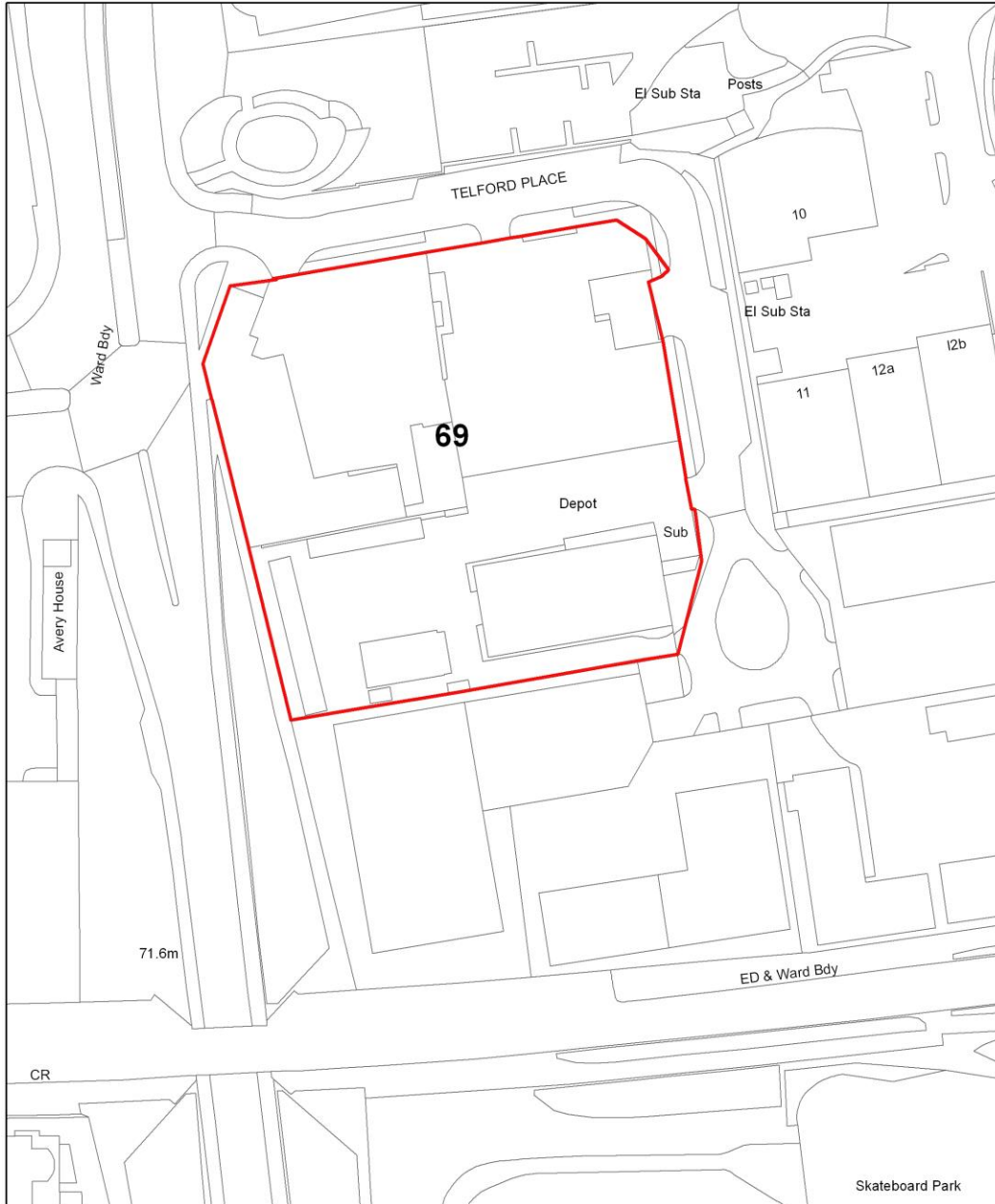


**E) Local Plan Key Town Centre
Opportunity Sites (Policy H2)
(30+ units)
(30 September 2014)**



CRAWLEY BOROUGH COUNCIL

FORWARD PLANNING
TOWN HALL, THE BOULEVARD
CRAWLEY, WEST SUSSEX
RH10 1UZ

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Crawley Borough Council, 100023717 - 2009

Telford Place/ Haslett Avenue

Reference No : 69	
Date : June 2013	Scale : 1:1,000
Drawing No : 1	Revisions :

Site Reference	69	Neighbourhood	Three Bridges													
Site Name / Address	Telford Place/Haslett Avenue															
Existing Land Use (s)	Previously Developed Land; Temporary Use of Site for car parking															
Site Area (Gross hectares)	0.75	Gross Dwellings	99													
Site Suitability	Yes – The site was originally allocated for mixed use development through the Core Strategy, and is subject to a lapsed planning permission for mixed use retail/residential development comprising 312 dwellings (CR/2007/0114/OUT).															
Site Availability	Yes – The site is now allocated in the submission Local Plan as a Town Centre Key Opportunity Housing Site (Policy H2 and EC6). The buildings at the site have been demolished and the site has temporary planning permission to provide public parking over a 24 month period (see CR/2012/0421/FUL)). However, this is not expected to affect the site coming forward for residential development within the next 5 years as the site is being actively promoted.															
Site Achievability	Yes – It is anticipated that the site could realistically deliver a minimum of 99 dwellings, based upon a 4/5 storey building.															
Action Required / Constraints	Ongoing dialogue with any new land owner to ensure that a suitable scheme is developed.															
Phasing for development																
12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
					99											
Summary				The site is a Key Housing allocation in the submission Local Plan. A residential scheme is considered to be suitable and achievable, and the site is considered to be capable of development in the short term given improving market conditions.												

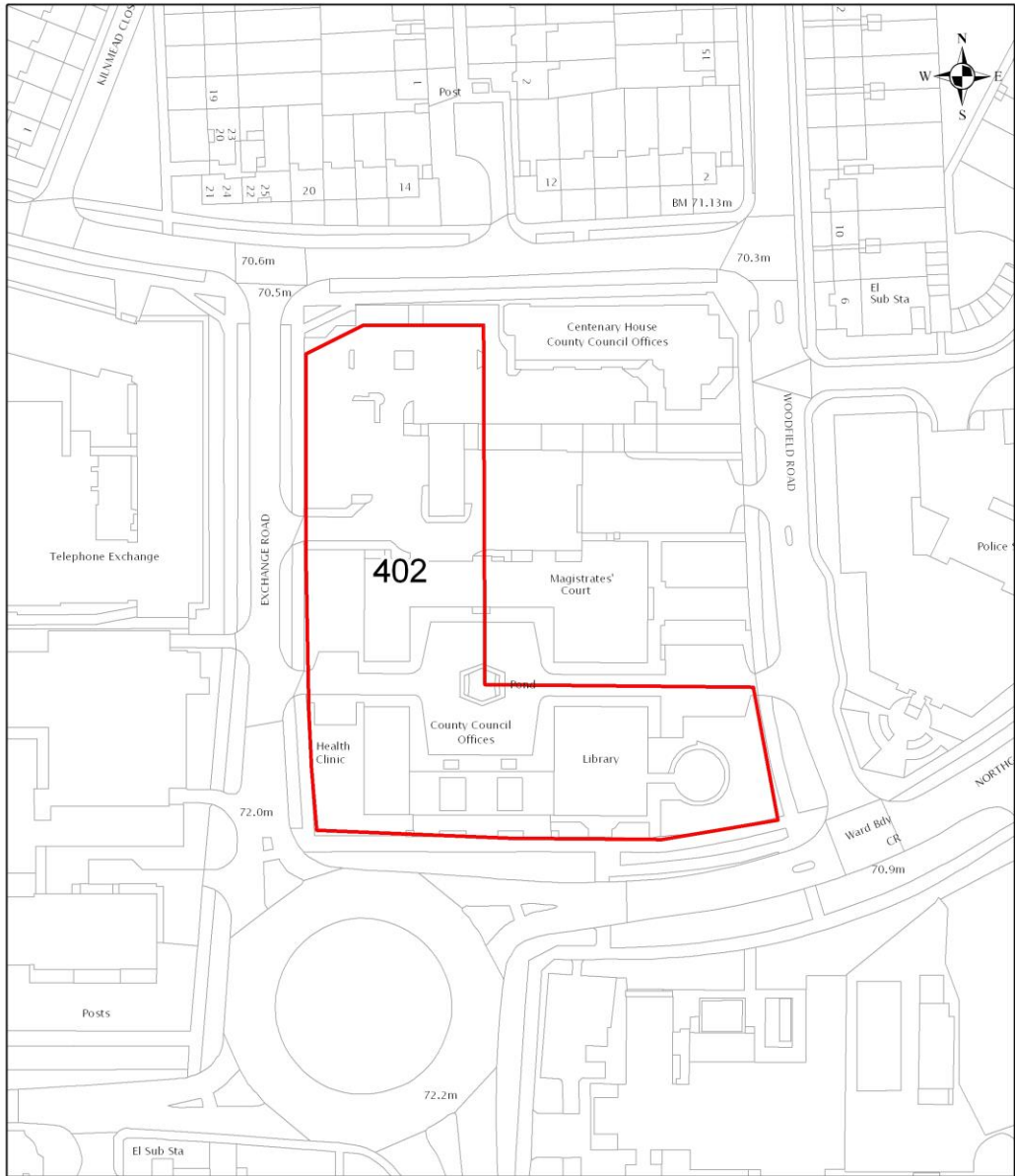


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CRAWLEY STATION AND CARS PARKS, STATION WAY	
Reference No : 297	
July 2014	1:1,816
Drawing No :	

Site Reference	297	Neighbourhood	Northgate													
Site Name / Address	Crawley Station and Car Parks															
Existing Land Use (s)	Railway Station and Car Parks															
Site Area (Gross hectares)	0.89	Gross Dwellings	300													
Site Suitability	Yes – The site is situated in a highly sustainable town centre location and is allocated in the submission Local Plan as a Town Centre Key Opportunity Housing Site (Policy H2 and EC6).															
Site Availability	Yes – The Council has been involved in detailed pre application discussions with the landowner.															
Site Achievability	Yes – The site is situated in a highly sustainable location within the town centre. Initial urban capacity work suggests that residential development of around 7 storeys, comprising 1 and 2 bed units, associated servicing and parking could be accommodated on site. Enhanced railway station facilities, parking and taxi office could also be provided on site with a reduced footprint.															
Action Required / Constraints	The Council will continue to liaise closely with the landowner to bring forward an appropriate high density scheme within the 5 year period.															
Phasing for Development																
12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
					95	90	115									
Net Developable Area (hectares)		0.89		Proposed Site Density		337		Site Yield		300						
Summary		Residential development at this site is considered to be suitable and achievable. The Council will continue to work closely with the landowner to bring forward a suitable scheme.														

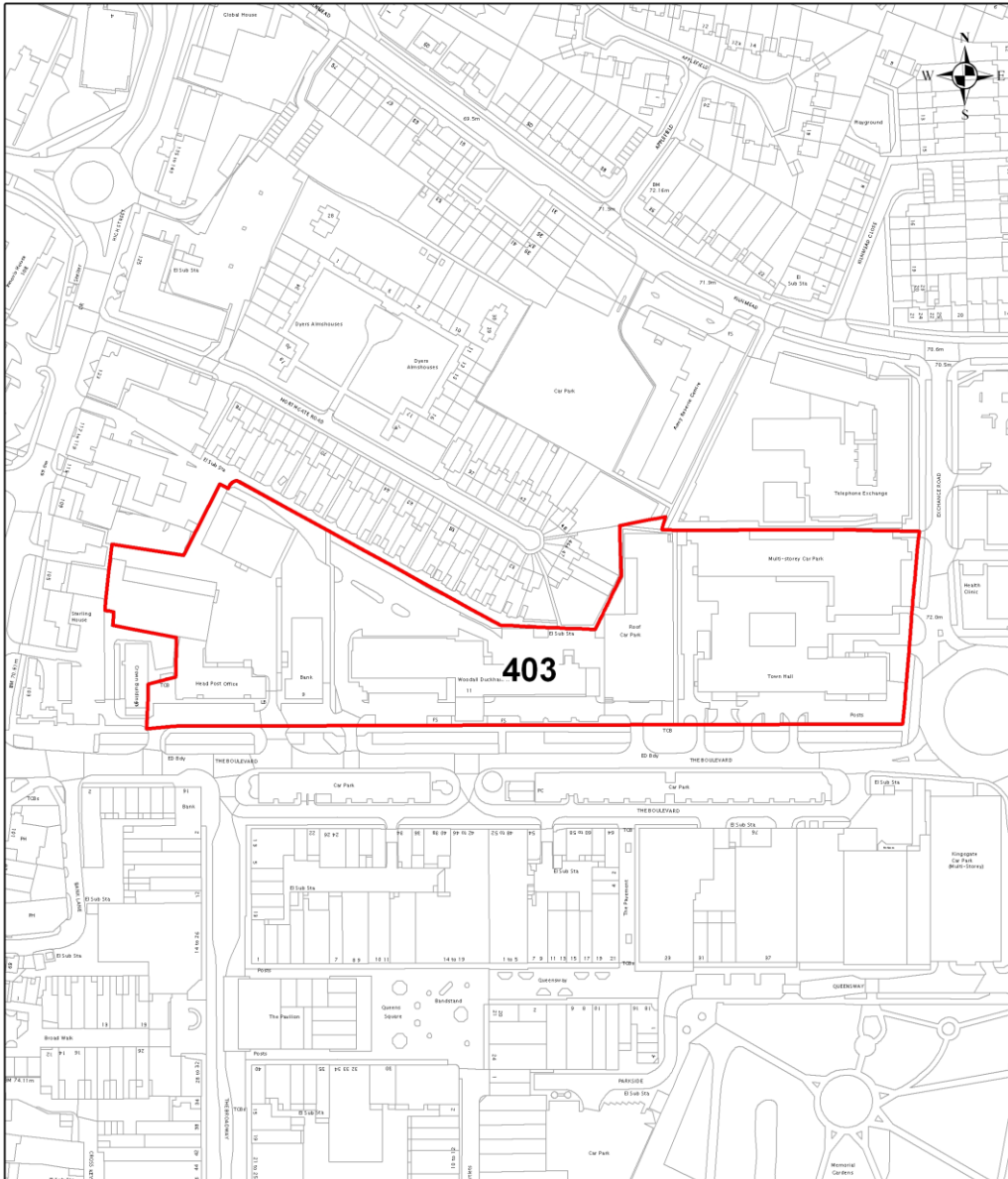


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COUNTY BUILDINGS	
Reference No : 402	
July 2014	1:1,190
Drawing No :	

Site Reference	402	Neighbourhood	Northgate													
Site Name / Address	County Buildings															
Existing Land Use (s)	Surplus office/educational buildings and parking															
Site Area (Gross hectares)	0.58	Gross Dwellings	50													
Site Suitability	Yes – The site is situated in a highly sustainable town centre location and is allocated in the submission Local Plan as a Town Centre Key Opportunity Housing Site (Policy H2).															
Site Availability	Yes - The site is owned by West Sussex County Council who are currently considering options for redevelopment in the short to medium term.															
Site Achievability	Yes – The site contains a number of underutilised buildings with short-term leases. It is situated in a highly sustainable town centre location, identified for a flexible mix of main town centre uses including residential and office uses. Initial urban capacity work suggests that residential development of around three/four storeys including servicing and parking could be accommodated including the retention of the magistrate’s court.															
Action Required / Constraints	Continued discussions with West Sussex County Council to understand their detailed intentions for development in relation to the other land uses on the site.															
Phasing for Development																
12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
						25	25									
Net Developable Area (hectares)		0.58		Proposed Site Density		86		Site Yield		50						
Summary		Residential development at this site is considered to be suitable and achievable. The capacity identified above is a minimum figure based upon a three/four storey mixed use scheme.														



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LAND NORTH OF THE BOULEVARD

Reference No: 403

July 2014

1:2,462

Drawing No:

Site Reference	403	Neighbourhood	Northgate													
Site Name / Address	Land North of the Boulevard															
Existing Land Use (s)	<p>Office buildings (some occupied), including the Post Office, Woodall Duckham House, and Town Hall. Land North of the Boulevard represents one of a number of suitable town centre sites identified as being appropriate for residential development.</p> <p>The allocation of Land North of The Boulevard is identified as having potential to deliver a minimum of 50 dwellings (Woodall Duckham House), with additional flexibility to accommodate a flexible mix of town centre uses, including retail, leisure and offices, and potentially residential development, at the rest of the site. As such, it is recognised that the site may have potential to accommodate a greater yield of residential development than the figure identified in this assessment.</p>															
Site Area (Gross hectares)	0.70. (Woodall Duckham)	Gross Dwellings	50													
Site Suitability	Yes – The site is situated in a sustainable town centre location.															
Site Availability	Yes – The landowners are currently exploring options for redevelopment in the medium term.															
Site Achievability	Yes – The site is situated in a highly sustainable town centre location identified for a flexible residential-led mix of town centre uses. Initial capacity work suggests that a minimum of 50 units could be accommodated in a flatted scheme on Woodall Duckham House with suitable servicing and parking on site. The land also includes the existing Post Office site, and Royal Mail has outlined that this part of the allocation could come forward if the existing Delivery Office/ Industrial Unit can be relocated to a site which meets Royal Mail's operational needs.															
Action Required / Constraints	Further discussions with the land owners to understand their intentions for redevelopment or conversion.															
Phasing for Development																
12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
									50							
Net Developable Area (hectares)	0.07 (Woodall Duckham)		Proposed Site Density	71		Site Yield	50									
Summary	Residential development at this site is considered suitable and achievable based upon a three/four storey residential scheme.															