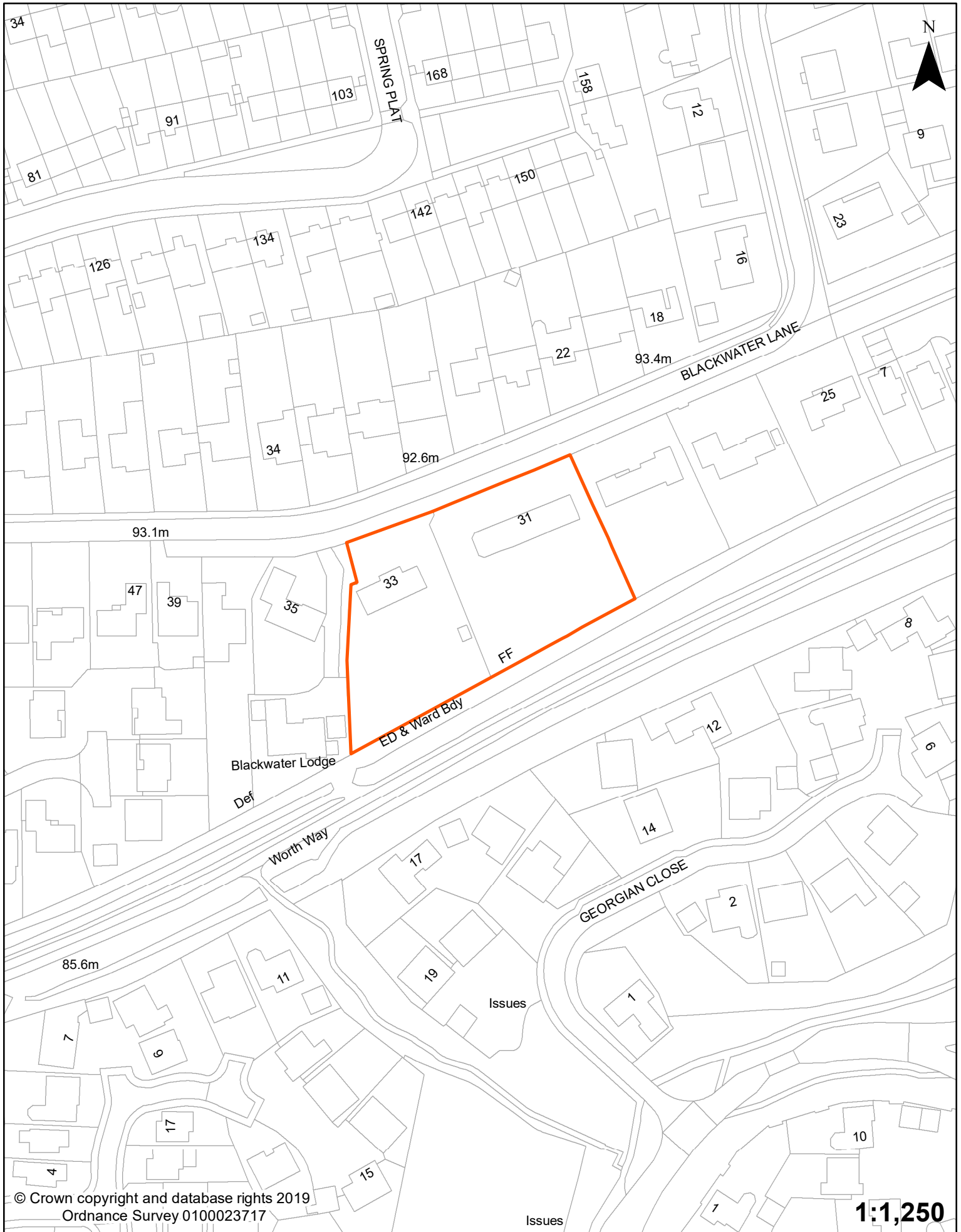


I) Sites that are suitable but currently undeliverable/undevelopable

Site Reference	55	Neighbourhood	Pound Hill
Site Name / Address	31 and 33 Blackwater Lane		
Existing Land Use (s)	Two large detached dwelling houses.		
PA. Number	-	Gross Dwellings	8
Lapse Date	-	Demolitions	2
PDL / Greenfield	Greenfield & PDL	Net Dwellings	6
Site Area (Gross hectares)	0.53	Current Density	4 dwellings/ha.
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 previously 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>Unknown – The site does not seem to have been promoted recently, although based upon the previous planning history, it may be that the site could come available.</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	<p>Subject to confirmation regarding site availability: ongoing work to design an appropriate scheme in terms of scale, layout and impact on protected trees and adjoining neighbours.</p>		
Summary	<p>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. It is therefore not at present considered developable.</p>		

Site Plan: 55

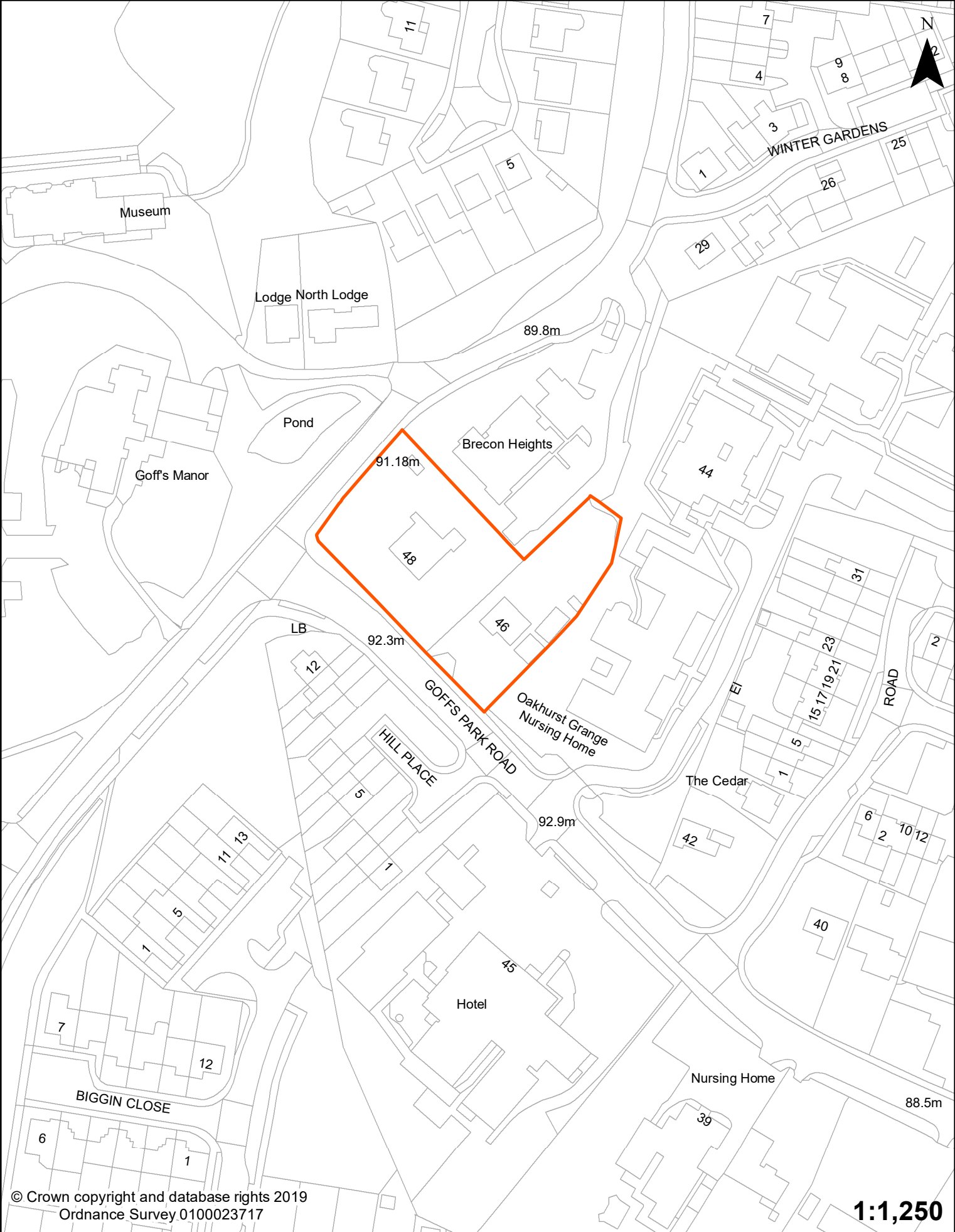
31 and 33 Blackwater Lane



Site Reference	56	Neighbourhood	Southgate
Site Name / Address	46 – 48 Goffs Park Road		
Existing Land Use (s)	PDL/Greenfield - office block and residential property.		
PA. Number	-	Gross Dwellings	10
Lapse Date	-	Demolitions	1
PDL / Greenfield	Greenfield & PDL	Net Dwellings	9
Site Area (Gross hectares)	0.28	Current Density	4 dwellings/ha.
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 – It appears that the 46 and 48 Goffs Park Road are now in separate ownership, with only 46 being available. An application for redevelopment here (CR/2017/0377/OUT) was refused in 2017,</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 land assembly issues are overcome. 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>		
Summary	<p>The site is not currently being promoted as a development site and cannot therefore be considered deliverable/developable.</p>		

Site Plan: 56

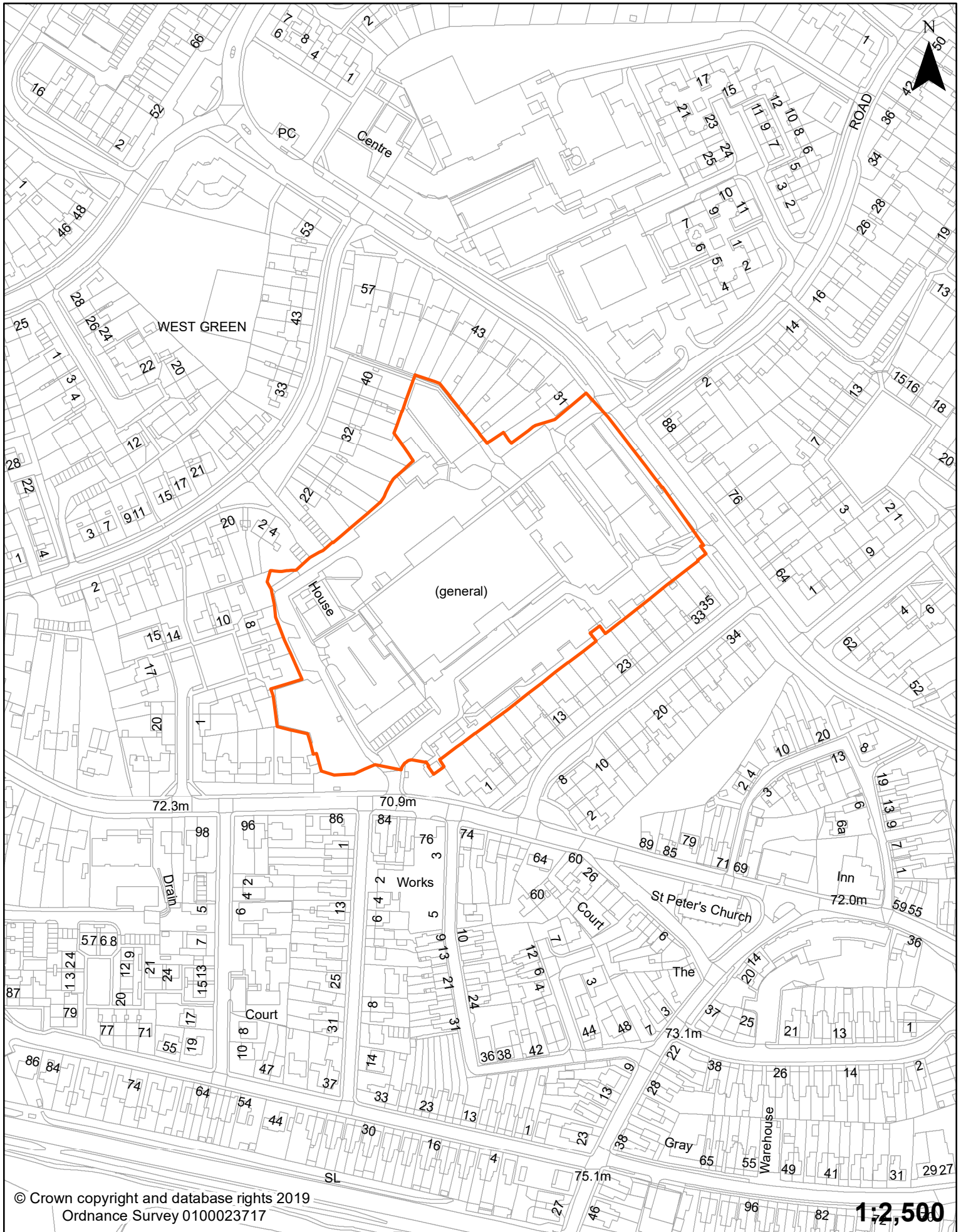
46 & 48 Goffs Park Road



Site Reference	57	Neighbourhood	Three Bridges
Site Name / Address	96 – 102 North Road		
Existing Land Use (s)	PDL/Greenfield - Four large dwelling houses.		
PA. Number	-	Gross Dwellings	10
Lapse Date	-	Demolitions	4
PDL / Greenfield	Greenfield & PDL	Net Dwellings	6
Site Area (Gross hectares)	0.36	Current Density	11 dwellings/ha.
Site Suitability	<p>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.</p>		
Site Availability	<p>No – The site is in private ownership and is not currently being promoted by the landowners.</p>		
Site Achievability	<p>Uncertain – The viability of this site is uncertain and dependent upon the yield.</p>		
Action Required / Constraints	<p>None. The site is in private ownership and is not currently available. The site may come forward as windfall.</p>		
Summary	<p>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.</p>		

Site Reference	58	Neighbourhood	West Green
Site Name / Address	Crawley Hospital Site		
Existing Land Use (s)	Hospital.		
PA. Number	-	Gross Dwellings	180
Lapse Date	-	Demolitions	0
PDL / Greenfield	Greenfield & PDL	Net Dwellings	180
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. 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 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 – the site is not currently available.		
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 deliverable or developable.		

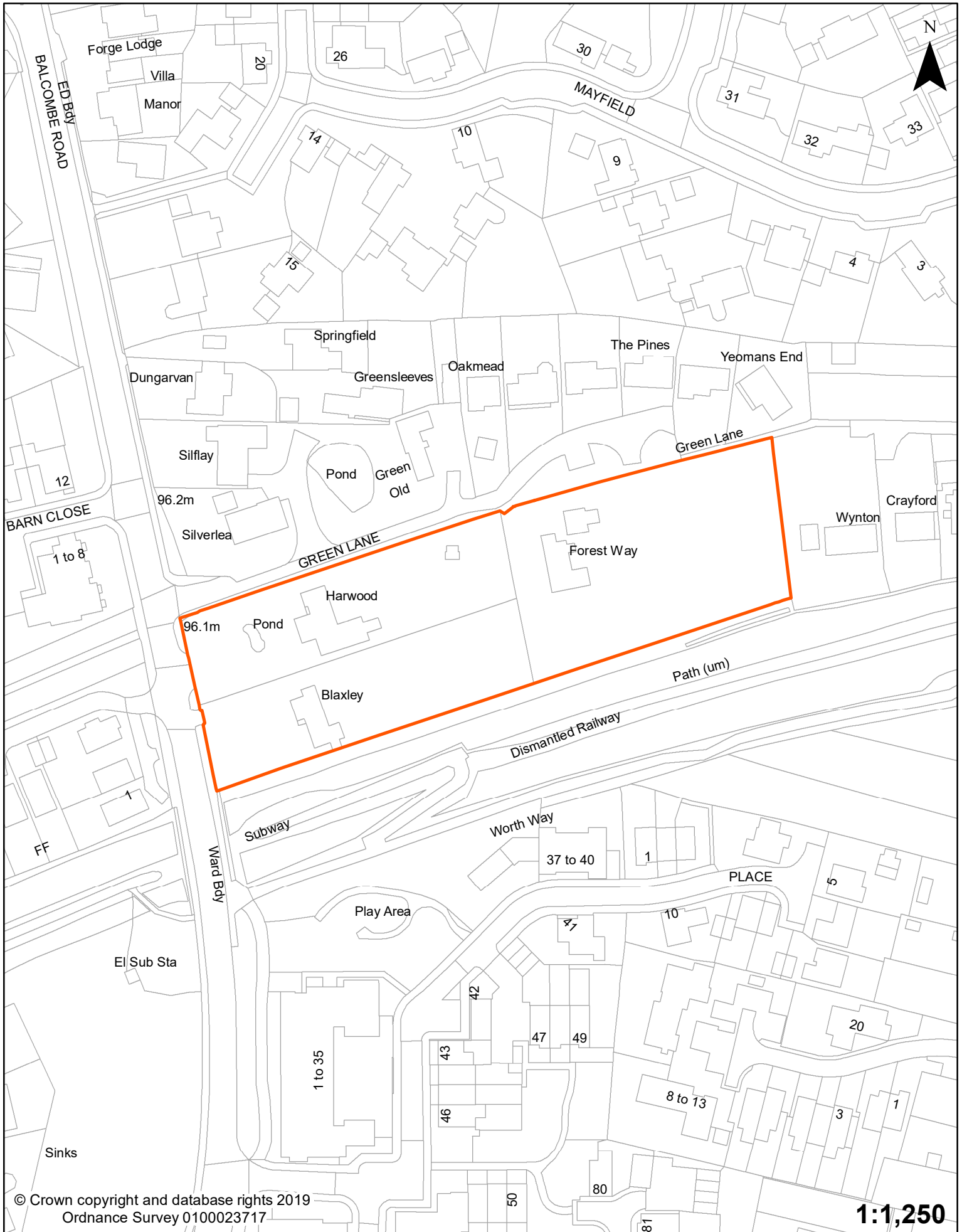
Site Plan: 58 Crawley Hospital



Site Reference	59	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.		
PA. Number	-	Gross Dwellings	6
Lapse Date	-	Demolitions	3
PDL / Greenfield	Greenfield & PDL	Net Dwellings	6
Site Area (Gross hectares)	0.73	Current Density	4 dwellings/ha.
Site Suitability	<p>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.</p>		
Site Availability	<p>No – Blaxley House and Forest Way were previously available, however, all three dwellings are not currently being promoted for development.</p>		
Site Achievability	<p>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.</p>		
Action Required / Constraints	None.		
Summary	The site is considered suitable for limited intensification providing the above factors are considered in the layout and design of any scheme.		

Site Plan: 59

Harwood. Blaxley and Forest Way, Balcombe Road

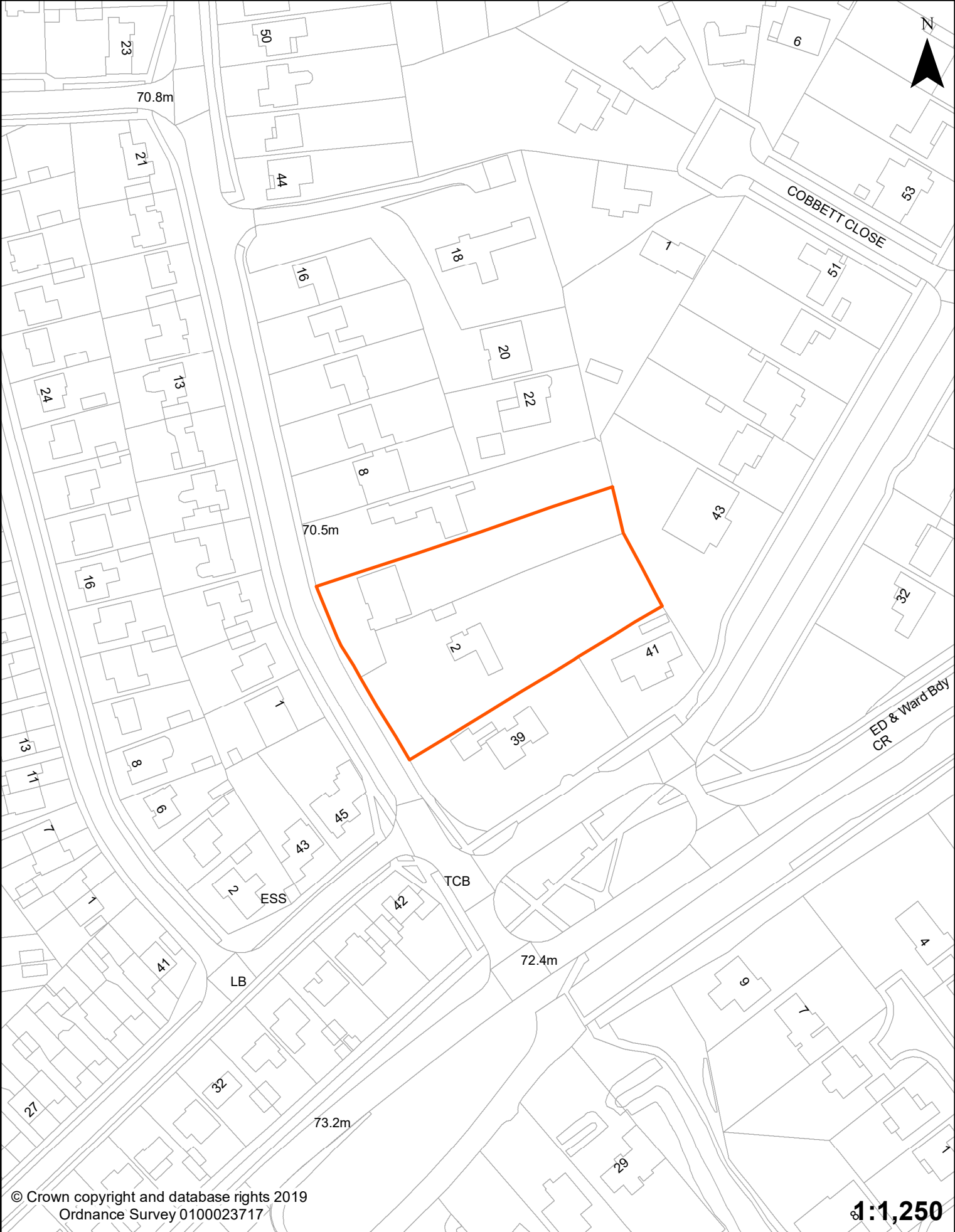


J) Sites which are unsuitable for development

Site Reference	60	Neighbourhood	Pound Hill
Site Name / Address	2-4 Grattons Drive		
Existing Land Use (s)	Two detached properties in large plots.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.34	Current Density	4 dwellings/ha.
Site Suitability	<p>No – This site sits in an area characterised by larger detached homes within an Area of Special Local Character, identified for its particular character in terms of density, landscaping and appearance. The site has within it a number of trees protected by Tree Preservation Orders that limit the development potential. A planning application (CR/2008/0039/FUL) for the demolition of the two properties and the erection of 9 new residential units was refused in March 2008, and the subsequent appeal was later withdrawn by the appellant. The application site also included part of the rear garden of 6 Grattons Drive.</p>		
Site Availability	<p>No – There is no evidence at this time to suggest the site is available for development.</p>		
Site Achievability	<p>No – There are no market or cost factors that would prevent the site from being developed. However, the limited developable land within the site is likely to limit development viability.</p>		
Action Required / Constraints	No action required at this stage.		
Summary	The limited area of developable land within the site arising from the Tree Preservation Orders and its location within the Area of Special Local Character means this site is unsuitable for intensification.		

Site Plan: 60

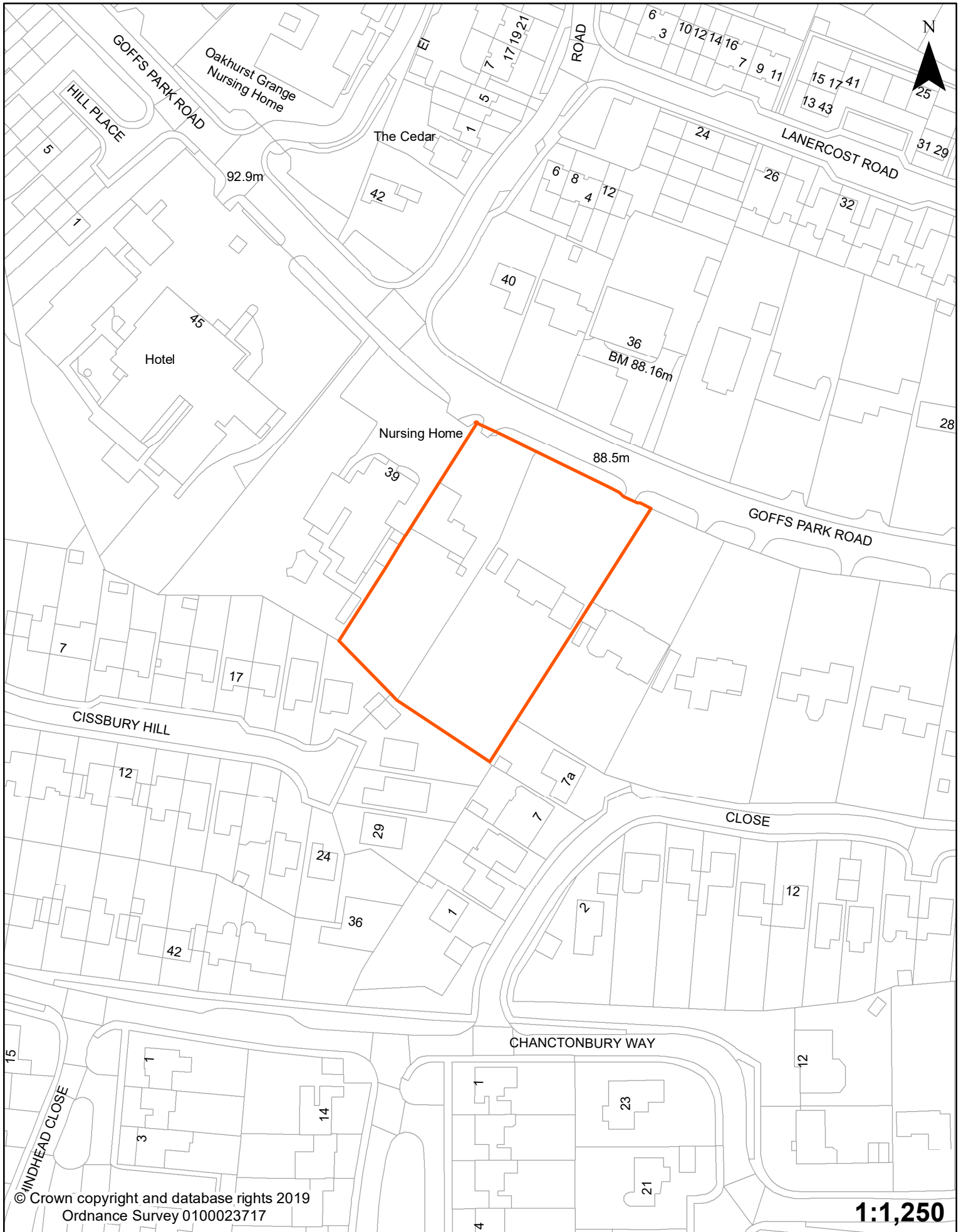
2 - 4 Grattons Drive



Site Reference	61	Neighbourhood	Southgate
Site Name / Address	35-37 Goffs Park Road		
Existing Land Use (s)	Two large detached dwelling houses and gardens.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.38	Current Density	5 dwellings/ha.
Site Suitability	No – The site is located within the Goffs Park Road Area of Special Local Character (ASLC), identified for its particular character in terms of density, landscaping and appearance. Planning Application CR/2008/0081/FUL was refused and it is unlikely that a suitable and viable development can be progressed that respects this designation. In addition, there are a number of protected trees on site, across the front boundary and the site is prominently located.		
Site Availability	Uncertain – Given the lack of recent planning history for this site, it is unknown whether the site is available for residential development.		
Site Achievability	No – The location of the site makes it desirable, however, a viable scheme may not be achievable within the ASLC given the likely value of the site comprising two substantial dwellings.		
Action Required / Constraints	None. The site is not considered suitable for development.		
Summary	The site is located within the ASLC and the intensification of the site would likely undermine this designation. Therefore, the site is not considered suitable for intensification.		

Site Plan: 61

35 - 37 Goffs Park Road



Site Reference	62	Neighbourhood	Langley Green
Site Name / Address	Cherry Lane Playing Pitches		
Existing Land Use (s)	Formal playing pitches		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	4.0	Current Density	-
Site Suitability	<p>No – The site contains a number of formal outdoor sports pitches and older/children’s play space, as recognised in the council’s Playing Pitch study (2013) and Open Space, Sport and Recreation study (2013). The Cherry Lane site was identified as a ‘hub’ site and considered of good quality. Subsequently, Policy ENV4 of the 2015 Local Plan, with regards to playing pitches, protects the site from being developed, since this site is clearly identified as being essential to the borough in terms of formal sports provision.</p> <p>In addition, road access to the site is likely to be problematic and the entire site is designated in the 2015 Local Plan as structural landscaping (Policy CH7).</p>		
Site Availability	No - The site is wholly owned by Crawley Borough Council and is not being promoted at this stage.		
Site Achievability	No – The site constitutes back land development and access may be problematic, possibly involving access via the existing playing fields entrance.		
Action Required / Constraints	No further action required at this stage.		
Summary	The site is not available for development and comprises a protected piece of open space that is not suitable for development against the evidence base for the 2015 Local Plan.		

Site Plan: 62

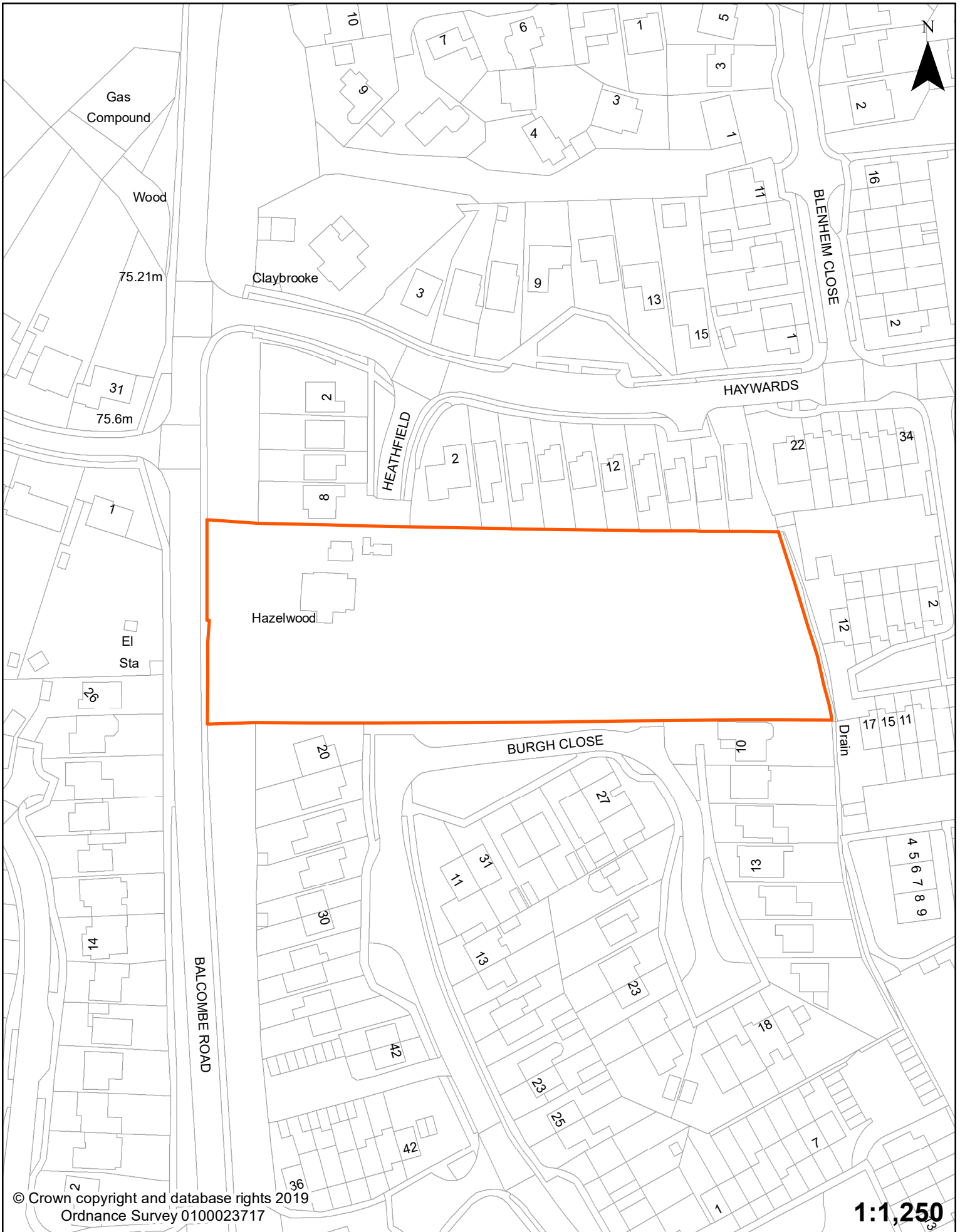
Cherry Lane Playing Pitches



Site Reference	63	Neighbourhood	Pound Hill
Site Name / Address	Hazelwood, Balcombe Road		
Existing Land Use (s)	Single large detached house in a large plot		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.8	Current Density	1 dwelling/ha.
Site Suitability	<p>No – Although a large rectangular site, the site is heavily wooded (approximately 90%) and the entire site is subject to a Tree Preservation Order that severely limits any development potential. As a result, this site is not suitable for redevelopment as a housing site. A planning application for the erection of 5 houses on the site (CR/2018/0284/FUL) was refused and dismissed on appeal in April 2019.</p>		
Site Availability	<p>Unknown – The site has recently been promoted for development, but unsuccessfully.</p>		
Site Achievability	<p>Unlikely – it is difficult to ascertain how the site could feasibly be redeveloped for housing in view of the extent of protected tree cover.</p>		
Action Required / Constraints	No further action is required.		
Summary	The level of tree cover and the Tree Preservation Orders (TPOs) make this site unsuitable for residential development.		

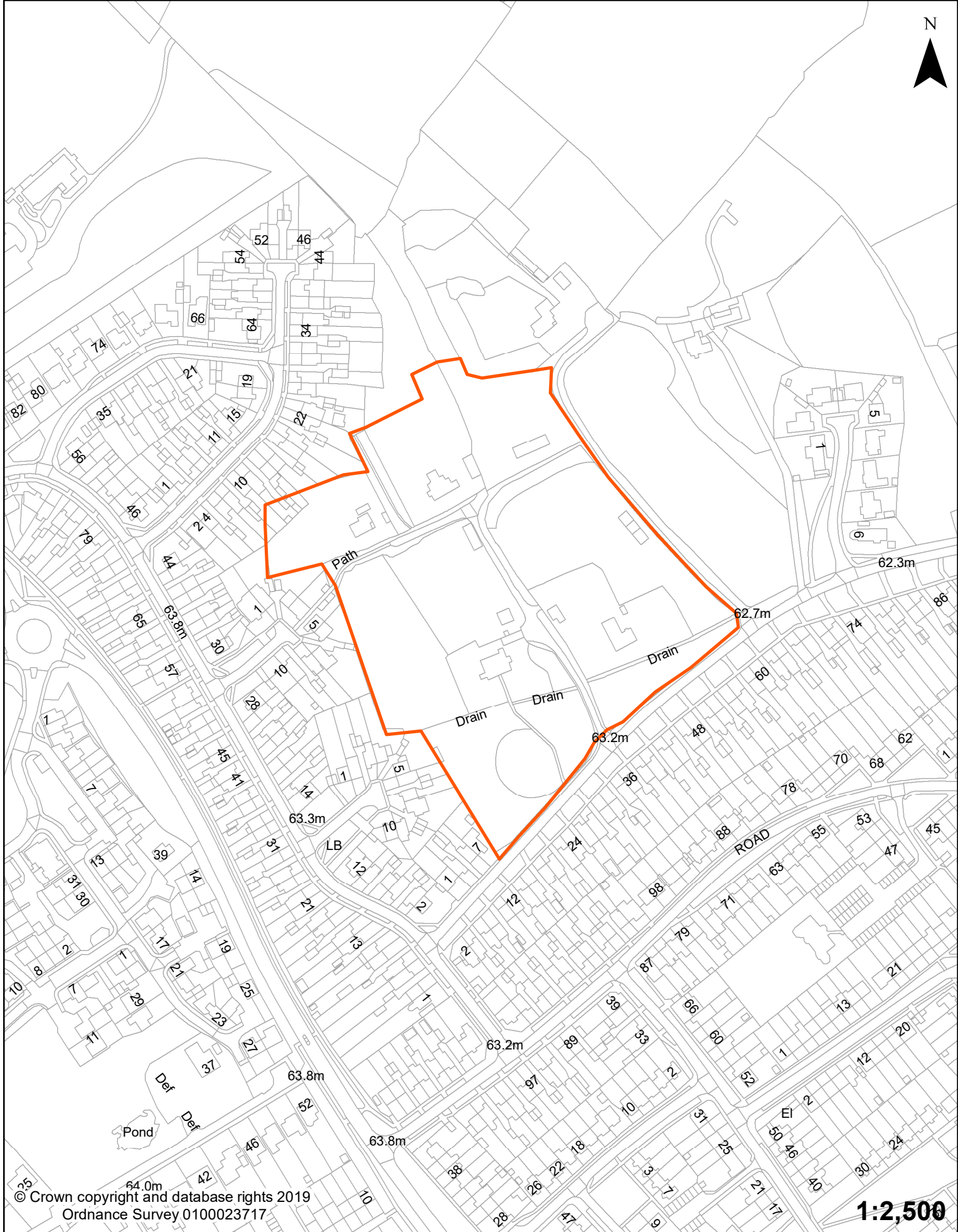
Site Plan: 63

Hazelwood, Balcombe Road



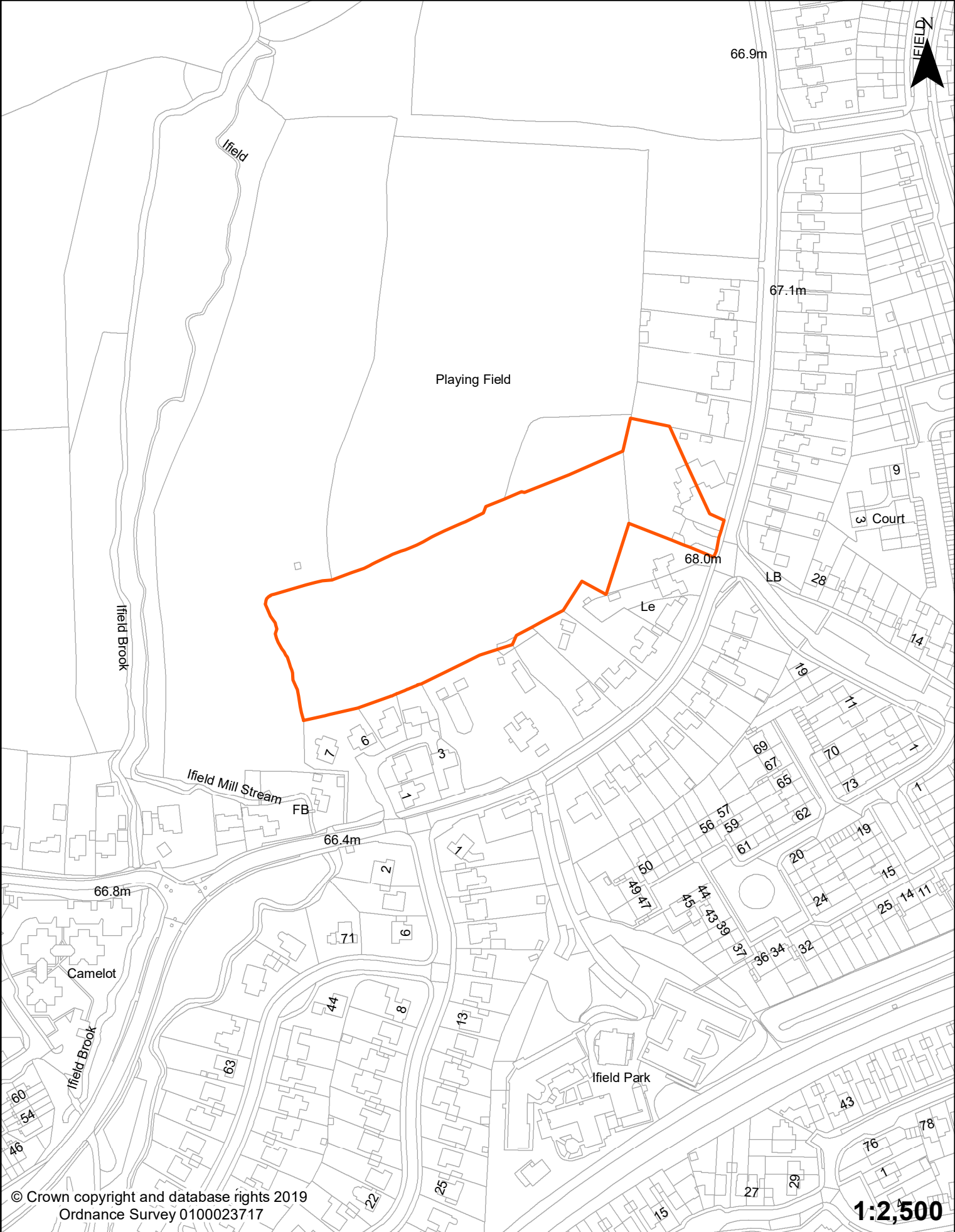
Site Reference	64	Neighbourhood	Langley Green
Site Name / Address	Land adjacent to Langley Walk and Burlands (incorporating Willoughby House)		
Existing Land Use (s)	Countryside location adjacent to urban/rural fringe.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	3.38	Current Density	-
Site Suitability	<p>No – The built-up area boundary (BUAB) review for the 2015 Local Plan proposed that this area remained outside the BUAB in the rural fringe. Detailed assessment of this site including a transport assessment/statement and Stage One Road Safety Audit would be required to ascertain whether limited intensification is acceptable providing the impact on the transport network, neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed. Whilst the site is currently considered unsuitable for development, the wider area is identified on the submission Local Plan Key Diagram as an Area of Search for Future Housing and Employment Land should the need to safeguard the land to the north for an additional runway be removed.</p>		
Site Availability	<p>Uncertain - Land falls predominantly within the ownership of the council although properties at Willoughby Farm and Southdown are subject to lease agreements. The site is not being promoted by the landowner at this current time.</p>		
Site Achievability	<p>Yes – There are no known cost or market factors that would detract from the viability of the site at this stage.</p>		
Action Required / Constraints	No further action required at this stage.		
Summary	<p>The transport issues associated with this site (principally access and highway capacity) would need to be addressed before the site could be considered for development. The location of the site outside the Built Up Area Boundary within the rural fringe limits the capacity of the site given that any development would need to comply with countryside policies with regard to achieving an acceptable design solution.</p>		

Site Plan: 64 - Land adjacent to Langley Walk and Burlands (incorporating Willoughby House)



Site Reference	65	Neighbourhood	Ifield
Site Name / Address	Land at Meldon, Rusper Road		
Existing Land Use (s)	Countryside area plus adjoining residential dwellings.		
PDL / Greenfield	Greenfield & PDL		
Site Area (Gross hectares)	1.48	Current Density	-
Site Suitability	<p>No – The majority of the site sits outside the Built-Up Area Boundary (BUAB). The western boundary of the site borders an Environment Agency Flood Zone Two and Three which is likely to limit development potential due to increased surface runoff. The perimeter of the site is lined with mature trees screening it from the surrounding area. Access to the site may be constrained with the only access currently available opening onto Rusper Road, opposite Tangmere Road.</p>		
Site Availability	<p>Unknown – The site has not been promoted recently although it was indicated during the preparation of the 2015 Local Plan that the site could be made available within 12 months.</p>		
Site Achievability	<p>Yes – The site is considered achievable.</p>		
Action Required / Constraints	None at present.		
Summary	<p>The site is not considered to be suitable for development at this stage, principally on the basis of flooding. The other issue which needs to be addressed relates to highway access constraints and the design of an appropriate scheme outside the Built Up Area Boundary, adjacent a listed building and adjacent a Local Green Space. Ongoing dialogue will be undertaken with the agent, the Environment Agency and West Sussex County Council to ascertain the extent to which the site may be constrained by flooding and highway issues.</p>		

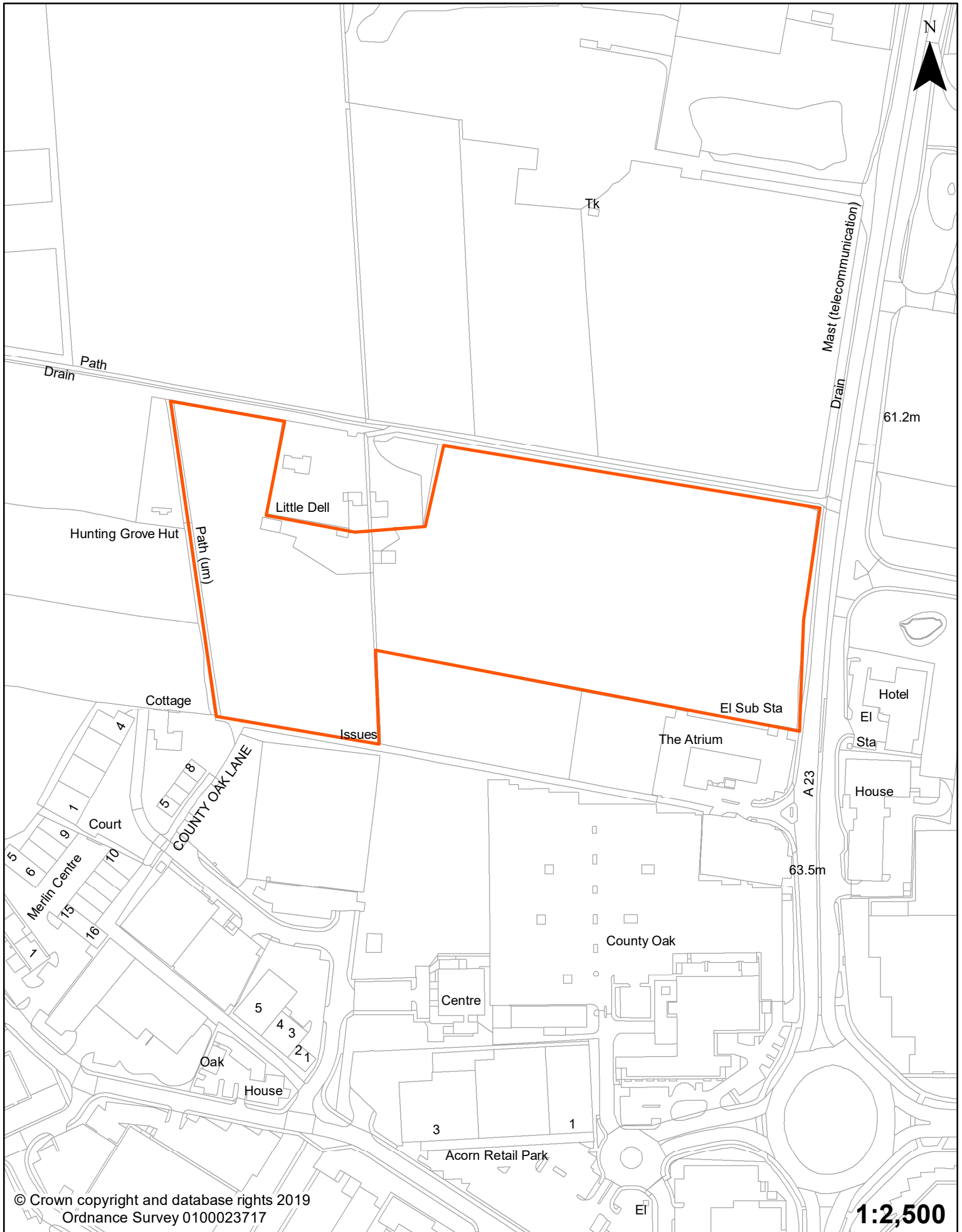
Site Plan: 65 Land at Meldon, Rusper Road



Site Reference	66	Neighbourhood	Langley Green
Site Name / Address	Land at Poles Lane		
Existing Land Use (s)	Agricultural use.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	3.8	Current Density	-
Site Suitability	<p>No – This site was promoted for housing and/or employment use in March 2012 at the Issues and Options Consultation for the council's Local Plan. The Poles Lane site is located beyond the Built up Area Boundary to the north of County Oak, within a countryside location. Further, the site falls within the Gatwick Airport Safeguarding, and is safeguarded from development that would be incompatible with the potential expansion of the airport to accommodate an additional wide-spaced runway (if required). However, if Gatwick Airport Safeguarding is removed, the site could become a logical extension to the Manor Royal as an employment site. Owing to aircraft noise constraints, the site would be incompatible for housing development.</p>		
Site Availability	<p>Unknown – The site has not been promoted recently although during the preparation of the 2015 Local Plan the site was actively marketed as being available.</p>		
Site Achievability	<p>No – Although the site is accessible, the constraints outlined above mean that development is unlikely to be acceptable on this site in the short term.</p>		
Action Required / Constraints	None		
Summary	Due to the constraints outlined above, the site is not considered either suitable or achievable for residential development.		

Site Plan: 66

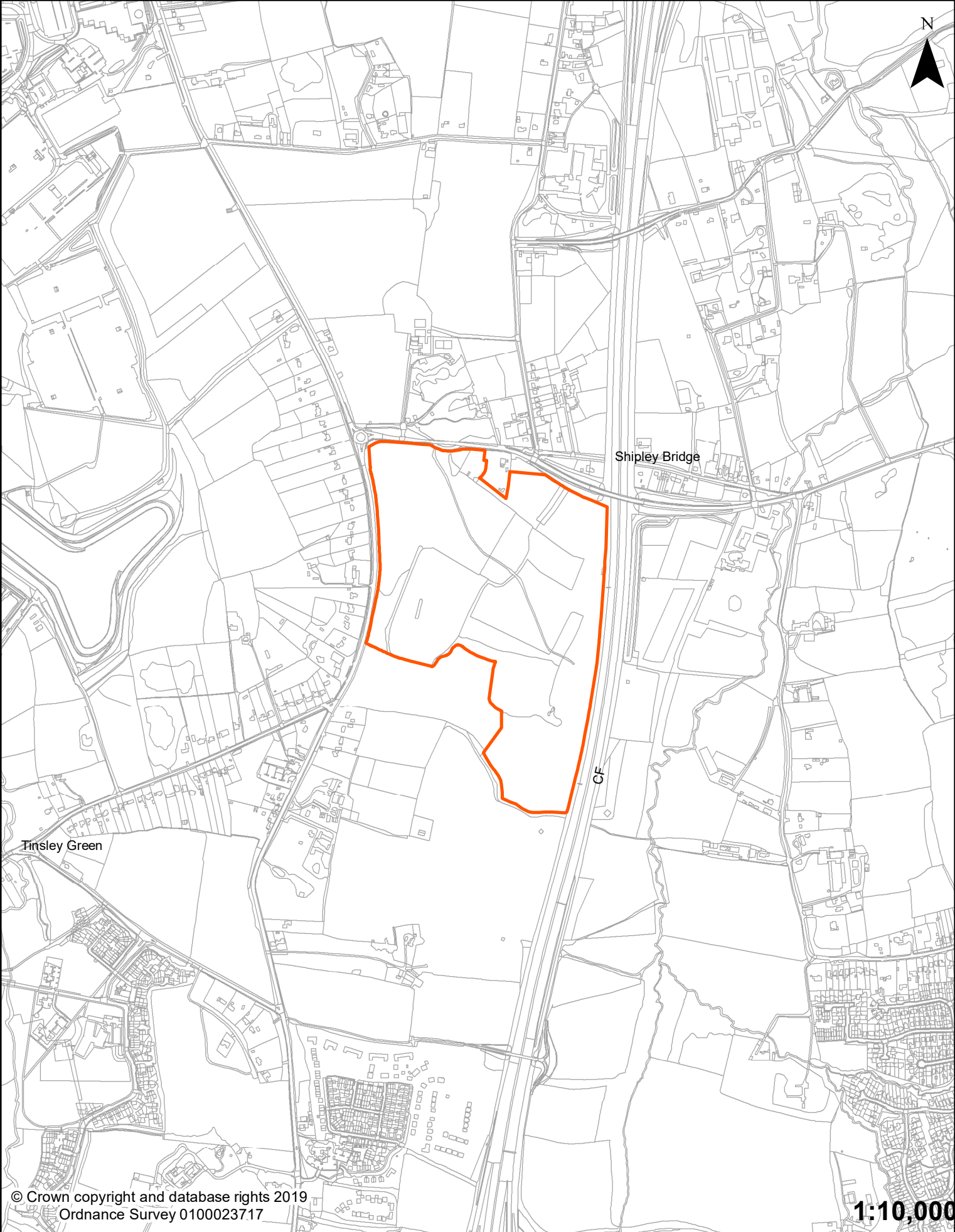
Land at Poles Lane



Site Reference	67	Neighbourhood	Pound Hill
Site Name / Address	Land East of Balcombe Road, Horley		
Existing Land Use (s)	Countryside		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	16	Current Density	-
Site Suitability	<p>No – The built-up area boundary (BUAB) review proposed that this area remains outside the BUAB in the North East Crawley Rural Fringe. It is therefore subject to countryside policies. Part of the site is identified as Ancient Woodland (Allen’s Wood).</p> <p>The majority of the site is also located within the land safeguarded for a second wide-spaced runway at Gatwick. This effectively prevents development (such as housing) which would be incompatible with the expansion of the airport to accommodate an additional runway. The site is also significantly affected by airport noise and is located between the 69 and 72 dB(A) predicted air noise contours for a wide spaced second runway at Gatwick Airport as published by the CAA (2003). The Local Plan Noise Annex identifies that major residential development (greater than 100 units) above 66dB(A) is not considered acceptable due to the unacceptable adverse effect on people’s health, 69dBA for developments of 99 units or less. Whilst the site is currently considered unsuitable for development, the southern part of the site is identified on the submission Local Plan Key Diagram as part of a wider Area of Search for Future Housing and Employment Land should the need to safeguard the land to the north for an additional runway be removed.</p>		
Site Availability	Unknown – this site has previously been promoted by the land owner as a development location, although current availability is uncertain.		
Site Achievability	Yes - there would appear to be no economic constraints which would prevent the site being redeveloped for housing.		
Action Required / Constraints	The site is located within the area Safeguarded for the development of a second wide-spaced runway and the development of the land would prejudice the expansion of the airport (contrary to national airport policy). The site is also significantly noise affected and contains a large area of Ancient Woodland.		
Summary	The site is located outside the Built-Up Area Boundary within the countryside. The majority of the site cannot be considered for housing development given that it is located within the area safeguarded for a second runway and is significantly affected by noise and Ancient Woodland. The southernmost part of the site does not fall within the safeguarded land and is located below the 69dB(A) noise contour. However, much of this land is identified as Structural Landscaping and development would need to demonstrate that it could protect and/or enhance this landscaping.		

Site Plan: 67

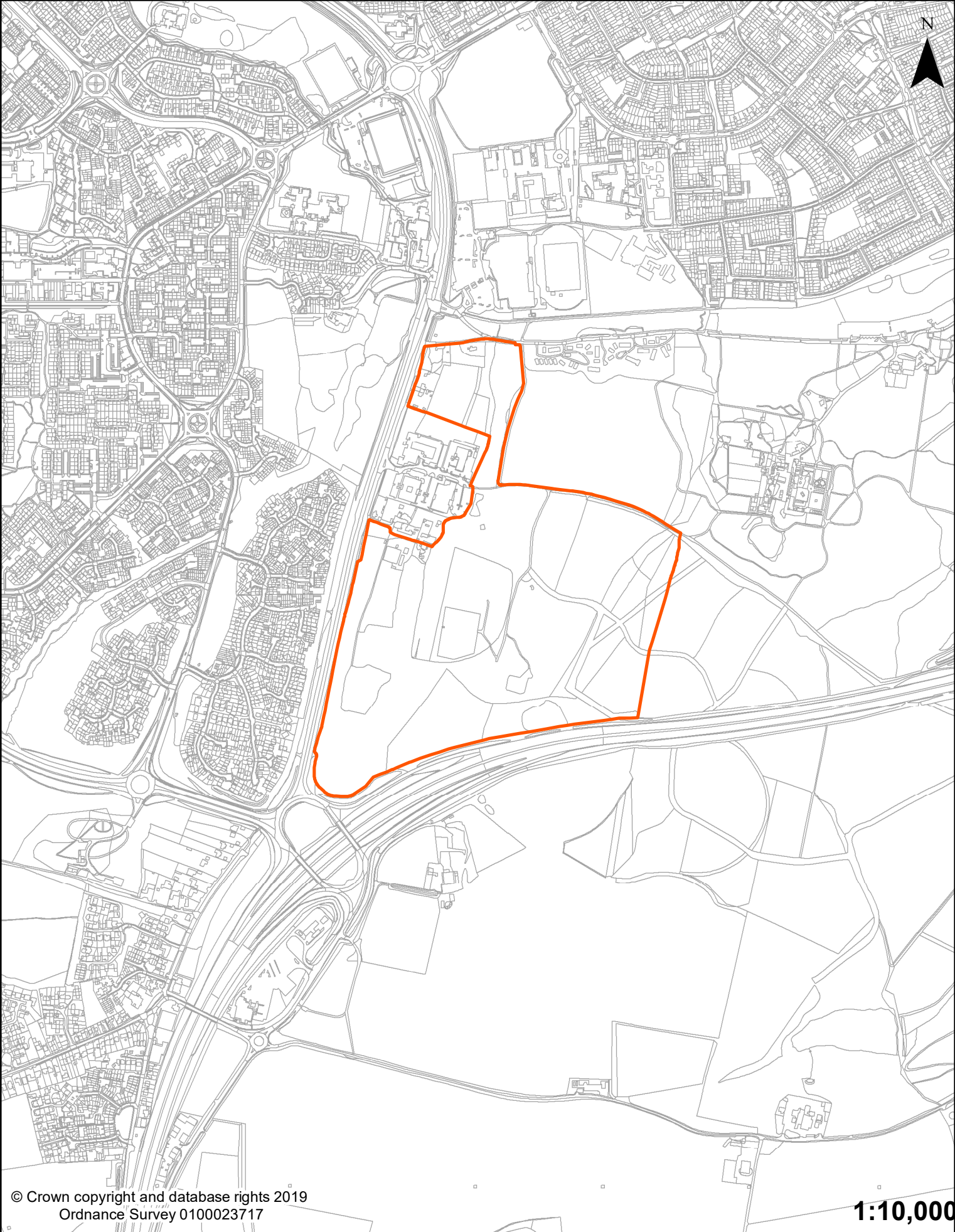
Land East of Balcombe Road



Site Reference	68	Neighbourhood	Tilgate
Site Name / Address	Land East of Brighton Road		
Existing Land Use (s)	Greenfield		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	37 (includes land to north of Tilgate Forest Business Centre, ancient woodland and remaining land which is heavily treed).	Current Density	-
Site Suitability	<p>No – The north western part of the site was submitted during a previous Call for Sites, however, the whole site is appraised, as the same issues apply and partial development would not be desirable. The site is outside the Built-Up Area Boundary in the Tilgate Forest Rural Fringe. The site would have potential integration issues with the existing town and surrounding neighbourhoods. The site is mostly wooded, and certain areas are designated as Ancient Woodland, which significantly limits the site's capacity. Issues of accessibility and broader highways capacity would need to be resolved in addition to a detailed understanding of the site's capacity in light of the Ancient Woodland designations and noise levels from the motorway. The remaining land which is not identified as Ancient Woodland is heavily treed.</p>		
Site Availability	<p>No – The site is a mix of landownership and option agreements. There is no land agreement between the parties at present.</p>		
Site Achievability	<p>Uncertain – The definitive capacity of the site is unknown and it remains uncertain whether the quantum of development will be sufficient to deliver the infrastructure necessary to support the development and this is provided viable access can be achieved.</p>		
Action Required / Constraints	<p>This site requires further work to see if a partial neighbourhood is a viable and sustainable option.</p>		
Summary	<p>Development would be contrary to existing policy, being outside the Built-up Area Boundary and developed as a partial neighbourhood. The remaining developable land (not Ancient Woodland) is wooded and the net capacity of the site is unknown at this stage. Achieving suitable access to the site is likely to be problematic given the location of the site in relation to the dual carriageway and motorway junction.</p>		

Site Plan: 68

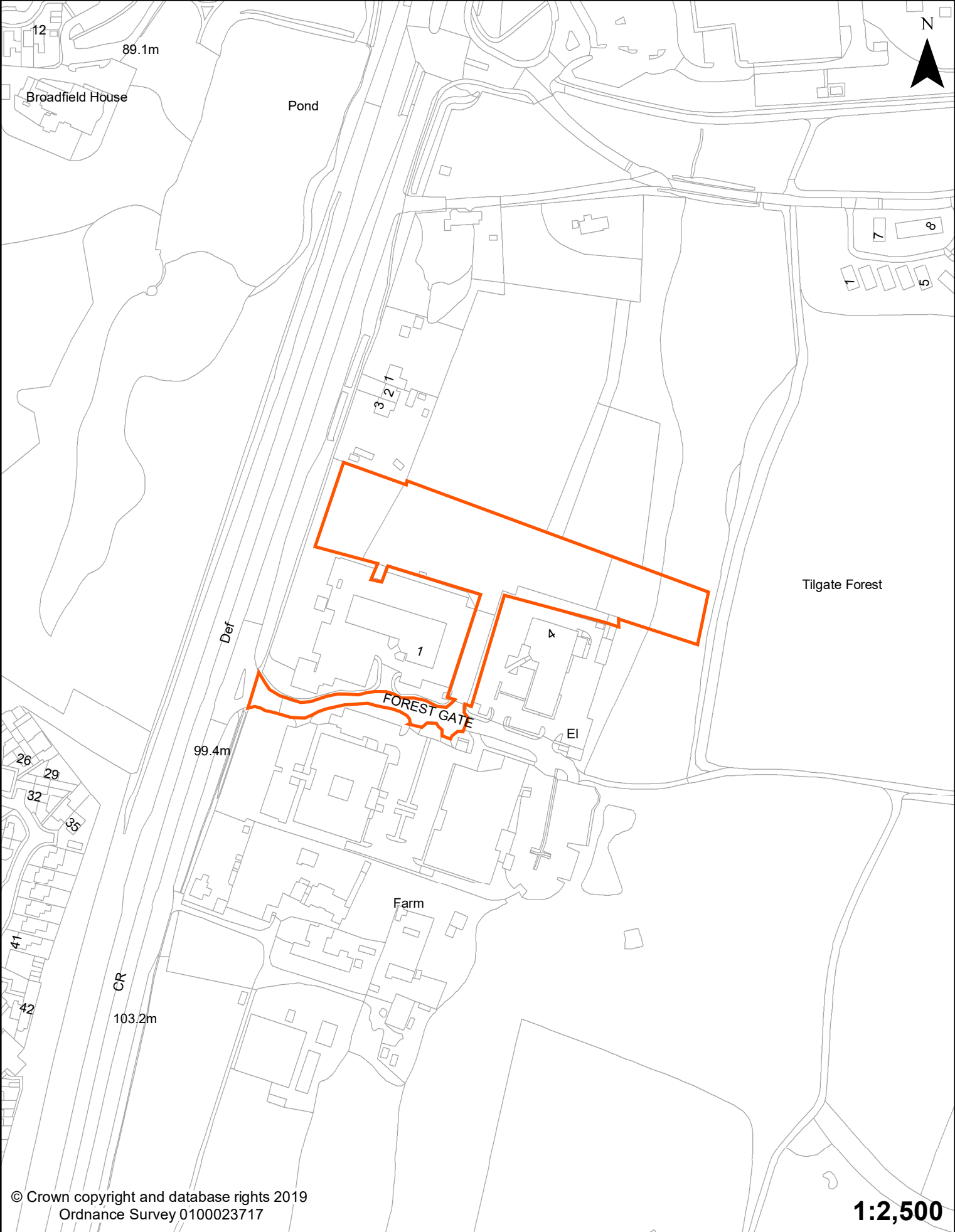
Land East of Brighton Road



Site Reference	69	Neighbourhood	Tilgate
Site Name / Address	Land North of Tilgate Forest Business Centre		
Existing Land Use (s)	Vacant industrial land		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.88	Current Density	-
Site Suitability	<p>No – An outline application for residential development on this site (CR/2017/0346/OUT) was refused and dismissed on appeal in March 2019. The proposal was considered to be in conflict with the designation of the site as a Main Employment Area in the 2015 Local Plan, and with the neighbourhood structure of Crawley, in view of its isolation from community facilities. In addition the inspector was not certain that the level of development proposed could achieve an acceptable level of amenity to occupiers, or that impact on adjacent Ancient Woodland Could be satisfactorily mitigated. The site is therefore considered unsuitable for residential development.</p>		
Site Availability	<p>No – Due to the refusal of planning consent the site is unavailable for residential development. It is understood that it is being marketed as a site for employment-related development.</p>		
Site Achievability	<p>No – Given the difficulties and constraints identified during the application and appeal it is doubtful whether an acceptable residential scheme would be achievable on the site.</p>		
Action Required / Constraints	No further action required.		
Summary	The site has recently been promoted via the planning process but is considered unsuitable for residential development and would be more appropriately developed for employment uses.		

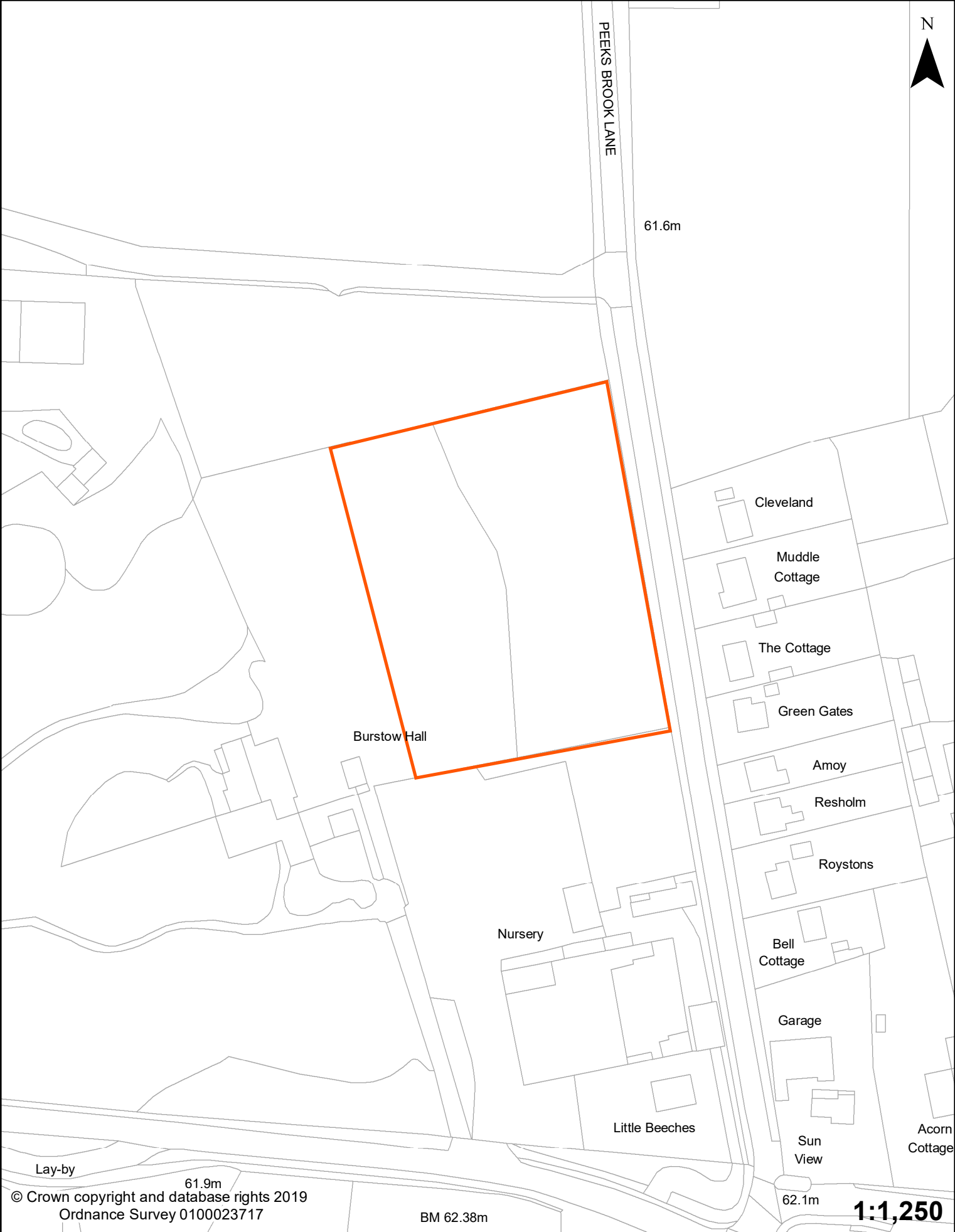
Site Plan: 69

Land North of Tilgate Forest Business Centre



Site Reference	70	Neighbourhood	Forge Wood
Site Name / Address	Land East of East Wing, Burstow Hall, Antlands Lane, Tinsley Green		
Existing Land Use (s)	Open land and woodland.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	0.64	Current Density	-
Site Suitability	<p>No – Two outline applications for residential development on this site (CR/2016/0189/OUT and CR/2017/0407/OUT) have recently been refused. The refusal reasons included the fact that the site is within the area safeguarded for a potential future additional runway at Gatwick Airport; its location outside the Built-Up Area Boundary within an identified rural area; and the exposure of future residents to unacceptable levels of noise from aircraft. Additional concerns related to impact on neighbouring commercial occupiers. For these reasons the site is considered unsuitable for residential development.</p>		
Site Availability	<p>No – The promotion of the site for residential development indicates that it is available to potential buyers, and the land does not appear to be subject to an intensive current use. However, the refusal of planning consent would preclude it from becoming available for residential development, and the current safeguarding in place would limit potential alternative options.</p>		
Site Achievability	<p>No – Given the difficulties and constraints identified in the determination of the planning applications noted above it is doubtful whether an acceptable residential scheme would be achievable on the site.</p>		
Action Required / Constraints	No further action required.		
Summary	The site has recently been promoted via the planning process but is considered unsuitable for residential development.		

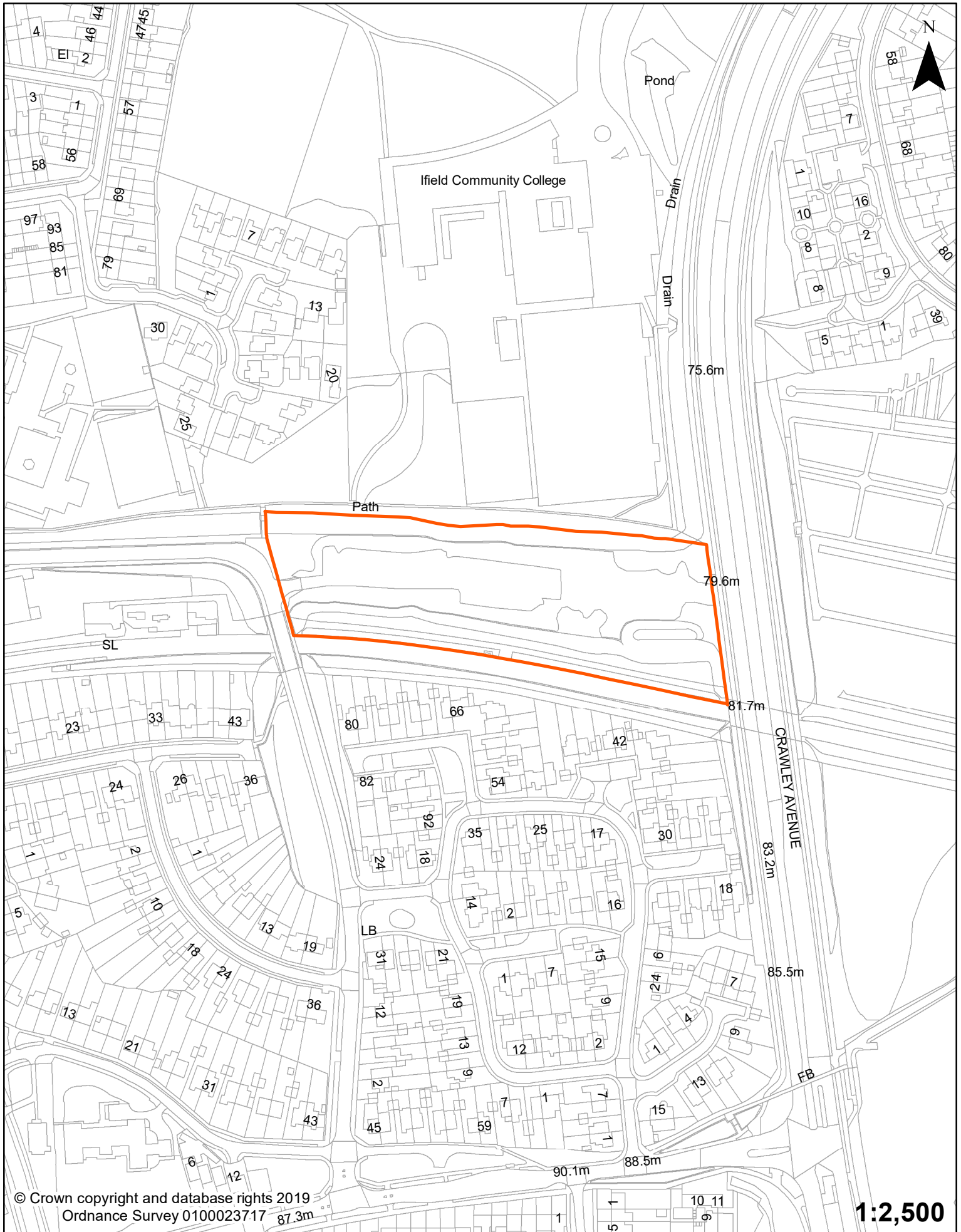
Site Plan: 70 - Land East of East Wing, Burstow Hall, Antlands Lane, Tinsley Green



Site Reference	71	Neighbourhood	lfield
Site Name / Address	Land East of Overdene Drive		
Existing Land Use (s)	Amenity green space		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	1.65	Current Density	-
Site Suitability	<p>No – The majority of the site (approximately 1ha of land to the west) previously had a planning permission which was granted in 2011 for the erection of a Sikh Community Centre and caretaker flat (CR/2011/0337/FUL). A number of planning conditions have also been discharged and the site has a new access constructed.</p> <p>Notwithstanding the above planning permission, the remainder of the site is still considered unsuitable for housing development owing to the potential access issues onto the site which remain difficult from Crawley Avenue. It is not expected that the newly constructed access will be utilised for further housing development. In addition, the 2015 Local Plan does not continue to identify the site for small scale community uses, in view of the planning application permitted. Lastly, the loss of amenity green space will need to be justified through a planning application.</p>		
Site Availability	Yes – the eastern part of the site is owned by Crawley Borough Council. However, the remainder of the site is privately owned and the landowners have not expressed any desire to develop the site for housing.		
Site Achievability	No – both the access constraints and ownership issues detailed above render the site unsuitable for housing development.		
Action Required / Constraints	None – it is not considered appropriate to progress the site for housing development.		
Summary	The planning constraints identified above render the site unsuitable for housing development.		

Site Plan: 71

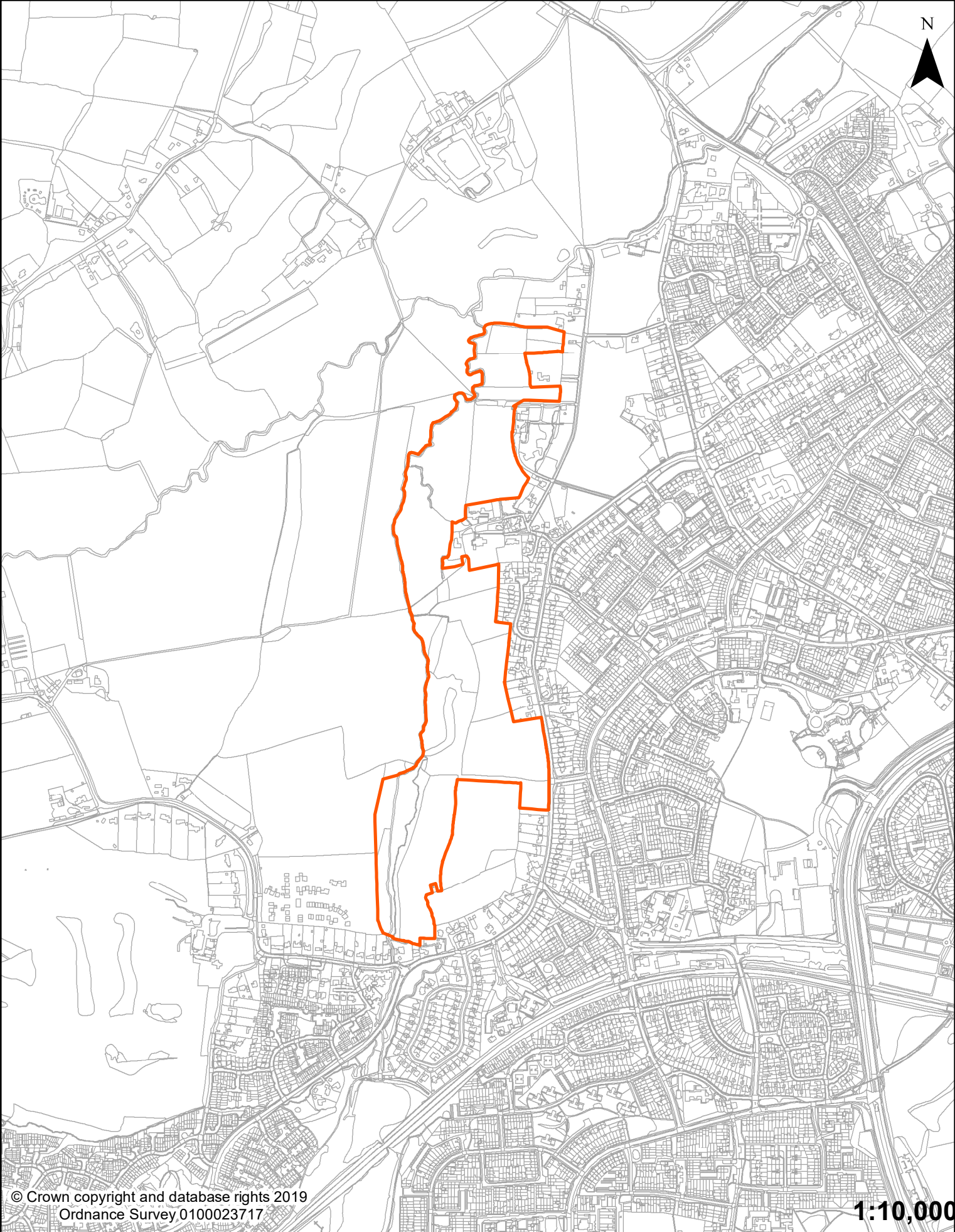
Land East of Overdene Drive



Site Reference	72	Neighbourhood	Ifield
Site Name / Address	Land West of Ifield		
Existing Land Use (s)	Natural and Semi Natural landscape.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	Approx.. 22	Current Density	-
Site Suitability	<p>No – The site is designated as a Site of Special Nature Conservation Importance (SNCI) and has significant amenity and recreational value, which is represented by its Local Green Space designation. The built-up area boundary (BUAB) review for the Local Plan proposed that this area remained outside the BUAB in the rural fringe. The site plays a prominent role in the setting of the Ifield Conservation Area. Furthermore, a significant portion of the site is designated by the Environment Agency as being Flood Risk Zones 2 and 3 and this will prevent large scale development of the majority of the site.</p>		
Site Availability	<p>Yes – The site is owned by the Homes and Communities Agency, who also own large areas of land to the west of the site and are promoting the site as a recreational space for a new neighbourhood west of Ifield.</p>		
Site Achievability	<p>No – Owing to the site having a wide range of physical constraints and policy designations, the site is considered unsuitable for development.</p>		
Action Required / Constraints	<p>Consideration of this site as a recreational space to serve a new neighbourhood west of Ifield, within Horsham District may be required.</p>		
Summary	<p>The site is protected from development by a range of physical and policy constraints making it unsuitable for residential development. Consideration of this site as a recreational space for a potential new neighbourhood may be required, if a new neighbourhood is promoted by Horsham through their District Plan Review. However, the flood risks associated with major residential development need to be addressed at the outcome of the process, as it is unlikely that the entire site could be developed for housing without significant flooding risks.</p>		

Site Plan: 72

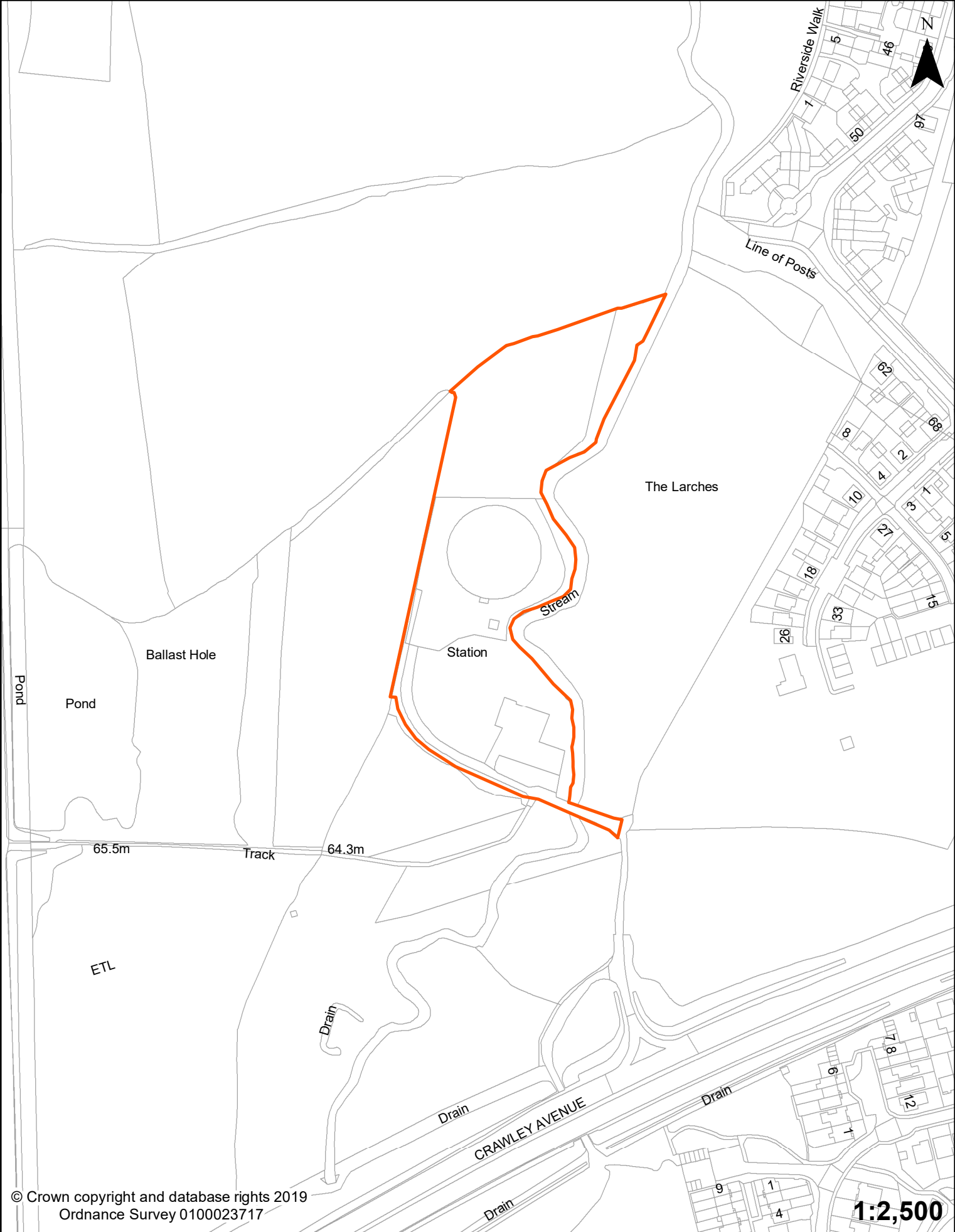
Land West of Ifield



Site Reference	73	Neighbourhood	Forge Wood
Site Name / Address	North East Sector, Gas Holder site		
Existing Land Use (s)	Disused gas holder.		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.85	Current Density	-
Site Suitability	<p>No – The site was within the North East Sector allocation for 2700 units within the adopted Core Strategy (2008), but it falls within a functional floodplain (Zones 2 and 3) and is likely to be significantly constrained in terms of flooding. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing. The site does not form part of the planning application site for the North East Sector, presumably due to the significance of flooding issues and costs of land reclamation.</p>		
Site Availability	Yes – the site is available for development.		
Site Achievability	No – the costs of preparing the site for development are unknown, and the possibility that land remediation will be required is a significant impediment.		
Action Required / Constraints	No action at present given the significant nature of constraints affecting the site.		
Summary	The site has significant flood risks and there is a high likelihood of contaminated land, which means that the site is unsuitable for housing development.		

Site Plan: 73

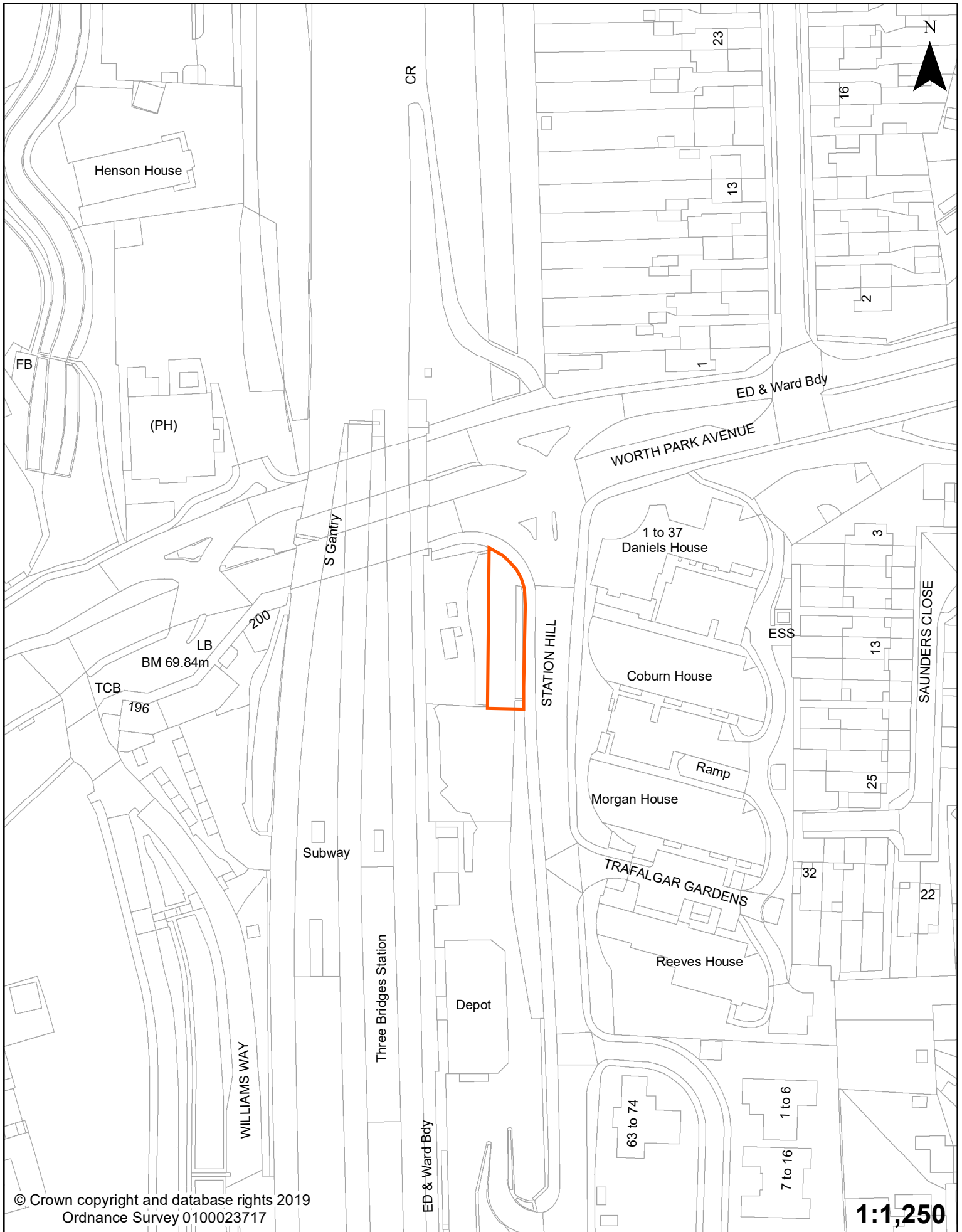
North East Sector, Gas Holder Site



Site Reference	74	Neighbourhood	Pound Hill
Site Name / Address	Station Hill, nr Three Bridges Station		
Existing Land Use (s)	Undeveloped land forming part of railway embankment.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	0.03	Current Density	-
Site Suitability	No – A planning application (CR/2017/0796/FUL) for residential development on this site was refused in January 2019. It was considered that the site was too cramped to accommodate the 5 dwellings proposed, as well as being affected by unacceptable levels of noise and overshadowing by vegetation. Concerns were also raised regarding impact on Green Infrastructure and potential conflict with the safe and proper use of railway infrastructure.		
Site Availability	Unknown – in considering the planning application for this site the council remained unconvinced that the land is not required for the safe operation of the railway, and hence the extent of its availability for other uses is unclear.		
Site Achievability	No – Given the constraints and difficulties identified in determination of the planning application identified above, it does not appear that a satisfactory scheme is achievable on this site.		
Action Required / Constraints	No further action required.		
Summary	The site is ultimately considered too cramped and constrained to be suitable for residential development.		

Site Plan: 74

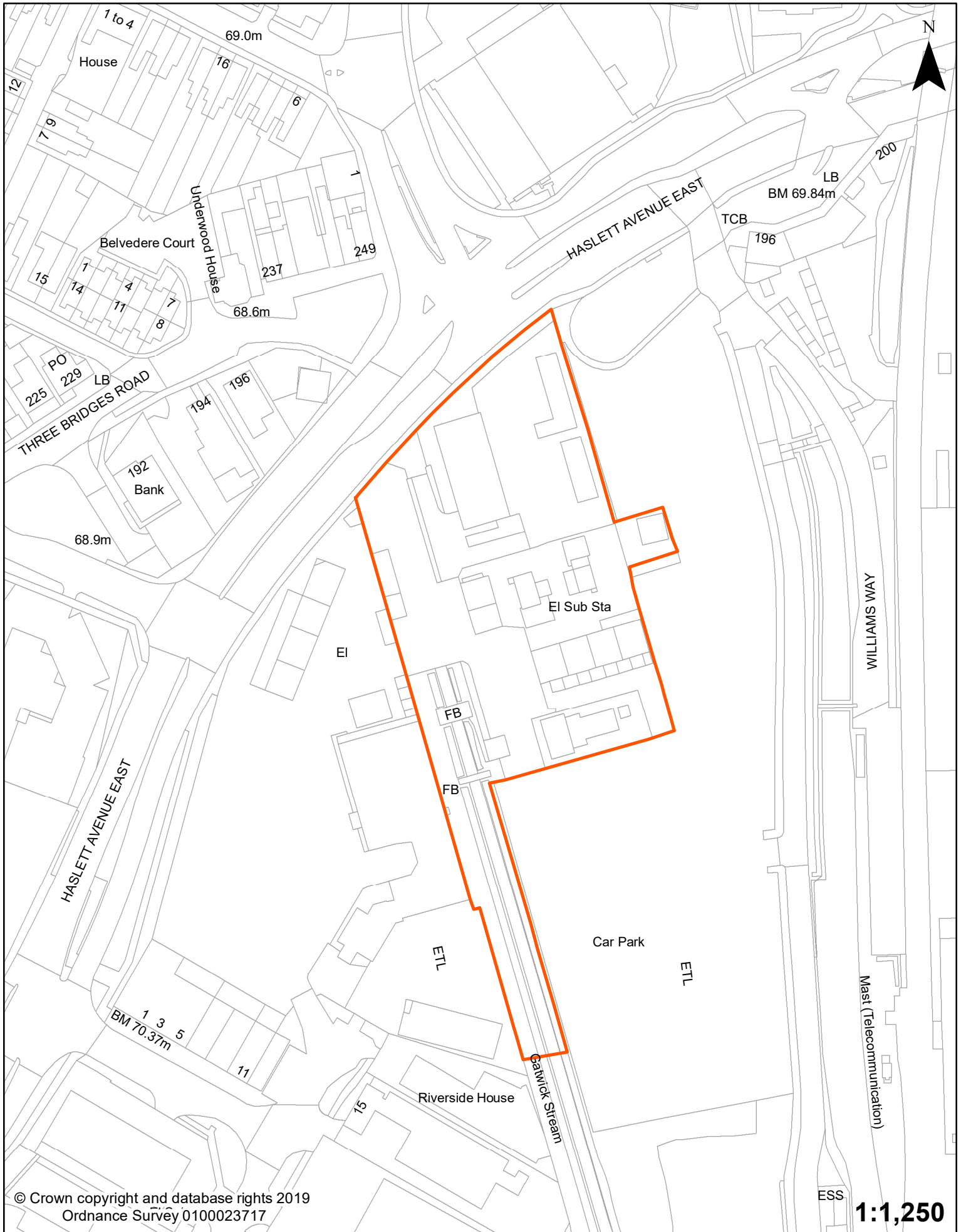
Station Hill, nr Three Bridges Station



Site Reference	75	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 1		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.75	Current Density	-
Site Suitability	<p>No – the site forms previously developed land within the Built-Up Area Boundary. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan. Most of the site falls within the functional floodplain (Zone 2 and 3) and is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p>		
Site Availability	<p>Unknown – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>		
Site Achievability	<p>No – The constraints detailed above preclude the site from being achievable for residential development.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

Site Plan: 75

Stephenson Way Industrial Area, Site 1



Site Reference	76	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 2		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.83	Current Density	-
Site Suitability	<p>No – 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 2015 Local Plan. Most of the site falls within a functional floodplain (Zones 2 and 3) and is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p>		
Site Availability	<p>Unknown – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>		
Site Achievability	<p>No – The constraints detailed above preclude the site from being achievable for residential development.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

Site Reference	77	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 3		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.22	Current Density	-
Site Suitability	<p>No – the site forms previously developed land within the Built-Up Area Boundary. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan. Most of the site falls within a floodplain (Zones 2 and 3), and this is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing development.</p>		
Site Availability	<p>Unknown – this site was previously promoted by the land owner as a development location, however there has been no recent correspondence on the site.</p>		
Site Achievability	<p>No – The constraints detailed above preclude the site from being achievable for residential development.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

Site Plan: 77

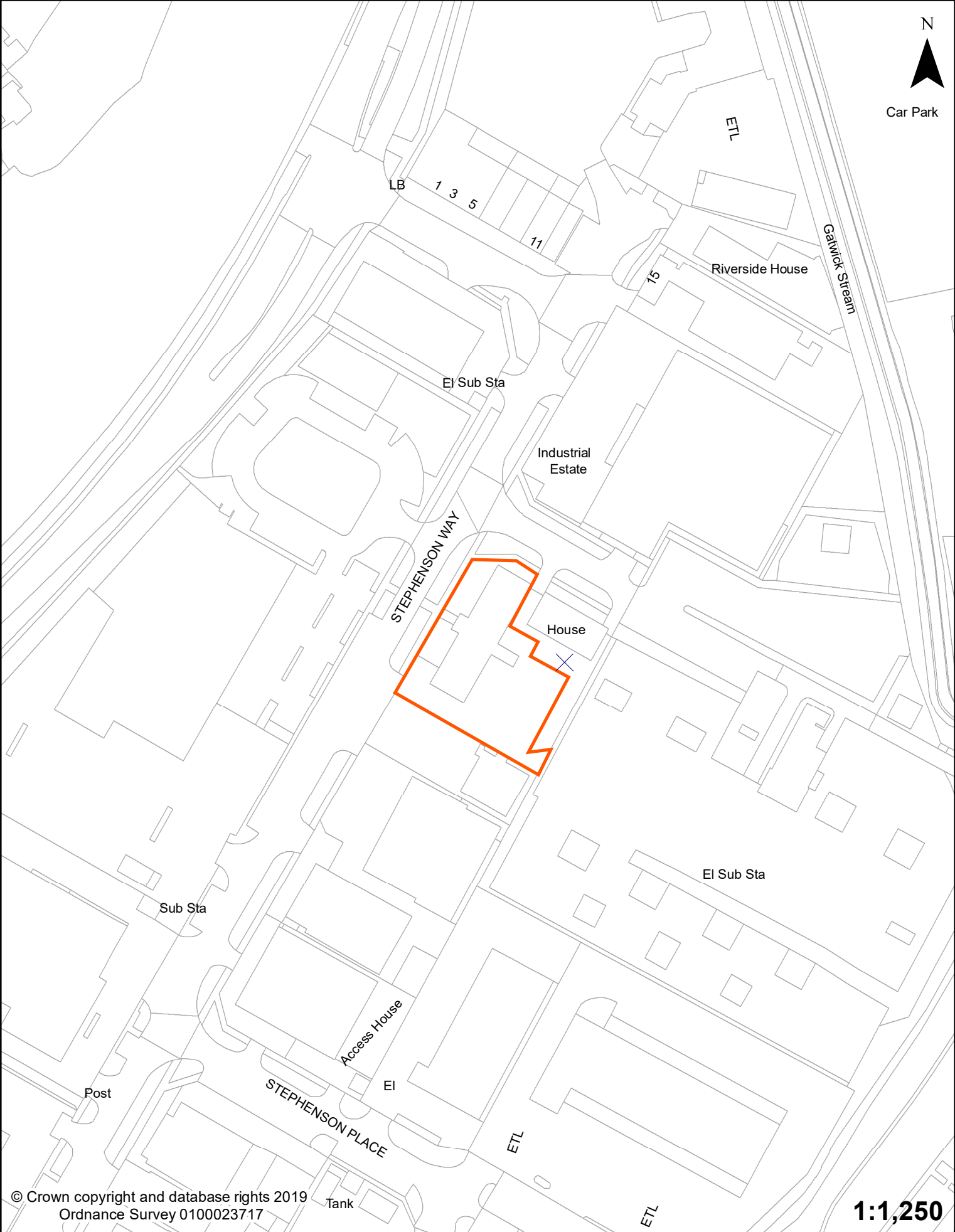
Stephenson Way Industrial Area, Site 3



Site Reference	78	Neighbourhood	Three Bridges
Site Name / Address	Kingston House, Stephenson Way		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.014	Current Density	-
Site Suitability	<p>No – Five separate applications for prior approval for change of use from office to residential on this site have been refused, with the most recent (CR/2018/0065/PA3) having been dismissed on appeal. Prior approval has variously been refused on flooding and noise grounds. More generally the site forms part of a main employment area designated in the 2015 Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p>		
Site Availability	<p>No – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>		
Site Achievability	<p>No – Given the constraints of the location it is difficult to see how residential development would be achievable on this site.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>		

Site Plan: 78

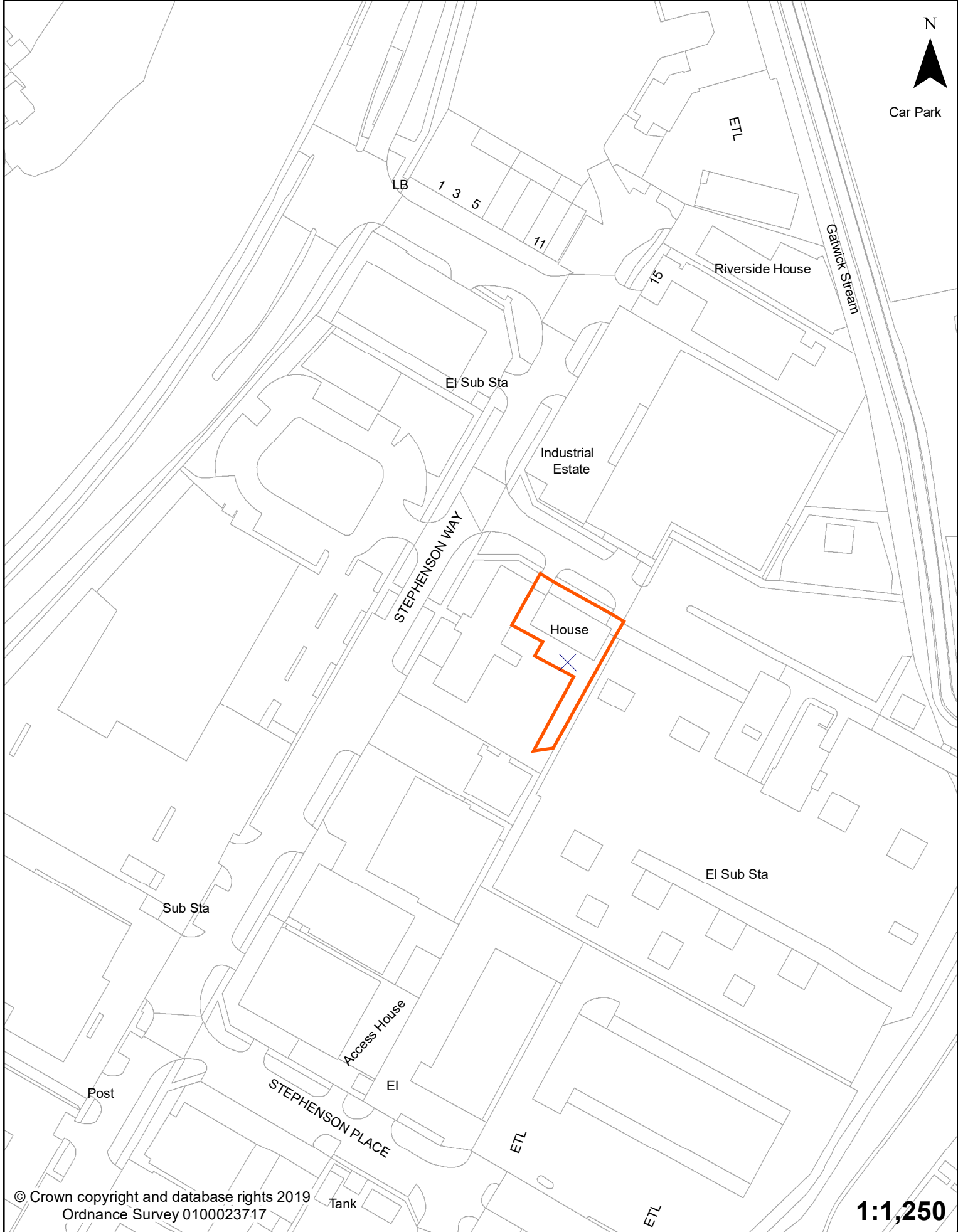
Kingston House, Stephenson Way



Site Reference	79	Neighbourhood	Three Bridges
Site Name / Address	Saxon House, Stephenson Way		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.005	Current Density	-
Site Suitability	<p>No – Seven separate applications for prior approval for change of use from office to residential on this site have been refused, with the most recent (CR/2018/0184/PA3) having been dismissed on appeal. Prior approval has variously been refused on flooding and noise grounds. More generally the site forms part of a main employment area designated in the 2015 Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p>		
Site Availability	<p>No – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>		
Site Achievability	<p>No – Given the constraints of the location it is difficult to see how residential development would be achievable on this site.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>		

Site Plan: 79

Saxon House, Stephenson Way



Site Reference	80	Neighbourhood	Three Bridges
Site Name / Address	Three Bridges Station		
Existing Land Use (s)	Railway Station		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.05	Current Density	-
Site Suitability	No – The site is located in Functional Flood Plain (Zone 2 and 3) as designated by the Environment Agency. This is likely to constrain the capacity of the site even with mitigation/restriction measures. The design and style of any housing would need to be carefully considered in terms of levels and construction methods. Previously up to 100 flats were proposed on site.		
Site Availability	No – The site is not currently understood to be available.		
Site Achievability	Uncertain – Due to the costs of re-provision of this strategically important station facility, the need to mitigate flood risk and the lower values associated with flatted development, unless significant investment is made by Network Rail, the site is unlikely to be viable in the short to medium term. At this time no predictions of development timescale have been made.		
Action Required / Constraints	No further action required.		
Summary	The site is within an area designated as being at risk from flooding. The viability of a flatted scheme in this location is uncertain especially when linked to the re-provision of rail station infrastructure.		

Site Plan: 80

Three Bridges Station

