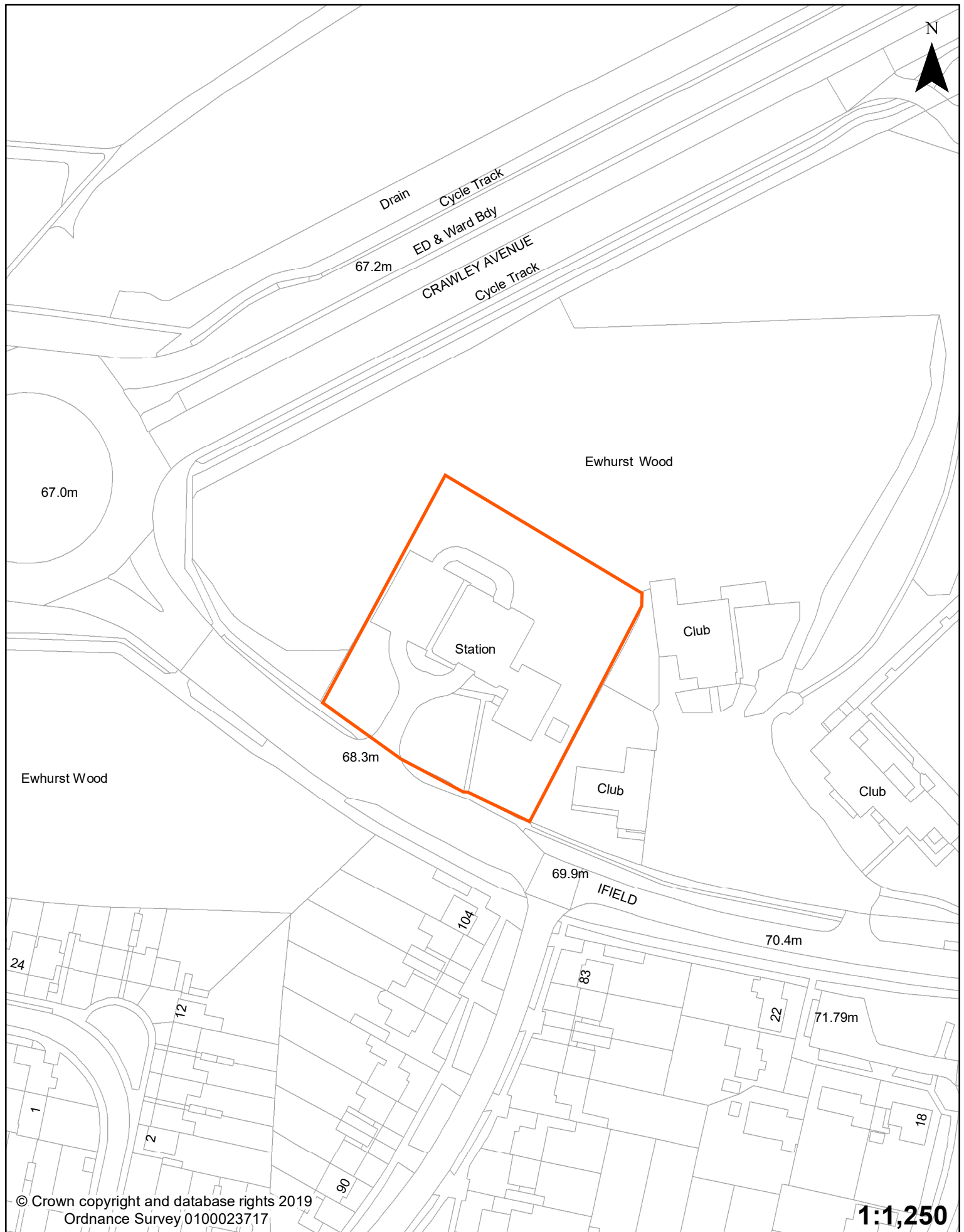


**G) Suitable sites that are 'deliverable'
(5-29 units), Years 1-5 (2020/21-
2024/25)**

Site Reference	46	Neighbourhood	West Green
Site Name / Address	Ambulance Station, Ifield Avenue		
Existing Land Use (s)	Vacant former ambulance station / public service use.		
PA. Number	-	Gross Dwellings	16
Lapse Date	-	Demolitions	0
PDL / Greenfield	PDL & Greenfield	Net Dwellings	16
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 ambulance station has been relocated within Crawley, and the site at Ifield Road is understood to be 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	<p>None. The yield of the site would be subject to a formal assessment of trees.</p>		
Phasing for development			
19/20	20/21	21/22	22/23
		16	
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	<p>In principle, the site is suitable for residential development, and can realistically come forward within the years 1 to 5 of the updated Local Plan period.</p>		

Site Plan: 46

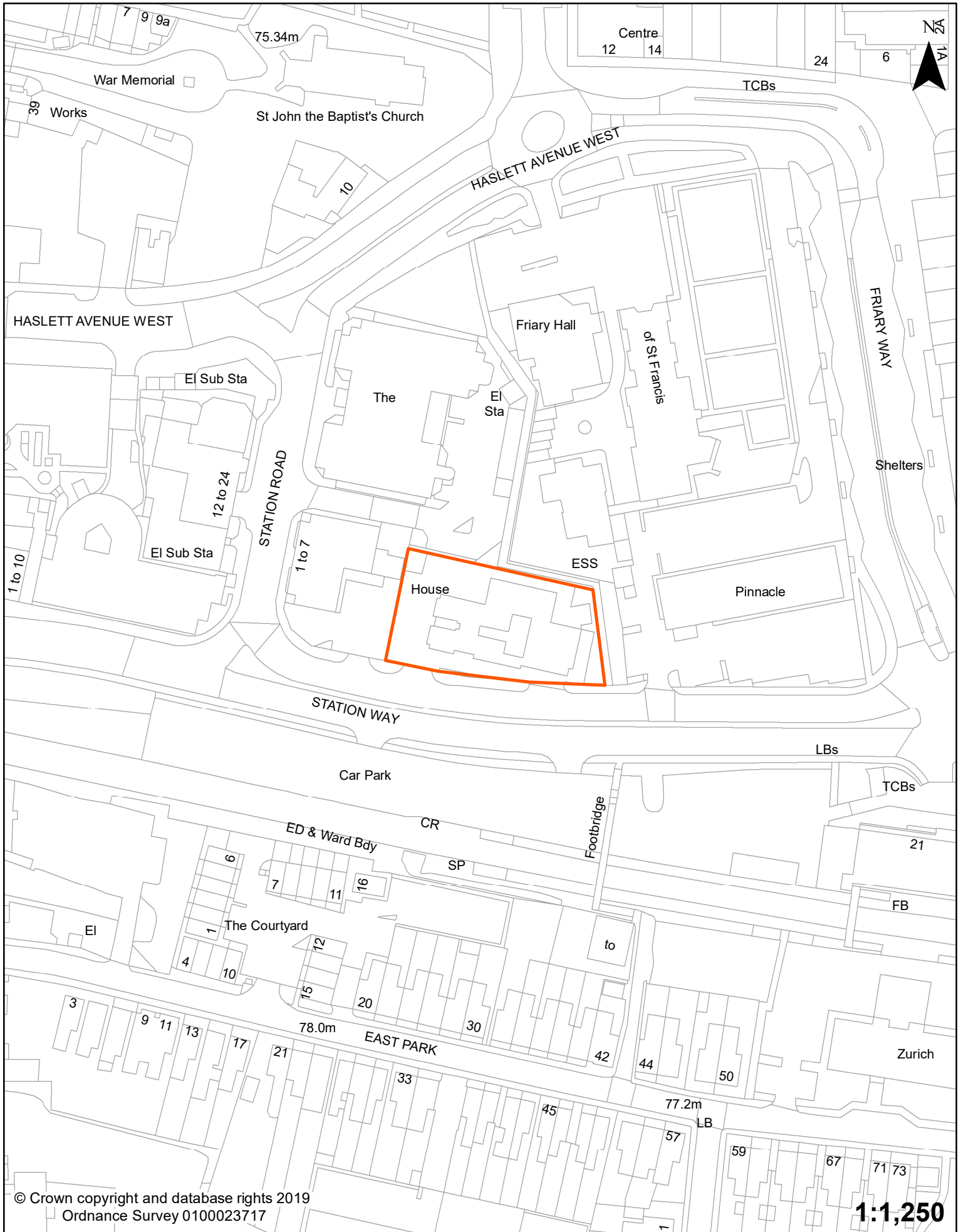
Ambulance Station, Ifield Avenue



Site Reference	47	Neighbourhood	Northgate													
Site Name / Address	Belgrave House, Station Way															
Existing Land Use (s)	B1 offices.															
PA. Number	CR/2017/0479/PA3	Gross Dwellings	9													
Lapse Date	01/08/2020	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	9													
Site Area (Gross hectares)	0.15	Current Density	-													
Site Suitability	Yes – The site is in a sustainable town centre location and benefits from prior approval for change of use from office to residential. .															
Site Availability	Yes – The site has recently been promoted for residential use and marketed, although it is currently understood to be partly occupied.															
Site Achievability	Yes – The site is considered to be viable for conversion to residential use.															
Action Required / Constraints	The council will need to work with the landowner to ensure that the potential of the site is realised in an appropriate manner.															
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
		9														
Summary	In principle, the site is suitable for residential development, and could realistically come forward within the years 1 to 5 of the updated Local Plan period.															

Site Plan: 47

Belgrave House, Station Way

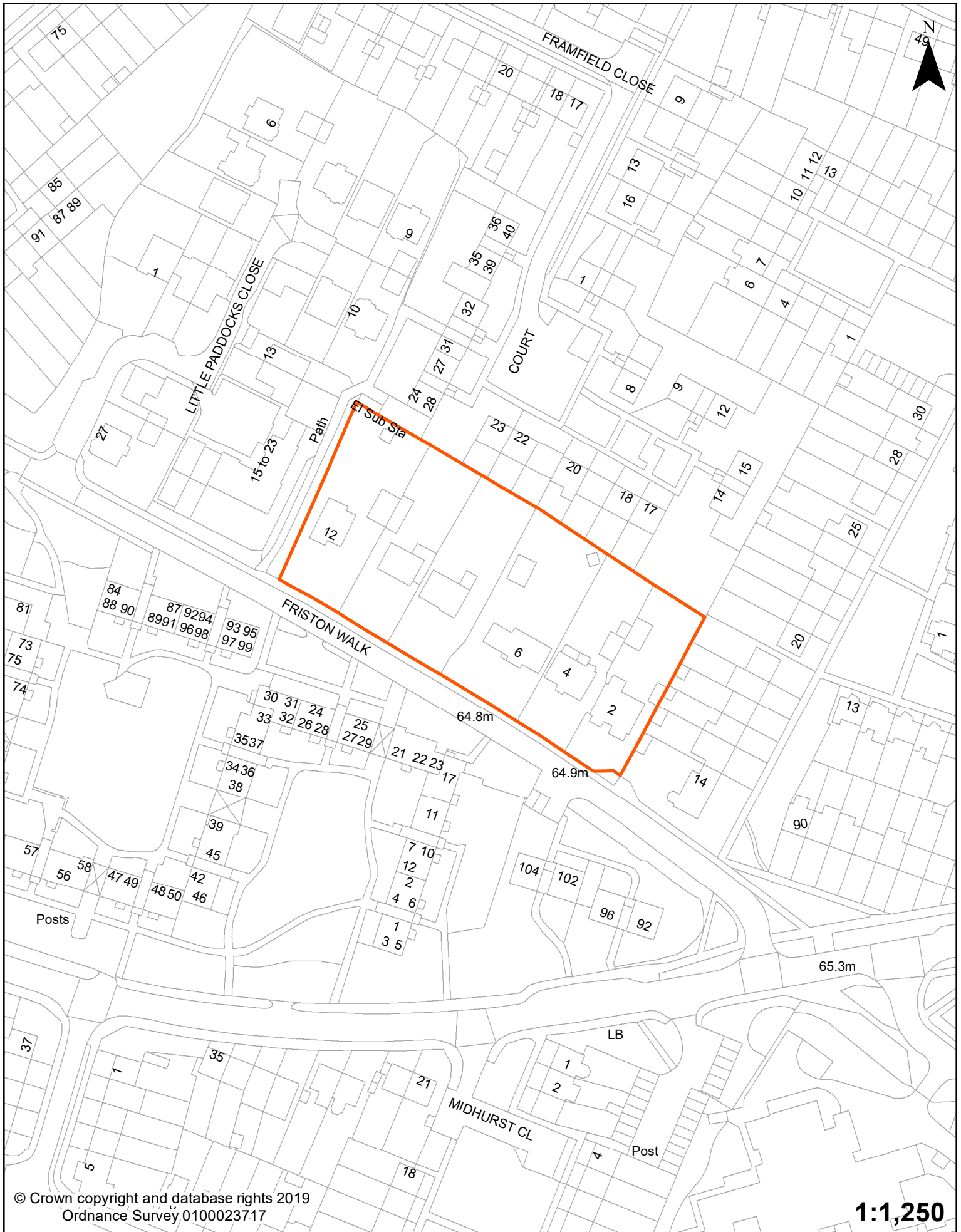


**H) Suitable sites that are
'developable' (5-29 units), Years 6-
10 (2025/26-2029/30)**

Site Reference	48	Neighbourhood	Ifield													
Site Name / Address	2 – 12 Friston Walk															
Existing Land Use (s)	Residential properties and gardens. (PDL/Greenfield)															
PA. Number	-	Gross Dwellings	21													
Lapse Date	-	Demolitions	6													
PDL / Greenfield	PDL & Greenfield	Net Dwellings	15													
Site Area (Gross hectares)	0.53	Current Density	11 dwellings/ha.													
Site Suitability	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.															
Site Availability	Yes – The site has previously been available and there is a reasonable prospect that it could be available for development during the middle part of the updated Local Plan period.															
Site Achievability	Yes – There are few reasons why this site would not be viable for intensification.															
Action Required / Constraints	The council will have to re-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
						21										
Summary				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.												

Site Plan: 48

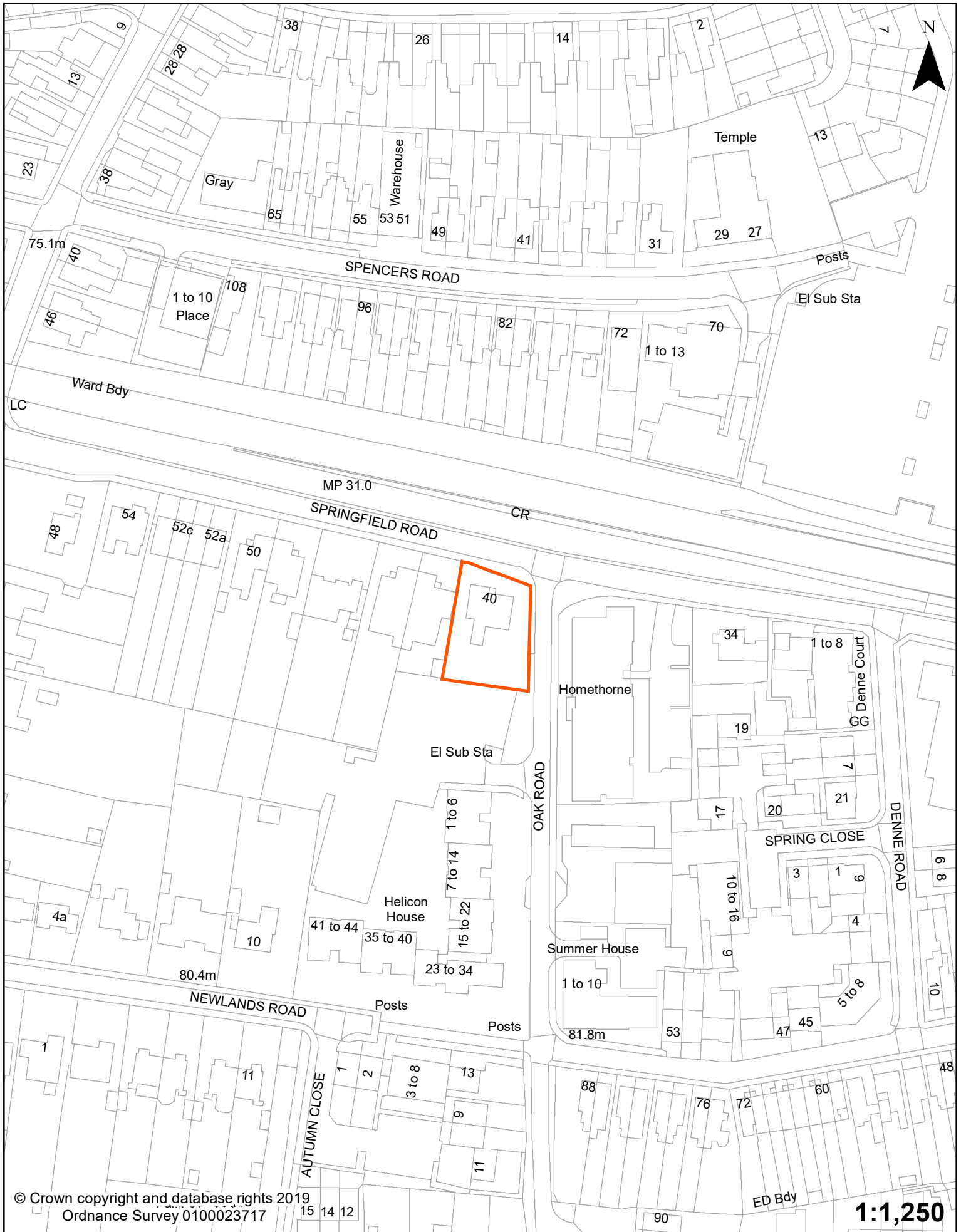
2 - 12 Friston Walk



Site Reference	49	Neighbourhood	Southgate													
Site Name / Address	40 Springfield Road															
Existing Land Use (s)	Former Community Church															
PA. Number	-	Gross Dwellings	8													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	Greenfield & PDL	Net Dwellings	8													
Site Area (Gross hectares)	0.06	Current Density	-													
Site Suitability	Yes – The site is in a residential neighbourhood within the Built-up-Area Boundary and within reasonable proximity to town centre facilities and connections. A planning permission for conversion to residential use (CR/2012/0324/FUL) expired in 2016. The existing building is itself a converted dwelling.															
Site Availability	Unknown – The site appears to be vacant, although it does not seem to have changed hands or been marketed since it was in use as a Community Church.															
Site Achievability	Yes – Conversion of the existing building to residential use in line with a similar scheme to that previously permitted should be viable.															
Action Required / Constraints	The council should engage with the landowner to confirm availability of the site and progress an appropriate scheme.															
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
							8									
Summary				This site has potential for conversion to residential use and is developable subject to confirmation of availability.												

Site Plan: 49

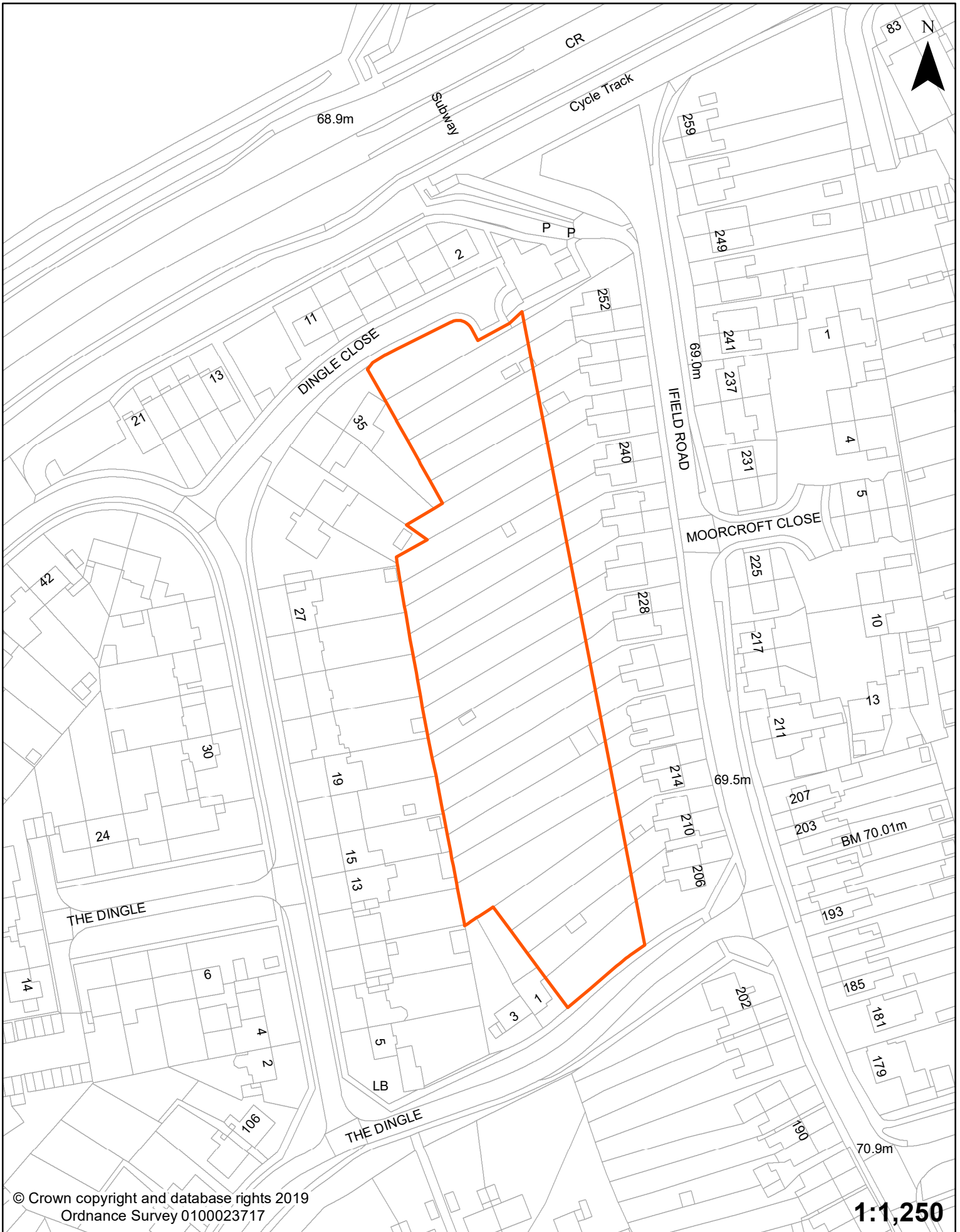
40 Springfield Road



Site Reference	50	Neighbourhood	West Green													
Site Name / Address	Dingle Close/lfield Road, Rear Gardens															
Existing Land Use (s)	Greenfield - Residential gardens															
PA. Number	-	Gross Dwellings	18													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	Greenfield	Net Dwellings	18													
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																
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	<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>															

Site Plan: 50

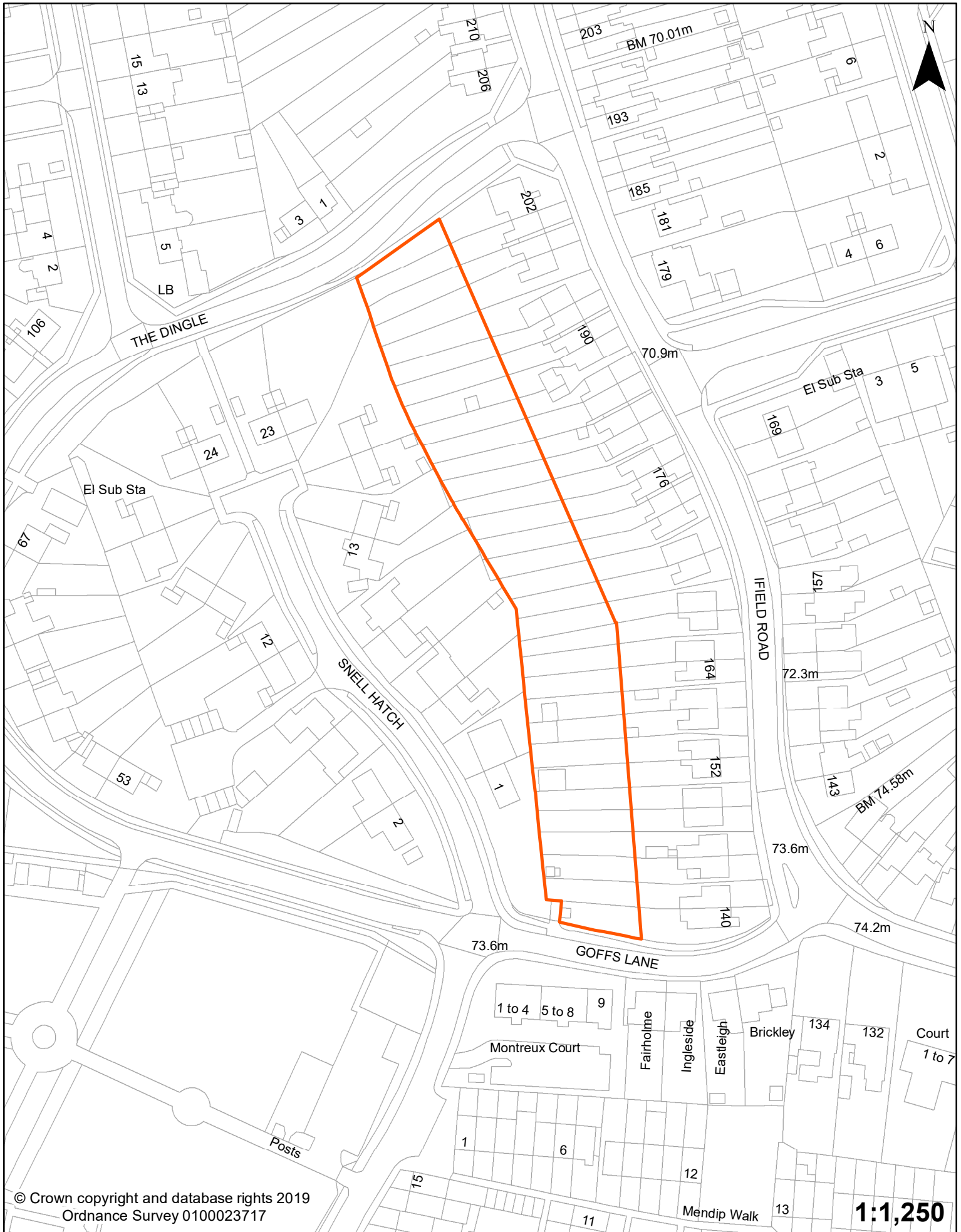
Rear Gardens, Dingle Close/ Ifield Road



Site Reference	51	Neighbourhood	West Green													
Site Name / Address	Snell Hatch/Ifield Road, Rear Gardens															
Existing Land Use (s)	Greenfield - Residential gardens															
PA. Number	-	Gross Dwellings	15													
Lapse Date	-	Demolitions	0													
PDL / Greenfield	Greenfield	Net Dwellings	15													
Site Area (Gross hectares)	0.5	Current Density	-													
Site Suitability	<p>Yes – In principle, the site is suitable for small scale residential development. 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 to the north east of 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 impact on adjoining properties. Dialogue should also be established with West Sussex County Council regarding the suitability of access off The Dingle and/or Goffs Lane.</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
						15										
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>															

Site Plan: 51

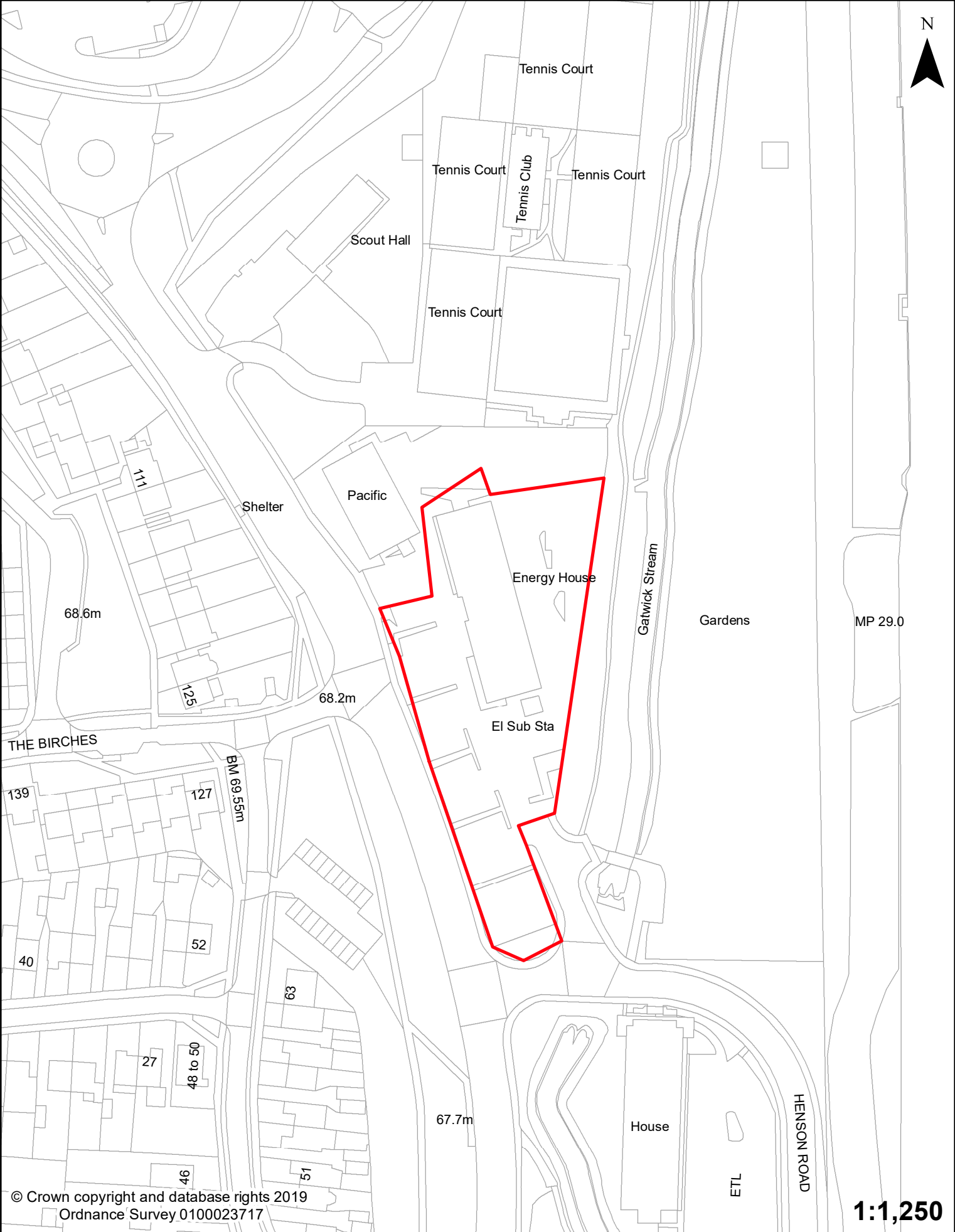
Rear Gardens, Snell Hatch/ Ifield Road



Site Reference	52	Neighbourhood	Three Bridges													
Site Name / Address	Energy House, Hazelwick Avenue															
Existing Land Use (s)	B1 offices															
PA. Number	CR/2018/0107/PA3	Gross Dwellings	28													
Lapse Date	27/03/2021	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	28													
Site Area (Gross hectares)	0.43	Current Density	-													
Site Suitability	Yes – The site is in an accessible location a short distance from Three Bridges Station, and benefits from prior approval for conversion from office to residential. There is potential for residential development to come forward in association with neighbouring Pacific House which benefits from similar permission.															
Site Availability	Unknown – The building is currently occupied and the intentions of the owner are unclear.															
Site Achievability	Yes – Residential development on this site is likely to be viable.															
Action Required / Constraints	The council will need to work with the landowner to ensure that the potential of the site is realised in an appropriate manner.															
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
							28									
Summary	In principle, the site is suitable for residential development, and could realistically come forward within the years 5 to 10 of the updated Local Plan period.															

Site Plan: 52

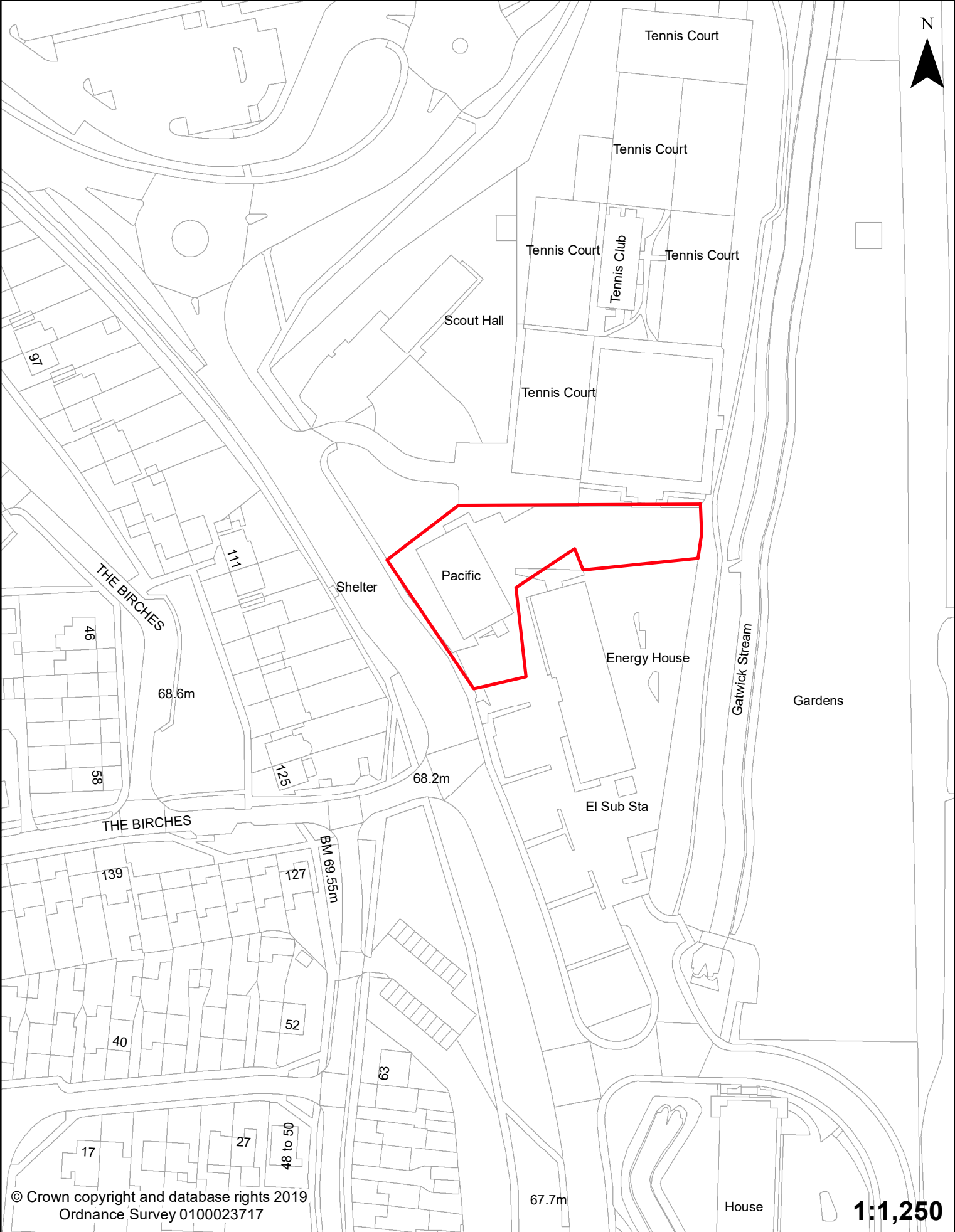
Energy House, Hazelwick Avenue



Site Reference	53	Neighbourhood	Three Bridges													
Site Name / Address	Pacific House, Hazelwick Avenue															
Existing Land Use (s)	B1 offices															
PA. Number	CR/2018/0110/PA3	Gross Dwellings	15													
Lapse Date	27/03/2021	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	15													
Site Area (Gross hectares)	0.17	Current Density	-													
Site Suitability	Yes – The site is in an accessible location a short distance from Three Bridges Station, and benefits from prior approval for conversion from office to residential. There is potential for residential development to come forward in association with neighbouring Energy House which benefits from similar permission.															
Site Availability	Unknown – The building is currently occupied and the intentions of the owner are unclear.															
Site Achievability	Yes – Residential development on this site is likely to be viable.															
Action Required / Constraints	The council will need to work with the landowner to ensure that the potential of the site is realised in an appropriate manner.															
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
							15									
Summary	In principle, the site is suitable for residential development, and could realistically come forward within the years 5 to 10 of the updated Local Plan period.															

Site Plan: 53

Pacific House, Hazelwick Avenue



Site Reference	54	Neighbourhood	Three Bridges													
Site Name / Address	International Business Centre, Spindle Way															
Existing Land Use (s)	B1 offices															
PA. Number	CR/2017/0748/PA3	Gross Dwellings	7													
Lapse Date	26/10/2020	Demolitions	0													
PDL / Greenfield	PDL	Net Dwellings	7													
Site Area (Gross hectares)	0.08	Current Density	-													
Site Suitability	Yes – The site is considered suitable due to its benefiting from prior approval for conversion from office to residential. The council is however proposing to introduce an Article 4 Direction for this location in respect of office to residential change of use permitted development rights.															
Site Availability	Unknown – The building is currently occupied and the intentions of the owner are unclear.															
Site Achievability	Yes – Residential development on this site is likely to be viable.															
Action Required / Constraints	The council will need to work with the landowner to ensure that the potential of the site is realised in an appropriate manner.															
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
	7															
Summary	The site benefits from prior approval to convert from office to residential, and this could realistically be implemented in the early part of the Local Plan period.															

Site Plan: 54

International Business Centre, Spindle Way

