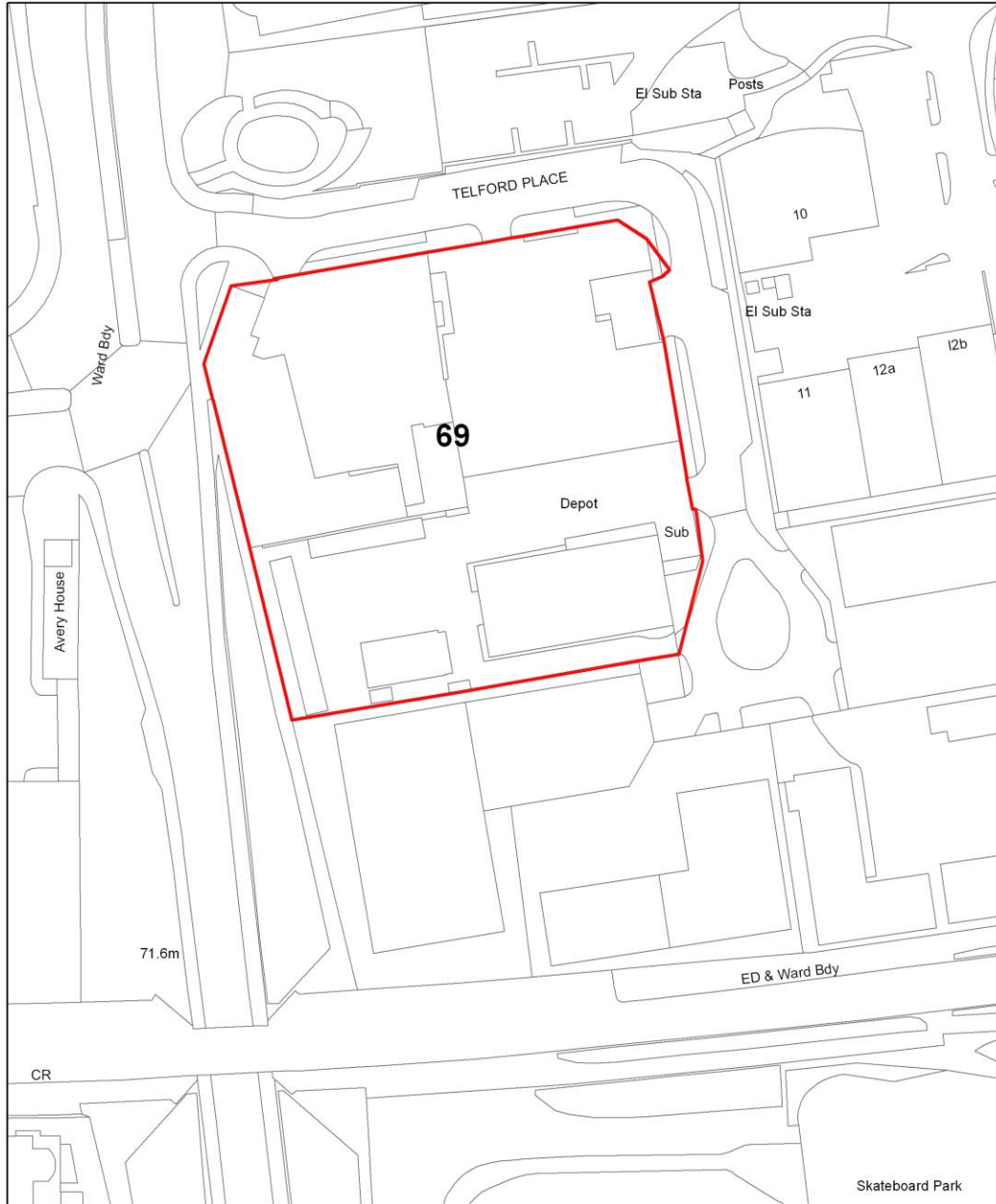


**E) Local Plan Key Town Centre  
Opportunity Sites (Policy H2)  
(30+ units)**



**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 :

<b>Site Reference</b>	69	<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>	0.75	<b>Gross Dwellings</b>	99													
<b>Site Suitability</b>	<b>Yes</b> – 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).															
<b>Site Availability</b>	<b>Yes</b> – 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.															
<b>Site Achievability</b>	<b>Yes</b> – It is anticipated that the site could realistically deliver a minimum of 99 dwellings, based upon a 4/5 storey building.															
<b>Action Required / Constraints</b>	Ongoing dialogue with any new land owner to ensure that a suitable scheme is developed.															
<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>
					99											
<b>Summary</b>	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.															



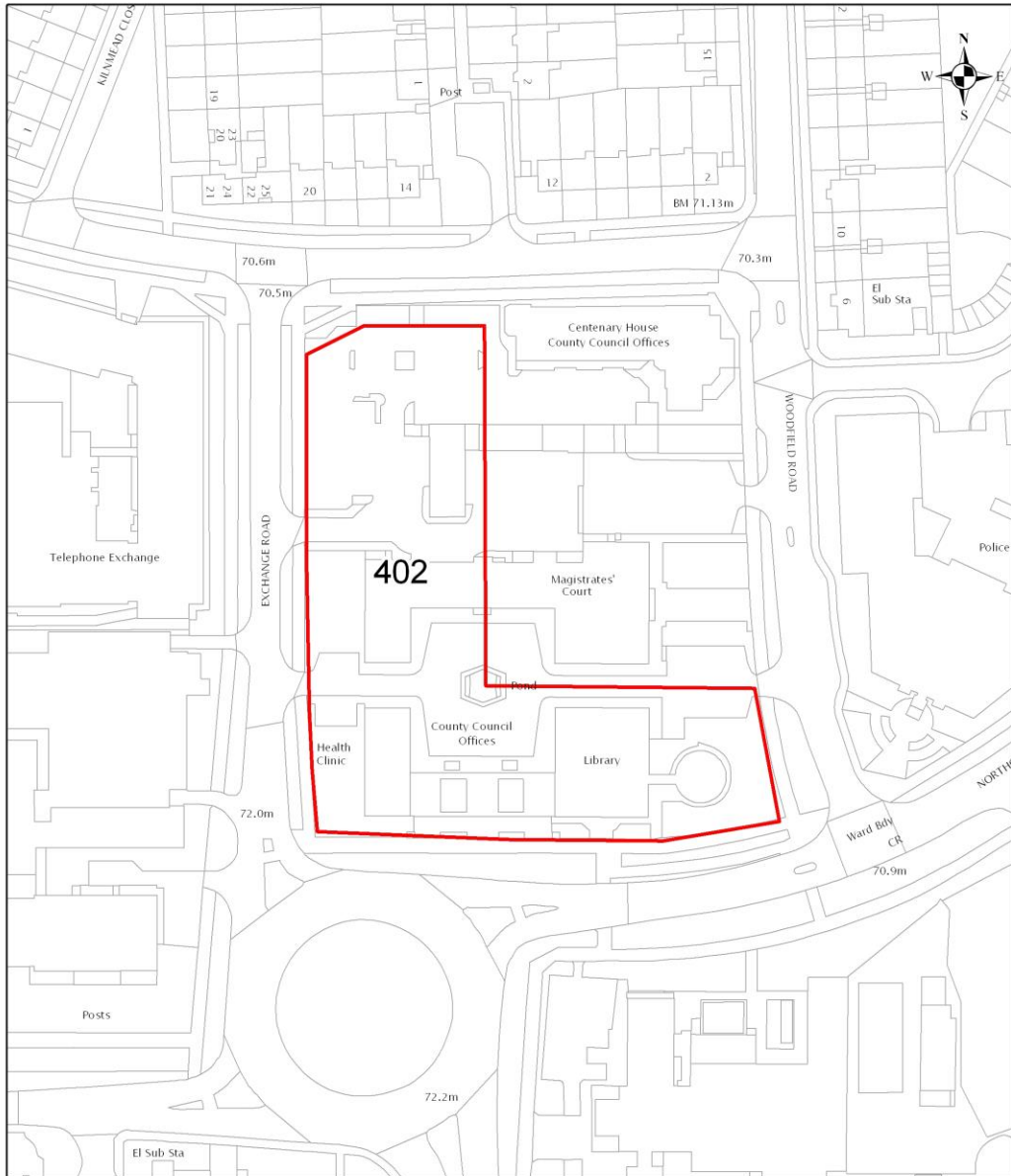
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<b>CRAWLEY STATION AND CARS PARKS, STATION WAY</b>	
Reference No : 297	
July 2014	1:1,816
Drawing No :	

<b>Site Reference</b>	297	<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>Gross Dwellings</b>	300													
<b>Site Suitability</b>	<b>Yes</b> – 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).															
<b>Site Availability</b>	<b>Yes</b> – The Council has been involved in detailed pre application discussions with the landowner.															
<b>Site Achievability</b>	<b>Yes</b> – 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.															
<b>Action Required / Constraints</b>	The Council will continue to liaise closely with the landowner to bring forward an appropriate high density scheme within the 5 year period.															
<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>
					95	90	115									
<b>Net Developable Area (hectares)</b>		0.89		<b>Proposed Site Density</b>		337		<b>Site Yield</b>		300						
<b>Summary</b>		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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<b>COUNTY BUILDINGS</b>	
Reference No : 402	
July 2014	1:1,190
Drawing No :	

<b>Site Reference</b>	402	<b>Neighbourhood</b>	Northgate													
<b>Site Name / Address</b>	County Buildings															
<b>Existing Land Use (s)</b>	Surplus office/educational buildings and parking															
<b>Site Area (Gross hectares)</b>	0.58	<b>Gross Dwellings</b>	50													
<b>Site Suitability</b>	<b>Yes</b> – 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).															
<b>Site Availability</b>	<b>Yes</b> - The site is owned by West Sussex County Council who are currently considering options for redevelopment in the short to medium term.															
<b>Site Achievability</b>	<b>Yes</b> – 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.															
<b>Action Required / Constraints</b>	Continued discussions with West Sussex County Council to understand their detailed intentions for development in relation to the other land uses on the site.															
<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>
						25	25									
<b>Net Developable Area (hectares)</b>	0.58		<b>Proposed Site Density</b>	86		<b>Site Yield</b>	50									
<b>Summary</b>	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.															





<b>Site Reference</b>	403	<b>Neighbourhood</b>	Northgate													
<b>Site Name / Address</b>	Land North of the Boulevard															
<b>Existing Land Use (s)</b>	<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>															
<b>Site Area (Gross hectares)</b>	0.70. (Woodall Duckham)	<b>Gross Dwellings</b>	50													
<b>Site Suitability</b>	<b>Yes</b> – The site is situated in a sustainable town centre location.															
<b>Site Availability</b>	<b>Yes</b> – The landowners are currently exploring options for redevelopment in the medium term.															
<b>Site Achievability</b>	<b>Yes</b> – 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.															
<b>Action Required / Constraints</b>	Further discussions with the land owners to understand their intentions for redevelopment or conversion.															
<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>
									50							
<b>Net Developable Area (hectares)</b>	0.07 (Woodall Duckham)		<b>Proposed Site Density</b>	71		<b>Site Yield</b>	50									
<b>Summary</b>	Residential development at this site is considered suitable and achievable based upon a three/four storey residential scheme.															