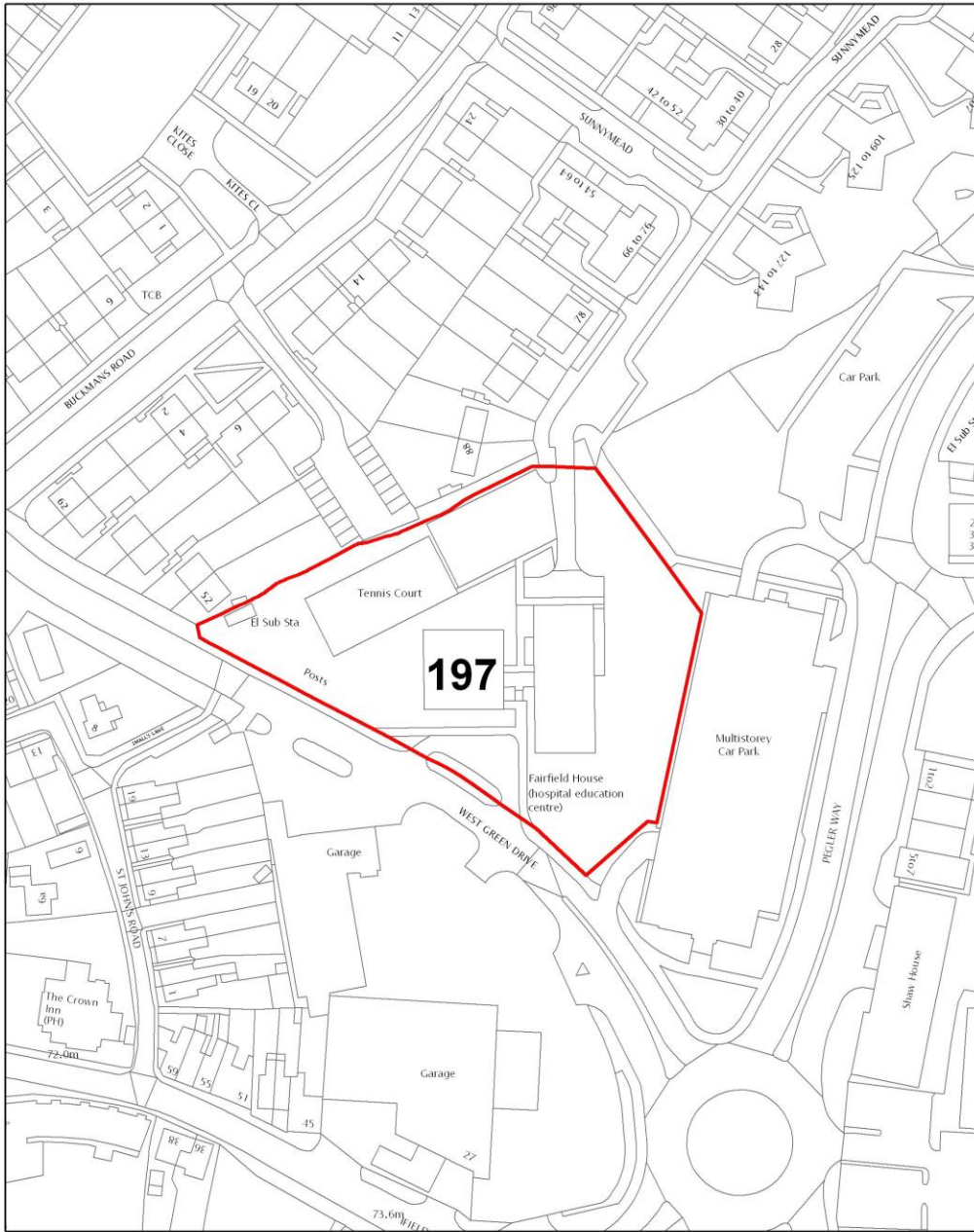


**C) Local Plan Key Housing Allocations
(Policy H2) (30+ units)
(‘Deliverable’ Years 1-5,
2015/16 – 2019/20)**

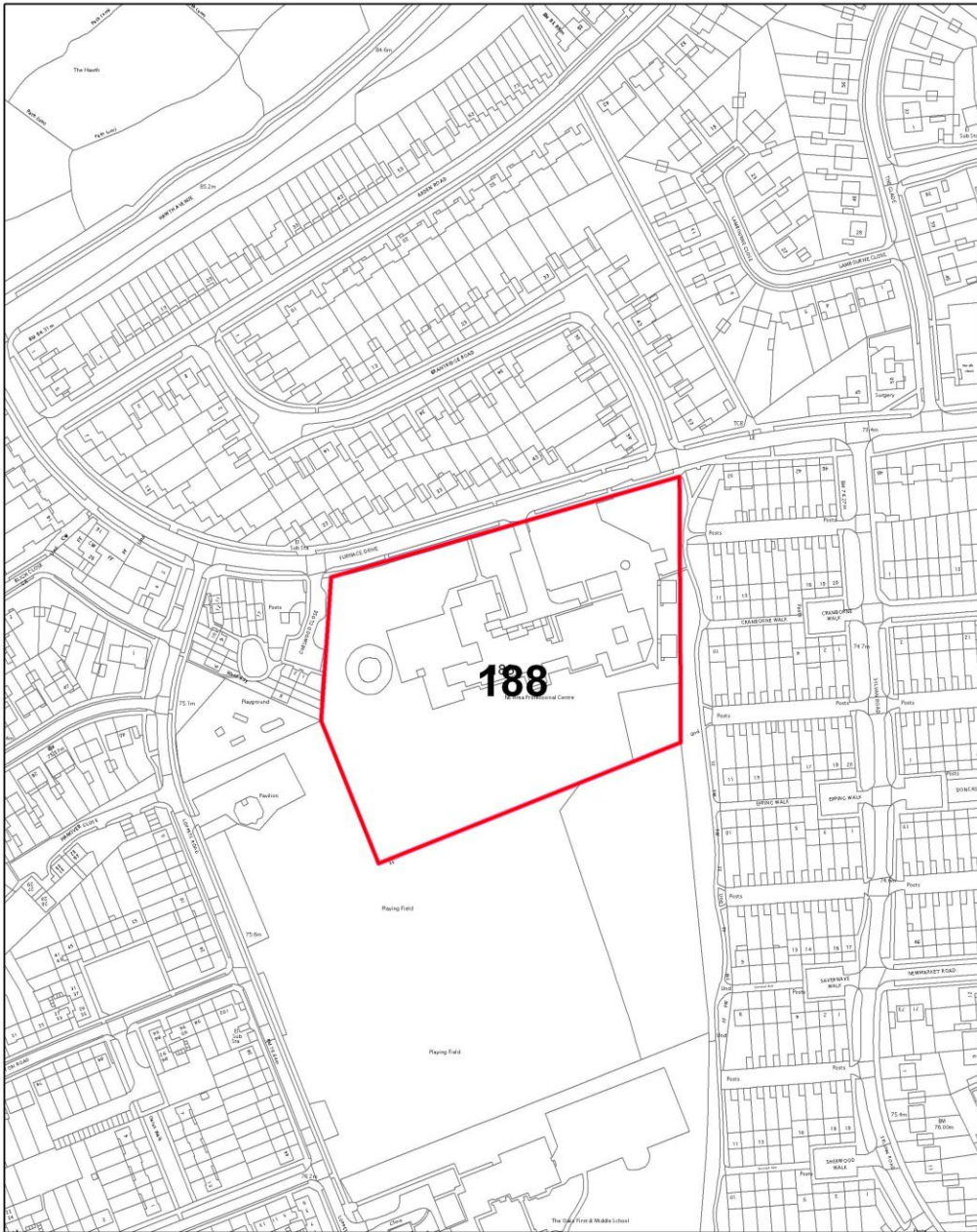


CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
 CRAWLEY, WEST SUSSEX
 RH10 1UZ

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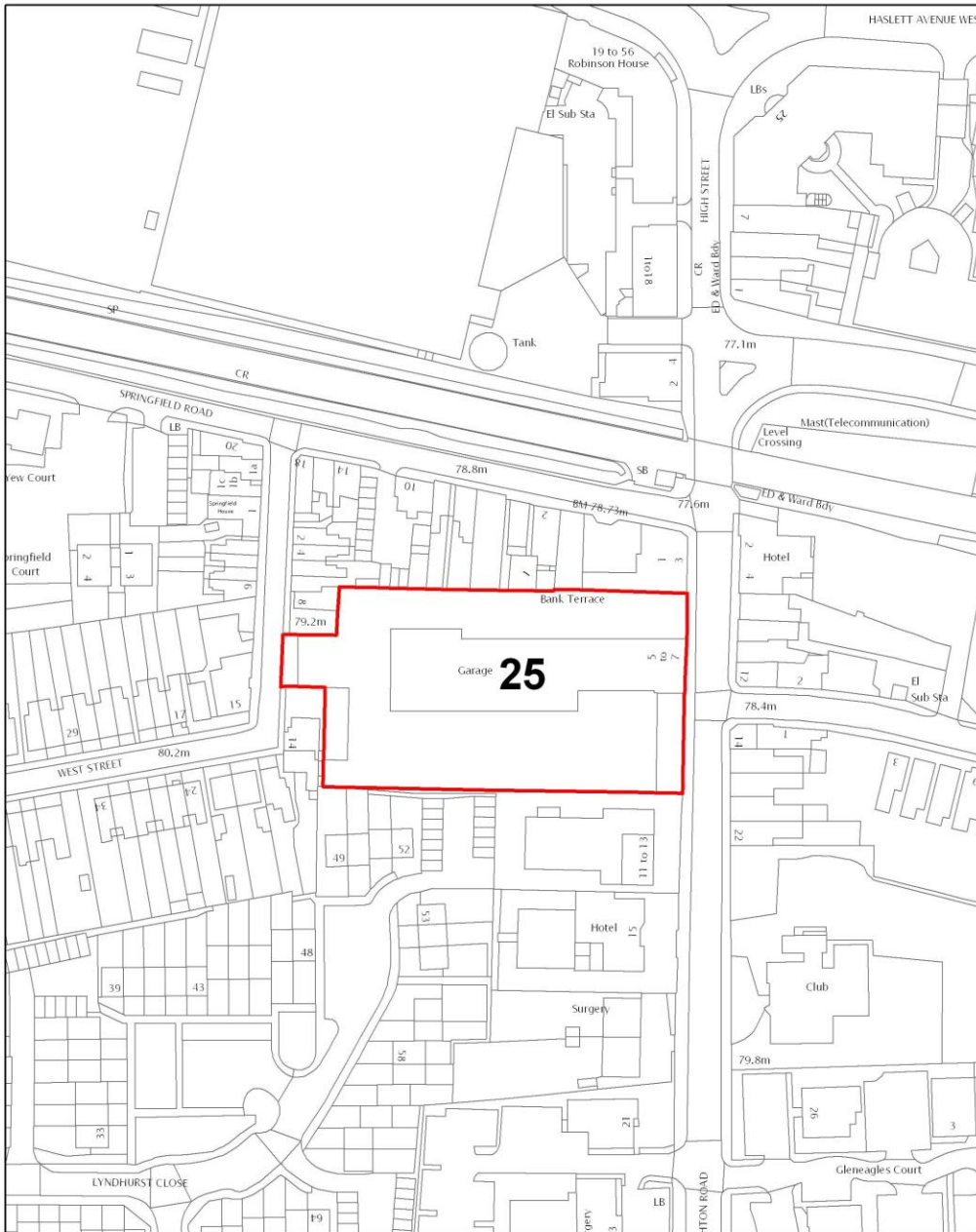
Fairfield House West Green Drive	
Reference No : 197	
Date : December 2009	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	197	Neighbourhood	West Green
Site Name / Address	Fairfield House, West Green Drive		
Existing Land Use (s)	Vacant site formerly occupied by nurse's accommodation.		
PA Number	CR/2011/0189/OUT	Gross Dwellings	93
Lapse Date	05/10/2014	Demolitions	-
PDL / Greenfield	PDL	Net Dwellings	93
Site Availability	Yes – The site is currently vacant following demolition of the disused former nurse's accommodation, and benefits from an extant outline planning permission for the erection of 93 apartments (CR/2011/0189/OUT). In January 2011 the site was purchased by an RSL who are committed to bringing the site forward within the next monitoring year following liaison with the Council's Housing Enabling Manager.		
Site Achievability	Yes – The site is subject to an extant planning permission and has been purchased by a RSL who are seeking to implement the current permission subject to a minor amendment.		
Action Required / Constraints	No action required at this stage.		
Phasing for Development			
12/13	13/14	14/15	15/16
			93
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			
Summary	The site is considered to be suitable, deliverable, and achievable and is expected to be come forward within the next 5 years.		



<p align="center">CRAWLEY BOROUGH COUNCIL</p> <p align="center">FORWARD PLANNING TOWN HALL, THE BOULEVARD CRAWLEY, WEST SUSSEX RH10 1UZ</p>	<p align="center">WSSC Professional Centre</p>	
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	<p>Date: April 2009</p>	
	<p>Drawing No: 1</p>	<p>Revisions:</p>

Site Reference	188	Neighbourhood	Furnace Green													
Site Name / Address	WSCC Professional Centre															
Existing Land Use (s)	Previously developed land and buildings. The site was formerly a WSCC educational centre.															
PA Number	CR/2012/0253/ARM	Gross Dwellings	76													
Lapse Date	29/10/2015	Demolitions	-													
PDL / Greenfield	PDL/Greenfield	Net Dwellings	76													
Site Area (Gross hectares)	2.3	Current Density	-													
Site Suitability	<p>Yes – An outline planning application for 76 dwellings was submitted in June 2010 and approved in December 2010 (CR/2010/0248/OUT). The previous flooding concerns of the Environment Agency have been addressed by a condition delaying construction until attenuation works are completed at Tilgate Dam. These works have been completed and a planning application to approve the reserve matters was submitted in May 2012 and approved in October 2012.</p>															
Site Availability	Yes – The site is currently under construction.															
Site Achievability	Yes – The land owners have commenced works on the site, which are well underway.															
Action Required / Constraints	No action required at this stage.															
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
	60	16														
Summary	The site has commenced works and will be delivered by 2014/15.															



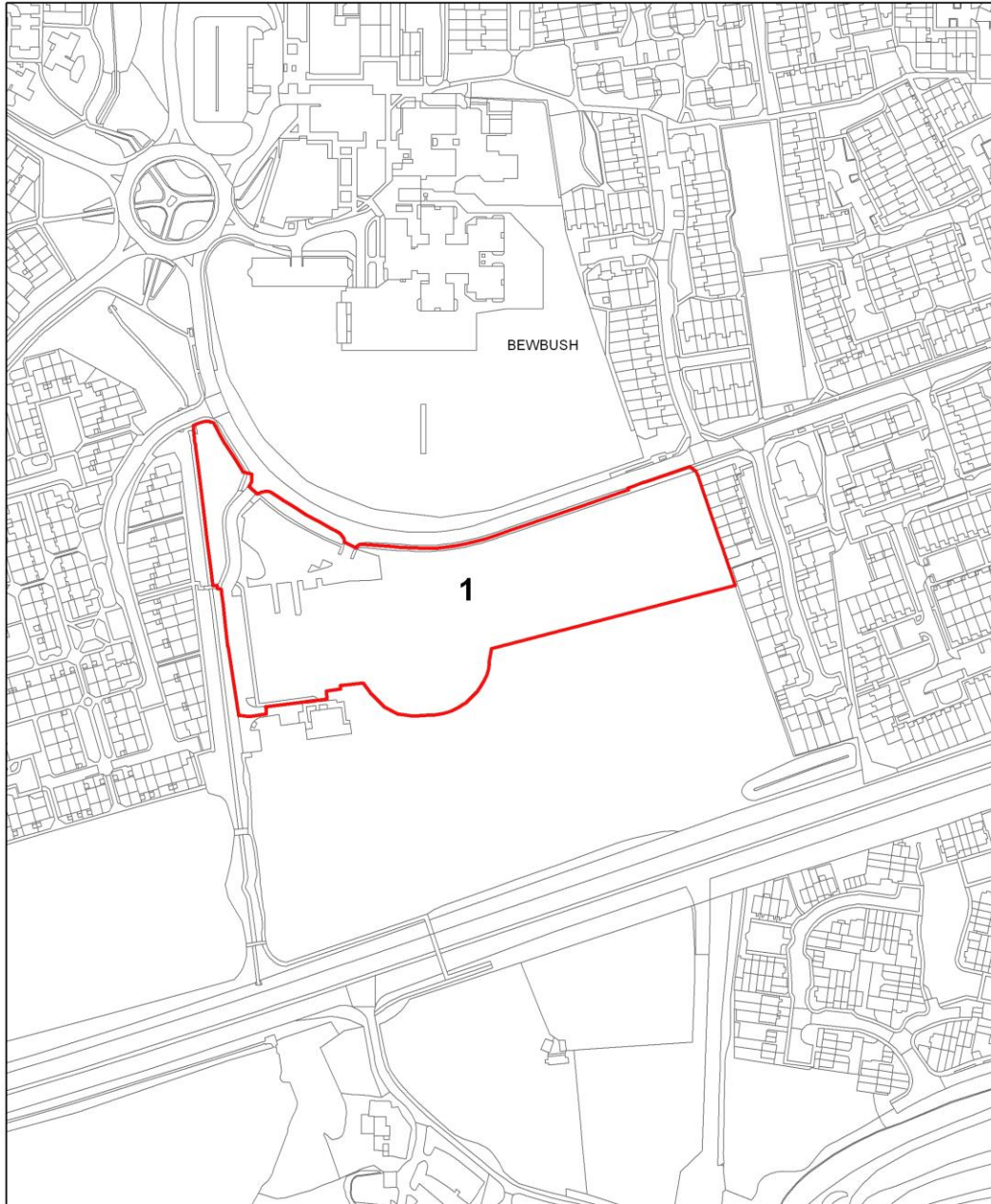
CRAWLEY BOROUGH COUNCIL

FORWARD PLANNING
TOWN HALL, THE BOULEVARD
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Bank Terrace Commercial Garage	
Reference No : 25	
Date : December 2009	Scale: 1:1,250
Drawing No : 1	Revisions :

Site Reference	25	Neighbourhood	Southgate													
Site Name / Address	5-7 Brighton Road															
Existing Land Use (s)	Commercial garage and car showroom															
PA Number	CR/2009/0368/OUT CR/2012/0446/ARM	Gross Dwellings	48													
Lapse Date	19/11/2015	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	48													
Site Availability	Yes –The approval of reserve matters was granted by the Local Planning Authority in November 2012 and the site has been purchased by an RSL.															
Site Achievability	Yes – There are no physical or policy constraints preventing this site from being brought forward. The phasing of the site has been adjusted accordingly and there is a clear intent to bring the site forward in the next monitoring year.															
Action Required / Constraints	The implementation of the planning permission and further discussions with the landowner.															
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
			48													
Summary	The site is suitable, deliverable and achievable and would be expected to come forward within the first five year period of the Local Plan.															

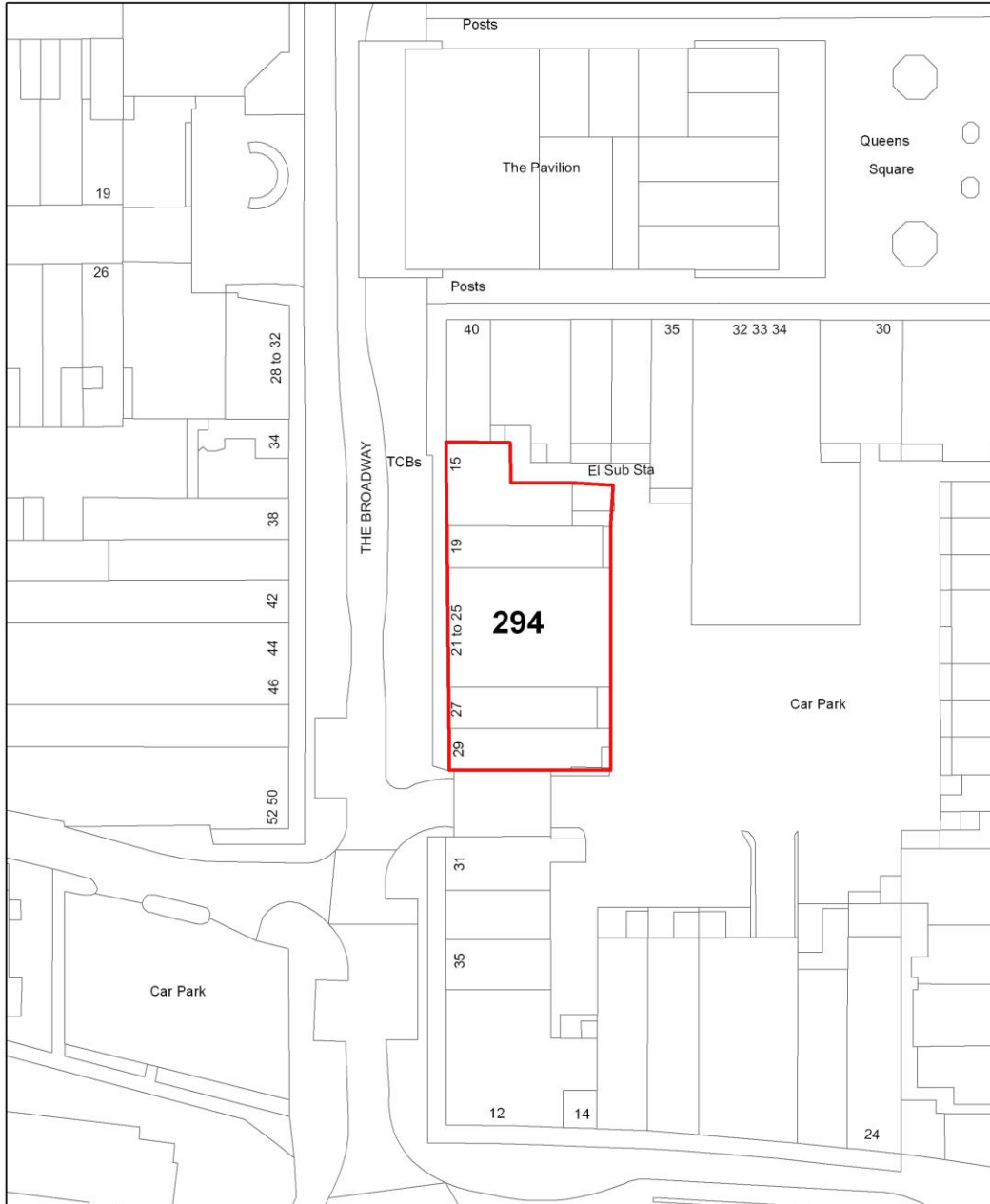


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Breezehurst Drive	
Reference No : 1	
Date : June 2013	Scale: 1:2,829
Drawing No : 1	Revisions :

Site Reference	1		Neighbourhood	Bewbush													
Site Name / Address	Breezehurst Drive																
Existing Land Use (s)	Redundant open space / leisure facilities																
PA Number	CR/2013/0066/FUL				Gross Dwellings	112											
Lapse Date	07/05/2016				Demolitions	-											
PDL / Greenfield	PDL				Net Dwellings	112											
Site Area (Gross hectares)	4.4				Current Density	-											
Site Suitability	Yes –A planning application for 112 dwellings was granted permission in May 2013 and further applications to discharge planning conditions have been approved.																
Site Availability	Yes – The site is in the ownership of the borough council and has commenced.																
Site Achievability	Yes – The site is currently under construction and is achievable within the first five year period.																
Action Required / Constraints	No action required at this stage.																
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	17													
Summary	A planning application for 112 dwellings at Breezehurst Drive was approved in May 2013. The borough council has commenced work on the site and the whole site is likely to be delivered between 2014 and 2016.																

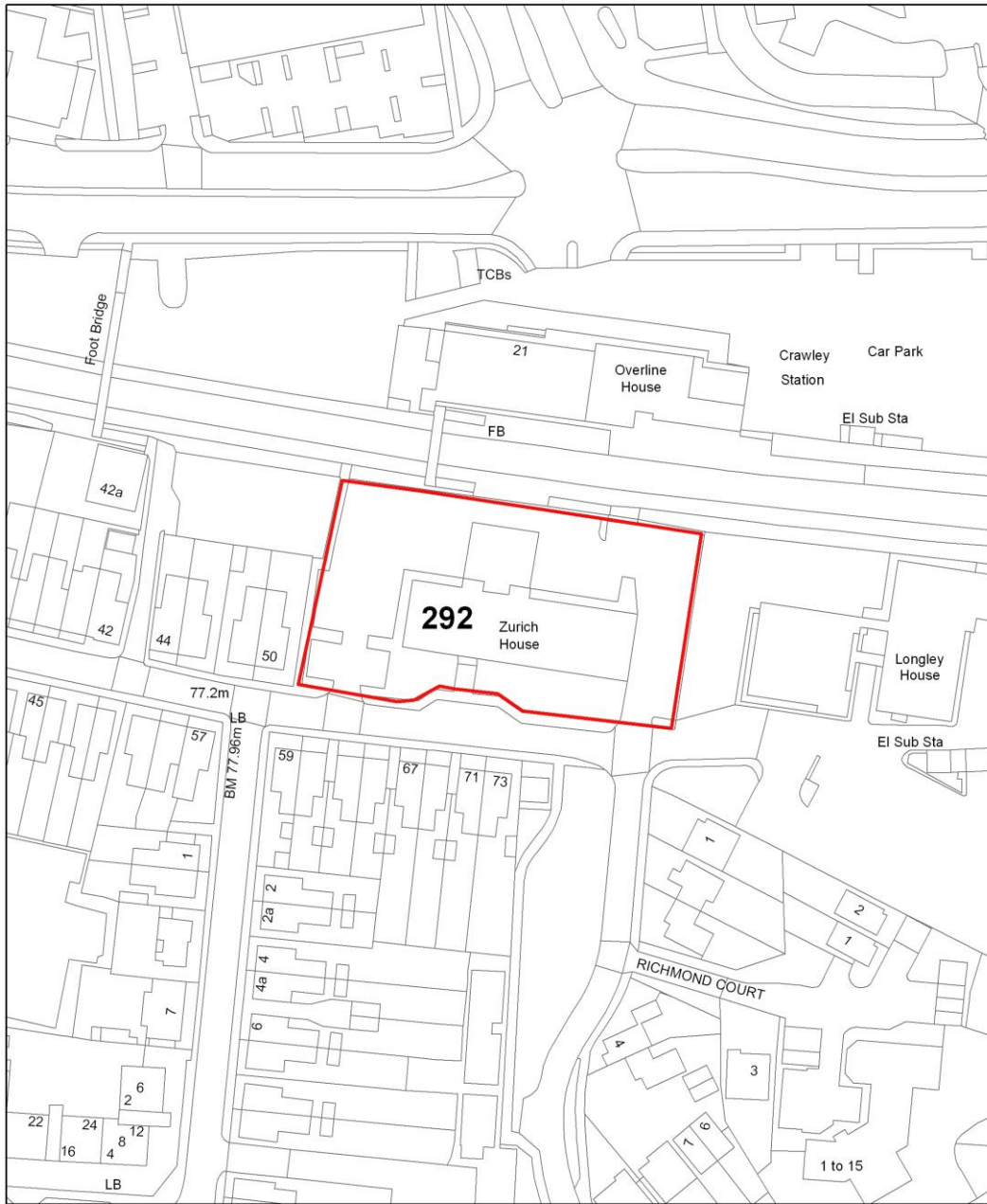


CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
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15 - 29 Broadway	
Reference No : 294	
Date : June 2013	Scale : 1:750
Drawing No : 1	Revisions :

Site Reference	294		Neighbourhood	Northgate												
Site Name / Address	15 – 29 The Broadway Upper Floors															
PA. Number	CR/2013/0015/FUL				Gross Dwellings	57										
Lapse Date	08/08/2016				Demolitions	0										
PDL / Greenfield	PDL				Net Dwellings	57										
Existing Land Use (s)	Vacant Retail and Office Building															
Site Availability	Yes – The site has been vacant for a number of years and currently benefits from an extant planning permission.															
Site Achievability	Yes – The site is situated in a sustainable town centre location and forms part of the wider Broadway South/Crosskeys Opportunity Area as identified in the Town Centre Wide SPD. A planning application (see CR/2013/0015/FUL) for a mixed use scheme with 57 new residential units on the upper floors (retail on the ground floor) was approved by council in August 2013.															
Action Required / Constraints	No further action is required.															
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
						57										
Summary	The site is considered to be suitable, deliverable, and achievable and is expected to be come forward within 5 years.															



CRAWLEY BOROUGH COUNCIL

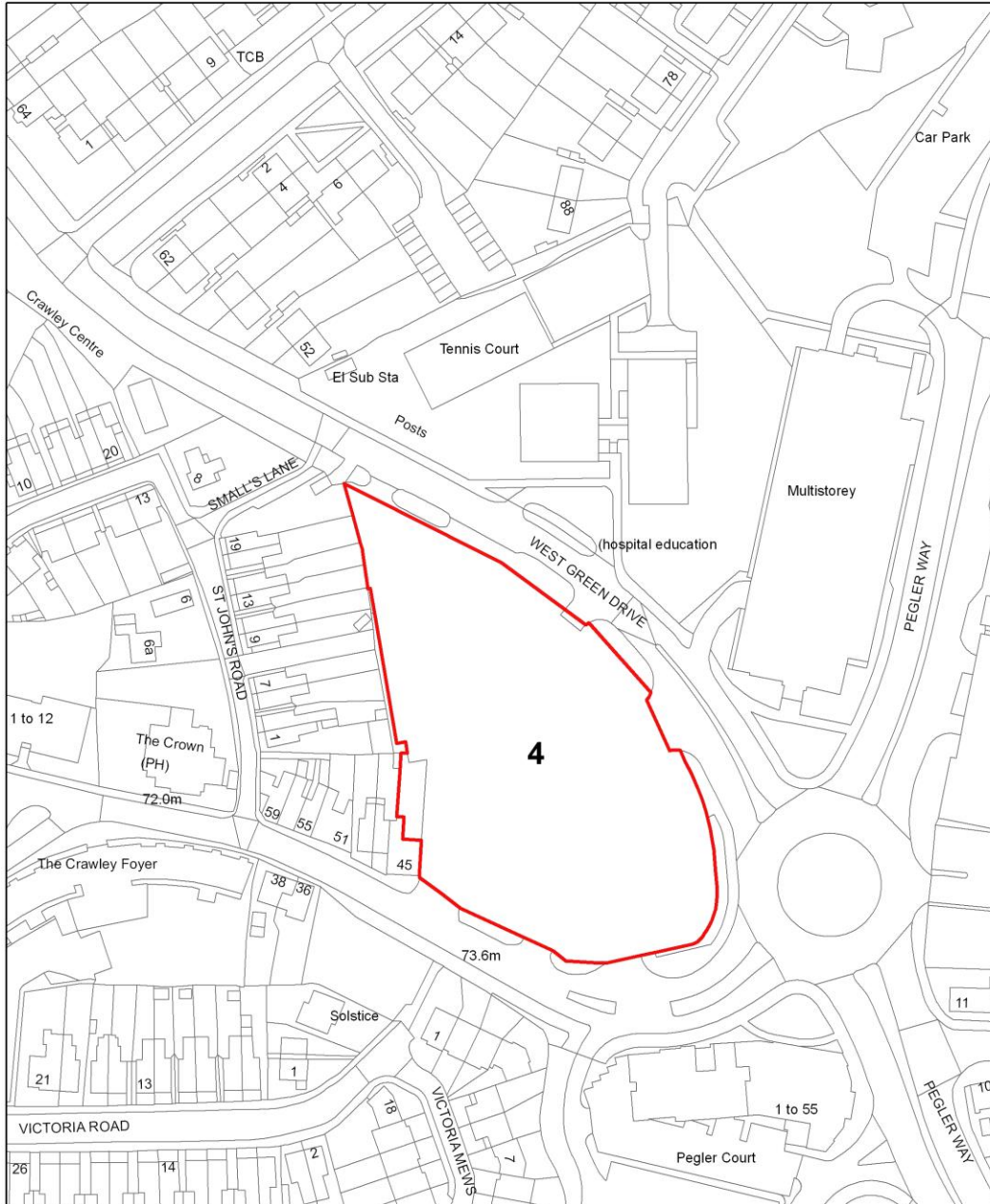
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TOWN HALL, THE BOULEVARD
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Zurich House

Reference No : 292	
Date : June 2013	Scale: 1:1,000
Drawing No : 1	Revisions :

Site Reference	292	Neighbourhood	Southgate													
Site Name / Address	Zurich House, East Park															
Existing Land Use (s)	PDL – Former Office Building															
Site Area (Gross hectares)	0.30	Current Density	-													
Site Suitability	Yes - This is a brownfield site located in a desirable and sustainable location. Planning permission (CR/2012/0223/FUL) was approved in December 2013 for 59 flats. It is therefore presumed that any on-site issues have been resolved during the planning process.															
Site Availability	Yes – Owing to planning permission being approved, the council believe that the site is currently available as active negotiations with the developer are taking place.															
Site Achievability	Yes – There would appear to be no overriding constraints which would prevent this site being redeveloped for housing.															
Action Required / Constraints	No action required at this stage.															
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
			59													
Net Developable Area (hectares)	0.30	Proposed Site Density	197	Site Yield	59											
Summary	The site is suitable as a residential use. The site already has planning approval for 59 flats, and as such, this housing development is expected to be delivered in the first five year period.															

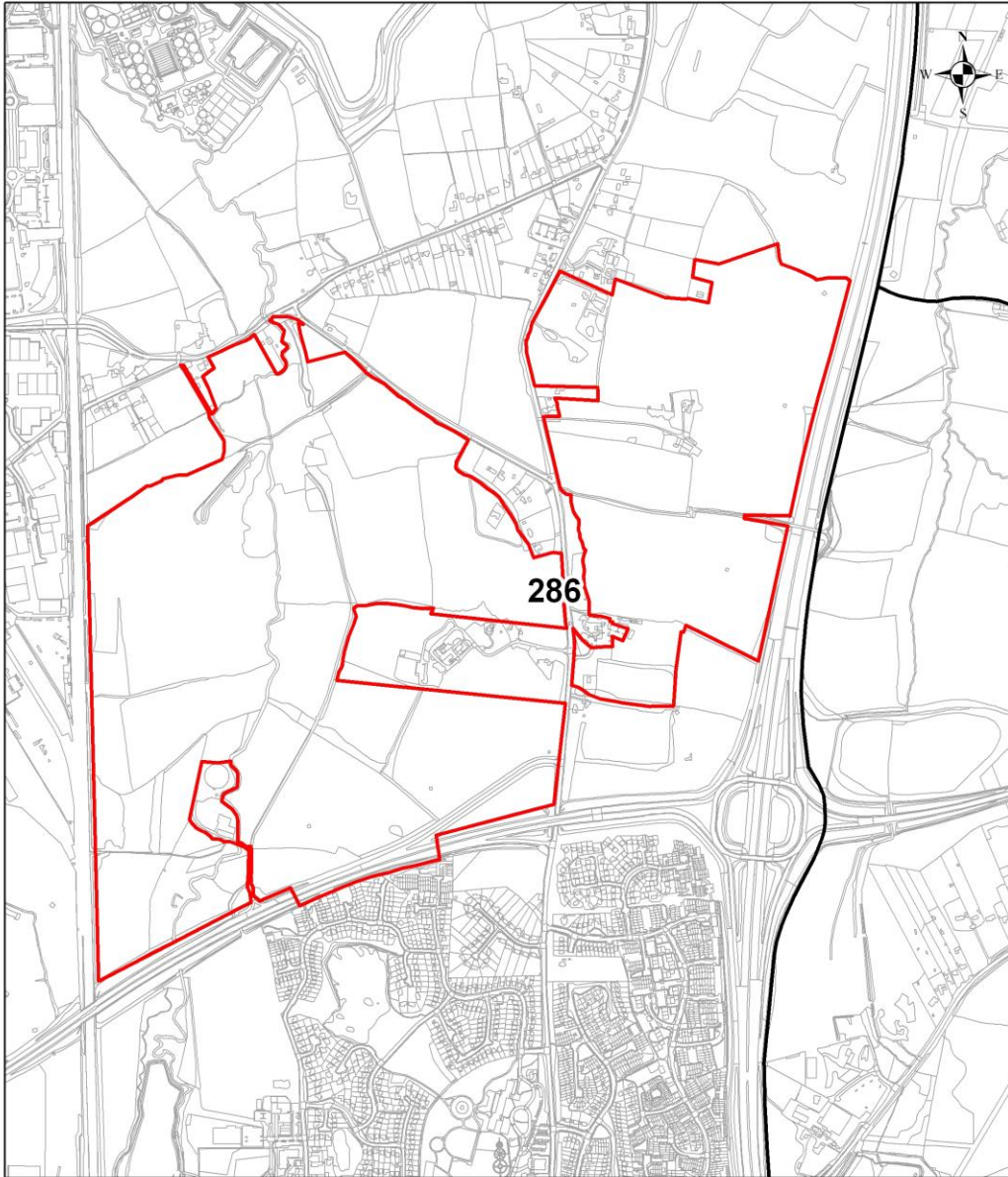


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 FORWARD PLANNING
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Southern Counties, 27 - 45 Ifield Road	
Reference No : 4	
Date : June 2013	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	4	Neighbourhood	West Green													
Site Name / Address	Southern Counties, 27 – 45 Ifield Road															
Existing Land Use (s)	Vacant site previously used as a car showroom and garage with petrol forecourt.															
PA Number	CR/2013/0517/OUT	Gross Dwellings	218													
Lapse Date	04/03/2017	Demolitions	-													
PDL / Greenfield	PDL	Net Dwellings	218													
Site Area (Gross hectares)	0.63	Current Density	-													
Site Suitability	Yes – The site represents a sustainable town centre location, and is identified as an opportunity area for mixed use development, which prioritises residential development within the Town Centre Wide Supplementary Planning Document (SPD). The site is subject to an extant outline planning permission for 218 flats through the construction of up to 6 storeys (CR/2013/0517/OUT). This will lapse on 04/03/2017.															
Site Availability	Yes – The site is currently vacant, and is subject to an extant planning permission for residential development.															
Site Achievability	Yes – The extant planning permission illustrates that the development of this site is achievable.															
Action Required / Constraints	An ongoing dialogue with the landowner is required.															
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
			70	70	78											
Summary	The site is suitable, deliverable and achievable and would be expected to come forward within the first five year period of the Local Plan.															



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 FORWARD PLANNING
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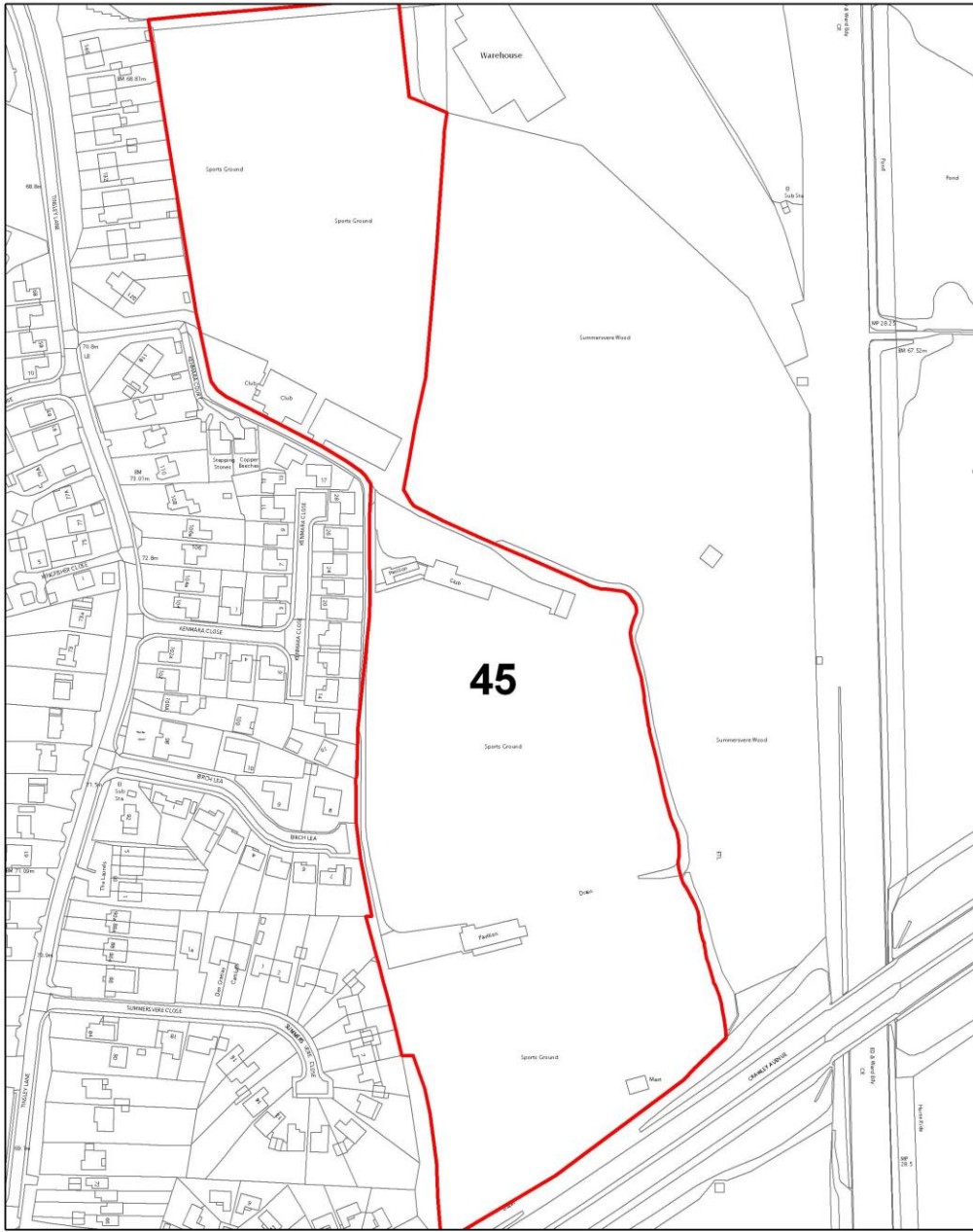
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FORGE WOOD

Reference No : 286

July 2014	1:10,533
Drawing No :	

Site Reference	286	Neighbourhood	Pound Hill North													
Site Name / Address	Forge Wood Neighbourhood															
PA. Number	CR/1998/0039/OUT CR/2013/0434/FUL CR/2014/0062/ARM (Phase 1) CR/2013/0610/ARM (Phase 1a) CR/2014/0061/ARM (Phase 1b) CR/2014/0062/Arm (Phase 1c) CR/2014/0063/ARM (Phase 1d)	Gross Dwellings	1900													
Lapse Date	14/03/2017	Demolitions	0													
PDL / Greenfield	Greenfield	Net Dwellings	1900													
Existing Land Use (s)	Greenfield															
Site Availability	Yes – Development commenced in June 2014.															
Site Achievability	Yes – The development phasing indicated below has been agreed with the Development Consortium.															
Action Required / Constraints	The Council will continue to work closely with the development consortium to ensure the delivery of the site is in line with the phasing indicated below.															
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
			100	200	200	200	200	175	175	175	175	175	95	30		
Summary	The Council will continue to work closely with the development consortium to ensure the delivery of the site in line with the phasing indicated above given the importance of the site to the Council's Housing Land Supply.															



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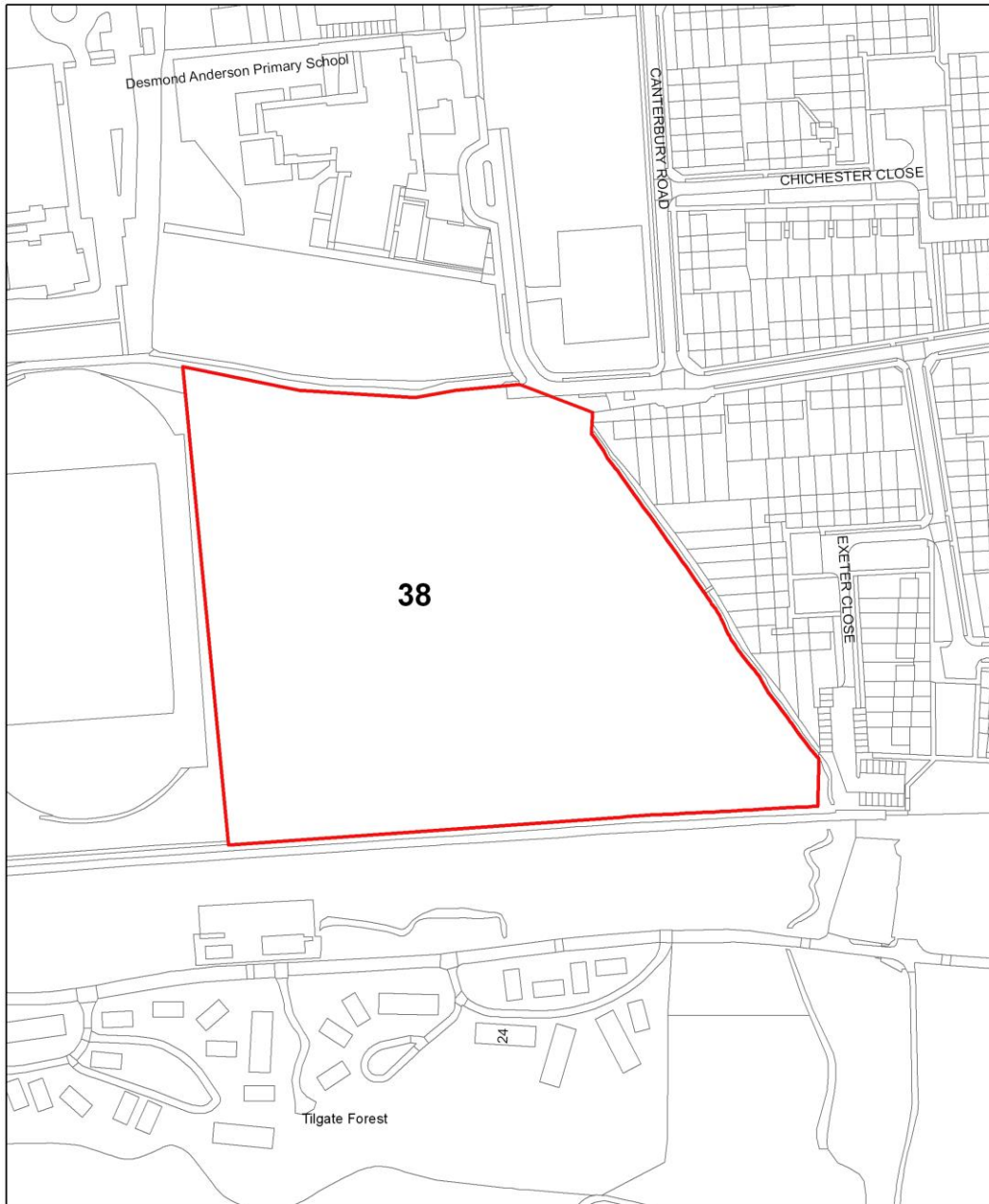
Tinsley Lane	
Reference No : 45	
Date : April 2009	Scale : 1:2,450
Drawing No : 1	Revisions :

Site Reference	45	Neighbourhood	Three Bridges		
Site Name / Address	Tinsley Lane Playing Fields				
Existing Land Use (s)	Playing Fields				
Site Area (Gross hectares)	Approximately 6 Ha	Current Density	-		
Site Suitability	<p>Yes – The site has been proposed for development over a number of years, and more recently, was a provisional allocation in the adopted Core Strategy. Due to uncertainties over deliverability, the site was removed. An open space assessment of this site has been undertaken which is included in the Housing Supply Topic Paper. The acceptability of the site for development in terms of open space is dependent on relocation of the sports club and a combination of off and on-site provision of open space as detailed in the topic paper. The site is therefore to be brought forward as a mixed housing/open space development involving the relocation of Oakwood Football Club to the north of the site with enhanced sport facilities and improved access. Noise mitigation will also need to be factored into the layout and design of the scheme in view of its proximity to Crawley Goods Yard to the north which is a safeguarded minerals site in the West Sussex Minerals Local Plan.</p>				
Site Availability	<p>Yes – The site is in the ownership of the Homes and Communities Agency who wish to bring the site forward for residential development.</p>				
Site Achievability	<p>Yes – There are no known cost or market factors at this stage that would detract from the viability of this site.</p>				
Action Required / Constraints	<p>The site offers the potential for a strategic housing site should the principle of residential development be considered acceptable in terms of loss of open space, access and traffic generation. At the request of the Council, the landowner has undertaken a number of technical studies with supporting mitigation including open space, acoustic, air quality, transport and contamination survey to demonstrate the suitability of the site for housing.</p>				
Net Developable Area (hectares)	2.66	Proposed Site Density	51	Site Yield	120
Deliverability / Developability					
Deliverable (1-5 years)	✓				
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable					
Summary	<p>The Core Strategy Inspector removed this site from the Core Strategy on adoption due to a lack of evidence. The landowner</p>				

	<p>has undertaken a significant amount of work to demonstrate that the site is suitable for development and can be brought forward in Years 1-5 of the Local Plan. Ongoing dialogue will be required with the HCA as landowner, Sport England in terms of loss of open space and West Sussex County Council in terms of access and infrastructure requirements.</p> <p>In accordance with the criteria set out in Policy H2 of the Local Plan, a full development brief will be prepared by the council to provide site specific guidance on the requirements for the site.</p>
--	---

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
				60	60											

Site Reference	43	Neighbourhood	Ifield													
Site Name / Address	Ifield Community College															
PA. Number	CR/2006/0339/OUT CR/2008/0466/ARM	Gross Dwellings	125													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	125													
Existing Land Use (s)	Surplus educational land and buildings															
Site Availability	Yes – The site is within the county council’s ownership and they have appointed a preferred developer to take the site forward.															
Site Achievability	Yes – Planning permission for the site remains extant as an element of the scheme (doctor’s surgery) has been implemented (see planning application reference CR/2008/0466/ARM). The site is likely to require a new planning permission and an initial capacity of 125 dwellings (minimum) is likely to be sought.															
Action Required / Constraints	Ongoing dialogue with the county council is continuing to ensure the deliverability of 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
			65	60												
Summary	Ongoing dialogue with the county council is required to ensure that the site can be delivered in the first five year period identified above.															

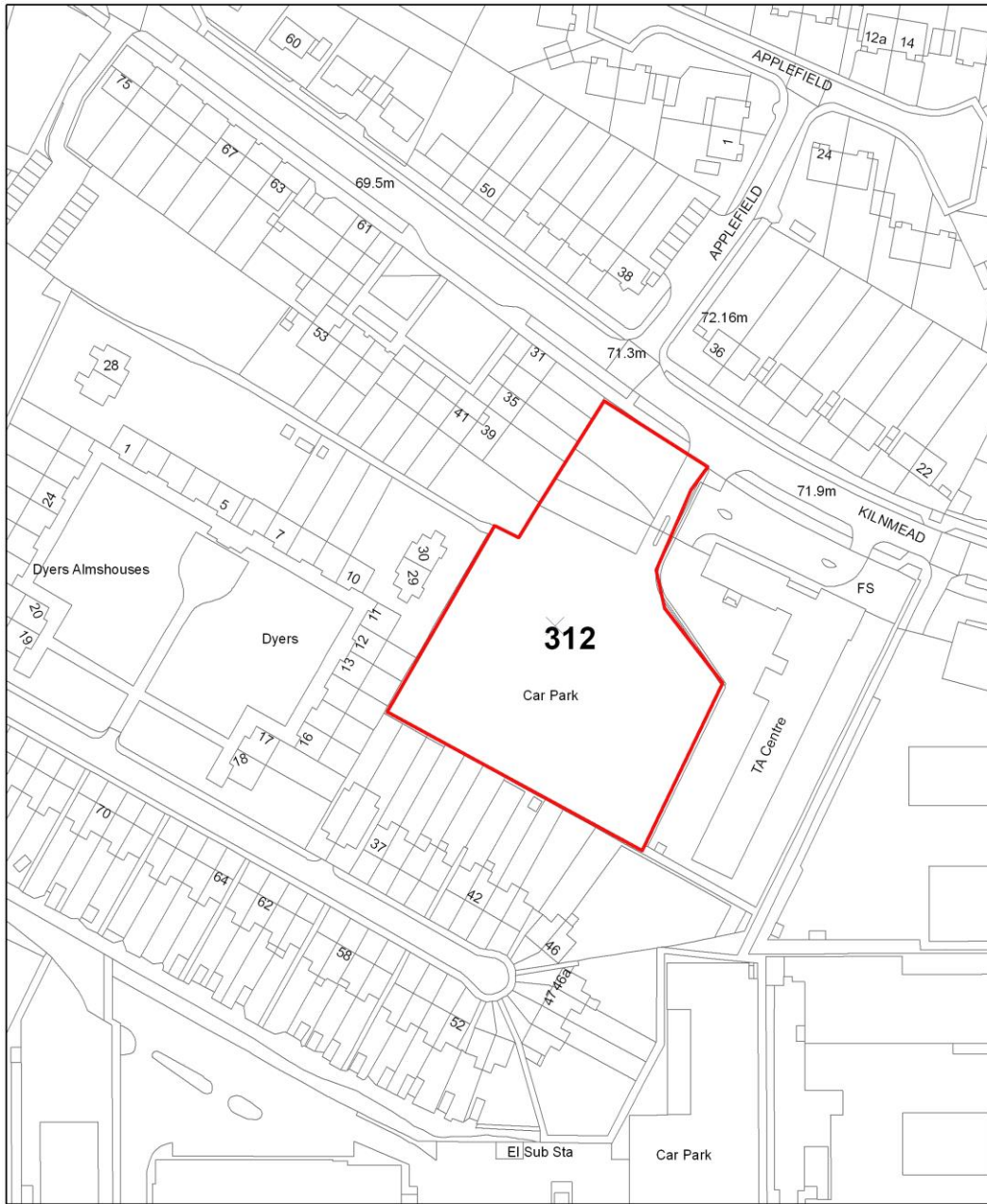


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Land Adj to Desmond Anderson	
Reference No : 38	
Date : June 2013	Scale: 1:2,000
Drawing No : 1	Revisions :

Site Reference	38		Neighbourhood	Tilgate												
Site Name / Address	Land Adjacent to Desmond Anderson															
Existing Land Use (s)	Surplus Educational Land															
PDL / Greenfield	PDL				Net Dwellings	100										
Site Area (Gross hectares)	2.4				Current Density	-										
Site Suitability	<p>Yes – The site was successfully allocated in the adopted Core Strategy (2008) for residential development. The site was originally expected to yield approximately 200 dwellings. However, this figure has been reduced significantly in view of the on-site constraints (including flooding), and moreover, a need to consider alternative housing types in response to changing market preferences. This site is allocated in the submission Local Plan as a Key Housing Site (Policy H2) for a minimum of 100 residential dwellings</p>															
Site Availability	<p>Yes – The site is owned by West Sussex County Council and they intend to remarket the site in the near future.</p>															
Site Achievability	<p>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 first five year period.</p>															
Action Required / Constraints	<p>The county council owns the site and the borough council is currently assisting the county council by preparing an indicative layout based on the broad capacity identified above. It is likely that flood attenuation will be required to maximise the capacity of the site. The landowner has agreed to undertake this work and is currently preparing a technical brief.</p>															
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
			28	72												
Summary				The site is suitable, deliverable and achievable and would be expected to be come forward within the next 5 year period.												

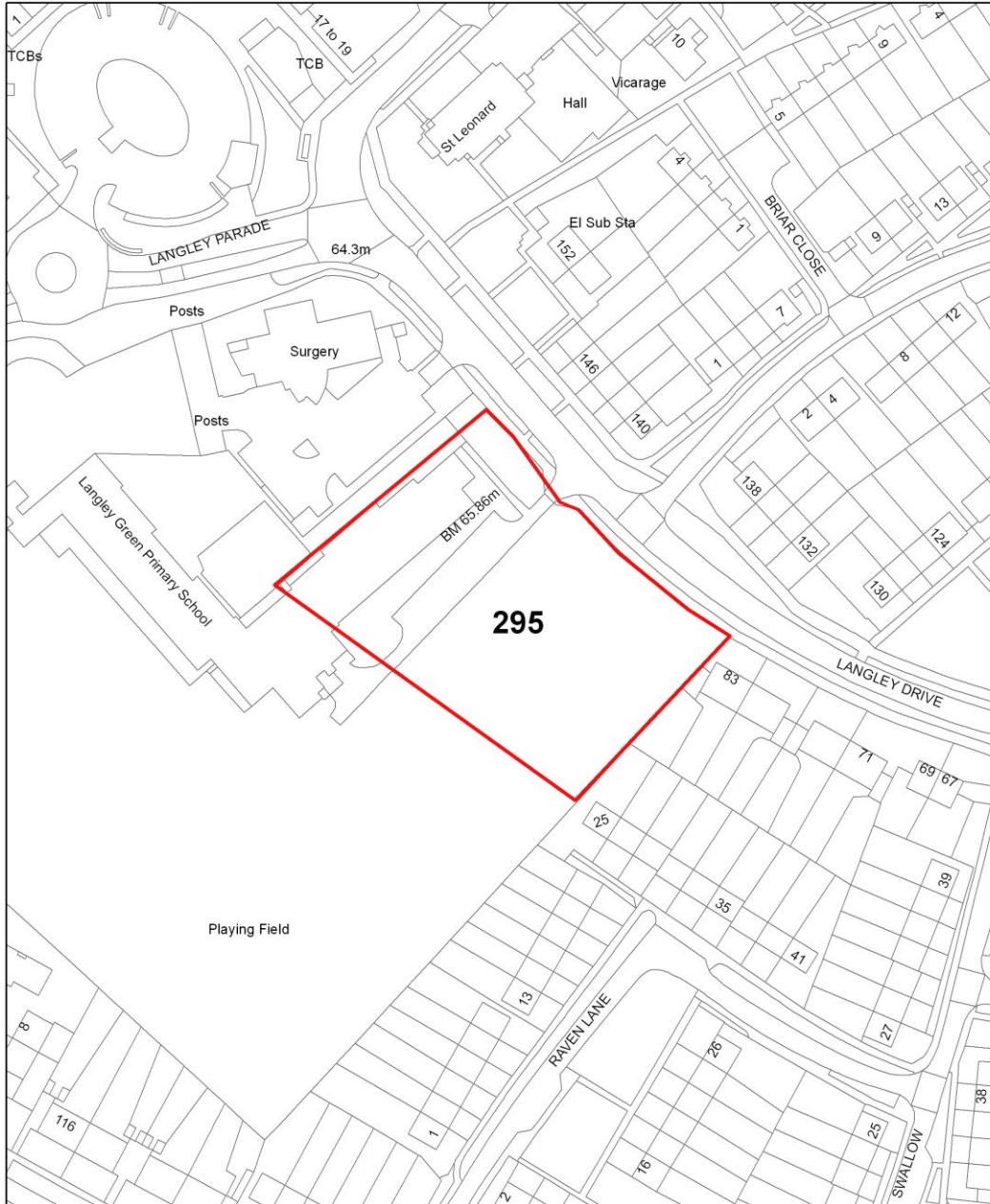


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Kilmead Car Park	
Reference No : 312	
Date : June 2013	Scale: 1:1,250
Drawing No : 1	Revisions :

Site Reference	312	Neighbourhood	Northgate													
Site Name / Address	Kilnmead Car Park															
Existing Land Use (s)	PDL - Car Park															
Site Area (Gross hectares)	0.52	Current Density	-													
Site Suitability	<p>Yes – The site is in a sustainable location within the town centre. The site's location and size and scale of the road could accommodate a four storey block of two bedroom flats, (approximately 40 units). The design and layout of the scheme would also need to consider the mature trees onsite, and moreover, consider how to accommodate an appropriate number of car parking spaces and amenity land requirements.</p>															
Site Availability	<p>Yes – The site is currently owned by Homes and Communities Agency and is being actively pursued for redevelopment.</p>															
Site Achievability	<p>Yes – There are few reasons why this site would not be viable for a residential use.</p>															
Action Required / Constraints	<p>The council are currently in dialogue with the landowners to progress a scheme and submit a planning application.</p>															
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
					40											
Net Developable Area (hectares)	0.20	Proposed Site Density		200	Site Yield		40									
Summary	<p>The site represents an opportunity for a sustainable town centre residential development and is scheduled for the first five year period.</p>															



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**Land Adj to Langley Green Primary School
 Langley Drive**

Reference No : 295	
Date : June 2013	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	295	Neighbourhood	Langley Green													
Site Name / Address	Land adjacent to Langley Green Primary School, Langley Drive															
Existing Land Use (s)	Education buildings and open space															
Site Area (Gross hectares)	0.55	Current Density	-													
Site Suitability	<p>Yes – The site comprises of Langley Green Primary School and associated playing field space. Following the redevelopment of the school, the land has become surplus.</p> <p>The Central Langley Green Supplementary Planning Document (SPD) identifies the site as exhibiting scope for residential development in the form of two three-storey residential blocks, potentially capable of accommodating 48 dwellings. The playing field element of the site has been identified in Crawley’s Open Space Assessment (2013), and any loss of open space would need to be justified through the planning application process.</p>															
Site Availability	Yes – The site is still in the ownership of West Sussex County Council. However, contracts have been exchanged with a developer subject to planning consent.															
Site Achievability	Yes – The site is accessible direct onto Langley Drive, and is of sufficient size to enable on-site parking to be provided as part of any development. As such, there appears to be no overriding constraints that would prevent the site being redeveloped for housing.															
Action Required / Constraints	Yes - Negotiation with the landowner to progress a scheme through to submission of a planning application. Pre-application discussions should focus on site layout, design and the impact on adjoining properties.															
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
					30											
Net Developable Area (hectares)	0.55	Proposed Site Density		55	Site Yield		30									
Summary	The site is considered to be available, suitable, and achievable for residential development, providing the above factors are considered in the layout and design of any scheme. The site is expected to come forward within the first five year period.															

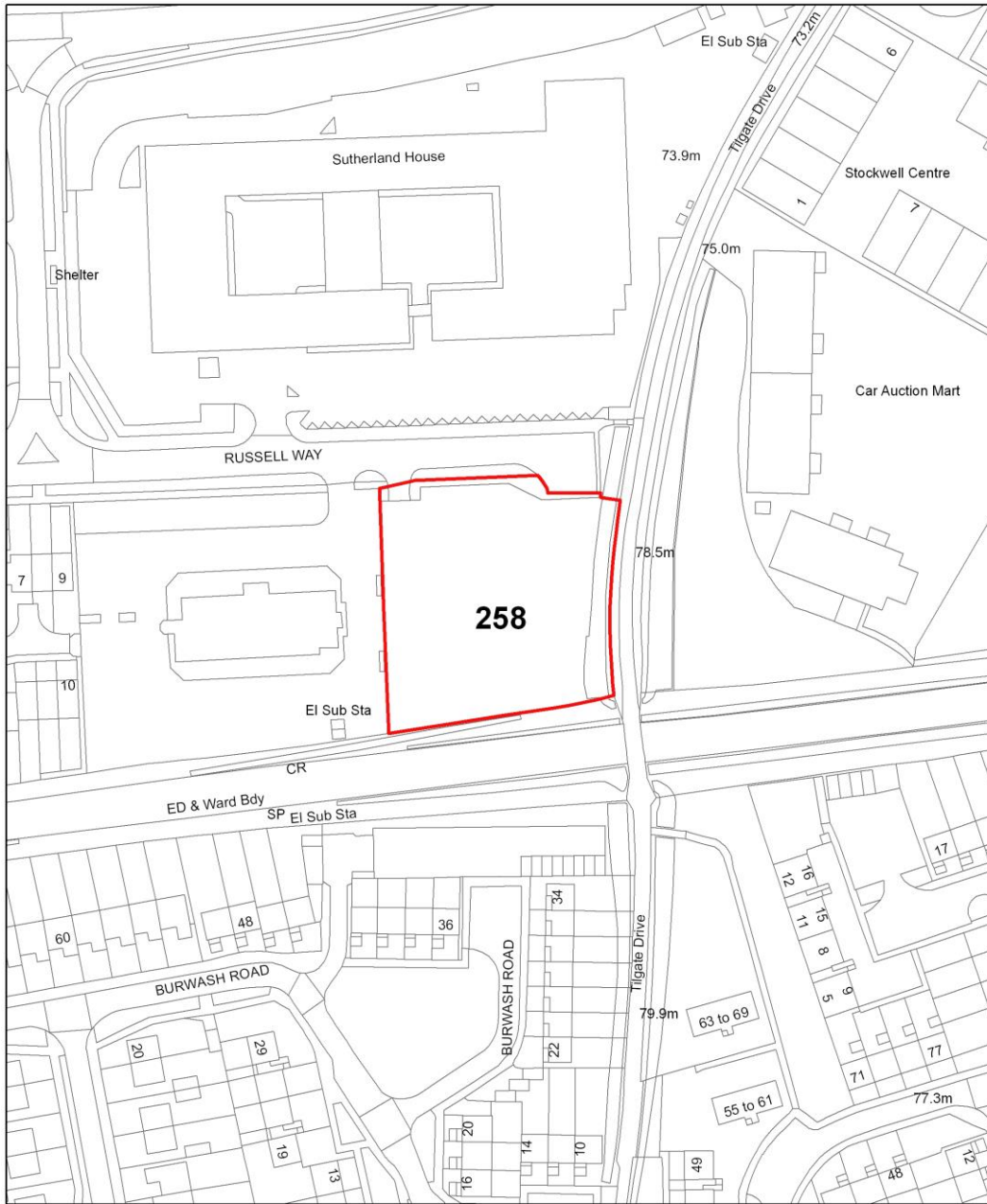


CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
 CRAWLEY, WEST SUSSEX
 RH10 1UZ

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 Crawley Borough Council, 100023717 - 2009

Goffs Park Depot, Old Horsham Road	
Reference No : 298	
Date : June 2013	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	298	Neighbourhood	Southgate													
Site Name / Address	Goffs Park Depot, Old Horsham Road															
Existing Land Use (s)	Former Council Nursery															
Site Area (Gross hectares)	0.9	Current Density	-													
Site Suitability	<p>Yes – This brownfield site is located in a desirable and sustainable location. The site is adjacent to Goffs Park (designated as a Historic Park and Garden) and close to the setting of a Grade II Listed Building (Goffs Manor) and Locally Listed Building (Goffs Park House) and this should be taken into account for the design of the scheme. It is surrounded on all sides by high hedging and trees.</p>															
Site Availability	<p>Yes – The site is owned by the council and was vacated by the Leisure Services department; the site is no longer in active use.</p>															
Site Achievability	<p>Yes – The council undertook a transport modelling assessment, where the site was confirmed to be capable of accommodating the 30 dwellings expected to be delivered on this site.</p> <p>In addition, there will also be a requirement for affordable housing and for the development to be designed in a sympathetic way to lessen the impact on the visual amenity/character of the surrounding area (which includes a listed building).</p>															
Action Required / Constraints	Both the design and layout of a housing site would need to be outlined and agreed with potential developers prior to submitting a formal planning application.															
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
				30												
Net Developable Area (hectares)		0.9	Proposed Site Density		33	Site Yield										30
Summary		The site is suitable, deliverable and achievable and would be expected to be come forward within the next 5 year period.														

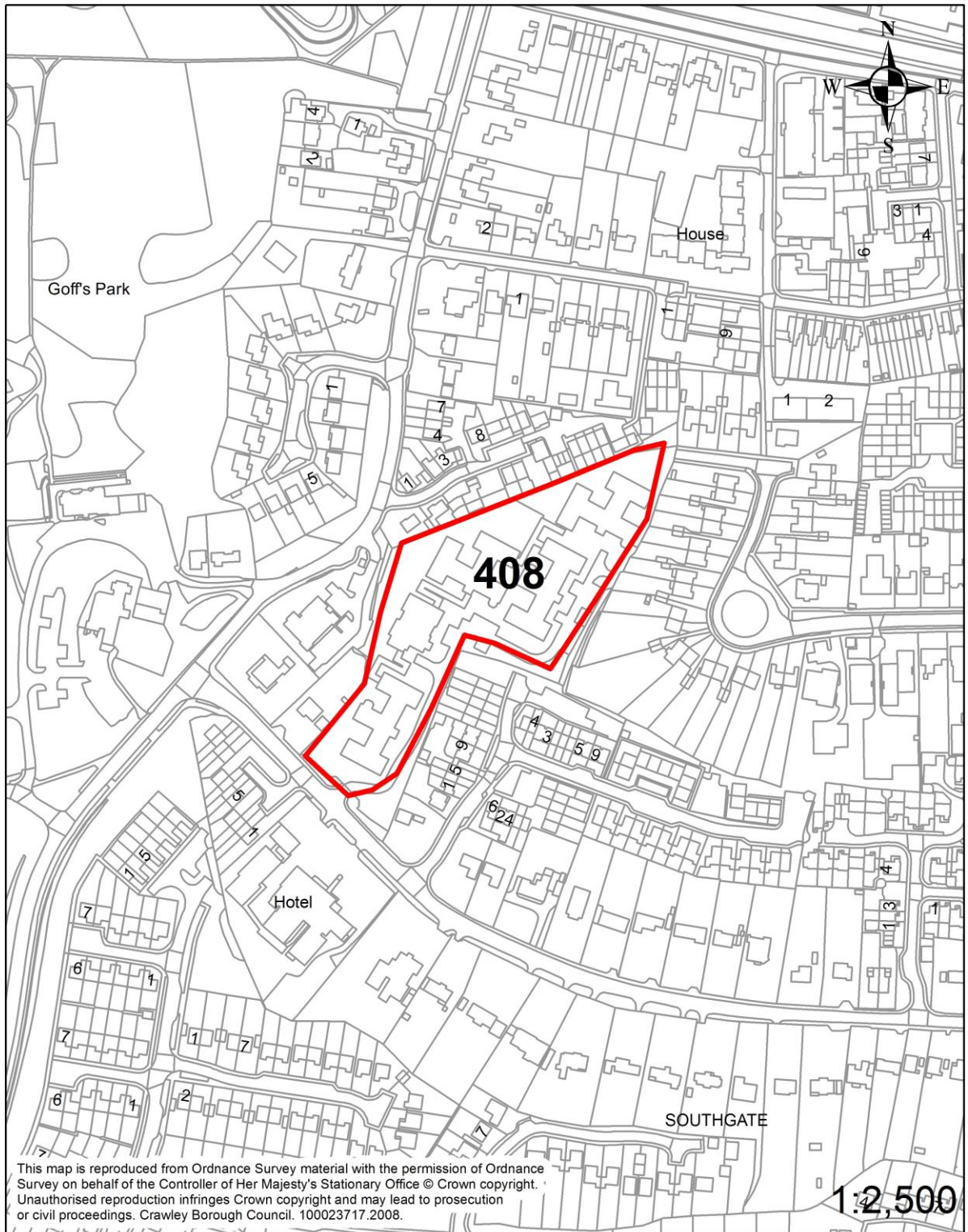


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 Crawley Borough Council, 100023717, 2009

Former TSB Site, Russell Way	
Reference No : 258	
Date : June 2013	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	258	Neighbourhood	Three Bridges													
Site Name / Address	Former TSB Site, Russell Way															
Existing Land Use (s)	Vacant industrial site															
Site Area (Gross hectares)	0.30	Current Density	-													
Site Suitability	<p>Yes - 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 uses within the Submission Consultation Draft Local Plan. However, the principle of residential development and the associated loss of employment floorspace were established by appeal in 2006. This permission included the adjacent land to the west. A planning application CR/2010/0313/FUL for extending the time limit for an extant planning application to erect 270 residential units was appealed, but later withdrawn by the appellant.</p>															
Site Availability	<p>Yes – This site together with the land to the west has been promoted for housing for a number of years. The land to the west which comprises a vacant office block is to be refurbished for the landowner and a planning application for these works (CR/2012/0333/FUL) was approved in September 2012. The remaining land remains available for residential development and this land is being actively pursued by an RSL subject to obtaining planning permission.</p>															
Site Achievability	<p>Yes – There would appear to be no overriding constraints which would prevent this site being redeveloped for housing.</p>															
Action Required / Constraints	<p>Yes – The council will continue dialogue with the landowners to progress a scheme and submit a planning application.</p>															
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
				20	20											
Net Developable Area (hectares)	0.30		Proposed Site Density		133		Site Yield		40							
Summary	The site is considered suitable for housing either solely or as part of a mixed use scheme providing a degree of replacement employment floorspace.															



OAKHURST GRANGE, SOUTHGATE SITE REF 408

Site Reference	408	Neighbourhood	Southgate													
Site Name / Address	Oakhurst Grange, Goffs Park Road															
Existing Land Use (s)	PDL (Care Home)															
Site Area (Gross hectares)	1.5	Current Density	-													
Site Suitability	<p>Yes – The site is located within an established residential area in close proximity to the Town Centre. The site is therefore located within a sustainable location, with good access to public transport.</p> <p>The site was previously used as a care home consisting of 120 beds and so the principle for residential development has already been established.</p> <p>The site is allocated in Policy H2 of the Local Plan as ‘housing for older people’. Therefore, development of this site should specifically meet the needs of older people, either as a residential care home (C2) or as general housing (C3) which is designed to meet the needs of older people to meet the building regulations part M category 3.</p>															
Site Availability	<p>Yes – The site is currently vacant. The care home closed in 2014 and is no longer in active use.</p> <p>The landowner has been promoting the site for development.</p>															
Site Achievability	Yes – There appears to be no overriding constraints which would prevent the site coming forward.															
Action Required / Constraints	<p>Yes – The council will need to remain in dialogue with both the landowner and WSCC in order to progress a suitable scheme which would meet the needs of older people in the borough.</p> <p>The design and layout of the scheme would need to have specific consideration to the requirements of older people.</p>															
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
					55/ 126											
Net Developable Area (hectares)		1.38		Proposed Site Density				Site Yield (C3)				55				
								Site Yield (C2)				120 beds				
Summary		The site represents a sustainable location to meet the housing needs for older people in the borough and can be delivered in years 1-5 of the plan period.														

