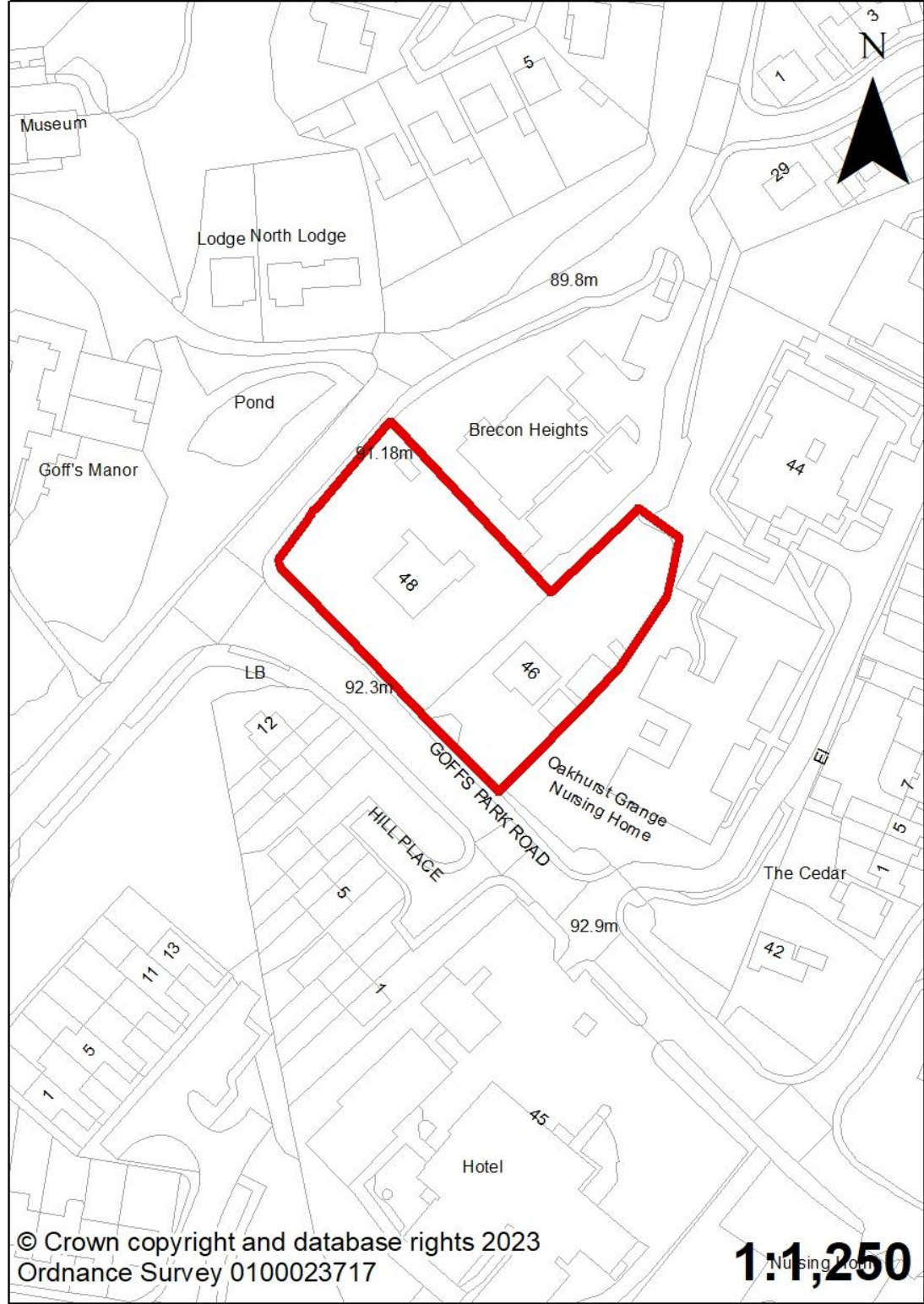
# 40 Springfield Road, Southgate, Crawley





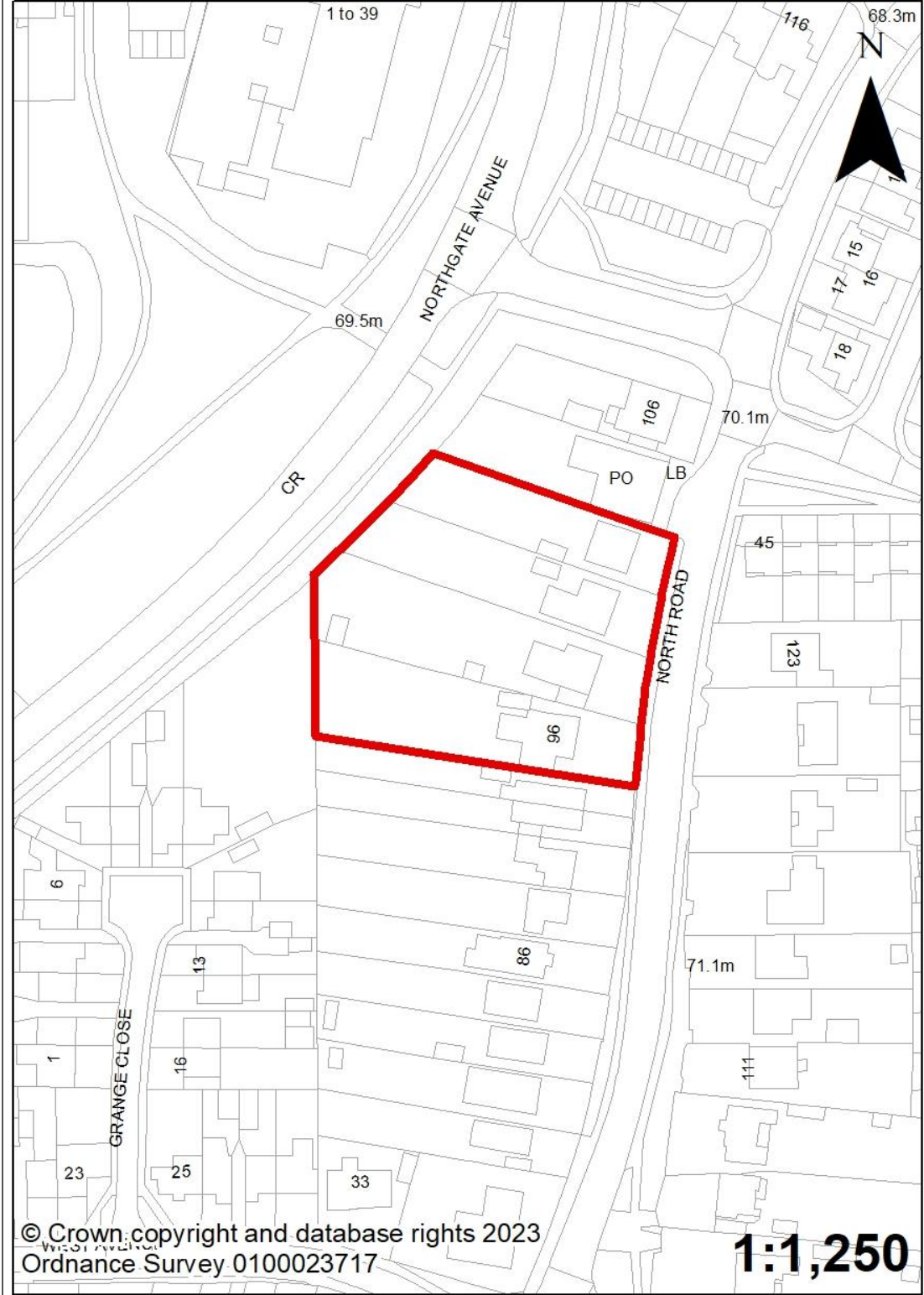
<b>Summary</b>	The site has scope to provide additional residential development while respecting constraints and designations and has some prospect of becoming available in the medium term.
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# 46 - 48 Goffs Park Road, Southgate, Crawley



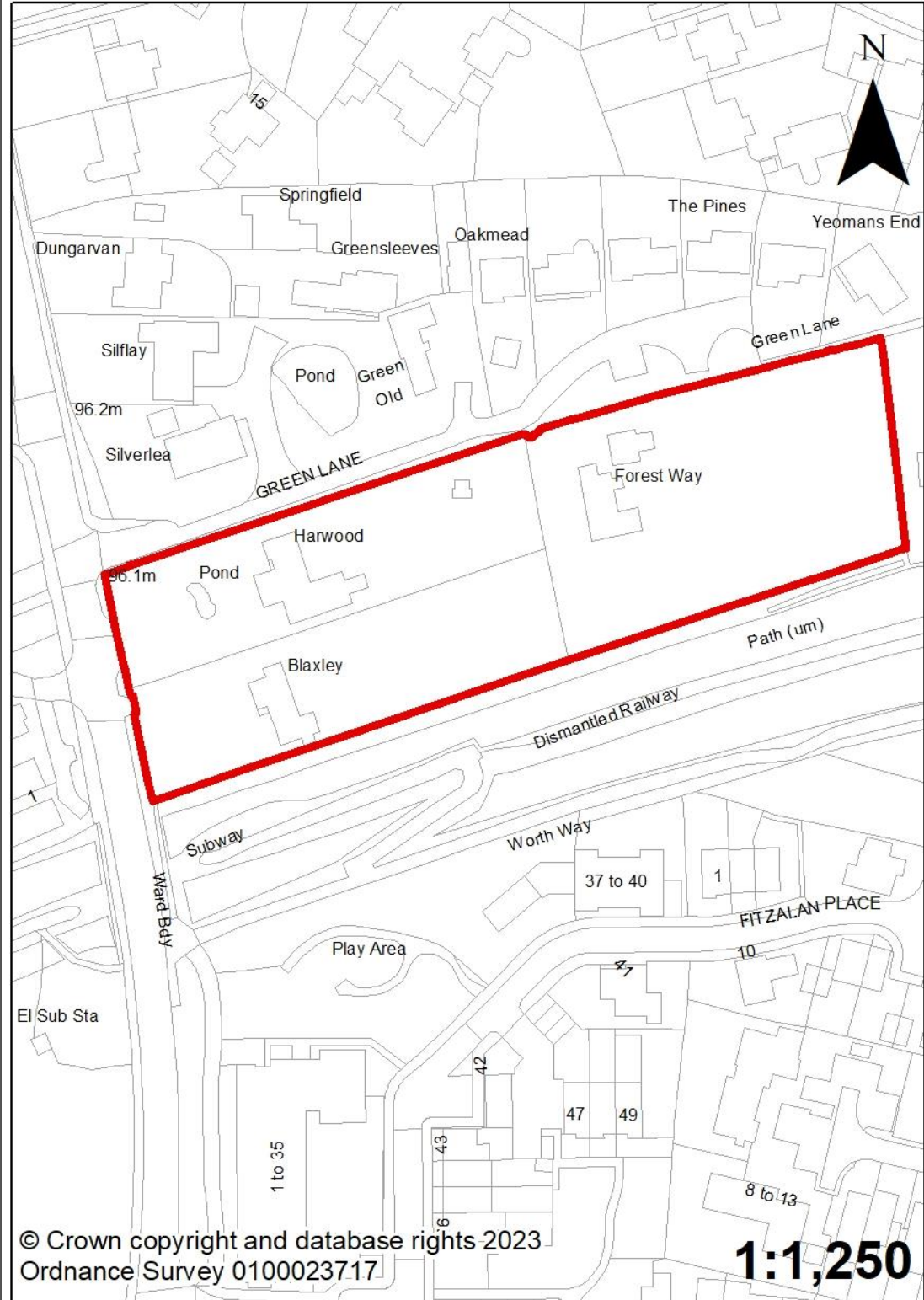
<b>Site Reference</b>	57		<b>Neighbourhood</b>	West Green															
<b>Site Name / Address</b>	96 – 102 North Road																		
<b>Existing Land Use (s)</b>	PDL/Greenfield - Four large dwelling houses.				<b>Site Area (Gross hectares)</b>	0.36													
<b>PA. Number</b>	-				<b>Gross Dwellings</b>	15													
<b>Lapse Date</b>	-				<b>Demolitions</b>	4													
<b>PDL / Greenfield</b>	Greenfield & PDL				<b>Net Dwellings</b>	11													
<b>Current Density</b>	11 dwellings/ha.				<b>Potential Density Range</b>	Low													
<b>Site Suitability</b>	<p><b>Yes</b> – The site is suitable for development, although the site has Tree Preservation Orders (TPO) in place in the gardens of 98, 100 and 102 along the rear boundary. Proposals for this site will need to be sympathetic to the character of the surrounding area which tends to be large individual plots, although there are some signs of higher densities in the area. The impact of development on structural landscaping along Northgate Avenue would also need to be considered. Site capacity may be extend to around 15 dwellings.</p>																		
<b>Site Availability</b>	<p><b>Yes</b> – While the land is in separate ownership, the owners are aware that the site has development potential, and it is likely that it could be made available subject to a suitable development being able to achieve the benchmark land value.</p>																		
<b>Site Achievability</b>	<p><b>Uncertain</b> – The viability of this site is uncertain and dependent upon the yield.</p>																		
<b>Action Required / Constraints</b>	<p>The council will engage with any proposals which are put forward through the pre-application enquiry process to help establish the development potential of the site. The pre-application route is recommended so as to reduce uncertainty about the potential of the site and the outcome of a formal planning application. The site is partly subject to surface water flood risk and consultation should be undertaken with the Lead Local Flood Authority.</p>																		
<b>Phasing for development</b>																			
	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>36/37</b>	<b>37/38</b>	<b>38/39</b>	<b>39/40</b>
									15										
<b>Summary</b>	<p>In principle, this site is suitable for intensification and there are few constraints. Development is dependent on land assembly and viability, but there is potential for these challenges to be overcome in the medium term.</p>																		

# 96 - 102 North Road, Three Bridges, Crawley





# Harwood, Blaxley and Forest Way, Balcombe Road, Pound Hill, Crawley

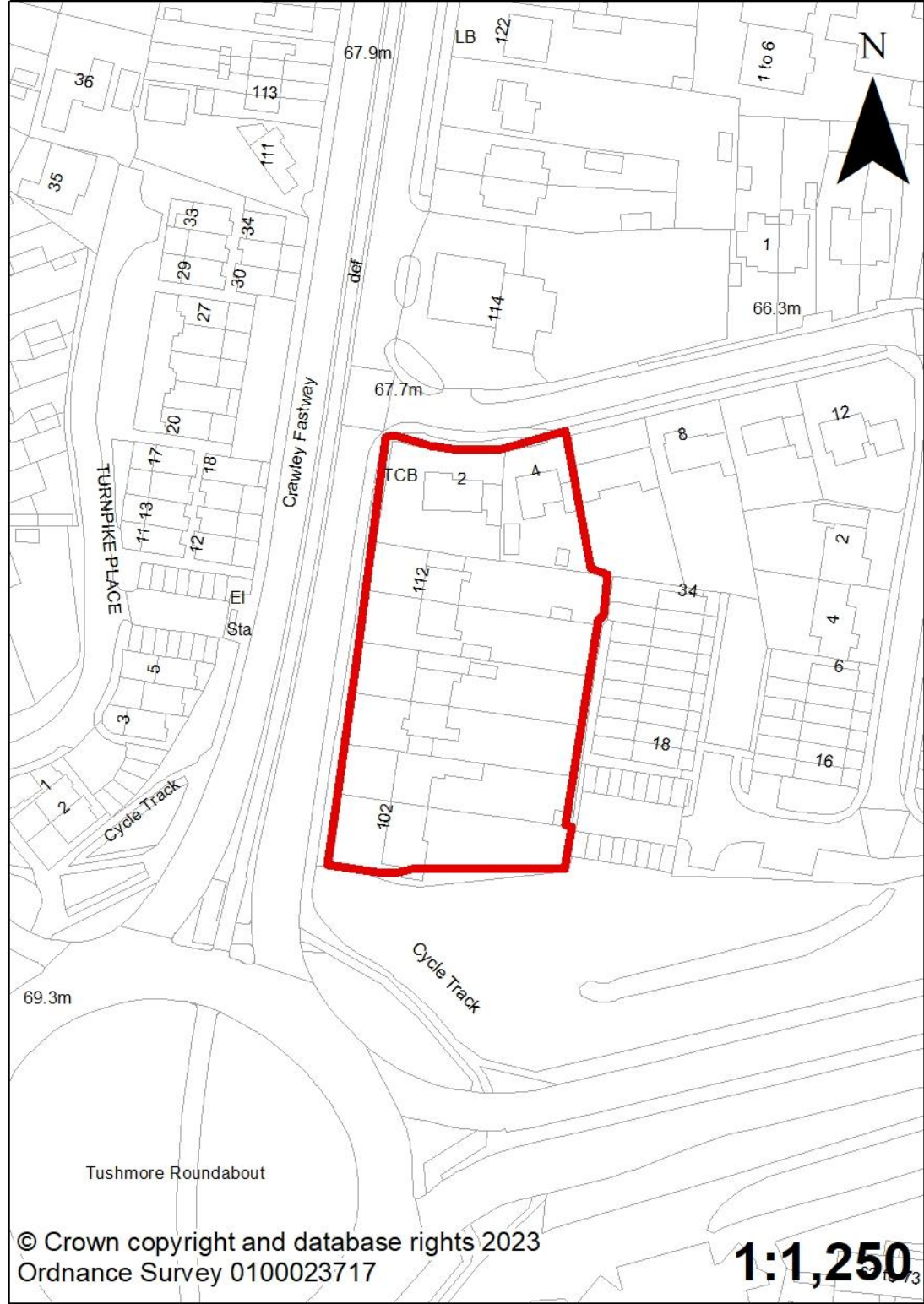




l) Sites that are suitable but currently  
undeliverable/undevelopable

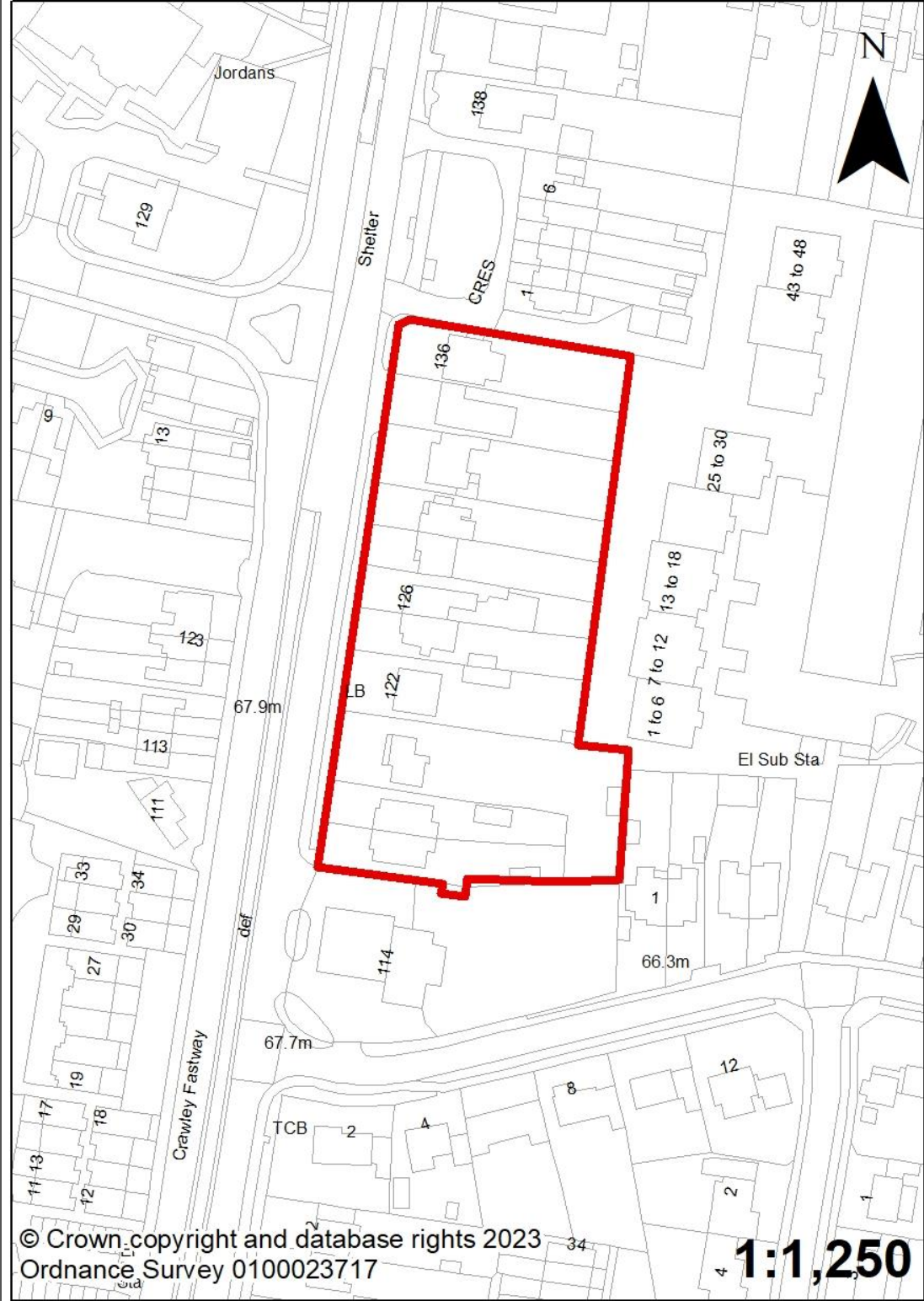
<b>Site Reference</b>	36	<b>Neighbourhood</b>	Northgate
<b>Site Name / Address</b>	102 – 112 London Road & 2 – 4 Tushmore Lane		
<b>Existing Land Use (s)</b>	PDL/Greenfield – Residential properties and adjoining curtilage	<b>PDL / Greenfield</b>	PDL & Greenfield
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	44
<b>Lapse Date</b>	-	<b>Demolitions</b>	8
<b>PDL / Greenfield</b>	PDL & Greenfield	<b>Net Dwellings</b>	36
<b>Current Density</b>	21 dwellings/ha.	<b>Potential Density Range</b>	Moderate
<b>Site Suitability</b>	<p><b>Yes</b> - The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road could justify four storeys of development, although the scheme may need to reduce in height to three storeys adjacent the two storey dwelling at 6 Tushmore Lane. A comprehensive approach would maximise capacity, as a scheme would not need to take into account existing two storey neighbours on the frontage.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well-settled and unlikely to consider offers from developers at the anticipated benchmark land value.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Subject to all owners being open in principle to offers from developers at around the benchmark land value there are no known cost or market factors that would detract from the viability of development at the scale envisaged.</p>		
<b>Action Required / Constraints</b>	<p>There is little scope for further work at this time as the site as a whole is unavailable. This situation should be kept under review.</p>		
<b>Summary</b>	<p>This site represents an opportunity for intensification subject to the site being available for redevelopment. The site may come forward piecemeal as one or more windfall sites, although this would probably reduce the density achievable.</p>		

# 102 - 112 London Road & 2 - 4 Tushmore Lane, Northgate, Crawley



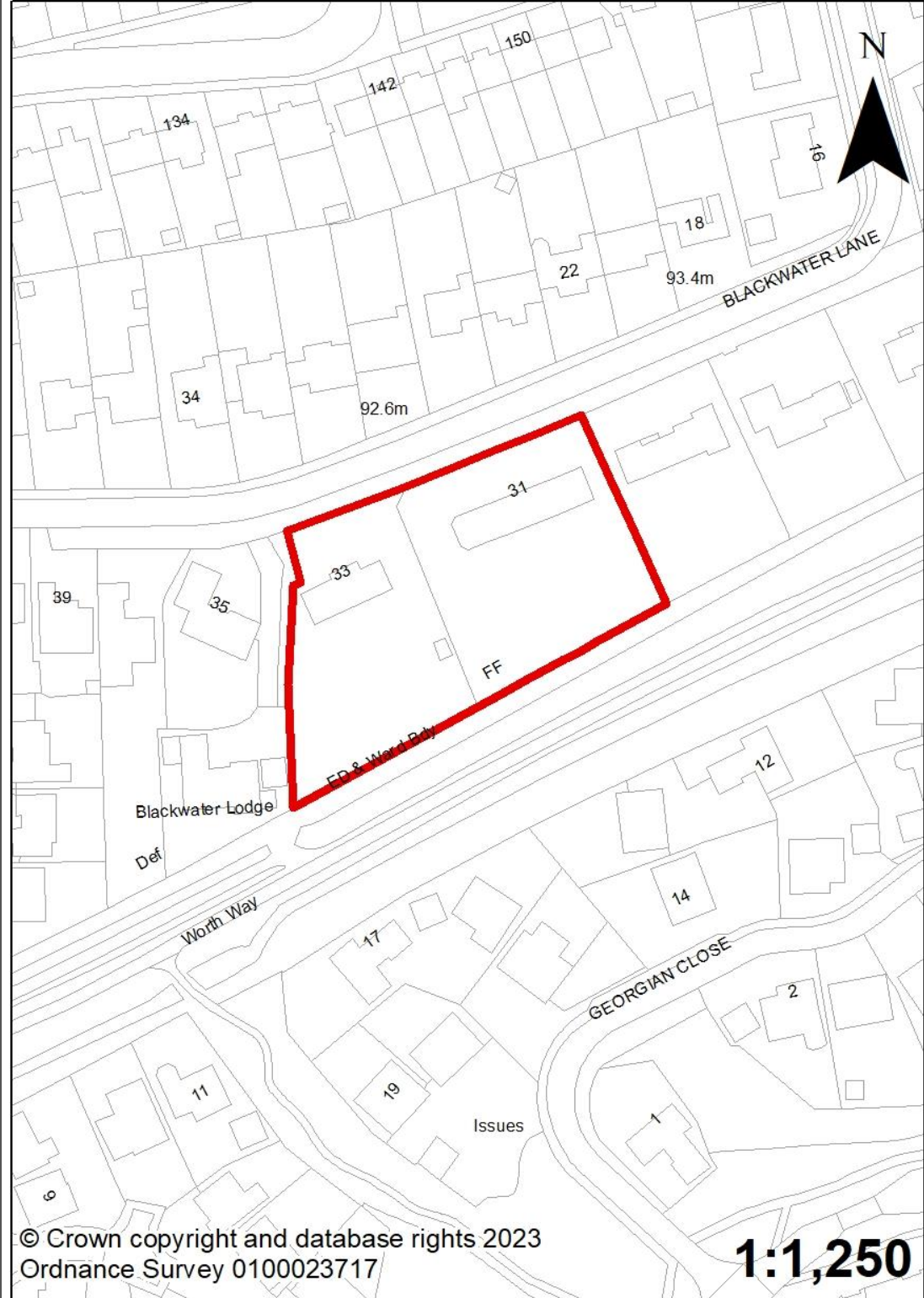
<b>Site Reference</b>	37	<b>Neighbourhood</b>	Northgate
<b>Site Name / Address</b>	116 – 136 London Road		
<b>Existing Land Use (s)</b>	PDL/Greenfield – Residential properties, convenience store and adjoining curtilages.	<b>Site Area (Gross hectares)</b>	0.56
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	64
<b>Lapse Date</b>	-	<b>Demolitions</b>	11
<b>PDL / Greenfield</b>	PDL & Greenfield	<b>Net Dwellings</b>	53
<b>Current Density</b>	20 dwellings/ha.	<b>Potential Density Range</b>	Moderate
<b>Site Suitability</b>	<p><b>Yes</b> - The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road could justify four storeys of development and a comprehensive approach would maximise capacity as a scheme would not need to take into account existing single and two storey neighbours. The site could be developed in conjunction with 114 London Road, which is identified as a Broad Location, and the replacement of smaller scale building would enable the capacity of 114 London Road to be increased.</p>		
<b>Site Availability</b>	<p><b>No</b> - The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well-settled and unlikely to consider offers from developers at the anticipated benchmark land value. There is also a convenience store at 134 London Road. Compensation for the removal of the existing business use would be required, but it is not thought that this would make the scheme economically unviable. In addition, the site also has a Tree Preservation Order (TPO) to the rear of the 120 – 136 London Road, although it is not believed that this would greatly constrain the site.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Subject to all owners being open in principle to offers from developers at around the benchmark land value there are no known cost or market factors that would detract from the viability of development at the scale envisaged.</p>		
<b>Action Required / Constraints</b>	<p>There is little scope for further work at this time as the site as a whole is unavailable. This situation should be kept under review.</p>		
<b>Summary</b>	<p>This site represents an opportunity for intensification subject to the site being available for redevelopment. The site may come forward piecemeal as one or more windfall sites, although this would probably reduce the density achievable.</p>		

# 116 - 136 London Road, Northgate, Crawley



<b>Site Reference</b>	55	<b>Neighbourhood</b>	Pound Hill
<b>Site Name / Address</b>	31 & 33 Blackwater Lane		
<b>Existing Land Use (s)</b>	Two large detached dwelling houses.	<b>Site Area (Gross hectares)</b>	0.53
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	8
<b>Lapse Date</b>	-	<b>Demolitions</b>	2
<b>PDL / Greenfield</b>	Greenfield & PDL	<b>Net Dwellings</b>	6
<b>Current Density</b>	4 dwellings/ha.	<b>Potential Density Range</b>	N/A (constrained due to character)
<b>Site Suitability</b>	<p><b>Yes</b> - The site is located within the Built-Up Area in a residential neighbourhood. The site falls within an Area of Special Local Character (ASLC), identified for its particular character in terms of density, landscaping and appearance. The site has previously been subject to several planning applications that have been refused (CR/2006/0785 and CR/2005/0471). The main issues to be considered when developing this site are the impact on protected trees and landscaping, the relationship with adjoining properties and the impact on the character and appearance of the ASLC.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> - The site does not seem to have been promoted recently, although based upon the previous planning history, it may be that the site could come available.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> - It is questionable whether a suitable scheme which respects the character of the ASLC would be financially viable.</p>		
<b>Action Required / Constraints</b>	<p>Protected trees, landscaping, adjoining neighbours and the ASLC are key constraints for this site. Interested developers should seek pre-application advice to reduce uncertainty regarding the development potential of the site and the likely outcome of any planning application.</p>		
<b>Summary</b>	<p>The intensification of this site may prove difficult in terms of achieving a scheme which is financially viable given the need to preserve the character and appearance of the ASLC. It is therefore not at present considered developable.</p>		

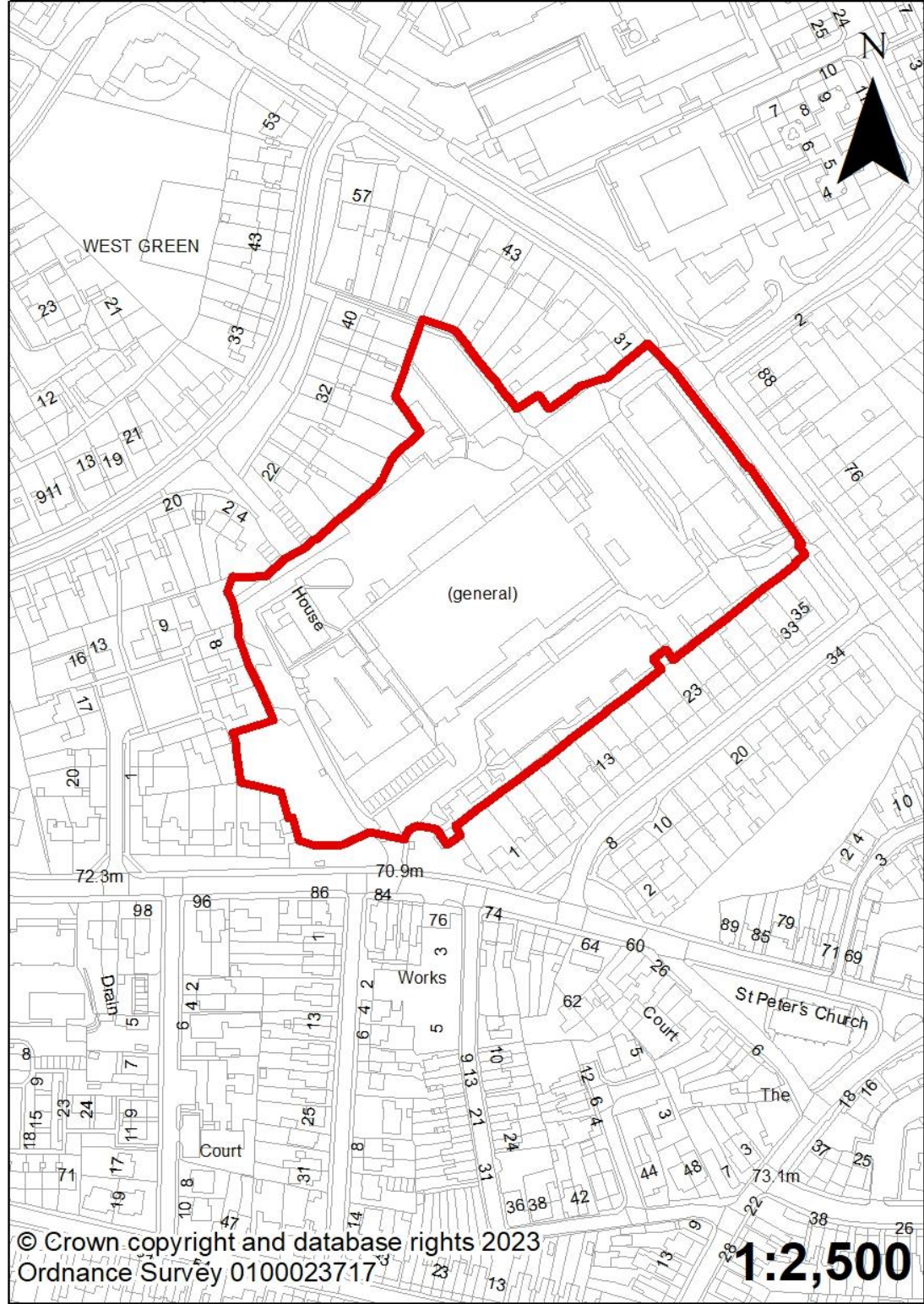
# 31 & 33 Blackwater Lane, Pound Hill, Crawley



<b>Site Reference</b>	58	<b>Neighbourhood</b>	West Green
<b>Site Name / Address</b>	Crawley Hospital Site		
<b>Existing Land Use (s)</b>	Hospital.	<b>Site Area (Gross hectares)</b>	2.77
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	180
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield & PDL	<b>Net Dwellings</b>	180
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low to Moderate
<b>Site Suitability</b>	<b>Yes</b> – The site offers a potentially unconstrained opportunity for residential 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.		
<b>Site Availability</b>	<b>No</b> – The hospital is currently operational and the site is not available at this time.		
<b>Site Achievability</b>	<b>Yes</b> – Given the location and few constraints, the site is likely to be achievable subject to resolution of replacement hospital facilities.		
<b>Action Required / Constraints</b>	No further action required – the site is not currently available.		
<b>Summary</b>	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.		

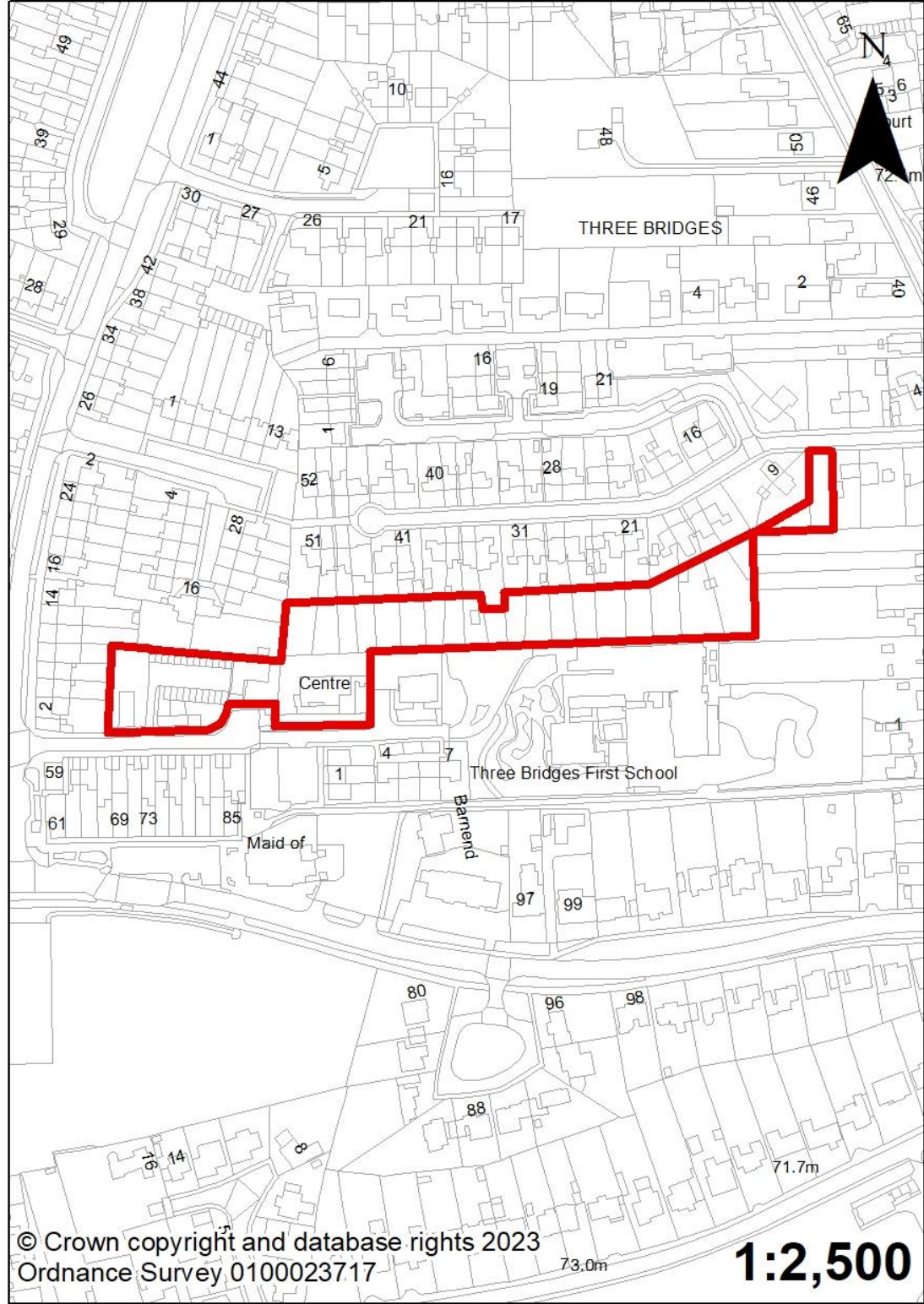


# Crawley Hospital, West Green, Crawley



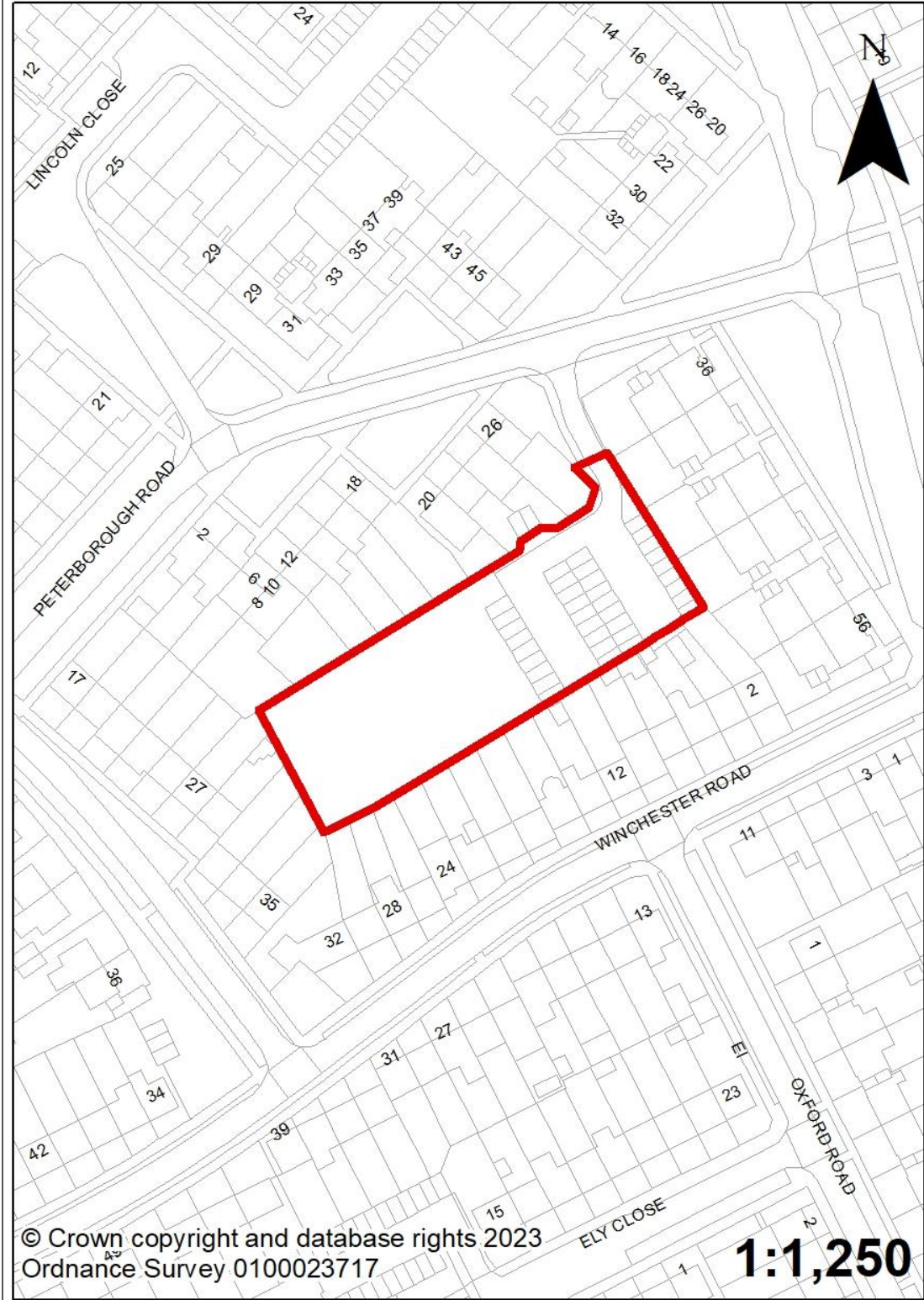
<b>Site Reference</b>	87	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Land at Gales Place and West Way		
<b>Existing Land Use (s)</b>	PDL/Greenfield – Residential gardens, community/employment buildings and garages.	<b>Site Area (Gross hectares)</b>	0.78
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	60
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield & PDL	<b>Net Dwellings</b>	60
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low to Moderate
<b>Site Suitability</b>	<b>Yes</b> – The site is in a residential neighbourhood and would be suitable for residential development subject to re-provision of community facilities and a design appropriate to the narrow shape of the site. Alternatively a scheme could exclude the community centre site.		
<b>Site Availability</b>	<b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
<b>Site Achievability</b>	<b>Yes</b> – The site should be achievable as a council-led development.		
<b>Action Required / Constraints</b>	If the council chooses to bring this site forward it should undertake further work to establish the preferred scope of the area for development, address any site assembly issues, and establish design parameters. A small part of the site is subject to surface water flood risk and it will be necessary to consult with the Lead Local Flood Authority.		
<b>Summary</b>	The council had indicated no intention at present to develop this site although it could be delivered in future (in whole or in part) as a windfall opportunity.		

# Land at Gales Place and West Way, Three Bridges, Crawley



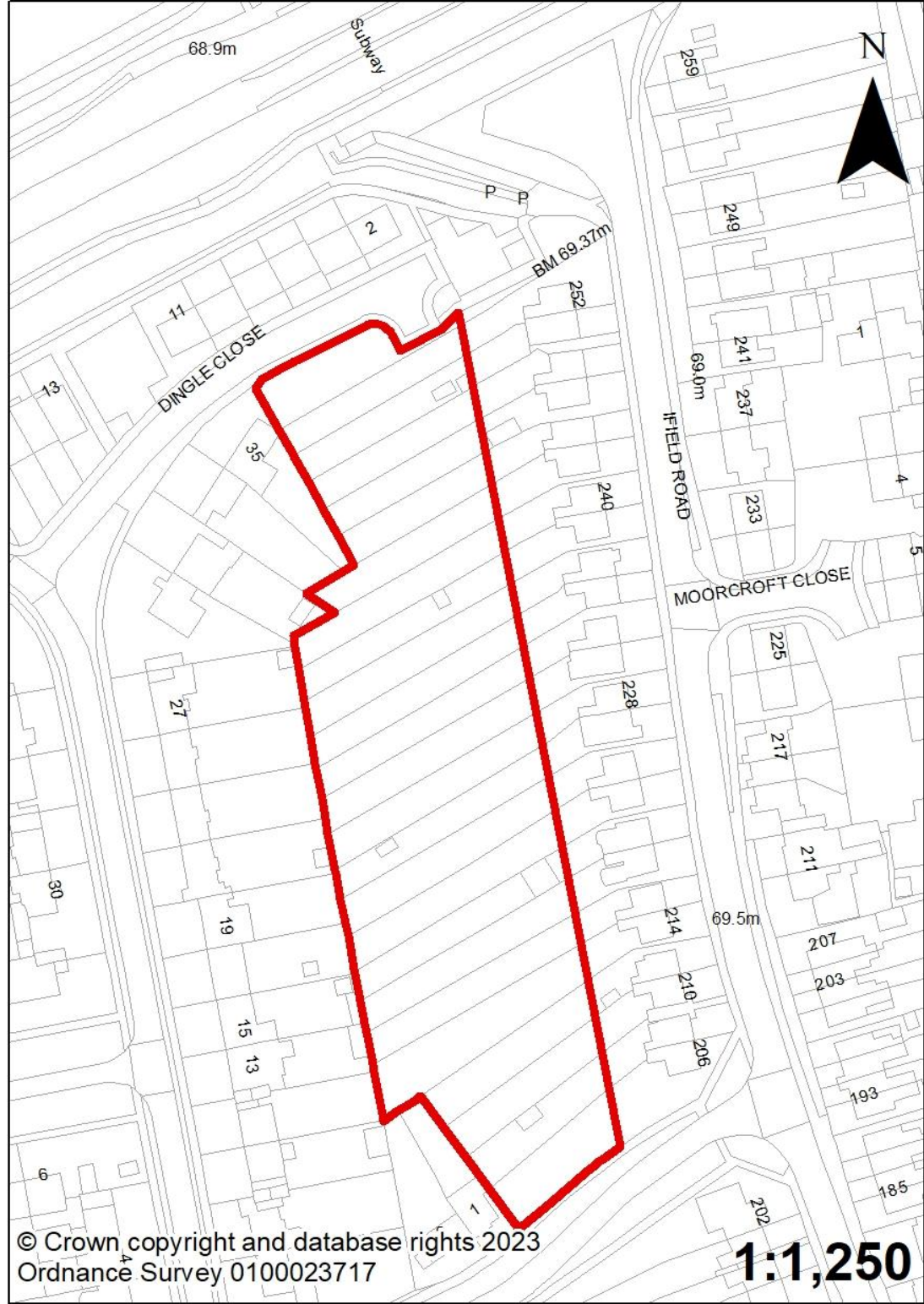
<b>Site Reference</b>	88	<b>Neighbourhood</b>	Tilgate
<b>Site Name / Address</b>	Land at Peterborough Road		
<b>Existing Land Use (s)</b>	PDL/Greenfield – Garage block and adjoining amenity green space	<b>Site Area (Gross hectares)</b>	0.26
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	12
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield & PDL	<b>Net Dwellings</b>	12
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low
<b>Site Suitability</b>	<b>Yes</b> – The site is in a residential neighbourhood and would be suitable in principle for additional residential development.		
<b>Site Availability</b>	<b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
<b>Site Achievability</b>	<b>Yes</b> – The site should be achievable as a council-led development.		
<b>Action Required / Constraints</b>	If the council chooses to bring this site forward it should undertake further work to establish the potential of the site.		
<b>Summary</b>	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.		

# Land at Peterborough Road, Tilgate, Crawley



<b>Site Reference</b>	50	<b>Neighbourhood</b>	West Green
<b>Site Name / Address</b>	Dingle Close/lfield Road, Rear Gardens		
<b>Existing Land Use (s)</b>	Greenfield - Residential gardens	<b>Site Area (Gross hectares)</b>	0.7
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	31
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield	<b>Net Dwellings</b>	31
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low
<b>Site Suitability</b>	<p><b>Yes</b> – In principle the site is suitable for residential development and a similar site was developed on the east side of lfield Road. The suitability of the site is subject to an appropriate level of development that resolves the access and amenity issues that would result from such a development. There are also a number of trees on site that would require assessment for their amenity value.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site comprises gardens held under license from Crawley Borough Council, who have not announced any intention to bring it forward for development.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Site constraints are considered to be resolvable sufficiently to enable a scheme of the indicated scale to come forward.</p>		
<b>Action Required / Constraints</b>	<p>If the council chooses to bring this site forward it should undertake further work on site layout, design, parking and the impact on adjoining properties. Dialogue should also be established with West Sussex County Council regarding the suitability of access off The Dingle and/or Dingle Close.</p>		
<b>Summary</b>	<p>The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity. The main issue to overcome would relate to the narrow shape of the site, access to any new development and the impact that any new development will have on existing properties and trees.</p>		

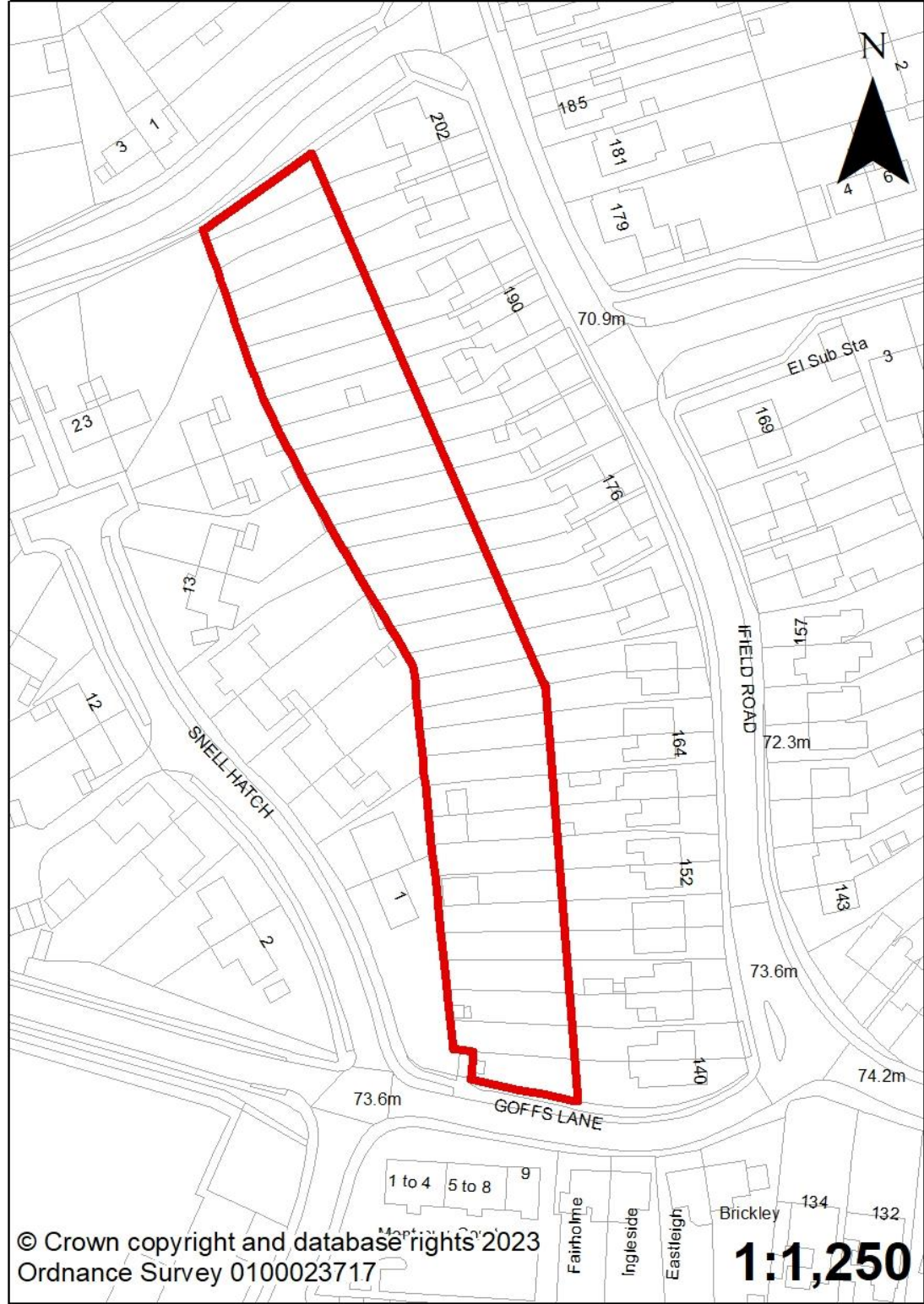
## Dingle Close/Ifield Road, Rear Gardens, West Green, Crawley



<b>Site Reference</b>	51	<b>Neighbourhood</b>	West Green
<b>Site Name / Address</b>	Snell Hatch/lfield Road, Rear Gardens		
<b>Existing Land Use (s)</b>	Greenfield - Residential gardens	<b>Site Area (Gross hectares)</b>	0.5
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	22
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield	<b>Net Dwellings</b>	22
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low
<b>Site Suitability</b>	<p><b>Yes</b> – In principle, the site is suitable for small scale residential development. The suitability of the site is subject to an appropriate level of development that resolves the access and amenity issues that would result from such a development. There are also a number of trees on site that would require assessment for their amenity value.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site comprises gardens held under license from Crawley Borough Council, who have not announced any intention to bring it forward for development.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Site constraints are considered to be resolvable sufficiently to enable an affordable housing scheme of the indicated scale to come forward.</p>		
<b>Action Required / Constraints</b>	<p>A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. If the council chooses to bring this site forward it should undertake further work on site layout, design, parking and impact on adjoining properties. Dialogue should also be established with West Sussex County Council regarding the suitability of access off The Dingle and/or Goffs Lane.</p>		
<b>Summary</b>	<p>The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity. The main issue to overcome would relate to the narrow shape of the site, access to any new development and the impact that any new development will have on existing properties and trees.</p>		

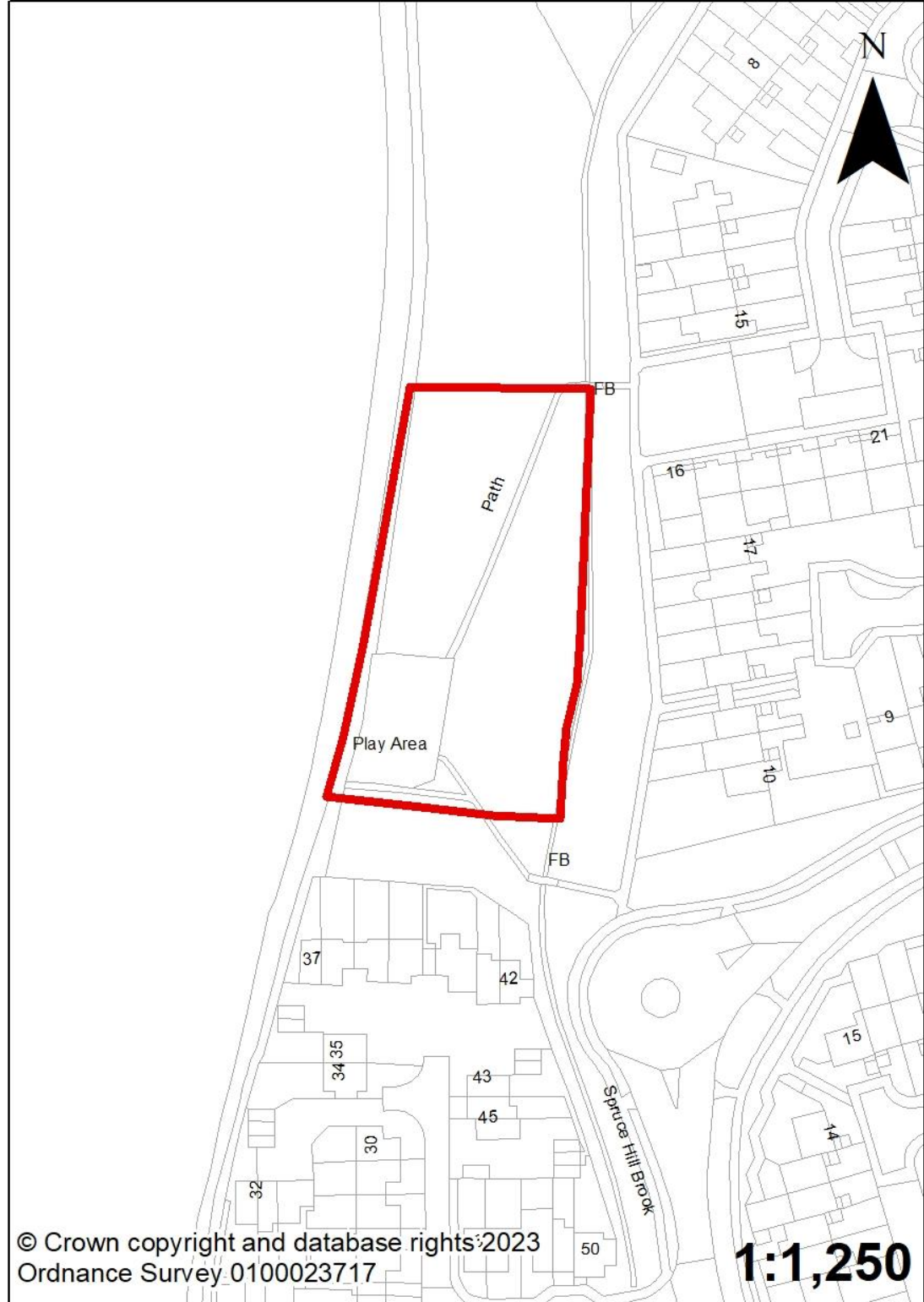


# Snell Hatch/Ifield Road, Rear Gardens, West Green, Crawley



<b>Site Reference</b>	14	<b>Neighbourhood</b>	Bewbush
<b>Site Name / Address</b>	Henty Close		
<b>Existing Land Use (s)</b>	Play Areas/Open Space	<b>Site Area (Gross hectares)</b>	0.35
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	24
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield	<b>Net Dwellings</b>	24
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low
<b>Site Suitability</b>	<p><b>Yes</b> – The site was previously allocated in the Local Plan as a Key Housing Site (Policy H2) for 24 dwellings, although this allocation has not been carried forward to the submission draft 2024 Local Plan, as the council as landowner has not announced any intention to bring the site forward. The indicative development quantum is based on a scheme incorporating two blocks of 12 1 and 2 bedroom apartments. The development of this site could allow for improved linkages and enhanced urban design whilst designing out crime in the new Kilnwood Vale neighbourhood at the point of proposed bus, pedestrian and cycle corridors.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Development on this site is considered achievable in the medium term. The site currently includes a children’s play area. In line with the open space study and public consultation, an improved replacement facility would be necessary to justify the loss incurred from development of that site for housing.</p>		
<b>Action Required / Constraints</b>	<p>11% of the site is located within Flood Zone 3b. The sequential approach should be applied to avoid developing in flood zones as far as reasonable, and ‘more vulnerable’ development will not be permitted within the functional floodplain. Small parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority.</p>		
<b>Summary</b>	<p>The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity, including re-provision of a play area.</p>		

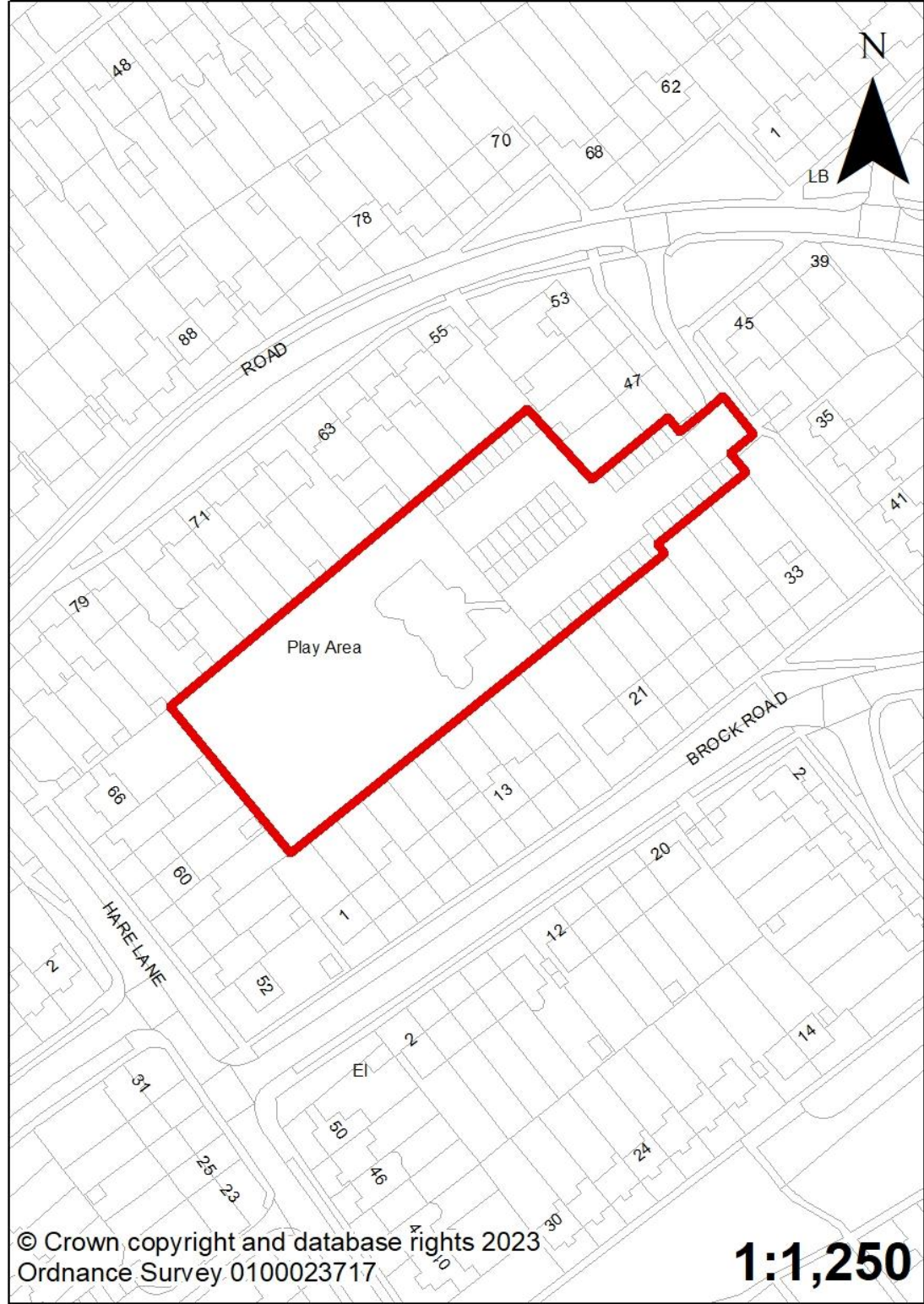
# Henty Close, Bewbush, Crawley



Crawley Borough Strategic Housing Land Availability Assessment  
February 2023

<b>Site Reference</b>	82	<b>Neighbourhood</b>	Langley Green
<b>Site Name / Address</b>	Rushetts Road Play Area		
<b>Existing Land Use (s)</b>	Play Areas/Open Space/Garages	<b>Site Area (Gross hectares)</b>	0.4
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	18
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield/PDL	<b>Net Dwellings</b>	18
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low
<b>Site Suitability</b>	<b>Yes</b> – The site is considered suitable for residential development, subject to re-provision of a play area of better or equivalent quality within the site, including an appropriate buffer.		
<b>Site Availability</b>	<b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
<b>Site Achievability</b>	<b>Yes</b> – Development on this site is considered achievable. In line with the open space study and public consultation, an improved replacement play facility would be necessary to justify the loss incurred from development.		
<b>Action Required / Constraints</b>	A small part of the site is subject to surface water flood risk and consultation would need to be undertaken with the Lead Local Flood Authority.		
<b>Summary</b>	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity, including re-provision of a play area.		

# Rushetts Road Play Area, Langley Green, Crawley



<b>Site Reference</b>	86	<b>Neighbourhood</b>	Furnace Green
<b>Site Name / Address</b>	Furnace Green Community Centre		
<b>Existing Land Use (s)</b>	PDL/Greenfield – Community Centre and associated grassed area.	<b>Site Area (Gross hectares)</b>	0.25
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	15
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield & PDL	<b>Net Dwellings</b>	15
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low
<b>Site Suitability</b>	<b>Yes</b> – The site is in a residential neighbourhood and would be suitable for residential development subject to re-provision of community facilities.		
<b>Site Availability</b>	<b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
<b>Site Achievability</b>	<b>Yes</b> – The site could be achievable as a council-led development.		
<b>Action Required / Constraints</b>	Further work would be needed to assess the site establish the scope for intensification. There is some overlap with Environment Agency Flood Zone 3, meaning that a site-specific flood risk assessment would be required to support a new scheme.		
<b>Summary</b>	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity, including re-provision of community facilities.		

# Furnace Green Community Centre, Furnace Green, Crawley



<b>Site Reference</b>	85	<b>Neighbourhood</b>	Tilgate
<b>Site Name / Address</b>	Former Age Concern Building, Shackleton Road		
<b>Existing Land Use (s)</b>	Under-used community building and adjacent grass verge	<b>Site Area (Gross hectares)</b>	0.14
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	8
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL & Greenfield	<b>Net Dwellings</b>	8
<b>Current Density</b>	-	<b>Potential Density Range</b>	Lower Moderate
<b>Site Suitability</b>	<b>Yes</b> – The site is in an established residential area and is considered suitable for residential development. There may be additional scope to include the adjoining community centre within a larger scheme, subject to reprovision of the community centre.		
<b>Site Availability</b>	<b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
<b>Site Achievability</b>	<b>Yes</b> – There are no specific ownership or infrastructure constraints identified and the council is working to bring the site forward as an affordable housing scheme within the next few years.		
<b>Action Required / Constraints</b>	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to bring the site forward. The site is partly situated within Flood Zone 2 and sequential testing will be required. The site is partly subject to surface water flood risk and it would be necessary to consult with the Lead Local Flood Authority.		
<b>Summary</b>	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.		



## Former Age Concern Building, Shackleton Road, Tilgate, Crawley



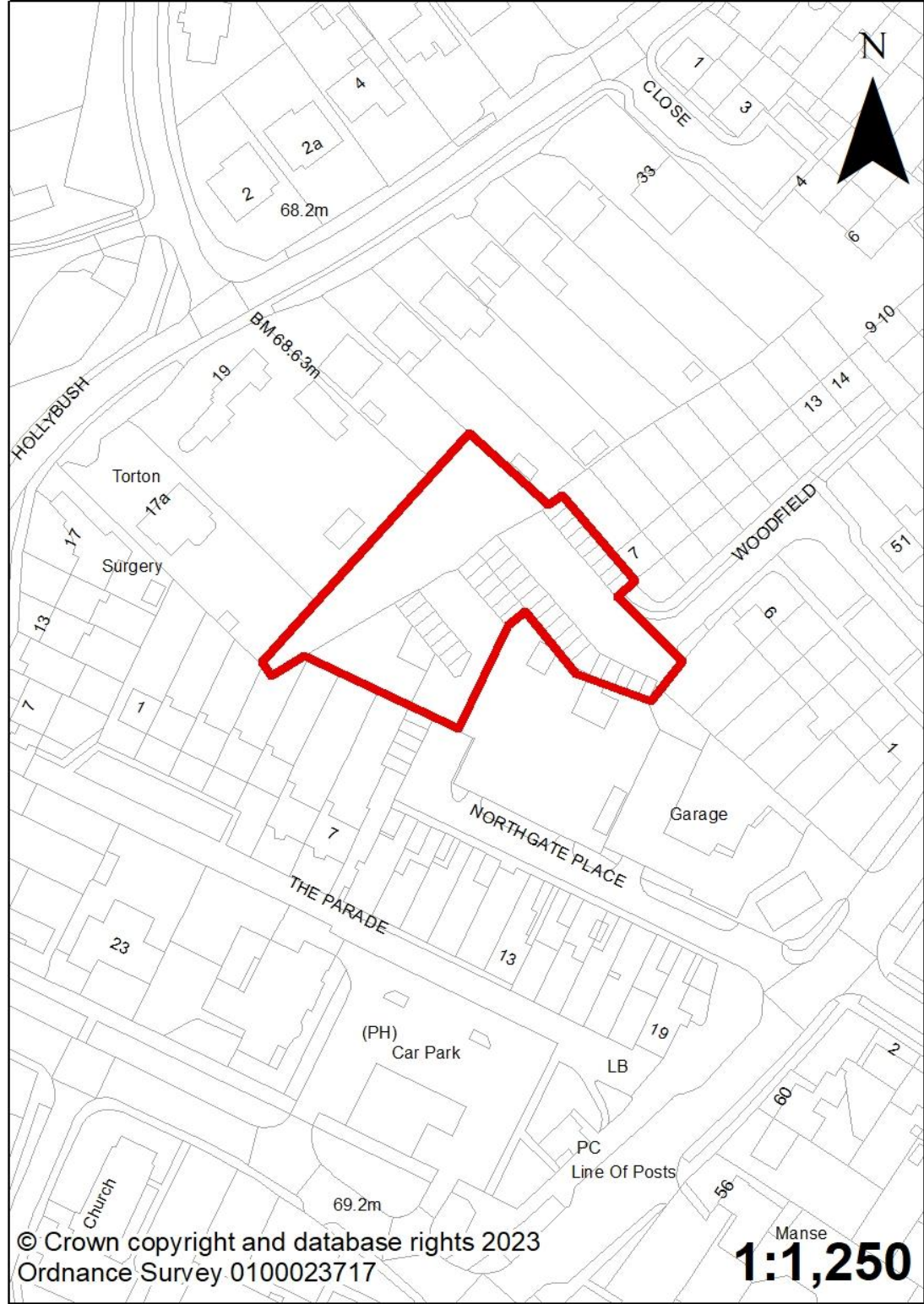
<b>Site Reference</b>	100	<b>Neighbourhood</b>	Pound Hill
<b>Site Name / Address</b>	Bristol Close		
<b>Existing Land Use (s)</b>	Residential parking / amenity space	<b>Site Area (Gross hectares)</b>	0.15
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	7
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	PDL	<b>Net Dwellings</b>	7
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low
<b>Site Suitability</b>	<b>Yes</b> – The site presents an opportunity for infill development and more efficient use of land in an established residential location, subject to consideration of impacts on amenity and highways and the adequacy of parking provision.		
<b>Site Availability</b>	<b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
<b>Site Achievability</b>	<b>Yes</b> – Development of a flatted scheme of this scale on this site is considered likely to be viable.		
<b>Action Required / Constraints</b>	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to bring the site forward.		
<b>Summary</b>	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.		

# Bristol Close, Pound Hill, Crawley



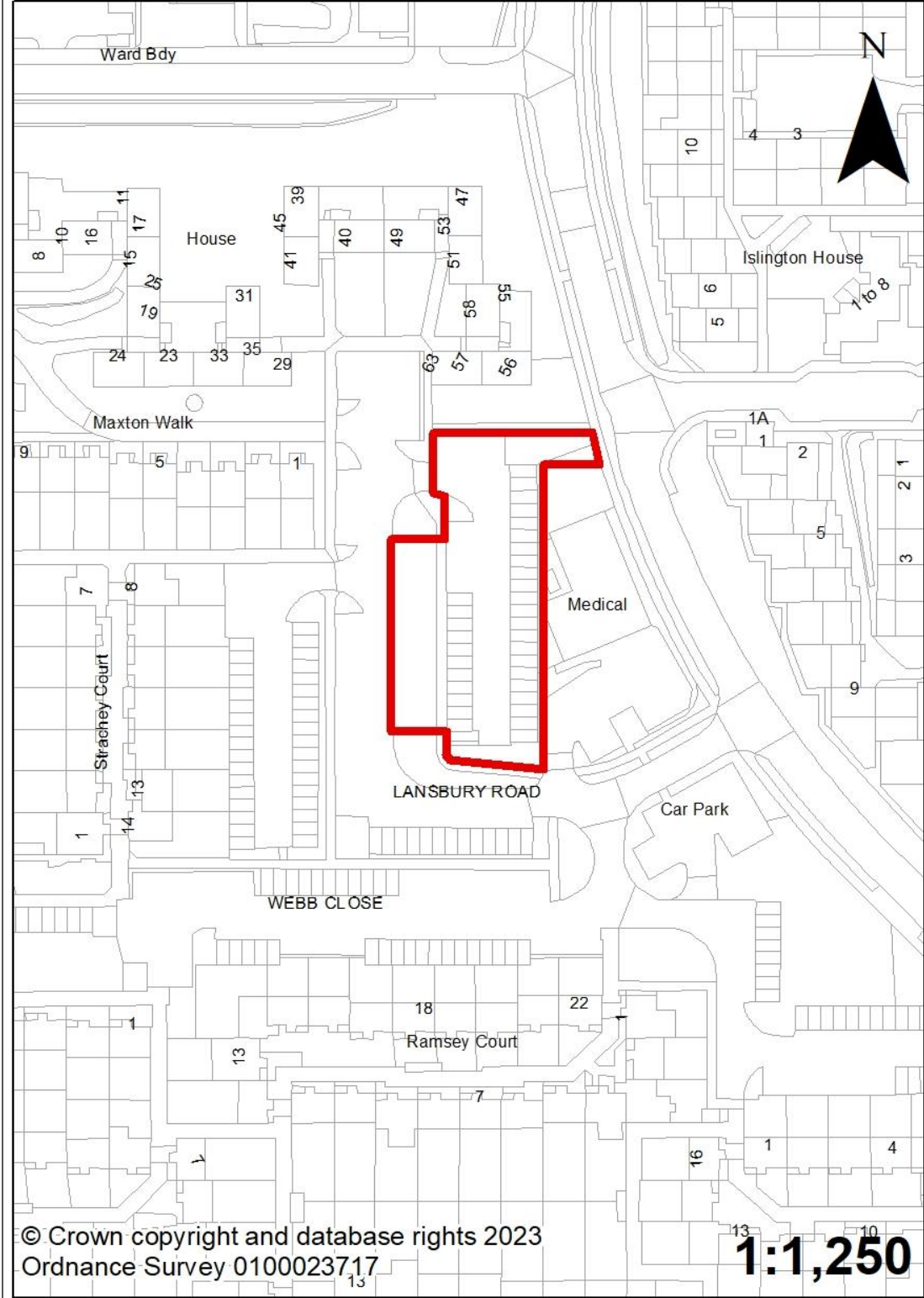
<b>Site Reference</b>	102	<b>Neighbourhood</b>	Northgate
<b>Site Name / Address</b>	Northgate Place		
<b>Existing Land Use (s)</b>	Garages and residential garden	<b>Site Area (Gross hectares)</b>	0.23
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	23
<b>Apse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield & PDL	<b>Net Dwellings</b>	23
<b>Current Density</b>	-	<b>Potential Density Range</b>	Moderate
<b>Site Suitability</b>	<p><b>Yes</b> – The site offers a potential infill opportunity in an established residential area with neighbourhood facilities nearby. Consideration would need to be given to means of access, as well as potential impacts on highways, local amenity, commercial uses in the adjoining neighbourhood centre, and the setting of the Listed Black Dog Cottage to the north west.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Development of a flatted scheme of this scale on the site is considered likely to be viable.</p>		
<b>Action Required / Constraints</b>	<p>Engagement between the LPA and property/housing/built environment colleagues within the council would be required to bring the site forward.</p>		
<b>Summary</b>	<p>The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.</p>		

# Northgate Place, Northgate, Crawley



<b>Site Reference</b>	103	<b>Neighbourhood</b>	Broadfield
<b>Site Name / Address</b>	Lansbury Road		
<b>Existing Land Use (s)</b>	Garages and amenity land	<b>Site Area (Gross hectares)</b>	0.17
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	40
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield & PDL	<b>Net Dwellings</b>	40
<b>Current Density</b>	-	<b>Potential Density Range</b>	Moderate to High
<b>Site Suitability</b>	<b>Yes</b> – The site represents a potential infill opportunity for a residential scheme close to neighbourhood facilities. Any scheme would need to include consideration of highways impact and amenity, particularly in relation to the proximity of the adjoining medical centre.		
<b>Site Availability</b>	<b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
<b>Site Achievability</b>	<b>Yes</b> – Development of a flatted scheme of this scale on the site is considered likely to be viable.		
<b>Action Required / Constraints</b>	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to bring the site forward.		
<b>Summary</b>	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.		

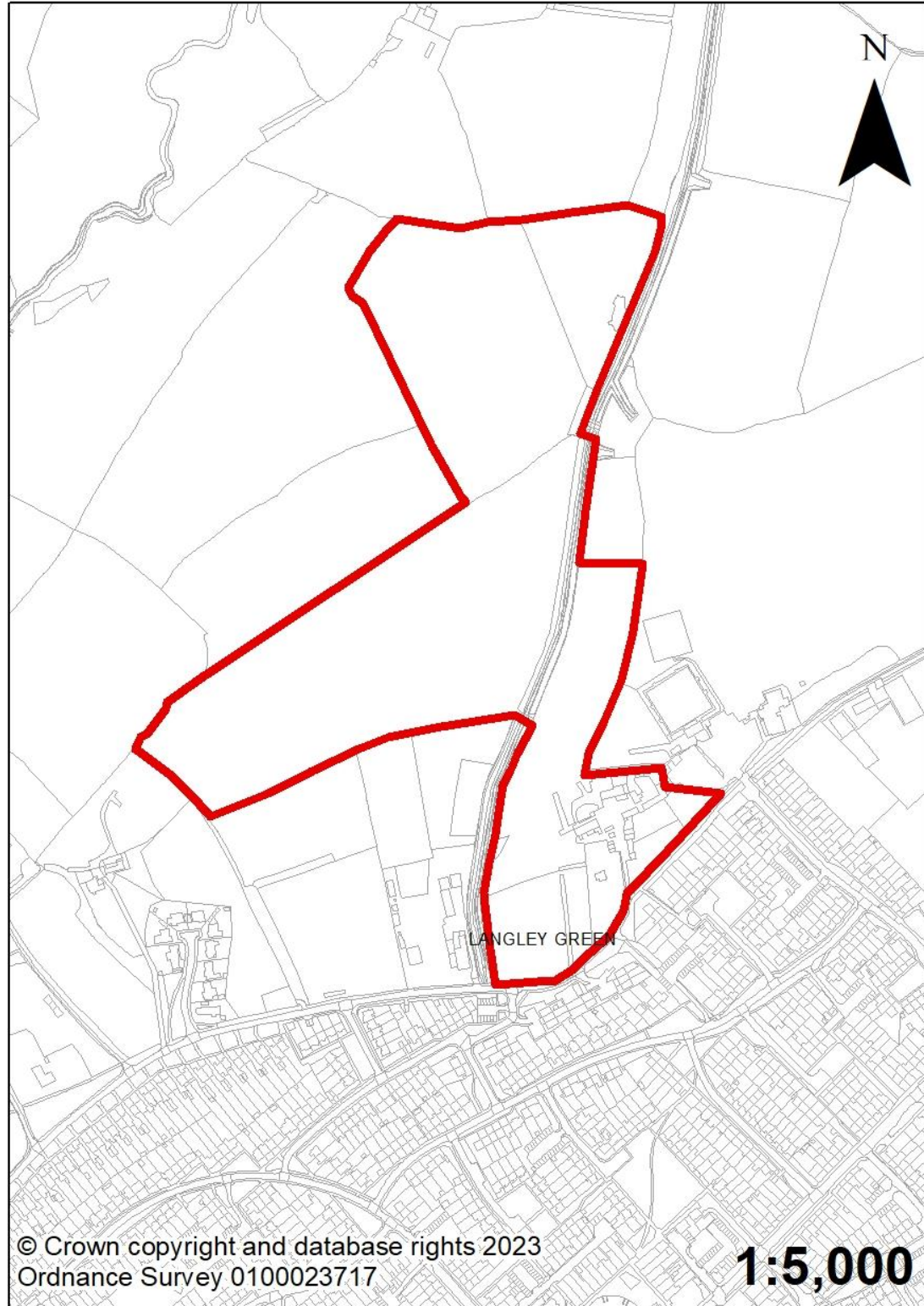
# Lansbury Road, Broadfield, Crawley



<b>Site Reference</b>	104	<b>Neighbourhood</b>	Langley Green
<b>Site Name / Address</b>	Langley Green Farm		
<b>Existing Land Use (s)</b>	Farm	<b>Site Area (Gross hectares)</b>	11.3
<b>PA. Number</b>	-	<b>Gross Dwellings</b>	30
<b>Lapse Date</b>	-	<b>Demolitions</b>	0
<b>PDL / Greenfield</b>	Greenfield	<b>Net Dwellings</b>	30
<b>Current Density</b>	-	<b>Potential Density Range</b>	Low (within Built Up Area Boundary); N/A (outside Built Up Area Boundary)
<b>Site Suitability</b>	<p><b>Yes</b> – This site falls within an ‘Area of Search – Future Housing’ identified in the 2015 Local Plan. The majority of the site is unsuitable for residential development owing to exposure to noise from aviation in the event of an additional southern runway being created at Gatwick Airport, as well as the presence of a Local Nature Reserve and Biodiversity Opportunity Area. The southernmost portion of the site does have some development potential, although it remains constrained by access issues, by the presence of the Grade II Listed farmhouse, and by the fact that only a small area falls within the identified Built Up Area Boundary.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Given the greenfield setting development is likely to be viable, notwithstanding the identified constraints.</p>		
<b>Action Required / Constraints</b>	<p>Engagement between the LPA and property/housing/built environment colleagues within the council would be required to bring the site forward.</p>		
<b>Summary</b>	<p>Even allowing for the unsuitability of most of the site and the constraints operating in the remainder, there is likely to be potential for residential development if the site becomes available. The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.</p>		



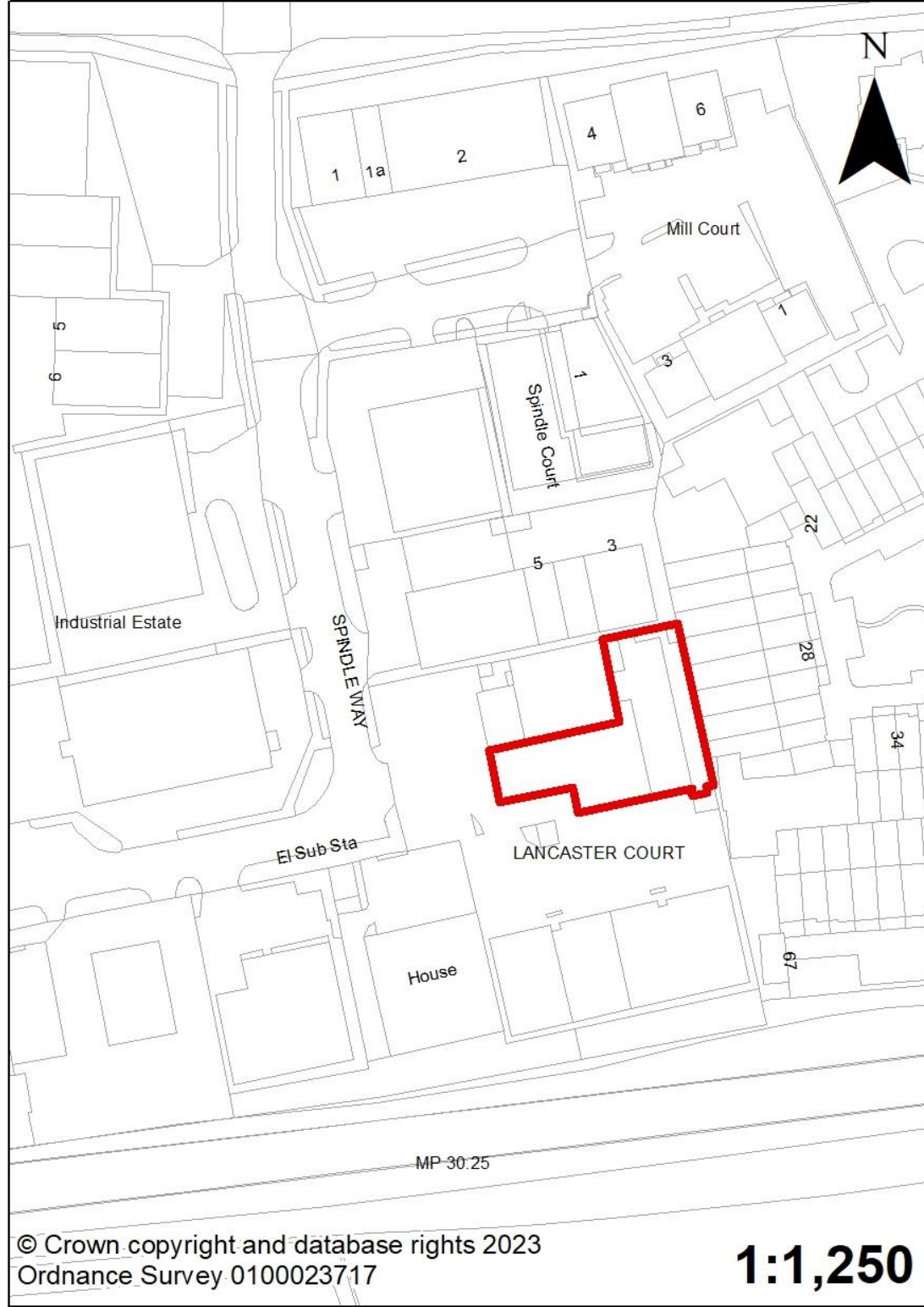
## Langley Green Farm, Langley Green, Crawley



J) Sites which are unsuitable for development

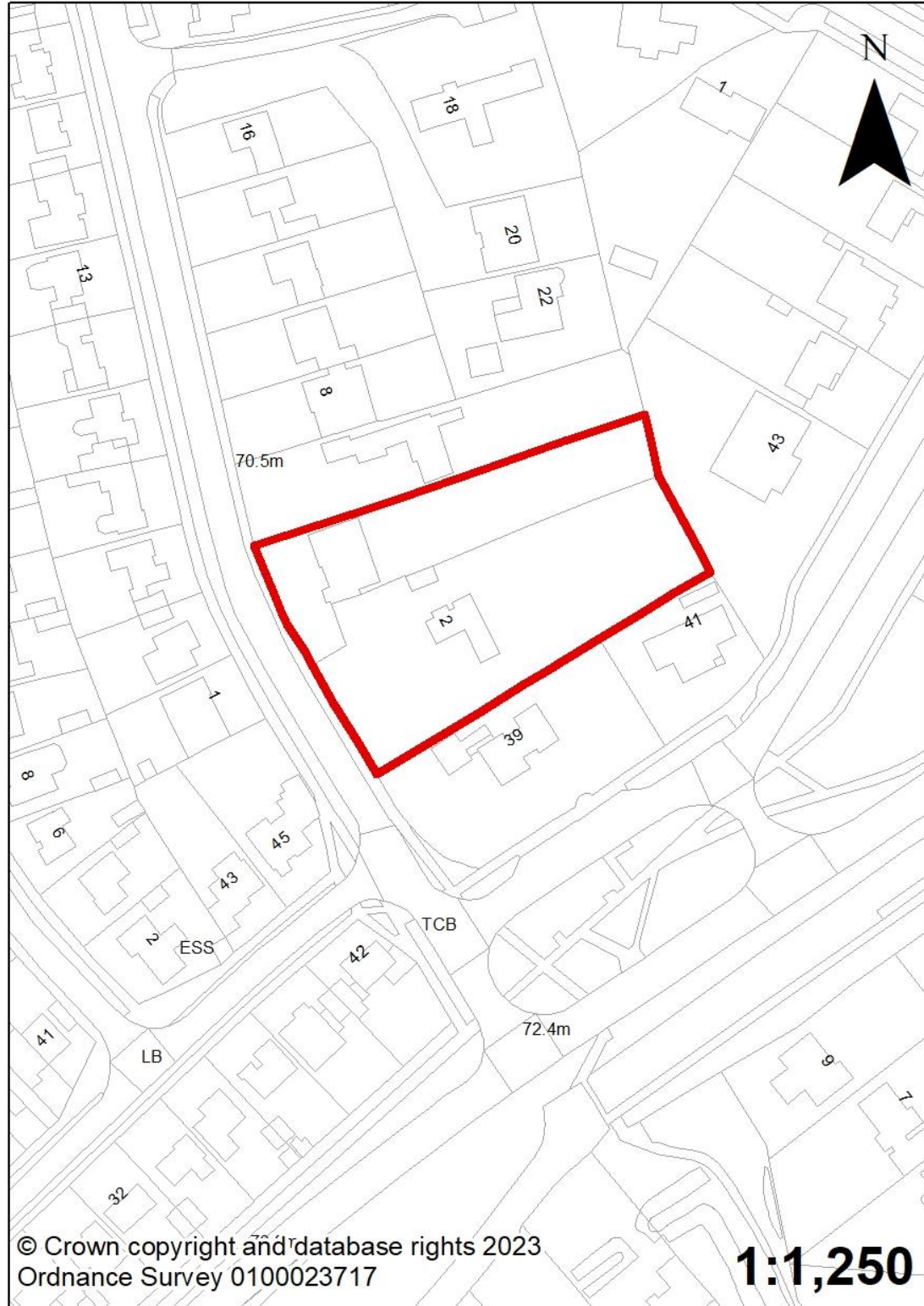
<b>Site Reference</b>	54	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	International Business Centre, Spindle Way		
<b>Existing Land Use (s)</b>	B1 offices		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	0.08	<b>Current Density</b>	4 dwellings/ha.
<b>Site Suitability</b>	<p><b>No</b> – The 2015 Local Plan and submission draft 2024 Local Plan both identify the site as falling within the Three Bridges Corridor Main Employment Area. Policy EC2 of the submission draft Plan sets a range of tests for allowing a loss of employment floorspace within such areas, and it is considered unlikely that proposals to convert or rebuild this site for residential use would meet the requirements of the policy. Along with most of the wider Main Employment Area, the site is subject to an Article 4 Direction removing permitted development rights for conversion to residential use.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> – The site has been promoted for residential development, and previously benefitted from prior approval for conversion to residential use. However, this was not implemented.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	<p>The site has been promoted in the past and previously benefitted from prior approval for conversion, but residential development would be considered contrary to Local Plan Policy EC2, which seeks to protect the economic function of main employment areas.</p>		

# International Business Centre, Spindle Way, Three Bridges, Crawley



<b>Site Reference</b>	60	<b>Neighbourhood</b>	Pound Hill
<b>Site Name / Address</b>	2 - 4 Grattons Drive		
<b>Existing Land Use (s)</b>	Two detached properties in large plots.		
<b>PDL / Greenfield</b>	PDL & Greenfield		
<b>Site Area (Gross hectares)</b>	0.34	<b>Current Density</b>	4 dwellings/ha.
<b>Site Suitability</b>	<p><b>No</b> – This site sits in an area characterised by larger detached homes within an Area of Special Local Character (ASLC), identified for its particular character in terms of density, landscaping and appearance. The site has within it a number of trees protected by Tree Preservation Orders that limit the development potential. A planning application (CR/2008/0039/FUL) for the demolition of the two properties and the erection of 9 new residential units was refused in March 2008, and the subsequent appeal was later withdrawn by the appellant. The application site also included part of the rear garden of 6 Grattons Drive.</p>		
<b>Site Availability</b>	<p><b>Uncertain</b> – There is no evidence at this time to suggest the site is available for development.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No action required at this stage.		
<b>Summary</b>	The limited area of developable land within the site arising from the Tree Preservation Orders and its location within the Area of Special Local Character means this site is unsuitable for intensification.		

## 2 - 4 Grattons Drive, Pound Hill, Crawley



<b>Site Reference</b>	61	<b>Neighbourhood</b>	Southgate
<b>Site Name / Address</b>	35-37 Goffs Park Road		
<b>Existing Land Use (s)</b>	Two large detached dwelling houses and gardens.		
<b>PDL / Greenfield</b>	PDL & Greenfield		
<b>Site Area (Gross hectares)</b>	0.38	<b>Current Density</b>	5 dwellings/ha.
<b>Site Suitability</b>	<p><b>No</b> – The site is located within the Goffs Park Road Area of Special Local Character (ASLC), identified for its particular character in terms of density, landscaping and appearance. Planning Application CR/2008/0081/FUL was refused and it is unlikely that a suitable and viable development can be progressed that respects this designation. In addition, there are a number of protected trees on site, across the front boundary and the site is prominently located.</p>		
<b>Site Availability</b>	<p><b>Uncertain</b> – Given the lack of recent planning history for this site, it is unknown whether the site is available for residential development.</p>		
<b>Site Achievability</b>	<p><b>No</b> – The location of the site makes it desirable, however, a viable scheme may not be achievable within the ASLC given the likely value of the site comprising two substantial dwellings.</p>		
<b>Action Required / Constraints</b>	No further action required. The site is not considered suitable for development.		
<b>Summary</b>	The site is located within the ASLC and the intensification of the site would likely undermine this designation. Therefore, the site is not considered suitable for intensification.		

### 35 - 37 Goffs Park Road, Southgate, Crawley





<b>Site Reference</b>	62	<b>Neighbourhood</b>	Langley Green
<b>Site Name / Address</b>	Cherry Lane Playing Pitches		
<b>Existing Land Use (s)</b>	Formal playing pitches		
<b>PDL / Greenfield</b>	PDL & Greenfield		
<b>Site Area (Gross hectares)</b>	4.0	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site contains a number of formal outdoor sports pitches and older/children’s play space, as recognised in the council’s Playing Pitch Strategy (2021) and Open Space, Sport and Recreation Assessment (2020). The Cherry Lane site was identified as a ‘hub’ site and considered of good quality. Policy ENV4 of the 2015 Local Plan, with regards to playing pitches, protects the site from being developed, since this site is clearly identified as being essential to the borough in terms of formal sports provision. This approach is retained in Policy OS1 of the submission draft 2024 Local Plan.</p> <p>In addition, road access to the site is likely to be problematic and the entire site is designated in the Local Plan as structural landscaping (Policy CH7 in 2015 Plan, proposed for retention as CL6 in submission draft 2024 Local Plan).</p>		
<b>Site Availability</b>	<b>No</b> - The site is wholly owned by Crawley Borough Council and is not being promoted at this stage.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required at this stage.		
<b>Summary</b>	The site is not available for development and comprises a protected piece of open space that is not suitable for development against the evidence base for the 2015 Local Plan and submission draft 2024 Local Plan.		

## Cherry Lane Playing Pitches, Langley Green, Crawley



<b>Site Reference</b>	64	<b>Neighbourhood</b>	Langley Green
<b>Site Name / Address</b>	Land adjacent to Langley Walk and Burlands (incorporating Willoughby House)		
<b>Existing Land Use (s)</b>	Countryside location adjacent to urban/rural fringe.		
<b>PDL / Greenfield</b>	PDL & Greenfield		
<b>Site Area (Gross hectares)</b>	3.38	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The majority of the site is situated between the 60dB and 63dB noise contour associated with a new southern wide spaced runway at Gatwick Airport. Residential development would therefore be exposed to an unacceptable impact from aviation noise in accordance with Policy EP4 of the submission draft 2024 Local Plan and supporting Noise Annex. Detailed assessment of this site including a transport assessment/statement and Stage One Road Safety Audit would in any case be required to ascertain whether limited intensification is acceptable providing the impact on the transport network, neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed. The built-up area boundary (BUAB) review for the 2015 Local Plan proposed that this area remained outside the BUAB in the rural fringe.</p>		
<b>Site Availability</b>	<p><b>Uncertain</b> - Land falls predominantly within the ownership of the council although properties at Willoughby Farm and Southdown are subject to lease agreements. The site is not being promoted by the landowner at this current time.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	This site is considered unsuitable for residential development on noise grounds, as well as being subject to other constraints.		

## Land Adjacent to Langley Walk and Burlands, Langley Green, Crawley



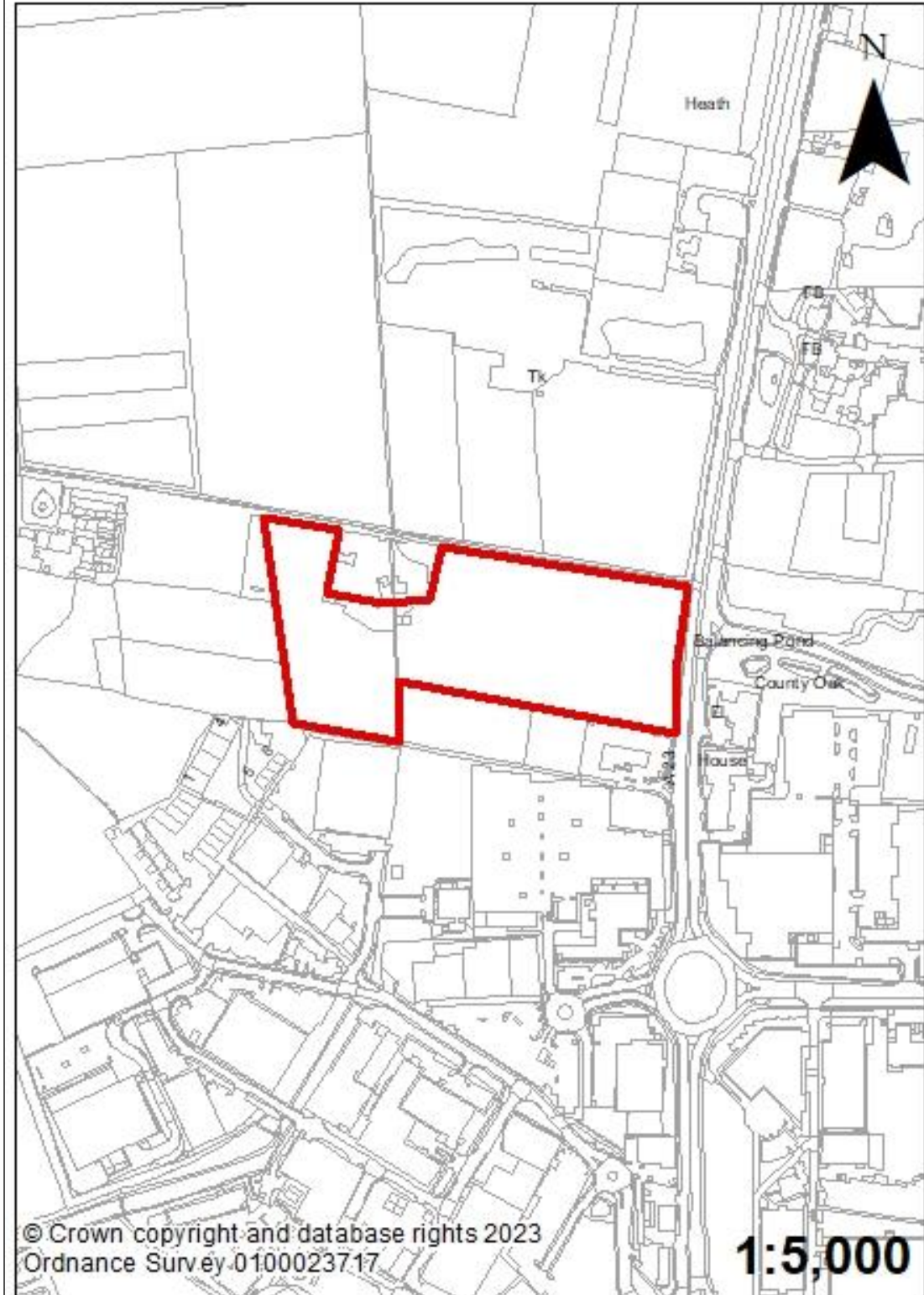
<b>Site Reference</b>	65	<b>Neighbourhood</b>	Ifield
<b>Site Name / Address</b>	Land at Meldon, Rusper Road		
<b>Existing Land Use (s)</b>	Countryside area plus adjoining residential dwellings.		
<b>PDL / Greenfield</b>	Greenfield & PDL		
<b>Site Area (Gross hectares)</b>	1.48	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The majority of the site sits outside the Built-Up Area Boundary (BUAB). The western boundary of the site borders Environment Agency Flood Zone Two and Three which is likely to limit development potential due to increased surface runoff. The perimeter of the site is lined with mature trees screening it from the surrounding area. Access to the site may be constrained with the only access currently available opening onto Rusper Road, opposite Tangmere Road.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> – The site has not been promoted recently although it was indicated during the preparation of the 2015 Local Plan that the site could be made available within 12 months.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required at present.		
<b>Summary</b>	<p>The site is not considered to be suitable for development at this stage, principally on the basis of flooding. The other issue which needs to be addressed relates to highway access constraints and the design of an appropriate scheme outside the Built Up Area Boundary, adjacent a listed building and adjacent a Local Green Space. Ongoing dialogue would need to be undertaken with site promoters, the Environment Agency and West Sussex County Council to ascertain the extent to which the site may be constrained by flooding and highway issues.</p>		

## Land at Meldon, Rusper Road, Ifield, Crawley



<b>Site Reference</b>	66	<b>Neighbourhood</b>	Langley Green
<b>Site Name / Address</b>	Land at Poles Lane		
<b>Existing Land Use (s)</b>	Agricultural use.		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	3.8	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – This site was promoted for housing and/or employment use in March 2012 at the Issues and Options Consultation for the council’s Local Plan. The Poles Lane site is located beyond the Built up Area Boundary to the north of County Oak, within a countryside location. Further, the site falls within the area safeguarded for provision of a potential additional runway at Gatwick Airport.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site continues to be promoted for housing and/or employment use.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	<p>No further action required at present.</p>		
<b>Summary</b>	<p>Due to the constraints outlined above, the site is not considered suitable for residential development.</p>		

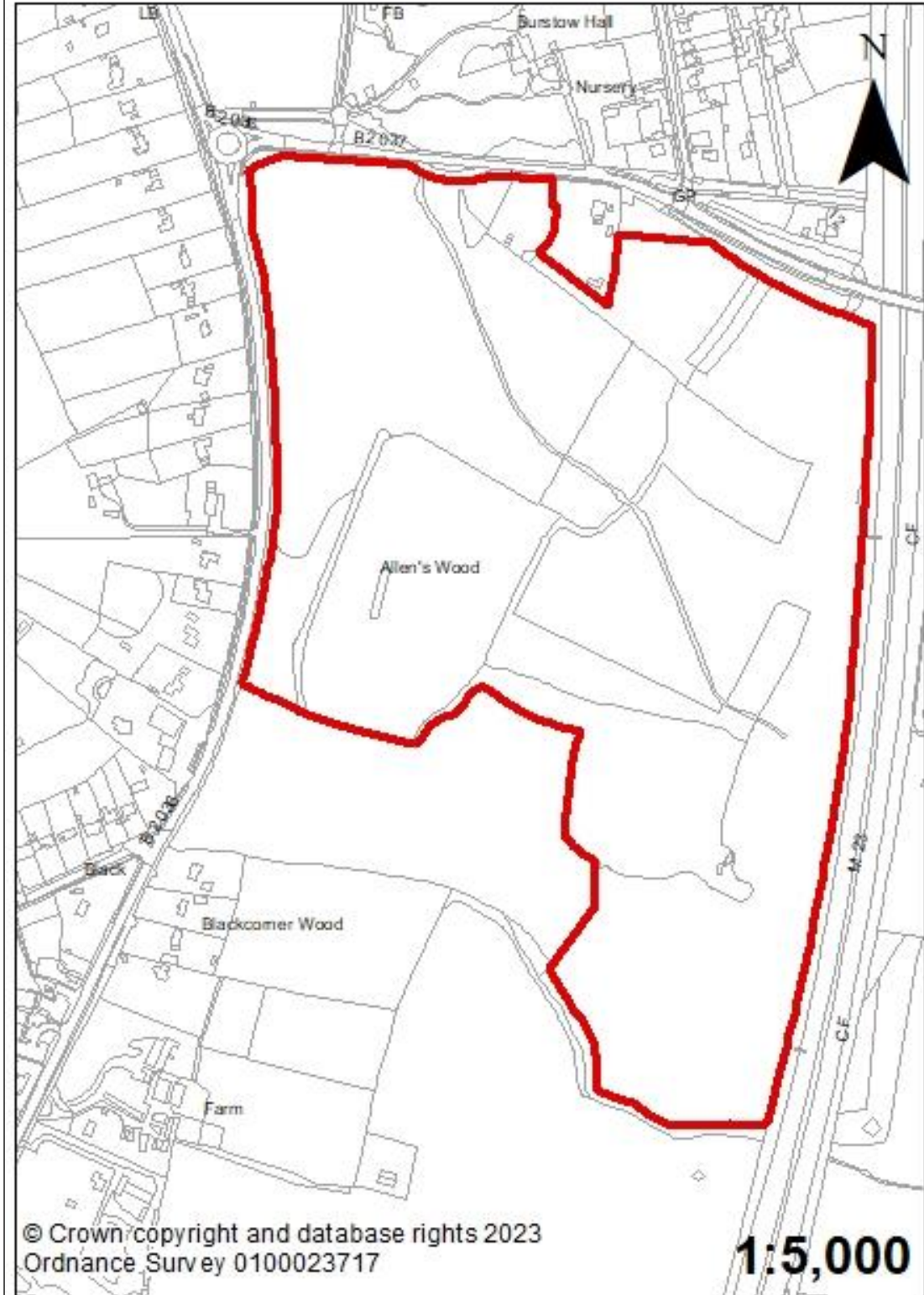
## Land at Poles Lane, Langley Green, Crawley





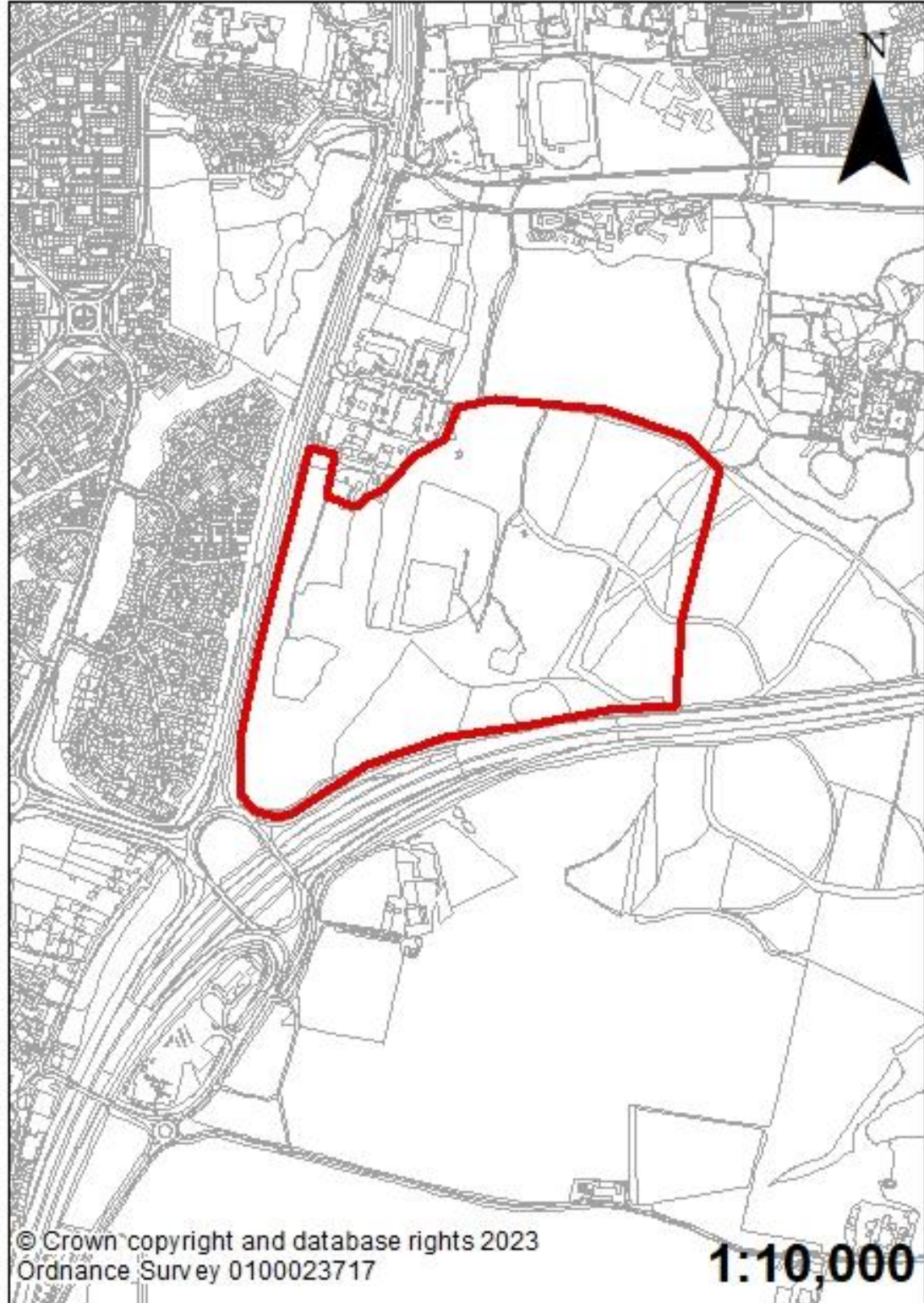
<b>Site Reference</b>	67	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land East of Balcombe Road, Horley		
<b>Existing Land Use (s)</b>	Countryside		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	16	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The built-up area boundary (BUAB) review proposed that this area remains outside the BUAB in the North East Crawley Rural Fringe. It is therefore subject to countryside policies. Part of the site is also identified as Ancient Woodland (Allen’s Wood). Furthermore, part of the site is located within land safeguarded for a potential wide spaced additional southern runway at Gatwick Airport, as it may be needed for road diversions. The majority of the site is also subject to noise exposure of between 63dB and 66dB from aviation noise in the scenario of a wide spaced additional runway at Gatwick Airport, meaning that residential development would be in conflict with Policy EP4 of the submission draft 2024 Local Plan and supporting Noise Annex. For these reasons, residential development would not be acceptable in this location.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> – this site has previously been promoted by the land owner as a development location, although current availability is uncertain.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	<p>The site is subject to constraint on account of aircraft noise. The site also contains a large area of Ancient Woodland.</p>		
<b>Summary</b>	<p>The site is considered unsuitable for residential development owing to constraints and designations associated with noise, the countryside, biodiversity, and structural landscaping.</p>		

## Land East of Balcombe Road, Horley



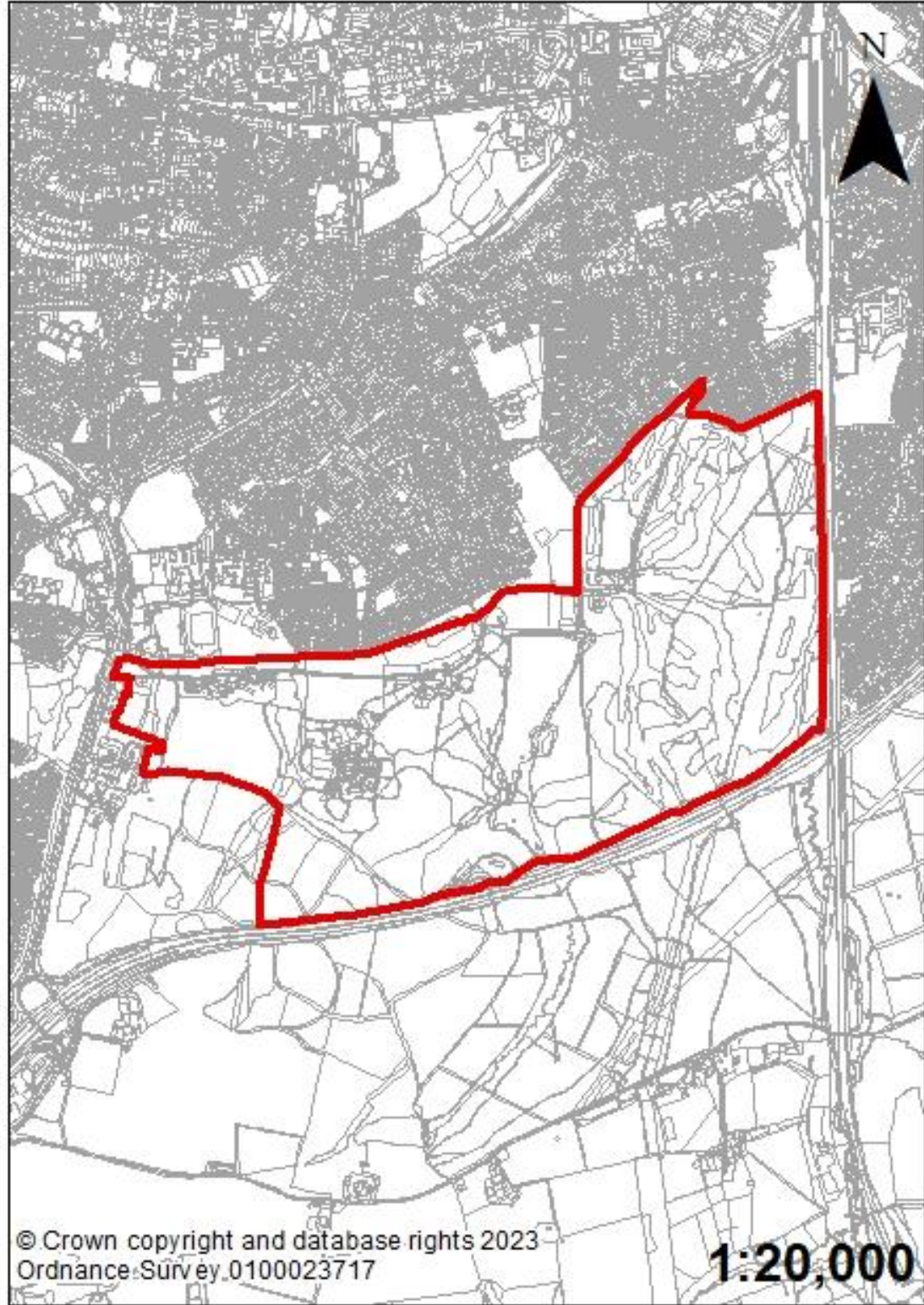
<b>Site Reference</b>	68	<b>Neighbourhood</b>	Tilgate
<b>Site Name / Address</b>	Land East of Brighton Road		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	31	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is outside the Built-Up Area Boundary in the Tilgate Forest Rural Fringe. The site would have potential integration issues with the existing town and surrounding neighbourhoods. The site is mostly wooded, and certain areas are designated as Ancient Woodland, which significantly limits the site’s capacity. Issues of accessibility and broader highways capacity would need to be resolved in addition to a detailed understanding of the site’s capacity in light of the Ancient Woodland designations and noise levels from the motorway. The remaining land which is not identified as Ancient Woodland is heavily treed.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site is a mix of landownership and option agreements. There is no land agreement between the parties at present.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	<p>The site is subject to various constraints including Ancient Woodland, noise and accessibility issues, and falls outside the Built up Area Boundary. No further action currently required.</p>		
<b>Summary</b>	<p>Development would be contrary to existing policy, being outside the Built-up Area Boundary and developed as a partial neighbourhood. The remaining developable land (not Ancient Woodland) is wooded and the net capacity of the site is not possible to determine. Achieving suitable access to the site is likely to be problematic given the location of the site in relation to the dual carriageway and motorway junction.</p>		

## Land East of Brighton Road, Tilgate, Crawley



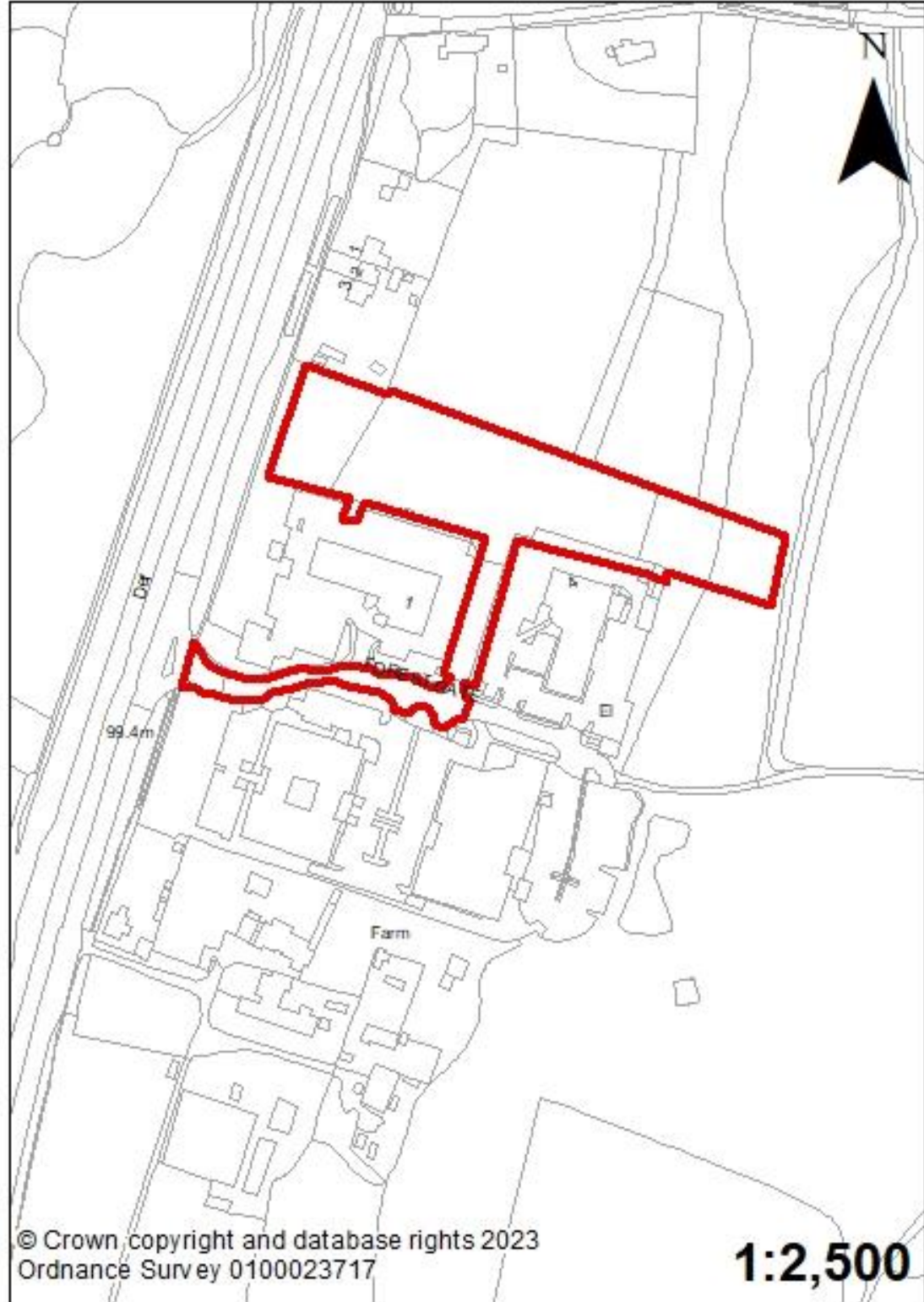
<b>Site Reference</b>	110	<b>Neighbourhood</b>	Tilgate
<b>Site Name / Address</b>	Tilgate Country Park		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	196	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site falls outside the Built-up Area Boundary in the Tilgate/Worth Forest Rural Fringe and includes significant areas of Ancient Woodland. The site as a whole is identified as Structural Landscaping and as a Site of Nature Conservation Importance and Biodiversity Opportunity Area. Tilgate Park comprises a key strategic recreational asset to the borough. Much of the site is identified as an Historic Park and Garden. The park also includes the setting for an identified Long Distance View. Parts of the site are affected by noise from the adjacent M23. Incremental or partial residential development within the site would also likely be isolated from local facilities and transport connections, and therefore not in accordance with the neighbourhood principle on which the structure of the borough is based.</p>		
<b>Site Availability</b>	<p><b>No</b> – Tilgate Park predominantly falls in the ownership of Crawley Borough Council, which maintains and manages it as a key recreational asset to the borough.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	<p>The site is subject to various constraints including Ancient Woodland, biodiversity, landscape, heritage and noise issues, and falls outside the Built up Area Boundary. No further action required.</p>		
<b>Summary</b>	<p>Development would be contrary to existing policy on numerous grounds, reflecting the importance of Tilgate Park as a recreational, landscape, biodiversity and heritage asset.</p>		

## Tilgate Country Park, Tilgate, Crawley



<b>Site Reference</b>	69	<b>Neighbourhood</b>	Tilgate
<b>Site Name / Address</b>	Land North of Tilgate Forest Business Centre		
<b>Existing Land Use (s)</b>	Vacant industrial land		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	0.88	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – An outline application for residential development on this site (CR/2017/0346/OUT) was refused and dismissed on appeal in March 2019. The proposal was considered to be in conflict with the designation of the site as a Main Employment Area in the 2015 Local Plan, and with the neighbourhood structure of Crawley, in view of its isolation from community facilities. In addition the inspector was not certain that the level of development proposed could achieve an acceptable level of amenity to occupiers, or that impact on adjacent Ancient Woodland Could be satisfactorily mitigated. Key policy designations affecting this site are proposed for retention in the submission 2024 Local Plan. The site is therefore considered unsuitable for residential development.</p>		
<b>Site Availability</b>	<p><b>No</b> – Due to the refusal of planning consent the site is unavailable for residential development. It is understood that it is being marketed as a site for employment-related development.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	The site has recently been promoted via the planning process but is considered unsuitable for residential development and would be more appropriately developed for employment uses.		

## Land North of Tilgate Forest Business Centre, Tilgate, Crawley





<b>Site Reference</b>	70	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land East of East Wing, Burstow Hall, Antlands Lane, Tinsley Green		
<b>Existing Land Use (s)</b>	Open land and woodland.		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	0.64	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – Two outline applications for residential development on this site (CR/2016/0189/OUT and CR/2017/0407/OUT) have previously been refused. The refusal reasons included the fact that the site is within the area safeguarded in the 2015 Local Plan for a potential future additional runway at Gatwick Airport; its location outside the Built-Up Area Boundary within an identified rural area; and the exposure of future residents to unacceptable levels of noise from aircraft. Additional concerns related to impact on neighbouring commercial occupiers. For the purposes of the submission draft 2024 Local Plan the site continues to fall within the area safeguarded for potential future runway expansion at Gatwick, as it may be needed for a road diversion. For these reasons the site is considered unsuitable for residential development.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The promotion of the site for residential development indicates that it is available to potential buyers, and the land does not appear to be subject to an intensive current use.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	The site has recently been promoted via the planning process but is considered unsuitable for residential development.		

## Land East of East Wing, Burstow Hall, Antlands Lane, Tinsley Green



<b>Site Reference</b>	71	<b>Neighbourhood</b>	Ifield
<b>Site Name / Address</b>	Land East of Overdene Drive		
<b>Existing Land Use (s)</b>	Amenity green space		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	1.65	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The majority of the site (approximately 1ha of land to the west) previously had a planning permission which was granted in 2011 for the erection of a Sikh Community Centre and caretaker flat (CR/2011/0337/FUL). A number of planning conditions have also been discharged and the site has a new access constructed.</p> <p>Notwithstanding the above planning permission, the remainder of the site is still considered unsuitable for housing development owing to the potential access issues onto the site which remain difficult from Crawley Avenue. It is not expected that the newly constructed access will be utilised for further housing development. In addition, the 2015 Local Plan and submission draft 2024 Local Plan do not continue to identify the site for small scale community uses, in view of the planning application permitted. Lastly, the loss of amenity green space will need to be justified through a planning application.</p>		
<b>Site Availability</b>	<b>Uncertain</b> – the eastern part of the site is owned by Crawley Borough Council. However, the remainder of the site is privately owned and the landowners have not expressed any desire to develop the site for housing.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required – it is not considered appropriate to progress the site for housing development.		
<b>Summary</b>	The planning constraints identified above render the site unsuitable for housing development.		

## Land East of Overdene Drive, Ifield, Crawley



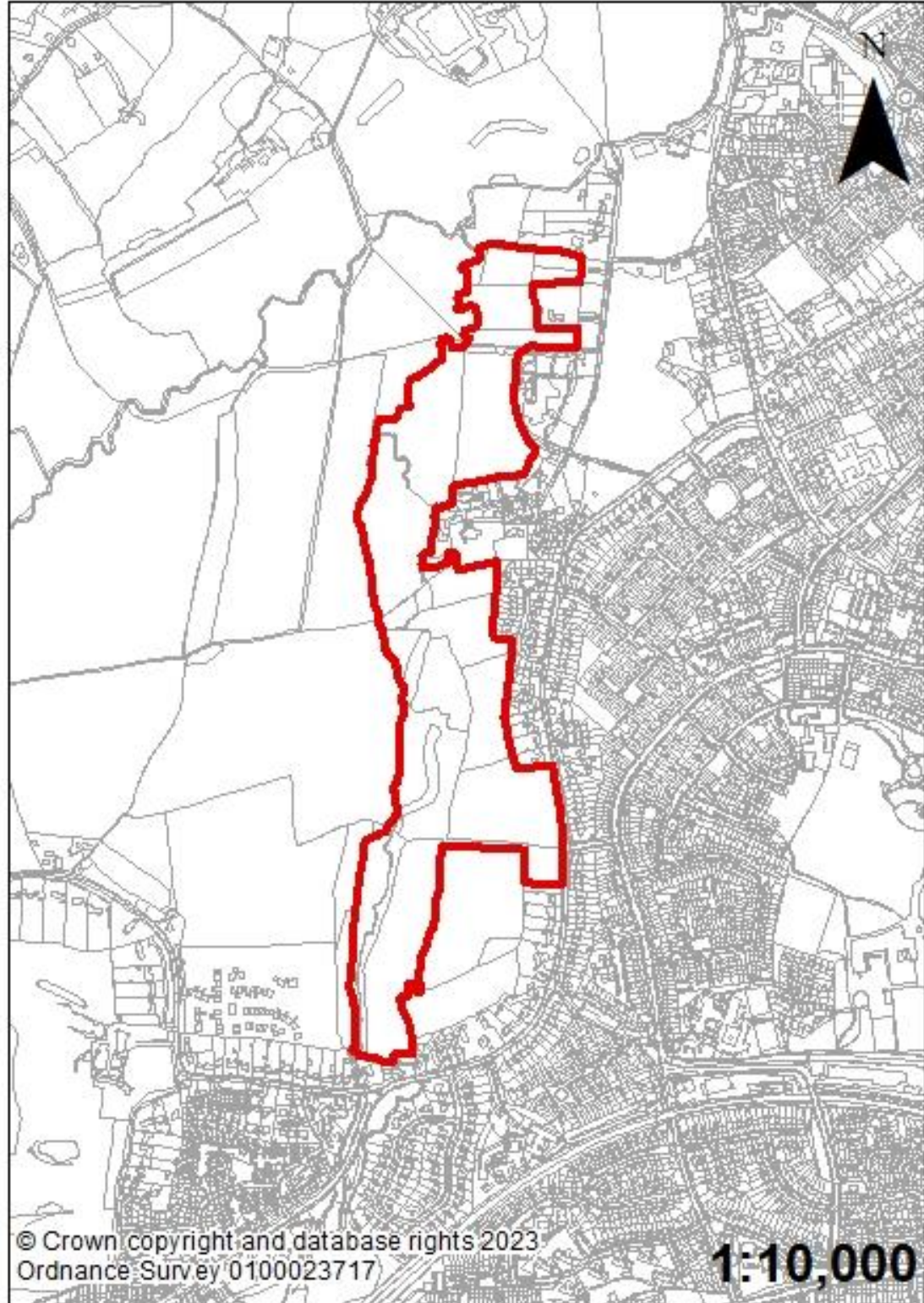
<b>Site Reference</b>	101	<b>Neighbourhood</b>	Northgate
<b>Site Name / Address</b>	Car Park, Station Way		
<b>Existing Land Use (s)</b>	Small car park		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	0.04	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – Two outline applications for residential development of this site (CR/2020/0589/OUT and CR/2021/0621/OUT) have been refused with the former being dismissed at appeal. The site is small and narrow and residential development at this location would likely have a cramped and unattractive appearance in a location which is sensitive on account of the proximity of the Brighton Road Conservation Area. Development at this location may also affect view splays, resulting in a negative impact in terms of highway safety. The site is also affected by road and railway noise.</p>		
<b>Site Availability</b>	<b>Yes</b> – The site has been promoted for housing development.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required – it is not considered appropriate to progress the site for housing development.		
<b>Summary</b>	The planning constraints identified above render the site unsuitable for housing development.		

# Car Park, Station Way, Northgate, Crawley



<b>Site Reference</b>	72	<b>Neighbourhood</b>	Ifield
<b>Site Name / Address</b>	Land West of Ifield		
<b>Existing Land Use (s)</b>	Natural and Semi Natural landscape.		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	Approx. 22	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is designated as a Site of Special Nature Conservation Importance (SNCI) and has significant amenity and recreational value, which is represented by its Local Green Space designation. The built-up area boundary (BUAB) review for the Local Plan proposed that this area remained outside the BUAB in the rural fringe. The site plays a prominent role in the setting of the Ifield Conservation Area. Furthermore, a significant portion of the site is designated by the Environment Agency as being Flood Risk Zones 2 and 3 and this will prevent large scale development of the majority of the site. The site also partly falls within the 60dB noise contour associated with a new southern wide spaced runway at Gatwick Airport, and to that extent would be unsuitable on grounds of aviation noise in accordance with Policy EP4 of the submission draft 2024 Local Plan and supporting Noise Annex.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site is owned by Homes England, who also own large areas of land to the west of the site and are promoting the site as a recreational space for a new neighbourhood west of Ifield, which is being promoted through the review of the Horsham District Planning Framework.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	<p>Consideration of this site as a recreational space to serve a new neighbourhood west of Ifield, within Horsham District may be required.</p>		
<b>Summary</b>	<p>The site is protected from development by a range of physical and policy constraints making it unsuitable for residential development. Consideration of this site as a recreational space for a potential new neighbourhood may be required, if a new neighbourhood is promoted by Horsham through their District Plan Review. However, the flood risks associated with major residential development need to be addressed at the outcome of the process, as it is unlikely that the entire site could be developed for housing without significant flooding risks.</p>		

## Land West of Ifield, Ifield, Crawley





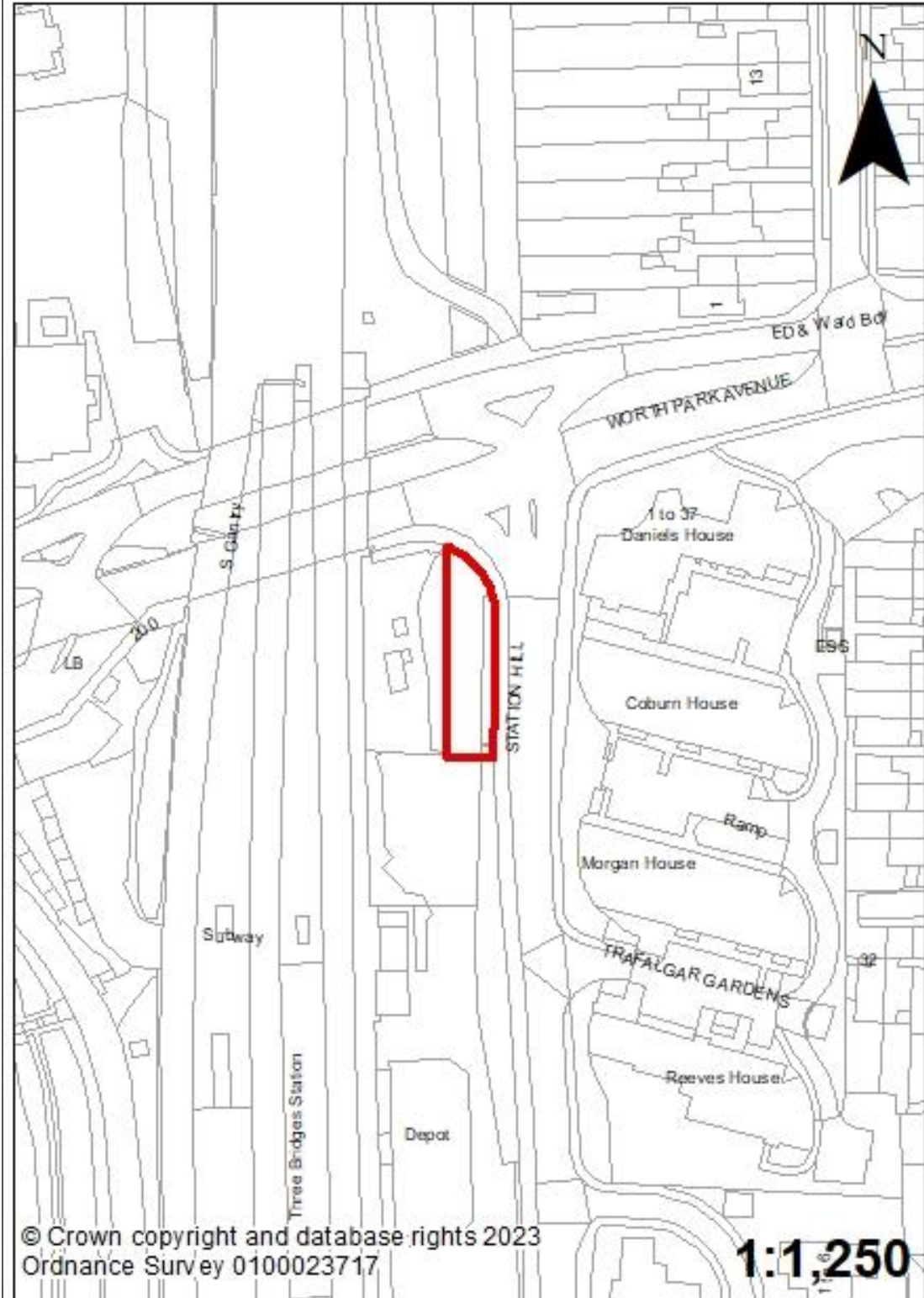
<b>Site Reference</b>	73	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	North East Sector, Gas Holder site		
<b>Existing Land Use (s)</b>	Disused gas holder.		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	1.85	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site was within the North East Sector allocation for 2700 units within the adopted Core Strategy (2008), but it falls entirely within Flood Zone 3a and partly within the functional floodplain and is likely to be significantly constrained in terms of flooding. Land contamination and remediation would also need to be considered in more detail before the site could be considered suitable for housing. The site does not form part of the planning application site for the North East Sector, presumably due to the significance of flooding issues and costs of land reclamation.</p>		
<b>Site Availability</b>	<b>Yes</b> – the site is available for development.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No action at present given the significant nature of constraints affecting the site.		
<b>Summary</b>	The site has significant flood risks and there is a high likelihood of contaminated land, which means that the site is unsuitable for housing development.		

## North East Sector Gas Holder Site, Forge Wood, Crawley



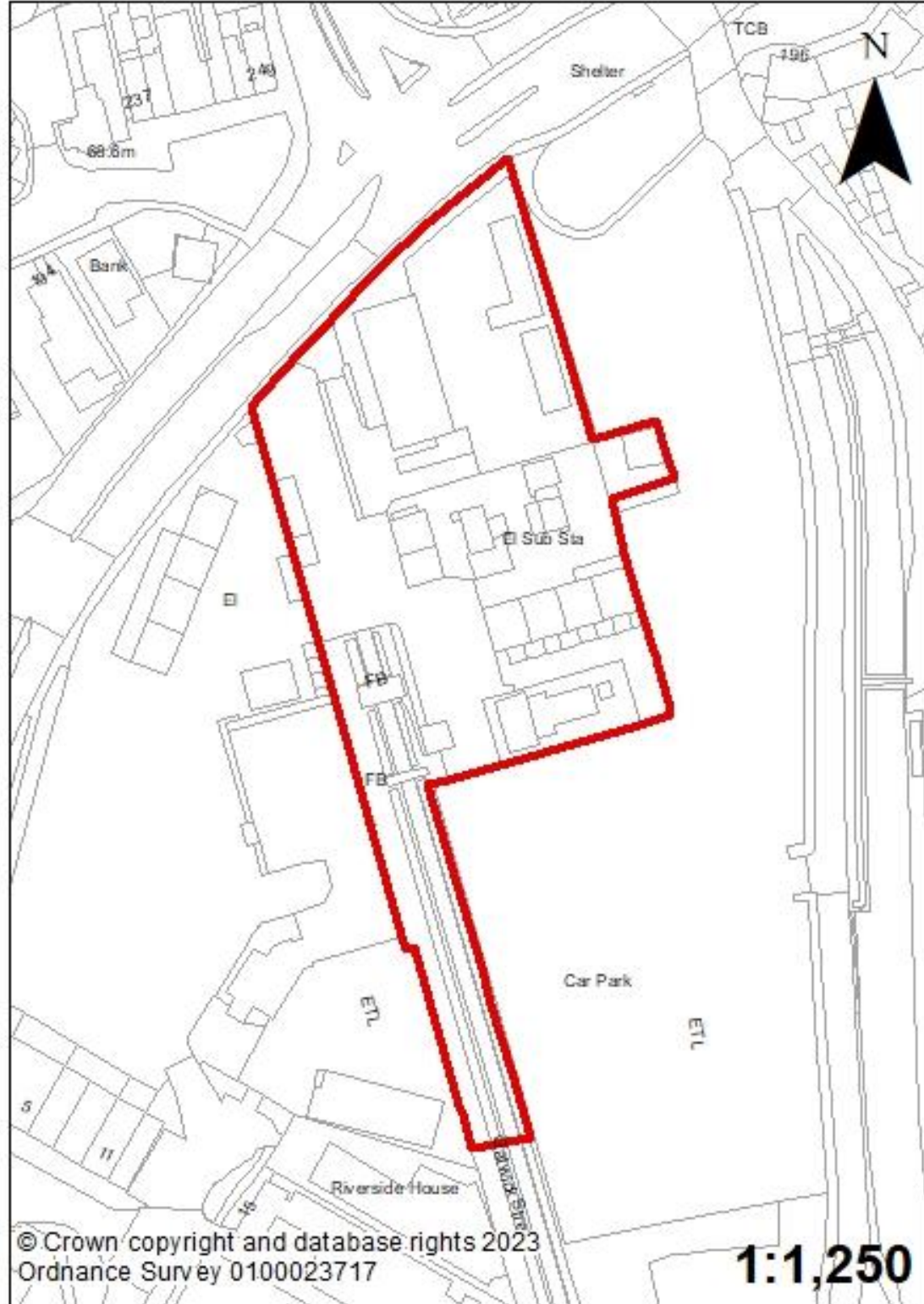
<b>Site Reference</b>	74	<b>Neighbourhood</b>	Pound Hill
<b>Site Name / Address</b>	Station Hill, nr Three Bridges Station		
<b>Existing Land Use (s)</b>	Undeveloped land forming part of railway embankment.		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	0.03	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – A planning application (CR/2017/0796/FUL) for residential development on this site was refused in January 2019. It was considered that the site was too cramped to accommodate the 5 dwellings proposed, as well as being affected by unacceptable levels of noise and overshadowing by vegetation. Concerns were also raised regarding impact on Green Infrastructure and potential conflict with the safe and proper use of railway infrastructure.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> – In 2020 the site was granted permission for the erection of a three storey office building with car parking at ground floor level (CR/2019/0588/FUL).</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	The site is ultimately considered too cramped and constrained to be suitable for residential development.		

## Land at Station Hill, Pound Hill, Crawley



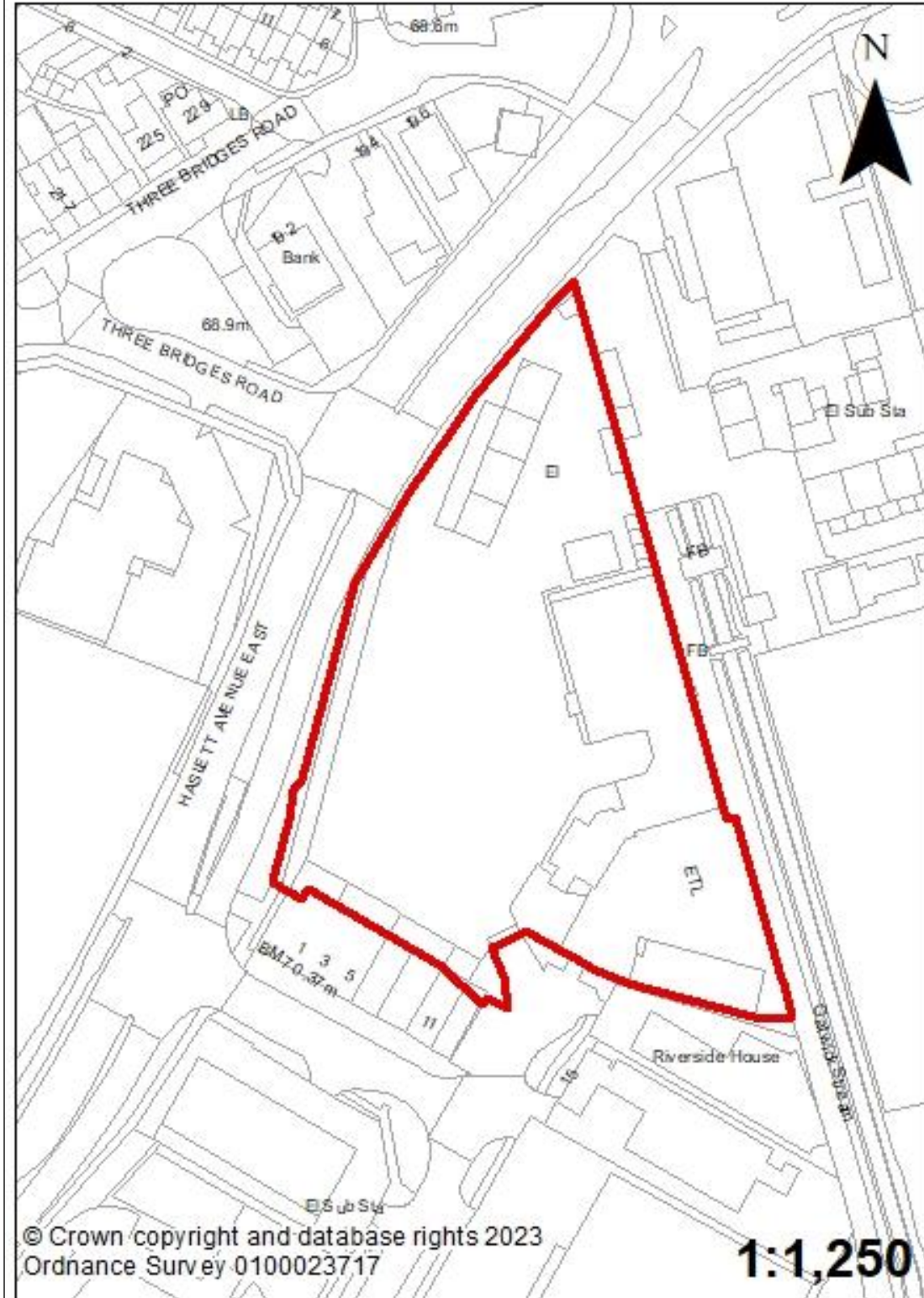
<b>Site Reference</b>	75	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Stephenson Way Industrial Area, Site 1		
<b>Existing Land Use (s)</b>	Industrial		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	0.75	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – the site forms previously developed land within the Built-Up Area Boundary. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2024 Local Plan. Most of the site falls within flood zones 2 and 3 and it is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give more detailed consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	<p>The site is located within the Built-up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

## Stephenson Way Industrial Area, Site 1, Three Bridges, Crawley



<b>Site Reference</b>	76	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Stephenson Way Industrial Area, Site 2		
<b>Existing Land Use (s)</b>	Industrial		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	0.83	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – the site forms previously developed land within the Built-Up Area. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2024 Local Plan. Most of the site falls within flood zones 2 and 3 and it is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give more detailed consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	<p>The site is located within the Built-up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

## Stephenson Way Industrial Area, Site 2, Three Bridges, Crawley





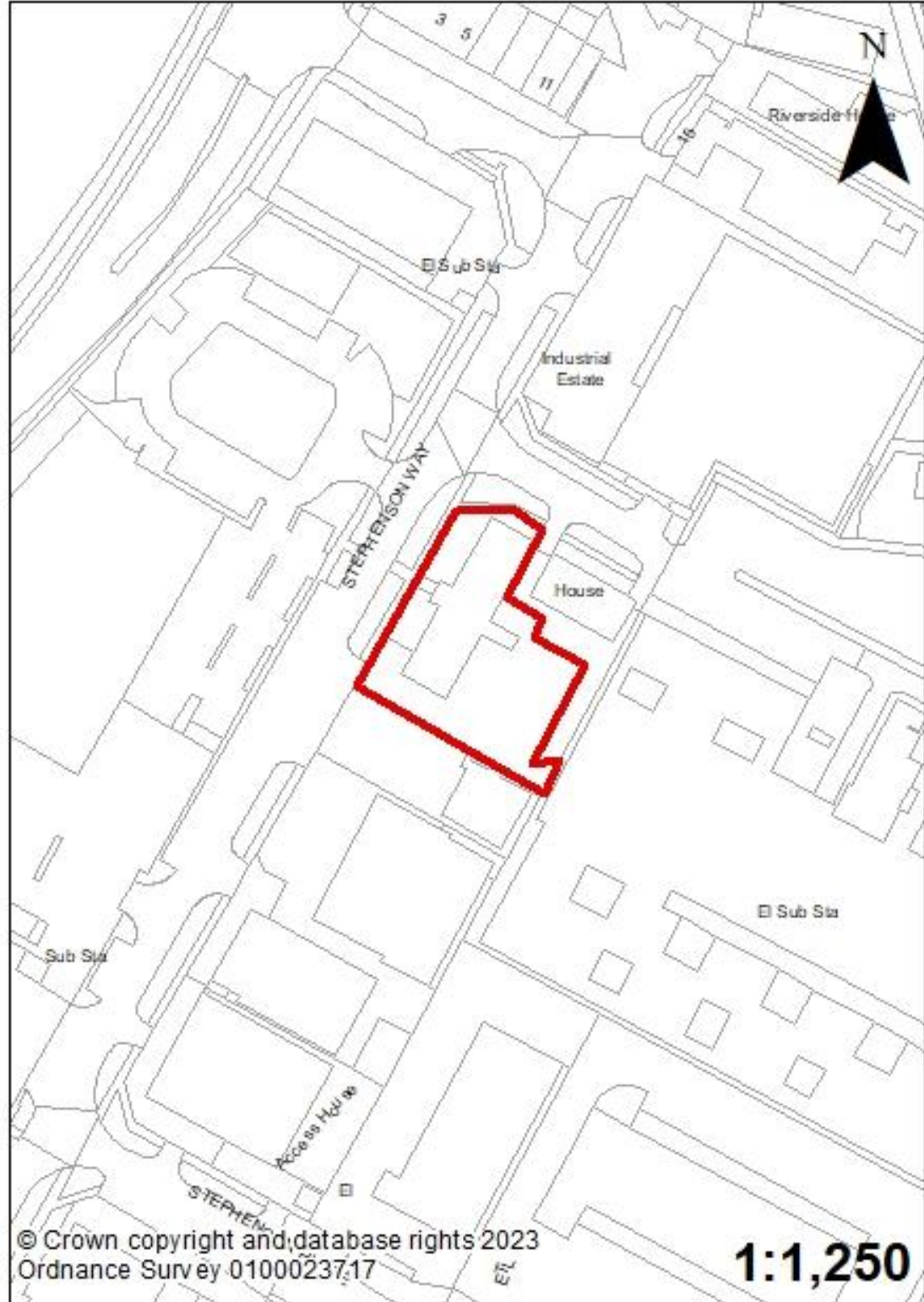
<b>Site Reference</b>	77	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Stephenson Way Industrial Area, Site 3		
<b>Existing Land Use (s)</b>	Industrial		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	1.22	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – the site forms previously developed land within the Built-Up Area Boundary. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2024 Local Plan. Most of the site falls within flood zones 2 and 3 and it is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing development.</p>		
<b>Site Availability</b>	<p><b>Unknown</b> – this site was previously promoted by the land owner as a development location, however there has been no recent correspondence on the site.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	<p>The site is located within the Built-up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

## Stephenson Way Industrial Area, Site 3, Three Bridges, Crawley



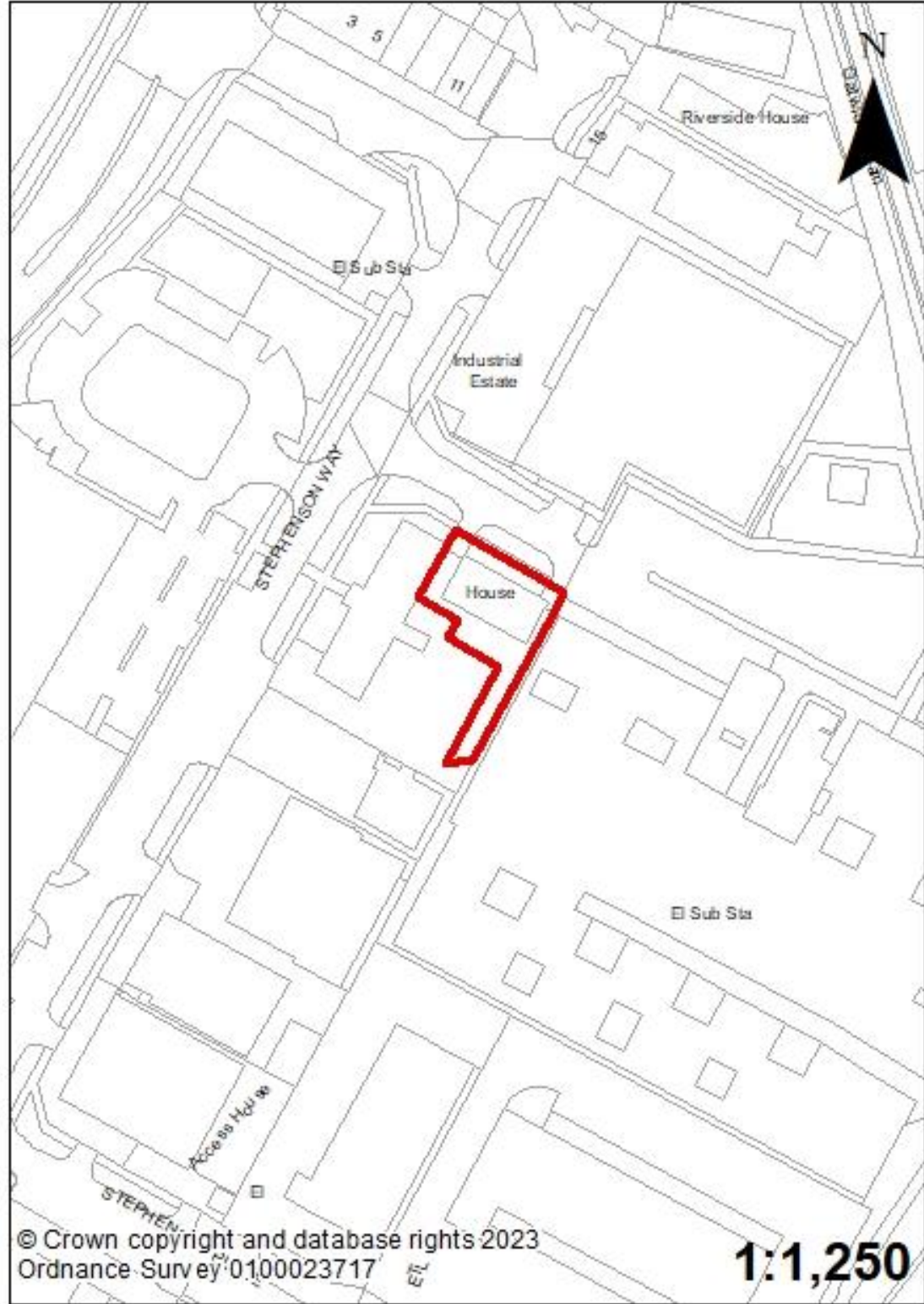
<b>Site Reference</b>	78	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Kingston House, Stephenson Way		
<b>Existing Land Use (s)</b>	B1 Offices		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	0.014	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – Five separate applications for prior approval for change of use from office to residential on this site have been refused, with the most recent (CR/2018/0065/PA3) having been dismissed on appeal. Prior approval has variously been refused on flooding and noise grounds. More generally the site forms part of a main employment area designated in the 2015 Local Plan and 2024 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p>		
<b>Site Availability</b>	<p><b>Uncertain</b> – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	<p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>		

# Kingston House, Stephenson Way, Three Bridges, Crawley



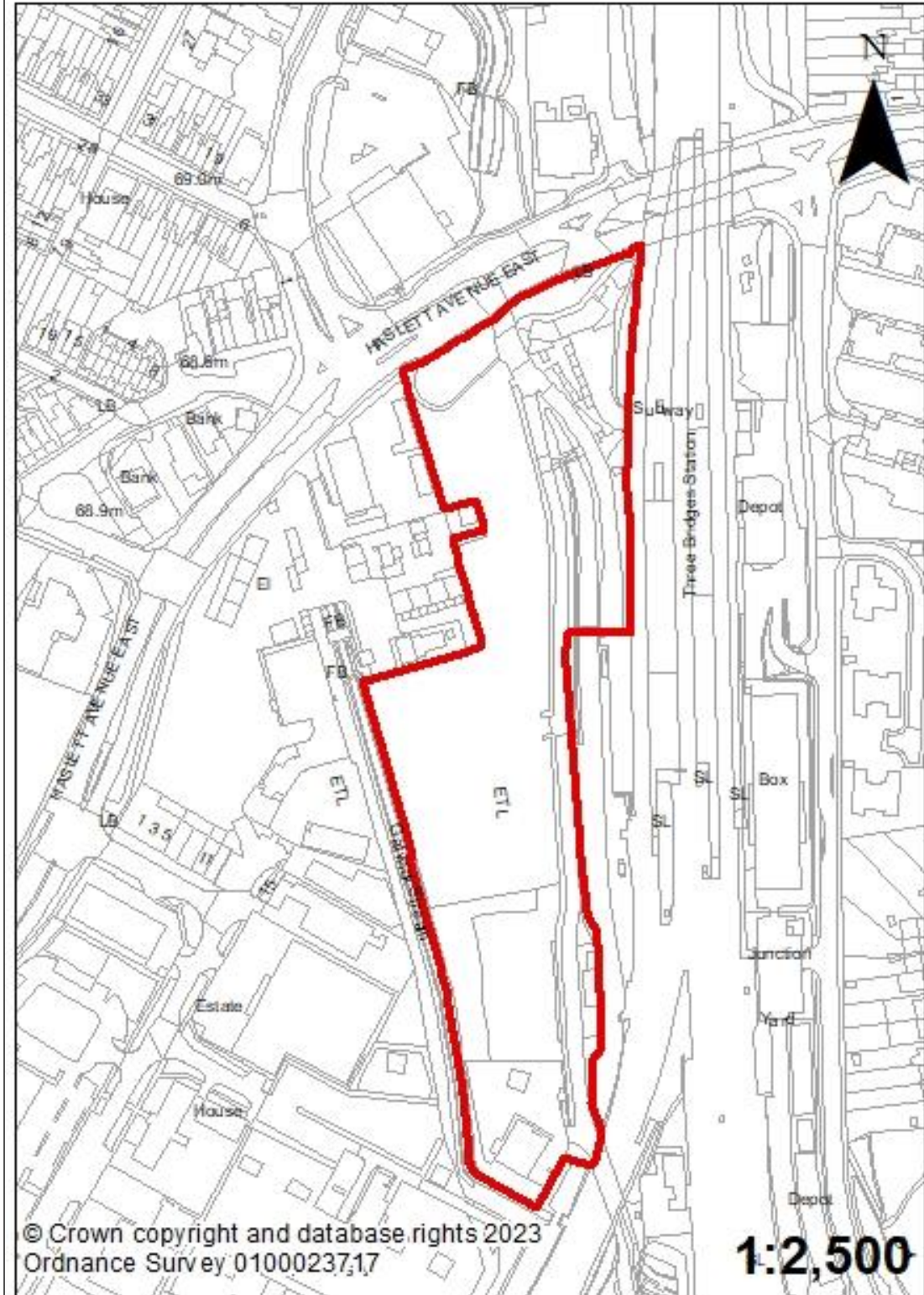
<b>Site Reference</b>	79	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Saxon House, Stephenson Way		
<b>Existing Land Use (s)</b>	B1 Offices		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	0.005	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – Seven separate applications for prior approval for change of use from office to residential on this site have been refused, with the most recent (CR/2018/0184/PA3) having been dismissed on appeal. Prior approval has variously been refused on flooding and noise grounds. More generally the site forms part of a main employment area designated in the 2015 Local Plan and 2024 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p>		
<b>Site Availability</b>	<p><b>Uncertain</b> – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	<p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>		

## Saxon House, Stephenson Way, Three Bridges, Crawley



<b>Site Reference</b>	80	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Three Bridges Station		
<b>Existing Land Use (s)</b>	Railway Station		
<b>PDL / Greenfield</b>	PDL		
<b>Site Area (Gross hectares)</b>	1.05	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is located in flood zones 2 and 3 as designated by the Environment Agency. This is likely to constrain the capacity of the site even with mitigation/restriction measures. The site is also constrained by the need to consider and mitigate any impact on the operation of the station and associated infrastructure. The design and style of any housing would need to be carefully considered in terms of levels and construction methods. Previously up to 100 flats were proposed on site.</p>		
<b>Site Availability</b>	<p><b>No</b> – The site is not currently understood to be available for additional residential development.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	The site is within an area designated as being at risk from flooding. The feasibility of a flatted scheme in this location is uncertain especially when linked to the re-provision of rail station infrastructure.		

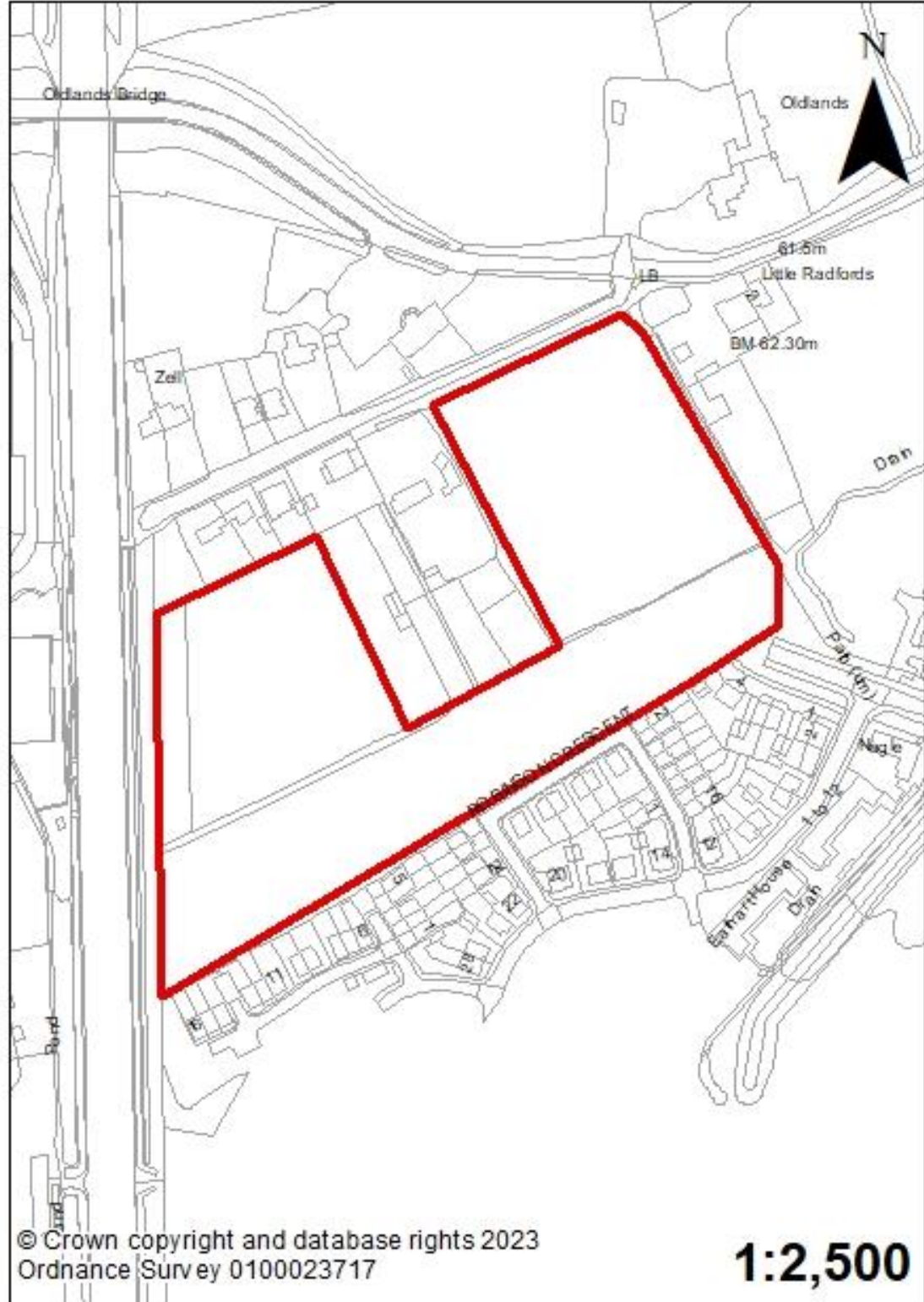
## Three Bridges Station, Three Bridges, Crawley





<b>Site Reference</b>	94	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land West of Buttermere Close		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	3.14	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for ‘Unacceptable Adverse Effect’ from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being within the 63dB contour in the southern runway scenario. Noise from the railway is also likely to be a consideration on the western side of the site.</p> <p>In addition, there may be some risk of flood (Flood Zone 2) at the eastern extent of the site, and there are areas of structural landscaping on its western side and on its eastern boundary.</p>		
<b>Site Availability</b>	<b>Yes</b> – The site has been identified to the council as being available for development.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	The site is unsuitable for residential development as it would be exposed to unacceptable noise levels in the event of an additional southern runway at Gatwick Airport.		

## Land West of Buttermere Close, Forge Wood, Crawley



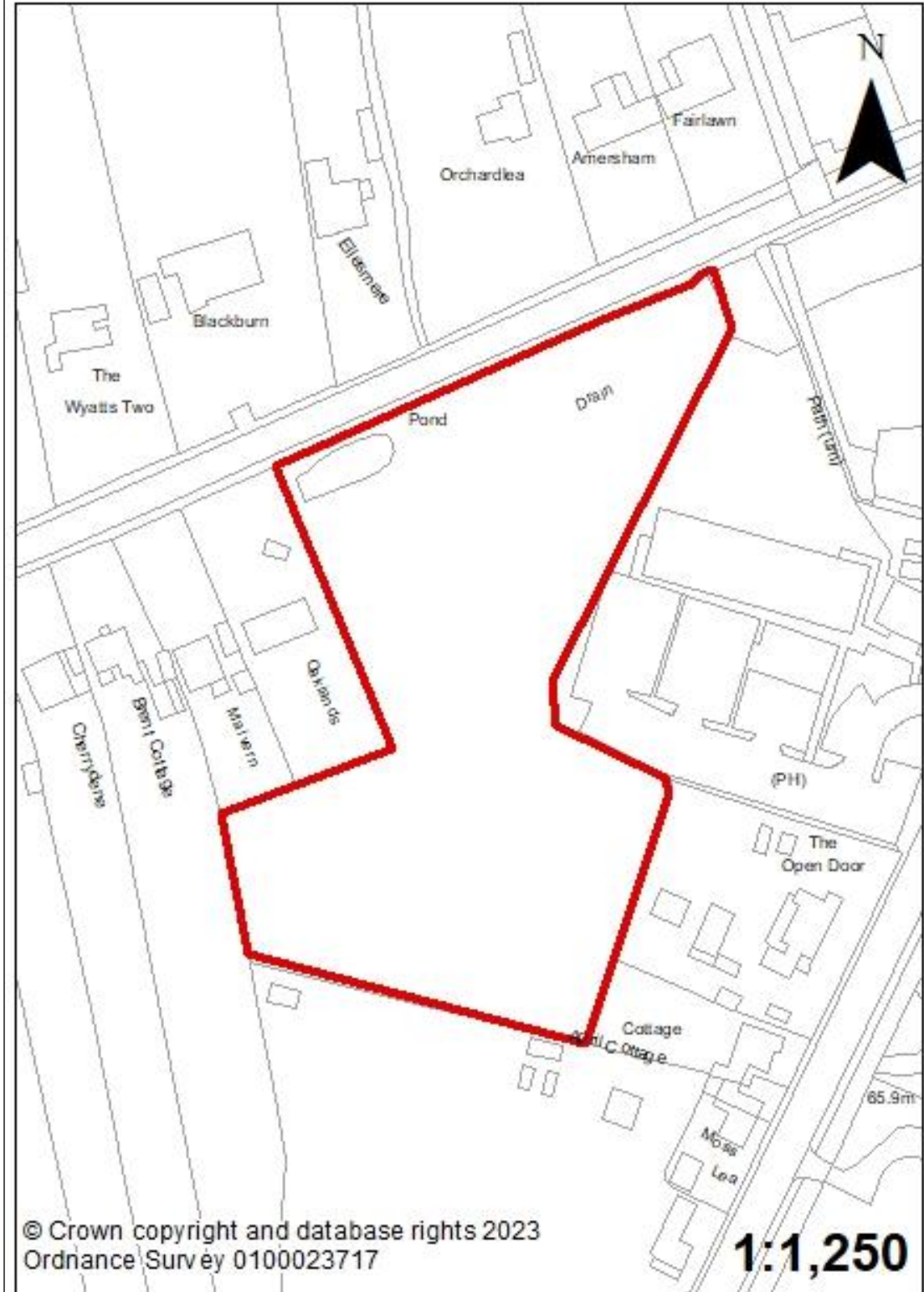
<b>Site Reference</b>	95	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land South of Tinslow Farm		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	0.25	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for ‘Unacceptable Adverse Effect’ from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being within the 63dB contour in the southern runway scenario.</p> <p>The site is largely designated as structural landscaping, and is subject to risk of flood (Flood Zone 2 and partly Flood Zone 3a).</p> <p>Any development of the site would also need to consider impact on the heritage significance of the Listed Tinslow Farmhouse to the north.</p>		
<b>Site Availability</b>	<b>Yes</b> – The site has been identified to the council as being available for development.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	The site is unsuitable for residential development as it would be exposed to unacceptable noise levels in the event of an additional southern runway at Gatwick Airport. It is also significantly constrained by identified structural landscaping and Flood Risk.		

## Land South of Tinslow Farm, Forge Wood, Crawley



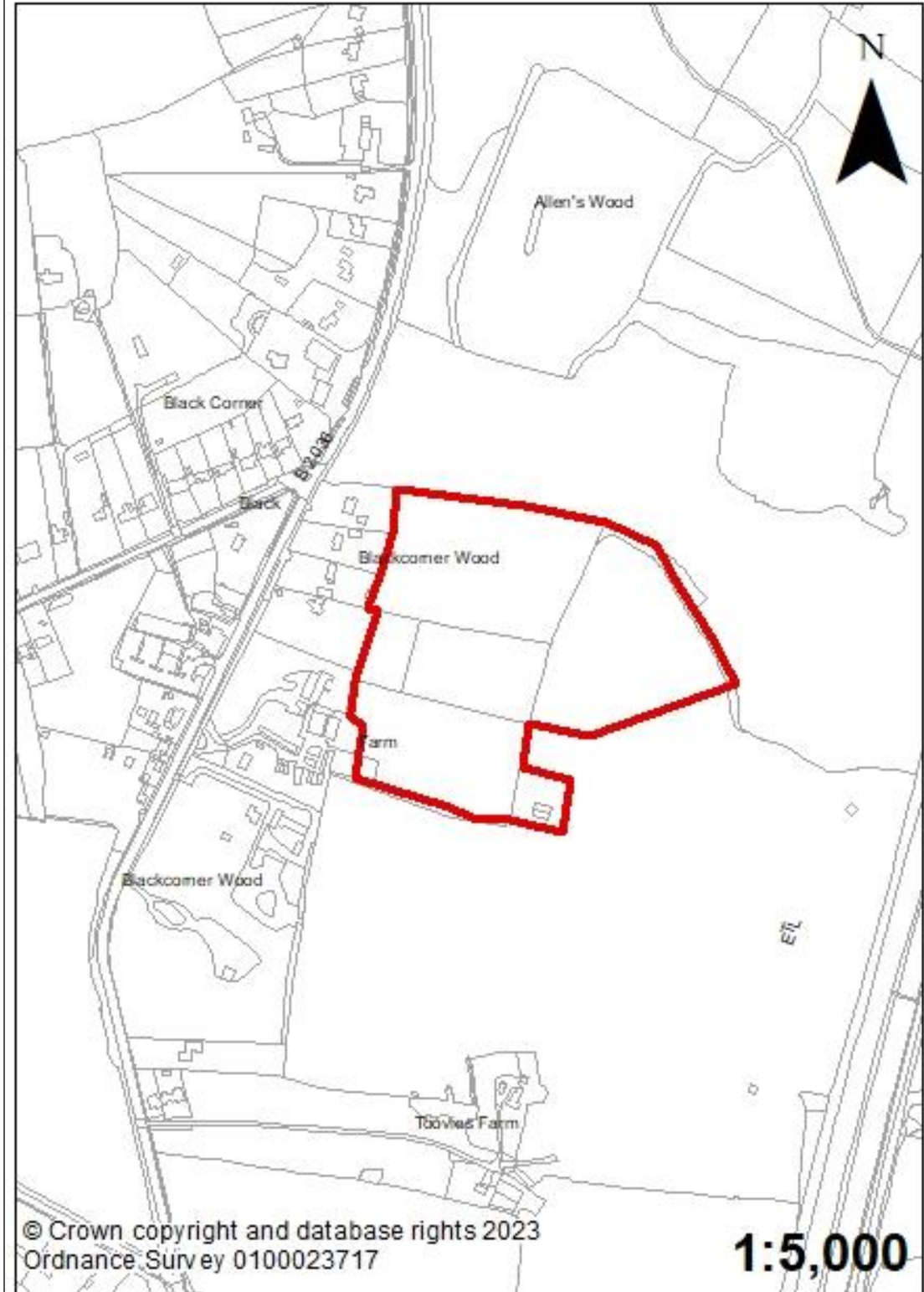
<b>Site Reference</b>	96	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land South of Radford Road		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	0.82	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for ‘Unacceptable Adverse Effect’ from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being exposed to 63-69dB in the southern runway scenario. In addition a small area at the north of the site is subject to flood risk (Flood Zone 2) and the northern site extent is designated as structural landscaping.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site has been identified to the council as being available for development.</p>		
<b>Site Achievability</b>	<p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
<b>Action Required / Constraints</b>	<p>No further action required.</p>		
<b>Summary</b>	<p>The site is unsuitable for residential development as it would be exposed to unacceptable noise levels in the event of an additional southern runway at Gatwick Airport.</p>		

## Land South of Radford Road, Forge Wood, Crawley



<b>Site Reference</b>	97	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land at Black Corner		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	5.45	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for ‘Unacceptable Adverse Effect’ from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies most of this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being exposed to 63dB or greater in the southern runway scenario. In addition a large proportion of the site comprises Ancient Woodland, with further Ancient Woodland and protected trees/structural landscape lying adjacent to the west. Much of the site is identified as safeguarded land in Policy GAT2 of the 2015 Local Plan, although it falls outside the revised safeguarded area identified in the 2024 submission Local Plan revision of this policy. The site does not adjoin the public highway and no means of access has been identified.</p>		
<b>Site Availability</b>	<b>Yes</b> – The site has been identified to the council as being available for development.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	The site is unsuitable for residential development as it would be exposed to unacceptable noise levels in the event of an additional southern runway at Gatwick Airport. It is also significantly constrained by Ancient Woodland and access issues.		

## Land at Black Corner, Forge Wood, Crawley





<b>Site Reference</b>	98	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Additional Land Southeast of Heathy Farm		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	3.31	<b>Current Density</b>	-
<b>Site Suitability</b>	<b>No</b> – The western section of the site comprises Ancient Woodland while the whole site is identified as Structural Landscaping in the form of mature trees. The site sits in the corner of Crawley Avenue (A2011) and the M23, and is therefore affected by highway noise.		
<b>Site Availability</b>	<b>Yes</b> – The site has been identified to the council as being available for development.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	This site is unsuitable for residential development owing to the presence of Ancient Woodland, structural landscaping and transport noise.		

## Additional Land South East of Heathy Farm, Forge Wood, Crawley



<b>Site Reference</b>	99	<b>Neighbourhood</b>	Forge Wood
<b>Site Name / Address</b>	Land at Steers Lane (residual site)		
<b>Existing Land Use (s)</b>	Greenfield		
<b>PDL / Greenfield</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	2.41	<b>Current Density</b>	-
<b>Site Suitability</b>	<p><b>No</b> – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for ‘Unacceptable Adverse Effect’ from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the proposed updated Noise Annex identified the site as being within the 63dB contour in the southern runway scenario.</p> <p>The site falls within a larger parcel of land that was previously allocated in the Core Strategy as residual land for the North East Sector planning permission, and following its exclusion from the Forge Wood Masterplan Area (granted outline permission under CR/1998/0039/OUT) it continued in the 2015 Local Plan Housing Trajectory as part of the ‘Residual Land at Forge Wood’ Broad Location, alongside Land to the Southeast of Heathy Farm. A larger portion of this original parcel, lying to the south of the 66dB contour identified in the 2015 Noise Annex, has subsequently gained outline consent and reserved matters approval (CR/2018/0894/OUT and CR/2020/0548/ARM) for residential development, and is considered elsewhere in this SHLAA (Site Reference 17).</p> <p>A third portion of the original parcel has obtained planning permission (CR/2020/0543/FUL) for the creation of a kick about area serving the residential development permitted under CR/2018/0894/OUT.</p>		
<b>Site Availability</b>	<b>Yes</b> – The has recently been promoted for residential development.		
<b>Site Achievability</b>	<b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
<b>Action Required / Constraints</b>	No further action required.		
<b>Summary</b>	This site represents the most noise-constrained part of the larger Steers Lane site and residential development here would be exposed to unacceptable noise levels in the event of an additional southern runway at Gatwick Airport.		

## Land at Steers Lane (residual site), Forge Wood, Crawley

