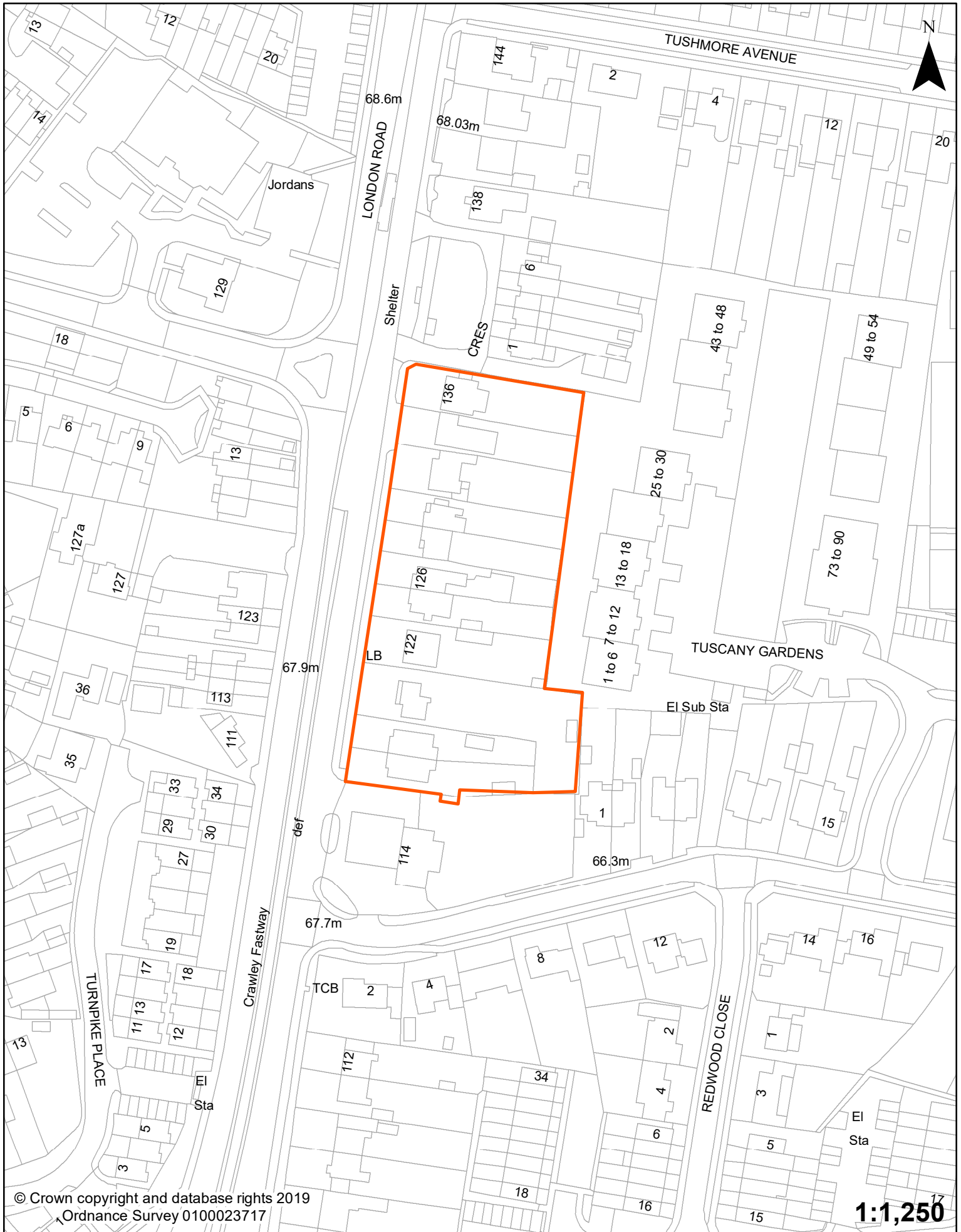


F) Broad Locations (East of London Road and Town Centre) (Policy H2)

Site Reference	37	Neighbourhood	Northgate													
Site Name / Address	116 – 136 London Road															
Existing Land Use (s)	PDL/Greenfield – Residential properties, convenience store and adjoining curtilages.															
PA. Number	-	Gross Dwellings	64													
Lapse Date	-	Demolitions	11													
PDL / Greenfield	PDL & Greenfield	Net Dwellings	53													
Site Area (Gross hectares)	0.56	Current Density	20 dwellings/ha.													
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	<p>Yes - The site is considered achievable as a Broad Location for development.</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																
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
			32	32												
Summary				<p>This site represents an opportunity for intensification subject to the site being available for redevelopment.</p>												

Site Plan: 37

116 - 136 London Road



Site Reference	38	Neighbourhood	Northgate													
Site Name / Address	138-144 London Road															
Existing Land Use (s)	PDL/Greenfield - Residential properties and adjoining curtilage															
PA. Number	-	Gross Dwellings	27													
Lapse Date	-	Demolitions	5													
PDL / Greenfield	PDL & Greenfield	Net Dwellings	22													
Site Area (Gross hectares)	0.27	Current Density	19 dwellings/ha.													
Site Suitability	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.															
Site Availability	Unknown - It is considered that the site could be made available in the medium to long term as a Broad Location for Housing Development.															
Site Achievability	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.															
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																
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
						27										
Summary	This site represents an opportunity for intensification subject to the site being available for redevelopment.															

Site Reference	39	Neighbourhood	Northgate													
Site Name / Address	21, 25, 27 and 29 Tushmore Lane															
Existing Land Use (s)	PDL/Greenfield - Residential properties and adjoining curtilage															
PA. Number	-	Gross Dwellings	63													
Lapse Date	-	Demolitions	4													
PDL / Greenfield	PDL & Greenfield	Net Dwellings	59													
Site Area (Gross hectares)	0.6	Current Density	7 dwellings/ha.													
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 previously been considered acceptable on appeal (June 2009) where the Inspector concluded that the site was suitable for a scheme of 63 affordable housing units.. It is considered that a scheme comprising a similar number of units and layout to that previously considered would be acceptable. A planning application for the separate development of 21 and 25 was made 2017 but subsequently withdrawn.</p>															
Site Availability	<p>Unknown – It is considered that the site could be made available in the short to medium 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																
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
				30	33											
Summary	This site represents an opportunity for intensification subject to the site being available for redevelopment.															

Site Plan: 39

21, 25, 27 & 29 Tushmore Lane



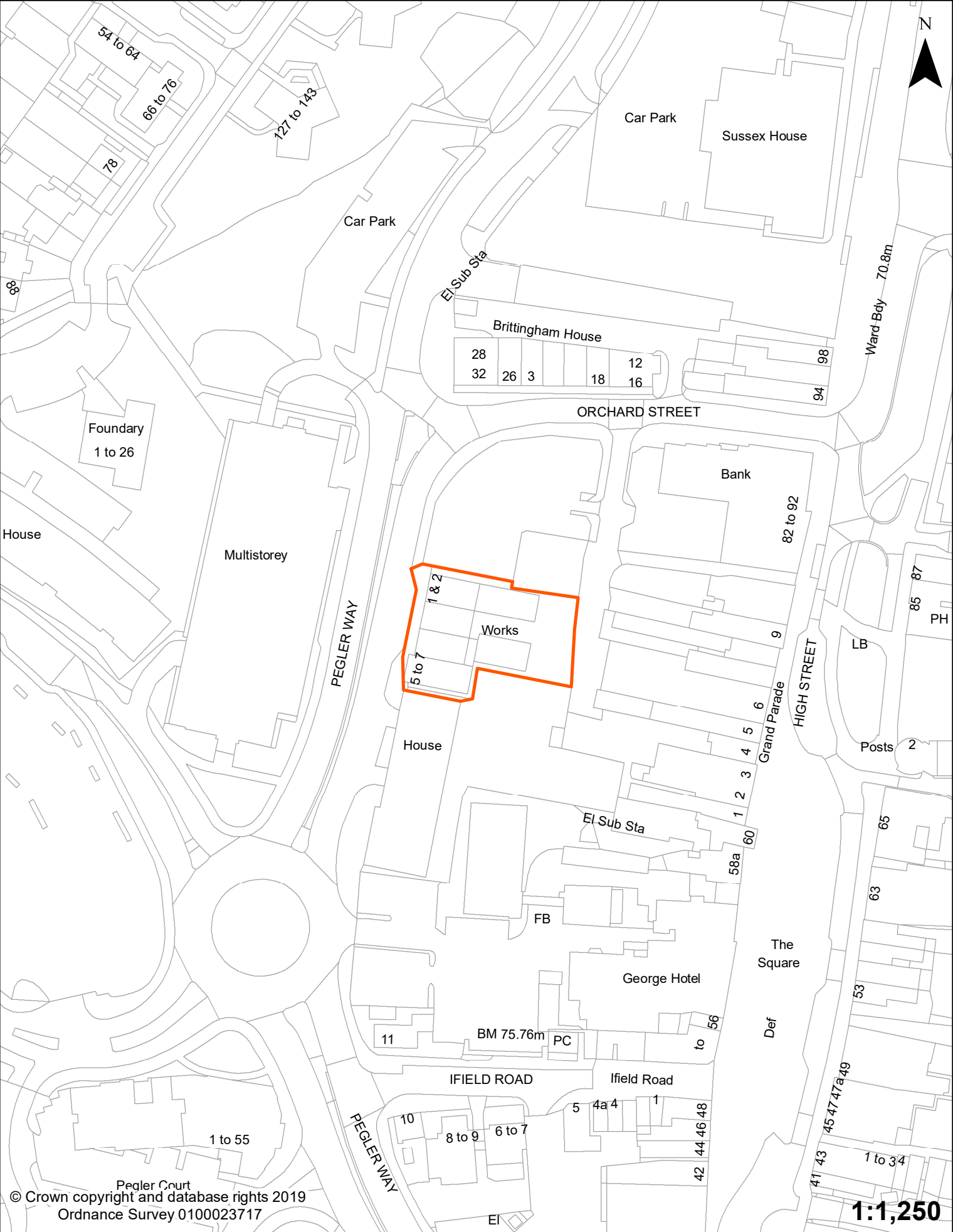
Site Reference	40	Neighbourhood	Northgate
Site Name / Address	Oak Tree Filling Station, 114 London Road		
Existing Land Use (s)	Hand car wash and hair salon.		
PA. Number	-	Gross Dwellings	17
Lapse Date	-	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	17
Site Area (Gross hectares)	0.17	Current Density	-
Site Suitability	Yes – The site is located within the built up area boundary and is suitable for development. Planning permission for 14 residential units lapsed in April 2011. A resubmitted application was refused after the developer failed to complete the S106. More recent urban capacity work has demonstrated that the site could easily accommodate 17 residential units.		
Site Availability	Unknown – The current uses on the site have recently been regularised under planning permission CR/2017/0799/FUL. It is, however, considered that the site could be made available as a Broad Location for Housing Development.		
Site Achievability	Yes – Although a flatted development, its location near to Gatwick Airport means the site is likely to be achievable.		
Action Required / Constraints	The council will have to enter into dialogue with the landowner to progress a scheme and submit a planning application.		
Phasing for development			
19/20	20/21	21/22	22/23
			17
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			
Summary	The site is suitable for development. Failure of the developer to sign the S106 for the permitted scheme could indicate that the development is not currently achievable. However, it might be achievable if brought forward with other adjacent housing sites along London Road currently identified as a Broad Location for Housing.		

Broad Location: Town Centre

Site Reference	41	Neighbourhood	West Green													
Site Name / Address	1-7 Pegler Way															
Existing Land Use (s)	Retail (A-class) units (some vacant) and mosque															
PA. Number	-	Gross Dwellings	20													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	20													
Site Area (Gross hectares)	0.12	Current Density	-													
Site Suitability	Yes – In principle the site is suitable for a five storey residential development and it was allocated in the 2015 Local Plan as a 'broad location' for housing. 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 partly in active use. The site as a whole 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																
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
					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 may take a number of years to come forward.												

Site Plan: 41

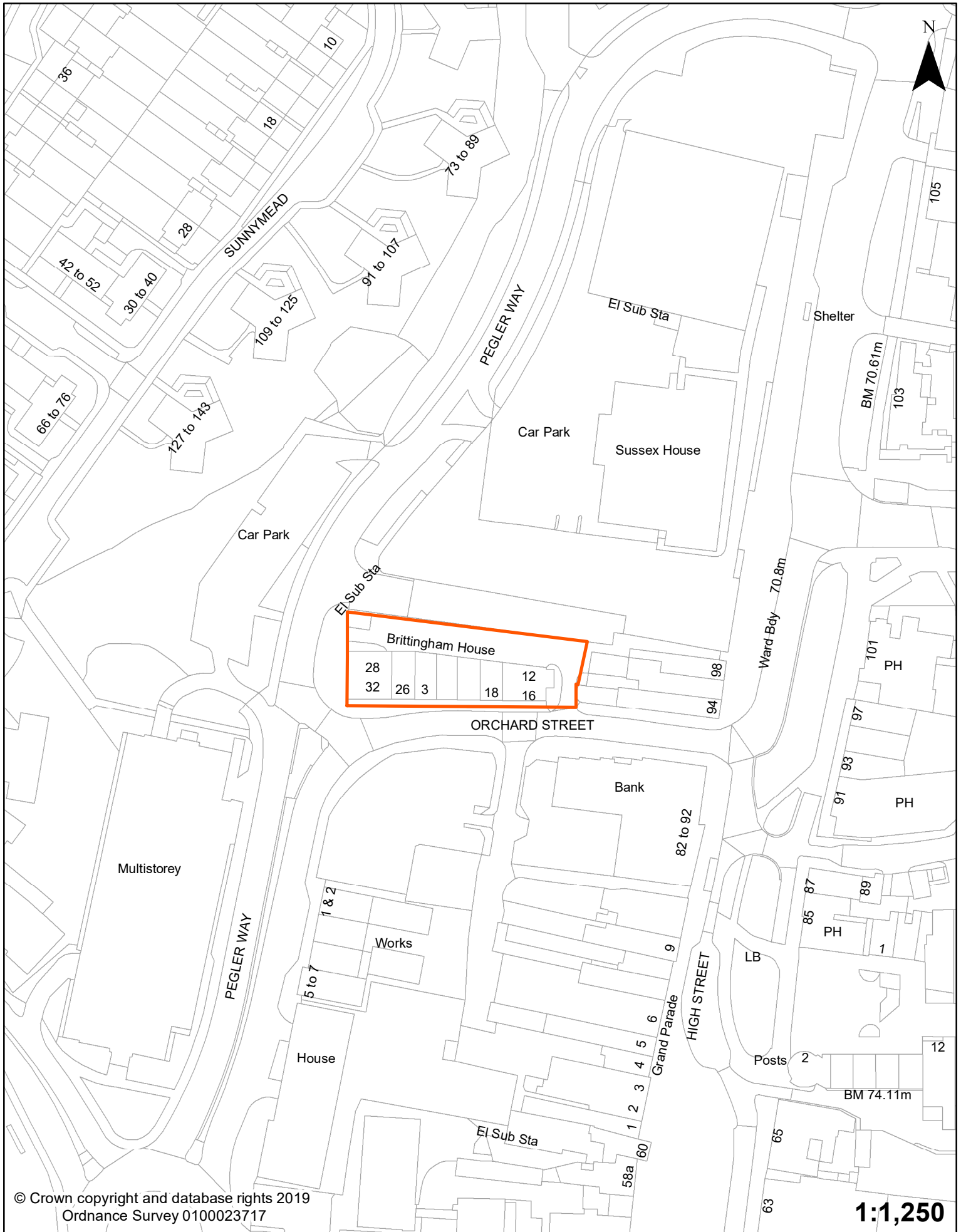
1 - 7 Pegler Way



Site Reference	42	Neighbourhood	West Green													
Site Name / Address	Brittingham House, Orchard Street															
Existing Land Use (s)	Retail (A-class) uses and offices.															
PA. Number	-	Gross Dwellings	24													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	24													
Site Area (Gross hectares)	0.13	Current Density	-													
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 partly in active use. The site as a whole 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																
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
				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 will take a few years to come forward.												

Site Plan: 42

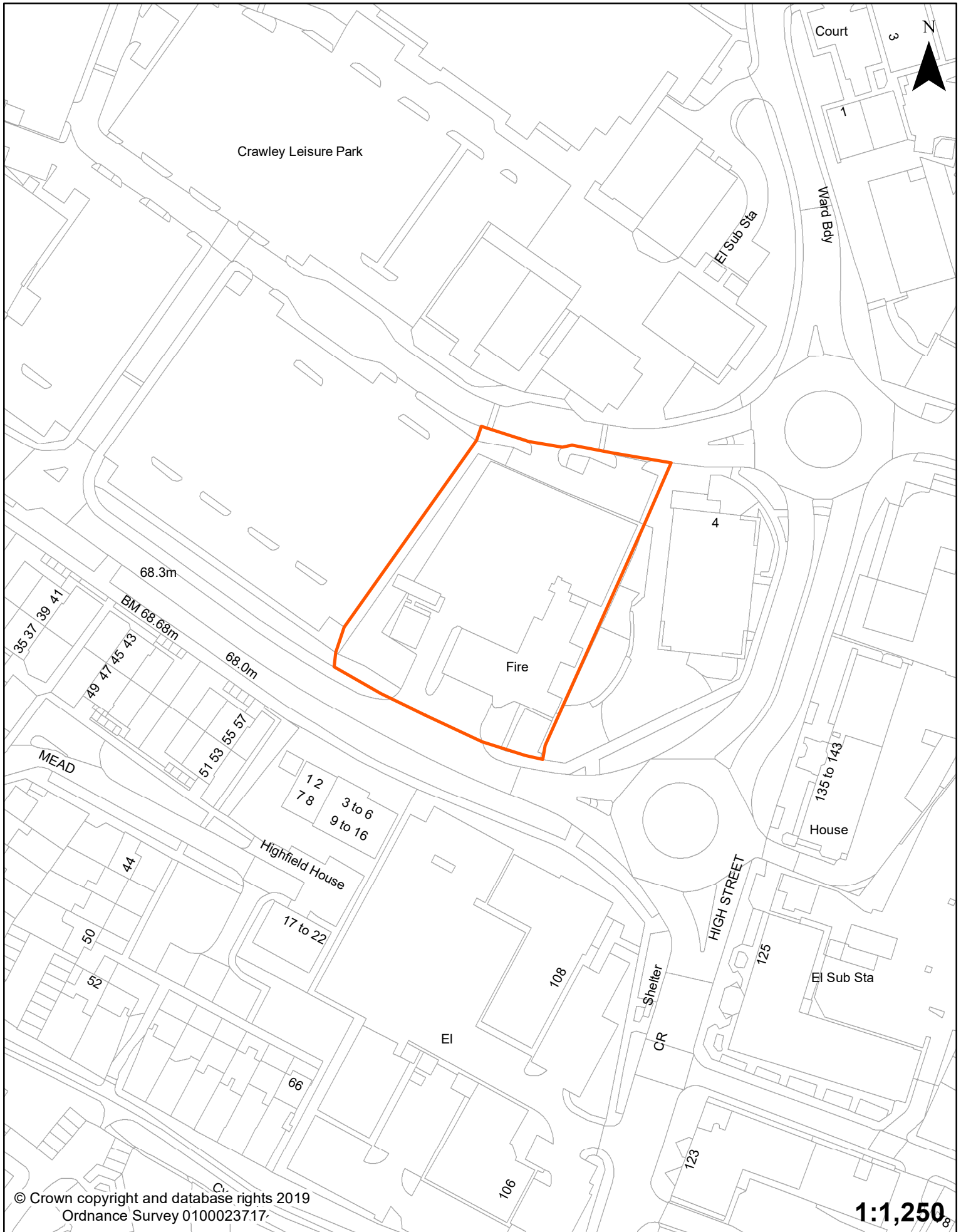
Brittingham House, Orchard Street



Site Reference	43	Neighbourhood	West Green													
Site Name / Address	Fire Station, Ifield Avenue															
Existing Land Use (s)	Previously developed land. Public (fire) services.															
PA. Number	-	Gross Dwellings	48													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	48													
Site Area (Gross hectares)	0.32	Current Density	-													
Site Suitability	Yes – Part of the site has previously been identified as a potential town centre development opportunity for mixed-use development including residential. Urban capacity work demonstrates that the site, if cleared, could accommodate a four storey development comprising 48 one and two-bed units, with open space and parking.															
Site Availability	Unknown – The future of the fire station and its potential relocation to another site within Crawley have been under consideration by West Sussex County Council. In the event of the existing facility being retained there may still be potential for the provision of a smaller residential scheme within the site.															
Site Achievability	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.															
Action Required / Constraints	Continued liaison will be required with both WSCC and the Fire and Rescue Service to clarify the position regarding site availability.															
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
							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 6-15.															

Site Plan: 43

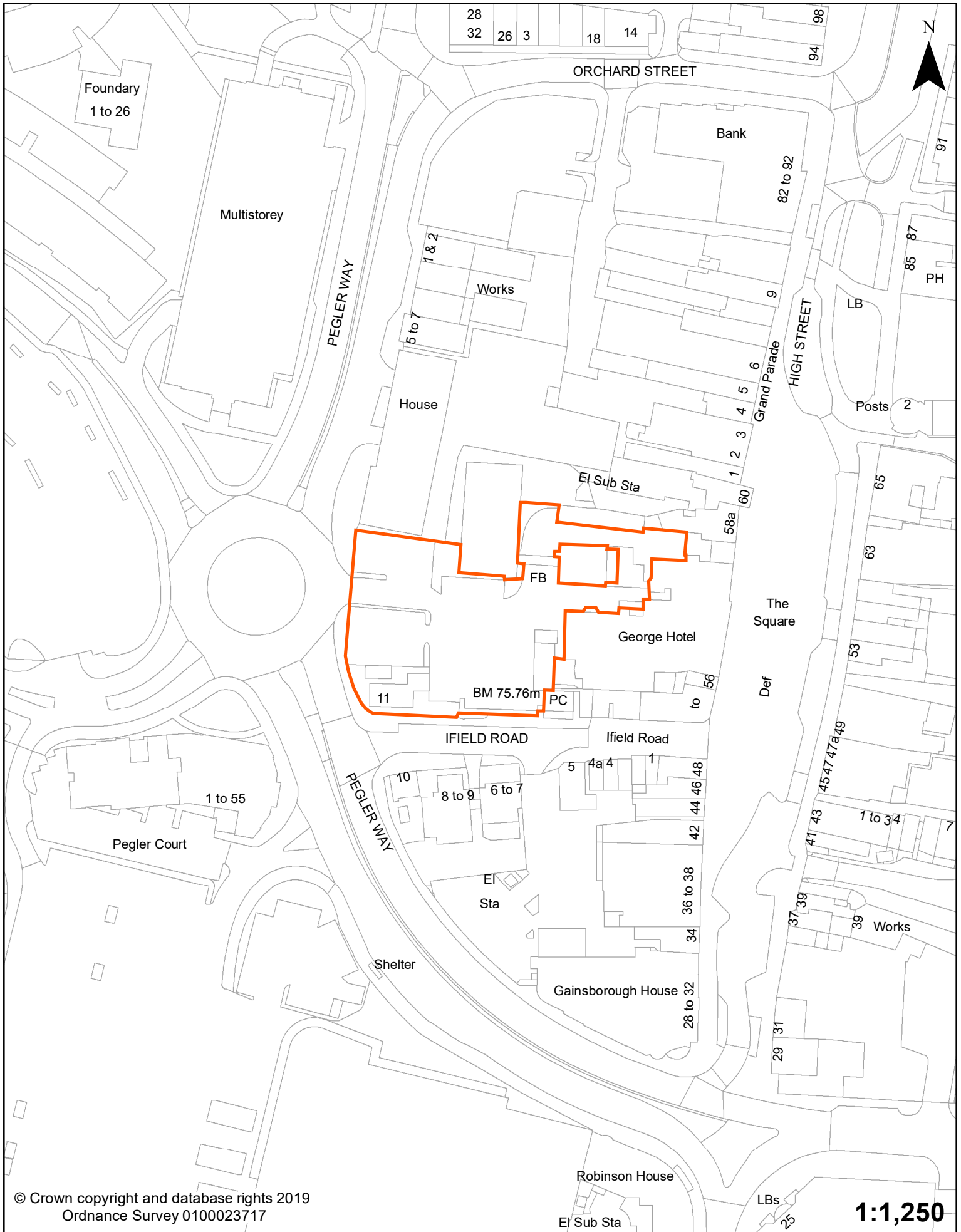
Fire Station, Ifield Avenue



Site Reference	44	Neighbourhood	West Green													
Site Name / Address	Land at the Rear of the George Hotel															
Existing Land Use (s)	Hand car wash, parking spaces, residential dwelling.															
PA. Number	-	Gross Dwellings	10													
Lapse Date	-	Demolitions	1													
PDL / Greenfield	PDL	Net Dwellings	9													
Site Area (Gross hectares)	0.29	Current Density	3 dwellings/ha.													
Site Suitability	<p>Yes – The site is in a sustainable town centre location and residential development on the site is considered acceptable in principle. A planning application (CR/2017/0879/FUL) for 38 residential units was refused on appeal in 2019. It was common ground at the appeal that there is potential to deliver new housing on the site, subject to appropriate design and acceptable impact on designated and non-designated heritage assets in the vicinity of the site.</p>															
Site Availability	<p>Yes – The site is being promoted for development and is considered to be available.</p>															
Site Achievability	<p>Unknown – The need for development of the site to respect heritage assets in the vicinity is likely to be a constraint on the density that can be achieved, bringing the viability of the site more into question.</p>															
Action Required / Constraints	<p>The council will have to enter into dialogue with the landowners to progress an appropriate scheme and submit a planning application.</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
						10										
Summary	<p>The site can provide housing subject to an appropriate design coming forward, and can realistically be considered a Broad Location for housing development in the medium term.</p>															

Site Plan: 44

Land to the Rear of the George Hotel



Site Reference	45	Neighbourhood	Northgate													
Site Name / Address	Parkside Car Park															
Existing Land Use (s)	Car Parking															
PA. Number	-	Gross Dwellings	10													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	10													
Site Area (Gross hectares)	0.23	Current Density	-													
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																
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
						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												

Site Plan: 45 Parkside Car Park

