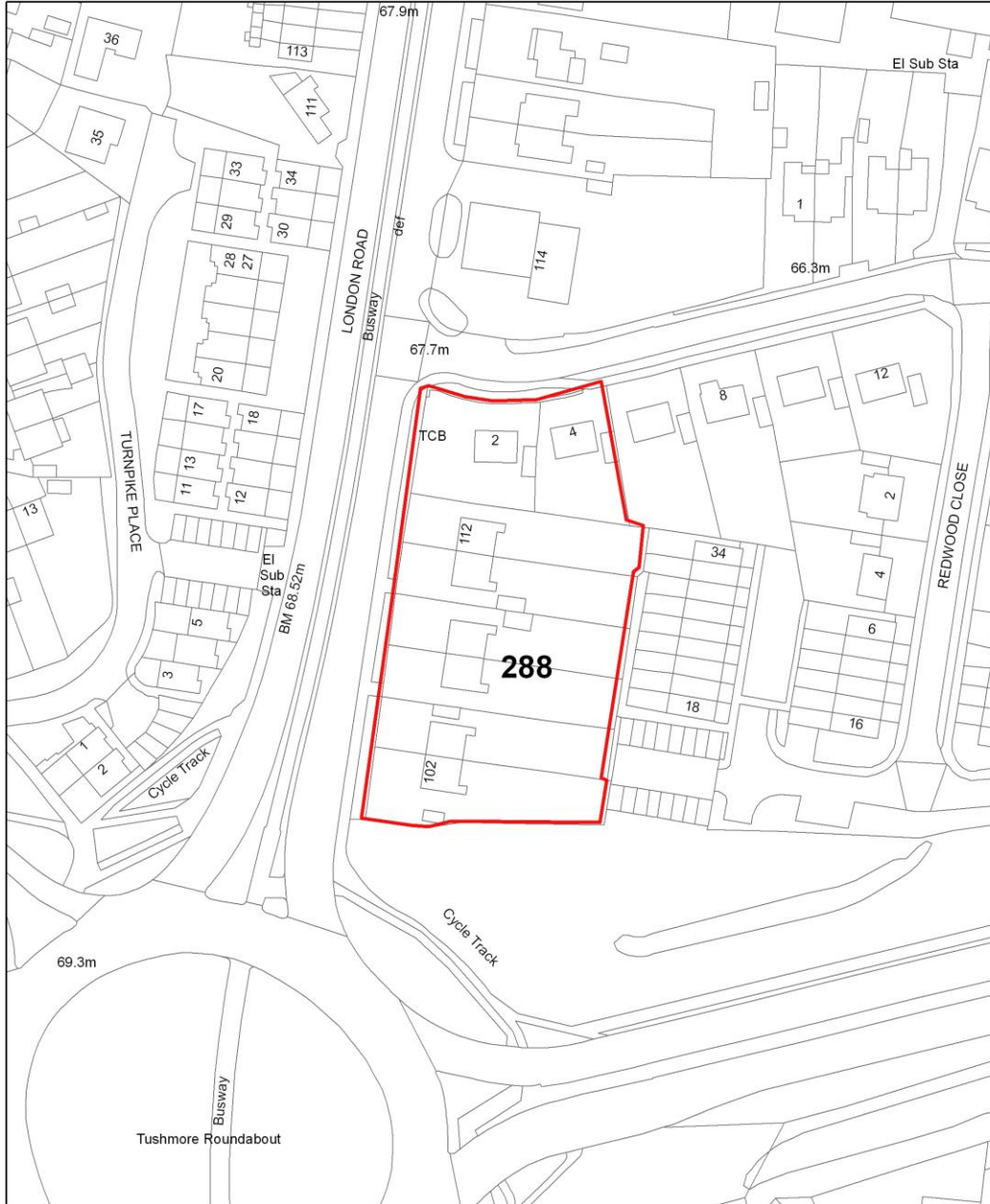


F) Broad Locations (East of London Road, Town Centre and Forge Wood) (6+ units) (Policy H2)

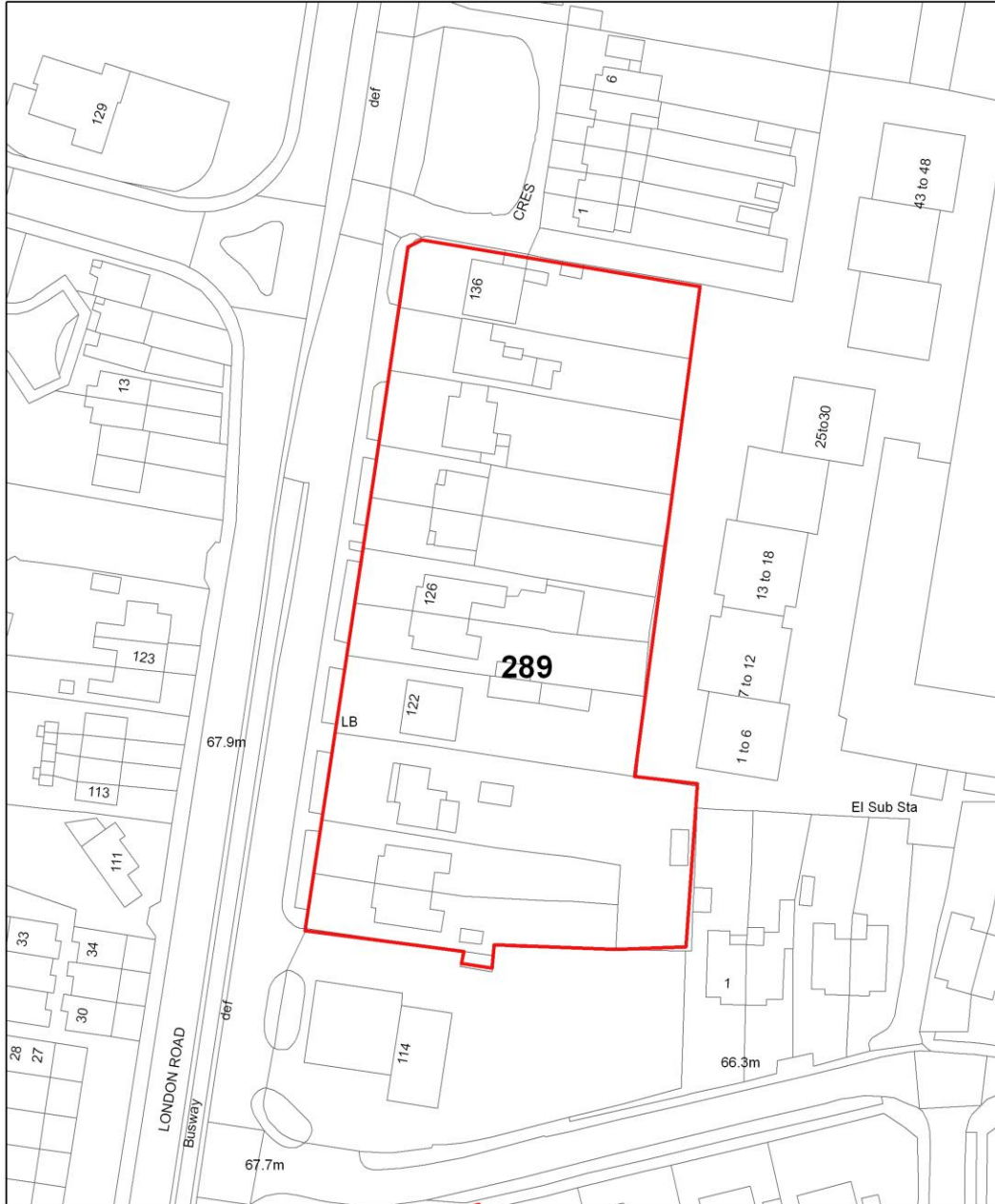


CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
 CRAWLEY, WEST SUSSEX
 RH10 1UZ

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 Crawley Borough Council. 100023717 . 2009

102 -112 London Road & 2-4 Tushmore Lane	
Reference No : 288	
Date : June 2013	Scale : 1:1,000
Drawing No : 1	Revisions :

Site Reference	288	Neighbourhood	Northgate													
Site Name / Address	102 – 112 London Road & 2 – 4 Tushmore Lane															
Existing Land Use (s)	PDL/Greenfield – Residential properties and adjoining curtilage															
Site Area (Gross hectares)	0.39	Gross Dwellings	44													
Site Suitability	<p>Yes - 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>															
Site Availability	<p>Unknown – It is considered that the site could be made available in the medium to long term as a Broad Location for Housing Development.</p>															
Site Achievability	<p>Yes - There are no known cost or market factors that would detract from the viability of this site.</p>															
Action Required / Constraints	<p>The council may have to enter into dialogue with the landowners in order to progress a scheme.</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
								44								
Net Developable Area (hectares)	0.39	Proposed Site Density		113	Site Yield		44									
Summary	<p>This site represents an opportunity for intensification subject to the site being available for redevelopment. The timescale for development is scheduled for the next 6-10 year period.</p>															



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116-136 London Road

Reference No : 289

Date : June 2013	Scale : 1:800
Drawing No : 1	Revisions :

Site Reference	289	Neighbourhood	Northgate													
Site Name / Address	116 – 136 London Road															
Existing Land Use (s)	PDL/Greenfield – Residential properties, convenience store and adjoining curtilages.															
Site Area (Gross hectares)	0.56	Gross Dwellings	64													
Site Suitability	<p>Yes - 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 and the replacement of smaller scale building would enable the capacity of 114 London Road to be increased.</p>															
Site Availability	<p>Unknown - The site is constrained by being in multiple ownership and there is 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>															
Site Achievability	The site is considered achievable as a Broad Location for development in Years 6-10.															
Action Required / Constraints	The council may have to enter into dialogue with the landowners in order to progress a scheme.															
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
										32	32					
Net Developable Area (hectares)	0.56		Proposed Site Density	114		Site Yield	64									
Summary	This site represents an opportunity for intensification subject to the site being available for redevelopment. The timescale for development is scheduled for the next 6-10 year period.															

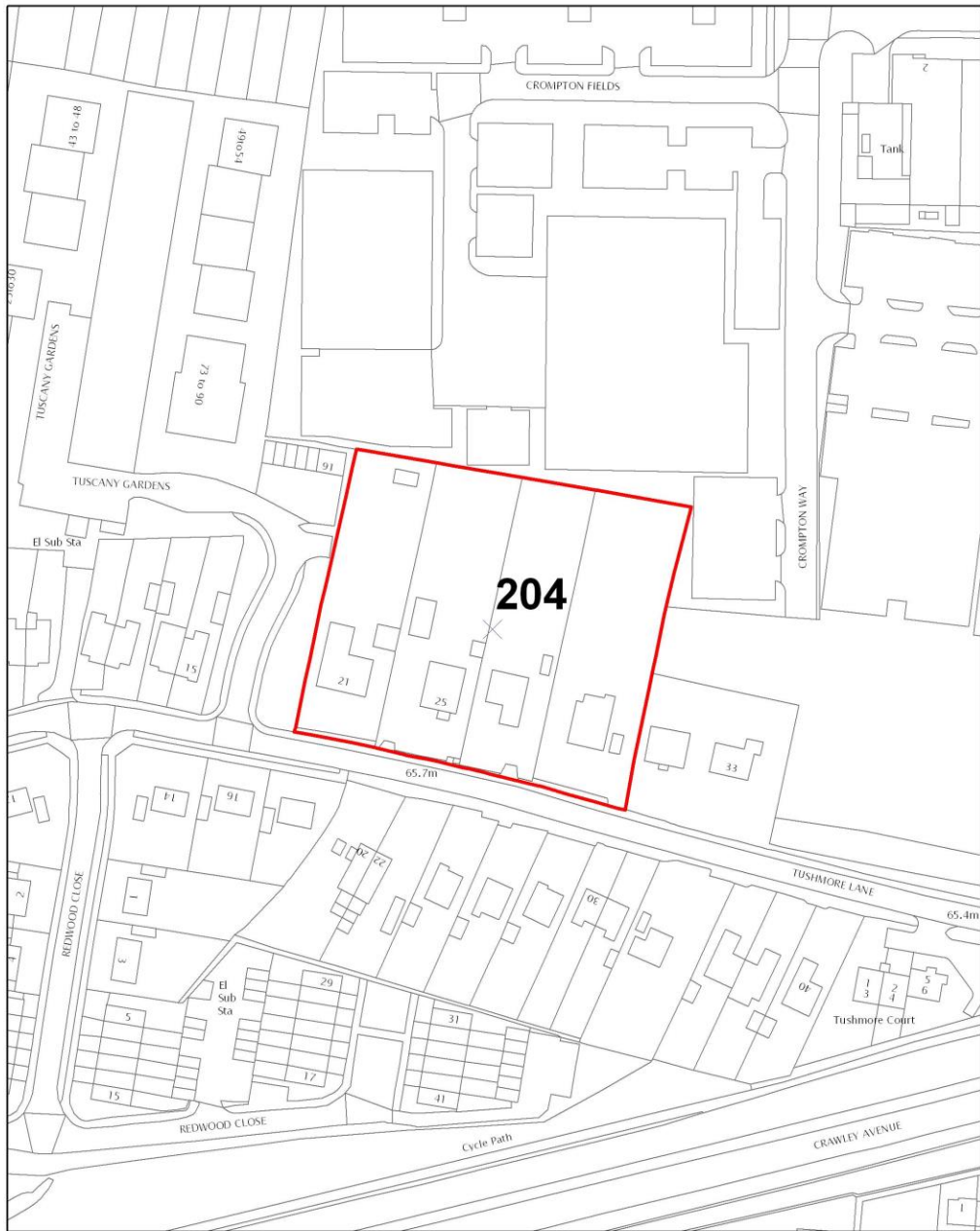


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138-144 London Road	
Reference No : 290	
Date : June 2013	Scale: 1:1,000
Drawing No : 1	Revisions :

Site Reference	290	Neighbourhood	Northgate													
Site Name / Address	138-144 London Road															
Existing Land Use (s)	PDL/Greenfield - Residential properties and adjoining curtilage															
Site Area (Gross hectares)	0.27	Gross Dwellings	27													
Site Suitability	<p>Yes - 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. Planning permission (CR/2009/0559/FUL) for a single bungalow in the rear garden of 138 London Road was granted planning permission in May 2011, and this will need to be taken into account for the future development of this scheme.</p>															
Site Availability	<p>Unknown - It is considered that the site could be made available in the medium to long term as a Broad Location for Housing Development.</p>															
Site Achievability	<p>Yes - The site is considered achievable, if the problem of multiple ownership is overcome. Broadly, there are few reasons why this site would not be viable for intensification.</p>															
Action Required / Constraints	<p>The council will have to enter into 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
													27			
Net Developable Area (hectares)	0.27	Proposed Site Density	100	Site Yield				27								
Summary	<p>This site represents an opportunity for intensification subject to the site being available for redevelopment. The timescale for development is scheduled for the 11-15 year period.</p>															



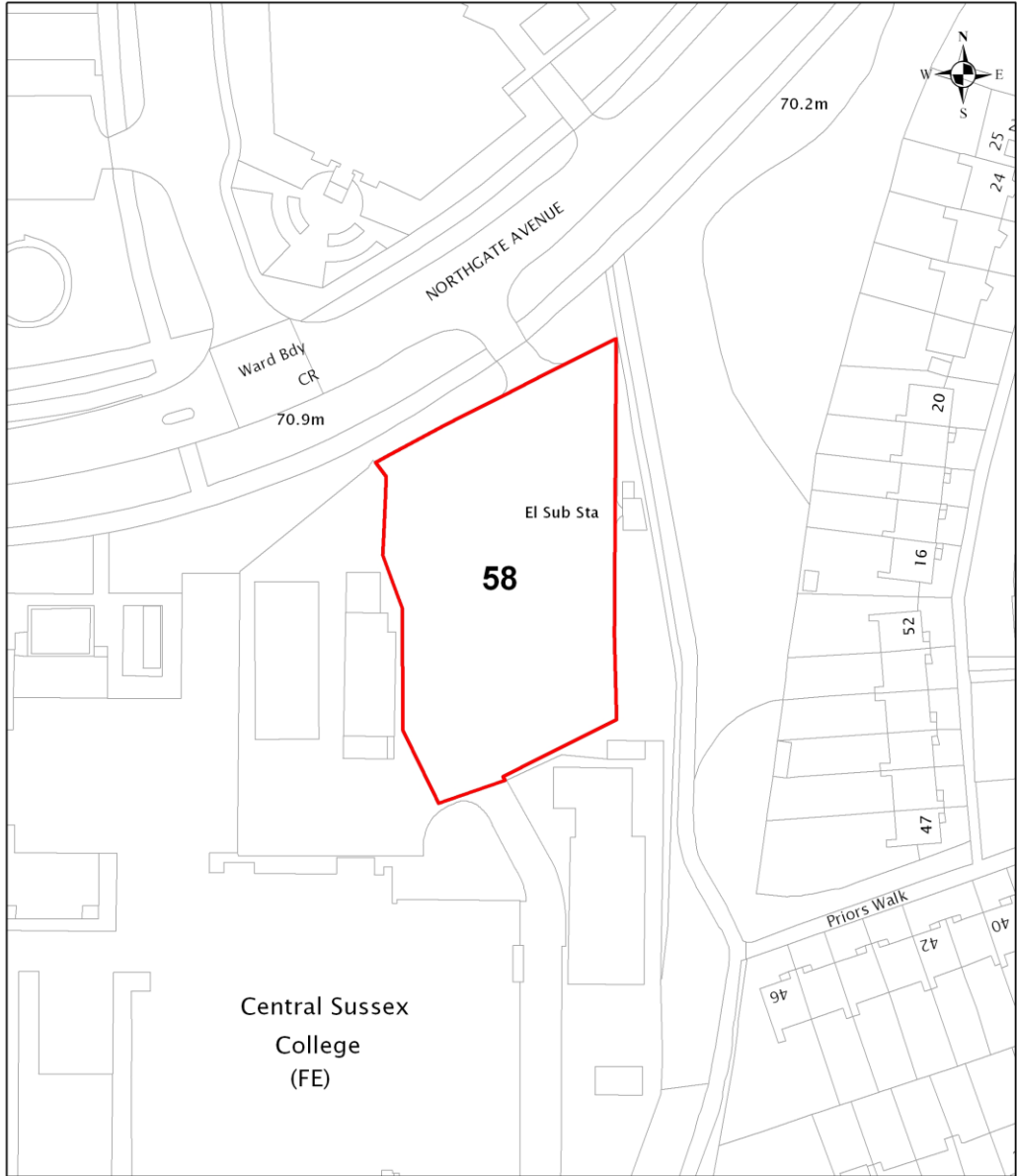
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21, 25, 27 & 29 Tushmore Lane	
Reference No : 204	
Date : December 2009	Scale: 1:1,250
Drawing No : 1	Revisions :

Site Reference	204	Neighbourhood	Northgate													
Site Name / Address	21, 25, 27 and 29 Tushmore Lane															
Existing Land Use (s)	PDL/Greenfield - Residential properties and adjoining curtilage															
Site Area (Gross hectares)	0.6	Current Density	7 / hectare													
Site Suitability	<p>Yes – The site is located within the Built-Up Area Boundary in a residential neighbourhood. The development of the site for housing has already been considered acceptable on appeal (June 2009) where the Inspector concluded that the site was suitable for a scheme of 63 affordable housing units. However, the developer failed to enter into any legal agreement to secure the wider infrastructure requirements of the development (transport, education, libraries, fire and rescue) and the Inspector dismissed the appeal on this basis. It is considered that a scheme comprising a similar number of units and layout to that previously considered would be acceptable.</p>															
Site Availability	<p>Unknown – It is considered that the site could be made available in the medium to long term as a Broad Location for Housing Development.</p>															
Site Achievability	<p>Yes - There are no known cost or market factors that would detract from the viability of this site.</p>															
Action Required / Constraints	<p>The council may have to enter into dialogue with the landowners in order to progress a scheme.</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
											30	33				
Net Developable Area (hectares)	0.6	Proposed Site Density		105		Site Yield		63								
Summary	<p>This site represents an opportunity for intensification subject to the site being available for redevelopment. The timescale for development is scheduled for the next 6-10 year period.</p>															

Broad Location: Town Centre

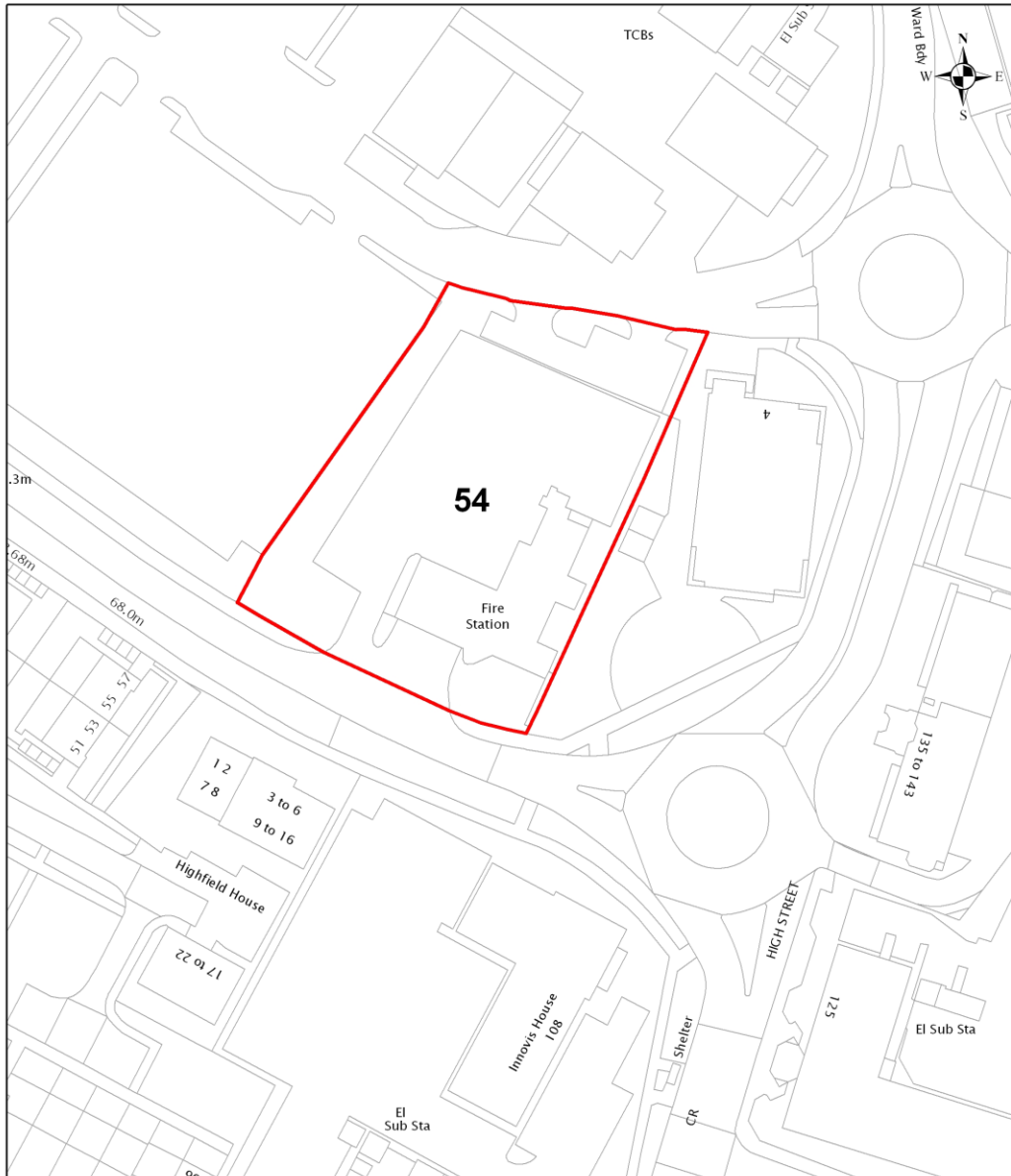


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CRAWLEY COLLEGE SITE	
Reference No : 58	
July 2014	1:826
Drawing No :	

Site Reference	58	Neighbourhood	Three Bridges													
Site Name / Address	Central Sussex College (East of Tower)															
Existing Land Use (s)	Previously developed land. Educational uses															
Site Area (Gross hectares)	0.04	Gross Dwellings	36													
Site Suitability	Yes – The site offers a good town centre location and was identified as a development opportunity site within the Town Centre Wide Supplementary Planning Document. The principle of residential development on part of this site would be accepted, if the land is surplus to educational requirements. An initial capacity assessment suggests the site could accommodate a building of 4 storeys to the East of the existing tower to provide a minimum of 36 units.															
Site Availability	Unknown – The site is not currently available but it is understood that Crawley College are exploring options for this land which is unlikely to be required for longer term educational plans.															
Site Achievability	Yes – The site is likely to be achievable in market terms for residential development in the medium to long term.															
Action Required / Constraints	Given the potential for a strategic sized allocation, discussions regarding the future of this site will continue, however, it is unlikely this site will become available in the short term.															
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
												36				
Net Developable Area (hectares)	0.04	Proposed Site Density	900	Site Yield				36								
Summary	The site offers a town centre opportunity for a flatted development in a landmark location. At this time, the site is not available; however, it could come forward as part of the broad location (town centre) in years 6-10															

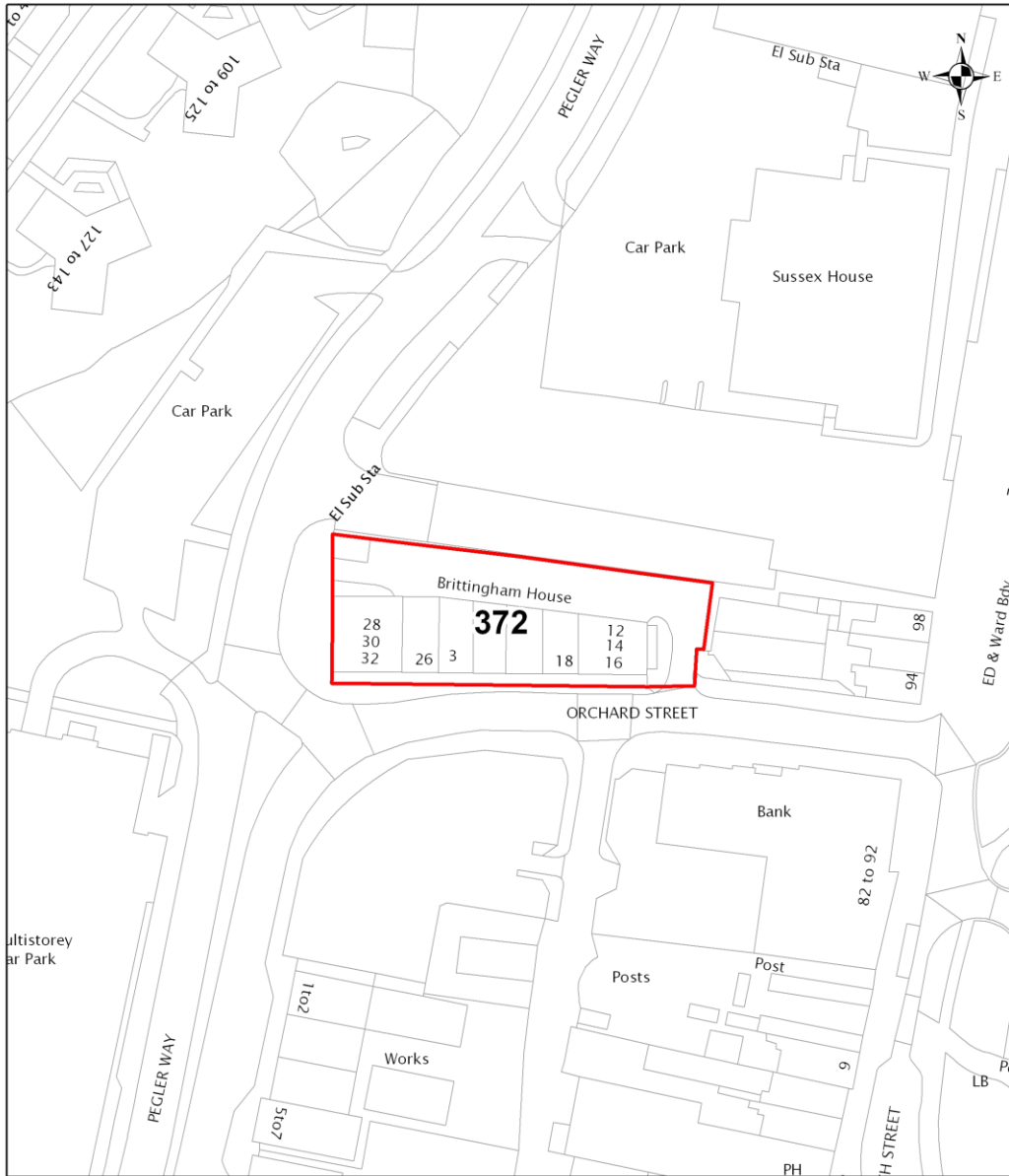


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FIRE STATION SITE, IFFIELD ROAD	
Reference No: 54	
July 2014	1:1,013
Drawing No:	

Site Reference	54	Neighbourhood	West Green													
Site Name / Address	Fire Station, Ifield Avenue															
Existing Land Use (s)	Previously developed land. Public (fire) services															
Site Area (Gross hectares)	0.32	Gross Dwellings	48													
Site Suitability	<p>Yes – Part of the site has been identified as a potential town centre development opportunity within the Town Centre Wide Supplementary Planning Document (SPD) for potential mixed-use development including residential. Urban capacity work demonstrates that the site is capable of accommodating a four storey development comprising 48 one and two-bed units, with open space and parking.</p>															
Site Availability	<p>Unknown – It is understood from West Sussex County Council that the West Sussex Fire and Rescue Service are, at the time of writing, undertaking a strategic review named the Future Fire and Rescue review. This document will analyse the service’s strategic capability, which includes a review of premises and locations. Previously, West Sussex County Council has acquired planning permission for a new fire station adjacent to Cheals roundabout along Crawley Avenue. However, owing to funding issues, this site was not pursued. The outcome of the review will determine the site’s availability, but the relocation of Crawley’s fire station was proactively progressed previously.</p>															
Site Achievability	<p>Yes – It is considered that residential development could be accommodated at this site. Much will depend upon the aspirations of WSCC and the Fire Service regarding the future use of the site.</p>															
Action Required / Constraints	Continued liaison will be required with both WSCC and the Fire and Rescue Service to clarify the position regarding site availability.															
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	29/30		
											48					
Net Developable Area (hectares)		0.32		Proposed Site Density		150		Site Yield		48						
Summary		The site is considered suitable for residential development. At this time the site is not available; however, it could come forward as part of the broad location (town centre) in years 11-15														

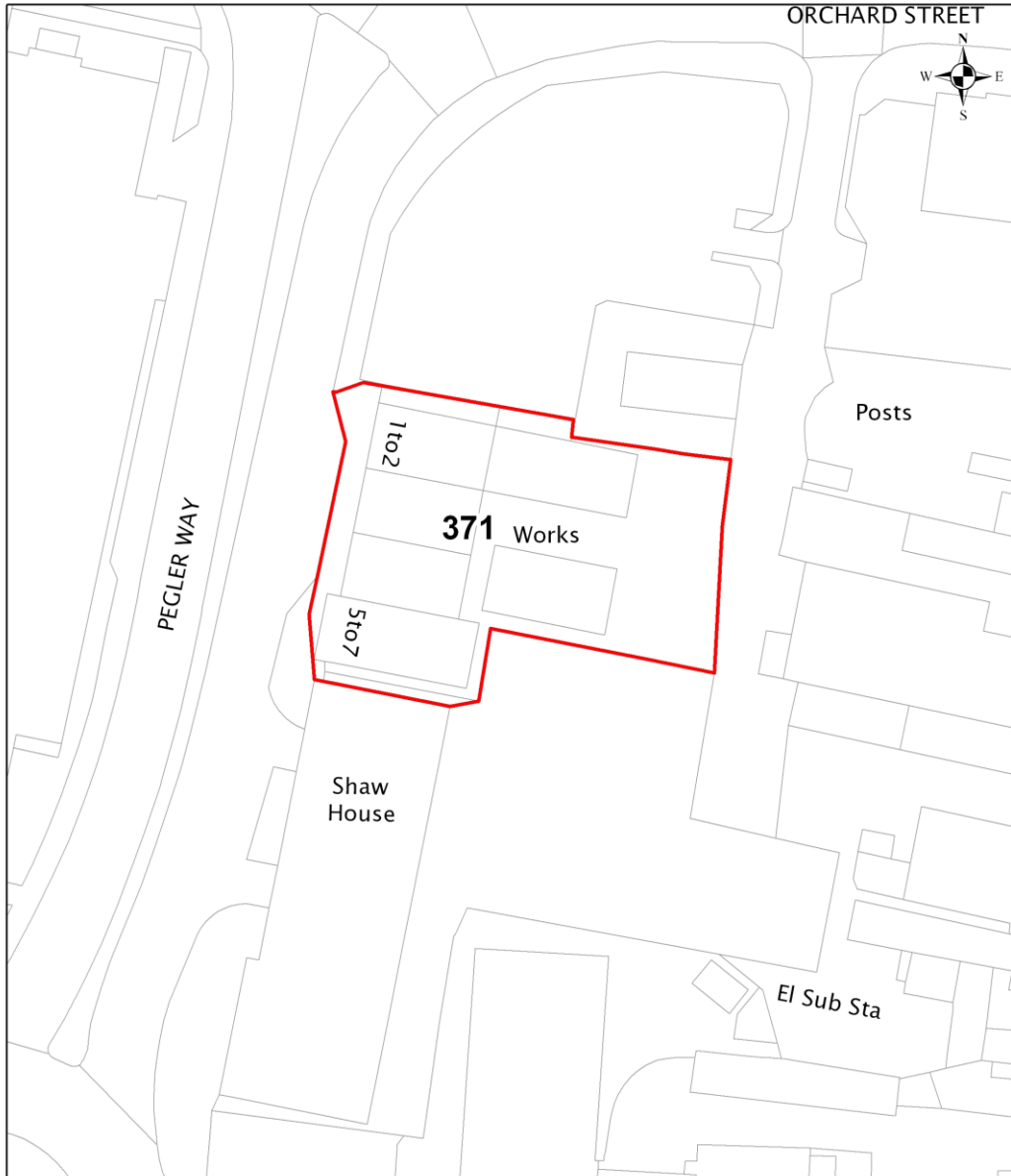


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BRITTINGHAM HOUSE, ORCHARD STREET	
Reference No : 372	
July 2014	1:865
Drawing No :	

Site Reference	372	Neighbourhood	West Green													
Site Name / Address	Brittingham House, Orchard Street															
Existing Land Use (s)	Retail, Offices and Restaurants															
Site Area (Gross hectares)	0.13	Gross Dwellings	24													
Site Suitability	Yes – The town centre is allocated within the submission Local Plan as a ‘broad location’ for housing, and in principle, the site is suitable for a three storey residential development over servicing, parking and offices.															
Site Availability	Unknown – The site falls within private ownership and is currently in active use as retail, office and restaurant units. The site is not currently being promoted.															
Site Achievability	Yes – The site is likely to be achievable in market terms for residential development in the medium to long term, but land assembly issues would need to be overcome.															
Action Required / Constraints	The council will have to enter into dialogue with the landowners to progress a scheme and submit a 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
											24					
Net Developable Area (hectares)	0.13	Proposed Site Density	184	Site Yield	24											
Summary	The site is considered to be suitable and achievable in view of its town centre location, though land assembly issues suggest that this site is only likely to come forward as a broad location for development in the medium to long term (Years 6-10).															

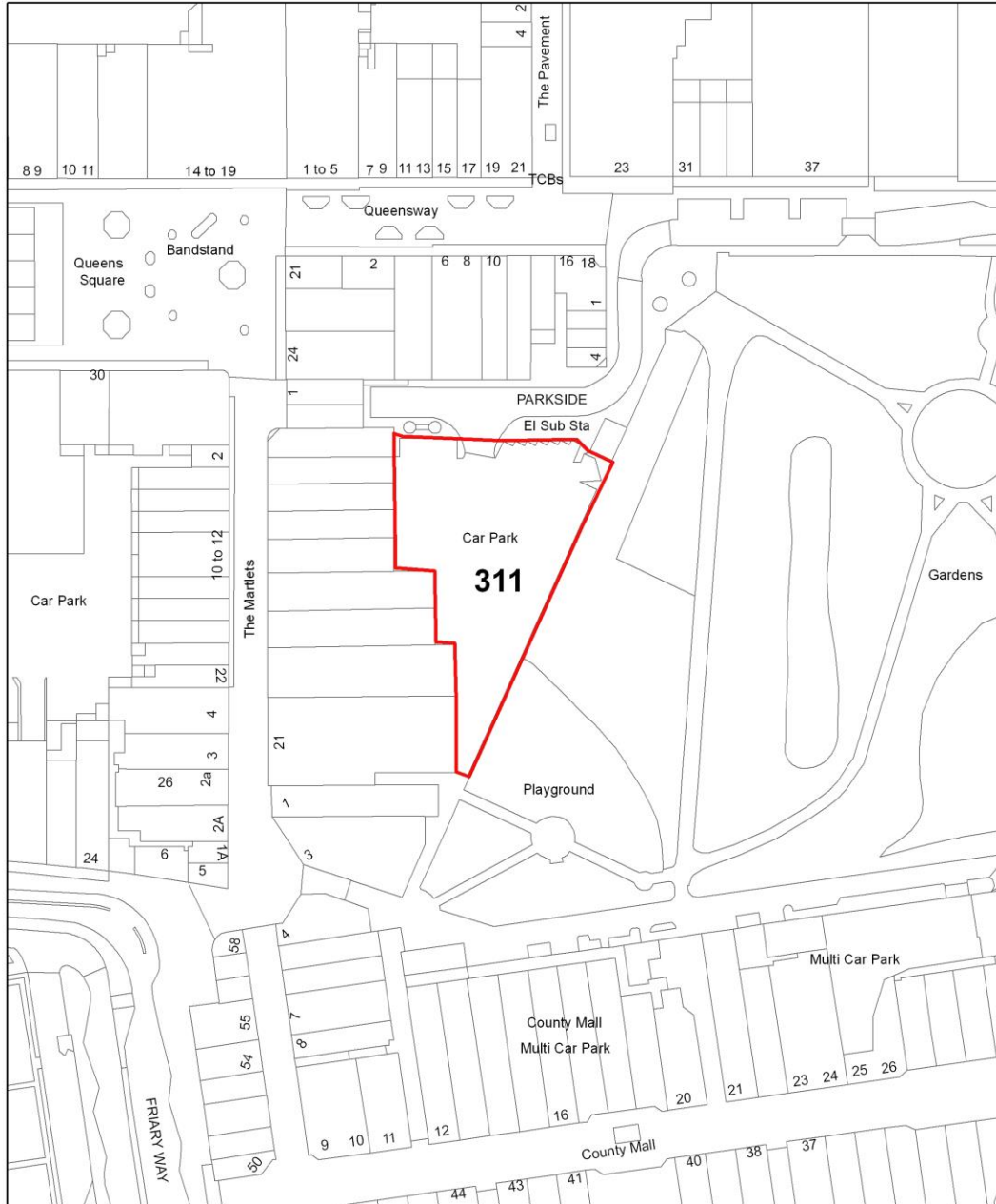


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LAND SOUTH OF BARCLAYS BANK, PEGLAR WAY	
Reference No : 371	
July 2014	1:576
Drawing No :	

Site Reference	371	Neighbourhood	West Green													
Site Name / Address	1-7 Pegler Way															
Existing Land Use (s)	Retail and Restaurant units (some vacant)															
Site Area (Gross hectares)	0.12	Gross Dwellings	20													
Site Suitability	Yes –The town centre is allocated within the submission Local Plan as a ‘broad location’ for housing, and in principle, the site is suitable for a five storey residential development. However, the redevelopment of this site would need to consider the impact on the adjacent High Street Conservation Area.															
Site Availability	Unknown – The site falls within private ownership and is currently only partly in active use as both retail and restaurant units. The site is not currently being promoted.															
Site Achievability	Yes – The site is likely to be achievable in market terms for residential development in the medium to long term, but land assembly issues would need to be overcome.															
Action Required / Constraints	The council will have to enter into dialogue with the landowners to progress a scheme and submit a 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
												20				
Net Developable Area (hectares)	0.12	Proposed Site Density	166	Site Yield				20								
Summary	The site is considered to be suitable and achievable in view of its town centre location, though land assembly issues suggest that this site is only likely to come forward as a broad location for development in the medium to long term (Years 6-10).															



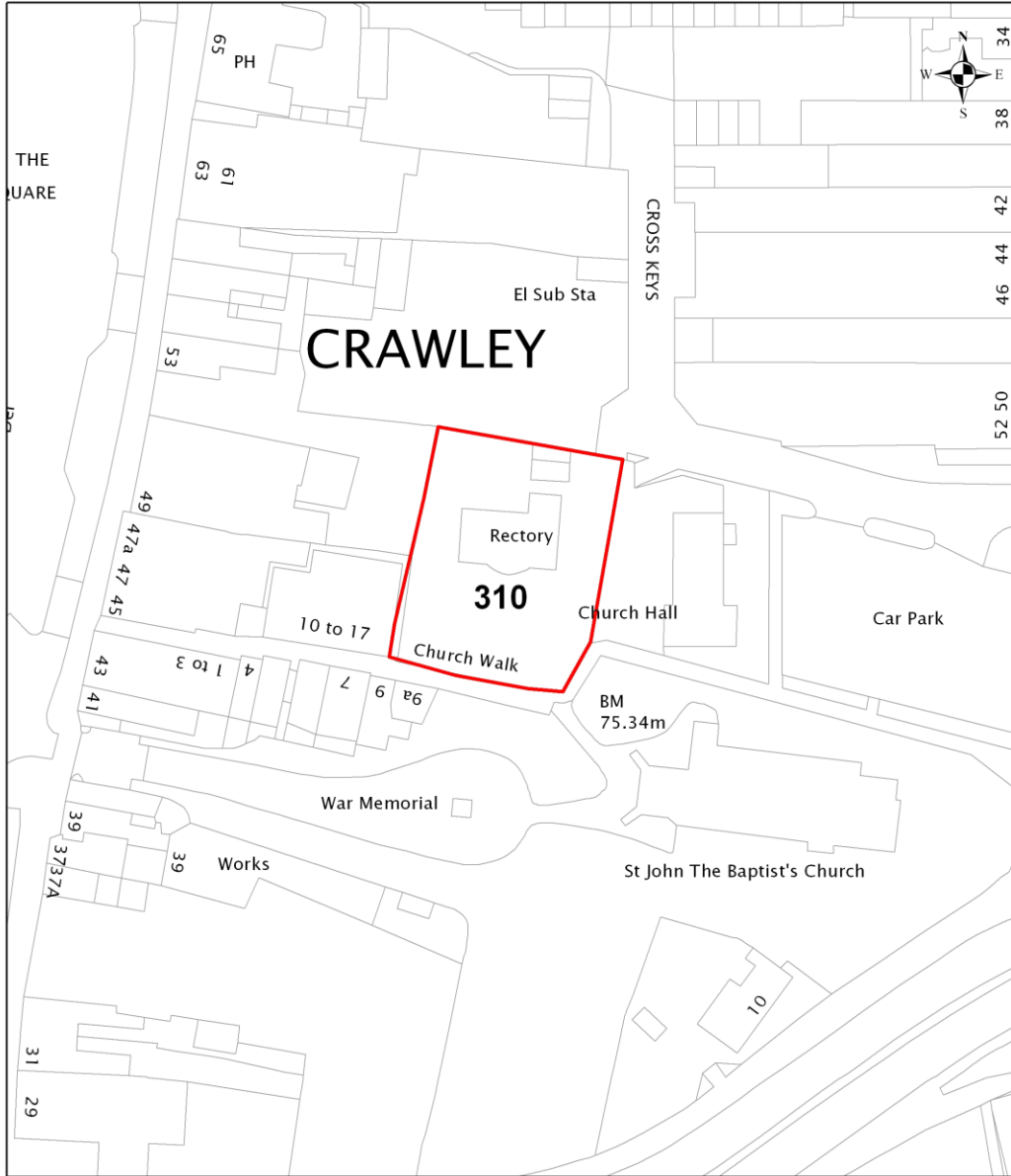
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Parkside	
Reference No : 311	
Date : June 2013	Scale: 1:1,250
Drawing No : 1	Revisions :

Site Reference	311	Neighbourhood	Northgate													
Site Name / Address	Parkside Car Park															
Existing Land Use (s)	Car Parking															
Site Area (Gross hectares)	0.05	Gross Dwellings	10													
Site Suitability	Yes – The site is situated in a sustainable town centre location, forming part of the wider Queens Square/Parkside Opportunity Area, identified in the Town Centre Wide SPD as suitable for mixed-use commercial development, including residential units at the upper floor levels.															
Site Availability	Unknown – The site falls within private ownership and is currently in active use as a town centre car park.															
Site Achievability	Yes – Initial urban capacity assessment suggests the site could accommodate two floors of one bed flats (10 units) over ground floor retail units without the loss of major trees, the overlooking of the play area or the overshadowing of the park to a significant extent. The scheme would result in the loss of around 17 car parking spaces.															
Action Required / Constraints	Continued liaison will be required with the landowner to scope site delivery options.															
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
											10					
Net Developable Area (hectares)	0.05	Proposed Site Density	200	Site Yield				10								
Summary	At this time, the site is not available; however, it could come forward as part of the broad location (town centre) in years 6-10															



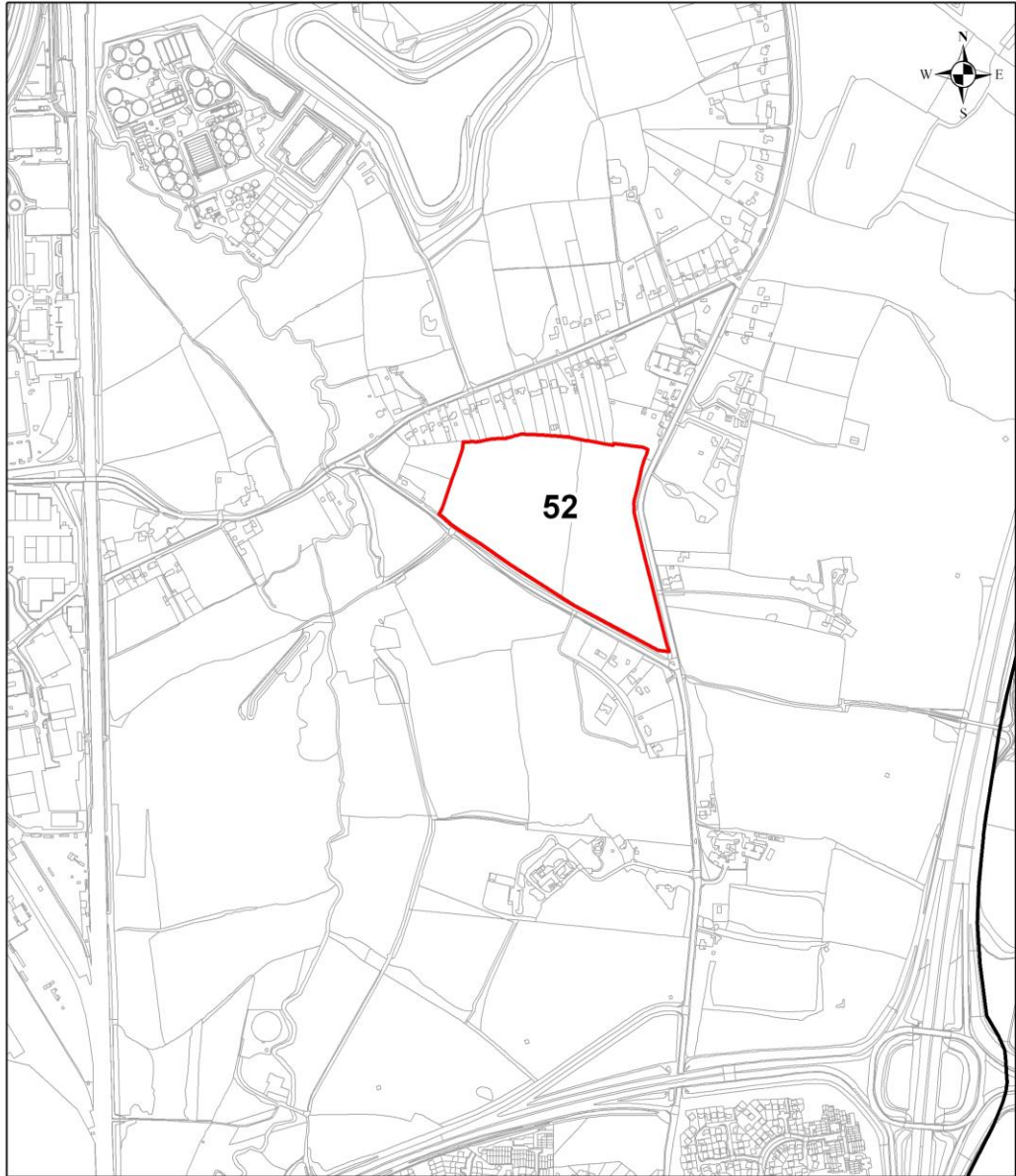
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LAND ADJ. TO ST JOHN'S CHURCH, CHURCH WALK	
Reference No: 310	
July 2014	1:740
Drawing No:	

Site Reference	310	Neighbourhood	Northgate													
Site Name / Address	The Old Vicarage, Church Walk															
Existing Land Use (s)	Previously developed land, with current usages comprising of residential and community uses.															
Site Area (Gross hectares)	0.08	Gross Dwellings	18													
Site Suitability	Yes – The site is situated in a sustainable town centre location which forms part of the wider Broad Walk/Church Walk/Crosskeys/ Broadway South Opportunity Area as identified in the Town Centre Wide Supplementary Planning Document.															
Site Availability	Unknown – The site is owned by the church. Discussions to deliver the site and provide replacement facilities would need to be progressed.															
Site Achievability	Yes – Development of the site is considered to be achievable, although the level and type of development will be determined by land availability and identification of suitable access arrangements. It is possible that development could comprise of around 18 apartments in a three-storey block including the re-provision of the church hall.															
Action Required / Constraints	Continued liaison with landowners to scope site delivery options.															
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
												18				
Net Developable Area (hectares)	0.08	Proposed Site Density	225	Site Yield	18											
Summary	At this time, the site is not available; however, it could come forward as part of the broad location (town centre) in years 6-10															

**Broad Location: North East Sector
Residual Land**



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LAND ADJACENT TO STEERS LANE

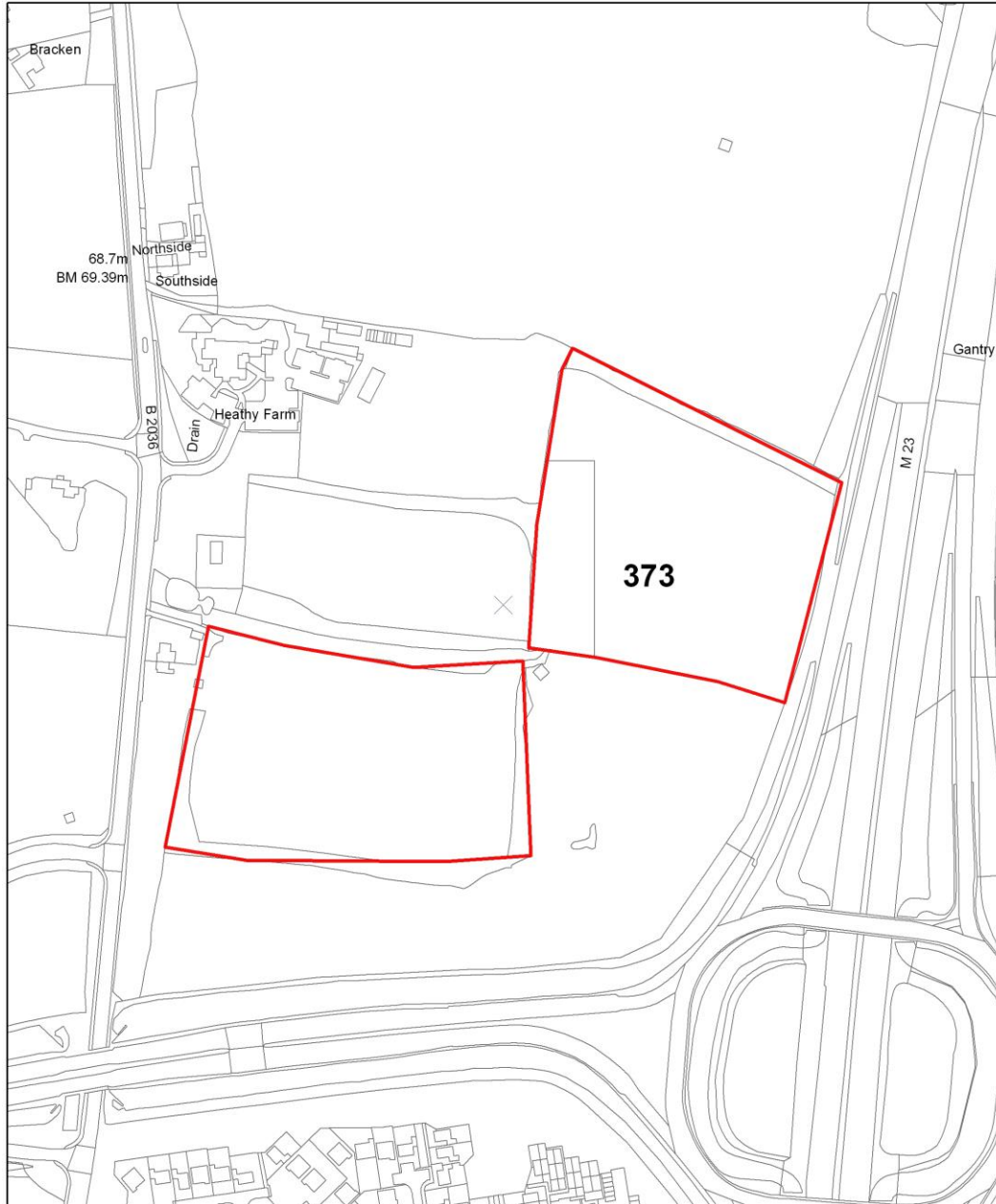
Reference No : 52

July 2014

1:8,644

Drawing No :

Site Reference	52	Neighbourhood	Pound Hill North													
Site Name / Address	North East Sector – Residual Land adjacent to Steers Lane															
Site Area (Gross hectares)	Approx 5.5 Ha	Gross Dwellings	75													
Site Suitability	<p>Yes – The site was previously allocated in the Core Strategy as residual land for the North East Sector planning permission. Subsequently, the principle of residential development in this location is accepted, particularly when the North East Sector allocation is (mainly) built. It should be noted that a number of Tree Preservation Orders are on site and this will need to be accounted for when designing a housing scheme. In addition, this site would have to be integrated substantially with the wider North East Sector development, and noise levels in this location would need to be adequately mitigated.</p>															
Site Availability	<p>Yes – The landowner has shown interest in bringing the site forward, but as a separate site to the North East Sector planning permission. However, this demonstrates that the site is available for residential development.</p>															
Site Achievability	<p>Yes – It is assumed that the residual land can be brought forward later on within the plan period (2015-2030) to deliver a total of 75 dwellings.</p>															
Action Required / Constraints	<p>The current land owner is pro-actively promoting the residual land at the current time. The council will have to enter dialogue with the landowners in order to bring a detailed site forward.</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
													75			
Summary	<p>In total, the residual land within the North East Sector could be brought forward to deliver 150 dwellings (in combination with the Heathy Farm Site). This site is being promoted by a landowner and it is assumed that the site will be built for 2025/26.</p>															



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North East Sector (Residual Land)	
Land to the Southeast of Heathy Farm, Balcombe Road	
Reference No : 373	
Date : June 2013	Scale : 1:2,750
Drawing No : 1	Revisions :

Site Reference	373	Neighbourhood	Pound Hill North													
Site Name / Address	North East Sector – Residual Land adjacent to Heathy Farm															
Site Area (Gross hectares)	Approx 4.5 Ha	Gross Dwellings	75													
Site Suitability	<p>Yes – The site was previously allocated in the Core Strategy as residual land for the North East Sector planning permission. Subsequently, the principle of residential development in this location is accepted, particularly when the North East Sector allocation is (mainly) built. The site would have to be integrated substantially with the wider North East Sector development, and noise levels in this location would need to be adequately mitigated.</p>															
Site Availability	<p>Yes – The landowner has shown interest in bringing the site forward, but as a separate site to the North East Sector planning permission. However, this demonstrates that the site is available for residential development.</p>															
Site Achievability	<p>Yes – It is assumed that the residual land can be brought forward later on within the plan period (2015-2030) to deliver a total of 75 dwellings.</p>															
Action Required / Constraints	<p>The current land owner is pro-actively promoting the residual land at the current time. The council will have to enter dialogue with the landowners in order to bring a detailed site forward.</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
														75		
Summary	<p>In total, the residual land within the North East Sector could be brought forward to deliver 150 dwellings (in combination with the Steers Lane site). This site is being promoted by a landowner and it is assumed that the site will be built for 2026/27.</p>															