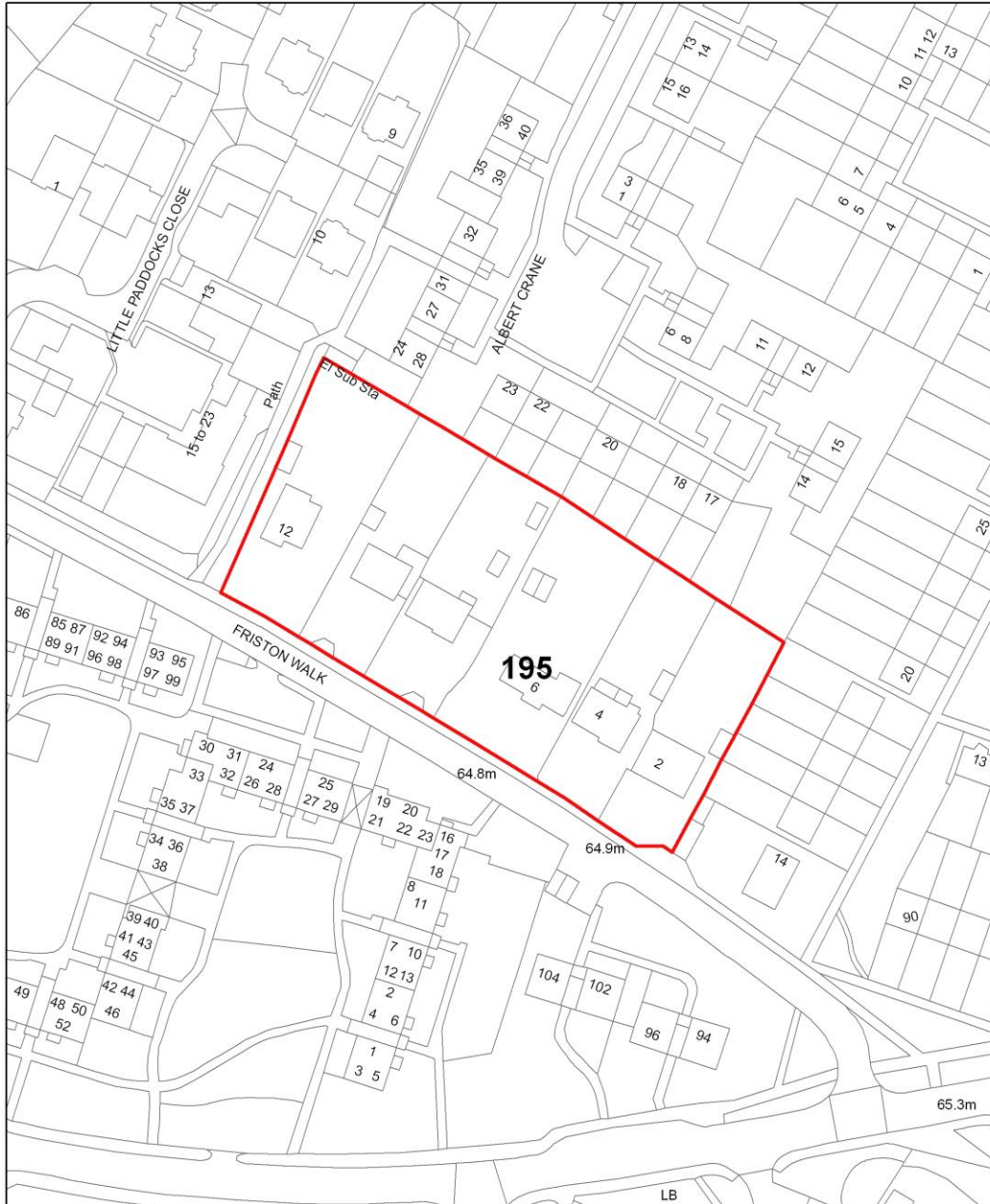


**H) Suitable sites that are developable
Years 6-10, 2020-2025**

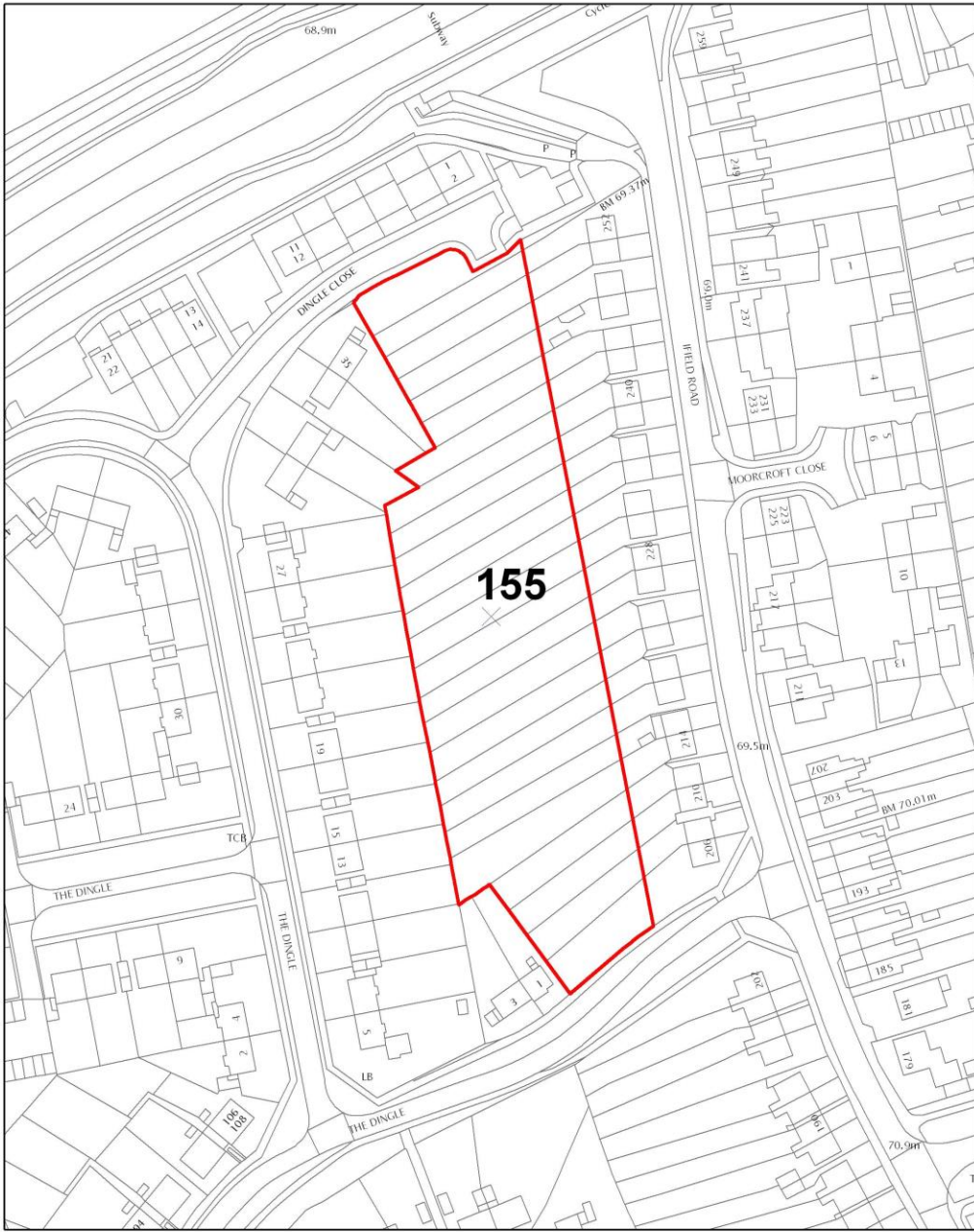


CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
 CRAWLEY, WEST SUSSEX
 RH10 1UZ

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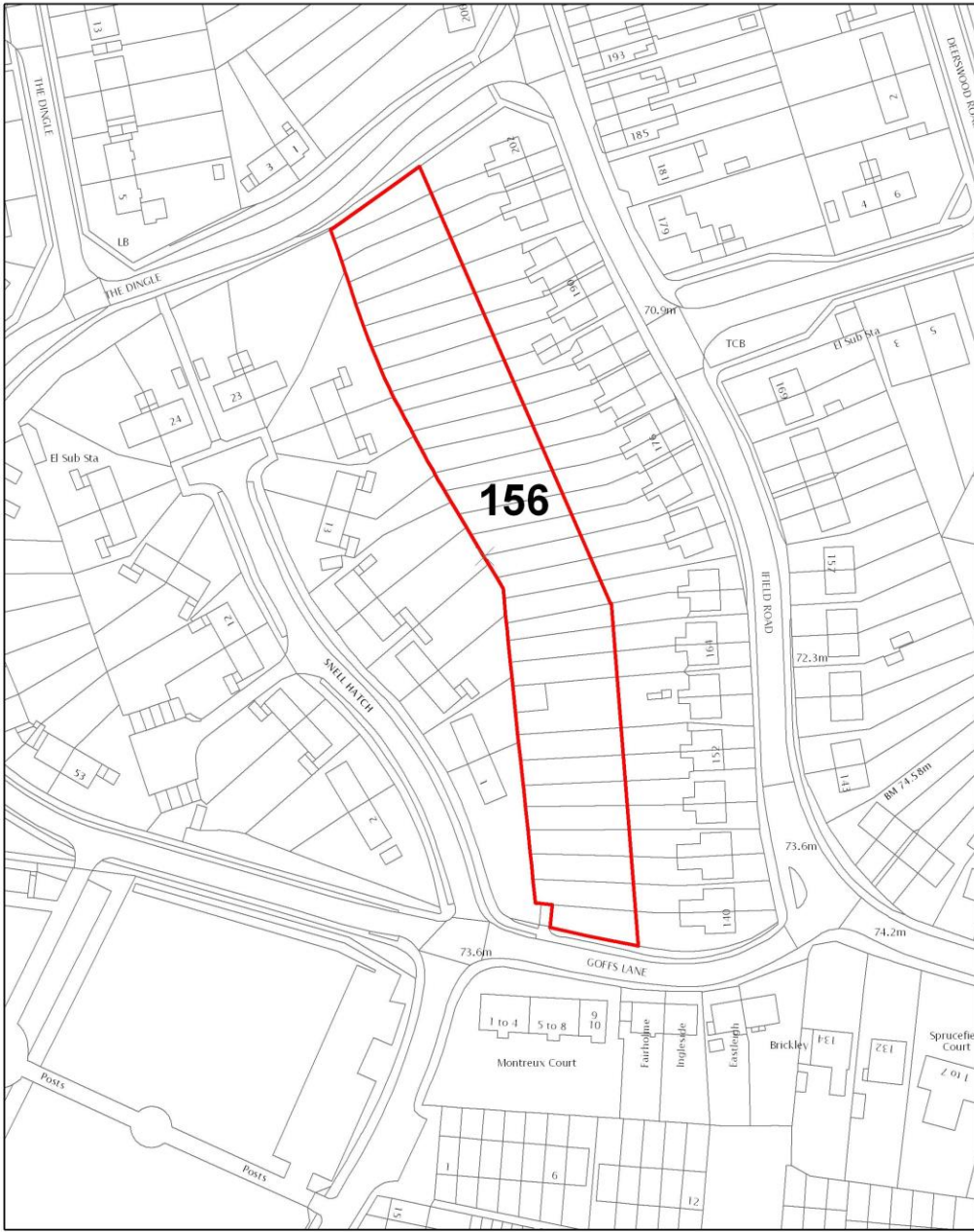
2-12 Friston Walk	
Reference No : 195	
Date : June 2013	Scale : 1:1,000
Drawing No : 1	Revisions :

Site Reference	195	Neighbourhood	Ifield													
Site Name / Address	2 – 12 Friston Walk															
PDL / Greenfield	PDL/Greenfield	Net Dwellings	15													
Existing Land Use (s)	Residential properties and gardens. (PDL/Greenfield)															
Site Area (Gross hectares)	0.53	Current Density	12 dwellings per hectare													
Site Suitability	<p>Yes – The site may be suitable for intensification providing a scheme which respects the character of the surrounding area with regards to density, layout and form, can be achieved. A planning application for 58 flats (CR/2008/0518/OUT) was refused due to an inappropriate level of development. A subsequent planning application for 56 flats (CR/2009/0182/OUT) was also refused due to an inappropriate scale of development and provision of just 19% affordable housing. The decision was appealed and then later dismissed.</p>															
Site Availability	<p>Yes – The site is available and the site is being actively progressed through the planning process.</p>															
Site Achievability	<p>Yes – There are few reasons why this site would not be viable for intensification.</p>															
Action Required / Constraints	<p>Yes - The council will have to re-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
								21								
Summary	<p>This site represents an opportunity for intensification subject to a satisfactory highways situation and sympathetic scale and bulk. The timescale for development is scheduled for the 6-10 year period.</p>															



<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">Rear Gardens Ifield Road</p>	
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	<p>Date: April 2009</p>	
	<p>Drawing No: 1</p>	<p>Revisions:</p>

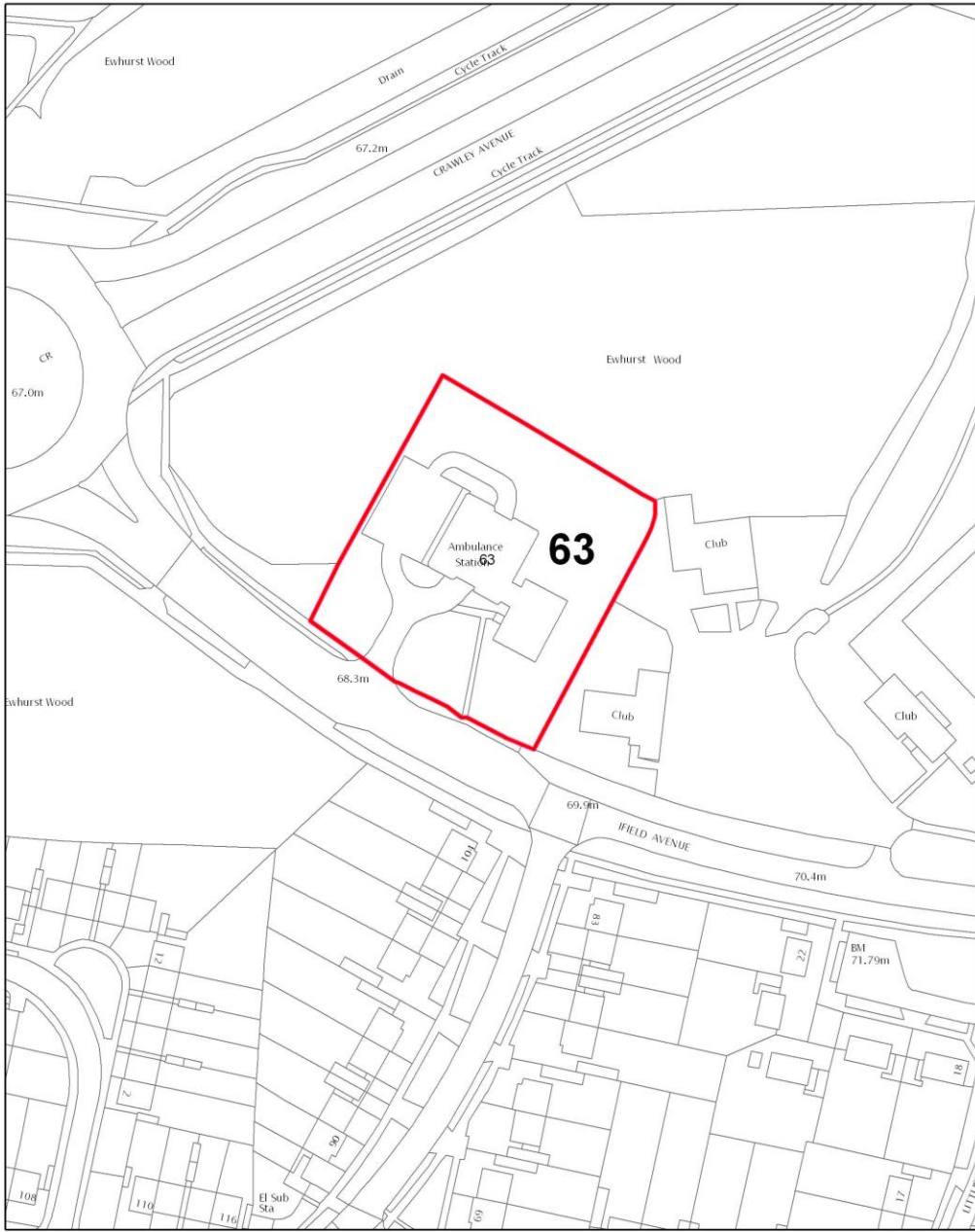
Site Reference	155	Neighbourhood	West Green													
Site Name / Address	Dingle Close/lfield Road, Rear Gardens															
Existing Land Use (s)	Greenfield - Residential gardens															
Site Area (Gross hectares)	0.7	Current Density	-													
Site Suitability	<p>Yes – In principle the site is suitable for residential development and a similar site was developed on the east side of lfield Road. The suitability of the site is subject to an appropriate level of development that resolves the access and amenity issues that would result from such a development. There are also a number of trees on site that would require assessment for their amenity value.</p>															
Site Availability	<p>No - The site has not been promoted by the council as the landowner and is not currently available.</p>															
Site Achievability	<p>Yes – On the basis that a similar scheme, opposite the site was achievable, it is expected that this site would also be achievable.</p>															
Action Required / Constraints	<p>Pre-application discussions should focus on site layout, design, parking and the impact on adjoining properties. Dialogue should also be established with West Sussex County Council regarding the suitability of access off The Dingle and/or Dingle Close.</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
								18								
Net Developable Area (hectares)	0.7	Proposed Site Density		26	Site Yield		18									
Summary	<p>The main issue to overcome with this site relates to the narrow shape of the site, access to any new development and the impact that any new development will have on existing properties and trees.</p>															



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Rear Gardens Snell Hatch/field Road	
Reference No: 155	
Date: April 2009	Scale: 1:1,250
Drawing No: 1	Revisions:



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

Site Reference	63	Neighbourhood	West Green													
Site Name / Address	Ambulance Station, Ifield Avenue															
Existing Land Use (s)	Previously developed land. Ambulance station / public service use.															
Site Area (Gross hectares)	0.4	Current Density	-													
Site Suitability	<p>Yes – There are a significant number of trees within the site particularly along the frontage and rear. The adjoining woodland is a Site of Nature Conservation Importance (SNCI). The impact of any development on trees within and adjoining the site would need to be considered and this is likely to constrain the site's capacity. Any development is likely to be limited to the footprint of the existing ambulance station although there may be potential for a three storey building providing there is sufficient clearance to the adjoining tree canopies.</p>															
Site Availability	<p>Yes – The landowner is proactively seeking to relocate the ambulance station within Crawley, and subsequently, the site at Ifield Road will become available for residential uses.</p>															
Site Achievability	<p>Yes – Despite the constraints listed, the site is likely to be achievable. However, the site's availability (and phasing) is likely to be reliant upon a replacement facility.</p>															
Action Required / Constraints	None. The yield of the site would be subject to a formal assessment of trees.															
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
											16					
Net Developable Area (hectares)	0.4	Proposed Site Density		40	Site Yield		16									
Summary	In principle, the site will be suitable for residential development. The re-provision of the ambulance facility elsewhere will determine the timing of the site's commencement.															