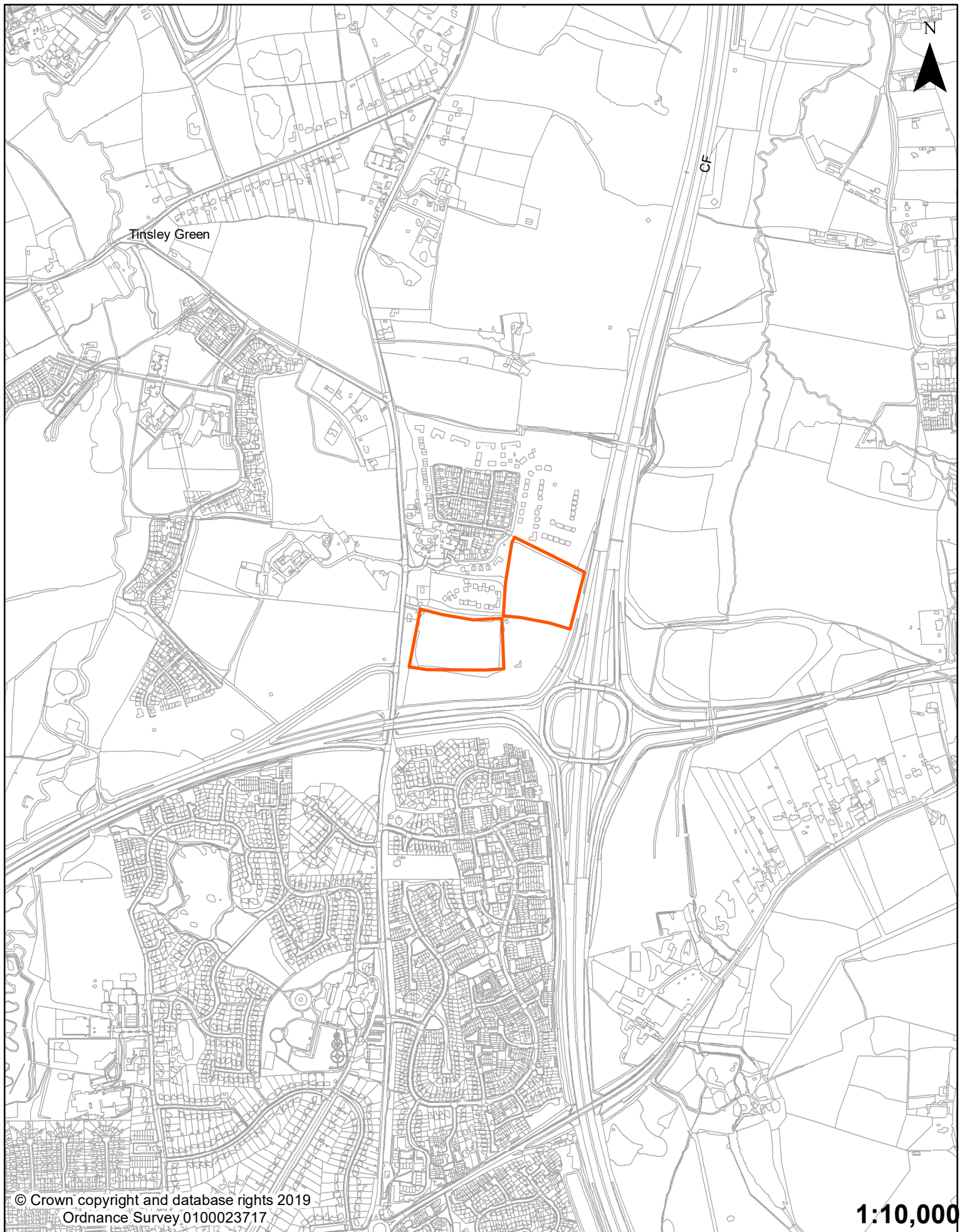


**D) Local Plan
Key Housing Allocations
(Policy H2) ('Developable' Years 6-10,
2025/6-2029/30)
(1 July 2019)**

Site Reference	27	Neighbourhood	Forge Wood													
Site Name / Address	Land adjacent to Heathy Farm															
Existing Land Use (s)	Greenfield.															
PA. Number	-	Gross Dwellings	75													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	Greenfield.	Net Dwellings	75													
Site Area (Gross hectares)	4.15	Current Density	-													
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 previously shown interest in bringing the site forward, but as a separate site to the North East Sector planning permission. This indicates that the site is available for residential development.</p>															
Site Achievability	<p>Yes – The site is considered to be viable, subject to more detailed testing, and is considered achievable within the Local Plan period.</p>															
Action Required / Constraints	<p>The council will have to enter dialogue with the landowners in order to bring a detailed site forward.</p>															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
								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 2027/28.</p>															

Site Plan: 27

Land Adjacent to Heathy Farm

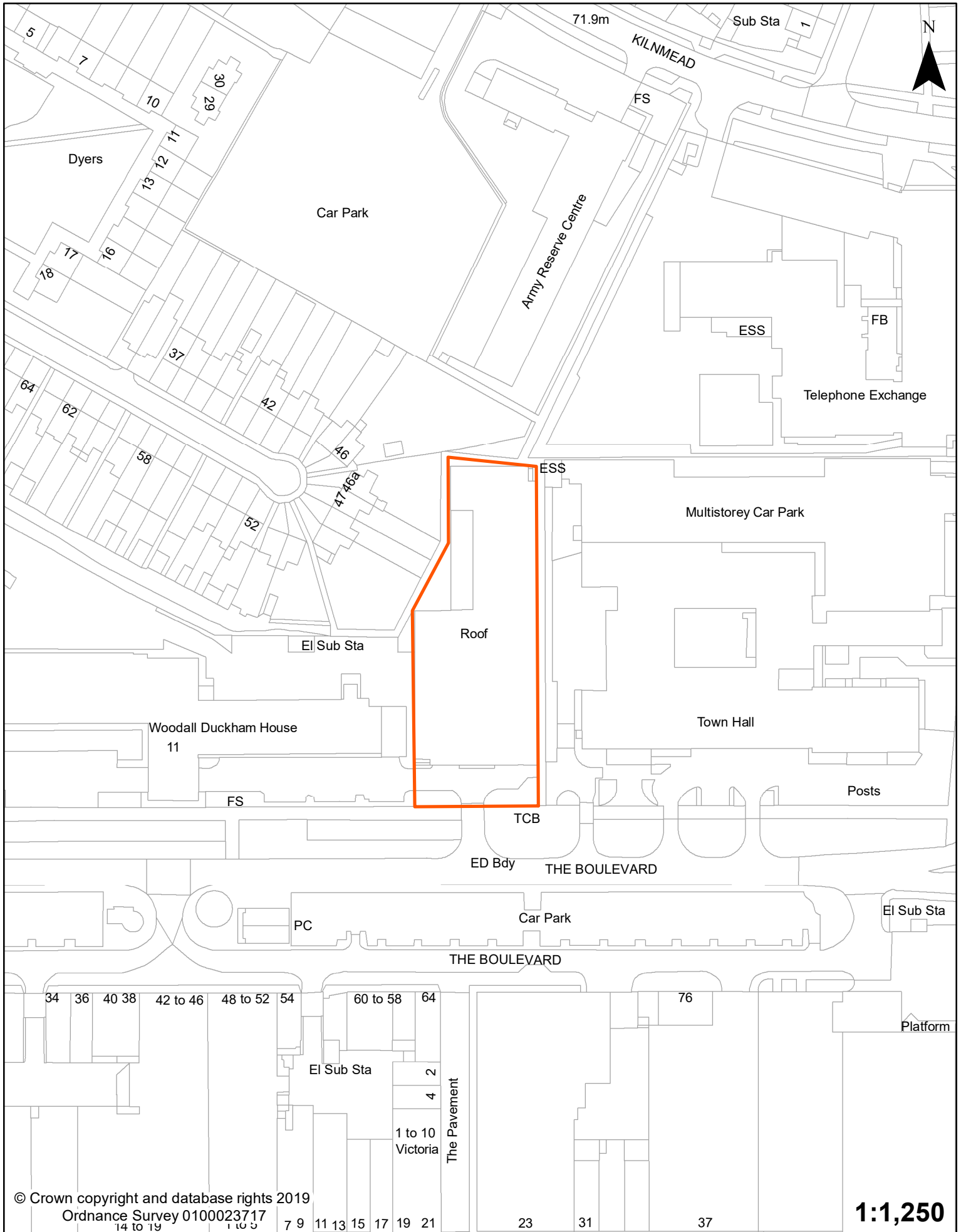


**E) Local Plan Key Town Centre
Opportunity Sites (Policy H2)
(1 July 2019)**

Site Reference	28	Neighbourhood	Northgate													
Site Name / Address	Car Park, 11-13 The Boulevard															
Existing Land Use (s)	Car park.															
PA. Number	CR/2016/0662/FUL	Gross Dwellings	91													
Lapse Date	Commenced	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	91													
Site Area (Gross hectares)	0.27	Current Density	-													
Site Suitability	Yes – The site benefits from planning permission for residential development. It forms part of ‘Land North of the Boulevard’, allocated in the 2015 Local Plan as a Town Centre Key Opportunity Site (Policies H2 and EC6) for mixed-use development including residential development.															
Site Availability	Yes – Development has commenced on the site.															
Site Achievability	Yes – Development has commenced on the site.															
Action Required / Constraints	No further action required.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	91															
Summary	This site is under way and is projected for completion in 2020/21.															

Site Plan: 28

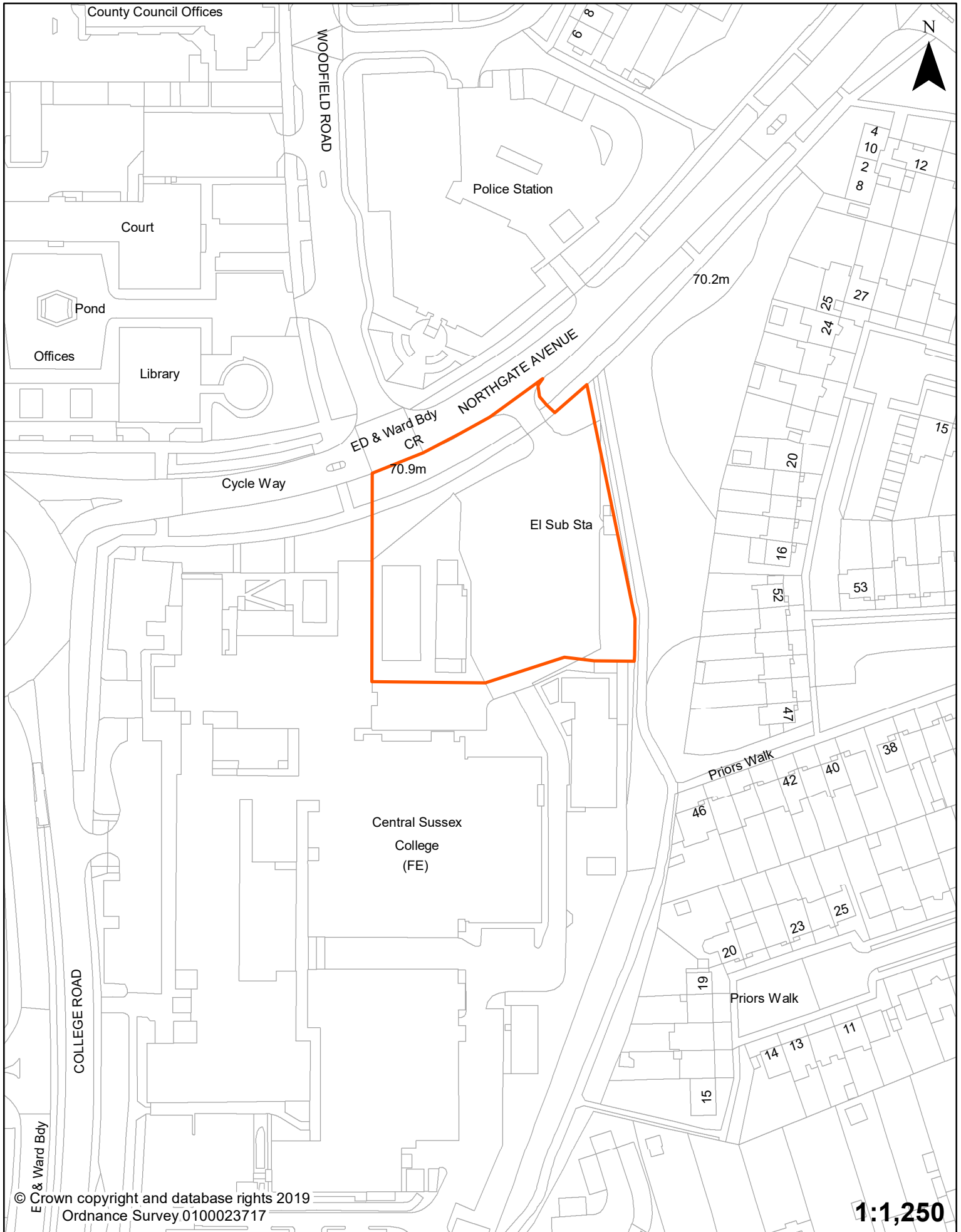
Car Park, 11-13 The Boulevard



Site Reference	29	Neighbourhood	Three Bridges													
Site Name / Address	Crawley College (East of Tower)															
Existing Land Use (s)	Car park.															
PA. Number	CR/2018/0341/FUL	Gross Dwellings	98													
Lapse Date	Commenced	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	98													
Site Area (Gross hectares)	0.45	Current Density	-													
Site Suitability	Yes – The site benefits from planning permission for residential development and works have commenced on site.															
Site Availability	Yes – Development has commenced on the site.															
Site Achievability	Yes – Development has commenced on the site.															
Action Required / Constraints	No further action required.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	98															
Summary	This site is under way and is projected for completion in 2020/21.															

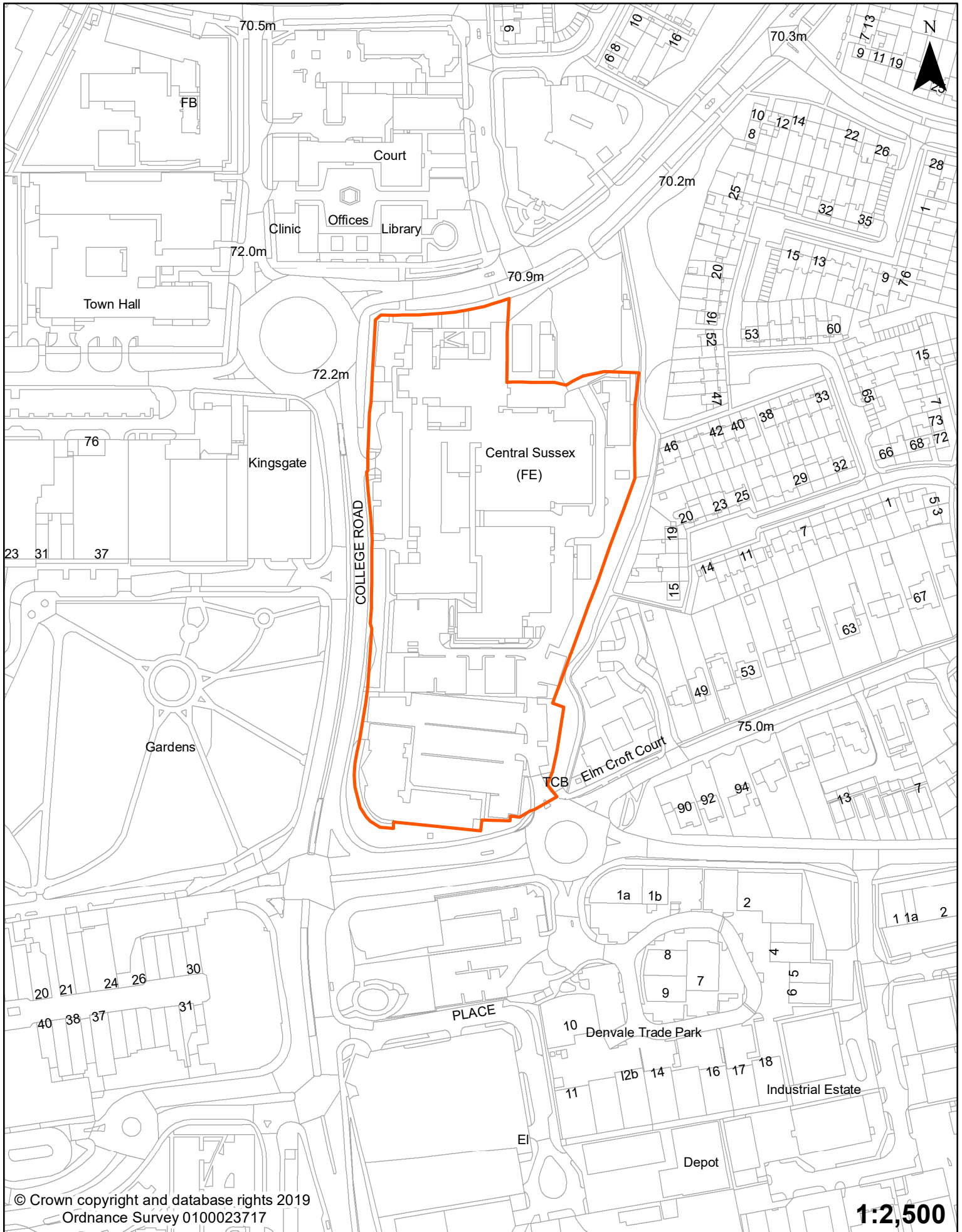
Site Plan: 29

Crawley College (East of Tower)



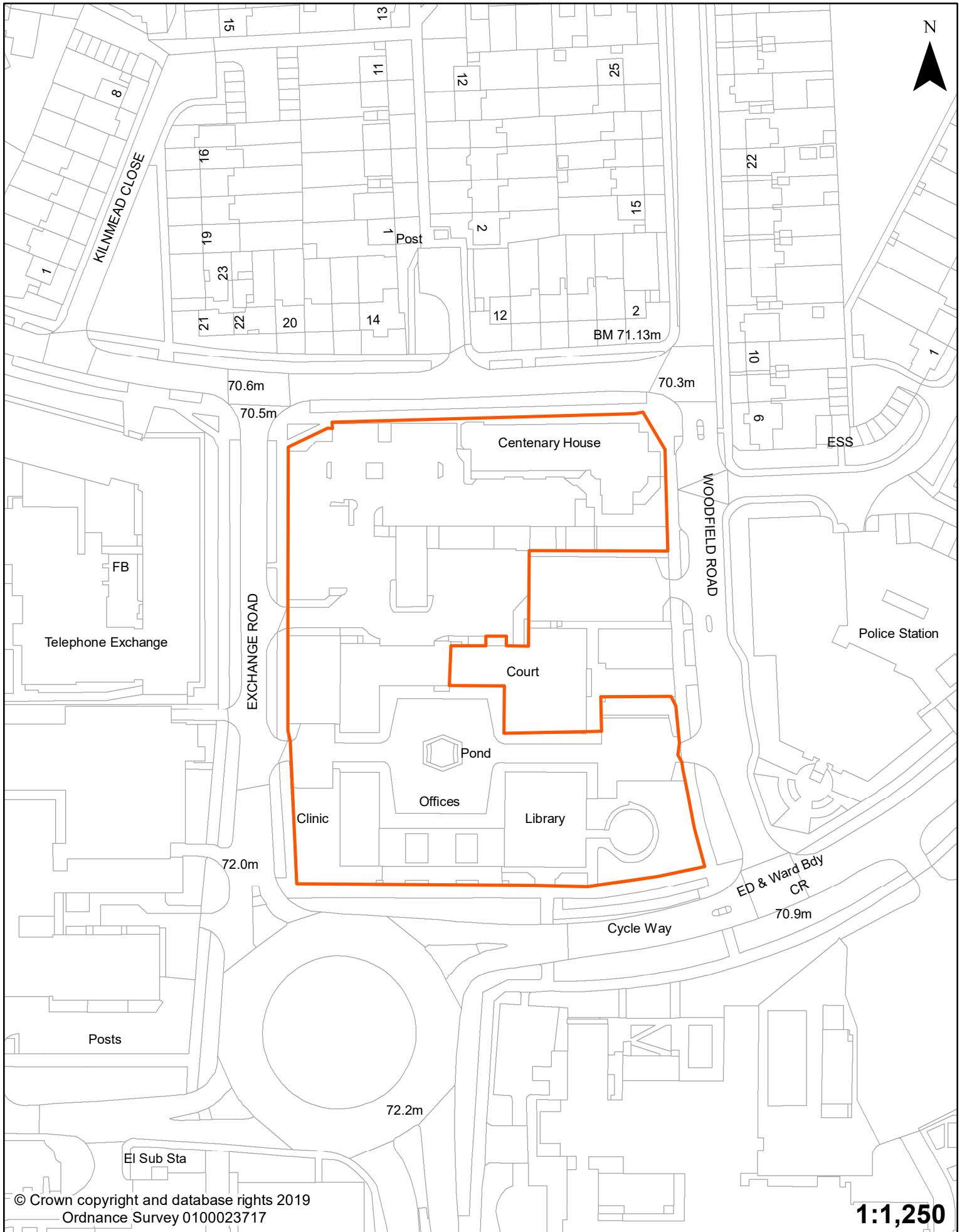
Site Reference	30	Neighbourhood	Three Bridges													
Site Name / Address	Crawley College															
Existing Land Use (s)	Further Education College.															
PA. Number	-	Gross Dwellings	200													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	200													
Site Area (Gross hectares)	3.05	Current Density	-													
Site Suitability	Yes – The site is in a sustainable town centre location and residential development is considered appropriate subject to appropriate design and continuing provision of Further Education facilities within the site.															
Site Availability	Yes – It is understood that the Chichester College Group, the owners of the site, intend to consolidate college facilities within the site, releasing land for residential and other uses.															
Site Achievability	Yes – The site is considered to be viable and achievable, subject to more detailed testing.															
Action Required / Constraints	The council will need to work with the owners and users of the site in order to progress the effective masterplanning of the site, in order to make the most effective use of the land.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
									200							
Summary	The requirement for masterplanning of the site may mean that residential development does not come forward until years 6-10 of the updated Local Plan period. Development within this timeframe is considered realistic.															

Site Plan: 30 Crawley College



Site Reference	31	Neighbourhood	Northgate													
Site Name / Address	County Buildings															
Existing Land Use (s)	Surplus office/educational buildings and parking.															
PA. Number	-	Gross Dwellings	50													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	50													
Site Area (Gross hectares)	0.58	Current Density	-													
Site Suitability	Yes – The site is situated in a highly sustainable town centre location and is allocated in the Local Plan as a Town Centre Key Opportunity Housing Site (Policies H2 & EC6).															
Site Availability	Yes - The site is owned by West Sussex County Council who are currently considering options for redevelopment in the short to medium term.															
Site Achievability	Yes – 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. 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.															
Action Required / Constraints	Continued discussions with West Sussex County Council to understand their detailed intentions for development in relation to the other land uses on the site.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
		25	25													
Summary	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.															

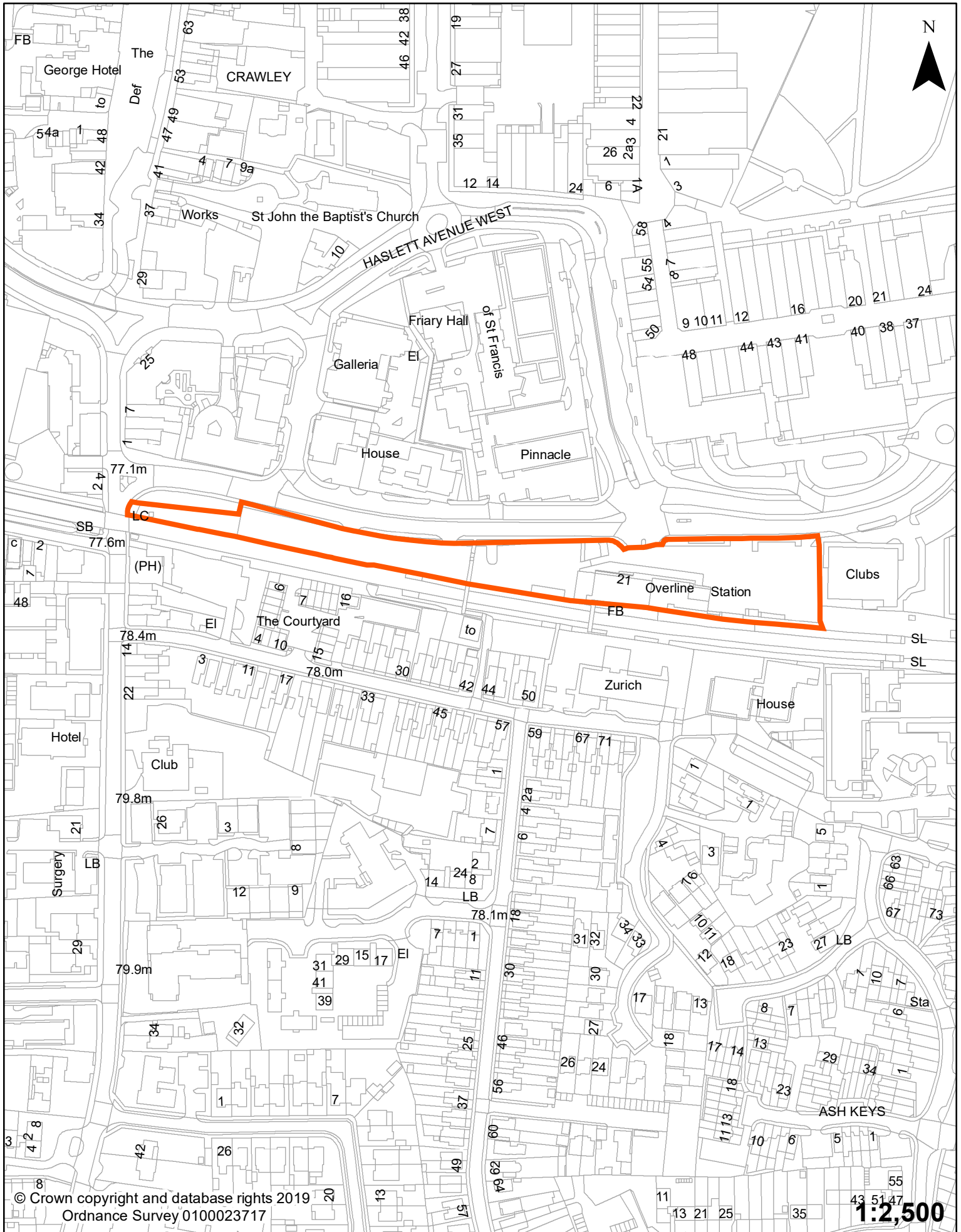
Site Plan: 31 County Buildings



Site Reference	32	Neighbourhood	Northgate													
Site Name / Address	Crawley Station and Car Park															
Existing Land Use (s)	Railway Station and Car Parks															
PA. Number	CR/2016/0294/OUT	Gross Dwellings	308													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	308													
Site Area (Gross hectares)	0.89	Current Density	-													
Site Suitability	Yes – The site benefits from outline planning consent and is situated in a highly sustainable town centre location. It is allocated in the 2015 Local Plan as a Town Centre Key Opportunity Housing Site (Policy H2 and EC6).															
Site Availability	Yes – The site is being actively promoted for development.															
Site Achievability	Yes – The site was assessed as being viable during the determination process for the outline permission, and this is considered still to be the case.															
Action Required / Constraints	The Council will continue to liaise closely with the landowner and other stakeholders to bring forward an appropriate high density scheme within the 5 year period.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	100	100	108													
Summary	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 via Reserved Matters approval.															

Site Plan: 32

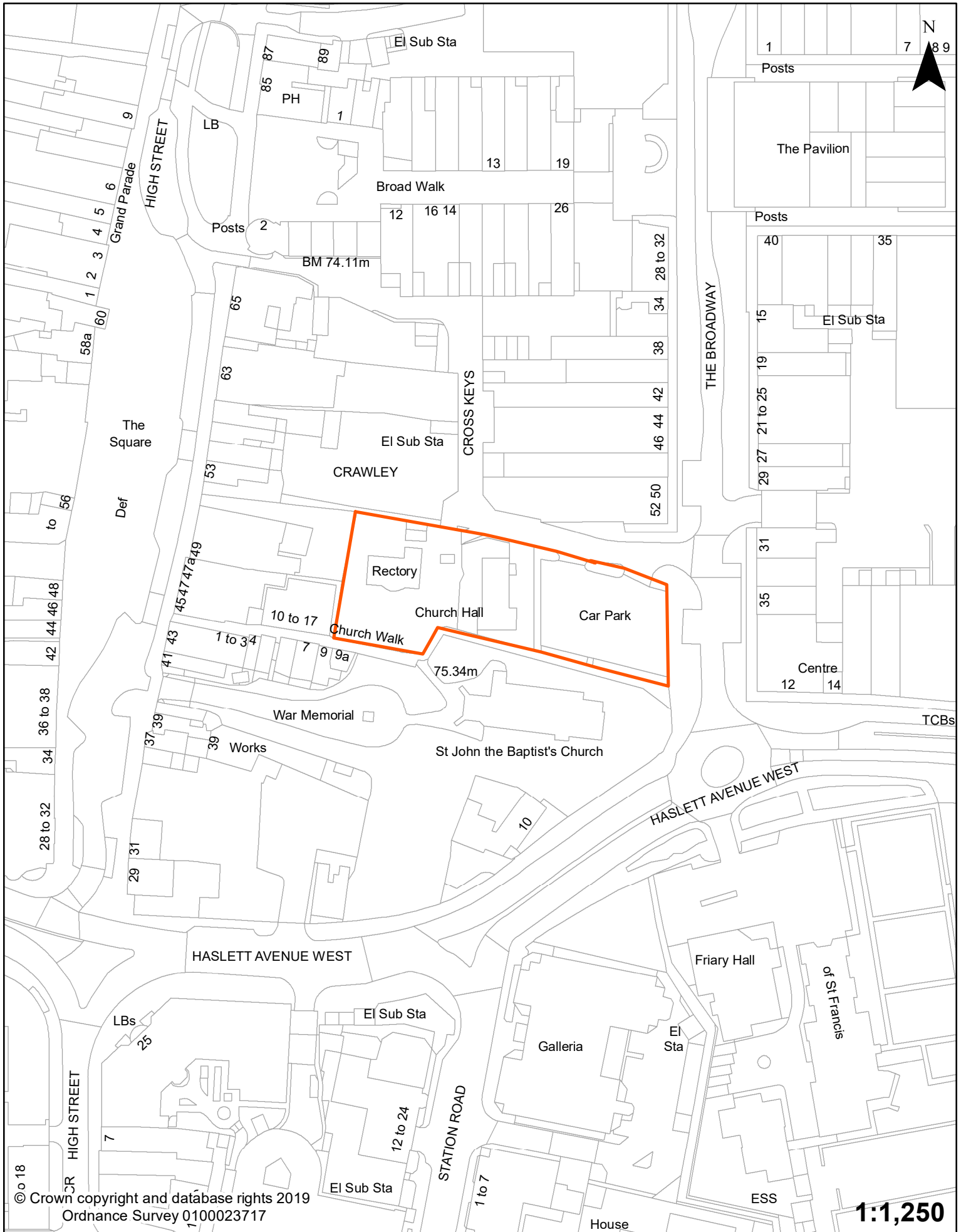
Crawley Station and Car Park



Site Reference	33	Neighbourhood	Northgate													
Site Name / Address	Cross Keys															
Existing Land Use (s)	Car park, church hall and former rectory.															
PA. Number	-	Gross Dwellings	18													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	18													
Site Area (Gross hectares)	0.24	Current Density	-													
Site Suitability	Yes – The site is proposed for allocation in the updated Local Plan as a Key Town Centre Opportunity Site. It is in a sustainable town centre location which could accommodate residential development.															
Site Availability	Yes – The site is in diverse ownership (partially owned by Crawley Borough Council) but has been recently promoted for development.															
Site Achievability	Yes – The site is considered to be viable and achievable, subject to more detailed testing.															
Action Required / Constraints	The council will need to work the owners of the site to progress an appropriate design which respects adjacent heritage assets and other site constraints.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
					18											
Summary	The development of the site for residential use within years 1 to 5 of the updated Local Plan period is considered realistic.															

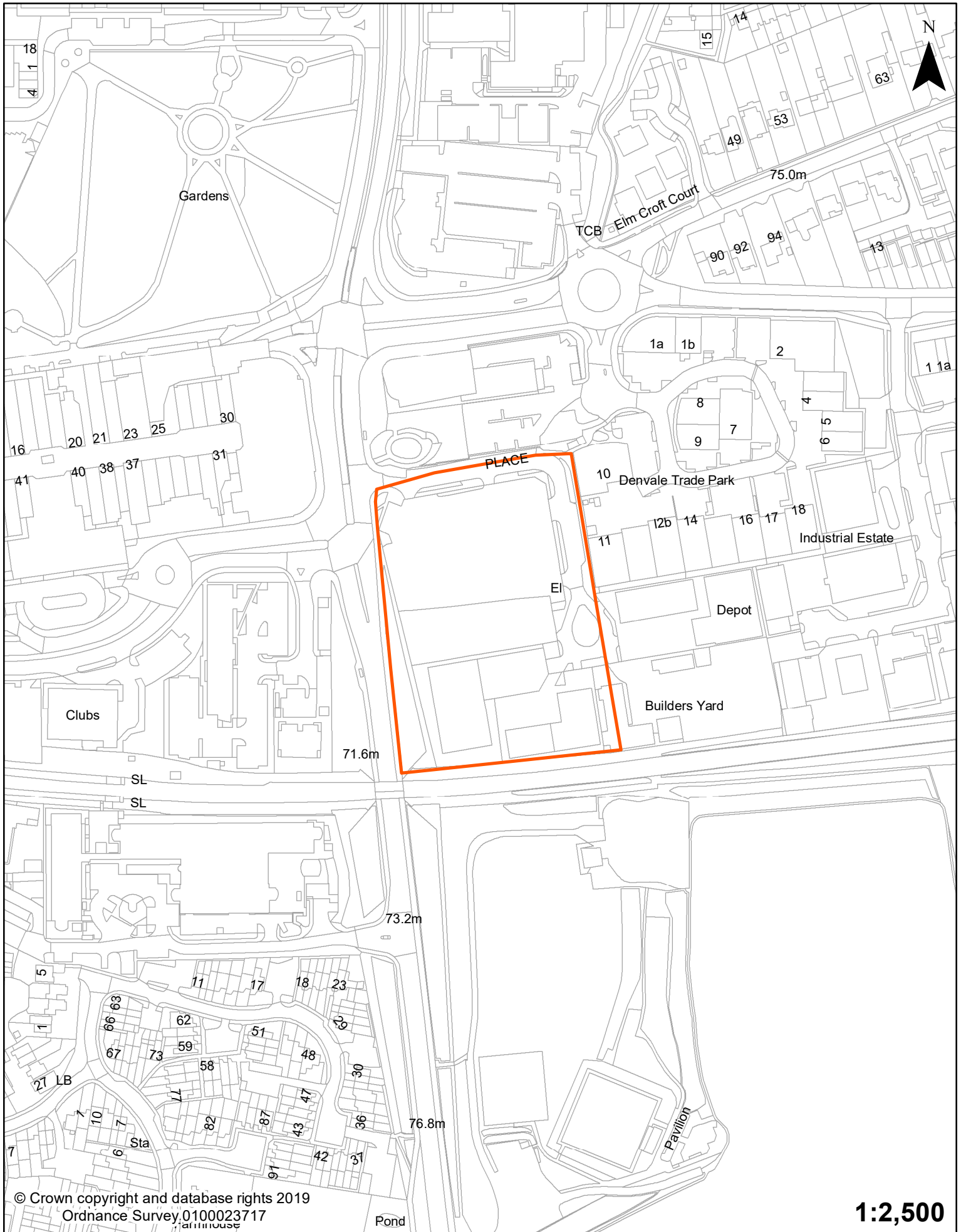
Site Plan: 33

Cross Keys



Site Reference	34	Neighbourhood	Three Bridges													
Site Name / Address	Telford Place															
Existing Land Use (s)	Previously Developed Land; Temporary Use of Site for car parking.															
PA. Number	-	Gross Dwellings	300													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	300													
Site Area (Gross hectares)	1.68	Current Density	-													
Site Suitability	Yes – The site was previously allocated as a Town Centre Key Opportunity Site in the 2015 Local Plan (Policies H2 and EC6). It also previously benefitted from a lapsed planning permission for mixed use retail/residential development comprising 312 dwellings (CR/2007/0114/OUT).															
Site Availability	Yes – The site is now allocated as a Town Centre Key Opportunity Housing Site. The buildings at the site have been demolished and the site has temporary planning permission to provide public parking. However, this is not expected to affect the site coming forward for residential development within the next 5 as designs for the site are being progressed.															
Site Achievability	Yes – It is anticipated that the site could realistically deliver a minimum of 300 dwellings.															
Action Required / Constraints	Ongoing dialogue to ensure that a suitable scheme reflecting the opportunities of the site comes forward.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	300															
Summary	A planning application is anticipated in the near future, so delivery of the site within the early part of the updated Local Plan period is considered realistic.															

Site Plan: 34 Telford Place



Site Reference	35	Neighbourhood	Northgate													
Site Name / Address	Town Hall, The Boulevard															
Existing Land Use (s)	Council offices, meeting rooms, civic hall and parking.															
PA. Number	CR/2017/0997/FUL	Gross Dwellings	182													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	182													
Site Area (Gross hectares)	1	Current Density	-													
Site Suitability	Yes – The site benefits from outline planning consent for residential development alongside full planning permission for a new Civic Centre and office building. It forms part of the ‘Town Centre North’ Town Centre Key Opportunity Site allocation in the 2015 Local Plan.															
Site Availability	Yes – The proposed area for residential development is due to become vacant following the occupation of the Civic Centre and the demolition of the existing Town Hall.															
Site Achievability	Yes – The site has been assessed as being viable and achievable.															
Action Required / Constraints	The council and its development partners will need to work together to progress a suitable scheme in the form of a reserved matters application.															
Phasing for development																
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
			182													
Summary	Development is scheduled to take place within the first five years of the updated Local Plan period, as part of the wider scheme for the Town Hall site.															

Site Plan: 35

Town Hall

