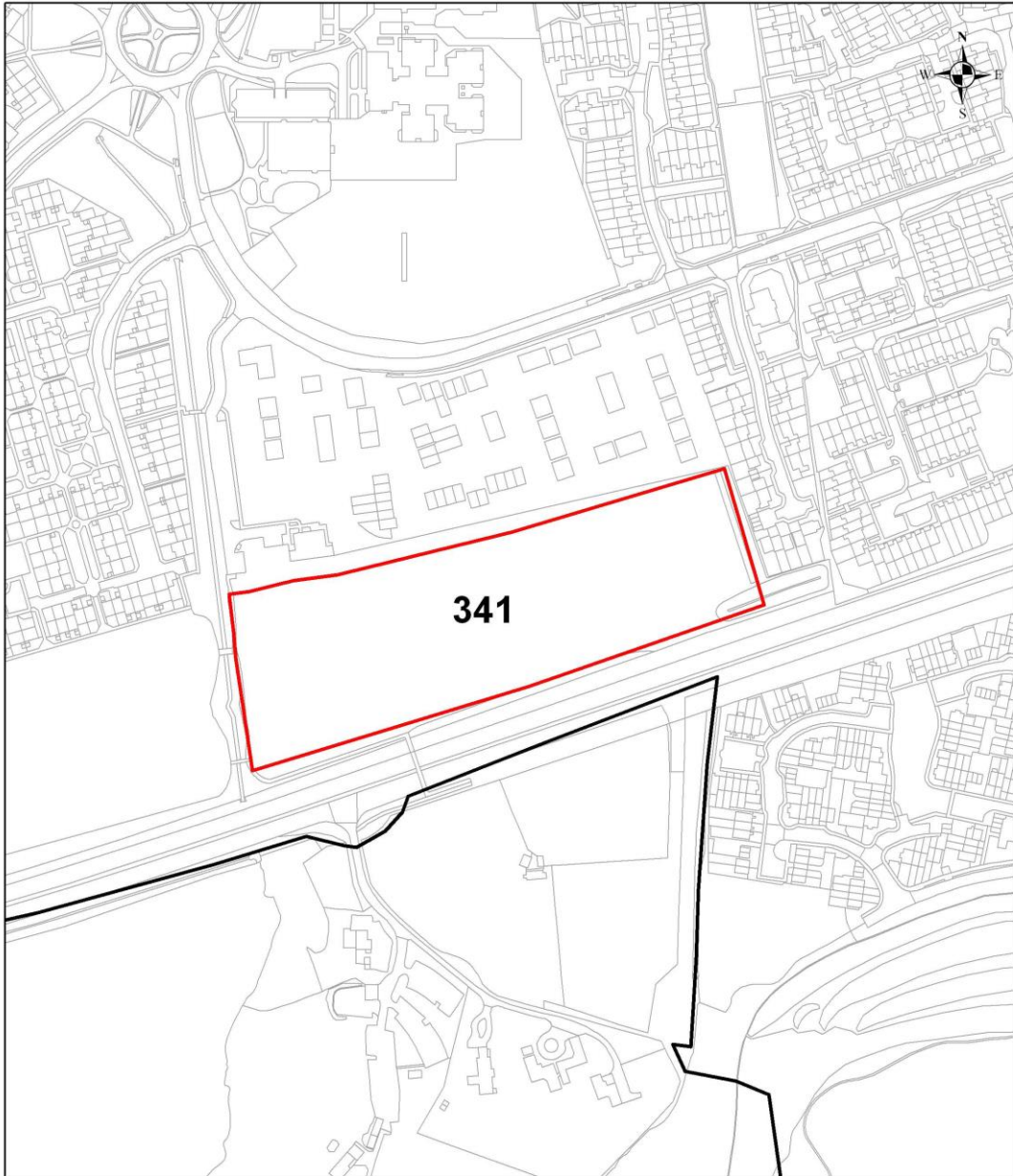


**D) Local Plan  
Key Housing Allocations  
(Policy H2) (30+ dwellings)  
(‘Developable’ Years 6-10,  
2020/21 – 2024/25)**

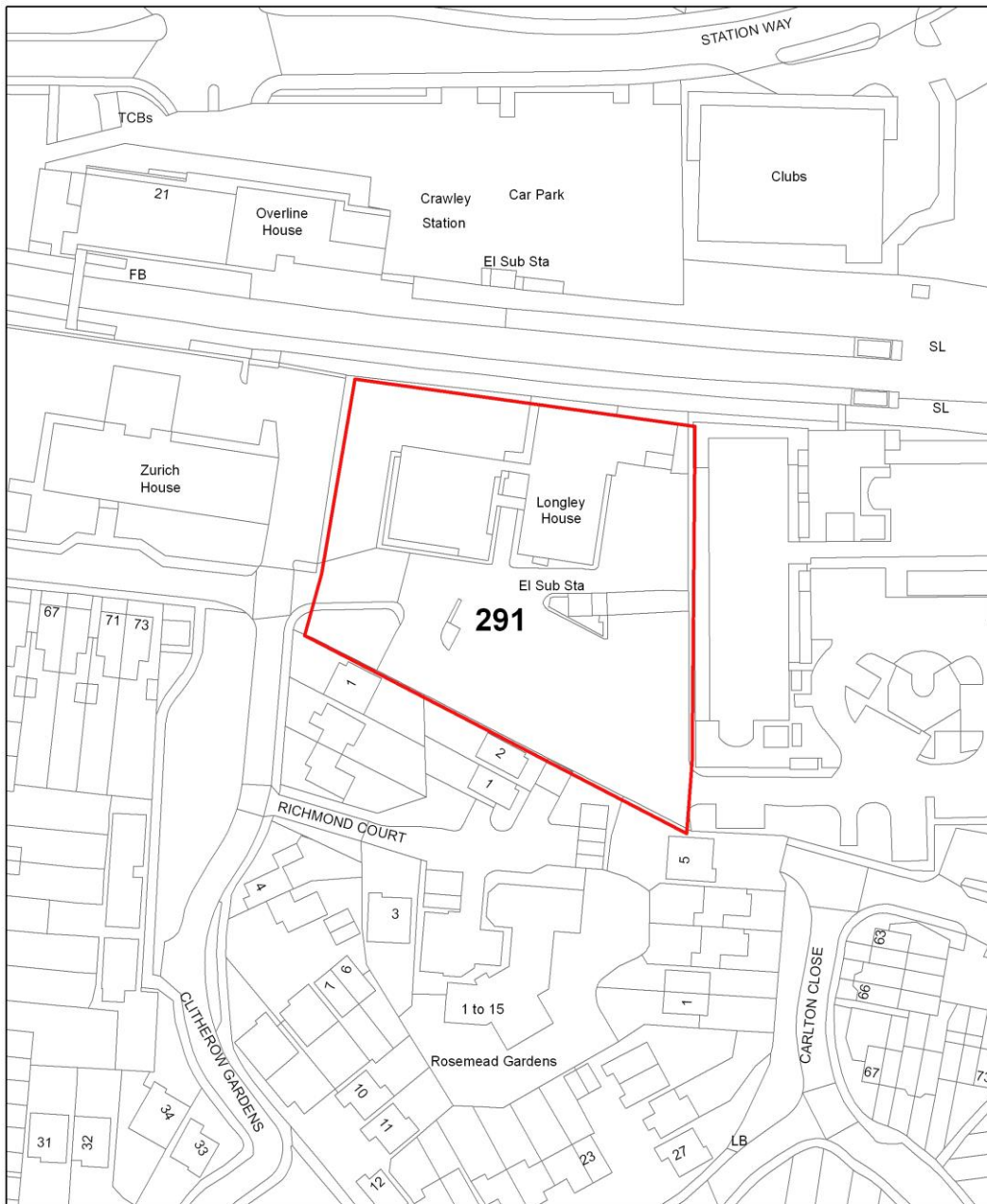


**CRAWLEY BOROUGH COUNCIL**  
 FORWARD PLANNING  
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 CRAWLEY, WEST SUSSEX  
 RH10 1UZ

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<b>BREEZEHURST DRIVE PLAYING FIELDS</b>	
Reference No : 341	
July 2014	1:3,000
Drawing No :	

<b>Site Reference</b>	341		<b>Neighbourhood</b>	Bewbush													
<b>Site Name / Address</b>	Breezehurst Drive Playing Fields																
<b>Existing Land Use (s)</b>	Playing Pitches/Open Space																
<b>Site Area (Gross hectares)</b>	4.8		<b>Gross Dwellings</b>	65													
<b>Site Suitability</b>	<p><b>Yes</b> – This site is allocated in the submission Local Plan as a Key Housing Site (Policy H2) for 65 dwellings. There are few physical constraints on the site. However, structural landscaping on the southern edge of the site will need to be accounted for within the planning application process. The loss of open space has been justified in an annex to the Open Space Assessment (2013), when considered against other priorities within the Local Plan; namely, housing land supply. In addition, the retention and improvement of some open space on the site will be required.</p>																
<b>Site Availability</b>	<p><b>Yes</b> - The site is in ownership of the borough council and will be actively progressed.</p>																
<b>Site Achievability</b>	<p><b>Yes</b> – Development on this site is considered achievable in the six to ten year period of the Local Plan, although the careful design and landscaping of the development will need to be agreed.</p>																
<b>Action Required / Constraints</b>	<p>To ensure that a planning application is submitted, with an agreed layout, which meets the planning requirements of the council.</p> <p>In accordance with the criteria set out in Policy H2 of the Local Plan, a development brief will be prepared to provide site specific guidance on the requirements of the site.</p>																
<b>Phasing for Development</b>																	
	<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</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>
									32	33							
<b>Summary</b>	<p>This site is considered both suitable and developable for housing, providing that the layout and design of the scheme is thoughtfully considered, particularly with regards to the retention of open space. Specific requirements of the site will be set out in a full development brief.</p>																



**CRAWLEY BOROUGH COUNCIL**

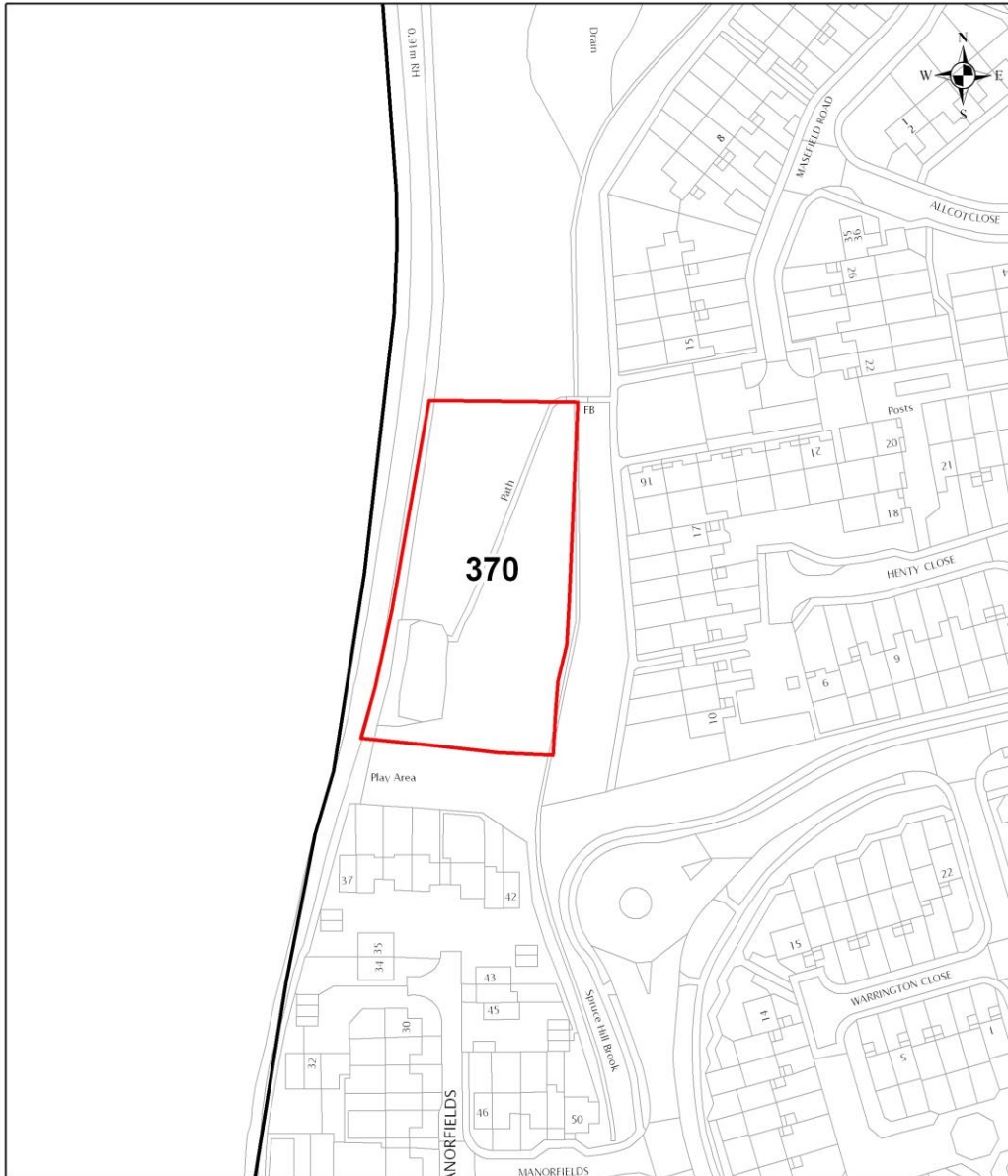
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Crawley Borough Council, 100023717, 2009

**Longley Building, East Park**

Reference No : 291	
Date : June 2013	Scale: 1:1,000
Drawing No : 1	Revisions :

<b>Site Reference</b>	291	<b>Neighbourhood</b>	Southgate													
<b>Site Name / Address</b>	Longley Building, East Park															
<b>Existing Land Use (s)</b>	Office building															
<b>Site Area (Gross hectares)</b>	0.27	<b>Gross Dwellings</b>	48													
<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 has planning permission for the redevelopment of site for 59 flats within a 2/3/4/5 storey building. On this basis, the Longley House site has the potential for development of a four-storey building capable of accommodating around 48 units.</p>															
<b>Site Availability</b>	<p><b>Unknown</b> – Longley House is at present partially occupied, and any redevelopment of the site would be subject to the presentation of evidence to justify any loss of employment space, the resolution of any outstanding lease issues and the relocation of existing businesses.</p>															
<b>Site Achievability</b>	<p><b>Yes</b> – Given its sustainable location and the anticipated presence of a larger scale residential unit at the adjacent Zurich House site, it is considered that residential development would be achievable.</p>															
<b>Action Required / Constraints</b>	<p><b>Yes</b> - The Council will have to enter into dialogue with the landowners to progress a scheme and submit a planning application.</p>															
<b>Phasing for Development</b>																
<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</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>
										48						
<b>Net Developable Area (hectares)</b>	0.27	<b>Proposed Site Density</b>		178	<b>Site Yield</b>		48									
<b>Summary</b>	Residential development at this site is considered to be suitable and achievable, though the need to resolve outstanding issues regarding present occupiers suggests that the site is unlikely to become available for development in the short term.															



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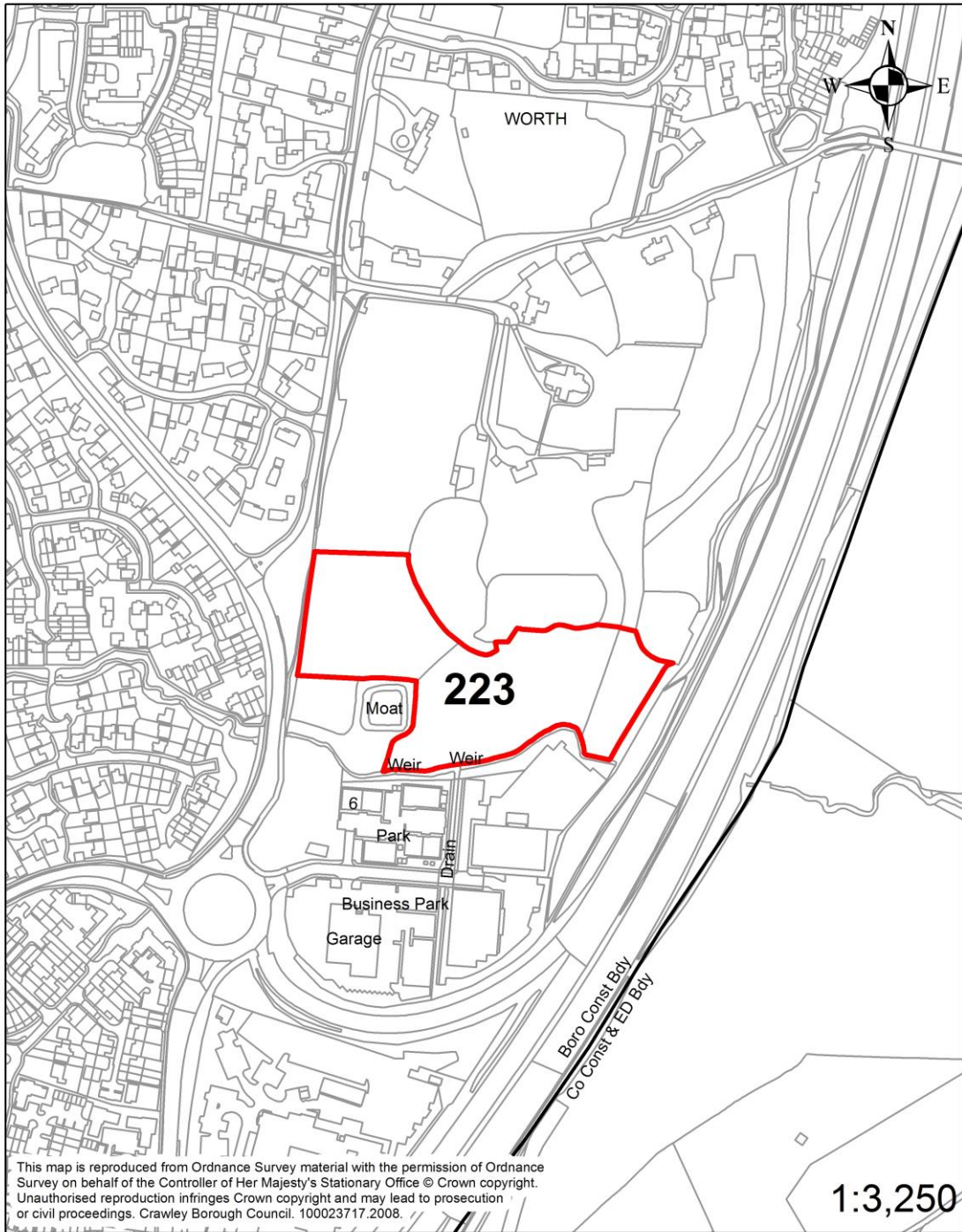
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<b>HENTY CLOSE</b>	
Reference No : 370	
July 2014	1:1,269
Drawing No :	

<b>Site Reference</b>	370	<b>Neighbourhood</b>	Bewbush													
<b>Site Name / Address</b>	Henty Close, Bewbush															
<b>Existing Land Use (s)</b>	Play Areas/Open Space															
<b>Site Area (Gross hectares)</b>		<b>Gross Dwellings</b>	24													
<b>Site Suitability</b>	<p><b>Yes</b> – The site is allocated in the submission Local Plan as a Key Housing Site (Policy H2) for 24 dwellings. Based on a scheme incorporating two blocks of 12 1 and 2 bedroom apartments. The development of this site would 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>Yes</b> - The site is in ownership of the borough council and will be actively progressed.</p>															
<b>Site Achievability</b>	<p><b>Yes</b> - Development on this site is considered achievable in the five to ten year period of the Local Plan. 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>To ensure that a planning application is submitted, with an agreed layout, which meets the planning requirements of the council.</p>															
<b>Phasing for Development</b>																
<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</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>
								12	12							
<b>Summary</b>	<p>This site is considered both suitable and developable for housing, providing that the layout and design of the scheme is thoughtfully considered, and the re-provision of a play area is included in a residential scheme.</p>															





**LAND EAST OF BALCOMBE ROAD/EAST OF STREET HILL  
SITE REF 223**



<b>Site Reference</b>	223	<b>Neighbourhood</b>	Pound Hill
<b>Site Name / Address</b>	Land East of Balcombe Road/Street Hill		
<b>Existing Land Use (s)</b>	Greenfield		
<b>Site Area (Gross hectares)</b>	1.4	<b>Gross Dwellings</b>	15
<b>The Site</b>	<p>The site sits outside the Built-up Area Boundary (which was reviewed to support the submission Local Plan) and within the Worth Conservation Area. The Worth Conservation Area has been identified to preserve and enhance the rural character and open setting of St Nicholas Church.</p> <p>The site 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)</p> <p>The site is also identified as Historic Parkland, which includes the rectory garden and parkland to the south and west.</p>		
<b>Site Suitability</b>	<p><b>Yes-</b> Although there are a number of heritage and environmental constraints on the site (identified above), providing that suitable mitigation is put in place and a suitable design and layout agreed, part of the site, particularly the southern section would be suitable for the development of a maximum of 15 dwellings.</p> <p>It is accepted that limited housing development of 15 dwellings would not cause harm to the Grade I listed Church of St Nicholas or to the heritage values that define its setting. There would also be no significant harm to the locally designated historic parkland or moat, provided that there is a suitable unbuilt margin around the moat.</p>		
<b>Site Availability</b>	<p><b>Yes</b> – The site is available and the landowner is seeking to bring the site forward for development.</p> <p>Due to the constraints on site it has been identified as a developable site, coming forward in the 6-10 year period of the plan. However, this does not prevent a satisfactory planning application coming forward sooner.</p>		
<b>Site Achievability</b>	<p><b>Yes</b> – Development of this site is considered achievable in the six to ten year period of the Local Plan. In accordance with the criteria set out for this site in Policy H2 of the Local Plan, the developer will need to submit a suitable design and layout for the scheme, taking into account the environmental and heritage assets on and around the site. The developer will also be required to undertake detailed ecological and archaeological assessments to support a planning application.</p>		

<b>Action Required / Constraints</b>				To ensure that a suitable scheme is drawn up, with an agreed layout and design which meets the criteria set out in Policy H2 of the Local Plan and also supporting site specific guidance in the council's development brief on Land East of St Hill.												
<b>Phasing for Development</b>																
<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</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>
									15							
<b>Summary</b>				<p>The site is considered suitable and developable for a maximum of 15 residential dwellings, providing that the layout and design of the scheme is thoughtfully considered to provide appropriate mitigation to offset any harm caused to the sites important assets. Specific requirements of the site will be set out in a full development brief.</p> <p>Due to the constraints on site, it has been identified as a developable site, coming forward in years 6-10 of the plan. However, this does not prevent a satisfactory planning application coming forward sooner.</p>												