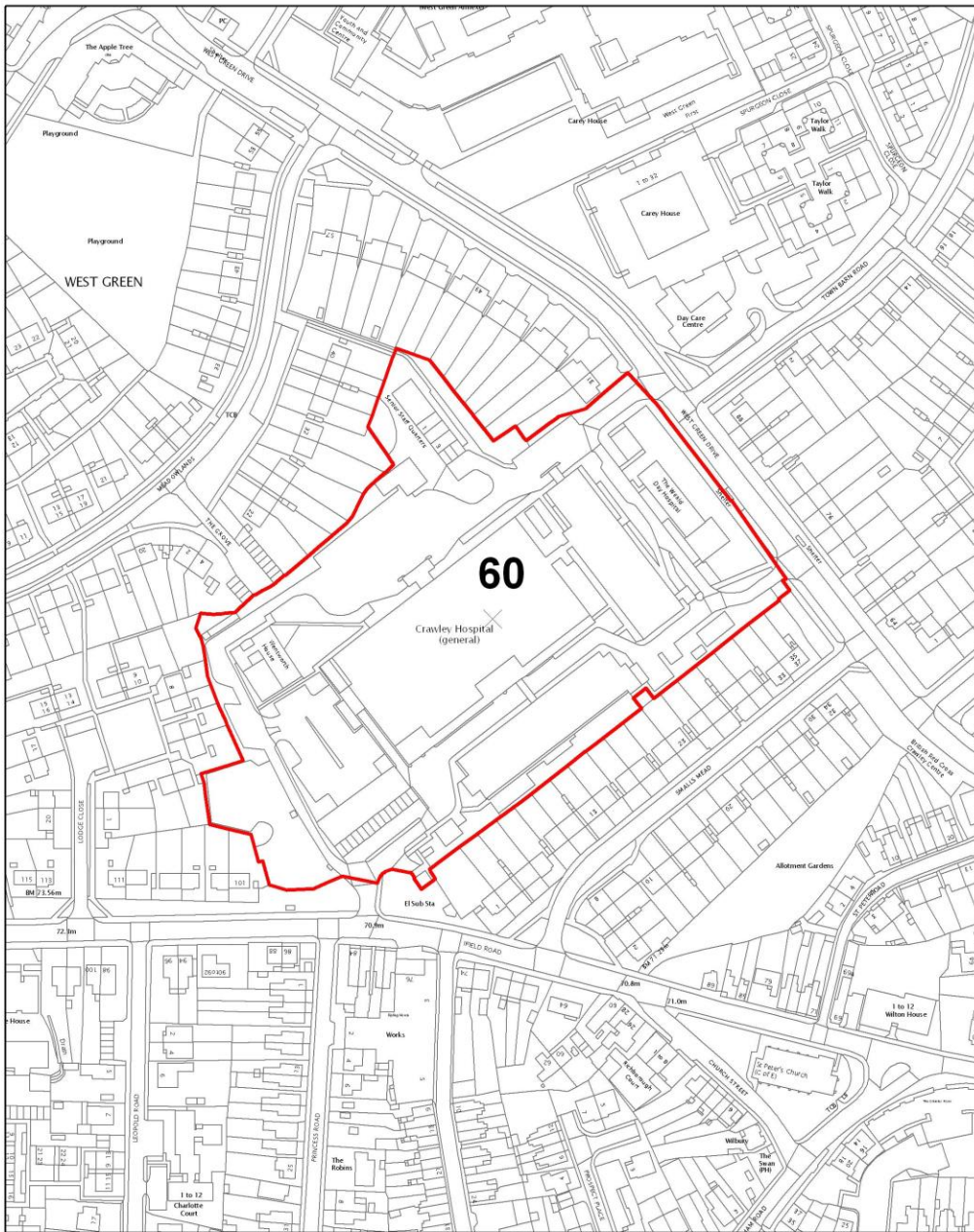
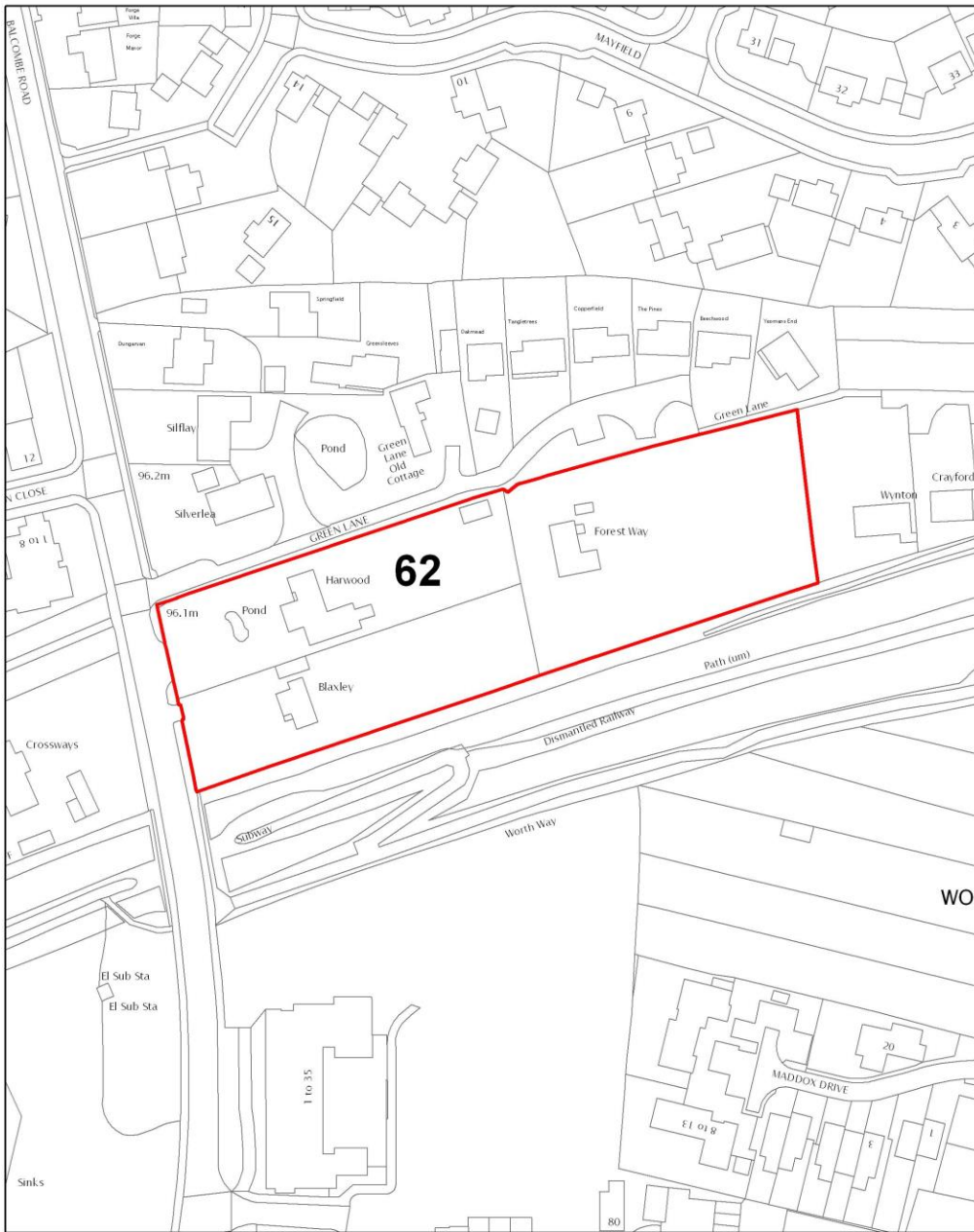


I) Sites that are suitable but currently undeliverable/undevelopable



<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">Crawley Hospital</p>	
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	<p>Date : April 2009</p>	
	<p>Drawing No : 1</p>	<p>Revisions :</p>

Site Reference	60	Neighbourhood	West Green		
Site Name / Address	Crawley Hospital Site				
Existing Land Use (s)	Previously developed land. Crawley Hospital				
Site Area (Gross hectares)	2.77	Current Density	-		
Site Suitability	Yes – The site offers a potentially unconstrained opportunity for residential development close to the town centre and train station. Access arrangements appear satisfactory and although there are a small number of mature trees on site, there is little else preventing development.				
Site Availability	No – The hospital is currently operational and the NHS has confirmed that the site is not available at this time.				
Site Achievability	Yes – Given the location and few constraints, the site is likely to be achievable subject to resolution of replacement hospital facilities.				
Action Required / Constraints	None. This site is not available.				
Net Developable Area (hectares)	2.77	Proposed Site Density	75	Site Yield	180
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	This site is relatively unconstrained and is suitable for development. The site is not currently available but an ongoing dialogue will take place with the NHS to understand the medium to long term health care plans for Crawley, since replacement healthcare facilities would need to be provided before the site could be considered suitable for residential development.				

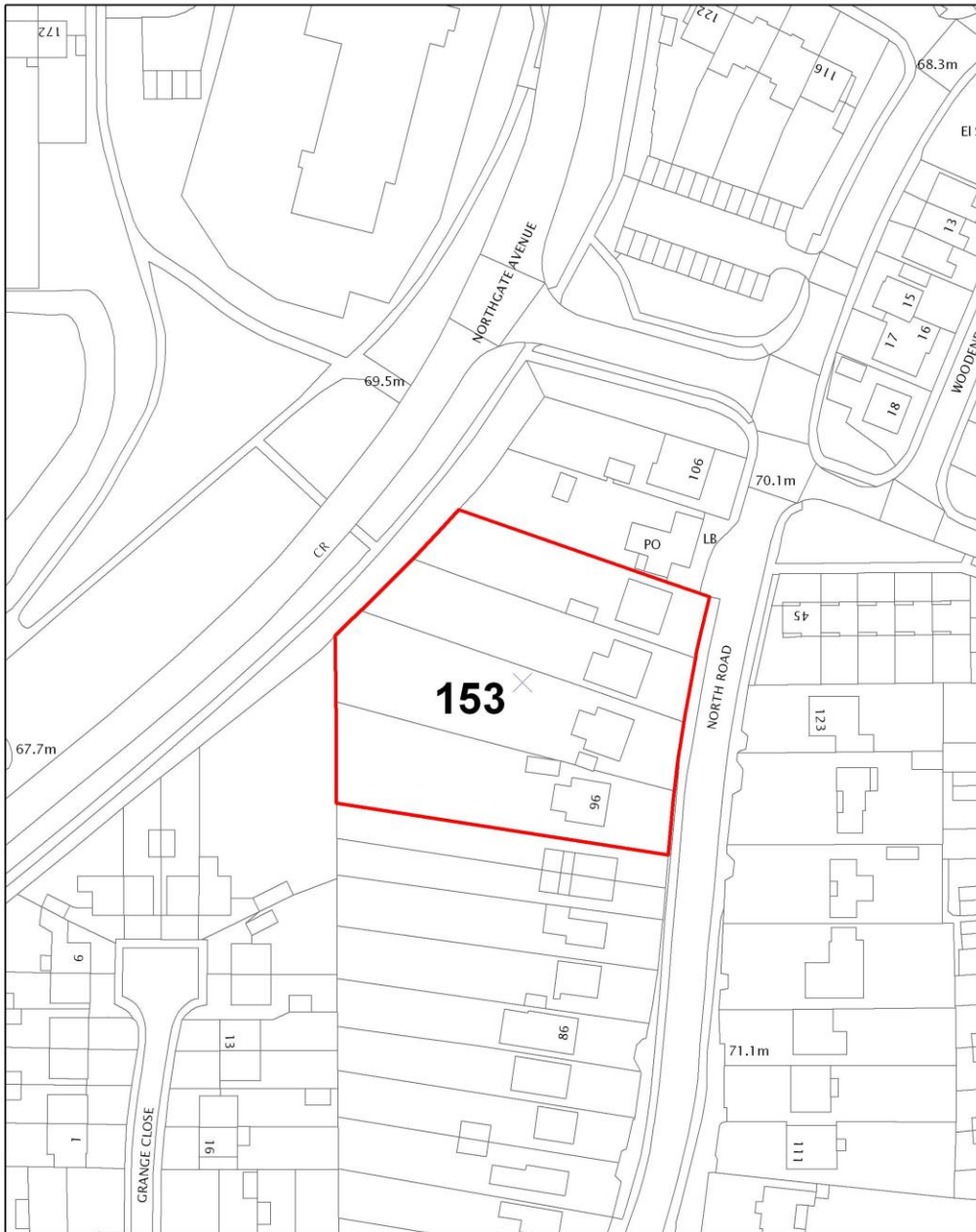


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 Crawley Borough Council, 100023717, 2009

Harwood and Baxley and Forest Way, Balcombe Road	
Reference No : 62	
Date : April 2009	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	62	Neighbourhood	Pound Hill		
Site Name / Address	Harwood. Blaxley and Forest Way, Balcombe Road				
Existing Land Use (s)	PDL/Greenfield – Three large detached dwelling houses and gardens.				
Site Area (Gross hectares)	0.73	Current Density	3 dwellings per hectare		
Site Suitability	Yes – There is potential access for one dwelling from Green Lane to the rear of Forest Way (See CR/2004/0117/RUP). There is limited further development potential within the curtilage of Forest Way due to an area TPO. The site is a prominent gateway site which is well-treed with Tree Preservation Orders along its frontage with Balcombe Road. The site is adjacent to Worth Way and Green Lane is a Public Right of Way. There may be potential for additional dwellings to the rear of Harwood and Blaxley with access from Green Lane.				
Site Availability	No – Blaxley House and Forest Way were previously available, however, all three dwellings are not currently being promoted for development.				
Site Achievability	Uncertain - It is considered that the site offers potential for several dwellings or flats, to the rear of Forest Way and Harwood/Blaxley respectively. However, the demolition of the existing dwellings and buying of the land will likely make this economically unviable.				
Action Required / Constraints	None.				
Net Developable Area (hectares)	0.29	Proposed Site Density	-	Site Yield	6
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site is considered suitable for limited intensification providing the above factors are considered in the layout and design of any scheme.				

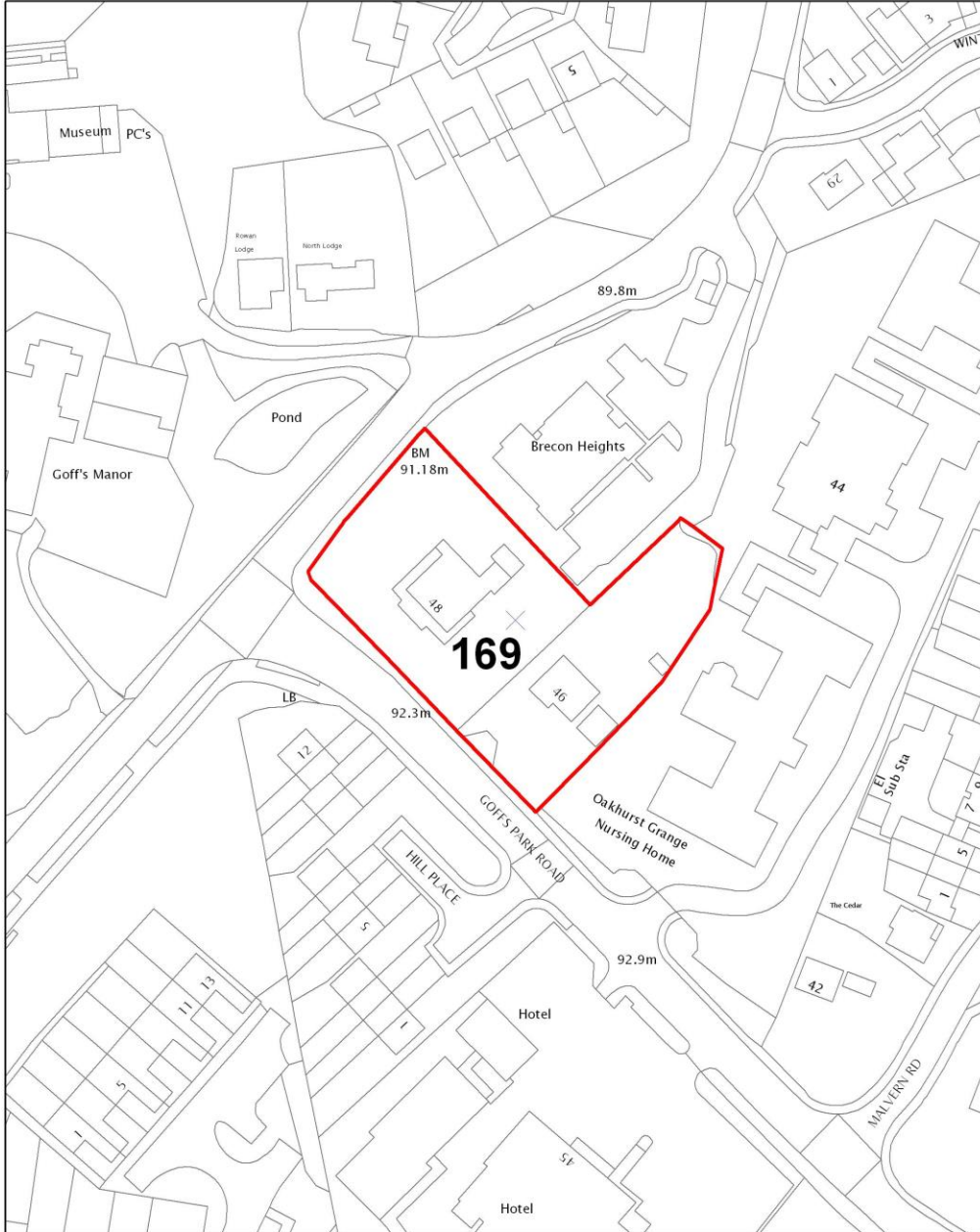


CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
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96-102 North Road	
Reference No: 153	
Date: April 2009	Scale: 1:1,000
Drawing No: 1	Revisions:

Site Reference	153	Neighbourhood	Three Bridges		
Site Name / Address	96 – 102 North Road				
Existing Land Use (s)	PDL/Greenfield - Four large dwelling houses.				
Site Area (Gross hectares)	0.36	Current Density	11		
Site Suitability	Yes – The site is suitable for development, although the site has Tree Preservation Orders (TPO) in place in the gardens of 98, 100 and 102 along the rear boundary. Proposals for this site will need to be sympathetic to the character of the surrounding area which tends to be large individual plots, although there are some signs of higher densities in the area. The impact of development on structural landscaping along Northgate Avenue would also need to be considered. Site capacity may be limited to around 10 small semi detached houses.				
Site Availability	No – The site is in private ownership and is not currently being promoted by the landowners.				
Site Achievability	Uncertain – The viability of this site is uncertain and dependent upon the yield.				
Action Required / Constraints	None. The site is in private ownership and is not currently available. The site may come forward as windfall.				
Net Developable Area (hectares)	0.36	Proposed Site Density	25	Site Yield	10
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	In principle, this site is suitable for intensification. There are few constraints on this site but it is likely to be too small to progress as a key housing site.				

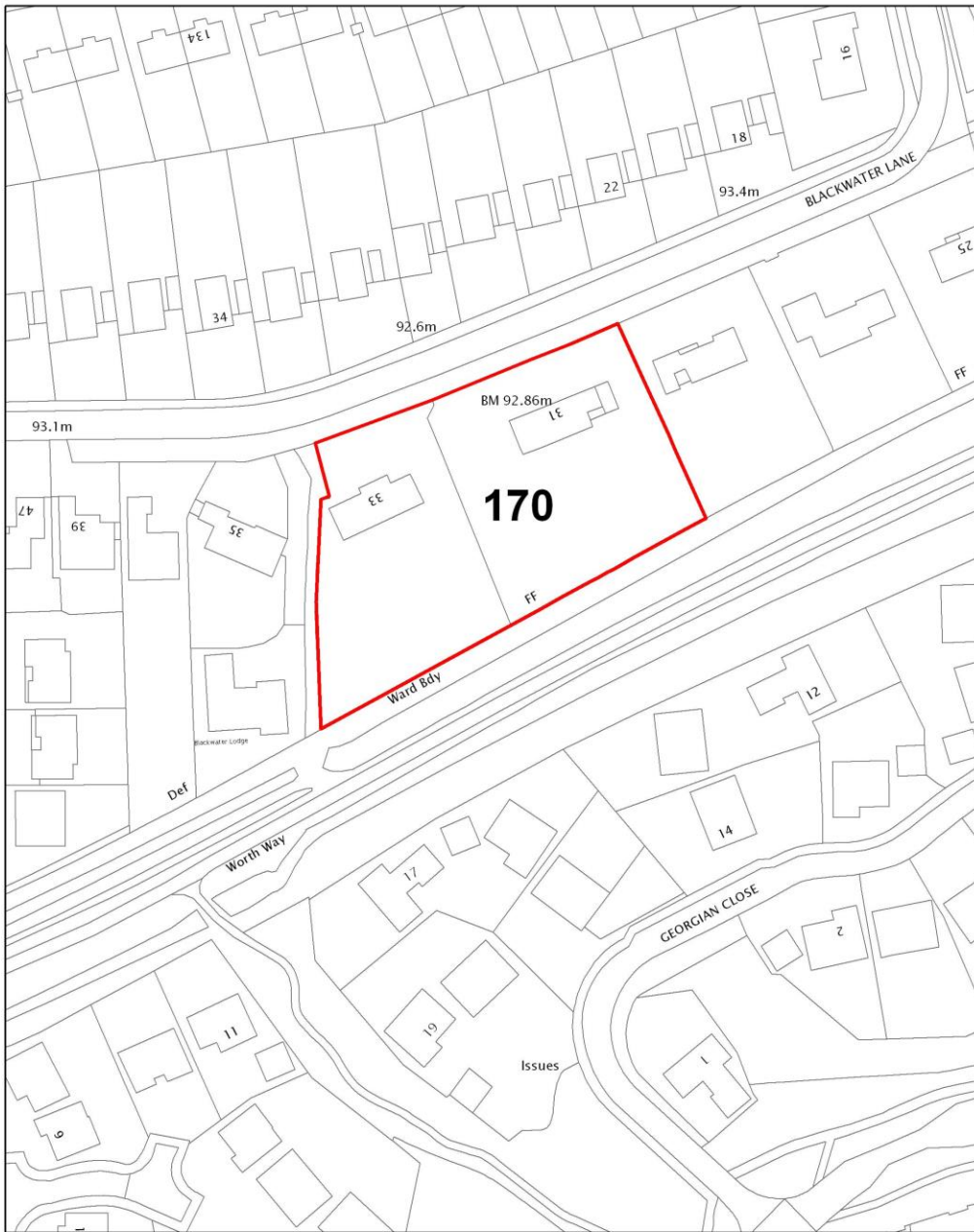


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 FORWARD PLANNING
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 Crawley Borough Council, 109023717, 2009

46 & 48 Goff's Park Road	
Reference No: 169	
Date: April 2009	Scale: 1:1,000
Drawing No: 1	Revisions:

Site Reference	169	Neighbourhood	Southgate		
Site Name / Address	46 – 48 Goffs Park Road				
Existing Land Use (s)	PDL/Greenfield - Modern office block and residential property.				
Site Area (Gross hectares)	0.28	Current Density	-		
Site Suitability	<p>Yes – The site is located within the Built-Up Area Boundary in a residential neighbourhood. There are a number of Tree Preservation Orders on the site and on adjacent land. These will need to be considered in terms of the layout and design of any scheme and are likely to constrain the capacity of the site. Goffs Tower itself is a locally listed building. The main issues to be considered in developing this site is the impact on the protected trees and landscaping, relationship with adjoining properties and the impact on the character and appearance of Goffs Tower. A planning application (CR/2007/0030/FUL) for the demolition of both properties and erection of 27 flats was refused in February 2007. It is considered that site potential may be limited to around 10 flats.</p>				
Site Availability	<p>No – The site has been promoted by the landowners in recent years and it is assumed that the site could be made available in an improved economic environment.</p>				
Site Achievability	<p>Yes – the site is located in a desirable part of the town and there are no market constraints limiting its development.</p>				
Action Required / Constraints	<p>It is considered that the site could come forward as a windfall site providing the landowner actively promotes the site for redevelopment. The potential to convert Goffs Tower to provide flats with the addition of a single storey extension should be considered. This would prevent the loss of the locally listed building which provides a prominent local landmark within a garden setting.</p>				
Net Developable Area (hectares)	0.28	Proposed Site Density	40	Site Yield	10
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	<p>The site is not currently being promoted as a development site and cannot therefore be considered deliverable/developable.</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">31 & 33 Blackwater Lane</p>	
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Site Reference	170	Neighbourhood	Pound Hill		
Site Name / Address	31 and 33 Blackwater Lane				
Existing Land Use (s)	Greenfield - Two large detached dwelling houses.				
Site Area (Gross hectares)	0.53	Current Density	4 dwellings / hectare		
Site Suitability	<p>Yes – The site is located within the Built-Up Area in a residential neighbourhood. The site falls within an Area of Special Local Character, identified for its particular character in terms of density, landscaping and appearance. The site has been subject to several planning applications that have been refused (CR/2006/0785 and CR/2005/0471) and upheld on appeal. The main issues to be considered when developing this site are the impact on protected trees and landscaping, the relationship with adjoining properties and the impact on the character and appearance of the Area of Special Local Character.</p>				
Site Availability	<p>Yes – based upon the previous planning history of the site, it is reasonable to assume the site could become available and could readily be developed if planning permission were granted.</p>				
Site Achievability	<p>No - It is unknown whether a suitable scheme which respects the character of the Area of Special Environmental Quality would be financially viable.</p>				
Action Required / Constraints	Ongoing work to design an appropriate scheme in terms of scale, layout and impact on protected trees and adjoining neighbours.				
Net Developable Area (hectares)	0.13	Proposed Site Density	15	Site Yield	8
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The intensification of this site may prove difficult in terms of achieving a scheme which is financially viable given the need to preserve the character and appearance of the Area of Special Local Character				

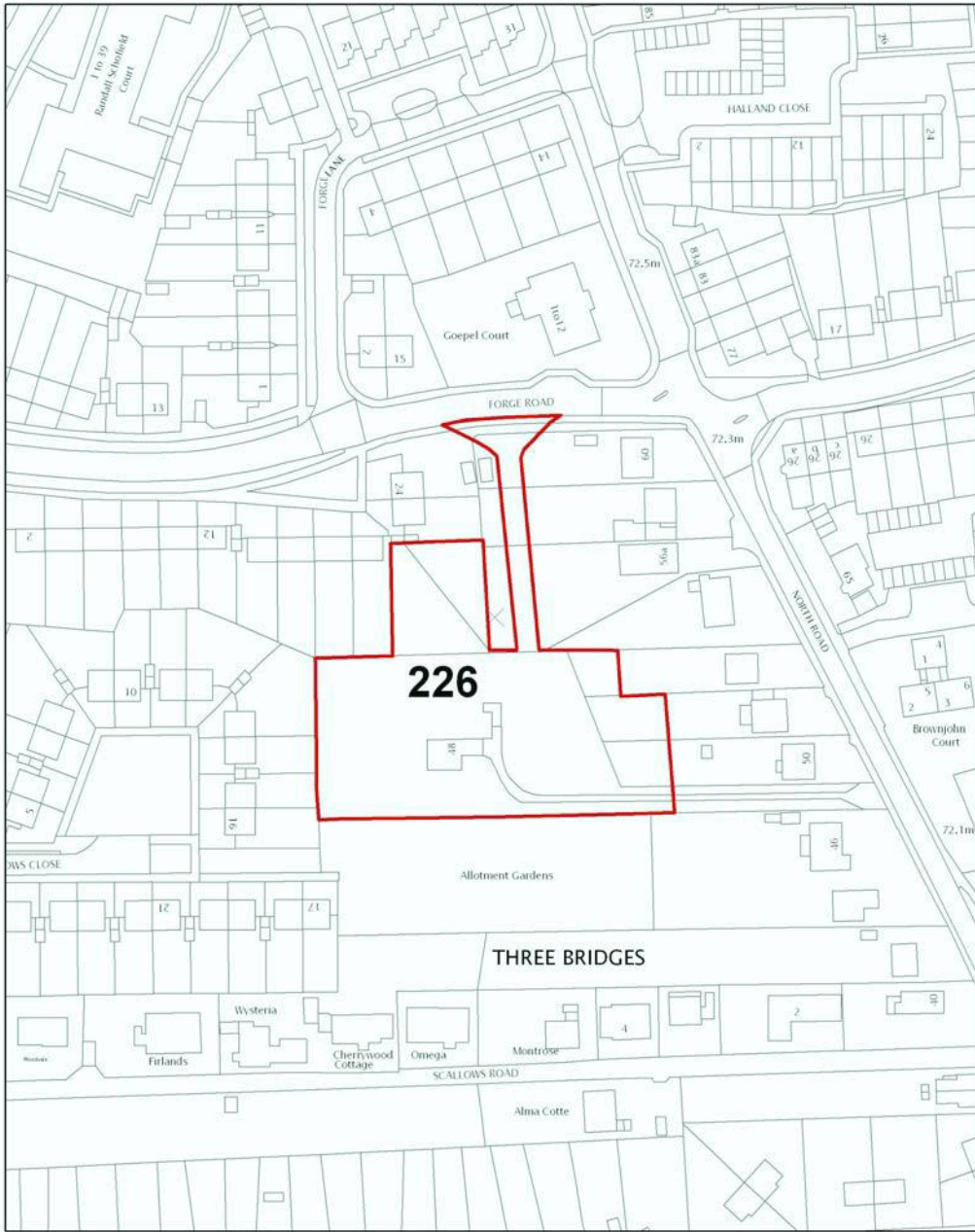


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 Crawley Borough Council, 100023717, 2009

56-60 North Road	
Reference No : 187	
Date : November 2013	Scale : 1:1,000
Drawing No : 1	Revisions :

Site Reference	187	Neighbourhood	Three Bridges		
Site Name / Address	56-60 North Road				
Existing Land Use (s)	Four residential properties and associated curtilage.				
Site Area (Gross hectares)	0.85	Current Density	5 dwellings per hectare		
Site Suitability	<p>Yes – In principle, the site is suitable for development. Outline planning permission was granted in 2005 for 26 units, however, this permission has now lapsed (CR/2005/0254/OUT). A planning application (CR/2004/0040) for 23 flats was subsequently refused because of the scale and bulk of the proposed scheme and the potential impact on the character of the surrounding area, residential amenity and lack of affordable housing. A subsequent planning application for the erection of 24 flats and 5 dwellings on No's 56a, 58 and 60 North Road was refused in September 2009 for similar reasons (CR/2009/0131/FUL) and subsequently dismissed on appeal. However, subject to the resolution of these issues, the site offers scope for intensification.</p>				
Site Availability	Yes – The site has been bought by a developer and the dwellings are currently rented.				
Site Achievability	Yes – There are no market or cost factors that are likely to limit the development of this site.				
Action Required / Constraints	None. The site is not of a sufficient size for progression through the Local Plan as a Key Housing site, but may come forward as a windfall site. Given the planning history for this site, the site yield would need to be subject to further negotiation to ensure development was of a sympathetic scale for the surrounding area.				
Net Developable Area (hectares)	0.85	Proposed Site Density	23	Site Yield	20
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	Although in principle, the site is suitable for new development; further work is required to ensure an appropriate scale for the site is achieved.				



<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">48 North Road</p>	
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	<p>Date: April 2010</p>	
	<p>Drawing No: 2</p>	<p>Revisions:</p>

Site Reference	226	Neighbourhood	Three Bridges		
Site Name / Address	48 North Road and land to north and east				
Existing Land Use (s)	Residential property and adjoining garden land.				
Site Area (Gross hectares)	0.39	Current Density	2.6 / hectare		
Site Suitability	<p>Yes – the site is located within the Built-Up Area Boundary in a residential neighbourhood close to Three Bridges Rail Station. The land might be suitable for development as part of a comprehensive scheme encompassing adjoining land. Two planning applications have been submitted (CR/2009/0524/FUL and CR/2010/0042/FUL) seeking permission for 23 units (flats and houses) in conjunction with land to the east and north. The first application was recommended for refusal due to overdevelopment, the impact on adjoining properties, trees and the character of the area and was withdrawn prior to committee. The second application was also recommended for refusal and was subsequently withdrawn from the committee.</p>				
Site Availability	<p>Yes - the site has been promoted by the landowner through the planning application process (in conjunction with adjoining land) and is therefore assumed to be available for development.</p>				
Site Achievability	<p>Yes - the site is located within a popular residential neighbourhood and is considered to be achievable should consent be granted.</p>				
Action Required / Constraints	An appropriate scheme would need to be submitted which overcomes the issues identified in the two previous applications.				
Net Developable Area (hectares)	0.39	Proposed Site Density	50	Site Yield	20
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site is not considered as a suitable housing site by itself and would need to be promoted as part of a larger housing scheme incorporating adjoining land.				



CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
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EDF Site, Russell Way	
Reference No : 258	
Date : November 2013	Scale : 1:1,000
Drawing No : 1	Revisions :

Site Reference	258	Neighbourhood	Three Bridges		
Site Name / Address	EDF Site, Russell Way				
Existing Land Use (s)	PDL - Vacant industrial site				
Site Area (Gross hectares)	0.49	Current Density	-		
Site Suitability	<p>Yes - The site forms previously developed land within the built-up area. The site is located within a Main Employment Area, an area identified for employment development in the Submission Draft Local Plan. The principle of residential development and associated loss of employment floorspace was established by appeal in 2006. This permission included the adjacent land to the east. 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. Subsequently, a further planning application (CR/2012/0333/FUL) to refurbish and extend the existing building to be utilised as an office was permitted in September 2012.</p>				
Site Availability	<p>No – this site was promoted by the land owner, but it appears that the previous use of the site, as an office, is now the priority of the landowner.</p>				
Site Achievability	<p>Yes – there would appear to be no overriding constraints which would prevent the site being redeveloped for housing. However, the landowner's wish to proceed with refurbishment of the office will mean that this is unlikely.</p>				
Action Required / Constraints	No further action is required.				
Net Developable Area (hectares)	0.49	Proposed Site Density	61 d/ha	Site Yield	30
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	<p>The site is considered suitable for housing; however, the landowner wishes to proceed with refurbishment of the office and this will mean that residential development is unlikely in the short to medium term.</p>				