Crawley Borough Council

Strategic Housing Land Availability Assessment

February 2023

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Abbreviations

ASLC	Area of Special Local Character
CBC	Crawley Borough Council
HIF	Housing Infrastructure Fund
HMA	Housing Market Area
NPPF	National Planning Policy Framework
MHCLG	Ministry for Housing, Communities and Local Government
PDL	Previously Developed Land
PDL SHLAA	Previously Developed Land Strategic Housing Land Availability Assessment

1. INTRODUCTION

Purpose and background to the assessment

- 1.1. The Strategic Housing Land Availability Assessment (SHLAA) assesses land which may be capable of contributing to housing supply over the Local Plan period. It considers:
 - Whether the sites under consideration are suitable for housing development;
 - Whether these sites could be available over the Local Plan period;
 - Whether residential development on these sites is likely to be achievable, particularly bearing in mind factors weighing on development viability.
- 1.2. Where sites are identified as being suitable the SHLAA includes an assessment of the quantum of housing development which sites are likely to be able to accommodate. In addition, where suitable sites are likely to be able to contribute to housing supply, an assessment of the likely timeframe for development is provided.
- 1.3. The SHLAA does not determine whether a site should be progressed through the local plan process as a housing allocation, nor does it automatically mean planning permission is certain. The SHLAA only carries out an assessment of sites that might be suitable for housing development and whether and when they might be developed.
- 1.4. The National Planning Policy Framework, MHCLG, 2021 (NPPF) requires local authorities to demonstrate that they are meeting the full, objectively assessed needs for market and affordable housing in the Housing Market Area (paragraph 11) providing this is consistent with the policies of the Local Plan.
- 1.5. Key sites which are critical to housing delivery should be identified alongside an annual supply of 'deliverable' sites to provide a five-year supply of housing measured against the local authority's housing requirement. Local authorities are also required to ensure choice and competition in the housing market. A supply of specific, 'developable' housing sites or broad locations for growth, for years 6-10, should also be identified and, where possible, for years 11-16.

2. Process

Introduction

- 2.1. The following paragraphs provide a summary of the process and methodology applied by the council in preparing the SHLAA. These accord with the NPPF and the National Planning Practice Guidance on Housing and Economic Land Availability Assessment (Reference ID: 3-001-20190722) (DCLG, 2014 with updates).
- 2.2. The NPPF identifies that local authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment (paragraph 68). Planning Practice Guidance further clarifies that this assessment should:
 - identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.3. Planning Practice Guidance further sets out that the assessment should cover the plan-making area. For Crawley borough, this is the council's own administrative area. It needs to be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic market area. In Crawley's case, this is the Northern West Sussex Housing Market Area (HMA).

Background

- 2.4. The current iteration of the SHLAA is intended to support the submission draft 2024 Crawley Borough Local Plan. It represents an update of the 2014 SHLAA which supported the 2015 Local Plan. The preparation of the earlier document involved the following steps (described in more detail in the introduction to the 2014 SHLAA):
 - Internal preparation in liaison with Horsham District Council and Mid Sussex District Council (the two other councils which form the North West Sussex HMA);
 - Consultation with stakeholders on the proposed SHLAA methodology followed by publication of final version (spring 2008);
 - First 'call for sites' (spring/summer 2008);
 - Second 'call for sites' (late summer/autumn 2008);
 - Third 'call for sites' (autumn 2009);
 - Initial filtering of sites to be included on basis of key constraints;
 - Review of available information;
 - Site surveys;
 - Assessment of sites to be included in terms of constraints, potential capacity, likely timescales for development, suitability, availability and achievability;
 - Strategic viability assessment (2013-15);
 - Consideration of whether the sites amount to a 5-year housing land supply.

Development of the SHLAA

2.5. The 2014 SHLAA has been subject to a number of updates as part of work on the review of the Local Plan. This February 2023 update follows a number of recent iterations:

- 2019 update, published in support of the Regulation 18 consultation and concurrent 'call for sites';
- 2020 update, published alongside the Regulation 19 consultation begun in January 2020;
- 2021 update, published alongside the Regulation 19 consultation begun in January 2021.
- 2.6. The changes made as part of the process of updating the SHLAA have included the following:
 - Reclassification of some sites on the basis of updated information regarding suitability, availability and achievability;
 - Re-assessments of potential site capacity, constraints, and likely development trajectories;
 - Inclusion of additional sites which were subject to planning applications, or were promoted to the council as part of the 2019 Call for Sites consultation and subsequently;
 - Identification of additional sites coming under the following categories as 'suitable', 'available', and 'achievable':
 - sites with planning permissions which have not been fully implemented;
 - sites benefiting from Prior Approval for conversion to residential use;
 - proposed new site allocations in the 2024 draft submission Local Plan;
 - sites with planning permissions which expired within the last five years, where these are considered capable of accommodating five or more dwellings;
 - sites which have been refused planning permission, but where residential development is considered acceptable in principle, and which are considered capable of accommodating five or more dwellings.
 - Removal of sites which have been built out.
- 2.7. Sites and projected development trajectories have a 'base date' of 30 September 2022, for consistency with the submission draft 2024 Local Plan Housing Trajectory.
- 2.8. The approach which has been taken in assessing (or re-assessing) sites as part of this process is set out more fully below.

3. Assessment Methodology

- 3.1. As required by the NPPF and Planning Practice Guidance, the SHLAA considers the suitability, availability and achievability of identified sites and broad locations, taking into account known constraints.
- 3.2. The assessment of **Suitability** is an assessment of appropriateness of residential development in principle, bearing in mind relevant constraints and their potential to be mitigated.
- 3.3. The SHLAA recognises a wide range of constraints on sustainability. These fall into the following broad categories based on their status and the type of implications they have for site suitability:
 - NPPF Footnote 7 constraints
 - Safeguarded Land and unacceptable adverse effect from noise
 - Restrictive designations
 - Access to services and infrastructure
 - Other constraints

NPPF Footnote 7 constraints

- 3.4. Planning Practice Guidance states that:
 - Plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect the policies in footnote 6 of the National Planning Policy Framework, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the plan area (such as the Green Belt and other protected areas).
- 3.5. The areas referred to in footnote 6 of the 2019 edition of the NPPF (footnote 7 in the 2021 version) are:
 - Habitats sites (and those listed in NPPF paragraph 176 (181 of the 2021 version) e.g. potential/possible 'European' sites) and/or designated as Sites of Special Scientific Interest;
 - Land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast;
 - Irreplaceable habitats (such as ancient woodland and ancient or veteran trees);
 - Designated heritage assets (or non-designated archaeological assets which are demonstrably of equivalent significance to scheduled monuments);
 - Areas at risk of flooding or coastal change.
- 3.6. In accordance with the Planning Practice Guidance and NPPF, the SHLAA assesses sites of the following types within Crawley as being 'unsuitable':
 - Sites located within an area of designated Local Green Space or within the High Weald Area of Outstanding Natural Beauty;
 - Sites where development would involve the loss or deterioration of ancient woodland or ancient and veteran trees (or other irreplaceable habitat);
 - Sites where development would involve substantial harm to a designated heritage asset;
 - Sites within Flood Zone 3b.

Safeguarded Land and unacceptable adverse effect from noise

- 3.7. In addition to the above, the following areas, as identified in the adopted 2015 Local Plan or the submission draft 2024 Local Plan, are judged to be unsuitable for residential development:
 - Land that is safeguarded from development which would be incompatible with expansion of Gatwick Airport to accommodate the construction of an additional wide spaced southern runway;
 - Areas that are exposed to an unacceptable adverse effect from noise, including from potential future noise sources.

Restrictive designations

- 3.8. National policy, the West Sussex Minerals and Waste Plans, the adopted 2015 Local Plan¹, and the submission draft 2024 Local Plan set a number of further policy tests regarding development in some areas which in practice significantly constrain the potential for residential development. This means that the following areas are considered to be unsuitable:
 - Flood Zone 3a (unless the exception test has been satisfied: see Policy ENV8 of the adopted 2015 Local Plan and Policy EP1 of the submission draft 2024 Local Plan);
 - Minerals or Waste sites identified by West Sussex County Council;
 - Habitats of Principle Importance and locally designated biodiversity sites (see Policy ENV2 of the adopted 2015 Local Plan and Policy GI2 of the submission draft 2024 Local Plan);
 - Long Distance Viewpoints identified in Policy CL7 (i.e. the foreground from the viewpoints rather than the view splays).
- 3.9. The following are also considered to be unsuitable unless specific circumstances apply:
 - Main Employment Areas other than Crawley Town Centre (see Policy EC2 of the adopted 2015 Local Plan and the submission draft 2024 Local Plan);
 - Open space, sport and recreational spaces (see Policy ENV4 of the adopted 2015 Local Plan and Policy OS1 of the submission draft 2024 Local Plan);
 - Structural landscaping (see Policy CH7 of the adopted 2015 Local Plan and Policy CL6 of the submission draft 2024 Local Plan).

Access to services and infrastructure

- 3.10. The assessment of site suitability includes consideration of the availability of supporting infrastructure, and accessibility to community facilities and public transport connections, which are the focus of a range of Local Plan policies (Policies CH1, IN1, IN3 of the adopted 2015 Local Plan and Policies CL1, IN1, ST1 of the submission draft 2024 Local Plan).
- 3.11. Given that Crawley is relatively urbanised area based on a neighbourhood structure with comparatively good access to facilities and public transport, there will be many locations within the borough where these requirements can be satisfied by the design of the development and by making any appropriate contributions towards offsite infrastructure and facilities. At the same time, sites which have poor accessibility to community facilities and public transport

¹ The policies in the 2015 Local Plan remain up to date as of December 2022, having been reviewed in December 2020.

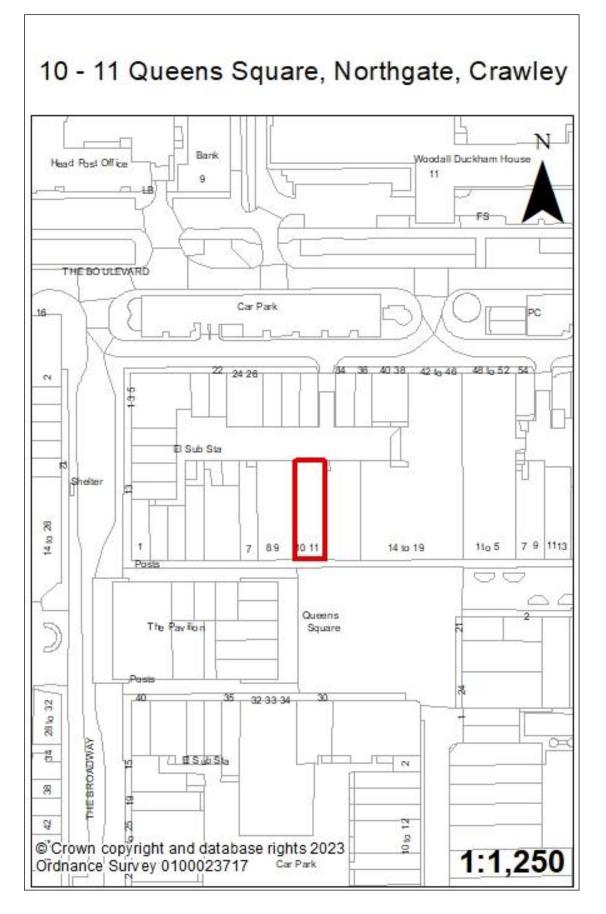
or inadequate infrastructure, and which are not of a sufficient scale to remedy these deficiencies on-site, are considered to be unsuitable in principle.

- Other constraints
- 3.12. There is a wider range of factors which, though not necessarily bearing on the suitability of a site for residential development in principle, are relevant to its relative suitability compared with other sites and may constrain development potential or require mitigation in ways which have implications for its achievability. These include, but are not limited to:
 - Flood risk;
 - Requirements in respect of development outside the Built-up area boundary;
 - Means of access and transport impacts;
 - The requirements of neighbouring uses;
 - The presence of noise, air pollution (including odour), or contamination;
 - Local character, heritage assets and protected trees;
 - Design requirements (including density requirements);
 - Biodiversity.
- Where sites within the Built-up Area Boundary are assessed as being suitable 3.13. for housing development and where there is not already a proposed scheme either permitted or at an advanced stage (e.g. approved subject to the conclusion of a S106 agreement), the SHLAA assessment indicates a 'Potential Density Range' (usually 'High', 'Moderate' or 'Low') in addition to an indicative development yield. The intention of this is to aid the consideration of site potential through reference to the density ranges and criteria which are set out in Policy CL4: 'Compact Development - Layout, Scale and Appearance' of the submission draft 2024 Local Plan. The terms 'High', 'Moderate' or 'Low' as used here should be interpreted in accordance with the terms of the Policy. In accordance with the approach set out in the Policy, the density ranges are not applicable outside the Built-up Area Boundary where development proposals will need to comply with Policy CL8: 'Development Outside the Build-up Area'. Further explanation and justification of the density ranges and criteria are provided in the council's Densification Study.
- 3.14. The assessment of **availability** concerns the extent to which there are legal or ownership impediments to development. The SHLAA typically considers sites to be available where they have planning permission for residential development, or where a landowner has recently expressed an intention to develop the site. The assessment of availability also takes into account current uses of the site (including infrastructure or community facilities), the extent to which they would need to be compensated for by alternative provision on another site, and the likelihood of this being achieved. This is also the context in which land assembly issues affecting a site are identified.
- 3.15. In some cases, availability is considered to be so doubtful or uncertain that a site is considered unlikely to contribute to housing supply over the Local Plan period. In other cases, uncertain availability is not necessarily a bar to the inclusion of a site within the identified housing land supply. Availability is, however, a requirement in order for a site to be considered 'deliverable' for the purposes of the NPPF and the assessment of five year housing land supply. Consideration of availability therefore has an influence on projected development timescales and the overall Housing Trajectory.
- 3.16. In respect of the assessment of **achievability** the Planning Practice Guidance states:

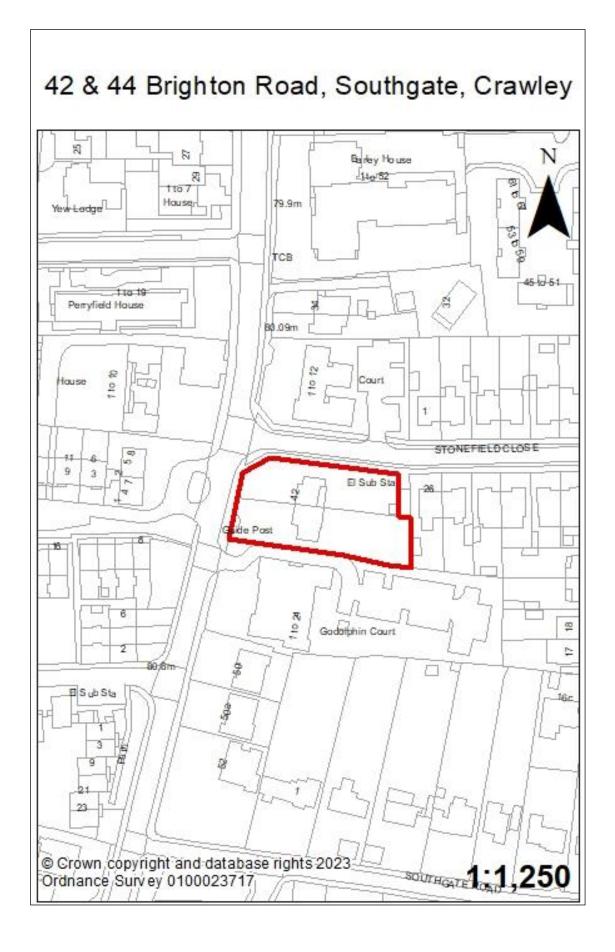
A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

3.17. For the purposes of this SHLAA, the assessment of achievability is a highlevel assessment of the viability of a site and, in particular, of the degree to which it is affected by known constraints which are not an absolute bar to development, whether these affect the developability of the site per se, or whether they restrict the nature and quantum of development appropriate for the site. Likely viability issues may mean that projected development of a site is moved back to a later point in the Local Plan period, allowing more time for the economic cycle, competition in the land market, or additional funding to overcome them, or they may mean that a site is considered unlikely to contribute to housing supply over the period. A) Large Housing Sites (5+ dwellings) with planning permission (30 September 2022)

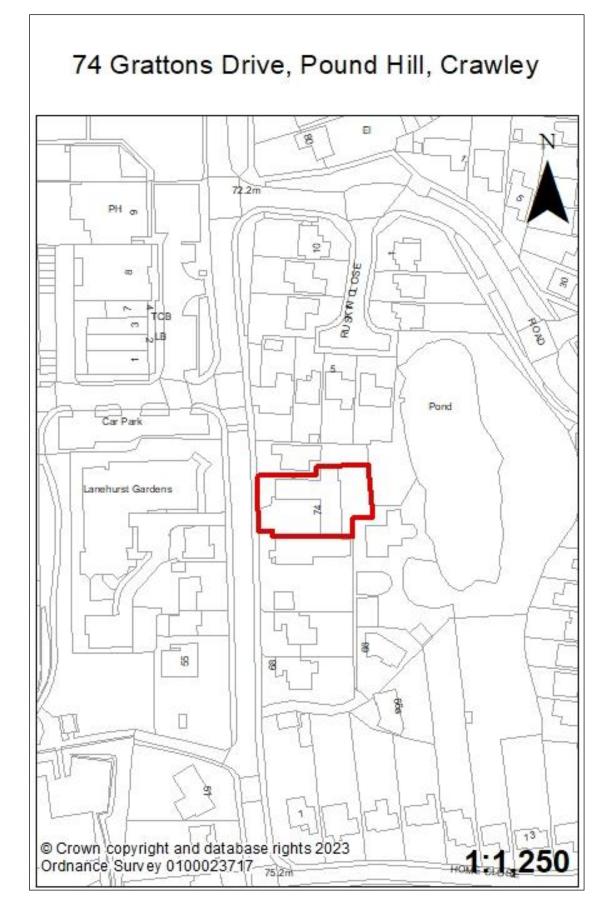
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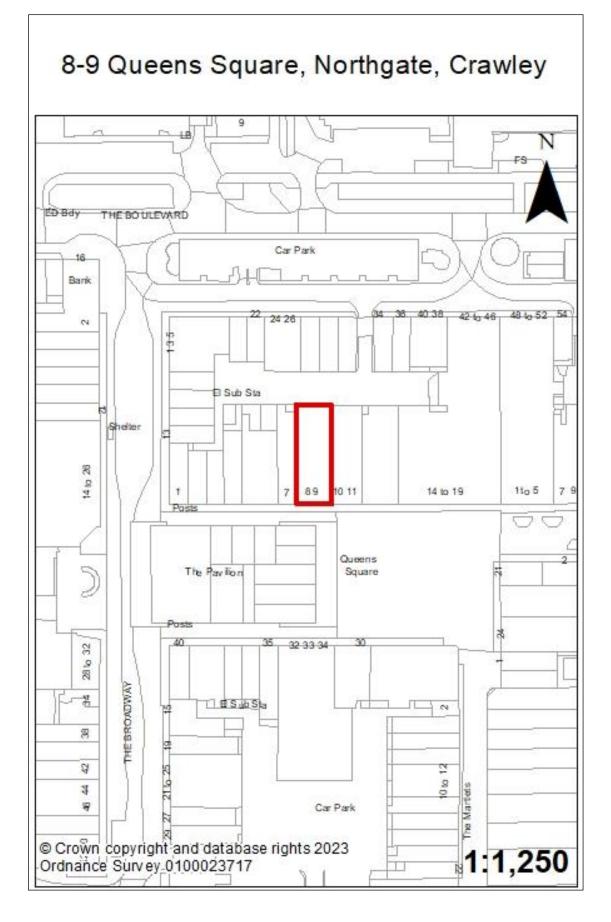
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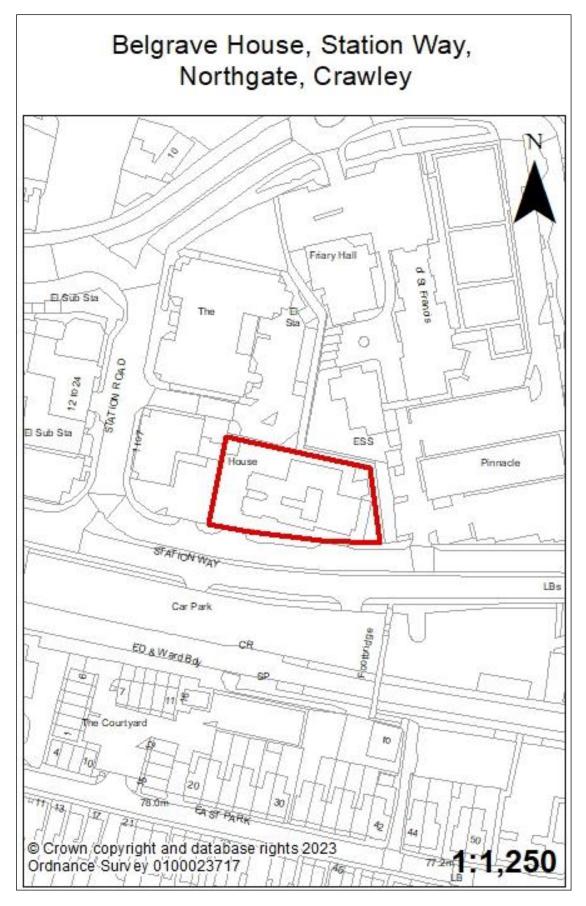
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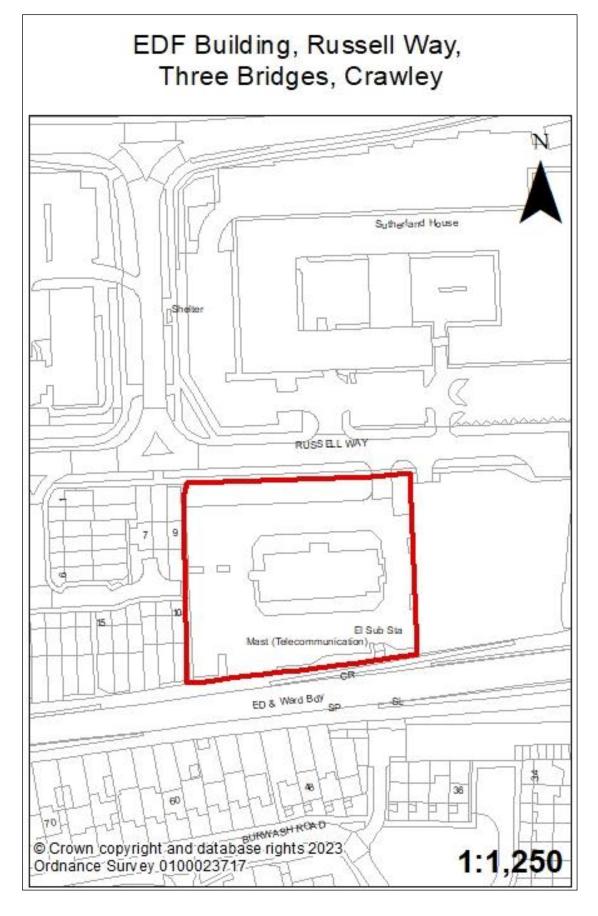
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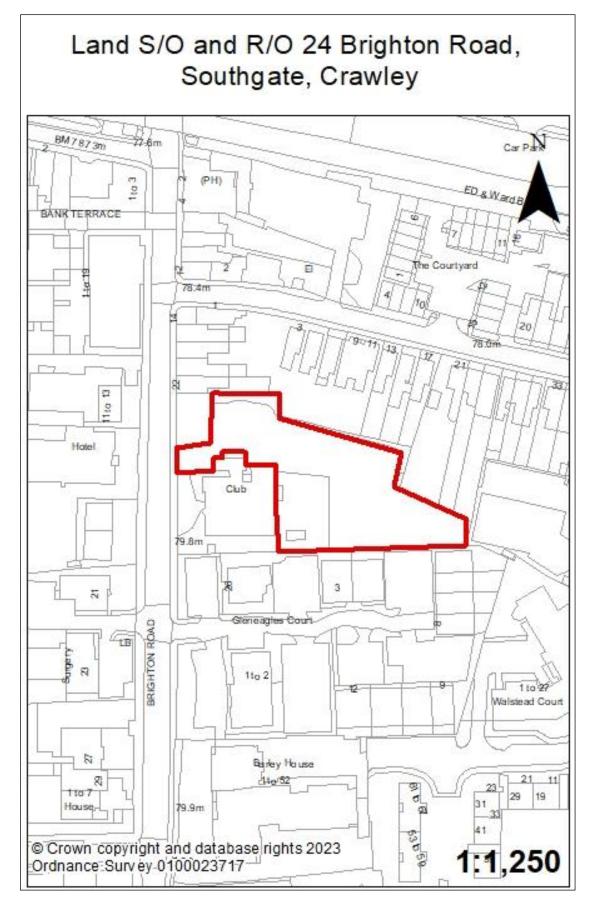
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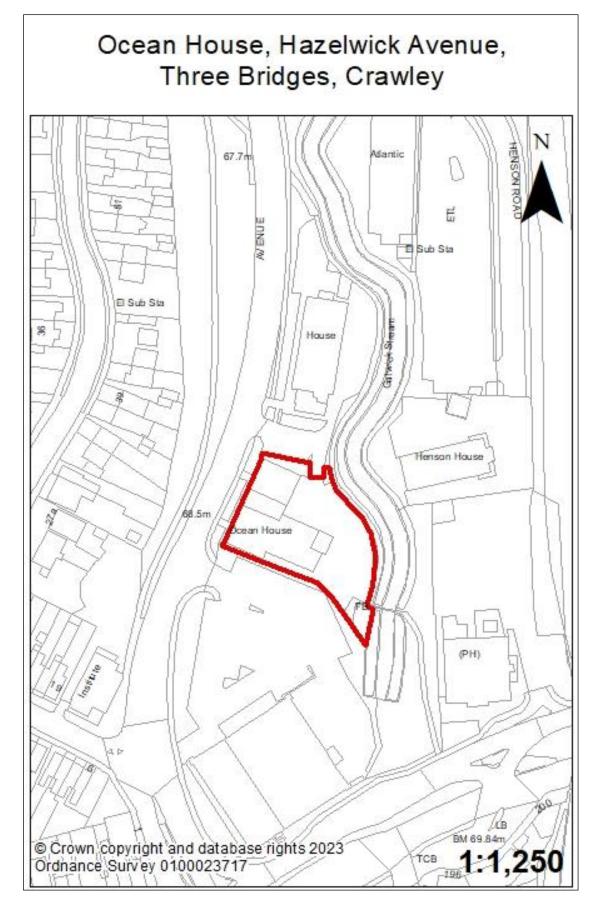
Site Reference	10	Neighbourhood	Three Bridges										
Site Name / Address	EDF Building, Russell	Way											
Existing Land Use (s)	Former office building now converted to residential use.	Site Area (Gross hectares)	0.48										
PA. Number	-	Gross Dwellings	12										
Lapse Date	-	Demolitions	0										
PDL / Greenfield	PDL	Net Dwellings	12										
Current Density	-	Potential Density Range	N/A (consented site)										
Site Suitability Yes – A prior approval scheme for change of use from office to residential use has recently been implemented on this site. A separate scheme to extend the building to provide a further 12 (CR/2018/0891/FUL) has subsequently been granted permission and has commenced.													
Site Availability	Yes – The developmen	nt has commenced.											
Site Achievability	Yes – The developmer												
Action Required / Constraints Phasing for devel	A small part of the site consultation should be Authority in the event o required at this stage.	undertaken with the	Lead Local Flood										
21/22 22/23 23/24 24/25	25/26 26/27 27/28 27/28 28/29 29/30	30/31 31/32 32/33 32/33 33/34 34/35	35/36 36/37 36/37 37/38 38/39 39/40										
12													
Summary	The approved scheme and is expected to be c												



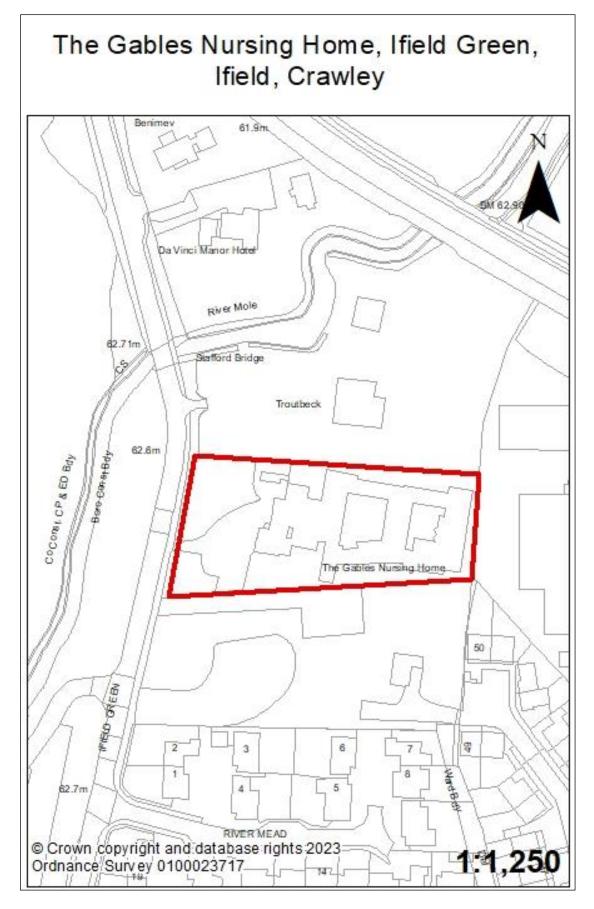
Site Re	ferer	nce			81			Ne	eighb	ourh	ood			Sou	thga	te	
Site Na Addres			La	and S	S/O a	and F	2/02	4 Br	ighto	n Ro	ad, S	South	igate	, Cra	wley		
Existin Use (s)	•	nd	P	ass	g are lociat jacer builc	ted w ht Clu	/ith	(Site A Gros necta	S				0	.26		
PA Nur	nber		(CR/2	014/(0865	/FUL		Gross Dwell	-					14		
Lapse	Date			C	omm	ence	d	0	Demo	olitio	ns				0		
PDL / C	Green	field			PD	DL		r	Net D	well	ings				14		
Curren	t Der	sity			-				Poter Dens		ange	e	N/A	(con	sente	ed sit	e)
Site Su	iitabi	lity			The ence		nas p	lann	ing p	ermi	ssior	n and	l has	tech	nical	ly	
Site Av	vailab	ility	ทเ	umbe	er of l	pre-c	omm	nenc	appe emer ere d	nt cor	nditic	ons re	elatin	g to t	the	ed. A	
Site Achiev	ahilit	v	Y	es –	The	site l	bene	fits fi	rom p sidere	lann	ing p	ermi	ssior				
Action / Const	Requ traint	uired s	TI	nere chem	is a t e wil	techr	nical	com	menc					gres	sion	of the	Ð
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	14																
Summa	ary		si	te is	cons	idere	ed to	be d	n and lelive kt few	rable	and						



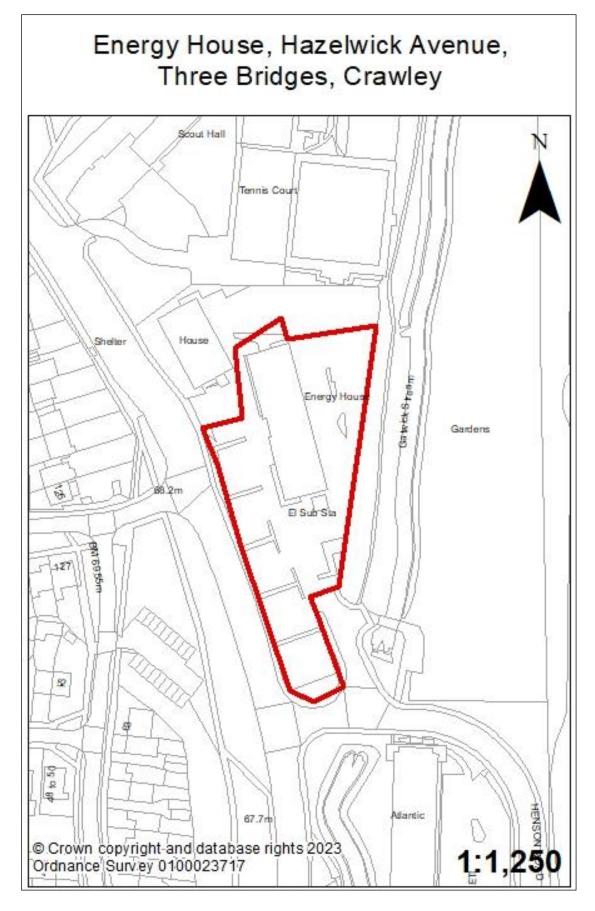
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	Nar Nar			0	cean	Hou	ıse, ⊦	laze	lwick	Ave	nue							
	sting e (s)	j Lar	nd		build	ing c	ed off ontai ntial f	ning	(Site A Gros Necta	S				0	.18		
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Lap	se D	ate			С	omm	ence	d	0	Demo	olitio	ns				0		
PDI	_ / G	reen	field			PD	DL		M	let D	well	ings				8		
Cur	rent	Den	sity		161	dwel	lings	/ha.		Poter Dens		ange	e	N/A	(con	sente	ed sit	e)
Site	e Sui	tabil	ity	Y	es –	The	site h	nas p	lann	ing p	ermi	ssior	۱.					
Site	e Ava	ailab	ility	w of	hich fice (is cu use.	sche rrentl Pre-c s a te	ly in comn	resid nenc	lentia emei	nt use	e follo nditio	owing ons h	g con lave	versi been	ion fr	om	ed
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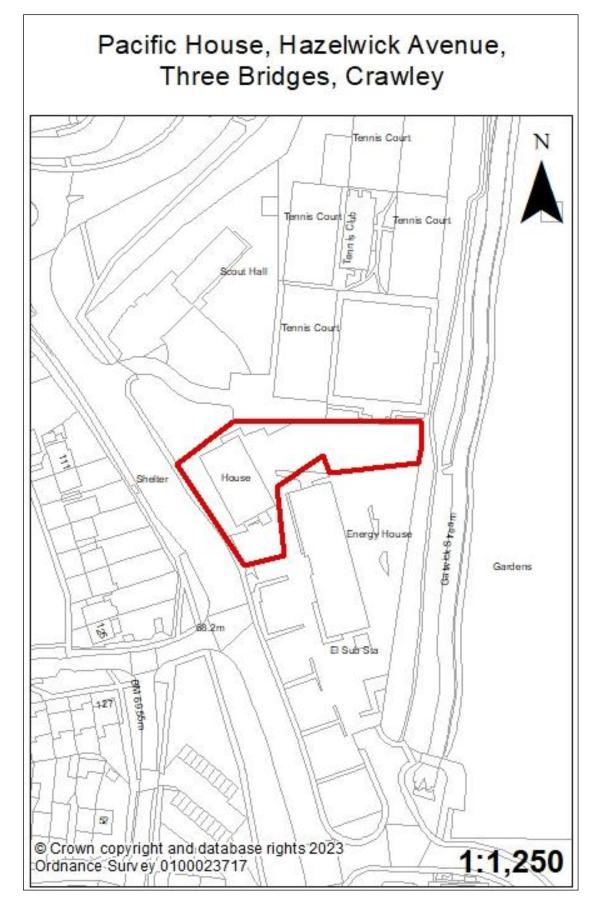
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Lap	ose C	Date			2	1/07	/2023	3	٦	Demo	olitio	ns		5	4 (be	edroo	ms)	
PD	L/G	reen	field		PD	L/Gr	eenfi	eld	N	let D	well	ings		6	6 (be	droor	ns)	
	rrent		-			-			0	Poter Dens	ity R					not C		
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						60 (bedrooms)												
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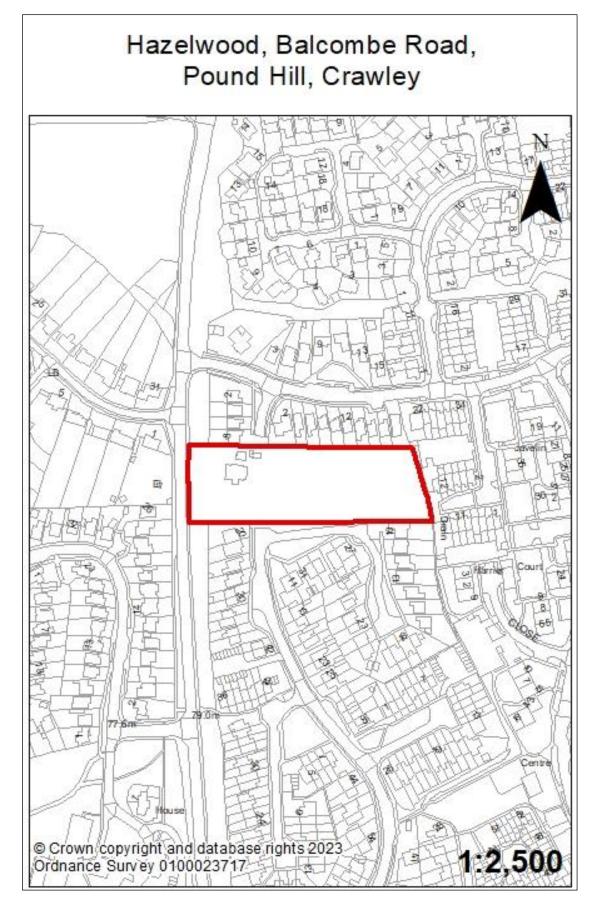
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	sting e (s)	j Lan	d		E	31 O	ffices	;	-	Site A Gros		ctare	es)			0.43		
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Lap	ose D	ate			1	0/08	/2024	1		Demo	olitio	ns				0		
PDI	_ / G	reen	field			P	DL		N	let D	welli	ings				40		
Cur	rent	Den	sity			-				Poter Densi		ange	•	N/A	(cor	nsent	ed si	ite)
Site	e Sui	tabil	ity			-		-						a sho				n
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Ach	nieva	bility	y							•								
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Pha	ising		deve							1								
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			40															
Sur	nma	ry		re		ntial	use							he bu consi			be	



Site Reference					53					Neighbourhood					Three Bridges						
Site Name / Address				Pa	Pacific House, Hazelwick Avenue																
Existing Land Use (s)					B1 Offices						Site Area (Gross hectares)					0.17					
PA. Number				(CR/2021/0455/PA3					Gross Dwellings					20						
Lapse Date					10/08/2024					Demolitions					0						
PDL / Greenfield					PDL					Net Dwellings					20						
Current Density					-					Potential Density Range					N/A (consented site)						
Site Suitability					Yes – This site is in an accessible location a short distance from																
					Three Bridges Station, and benefits from prior approval for																
					conversion from office to residential. The neighbouring Energy																
					House benefits from a similar permission.																
Site Availability					Yes – The building is at least partly occupied, but the council is not aware of ownership or legal constraints to development.																
Site					Yes – Residential development on this site is likely to be viable.																
Achievability																					
Action Required				In	Implementation of approval to be monitored.																
/ Constraints																					
Pha	Phasing for development																				
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	36/37	37/38	38/39	39/40			
			20																		
SummaryA prior approval scheme for conversion of the building to residential use has been consented and is considered to be deliverable.																					



Site Reference	63				Neighbourhood					Pound Hill					
Site Name / Address	Hazelwood, Balcombe Road														
Existing Land Use (s)	Sing detacheo larg		Site Area (Gross hectares)					0.8							
PA. Number	CR/202	G	Gross Dwellings					5							
Lapse Date	10/0	C	Demolitions					1							
PDL / Greenfield	Gre	N	Net Dwellings					4							
Current Density	1 dwo	-	Potential Density Range					N/A (consented site)							
Site Suitability	Yes – The site benefits from detailed planning permission for a residential scheme of 5 houses, granted on appeal.														
Site Availability	Yes – The site was vacant and secured as of autumn 2022 and appears ready for commencement.														
Site Achievability	Yes – The approved scheme is considered to be viable														
Action Required / Constraints	Progression of the site is to be monitored.														
Phasing for devel	opment						1	I							
21/22 22/23 23/24 24/25	25/26 26/27	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40		
5															
SummaryThis minor residential development benefits from detailed planning permission and is expected to commence shortly.															



B) Small housing sites (1-4 dwellings) with planning permission (30 September 2022)

Small Site Methodology

As a result of the small contribution sites of less than 5 dwellings has to overall housing provision, this element of the housing land supply is not mapped, nor do developer discussions take place regarding delivery timescales.

All small sites with planning permission which have commenced are included in the overall figure. However, a discount of 55% is applied to small sites with planning permission which have not commenced to allow for non-delivery. This is based on an established figure used across the local planning authorities within West Sussex county which assumes that only 45% of dwellings with planning permission on small sites will be completed.

Applying a 100% figure to sites which are currently being developed (19 units, assuming that any demolition has already taken place) and 45% delivery rate to sites which have not commenced (0.45 of 16 units net), provides an overall figure of 26 net dwellings.

The summary table below outlines the total contribution of small sites at 30 September 2022.

Commencements

Planning App Ref	Site Address	Gross Units	Demolitions	Net Units	Net Outstanding
CR/2019/0396/PA3	1 - 2 The Courtyard, East Park	2	0	2	2
CR/2015/0747/FUL	151 London Road	1	0	1	1
CR/2016/0761/FUL	2 Oakhaven	1	0	1	1
CR/2020/0070/FUL	43 Mill Road	1	1	0	1
CR/2018/0343/FUL	44 Albany Road	3	1	2	3
CR/2020/0598/PA3	9 - 11 East Park	4	0	4	4
CR/1998/0772/FUL	Fairhaven, Fernhill Road, Horley	1	0	1	1
CR/2020/0187/NCC	Oakleigh, Church Road	1	0	1	1
CR/2019/0282/FUL	R/O 3 Southgate Road	1	0	1	1
CR/2018/0693/FUL	R/O 5-9 Southgate Road	3	0	3	3
CR/2017/0278/FUL	R/0 71 & 73 East Park	1	0	1	1
Total Commenced Sites		19	2	17	19

Commitments

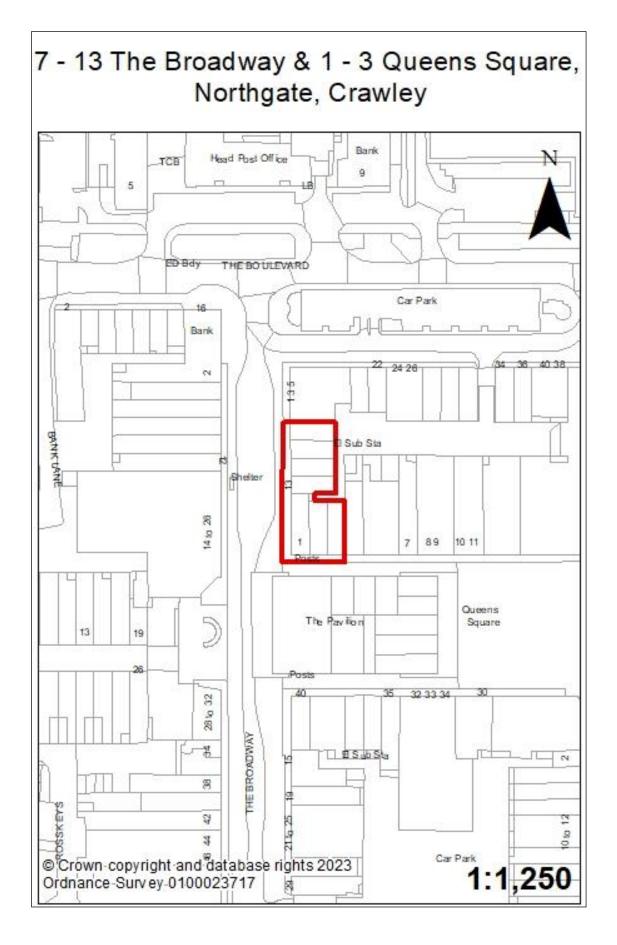
Planning App Ref	Site Address	Gross Units	Demolitions	Net Units
CR/2021/0831/PA3	7 East Park	1	0	1
CR/2017/0925/FUL	1-6 Maunsell Park	3	0	3
CR/2019/0667/FUL	7 High Street	1	0	1
CR/2018/0773/OUT	Ewhurst, The Mardens	1	0	1
CR/2020/0238/PA3	First Floor, 174 Three Bridges Road	2	0	2
CR/2021/0234/PA3	First Floor, 2 Maidenbower Square	1	0	1
CR/2017/0940/FUL	Kilravock, 1 Pease Pottage Hill	2	0	2
CR/2018/0510/FUL	Land at the R/O Flint Cottage, Brighton Road	3	0	3
CR/2019/0330/FUL	Land Parcel Off Worth Way, Adjacent to Fieldgate	1	0	1
CR/2019/0167/FUL	Oaksworth, Church Road	1	0	1
Total Commitments		16	0	16
Committed Sites Factored 0.45 over next 4 years		7	0	7

Small Sites Total

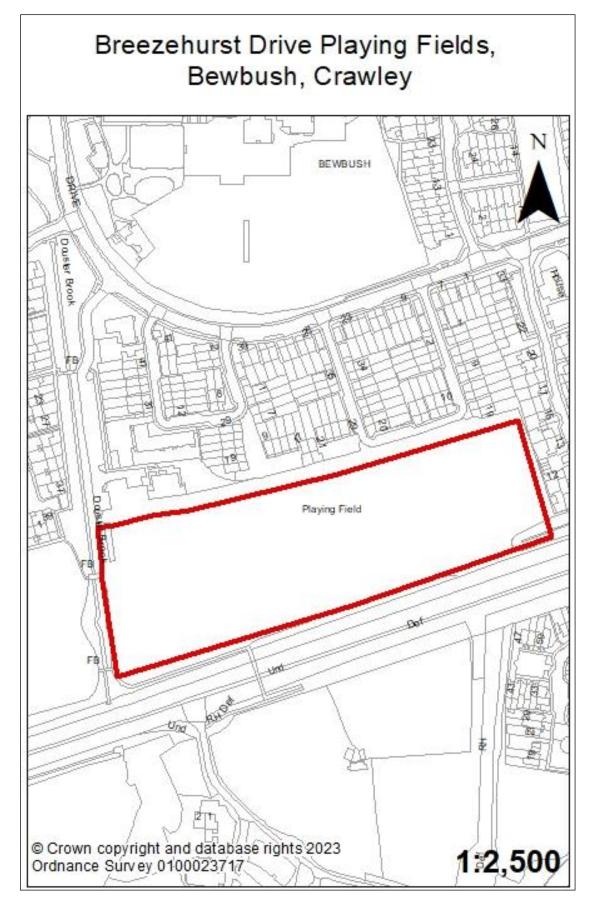
26

C) Local Plan Key Housing Allocations (Policy H2) ('Deliverable' Years 1-5)

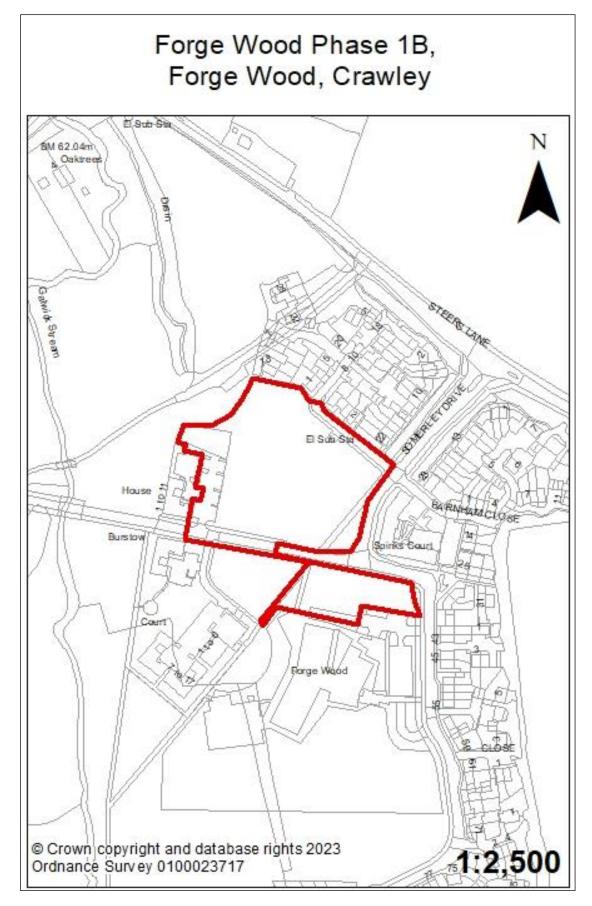
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	sting e (s)	j Lan	d				etail (B1) s			Site A Gros		ctar	es)			0.09		
PA.	Nur	nber				-			G	Gross	s Dw	ellin	gs			25		
Lap	se D	ate					-		C)emc	olitio	ns				0		
PDI	_ / G	reen	field			PD	DL		N	let D	welli	ings				25		
Cur	ront	Den	eitv			_			F	oter	ntial			N/A	(reg	ularis	satior	ו of
			-)ensi					existi	<u> </u>		
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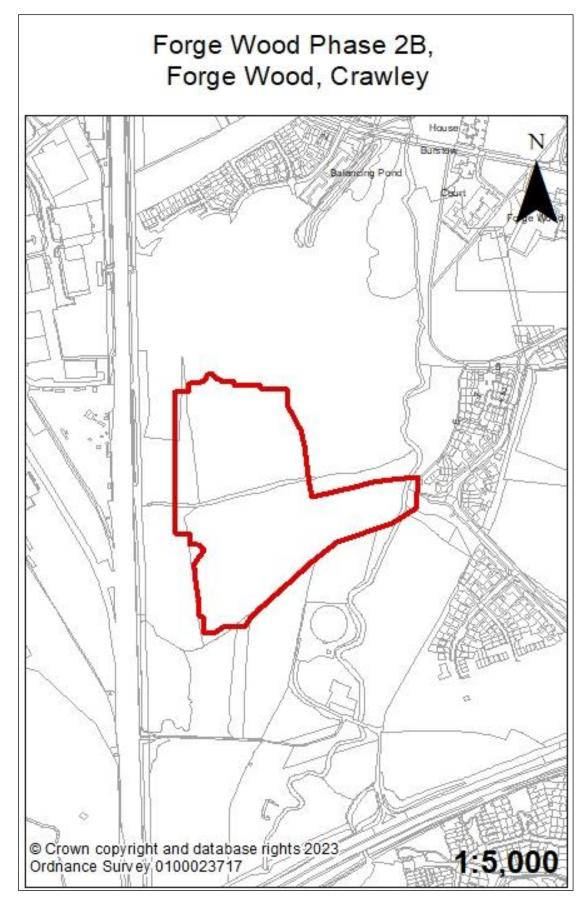
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Exi		g Lan	d		Pla	aying	Field	ds	-	ite A Gros		ctar	es)			2.71		
PA.	Nur	nber				-			Ģ	iross	s Dw	ellin	gs			85		
Lap	ose D	Date					-		C	emc	olitio	ns				0		
PDI	_ / G	reen	field		C	Gree	nfield		N	let D	welli	ings				85		
Cur	rent	Den	sity			-	1			oter)ensi		ange)			•	bject	to
Site SuitabilityYes – This site is allocated in Policy H2 of the 2015 Crawley Borough Local Plan as a Housing and Open Space site, and a Development Brief for the site was adopted in 2018. The allocation is retained in the submission draft 2024 Local Plan. The site benefits from a resolution to grant planning permission subject to the completion of a S106 agreement.Site AvailabilityYes – The site is in the ownership of Crawley Borough Council, who intend to develop it. A full planning application																		
Site	; AV		iiity	w (C	ho in R/20	tend)20/(to de)192/	evelc ′RG3	p it.	A full bee	plar	ning	app		on Ö			
Site Acł		bility	y	Ye wi	es – ith th	The e De	site i sign	s cor Brief	nside f. A s	red t trate	gy ha	as be	en a	ble in gree trality	d to o	delive	er the	
/ Co	onstr	Requ aints for	5	to	geth	er to												
21/22	22/23	23/24	24/25	25/26	The Local Planning Authority and the Project Team will work together to finalise planning consent and deliver the scheme.opment9186018600 <td< th=""><th>39/40</th></td<>													39/40
			85															
Sur	nma	ry		p P	rojec	ted ing p	to o ermi	ccur	in th	ne ea	arly	part	of th	nis sit ne Lo ubjec	ocal	Plan	per	iod.



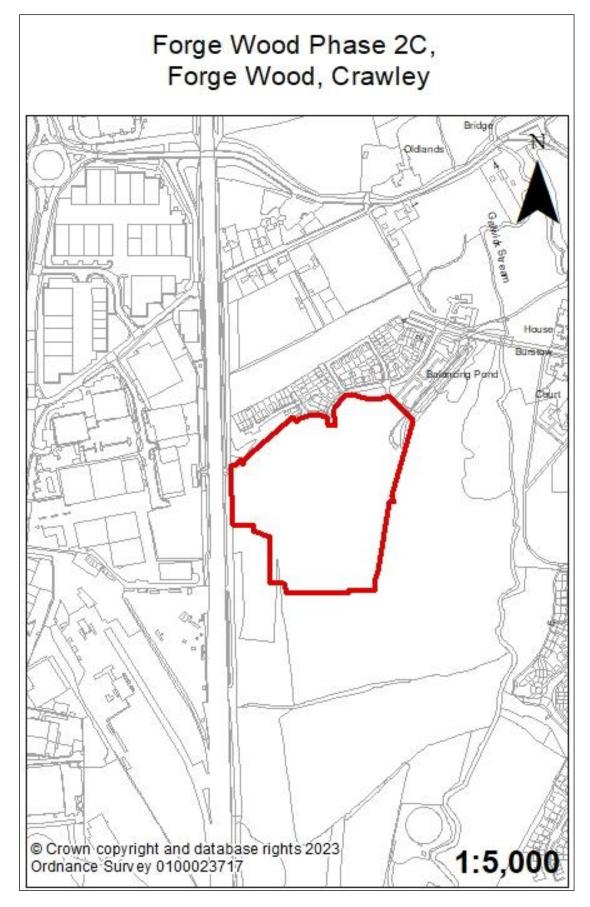
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	sting e (s)	j Lar	nd		C	Greei	nfield		-	ite A Gros		ctar	es)			1.4		
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Lap	se D	ate					ence)emc	olitio	ns				0		
PDI	_ / G	reen	field		G	Greer	nfield		N	let D	well	ings				43		
Cur	rent	Den	sity			-	1			Poten Densi		ange	e	N/A	(cor	nsent	ed s	ite)
Site	e Sui	tabil	ity	sc st	ome l	nous Iase	ing p bene	rovis	ion a	as pa	rt of	the r	neigh	eighb bourl appro	nood	cent	re. ⁻	Гhe
	e Ava	ailab	ility											struc				
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Act / Co	ion F onstr	Requ raints	iired s		•	0	ss to	be n	nonit	ored	•							
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		43																
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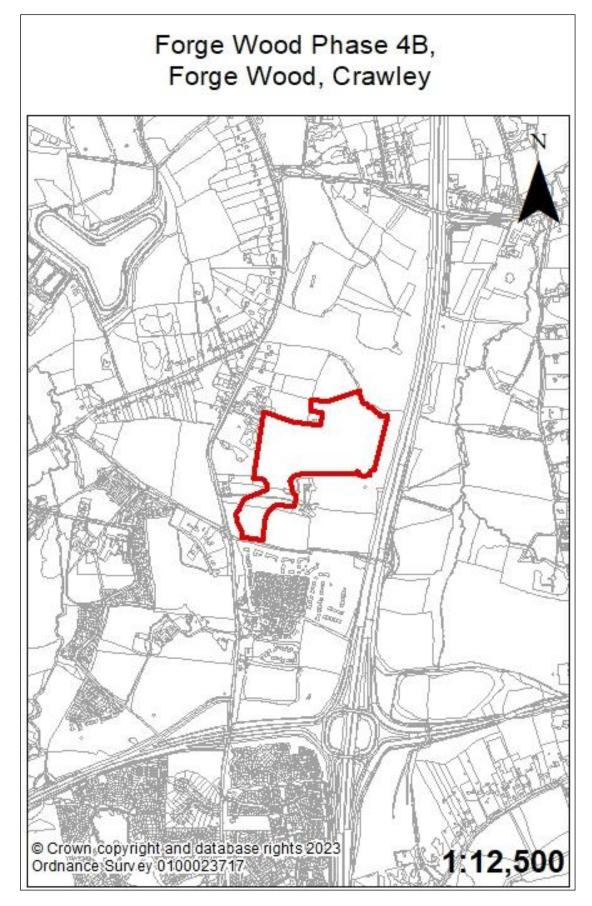
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PA. N	lumb	ber				8)552/ k)718/			Gross	s Dw	ellin	gs			169		
Lapse	e Dat	te					ence			Demo	olitio	ns				0		
PDL /	Gre	enf	field		G	ireer	nfield	•	N	let D	welli	ngs				169		
Curre	Current Density Potential Density Range N/A (consented site) Site Suitability Yes – This sub-phase of the Forge Wood neighbourhood benefits														ite)			
Site S	Current Density - Density Range N/A (consented site) Site Suitability Yes – This sub-phase of the Forge Wood neighbourhood benefits from Reserved Matters approval and construction is well under way. N/A (consented site)																	
Site A	Availa	abi	lity			The	sub-p	ohas	e is d	curre	ntly ι	Indei	r con	struc	tion.			
Site Achie	evabi	ility	/							curre								
Action / Cons				Si	te pr	ogre	ss to	be n	nonit	ored	•							
Phasi	ing f	or	deve	elopr	nent				1	1			1				1	
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	08/67	30/31	31/32	32/33	33/34	34/35	35/36	26/35	32//38	6E/8E	39/40
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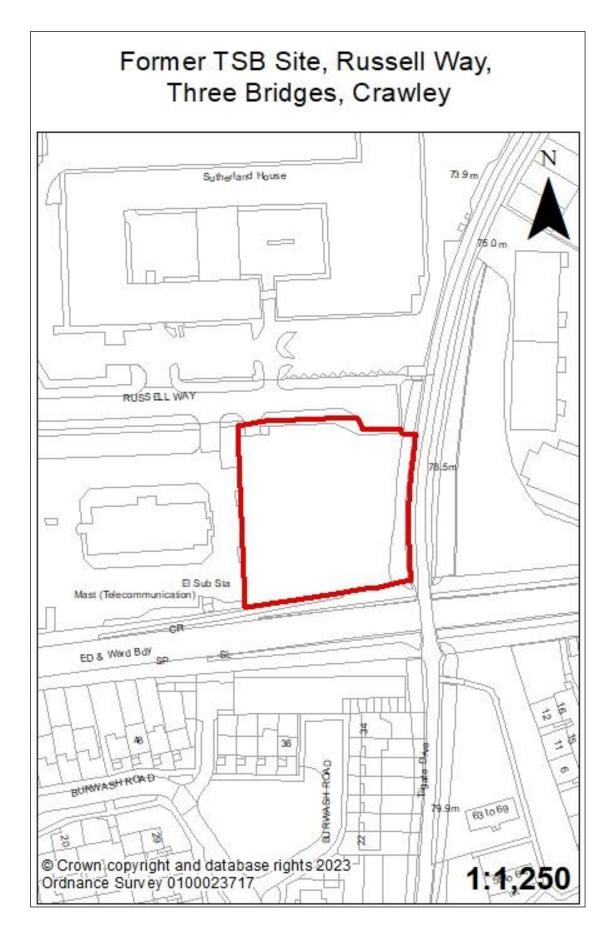
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Current Density - Potential Density Range N/A (consented site) Site Suitability Yes – This sub-phase of the Forge Wood neighbourhood benefits														ite)		
Site Suitabi	Current Density - Density Range N/A (consented site) Site Suitability Yes – This sub-phase of the Forge Wood neighbourhood benefits from Reserved Matters approval and construction is well under way. N/A (consented site)															
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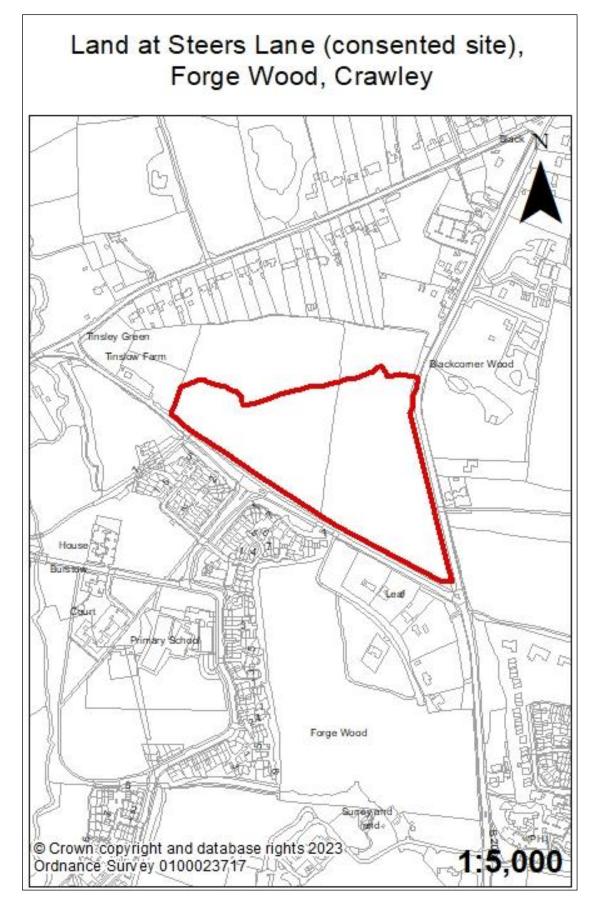


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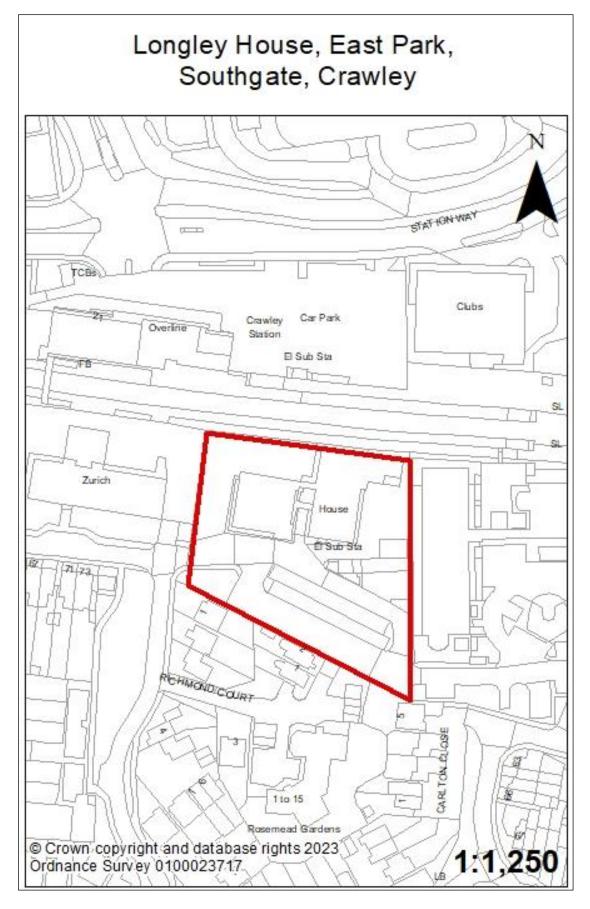
Summary	This site has outline consent and Reserved Matters approval,
	and has commenced, so build-out is expected to be completed in
	the near future.



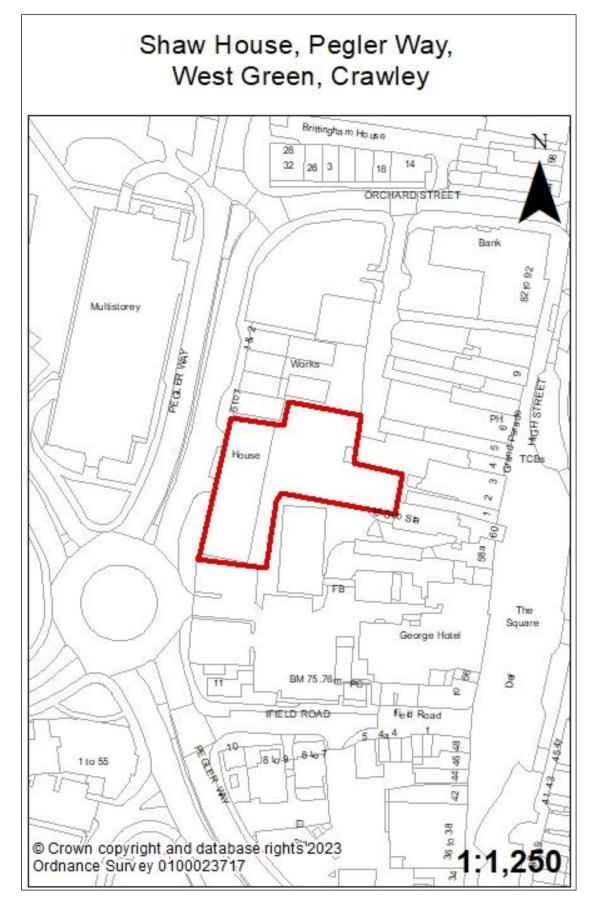
Site Name / Address Land East of Street Hill/Balcombe Road Existing Land Use (s) Greenfield Site Area (Gross hectares) 1.4 PA. Number - Gross Dwellings 15 Lapse Date - Demolitions 0 PDL / Greenfield Greenfield Net Dwellings 15 Current Density - Potential Density Range N/A (outside Built Up Area Boundary) Site Suitability Yes – The site was allocated as a Housing, Biodiversity and Heritage site in the 2015 Local Plan (Policy H2), which sets out conditions for development of the site. The submission draft 2024 Local Plan proposes to retain this allocation. A Development Brief for the site is being prepared and has been subject to public consultation. Site Availability Yes – The site is currently being promoted for development. Action Required / Constraints The site sits outside the Built-up Area Boundary and within the Worth Conservation Area. It is therefore subject to countryside and conservation Area. It is therefore subject to countryside and conservation Area. It is therefore subject to countryside and conservation Area and Bishops Lodge/Worth Rectory (now demolished). In addition, the site is identified as Historic Parkland, which includes the rectory garden and parkland to the south and west. The site is located adjacent to the Gatwick Stream, with around 1% of the site within Flood Zone 2 and a further 1% within the functional floodplain. The council will continue to engage with the landowner and progress the Development Brief t	Site	Ref	eren	ce			1	8		N	leigh	bou	rhoo	d		Maid	enbo	wer	
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Bishops Lodge/Worth Rectory (now demolished). In addition, the site is identified as Historic Parkland, which includes the rectory garden and parkland to the south and west. The site is located adjacent to the Gatwick Stream, with around 1% of the site within Flood Zone 2 and a further 1% within the functional floodplain. The council will continue to engage with the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme. Phasing for development 80 62										•						•			
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garden and parkland to the south and west. The site is located adjacent to the Gatwick Stream, with around 1% of the site within Flood Zone 2 and a further 1% within the functional floodplain. The council will continue to engage with the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme.Phasing for developmentTrice of the scheme to the Gatwick Stream, with around 1% of the site within the council will continue to engage with the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme.Phasing for developmentTrice of the scheme to the South and west. The site is located adjacent to the Gatwick Stream, with around 1% of the site within the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme.Phasing for developmentSign of the scheme to the South and west. The site is located adjacent to the Gatwick Stream, with around 1% of the site within the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme.Phasing for developmentSign of the scheme to the South and west. The scheme is considered deliverable within the next few years,Mathematication of the scheme is considered deliverable within the next few years,					Bi	shop	s Lo	dge/	Wort	h Re	ctory	(nov	<i>v</i> der	nolis	hed)	. In a	dditi	on, th	ne
adjacent to the Gatwick Stream, with around 1% of the site within Flood Zone 2 and a further 1% within the functional floodplain. The council will continue to engage with the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme.Phasing for developmentThis scheme is considered deliverable within the next few years,					si	te is	ident	ified	as H	listor	ic Pa	rklar	nd, w	hich	inclu	des t	he re	ectory	y
Flood Zone 2 and a further 1% within the functional floodplain. The council will continue to engage with the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme. Phasing for development Z <thz< th=""> Z Z Z<th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></thz<>																			
The council will continue to engage with the landowner and progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme. Phasing for development Brief to adoption in order to facilitate 21 27 27 27 27 27 27 27 27 27 27 27 27 27																			nin
progress the Development Brief to adoption in order to facilitate the coming forward of a suitable scheme. Phasing for development 2 <th2< th=""> <th2< th=""> 2</th2<></th2<>							-							-			•	-	
the coming forward of a suitable scheme. Phasing for development 2 <th></th>																			
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Summary 39/40 39/40 50/40 <				al = : :			<u> </u>	forw	ard	or a s	uitab	ie so	nem	e.					
ເດ ເດ ເດ Summary This scheme is considered deliverable within the next few years,																			
ເດ ເດ ເດ Summary This scheme is considered deliverable within the next few years,	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Summary This scheme is considered deliverable within the next few years,	21/	22/	23/	24/	25/	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	36/	37/	38/	39/
				15															
	Sun	nma	rv		Т	his s	cher	ne is	cons	sider	ed de	liver	able	withi	n the	nex	t few	vear	rs.
	- 41																	,	-,



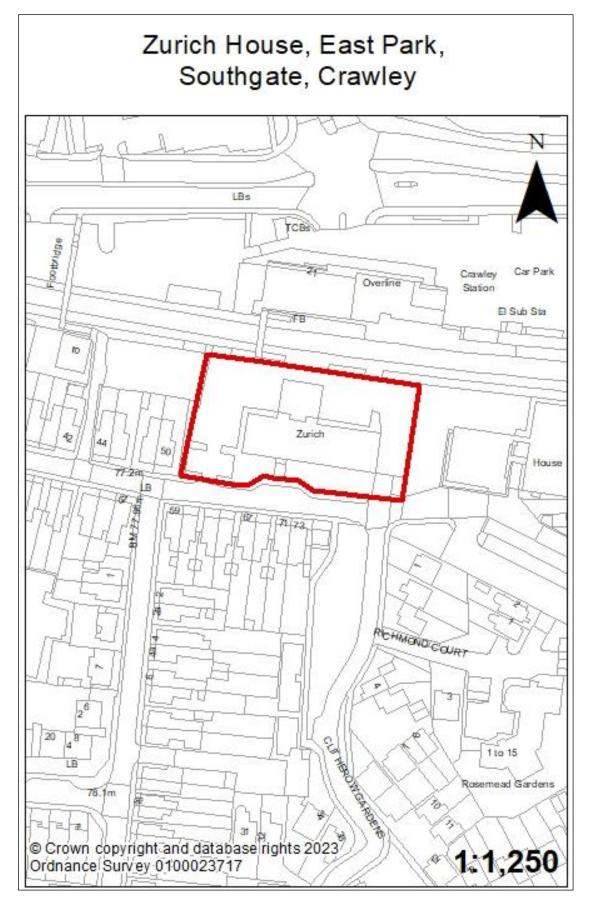
Site Reference		19		N	leigh	bou	rhoo	d		So	uthga	ate	
Site Name / Address	Longle	y House	, East	Par	k			ł					
Existing Land Use (s)	B	1 Office	S		ite A Gros		ctare	es)	0.29				
PA. Number		-	G	Gross	s Dw	ellin	gs			121			
Lapse Date		-		D)emc	olitio	ns				0		
PDL / Greenfield		PDL		N	let D	welli	ings				121		
Current Density		-		D		ity R	ange		арр	orove S	S106)	bject)	to
Site Suitability Site Availability Site Achievability Action Required / Constraints	Crawle resider Allied I resider Policy I propos plannin benefit of a S1 Yes – Afforda owners deliver require Yes – S106 a	The cou greeme	y stati ature, House The ado etentic ation resol emen is bei oosed elopm afforc elopm ncil w nt to a	on and and) site site is on in for 1 ution t. ng pi sche ent, o lable ent i ill wo a suc	nd th the a s is in s allo (201 the s 21 d to g romo comp rent n acc rk wi cess	e tov adjoir the ocate 5) Lc ubm wellir rant <u>ted f</u> would orisin . A s corda	vn ce ning 2 proce d as ocal F ission ngs ((conse or de g a n trateg ance e app onclu	entre. Zuric ess c a Ke Plan a n dra CR/2 ent s cvelo fund nixtu gy ha with olicar sion.	The h Ho of cor y Ho and t ft 202 020/ ubjec pmer ed as re of as be Wate nt to . A sr	wide use (nvers using his s 24 Le 0024 ct to <u>nt.</u> s a 1 shar en a er Ne prog mall	er are (form sion t g Site tatus ocal k/FUL comp 00% ed gree eutral ress part o	ea is lierly o e in s is Plan. -) oletio d to ity the of the	n
	be und	subject t ertaken									ation	shou	uld
Phasing for devel	opment												
21/22 22/23 23/24 24/25	25/26 26/27 26/27 27/28 29/30 29/30 29/30 30/31 32/33 32/32 32/32 32/32 32/32 32/32/32 32/32/32 32/32/32 32/32/32 32/32/32 32/32/32 32/32/32 32/											38/39	39/40
121													
Summary		ential de chievable							idere	d to	be si	uitabl	le



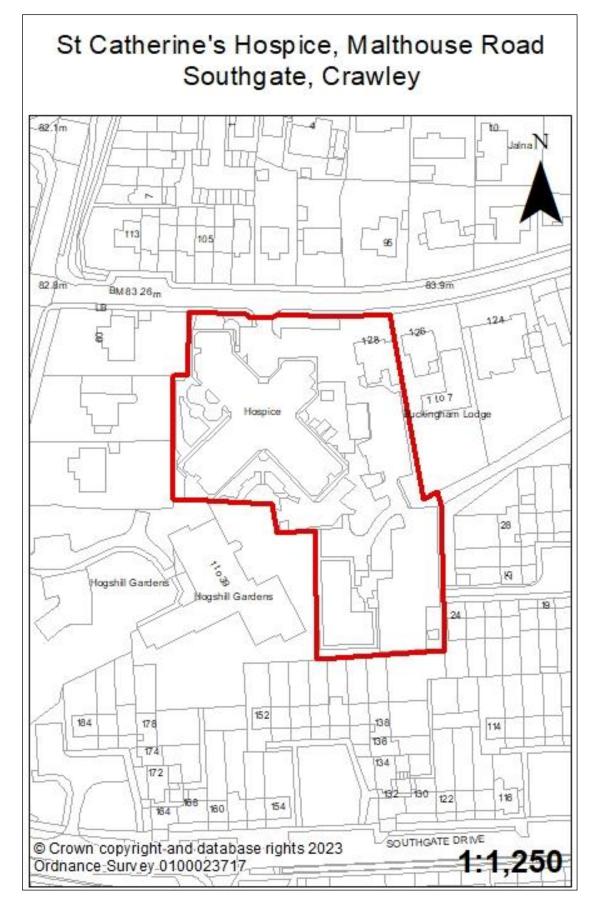
Site	e Ref	eren	се			2	1		N	leigh	bou	rhoc	bd		We	st Gr	een		
	e Nar dress			S	haw	Hous	se, Po	egler	Way	/									
	sting e (s)	g Lar	nd	V	Vacant office building						krea s he	ctar	es)	0.19					
PA.	Nur	nber			-						s Dw	ellin	gs			33			
Lap	se D	Date			-						olitio	ns				0			
PDI	_ / G	reen	field			P	DL		N	let D	welli	ings				33			
Cur	rent	Den	sity			-			D	Poter Densi	ity R			e	existi	ng w	satior orks)		
		tabil	-	pr of pl (C pr to cc pl	Yes – The site is in a sustainable town centre location and has previously benefited from prior approval for change of use from office to 26 residential units (CR/2016/0816/PA3), as well as planning permission for an additional 7 units at roof level (CR/2014/0811/FUL). Allocation as a Key Housing Site is proposed in the submission draft 2024 Local Plan. Physical works to convert the building to residential use appeared to be largely complete by 2021, although this has yet to be regularised in planning terms.												rks		
Site	e Ava	ailab	ility		Yes – Operational works associated with the change of use to residential have been completed.														
Site		hille		Y	Yes – Operational works associated with the change of use to														
		<u>bilit</u>			residential have been completed. The planning status of the development will need to be														
		Requ raints					•	alus		e dev	eiop	men	ι WIII	neec		е			
			-		gula nent		•												
								-	_			B		4-					
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	08/67	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	
		26	7																
Sur	nma	ry		it	Since conversion work on this site has already been implemented it is considered reasonable to expect resolution of its planning status in the next few years.														



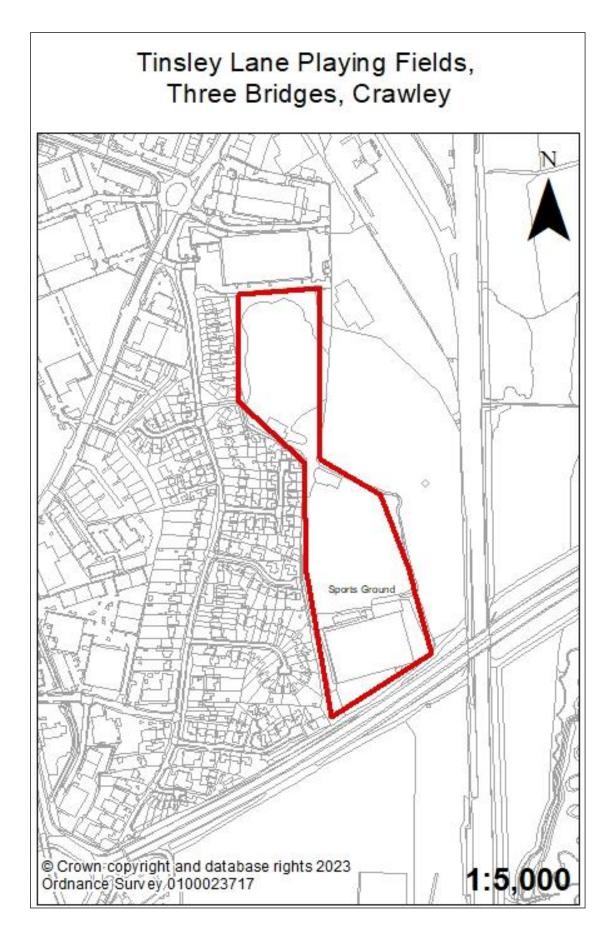
Site Reference		26			N	eigh	bou	rhoc	od		So	uthga	ate		
Site Name / Address	Zurich	House	e, Eas	st Pa	irk										
Existing Land Use (s)	Va	_	ite A Gros		ctar	es)	0.3								
PA. Number	CR/2019/0271/PA3 & Gross Dwellings CR/2019/0681/FUL											53			
Lapse Date		8/05/2 6/08/2	,		D	emo	litio	ns				0			
PDL / Greenfield		N	et D	welli	ings				53						
Current Density	Potential Density Range									N/A (consented site)					
	schem permis	Local Plan (Policy H2) and benefits from alternative prior approval scheme for 44 dwellings, in addition to an associated planning permission for an additional storey of 9 dwellings. Work is well advanced and expected to complete during 2022-23.												val	
Site Availability	Yes – The site is consented and conversion works are well advanced.														
Site Achievability Action Required / Constraints	Yes – The site is consented and conversion works are well advanced. Site is subject to surface water flood risk and measures (including drainage) will be required to control overland flow.												ing		
Phasing for deve				equi	reu		JIIIO	i ove	mano		/.				
21/22 22/23 23/24 23/25	25/26 26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	
23															
Summary		ite is c dered t					der w	ay, s	SO CO	mple	tion	of 20	22/2	3 is	



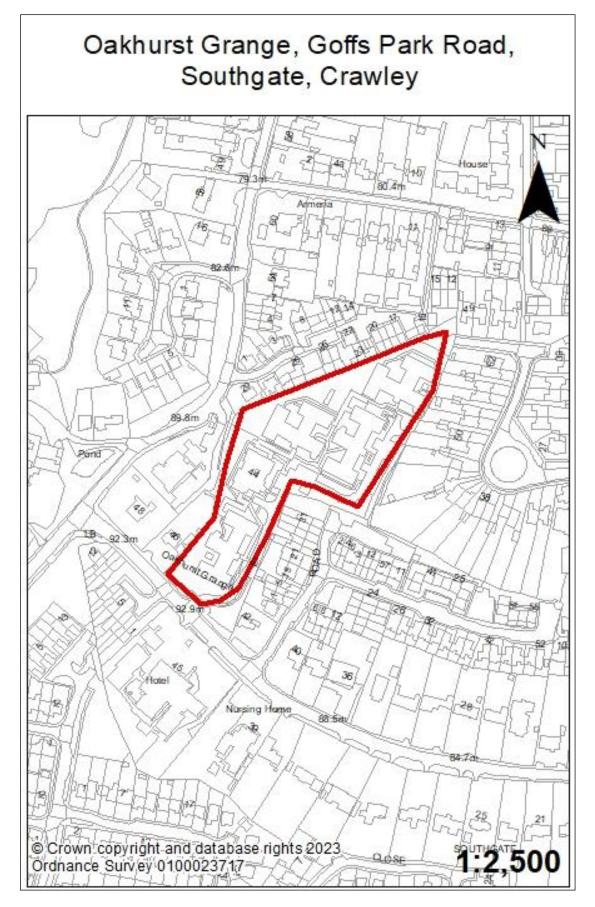
Site	e Ref	erer	nce			8	3		N	leigh	bou	rhoc	d		So	uthga	ate		
	e Nar dress			St	Cat	herin	e's ⊦	lospi	ce, N	lalth	ouse	Roa	d						
	sting e (s)	j Lar	nd		Hospice providing palliative care.Site Area (Gross hectares)										0.73				
PA.	Nur	nber	•		- Gross Dwellings											60			
Lap	ose D	ate				-			C	emc	olitio	ns				0			
PDI	_ / G	reen	field			PD	DL		N	let D	well	ings				60			
Cur	rent	Den	sity			-	1			oter ensi		ange	•	L	ow to	Mo	derat	е	
				re su su th or	the wider area. The site is located in a residential area in reasonable proximity to the town centre, and would in principle be suitable for residential development. The site is allocated in the submission draft 2024 Local Plan as 'housing for older people and those with disabilities', either in the form of dwellinghouses (C3) or a residential home (C2 use).													and)	
Site	e Ava	ailab	ility	in ye	Yes – St Catherine's Hospice is due to relocate to new premises in Pease Pottage (currently under construction) in the next few years. The site is partly owned by Crawley Borough Council, which is supportive of redevelopment.														
Site Ach	e nieva	ıbilit	У	Yo re ea co su	Yes – The site is considered to be viable for the purposes of residential and development is considered achievable within the early part of the Local Plan period. Design will have to be carefully considered and respond appropriately to the character of the surroundings, including Malthouse Road Conservation Area, which overlaps with the site.														
/ Co	onstr	aint	uired s deve	Fu He ar su wi	Further collaboration between the council and St Catherine's Hospice will be required to agree a general approach and develop an appropriate scheme. A small part of the site is subject to surface water flood risk and consultation should be undertaken with the Lead Local Flood Authority.														
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	36/37	37/38	38/39	39/40	
21.	22	23	24	25.	26	27.	28	29,	30	31.	32	33	34	35.	36	37.	38	39,	
				60															
Sur	nma	ry	<u> </u>	S	ubjec	ct to i		visio	n of								housi nent d		



Site	e Ref	eren	се		25 Neighbourhood Three Bridge													
	Nar Nar			Ti	nsley	/ Lar	ne Pla	aying	, Fiel	ds								
Exi		g Lan	d	F	Playir	ng fie facili		porte		ite A Gros		ctar	es)			6		
PA.	Nur	nber				-			Ģ	Gross	s Dw	ellin	gs			120		
Lap	ose D)ate			- Demolitions										0			
PDI	_ / G	reen	field		Greenfield Net Dwellings											120		
Cur	rent	Den	sity			-	1			Poter Densi		ange	•			Low		
Site	e Sui	tabil	ity															
Site	Yes – The site is owned by Homes England who are promoting for development, although the occupation of the southern part the site by sports facilities which would need to be re-provided the north is likely to slow the implementation of the site. An out planning application (CR/2021/0355/OUT) for up to 138 dwellin is currently pending determination, following the refusal of an earlier 150-dwelling scheme.													part o ided n out vellin	of to line			
Site Acł		ıbility	y	no ar ou ne ao	otwith nd the utline eed te ddres	nstan e De plar o me ssed	iding velop ining et W as pa	the o omer perr ater art of	detai nt Bri nissi Neut	led re ef. Th on ha rality Loca	equir ne de as be requ	eme eterm een d uirem	nts s ninati lelaye nents	be viable set out in Policy H2 tion of the current /ed primarily by the s, which should be gy and wider strategic				
/ Co	onstr	Requ aints g for	5	ad	cept	able									gree opm		srief.	
21/22	22/23	23/24	24/25	25/26 <u>5</u>	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
					120													
Sur	Summary The site is suitable for development and can be brought forward in years 1 to 5 of the Local Plan period once the strategic water neutrality scheme is up and running. Ongoing dialogue will be required with Homes England as landowner, Sport England in terms of loss of open space and West Sussex County Council in terms of access and infrastructure requirements.																	

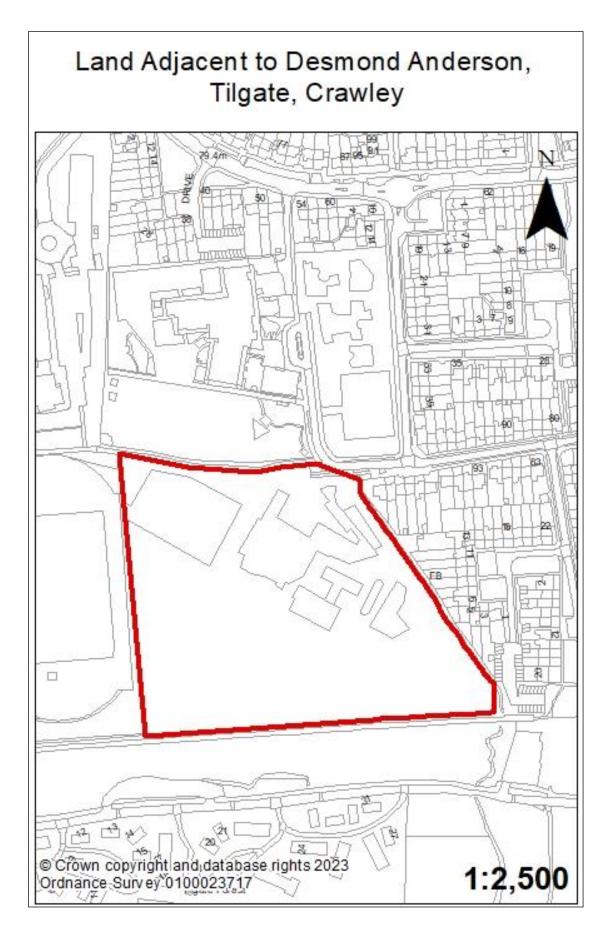


Site	e Ref	eren	ce			2	0		N	leigh	nbou	rhoc	bd		So	uthga	ate		
	e Nai dres			0	akhu	rst G	Grang	le, G	offs I	Park	Roa	b							
	sting ə (s)	g Lar	nd		Vaca	ant ca sit	are h œ.	ome	-	ite A Gros	Area is he	ctar	es)	1.51					
PA.	Nur	nber		(CR/2	016/	0972	/FUL	. 0	Gross	s Dw	ellin	gs	146 (bedrooms)					
Lap	ose D)ate			С	omm	ence	d)emc	olitio	ns		1	00 (k	oedro	oms)	
PD	L/G	reen	field			P	DL		N	let D	well	ings		2	46 (b	edro	oms)		
Cur	rent	Den	sity			-				oter Densi	ntial ity R	ange	e		N/A	(not	C3)		
Site	e Sui	tabil	ity	ໍ່h d\ fo ຣເ	Yes – The site is allocated in Policy H2 of the 2015 Local Plan as 'housing for older people', either in the form of residential dwellings (C3) or a residential home (C2). Allocation for 'housing for older people and those with disabilities' is proposed in the submission draft 2024 Local Plan. The site benefits from detailed planning permission for a 'continuing care retirement community'.														
Site	e Ava	ailab	ility				site i								IEIII	COIIII	nunn	.у.	
Site	9						vision								ose \	with			
		bilit					at thi									<u> </u>			
		Requiraints	iired s	pr	A small part of the site is subject to surface water flood risk. The progression of the site will be monitored and the council will work with the landowner in respect of any updated proposals.														
Pha	asind	for	deve		opment														
21/22	22/23	23/24	24/25	25/26												38/39	39/40		
			146 (bedrooms)																
Sur	nma	ry		p o fa o c c te	The site is allocated and permitted as a site for housing for older people. Although the site allocation is for 55 C3 units, the number of dwellings that would be 'released' by the availability of the facility permitted under CR/2016/0972/FUL is calculated to be 81, on the basis of the 1.8 bedroom/dwelling ratio prescribed for consideration of communal older peoples' accommodation in the context of the Housing Delivery Test. The development has been technically commenced by the demolition of buildings on the site, and it is considered to come forward within the next few years.													ber 81, he en ite,	

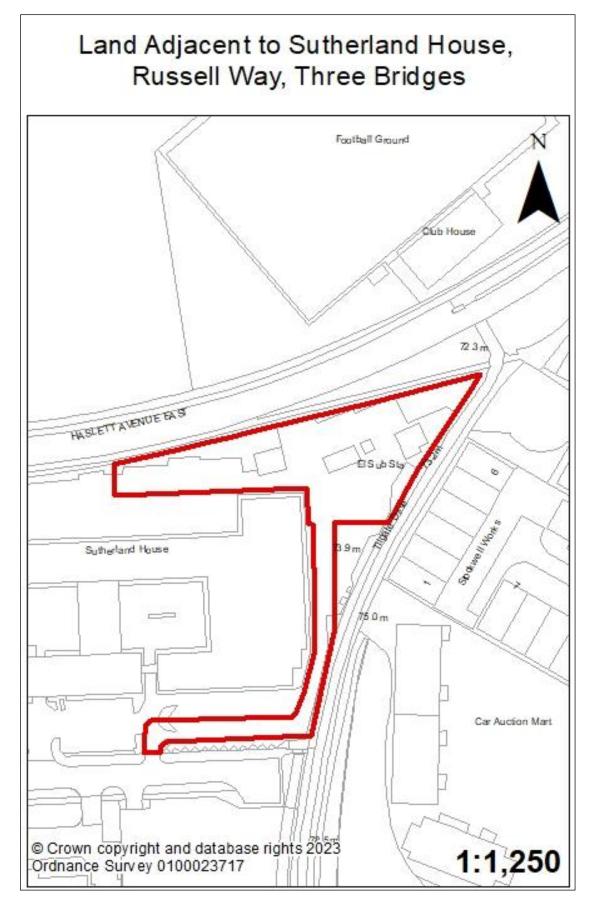


D) Local Plan Key Housing Allocations (Policy H2) ('Developable' Years 6-16)

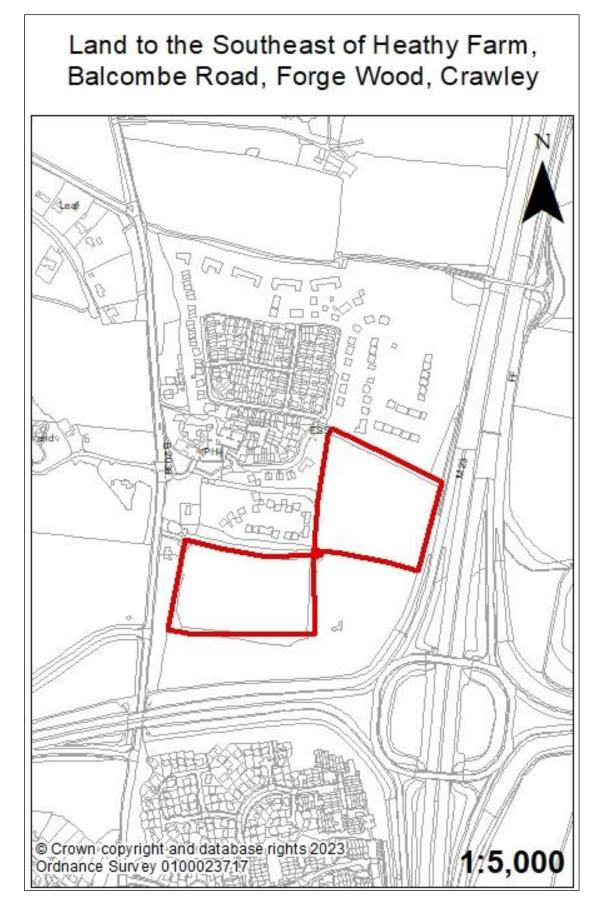
Site Reference		16		N	leigh	bou	rhoo	d		Т	ïlgate	e		
Site Name / Address	Land A	Adjacen	t to De	smor	nd Ar	nders	son							
Existing Land Use (s)	Surpl	us Eduo Land	cationa		ite A Gros		ctare	es)			3.39			
PA. Number		-		G	iross	s Dw	ellin	gs			205			
Lapse Date		-		D	emo	litio	ns				0			
PDL / Greenfield	PDL	& Gree	enfield	N	let D	welli	ings				205			
Current Density		-			oten Densi		ange	•		Мс	odera	ite		
Site Suitability	Housing Site (Policy H2) and the submission draft 2024 Local Plan retains this status.ite AvailabilityYes – The site is owned by West Sussex County Council, who													
Site Availability									ounty	Cou	ıncil,	who		
are supportive of residential development. Site Achievability Yes – The site is likely to be desirable, in a predominantly residential location. There are no cost or market factors like prevent the site from coming forward for development in the medium term.														
Action Required / Constraints Phasing for deve	The set flood z develo must b 3b will water Lead L undert establi manag with a	equentia cones as pment oe satist not be flood ris local FI aken fu sh the gement joint ve	al appro s far as be prop fied. 'M permitt sk, and sk, and ood Au rther w develop perspe	bach reas oosed ore v ced. F cons thori ork to omer ective	shou sonal d in F vulne Parts sultat ty. W o ass ot pot	IId be ole, a Flood rable of th ion s est s sess entia	e app and s Zon e' dev e site hould Susse the r al of t	olied hould e 3a velop e are d be ex Co neas he si	to av d 'mo , the ment subj unde ounty ures te fro	oid c ore v exce t in F ect t ertake v Cou neecom a	level ulner ptior lood o sur en wi uncil ded t flooc	oping able' test Zone face face th the has o t risk	g in e e	
21/22 22/23 23/24 24/25	25/26 26/27		29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	
21 23 24	25 26	27.	29	30	31	32	33	34	35	36	37.	38	39	
				105	100									
Summary		ite is su me forw						evabl	e an	d is e	expe	cted	to	



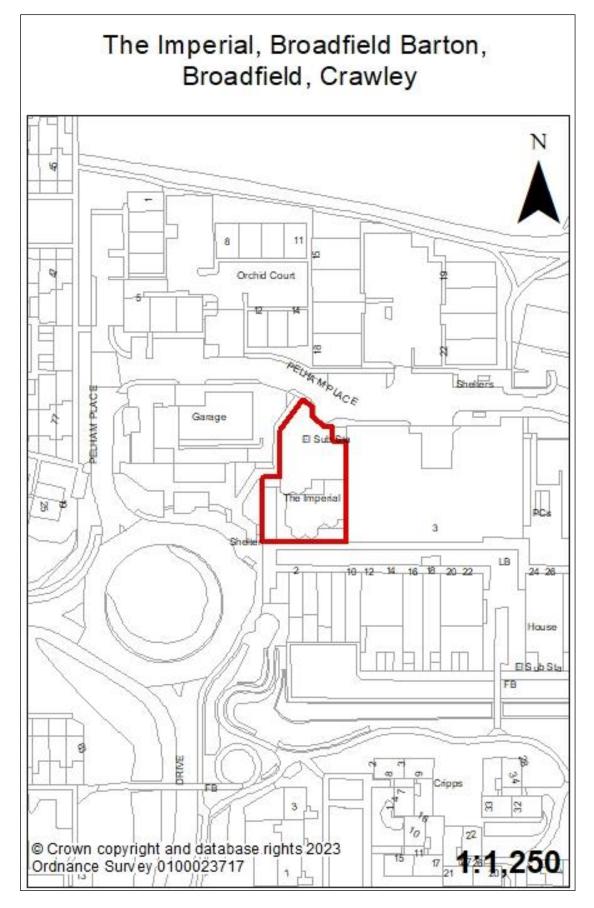
Site	e Ref	erer	nce			9	1		N	leigh	nbou	rhoc	bd	-	Three	e Brio	dges	
	e Nar dress			La	and A	\djac	ent t	o Su	therla	and H	Hous	e, Rı	ussel	l Wa	y			
	sting e (s)	y La r	nd		office cc	e buil onvei	of for ding rted t tial us	now o	-	ite A Gros		ctar	es)			0.35		
PA.	Nur	nber	•			-			Ģ	iross	s Dw	ellin	gs			30		
Lap	ose D)ate				-			C)emc	olitio	ns				0		
PDI	L/G	reen	field			P	DL		N	let D	well	ings				30		
Cur	rent	Der	sity			-				Poten Densi		ange	e		Мс	odera	ite	
Site Suitability Yes – The site is adjacent to a former office building recently converted to residential use (136 flats), and is located in a sustainable location. Allocation as a Key Housing Site is propose in the submission draft 2024 Local Plan. Further new-build residential development could be accommodated within the site subject to appropriate design.																		
Site	e Ava	ailab	ility	Y	es –	The		s uno			o be	avai	ilable	for c	level	opm	ent a	nd
Site Ach	e nieva	nbilit	у	Y	es –	The		ated		e of c	devel	opm	ent ir	n this	loca	tion i	is	
/ Co	onstr	aint	-	CC A pr	onsul uthor ogre	tatio ity. T <u>ss a</u> i	n sho	ould b ounc	oe ur il wil	nderta I eng	aken age	with with	the la	wate Lead andov	Loca	al Flo	od	
Pha	asing	y for	deve	elopi	nent								r		[
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	36/37	37/38	38/39	39/40
									30									
Sur	nma	ry		е		ted t	o cor		-					ion a J lanc			-	



						_							_					
Site	e Ref	erer	nce			2	7			leigh	bou	rhoo	d		⊦org	ge W	ood	
	e Nar dress			La	and to	o the	e Sou	thea	st of	Heat	hy F	arm,	Balc	omb	e Ro	ad		
	sting e (s)	g Lai	nd		C	Greei	nfield		-	Site A Gros		ctar	es)			4.15		
PA.	Nur	nbei	•			-			Ģ	Gross	s Dw	ellin	gs			188		
Lap	ose D)ate				-			C)emc	litio	ns				0		
PDI	_ / G	reen	field		C	Gree	nfield		N	let D	welli	ings				188		
Cur	rent	Der	sity			-				Poten Densi		ange	•			Low		
Site Act Act / Co	nieva ion I onstr	abilit Requ raint	y uired	Si lo al su le ar W sii Y ac su Th ag su ur	ubse catio locat lbsta vels n ade oodl te for es – chiev ne co green ubjec	quer n is a ion is ntiall in thi and. <u>allo</u> The <u>able</u> unci nent t to s aken	tly, the accept of accept of accept of accept of a ccept of a ccep	he proted, ainly) h the ation ffer p subn <u>s bei</u> s cor <u>e me</u> work n acc ce wa	incip part built wide wou provic nissic <u>a Ke</u> ng p nside dium with epta ater f	le of icula The er No ild ne ded ir on dr y Ho romo red t n term the ble s lood	resid rly wile site orth E ed to n res aft 20 <u>using</u> ted fo o be n. lando chem risk,	dentia hen t wou ast s b be pect 1 024 I g Site or re viab	al de he N Id ha Secto adec of ac _ocal <u>-</u> ocal <u>-</u> oca	ning p velop lorth ave to or de guate djoinin I Plar ntial o d is o orde all par sultati prity.	omer East be i velop ly mi ng A n pro devel consi	t in t Sec integ omen tigate ncier pose lopm dere suppe the s	his tor rated it. No ed ar it s the <u>ent.</u> d ort th ite is	nd
R	<u>းsing</u>	7	22 22	<u>iopi</u>		28	6	30	31	22	33	34	35	36	37	88	39	40
21/2	22/2	23/2	24/2	25/2	26/2	27/2	28/2	29/3	30/3	31/3	32/3	33/3	34/3	35/3	36/3	37/38	38/3	39/4
								88	50	50								
Sur	nma	ry		d	wellir	ngs.	This	site i	s be	ing p	romc	ted l	oy a l	arou lando ered r	wne	r and	ł	

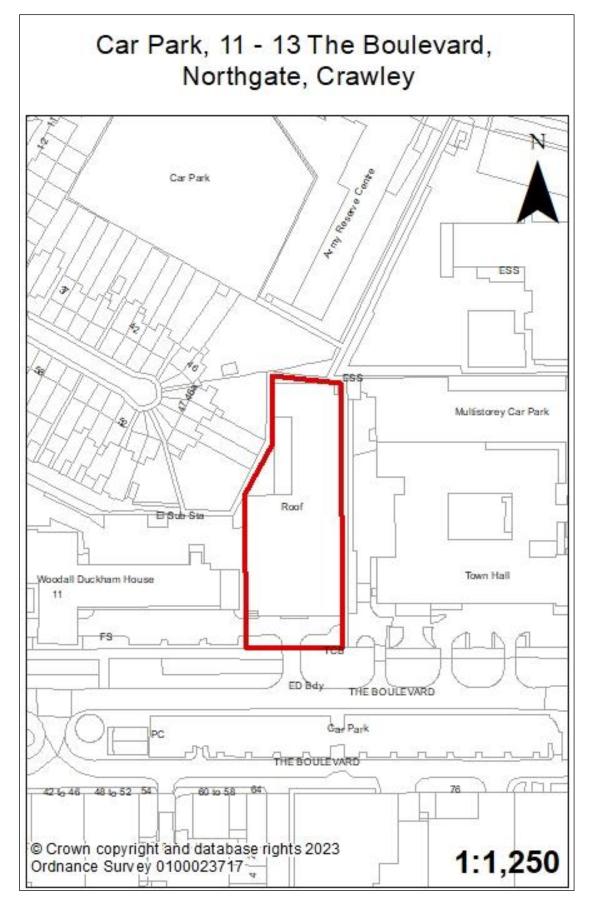


Site	e Ref	erer	ice			2	4		N	leigh	bou	rhoc	d		Bro	badfie	eld	
	Nar Nar			Tł	ne Im	peria	al, Br	oadf	ield l	Barto	n		•					
	sting e (s)	g Lar	nd			ic hc dwe	ouse Iling	and	-	Site A Gros		ctar	es)			0.1		
PA.	Nur	nber	•			-			G	Gross	s Dw	ellin	gs			19		
Lap	ose D	Date				-			C)emc	olitio	ns				1		
PDI	_ / G	reen	field			P	DL		N	let D	well	ings				18		
Cur	rent	Den	sity	1	0 dw	elliną	gs/he	ctare		Poter Densi		ange	•	U	pper	Moc	lerate	e
Site	e Ava	ailab	ility	dr fla 'H	inkin ats. T Iousii	g es he s ng ai	tablis ubmi nd Ne	shme ssior eight	nt ar n dra oourh	nd ret ft 202 nood	ail u 24 Lo Facil	nits o ocal l lities'	omb Plan site.	ludin ined alloc e, bu	with ates	resic the s	dentia site a	al s a
One	; .	anab	iiity	ar	nd pr	opos		lloca						of th				
Site Ach	e nieva	abilit	у		es – rm.	The	site i	s cor	nside	red t	o be	achi	evab	le in	the r	nediı	ım	
/ Co	onstr	aint	uired s deve	pr sc	epar chem	ed to e.								ood ri agre				
		4					6	0	1	Ŋ	ŝ	4	2	9	N	80	0	0
21/22	22/23	23/2	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
								19										
Sur	nma	ry	<u>.</u>	re	eside	ntial	-led c	devel	opm	ent tl	nis si	te is	cons	berm sidere in the	ed to	be c	•	

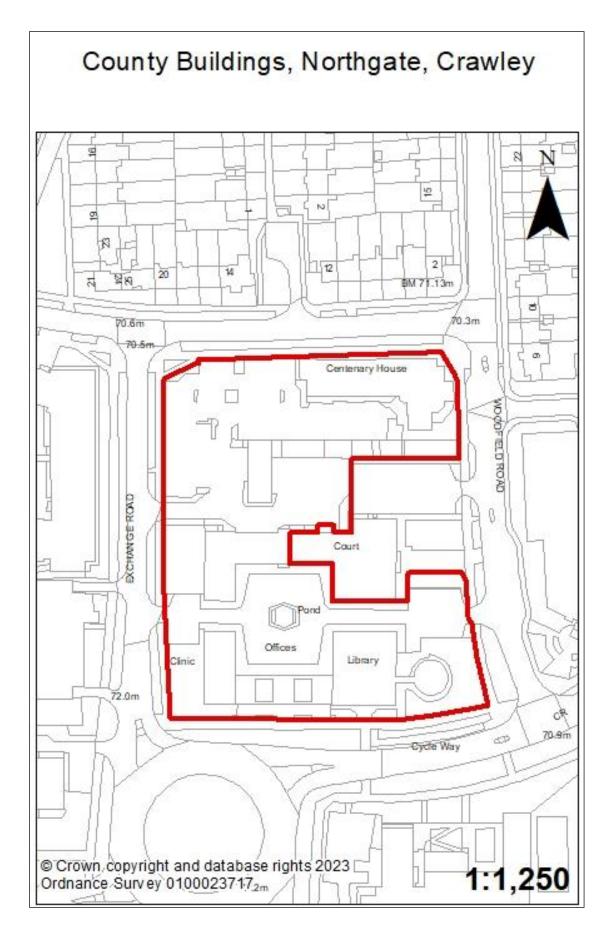


E) Local Plan Key Town Centre Opportunity Sites (Policies H2 & TC3)

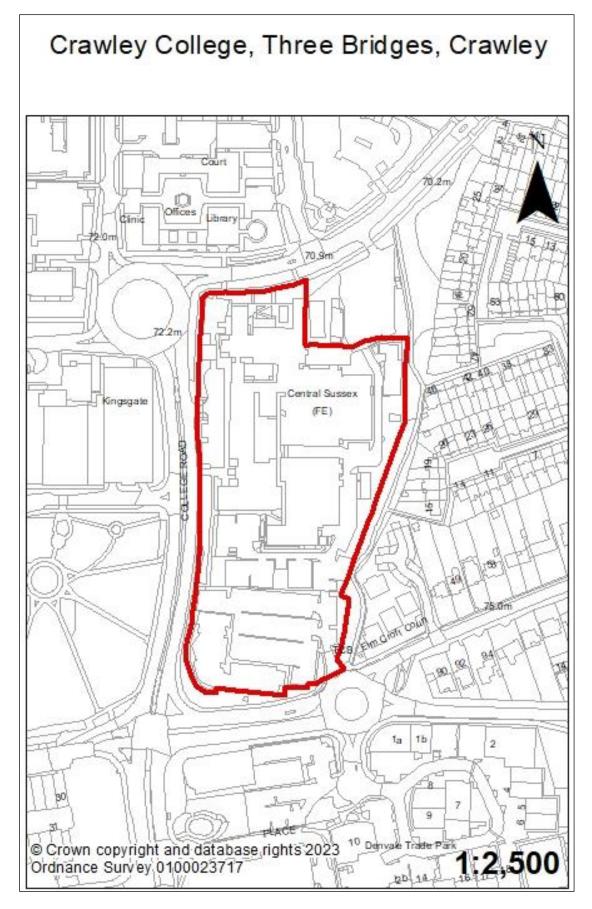
Site Reference		28	8		N	leigh	bou	rhoo	d		No	rthga	ate	
Site Name / Address Car Park, 11-13 The Boulevard Existing Land Use (s) Car park Site Area (Gross hectares) 0.27 PA. Number CR/2016/0662/FUL Gross Dwellings 91 Lapse Date Commenced Demolitions 0 PDL / Greenfield PDL Net Dwellings 91 Current Density - Potential Density Range N/A (consented sit 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. This allocation retained in Policies H2 and TC3 of the submission draft 2024 Local Plan. Site Availability Yes – The development was completed during 2021/22. Site Achievability Yes – The development was completed during 2021/22. Phasing for development No further action required.														
-		Car	park		-			ctare	es)			0.27		
PA. Number	CR/20	016/0	0662	/FUL	G	iross	s Dw	ellin	gs			91		
Lapse Date	Co	omm	ence	d	D	emo	litio	ns				0		
PDL / Greenfield		PD	DL		N	let D	welli	ings				91		
Current Density		-			-			ange	•	N/A	(coi	nsent	ted si	ite)
	develo allocat Opport develo retaine	pme ed in tunity pme ed in	nt. It the / Site nt inc Polic	form 2015 (Pol cludir	s pai Loc licies ng re	t of ' al Pla H2 a sider	Lanc an as and E ntial c	l Nor s a To EC6) devel	th of own for r lopm	the E Cent nixec ent.	Boule re Ke I-use This	evarc ey alloc	l', ation	
				_										
	Yes –	The	deve	lopm	ent v	vas o	comp	letec	dur	ing 2	021/	22.		
Action Required / Constraints			actior	n req	uirec	l.								
	25/26 26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
91														
Summary	This s	ite w	as co	omple	eted	durin	ig 20	21/2	2.	1	1	1	1	



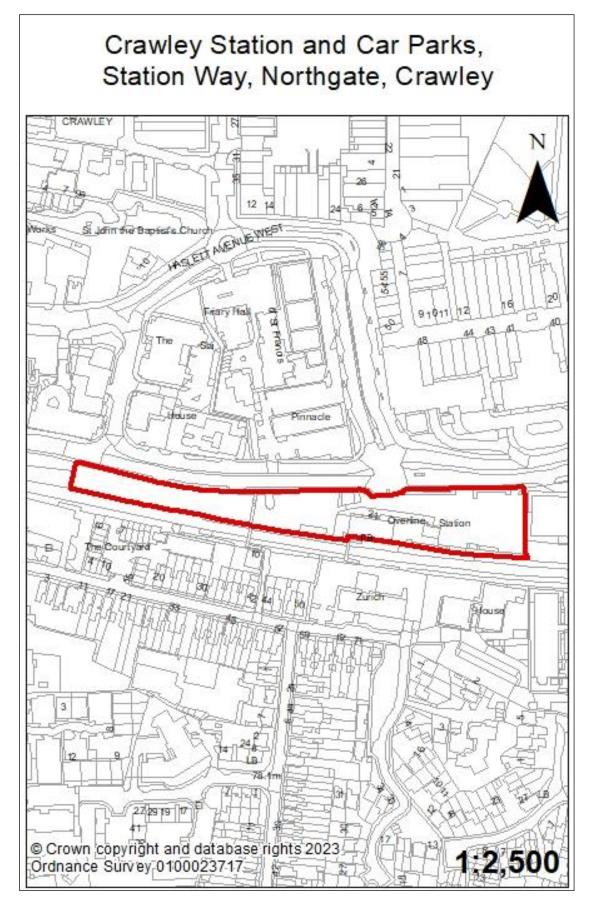
Site	e Ref	eren	ce			3	1		N	leigł	nbou	rhoo	d		No	rthga	ate	
	e Nar dress			С	ounty	/ Bui	lding	S										
	sting e (s)	g Lar	nd	b			olus ucatio nd pa		1	Site A Gros		ctar	es)			1.07		
PA.	Nur	nber				-			G	Gross	s Dw	ellin	gs			215		
Lap	se D	Date				-			C)emc	olitio	ns				0		
PDI	_ / G	reen	field			PD	DL		N	let D	well	ings				215		
Cur	rent	Den	sity			-				Poter Dens		ange	•			High		
Site SuitabilityYes – The site is situated in a highly sustainable town centre location. It was allocated in the 2015 Local Plan as a Town Cer Key Opportunity Housing Site (Policies H2 & EC6) and this is carried over into policies H2 and TC3 of the submission draft 2024 Local Plan. The site is considered capable of delivering around 215 dwellings in a residential-only scenario, but the low figure of 135 set out in the Housing Trajectory takes into accou a potential mixed-use scenario including an allowance for employment floorspace.Site AvailabilityYes - The site is owned by West Sussex County Council who a													ver					
Site	e Ava	ailab	ility	Y Se	es - eekin	The s g to s	site is appo	s owr int a	ned b parti	ner fo	or red	devel	lopm	ounty ent o ed du	f the	site.	Mos	
Site Ach	e nieva	bilit	у	Y lo	es – catio	The n, id	site i	s situ ed fo	uatec or a fl	l in a exibl	high e mix	ly su ‹ of n	stain	able town	town	i cen	tre	
/ Co	onstr	aint	_	A co A C de	sma onsul uthor ounc evelo	II par tatior ity. C il are pme	t of t n sho Contii e requ	he si buld l hued uired	te is be ur disc to u	subjo nderta ussio nders	ect to aken ons v stanc	o surf with vith V I thei	the Vest r det	wate Lead Suss ailed es on	Loca ex C inter	al Flo ount ntions	od y	d
			deve				_	-					_				_	
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	36/37	37/38	38/39	39/40
								135										
Sur	nma	ry		с ic	onsic	derective	l to b	e de	velop	bable	in th	ne me	ədiur	pmer n teri d upo	n. Tł	ne ca	paci	ty



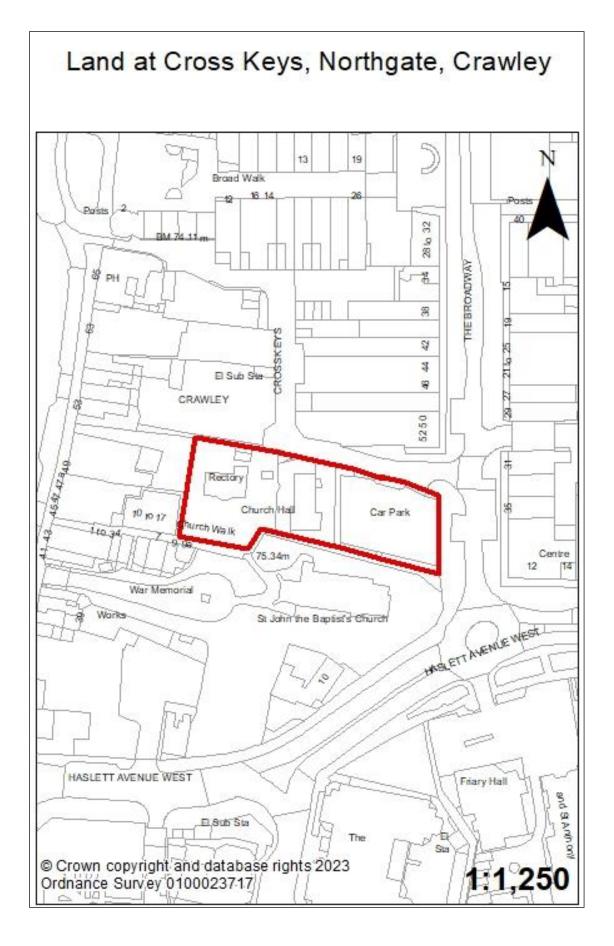
Site	e Ref	eren	се			3	0		N	leigh	bou	rhoo	d	-	Three	e Brio	dges	
	Nar			С	rawle	ey Co	ollege	9										
Exi		j Lan	nd		Furth	ner E Colle		ation	-	Site A Gros		ctare	es)			3.05		
		nber				-	0			Gross						363		
Lap	se D	ate				-			C)emc	olitio	ns				0		
PDI	_ / G	reen	field			PD	DL		N	let D	welli	ings				363		
Cur	rent	Den	sity			_				Poter Densi		ange	•			High		
		tabil	2	re ap fa dr C Si	side oprop cilitie aft 2 olleg ite. T	ntial oriate es wit 024 l e (Ea he si	deve des thin t Loca ast of te is	lopm ign a he si I Plai f Tow subj	ient i ind co te. Th n (tog /er) s	s cor ontin he si gethe site) a	nside uing te is er wit as a	red a provi alloca h the Town	ippro ision ated neig Cer	re loc opriat of Fi in th ghbou ntre k plan	e sul urthe e sul uring (ey C	bject r Edu omise Crav Oppo	to ucatio sion wley rtunit	у
Site	e Ava	ailabi	ility	Y co	es – onsol	It is u idate	unde colle	rstoc ege f	d tha	at the ies w				e site relea				
Site Ach		bilit	v	Y	es –	The	site i	s cor	nside	red t	o be	viabl	e an	d acł	nieva	ble.		
Act	ion F		ired	CC A pr to th	onsul uthor opos worl e eff	tation ity. T sed fo < with ective	n sho wo e or po n the e ma	ould I existi tentia own sterp	oe ur ng st al Lo ers a olann	nderta ructu cally ind u ing o	aken Ires N Liste sers If the	with vithin ed sta of the site,	the I the atus. e site in o	floo Lead site l The in c rder t traint	Loca have coun order to ma	al Flo beer icil w to pr	od n ill ne ogre:	ss
Pha	ising	j for	deve	lopi	ment													
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	36/37	37/38	38/39	39/40
									163	200								
Sur	nma	ry		to n	o mal naste	ke a rplar	signi nning	fican of th	t con ne sit	itribu e ma	tion, iy me	altho ean th	ough nat re	catio the r eside short	equir ential	eme		



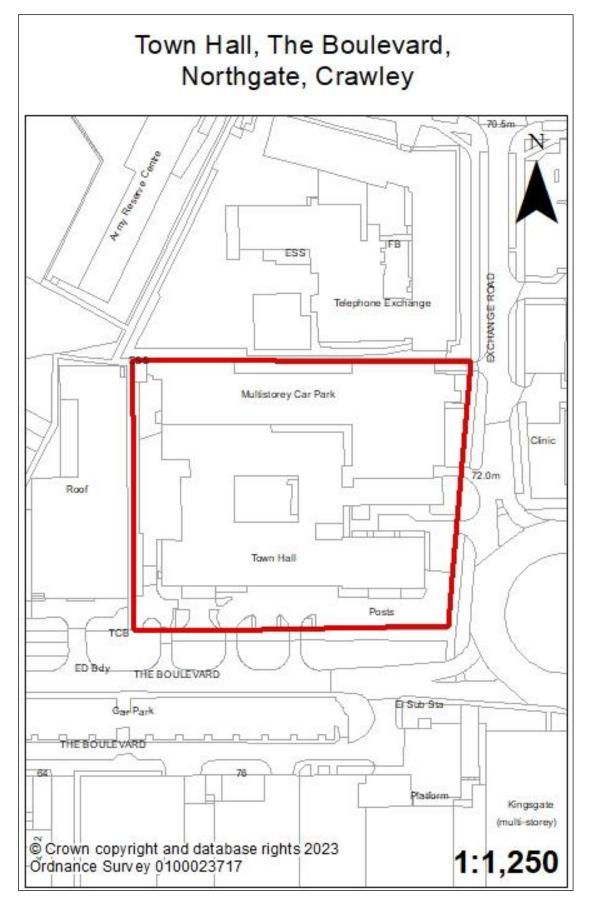
Site	e Ref	eren	ce			3	2		N	leigh	nbou	rhoc	d		No	rthga	ate	
	e Nar dress			C	rawle	ey Sta	ation	and	Car	Park	S		I					
Exi: Use	sting e (s)	j Lar	nd	F		ay S [:] Car F				Site A Gros		ctar	es)			0.89		
PA.	Nun	nber		0	CR/20	016/0)294/	/OUT	Ċ	Gros	s Dw	ellin	gs			308		
Lap	se D	ate		S	-	ct to ers /			1 k	Demo	olitio	ns				0		
PDI	_ / G	reen	field			PD			N	let D	well	ings				308		
Cur	rent	Den	sity			-	1			Poter Dens		ange	•	N/A	A (site in d	e cor outlin		ed
Site	e Sui	tabil	ity	 Yes – The site benefits from outline planning consent and is situated in a highly sustainable town centre location. It was allocated as a Town Centre Key Opportunity site in the 2015 Local Plan and this allocation is proposed to be carried over into Policies H2 and TC3 of the submission draft 2024 Plan. Yes – The site is being actively promoted for development. An 														0
Policies H2 and TC3 of the submission draft 2024 Plan.													catio					
Site Ach	e nieva	ıbilit	У	de co ap W pa	eterm onsid oplica ater art of	ninati ered ations Neut	on p still s has trality Loca	roce: to be bee req I Pla	ss fo the n de uiren	r the case layed nents	outlii . The d prin s, whi	ne pe e dete narily ich sl	ermis ermir / by t hould	e du sion, natior he n d be a ategi	, and n of t eed t addre	this he re to me essec	mair et	ning
/ Co	onstr	aint	_	TI ot th flo Lo	hers hers e ou bod r bcal l	ounci stake tline isk, a =looc	l will holde appreand c	cont ers to oval. onsu	o brir Part Iltatic	ng foi is of t	warc the s	l a so ite ar	chem re su	h the ie in a bject taker	acco to ຣເ	rdan urfac	ce wi e wa	th ter
Pha	ising	y for	deve	elopi	nent													
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	36/37	37/38	38/39	39/40
					308													
Sur	nma	ry		N n	leutra ext fe	ality ı	equi ears	reme	ents l	out is	con	sider	edto	ed ma be c utrali	delive	erable	e in t	



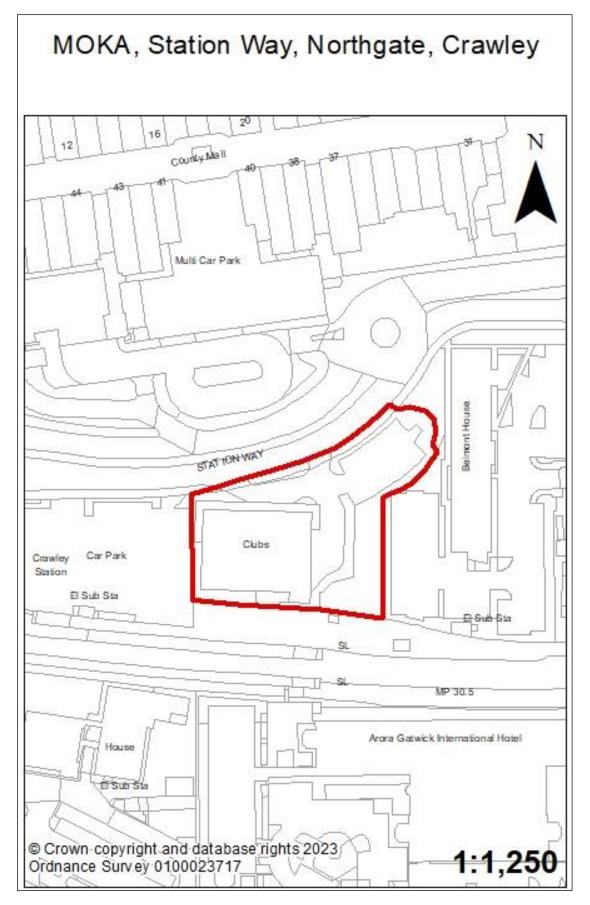
Site Reference			3	3		N	leigh	bou	rhoc	d		No	rthga	ate	
Site Name / Address	La	and a	t Cro	oss K	leys										
Existing Land Use (s)				churc er rec			Site A Gros		ctar	es)			0.24		
PA. Number			-			Ģ	Gross	s Dw	ellin	gs			12		
Lapse Date			-			C)emc	litio	ns				0		
PDL / Greenfield		PD	L/Gr	eenfi	eld	N	let D	welli	ings				12		
Current Density			-	1		-	Poter Densi		ange	•	Low	to L	ow-N	lode	rate
Site Suitability	20 SL)24 L Istair	.ocal nable	Plan	i as a n cer	a Key htre l	/ Tov	/n Ce	entre	Opp	the su ortur d acc	hity S	Site. I	t is ir	
Site Availability	C de	rawle evelo	ey Bo pme	oroug nt.	h Co	ounci	l) but	has	beei	n rec	ally c ently	pror	note	d for	
Site Achievability											d ach nt Lis				
Action Required / Constraints	sh co ar ar	nould ounci n app nd otl	be u I will propr her s	inder neec	take to v lesig	n wit vork n wh	h the with t iich r	Lea the o	d Lo wne	cal F rs of	k and lood the s ent h	Auth	ority pro	. The gress	5
Phasing for deve															
21/22 22/23 23/24 23/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
					12										
Summary				opme o cor							use c rm.	an re	easoi	nably	' be



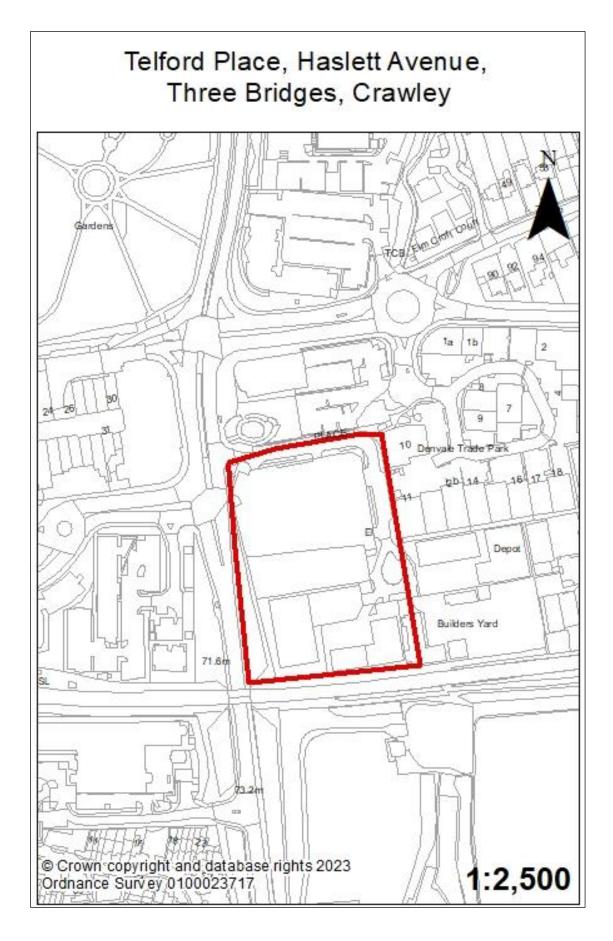
											_		_					
Site	Ref	eren	ce			3	5			leigh	nbou	rhoc	od		No	rthga	ate	
Site Add	-			Т	own l	Hall,	The	Boul	evar	b			I					
Exis Use	-	j Lar	nd	n	neetii	ng ro	offic oms park	, civi	<u> </u>	Site A Gros		ctar	es)			1		
PA.	Nun	nber	1	(997		- 0	Gross	s Dw	ellin	gs			182		
Laps	se D	ate		S	-		Rese Appro		J C)emc	olitio	ns				0		
PDL	/ G	reen	field			PD	DL		N	let D	well	ings				182		
Curr	rent	Den	sity			-				Poter Dens		ange	e	N/A	•	e has Inser	outlint)	ine
Site	te SuitabilityYes – 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 'Land North of the Boulevard' Town Centre Key Opportunity Site allocation in the 2015 Local Plan and this allocation is proposed for retention in the submission draft 2024 Local Plan.te AvailabilityYes – The proposed area for residential development is due to																	
Site	Ava	ailab	ility	be th To	ecom e de own l	ie va molit Hall I	cant ion o	follov f the ng is	wing exis exp	the o ting ⁻ ecteo	occup Fowr d to b	oatio Hall	n of t I. The	velop he C e rem d and	ivic (nainir	Centr	e an	d
Site Achi		bilit	v	Y	es –	The	site v	vas j	udge	d to	be vi			n the ed to			60.	
Action / Con	on F nstr	Requ	iired s	Ti to m w Le	ne co geth atter ater f ead L	ounci er to s app flood Local	l and agre olicat	its c e a s ion. and	level suitat A sm cons	opme ole so all pa sultat	ent p cherr art of	artne ne in f the	ers w the f site i	ill neo orm o s sub unde	ed to of a r oject	wor eser to su	k ved irface	
Phas	sing	j tor	deve	elopi										1				
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	36/37	37/38	38/39	39/40
			182															
Sum	nma	ry		С	urrer	ntly p		ng Ro	eserv	/ed N	/latte	rs ap		evelo al bu				



Site	Ref	eren	се			8	4		N	leigh	bou	rhoc	d		No	rthga	ate	
	Nar Iress			M	OKA	Nigl	ntclu	o, Sta	ation	Way	1							
Exis Use	sting (s)	g Lar	nd	N	ight (Club			_	ite A Gros		ctar	es)			0.36		
	Nun	nber		C	R/20	19/0	542/F	FUL	Ó	iross	s Dw	ellin	gś			152		
Lap	se D)ate			0	4/05	/2023	3	C)emc	olitio	ns				0		
PDL	_ / G	reen	field			P	DL		N	let D	welli	ings				152		
Cur	rent	Den	sity			-				Poter Densi		ange	•	N/A	(cor	nsent	ed s	ite)
Site	e Sui	tabil	ity	ar	nd is	suita		or a						e tow t inclu			locat	ion
Site	e Ava	aliad	шту	ar as ar	oplica ssem oprov	ation bly a ved.	for 1 and le The s	52 d eisure site is	wellii e use s pro	ngs v es on pose	vith r the (d for	etail groui alloc	and/ nd flo catior	or dev or off oor ha n in th y Opp	ice a as be ne su	ind/o en ibmis	r ssion	
Site Ach	nieva	ıbilit	у	ar th	nd is e cui	likely rrent	/ to b	e ac nomic	hieva	able a	at lea	ist in	the	e apj medi viab	um te	ərm,	even	
/ Co	onstr	aint	iired s deve				ith th	ie sit	e is t	o be	mon	itore	d.					
							6	0	F	8	ŝ	4	5	9	2	80	6	0
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	36/37	37/38	38/39	39/40
										152								
Sun	nma	ry		С	ontril	oute		e bor	ough					opme durin				to

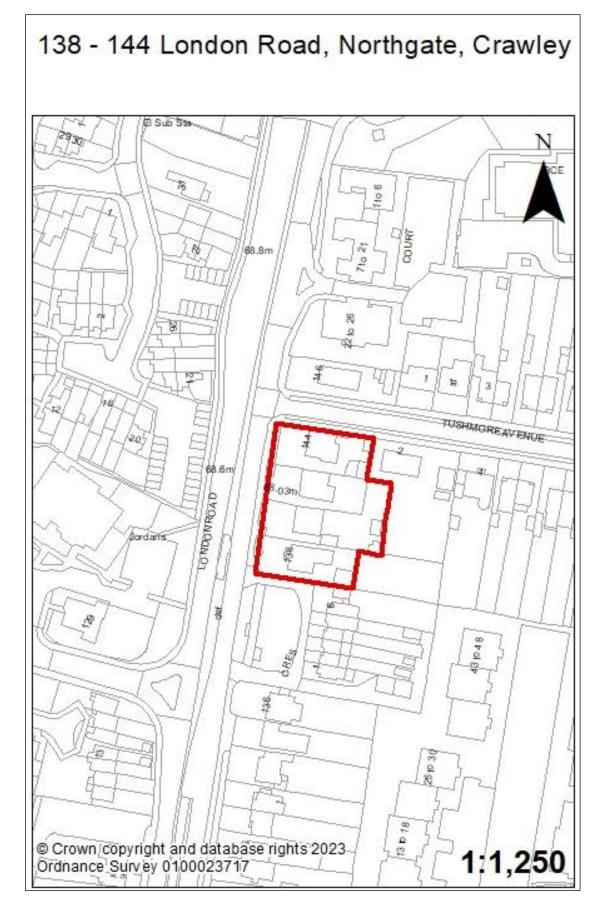


Site	e Ref	eren	ice			3,	4		N	leigh	bou	rhoc	d	-	Three	e Bri	dges	
	Nar Nar			Т	elforc	l Pla	ce, H	lasle	tt Av	enue								
	sting e (s)	j Lar	nd			elope pora		nd; e of	(ite A Gros		ctar	es)			1.68		
PA.	Nur	nber	,			-				Gross	s Dw	ellin	gs			380		
Lap	se D	ate				-			C)emc	olitio	ns				0		
PDI	_ / G	reen	field			PD	DL		N	let D	welli	ings				380		
Cur	rent	Den	sity			-				oter Densi		ange	•			High		
Site	e Sui	tabil	ity	Si pi pi us	es – ite in ropos reviou se ret CR/20	the 2 sed fo usly l tail/re	2015 or ret oene eside	Loca entic fitted ntial	al Pla on in I fron deve	an (P the s n a la	olicie ubm psec	es H2 issio d plar	2 and n dra nning	EC6 Ift 20 perr	8) an 24 Lo missi	d this ocal on fo	s is Plan. or mix	lt
Site	e Ava	ailab	ility	is bu te ap	es – bein uildin mpor oplica in th	g bro gs at rary p ations	bught the blanr s disc	forw site h ning p cussi	vard f nave perm ons	for ho beer ission have	ousin n der n to p alrea	ig-leo nolis provi ady t	d dev hed a de pi aken	elop and t ublic plac	ment he si park æ an	t. The te ha ing. F	e is Pre-	
Site Ach	e nieva	ıbilit	у	Y ch so th al	es – naller chem ese. locat chem	The nges e fro Ther ed a	site p but a m Ho re is a rea w	orese a gra omes a pos /ill be	ents v nt of s Eng ssibil e rea	viabili £2 m land ity th lised	ity co nillior HIF at the in th	onstra has sche e dev e for	aints bee eme t /elop	and n ass o ass ment	owne signe sist ir t pote	d to n ove entia	the rcom l of th	
	ion I onstr	-		P cc A	arts c onsul uthor coo	of the tatioi ity. T	e site n sho The L	are : ould b ocal	subje be ur Plan	ect to nderta ning	surfa aken Auth	ace v with ority	the and	Lead proje	Loca ect te	al Flo am v	od vill ne	eed
Pha	ising	l for	deve	elopi	ment									1		1		
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	36/37	37/38	38/39	39/40
32 32 582 1																		
Sur	nma	ry	I	C O	his s onsic f with xpec	derat	le co	ontrib	outior	n to n	neeti	ng ho	busir	ig ne	ed a	nd de	eliver	у

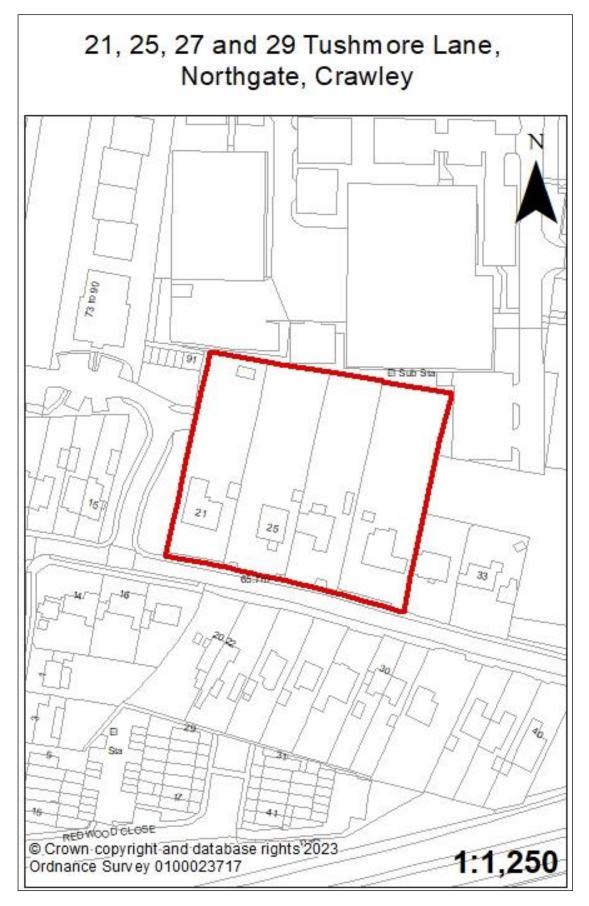


F) Broad Locations (Years 6-16) (East of London Road and Town Centre) (Policy H2) Broad Location: East of London Road

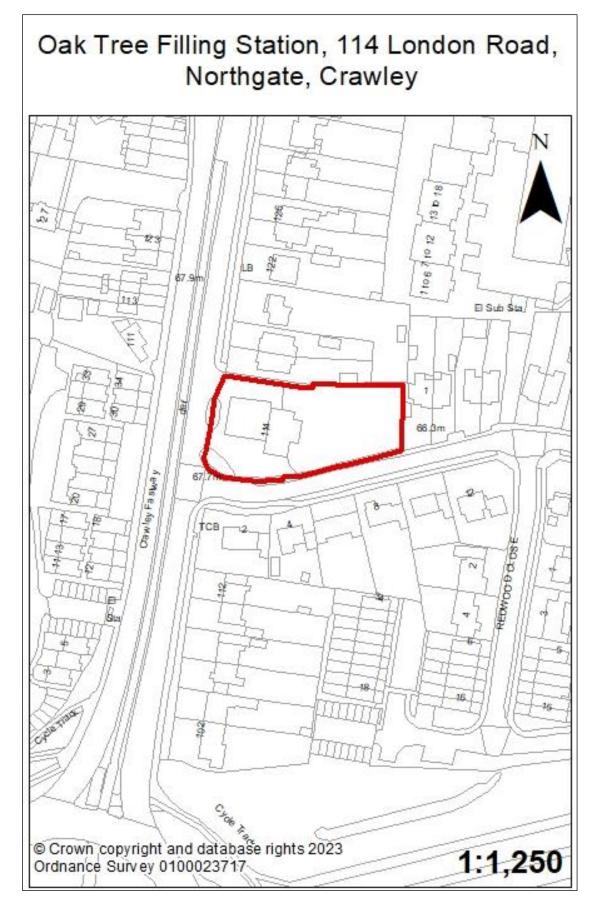
Site	e Ref	erer	nce			3	8		N	leigh	bou	rhoc	d	Northgate						
	e Nar dress			13	38-14	14 Lc	ndor	n Roa	ad				•							
	sting e (s)	j Lar	nd		F prc	Resid operti	enfie entia es ai curti	l nd	-	ite A Gros		ctar	es)	0.19						
PA.	Nur	nber	•		1	-	1	3	G	Gross	s Dw	ellin	gs			12				
Lap	ose C)ate				-			C)emc	olitio	ns				4				
PDI	_ / G	reen	field		PDL	& G	reent	field	N	let D	well	ings				8				
Cur	rent	Den	sity		19 (dwell	ings/	ha.		Poter Densi		ange	•		Мо	odera	ite			
	e Sui			m in cc ar sc ar	more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road and good bus connections could justify at least a moderate density development and a comprehensive approach would maximise capacity, as a scheme would have less need to take into account existing single and two storey neighbours.												gle			
Site	e Ava	ailab	ility	in	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	e nieva	bilit	v	Y	Yes - The site is considered achievable, if the problem of multiple ownership is overcome.													ole		
Act / Co	ion I onstr	Requ aint	uired s	A so to pl	Any interested developer would be advised to explore potential schemes for the site through the pre-application process in order to reduce uncertainty and risk around the likely outcome of any planning application.													er		
Pha	sing	y for	deve	elopi	nent									1		1				
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	36/37	37/38	38/39	39/40		
								12												
Summary This Broad Location site represents an opportunity for intensification subject to the site being available for redevelopment.																				



Site	e Ref	eren	ce			3	9		N	leigh	bou	rhoc	d	Northgate						
	Nar			2	I, 25,	, 27 a	and 2	29 Tu	lshm	ore L	ane									
Exi	sting e (s)		nd		PDL/Greenfield - Residential properties and adjoining curtilage						Area s he	ctar	es)	0.6						
PA.	Nur	nber				-	•		0	Gross	s Dw	ellin	gs			63				
Lap	ose D	ate				-	•		C)emc	olitio	ns				4				
PDI	_ / G	reen	field		PDL	& G	reen	field	N	let D	well	ings				59				
Cur	rent	Den	sity		7 d	welli	ngs/ł	na.		Poter Densi		ange	•		Mo	Moderate				
Site	e Ava	ailab	ility	(J su co ar ou cu	une 2 uitabl onsid nd lay utline	2009 e for ered /out plar tly pe) wh a sc that to tha ning endin	ere tl hem a sc at pre app g de	he In e of (heme eviou lication term	spec 63 af e con Isly c on fo inatic	tor c forda npris onsio r the on.	onclu able h ing a dereo site	uded nousi i simi d wou (CR/	that ng u lar n uld b 2022	the s nits. umb e acc 2/040	on ap site w It is er of cepta 7/OU	as units ble.	; An		
Site	;			Y	 Yes – The site is being promoted for redevelopment. Yes – Given the expected uplift in residential density the site should be viable. 															
Act / Co	nieva ion f onstr	Requ aint	iired s	Tł su wi sł in ne pr	The site falls significantly within Flood Zone 2 and is subject to surface water flood risk. Any planning application for residential will need to satisfy the NPPF sequential test. Consideration should be given to the Standard of Protection of existing defences in relation to future climate change and any other measures necessary to provide appropriate standards of protection to proposed development.															
							~	~	-	<u></u>	~	*	10	6	N	~	~			
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	36/37	37/38	38/39	39/40		
									30	33										
Summary This Broad Location site represents an opportunity for intensification in a sustainable location.																				

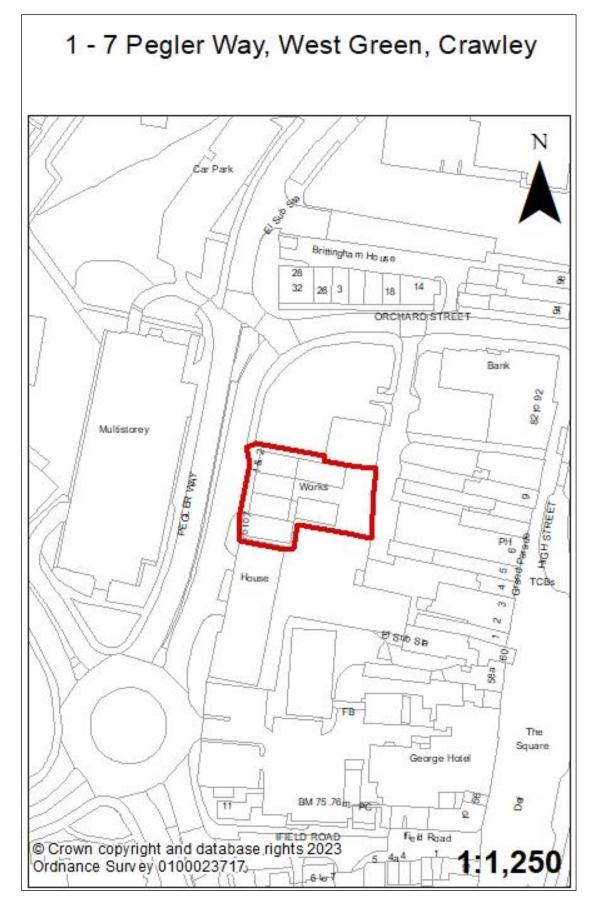


Site	e Ref	eren	се			4	0		N	leigł	bou	rhoc	bd	Northgate						
	Naı Naı			0	ak Ti	ree F	illing	Stat	ion,	114 l	ond	on R	oad							
	sting e (s)	g Lar	d		Hand car wash and hair salon.Site Area (Gross hectares)										0.17					
PA.	Nur	nber				-			Ģ	Gross	s Dw	ellin	gs			17				
Lap	ose D	Date				-			C)emc	olitio	ns				0				
PDI	_ / G	reen	field			P	DL		N	let D	well	ings				17				
Cur	rent	Den	sity			-				oter Densi		ange	•		Мс	odera	ite			
Site	e Sui	tabil	ity	su ui at ui	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.															
		ailab	ility	U re he B	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 Ach		bilit	y	va fla	Yes – This is a brownfield site with an associated existing use value, but is likely to be achievable over the medium term as a flatted development in a sustainable location near to Gatwick Airport.															
		Requ aints		A CC A po in	A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. Any interested developer would be advised to explore potential schemes for the site through the pre-application process in order to reduce uncertainty and risk around the likely outcome of any planning application.															
Pha	sing	g for	deve	elop	ment															
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	36/37	37/38	38/39	39/40		
									17											
Sur	nma	ry		d ir H if	he si levelo ndica lowe brou Road	oper te tha ver, i ıght f	to sig at the t mig orwa	gn the e dev ht be ird w	e S1 velop e ach ith ot	06 fo ment iieval her a	r the is no ble ir adjac	perr ot cu the ent h	nitteo rrent med nousi	d sch ly ac ium t ng si	ieme hieva erm, tes a	coul able. part llong	d iculai Lono	•		

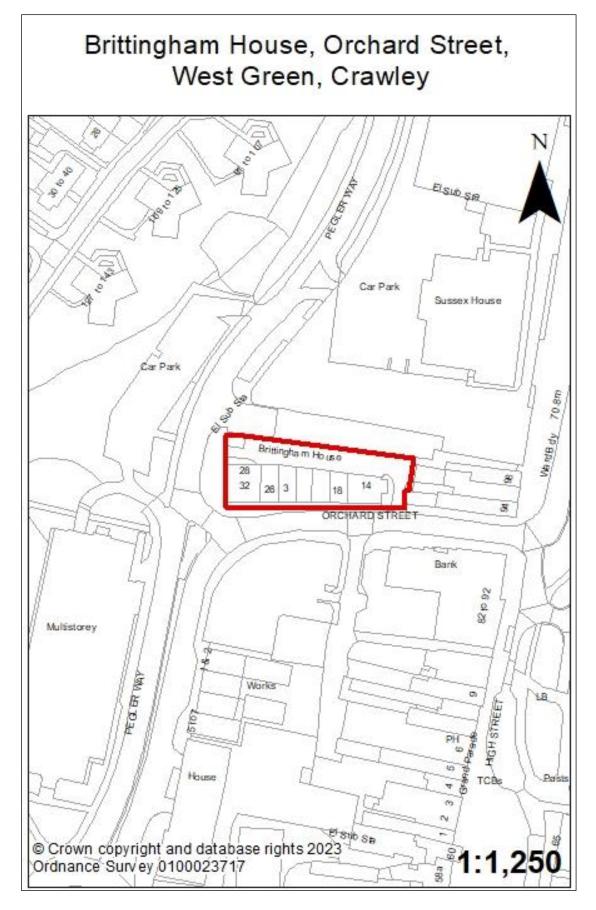


Broad Location: Town Centre

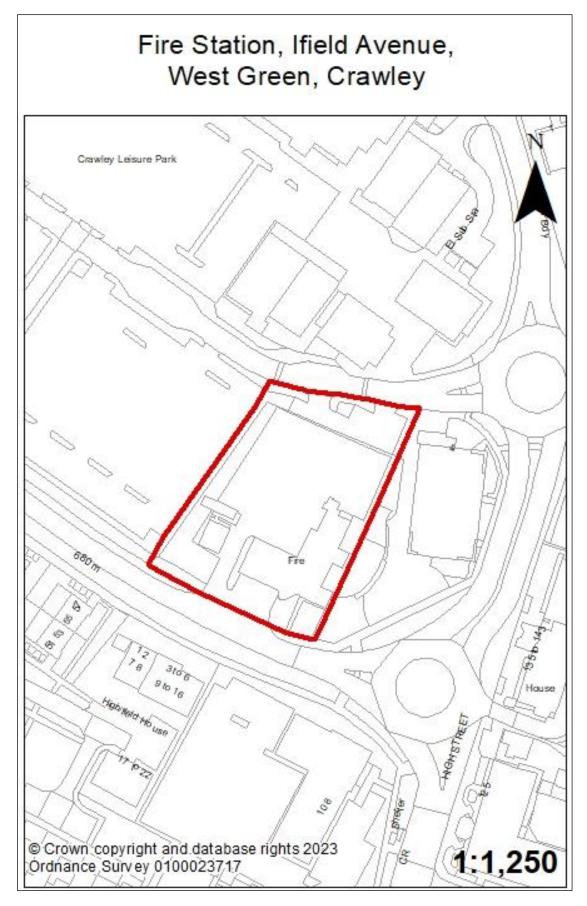
Site	e Ref	eren	се			4	1		N	leigh	bou	rhoo	d		Wes	st Gre	een		
	e Nar dress			1	- 7 P	egle	r Wa	у					•						
	sting e (s)	j Lan	d		Retail (A-class) units (some vacant) and mosque (Gross h								es)			0.12			
PA.	Nur	nber				-			G	Gross	s Dw	ellin	gs			20			
Lap	se D	ate				-			C)emc	olitio	ns				0			
PDI	_ / G	reen	field			PD	DL		N	let D	welli	ings				20			
Cur	rent	Den	sity			-				Poter Densi		ange)		Ad	ljace	due to nt n Are		
Site Suitability Yes – The site is an identified opportunity formin Town Centre Broad Location identified in the 20 Redevelopment of the site would need to consider the adjacent High Street Conservation Area.												e 201 Inside	2015 Local Plan.						
Site	e Ava	ailab	ility	U pa	Unknown – The site falls within private ownership and is currently partly in active use. The site as a whole is not currently being promoted.													ntly	
Site Ach		bility	y	re	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.														
/ Co	onstr	Requ	5	de or ar su wi	Any interested developer would be advised to explore potential design solutions for the site through the pre-application process in order to reduce uncertainty and risk around the likely outcome of any planning application. A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority.											s in of			
		j for																	
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	08/67	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	6 £/8£	39/40	
									20										
Summary The Broad Location 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.																			



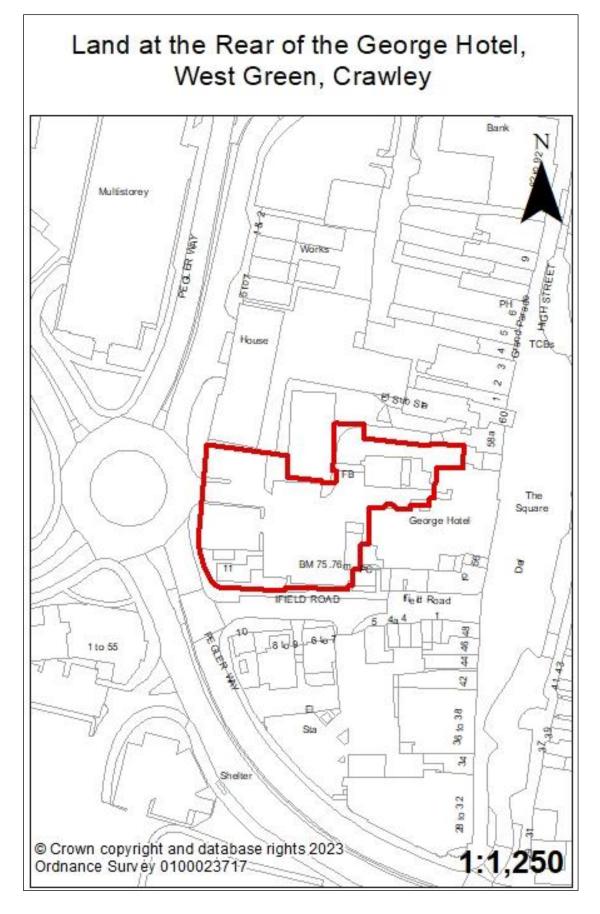
Site	e Ref	erer	nce			42			Ne	ighb	ourh	ood		,	West	t Gre	en	
	Naı Naı			Br	itting	ham	Hou	se, C	Drcha	ard S	treet							
	sting e (s)	g La	nd			•	clas			e Are oss		ares	;)		C	.13		
	Nur	nbe	٢			-			Gro	oss I	Dwel	ling	5			17		
Lap	ose D	Date				-			De	moli	tions	6				0		
PDI Gre	_ / enfi	eld				PDI	-		Net	t Dw	ellin	gs				17		
Cur	rent	Der	nsity			-			-	tenti nsity	-	nge	A	Mo Adjac	ent (ue to ervat	
One	e Sui		iity	de in mi dra	velo Polic xed- aft 20	pmer cy EC use ()24 I	nt ov C6 of deve	er se the 2 lopm Plar	ervicii 2015 ent. n owi	ng, p Loca This ng to	arkir al Pla is no unc	ng an an as ot reta ertai	id off s a to aineo nty a	nree ices. wn c d in tl bout le.	It wa entre he su	as all e site ubmis	ocate for ssion	ed
Site	e Ava	ailab	oility	Ur cu	nkno rrent	wn - ly pa	- The	e site n act	falls	with	in pr	ivate	own	ersh vhole			rrent	ly
Site Ach Act	nieva	abilit	y	res as ex foi	sider seml isting ward	ntial o bly is g use d soc	deve sues e valu oner.	opm anc ie ar	ent i I the e like	n the viabi ely to	mec lity c limit	dium onst : pote	to lo raints ential	narke ng te s aris for t	erm, l sing f he si	out la rom t te to	and the com	
Rec	quire nstra			sc to	hem redu	es fo ce u	r the	site ainty	throu	ugh t	he pi	re-ap	plica	ation ely o	proc	ess i	n ord	ler
Pha	sing	g for	Dev	elop	men	t												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	08/67	30/31	31/32	32/33	33/34	34/35	35/36	26/37	37/38	38/39	39/40
									17									
Sur	nma	ry	I	it	s tow	/n ce	ntre	locat	ion,	thou	gh la	nd a	ssen	chiev nbly i orwa	ssue			



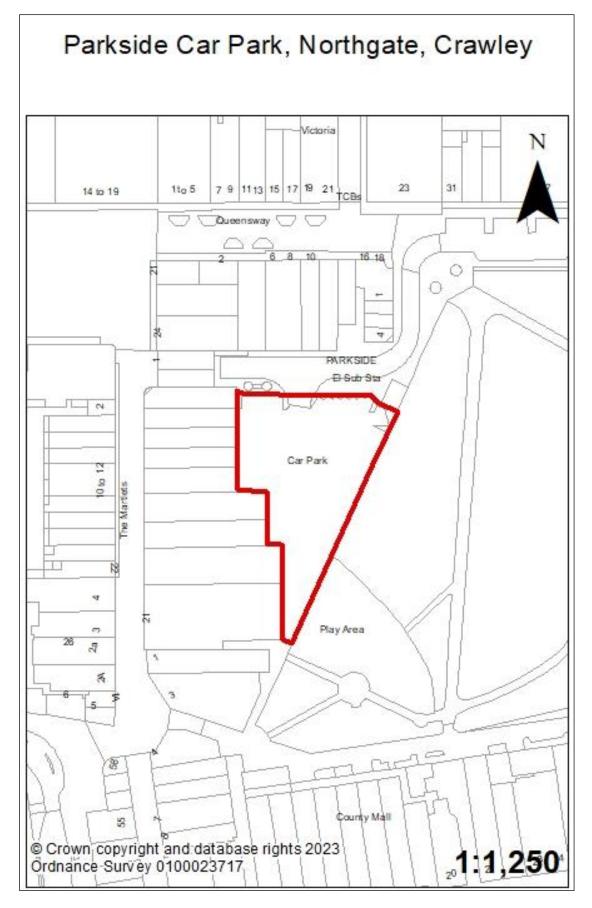
Site	e Ref	erer	nce			4	3		N	leigh	nbou	rhoc	d		We	st Gr	een	
	Nar			Fi	re St	atior	n, Ifie	ld Av	/enue	Э								
	sting e (s)	g Lar	nd	P	land		deve olic (1 ces.		3	ite A Gros		ectar	es)			0.45		
PA.	Nur	nber				-			G	Gross	s Dw	ellin	gs			48		
Lap	se C	Date				-			C)emc	olitio	ns				0		
PDI	_ / G	reen	field			P	DL		N	let D	well	ings				48		
Cur	rent	Den	sity			-				oter Densi		ange	•		Мо	odera	te	
	e Sui			to in si co pa	wn c cludi te, if ompr arking	entre ng re cleai ising g.	e dev eside red, o 48 o	elop ntial. could ne a	ment Urba acco nd tw	oppo an ca omm vo-be	ortur apaci odate ed un	hity fo ty wo e a fo hits, v	or mix ork ha our s vith c	ked-u as ind torey pen	use d dicat deve spac	evel ed th elopr e an		ent
Site	e Ava	ailab	ility	re co ex	locat onsid kistin	tion t erati g fac	o ano on by ility b	other / We peing	່ site st Sເ reta	withi Issex ined	n Cra (Cou there	awley unty (e ma	y ha\ Cour y stil		en u n the poter	nder evei itial f	nt of t or the	
Site Ach	e nieva	bilit	у	Y a	es – ccom	It is o mod	consi ated	dere at th	d tha is sit	it res e. Mi	iden uch v	tial d vill de	evelo epen	opme d upo	nt co on th	ould l e as	be biration the s	
/ Co	onstr	aint	_	Pa m flo Fi av	art of easu ow. C re ar /ailat	the ires (ontir d Re oility.	site i (inclu nued	s sub ding liais	oject drair on wi	to su nage] ill be	irface) will requ	e wat be re iired	er flo quir with	ood ri ed to	isk, a con WS0	ind trol c CC ai	verland th	Ind
			deve															
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	36/37	37/38	38/39	39/40
										48								
Sur	nma	ry	I	tł	nis tir	ne th	ne sit	e is r	not av	vailat	ole; ł	nowe	ver, i		ild co	ome f	it. At forwa term.	



Site	e Ref	erer	nce			4	4		N	leigh	bou	rhoo	d		We	st Gr	een	
	Nar Nar			La	and a	at the	Rea	r of t	he G	ieorg	e Ho	tel						
Exis Use	sting e (s)	j Lar	nd	r	par	king	ar wa spac I dwe	es,	1	ite A Gros		ctar	es)			0.29		
PA.	Nun	nber	•			-				iross	s Dw	ellin	gs			15		
Lap	se D	ate				-			C)emc	litio	ns				1		
PDI	_ / G	reen	field			P	DL		N	let D	welli	ings				14		
Cur	rent	Den	sity		3 d	welli	ngs/ł	na.	-	Poter Densi		ange)		ıbjec		derat Ierita g)	
				pr re gr or or of	incip side ounc the des the	le. A ntial d at tl site, signa site.	plan units he ap subj ted a	was opeal ect to nd n	appl refu that o app on-d	icatio sed o ther propr esigr	on (C on ap e is p iate d nated	R/20 peal ooter desig heri)17/0 in 20 Itial t In an tage	879/ 019. o del d acc asse	FUL) It wa iver cepta ets in) for 3 s cor new 1 able i the	ble in 38 mmoi hous mpao vicini	n ing ct
Site	e Ava	ailab	ility				site i to be		•••	romo e.	ted f	or de	evelo	pmei	nt an	d is		
Site Ach	e nieva	ıbilit	у	U he de	nkno eritag ensity	wn · je as	– The sets t can	e nee in the	ed foi e vici	⁻ dev inity i	s like	ely to	be a	a con	strai	respe nt on the s		ore
/ Co	onstr	aint	uired s deve	A so to pl flo Lo	ny in chem redu annir ood r ocal I	teres les fo lice u ng ap isk a Flooo	or the or the incer	e site tainty ation. onsul	throi / and The tatio	ugh t I risk site	he pi arou is pa	re-ap ind th irtly s	plica ne lik subje	ition ely o ct to	proc utco surfa	ess ii me o ace w	ential n ord f any /ater Lead	er '
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
21,	22,	23,	24,	25/	26	27,	28/	29,	30/31	31,	32,	33,	34,	35/	36	37,	38	39,
									15									
Sur	nma	ry	I	С	omin	g for	ward	l, and	d can	•	istica	lly b	e cor	nside	red a	a Bro	esign ad	

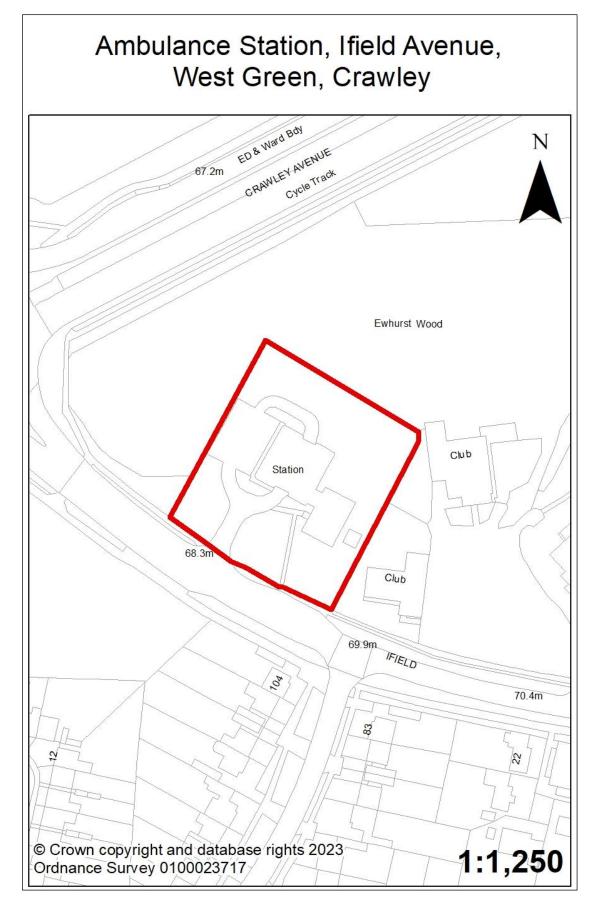


Site	Ref	erer	nce			4	5		N	leigh	bou	rhoc	bd		No	rthga	ate	
	e Nar dress			Pa	arksi	de C	ar Pa	ark										
Exis Use	sting e (s)	g Lar	nd		С	ar Pa	arkin	g	-	Site A Gros		ctar	es)			0.23		
PA.	Nur	nber	•			-			Ģ	Gross	s Dw	ellin	gs			30		
Lap	se C	Date				-	•		C)emc	olitio	ns				0		
PDL	_ / G	reen	field			P	DL		N	let D	welli	ings				30		
			sity			-			C	Poter Densi	ity R						lerate	
Site	e Sui	tabi	lity											wn c				. It
														al Pl				~ ~
														is no incer				ne
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Site	e Ava	ailab	ilitv											ershi				
••							e as								р с	u .u .	54110	,
Site	•													identi	al us	se at	the	
Ach	nieva	abilit	y											a via				in in
			-	th	e me	diun	n terr	n.				-			-	-		
			uired											r floo				
/ Co	onstr	aint	S											Lead				
						•	•				•			e adv			•	
														e-ap				
							ning			•	anu	115K d	arour	nd the	e like	iy oc	licon	le
Pha	sinc	ı for	deve				ming	аррі	Call	/1.								
	<u>е</u>	4	2			8	6	0	1	N	e	4	2	Q	~	8	6	0
1/22	2/2	3/2	4/2:	5/2	6/2	7/2	8/2	9/3	0/3	1/3	2/3	3/3	4/3	5/3	6/3	7/3	8/3	9/4
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									30									
Sun	nma	ry		A	t this	time	, the	site	is no	t ava	ailabl	e; ho	wev	er, it	coul	d cor	ne	
														centr				um
					erm.													

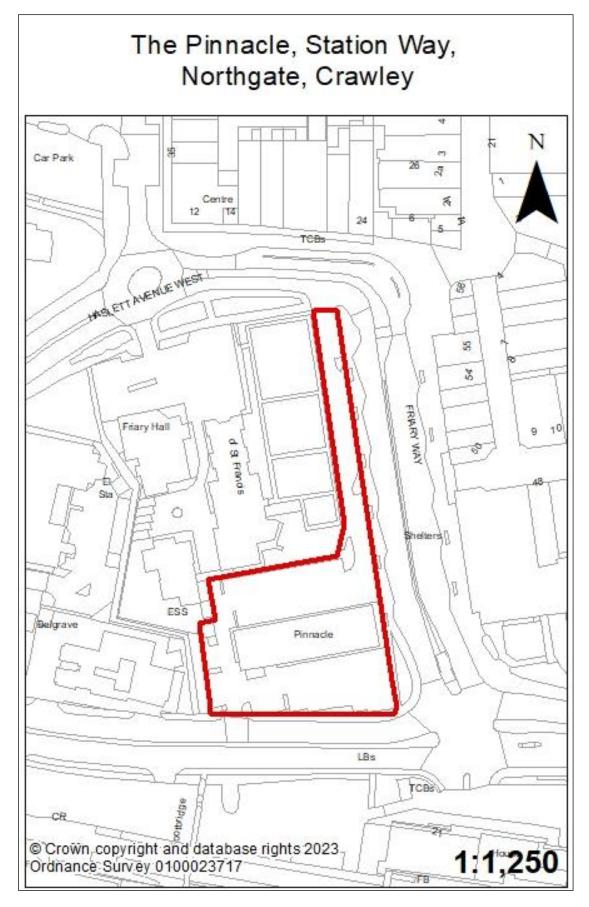


G) Suitable sites that are 'deliverable', Years 1-5

Site	e Ref	eren	се			4	6		N	leigh	bou	rhoo	d		Wes	st Gr	een	
	Nar			A	mbul	ance	Stat	ion,	lfield	Ave	nue							
	sting e (s)	j Lar	d		Va ambu publi	lanc		tion	-	ite A Gros		ctare	es)			0.4		
PA.	Nur	nber				-			G	Gross	s Dw	ellin	gs			39		
Lap	se D	ate				-			C)emc	olitio	ns				0		
PDI	_ / G	reen	field		PDL	& G	reent	field	N	let D	well	ings				39		
Cur	rent	Den	sity			-				Poter Densi		ange	•				nsent S106	
development and benefits from a resolution to grant planning permission for a 39-dwelling scheme (CR/2020/0274/FUL) subject to conclusion of a S106 agreement. There are a significant number of trees within the site particularly along the frontage and rear. The adjoining woodland is a Local Wildlife Site. The impact of any development on trees within and adjoining the site will need to be considered.Site AvailabilityYes – The ambulance station has been relocated within Crawley,														nd ct				
Site	e Ava	ailabi	ility	ar	nd the	e site	e at If	ield	Road	l is b	eing	been prom been	notec	for i	esid			
Site Ach		bility	y	Y ac de re	es – chiev elaye equire	Desp able d pri emer	oite tl The maril its, w	ne co dete y by hich	onstra ermin the r shou	aints atior need uld be	liste of tl to m e ado	d, the ne cu eet V dress Vater	e site Irrent Vate ed a	is lik t app r Neι s par	tely t licati utralit t of t	on ha y he Lo	ocal	en
		Requ aints	iired S	TI po	ne co ositiv	ounci e out	l will	work e via	with the	the planr	site p ning p	orom oroce smei	oters ess. 7	to so The y	eek t vield	o acl	nieve	
Pha	ising	j for	deve	lopi	ment							1		1		1		
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	36/37	37/38	38/39	39/40
			39															
Sun	nma	ry		g a	iven	the r ation	elativ	/ely a	adva	nced	state	resid e of t elive	he cı	urren	t plai	nning	J	d

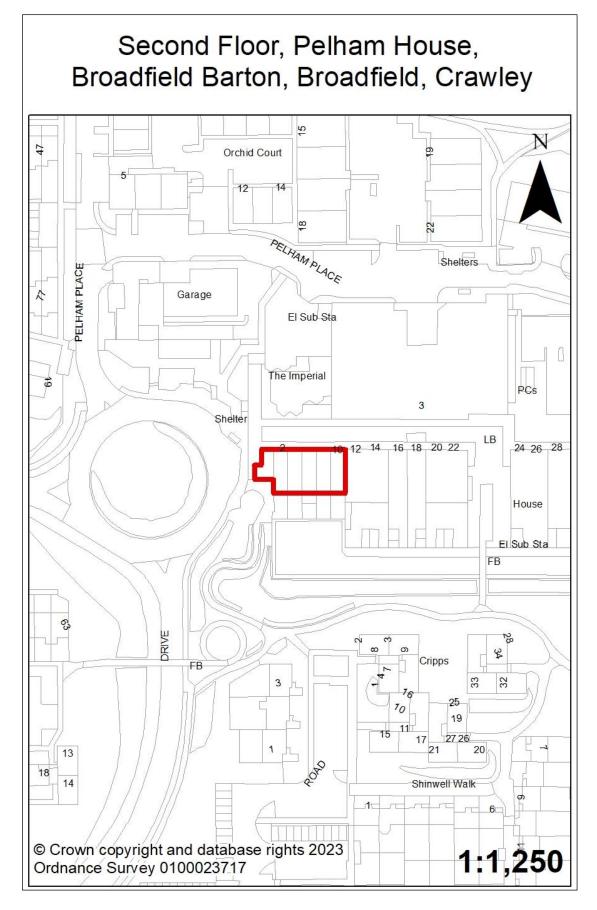


Site Reference		10	9		N	leigh	bou	rhoc	d		No	rthga	ate	
Site Name / Address	The P	nnac	le, St	tatio	n Wa	y								
Existing Land Use (s)		Offic	ces		_	ite A Gros		ctar	es)			0.37		
PA. Number	CR/2	021/0)537/	PA3	Ģ	iross	s Dw	ellin	gs			44		
Lapse Date	C	1/12/	2024	ļ	C	emo	olitio	ns				0		
PDL / Greenfield		PD)L		N	let D	well	ings				44		
Current Density		N/	A			oten Iensi		ange	•	N/A	(cor	nsent	ed si	ite)
Site Availability	'Prior a dwellir Decen obtain net inc develo Habita Yes – securi	ngs w nber 2 sepa rease pmer ts an The s	ith as 2021 arate e in v nt, ur <u>d Sp</u> site is	ssoc , alth appr vater nder ecies s occ	iated ougl oval con Regu s Reg cupie	bin a of a sump ulatio gulat d (at	and I s is s sche otion n 75 ions leas	bicyc ubjec me c resu of th 2017 t in p	le sto of mit lting ne Co 7. part) a	orage a req igatio from onser as off	e', gra uiren on to the vatic	anteo nent offso on of but t	d on f to et any	
	indicat is bein	ion th g act	nat th ively	ie op expl	tion ored	of co	nver	sion	withi	n the	nex	t few		S
Site Achievability Action Required	Yes – consid Zurich Progre	ered Hous	to be se ar	e vial e cu	ble. S rrent	Simila ly bei	ar sc ing ir	heme	es at	Belg			se ar	nd
/ Constraints Phasing for deve	Ū		3110		5 1110		su.							
	opinieni o k	8	6	0	1	2	3	4	5	6	~	8	6	0
21/2: 22/2: 23/2: 24/2:	25/2(2)	27/28	28/26	29/3(30/3	31/3	32/3:	33/37	34/3	35/3(36/3]	37/38	38/36	39/4(
	44													
Summary	This s Water and is	Neu	trality	/ req	uirer	nents	s) for	con						



H) Suitable sites that are 'developable', Years 6-16

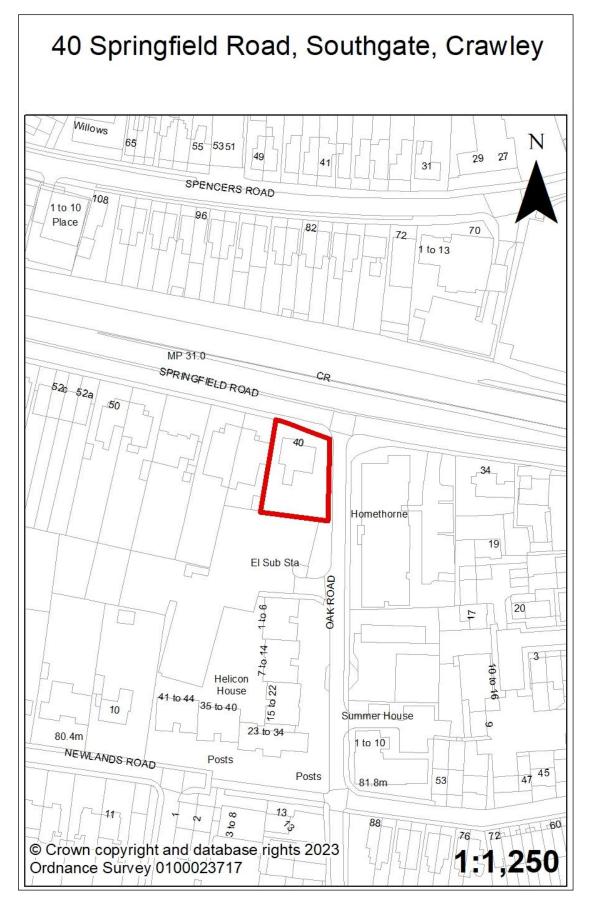
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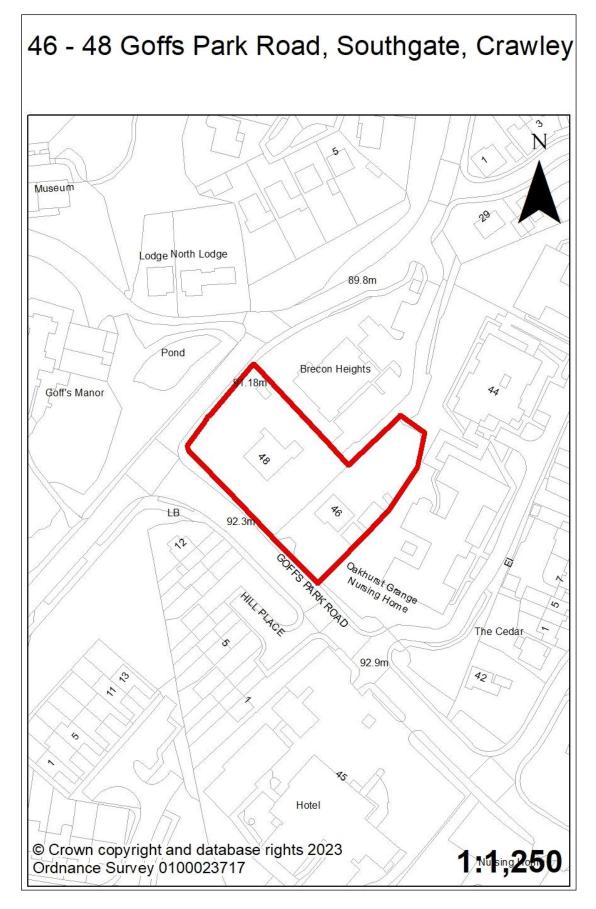


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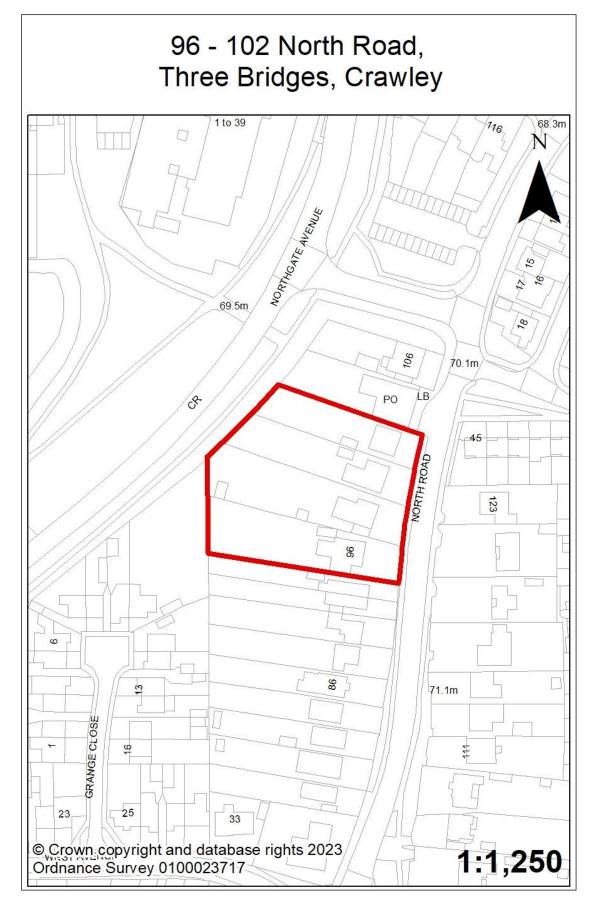


Site Reference		56		N	leigł	nbou	rhoc	d		So	uthga	ate	
Site Name / Address	46 – 48	8 Goffs	Park F	Road									
Existing Land Use (s)	offic	/Greent ce block ential pr	and	1	Site A Gros	Area s he	ctar	es)			0.28		
PA. Number		-			Gross	s Dw	ellin	gs			14		
Lapse Date		-		C)emc	olitio	ns				1		
PDL / Greenfield	Gree	enfield 8	k PDL	N	let D	welli	ings				13		
Current Density	4 d	wellings	s/ha.		Poter Dens	ntial ity R	ange	e			Low		
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	design of any scheme and are likely to constrain the capacity of the site. The main issues to be considered in developing this site												
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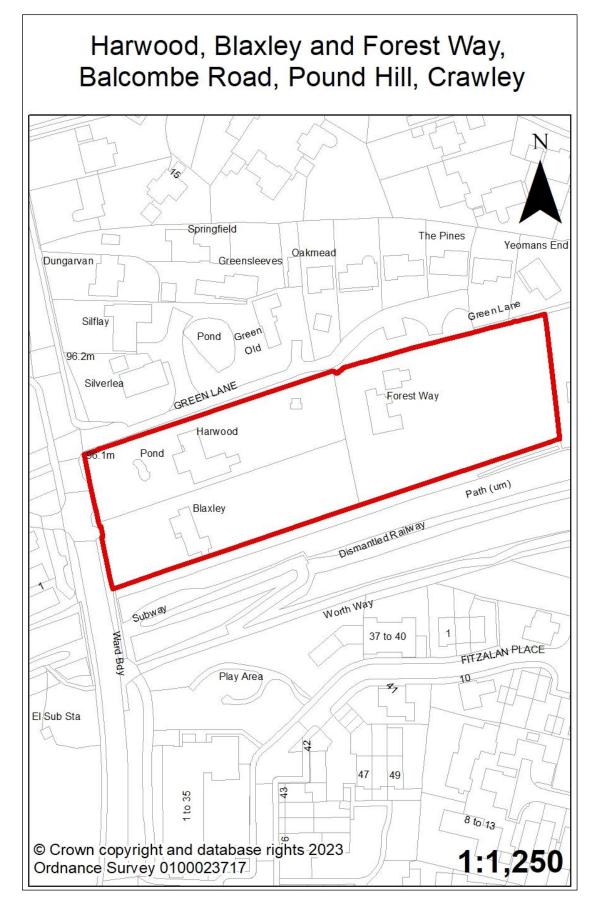
Summary	The site has scope to provide additional residential development
	while respecting constraints and designations and has some
	prospect of becoming available in the medium term.



Site	e Ref	erer	ice			5	7		N	leigh	bou	rhoc	od		We	st Gr	een	
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	sting e (s)	g Lar	nd	ł			enfie dwe ses.		-	ite A Gros		ctar	es)			0.36		
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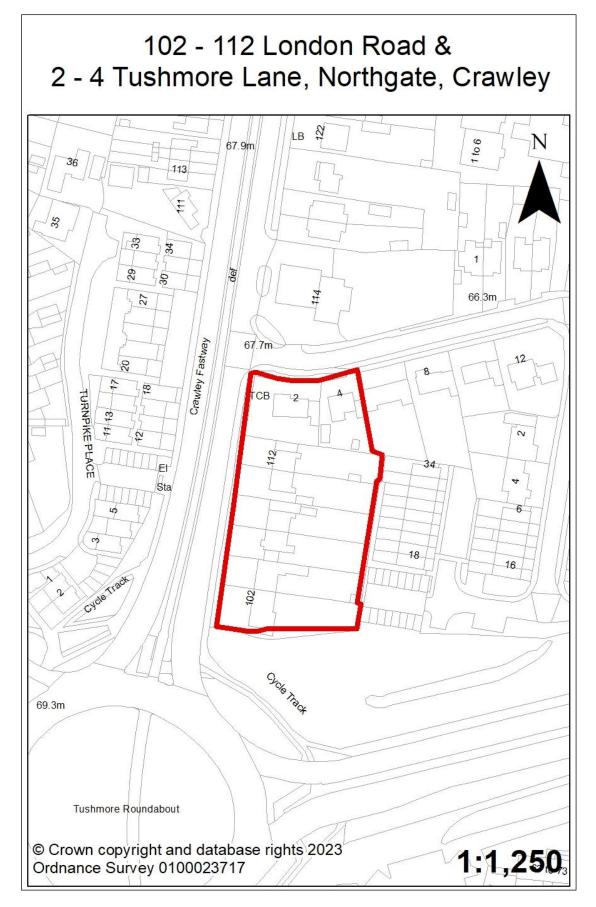


Site Reference					5	9		N	leigł	bou	rhoc	d	Pound Hill					
Site Name / Address			H	Harwood, Blaxley and Forest Way, Balcombe Road														
Existing Land Use (s)					PDL/Greenfield – Three large detached dwelling houses and gardens.					0.73								
PA. Number					-	•		G	Gross	s Dwellings 12								
Lapse Date					-			۵	Demolitions				3					
PDL / Greenfield				Gree	enfiel	ld & I	PDL	Ν	let D	well	ings	igs 9						
Current Density Site Suitability						ngs/ł		C		ity R	ange		Low (existing character a major constraint) elling from Green Lane					
				lin W wl fro ar fo	to the rear of Forest Way (See CR/2004/0117/RUP). There is limited further development potential within the curtilage of Forest Way due to an area TPO. The site is a prominent gateway site which is well-treed with Tree Preservation Orders along its frontage with Balcombe Road. The site is adjacent to Worth Way and Green Lane is a Public Right of Way. There may be potential for additional dwellings to the rear of Harwood and Blaxley with access from Green Lane.													
Site Availability			in de ar in	Yes – The council understands that there has been developer interest in the site, and that it could be made available for development, although availability is clearer in relation to Blaxley and Forest Way (in relation to which an application for Permission in Principle – CR/2021/0280/PIP – was recently made and subsequently withdrawn) than in relation to Harwood.														
Site Achievability			U up	Uncertain – The viability of this site is uncertain and dependent upon the specific yield which can be achieved in the context of site constraints and designations.														
Action Required / Constraints			Th cc Au pu es re	The site is partly subject to surface water flood risk and consultation should be undertaken with the Lead Local Flood Authority. The council will engage with any proposals which are put forward through the pre-application enquiry process to help establish the development potential of the site. This route is recommended so as to reduce uncertainty about the potential of the site and the outcome of a formal planning application.														
Phasing for development																		
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	36/37	37/38	38/39	39/40
								12										
Sur	Summary				The site is considered suitable for limited intensification providing the identified factors are considered in the layout and design of any scheme.													

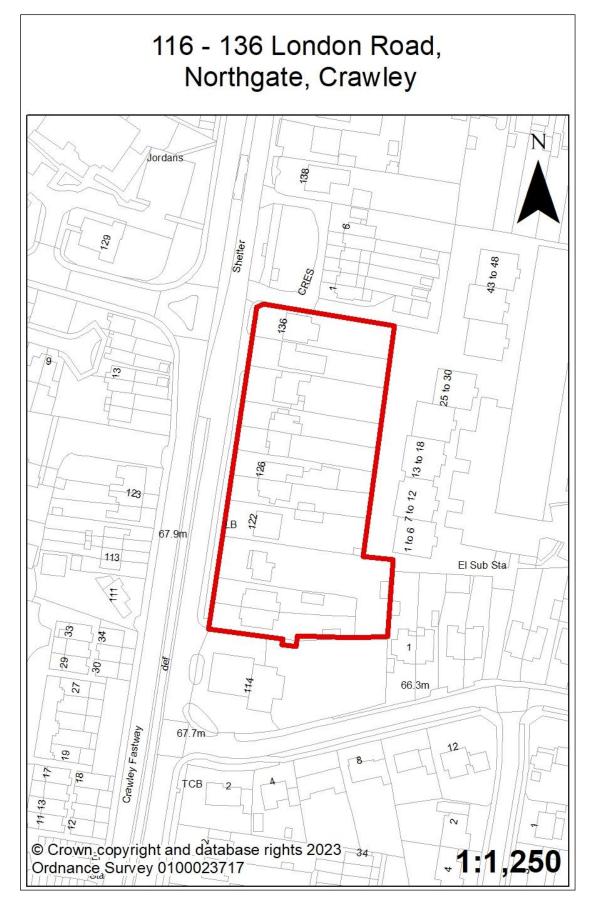


I) Sites that are suitable but currently undeliverable/undevelopable

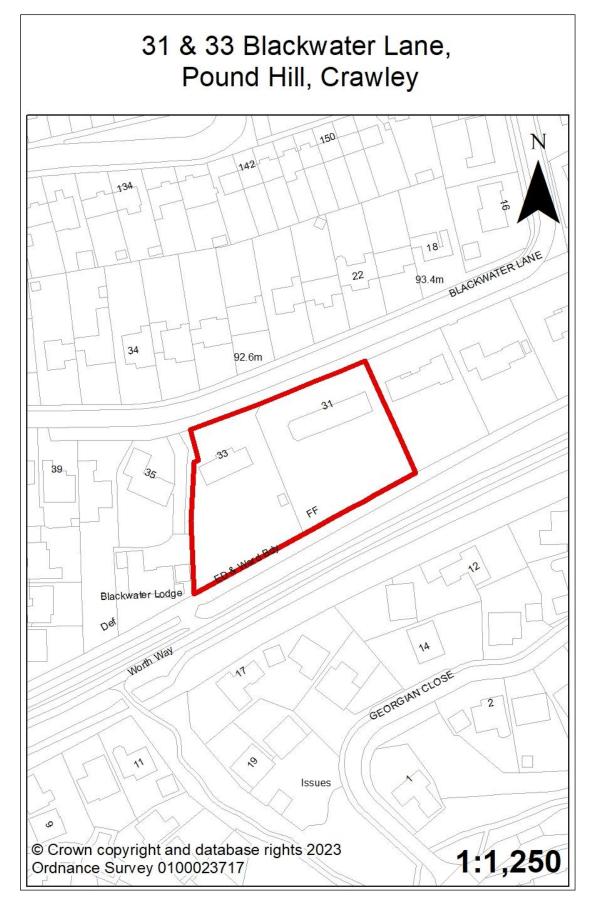
Site Reference	36	Neighbourhood	Northgate				
		•					
Site Name / Address	102 – 112 London Road & 2 – 4 Tushmore Lane						
Existing Land	PDL/Greenfield –	PDL / Greenfield	PDL & Greenfield				
Use (s)	Residential						
	properties and adjoining curtilage						
PA. Number		Gross Dwellings	44				
FA. Nulliber	-	Gloss Dweinings	44				
Lapse Date	-	Demolitions	8				
PDL / Greenfield	PDL & Greenfield	Net Dwellings	36				
Current Density	21 dwellings/ha.	Potential Density Range	Moderate				
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, although the scheme may need to reduce in height to three storeys adjacent the two storey dwelling at 6 Tushmore Lane. A comprehensive approach would maximise capacity, as a scheme would not need to take into account existing two storey neighbours on the frontage.						
Site Availability	No – The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well-settled and unlikely to consider offers from developers at the anticipated benchmark land value.						
Site Achievability	Yes – Subject to all owners being open in principle to offers from developers at around the benchmark land value there are no known cost or market factors that would detract from the viability of development at the scale envisaged.						
Action Required	There is little scope for further work at this time as the site as a						
/ Constraints Summary	whole is unavailable. This situation should be kept under review.This site represents an opportunity for intensification subject to						
Summary	the site being available for redevelopment. The site may come forward piecemeal as one or more windfall sites, although this would probably reduce the density achievable.						



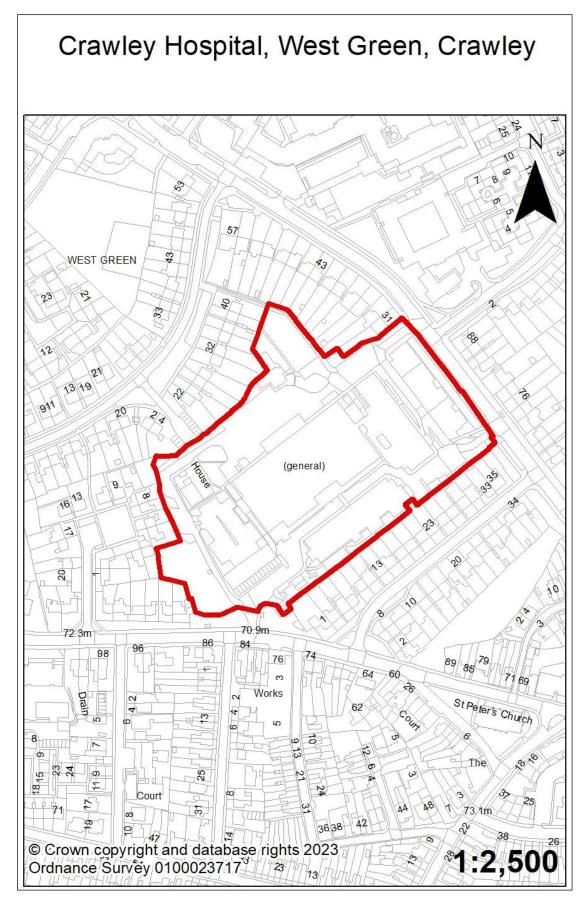
Site Reference	37	Neighbourhood	Northgate				
Site Name / Address	116 – 136 London Road						
Existing Land Use (s)	PDL/Greenfield – Residential properties, convenience store and adjoining curtilages.	Site Area (Gross hectares)	0.56				
PA. Number	-	Gross Dwellings	64				
Lapse Date	-	Demolitions	11				
PDL / Greenfield	PDL & Greenfield	Net Dwellings	53				
Current Density	20 dwellings/ha.	Potential Density Range	Moderate				
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. The site could be developed in conjunction with 114 London Road, which is identified as a Broad Location, and the replacement of smaller scale building would enable the capacity of 114 London Road to be increased.						
Site Availability	No - The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well- settled and unlikely to consider offers from developers at the anticipated benchmark land value. There is also 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.						
Site Achievability	Yes – Subject to all owners being open in principle to offers from developers at around the benchmark land value there are no known cost or market factors that would detract from the viability of development at the scale envisaged.						
Action Required / Constraints	There is little scope for further work at this time as the site as a whole is unavailable. This situation should be kept under review.						
Summary	This site represents an opportunity for intensification subject to the site being available for redevelopment. The site may come forward piecemeal as one or more windfall sites, although this would probably reduce the density achievable.						



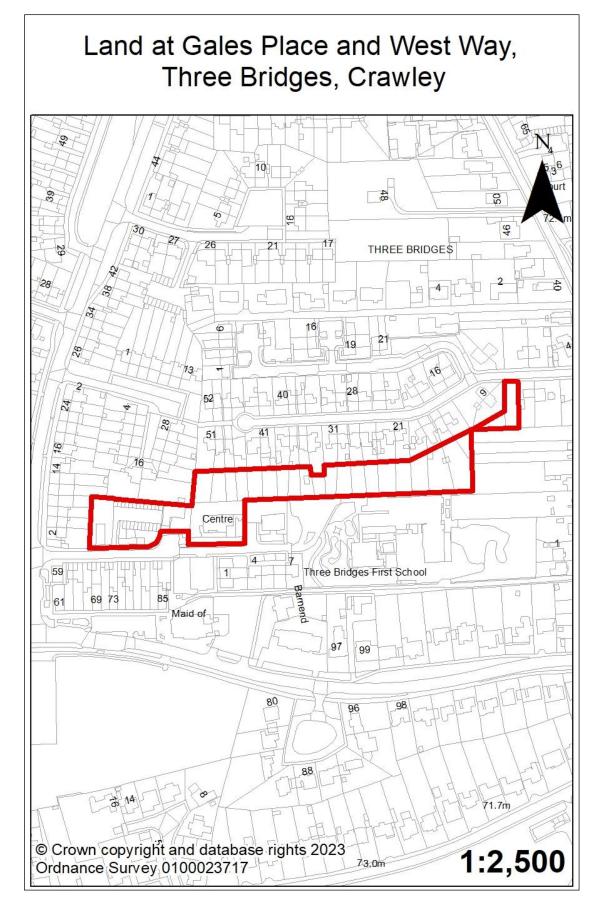
Site Reference	55	Neighbourhood	Pound Hill				
Site Name / Address	31 & 33 Blackwater Lane						
Existing Land Use (s)	Two large detached dwelling houses.	Site Area (Gross hectares)	0.53				
PA. Number	-	Gross Dwellings	8				
Lapse Date	-	Demolitions	2				
PDL / Greenfield	Greenfield & PDL	Net Dwellings	6				
Current Density	4 dwellings/ha.	Potential Density Range	N/A (constrained due to character)				
Site Suitability	Yes - The site is located within the Built-Up Area in a residential neighbourhood. The site falls within an Area of Special Local Character (ASLC), 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). 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 ASLC.						
Site Availability	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.						
Site Achievability	Unknown - It is questionable whether a suitable scheme which respects the character of the ASLC would be financially viable.						
Action Required / Constraints	Protected trees, landscaping, adjoining neighbours and the ASLC are key constraints for this site. Interested developers should seek pre-application advice to reduce uncertainty regarding the development potential of the site and the likely outcome of any planning application.						
Summary	The intensification of this site may prove difficult in terms of achieving a scheme which is financially viable given the need to preserve the character and appearance of the ASLC. It is therefore not at present considered developable.						



Site Reference	58	Neighbourhood	West Green				
Site Name / Address	Crawley Hospital Site						
Existing Land Use (s)	Hospital.	Site Area (Gross hectares)	2.77				
PA. Number	-	Gross Dwellings	180				
Lapse Date	-	Demolitions	0				
PDL / Greenfield	Greenfield & PDL	Net Dwellings	180				
Current Density	-	Potential Density Range	Low to Moderate				
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	No further action required – 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 Reference	87	Neighbourhood	Three Bridges
Site Name / Address	Land at Gales Place ar	nd West Way	
Existing Land Use (s)	PDL/Greenfield – Residential gardens, community/employm ent buildings and garages.	Site Area (Gross hectares)	0.78
PA. Number	-	Gross Dwellings	60
Lapse Date	-	Demolitions	0
PDL / Greenfield	Greenfield & PDL	Net Dwellings	60
Current Density	-	Potential Density Range	Low to Moderate
Site Suitability	Yes – The site is in a residential neighbourhood and would be suitable for residential development subject to re-provision of community facilities and a design appropriate to the narrow shape of the site. Alternatively a scheme could exclude the community centre site.		
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
Site Achievability	Yes – The site should be achievable as a council-led development.		
Action Required / Constraints	If the council chooses to bring this site forward it should undertake further work to establish the preferred scope of the area for development, address any site assembly issues, and establish design parameters. A small part of the site is subject to surface water flood risk and it will be necessary to consult with the Lead Local Flood Authority.		
Summary	The council had indicated no intention at present to develop this site although it could be delivered in future (in whole or in part) as a windfall opportunity.		



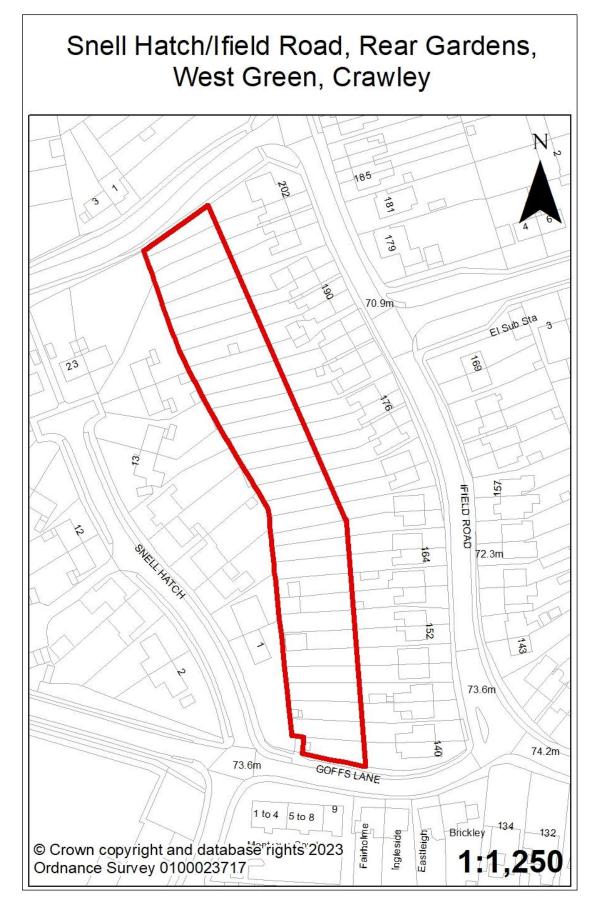
Site Reference	88	Neighbourhood	Tilgate	
Site Name / Address	Land at Peterborough Road			
Existing Land Use (s)	PDL/Greenfield – Garage block and adjoining amenity green space	Site Area (Gross hectares)	0.26	
PA. Number	-	Gross Dwellings	12	
Lapse Date	-	Demolitions	0	
PDL / Greenfield	Greenfield & PDL	Net Dwellings	12	
Current Density	-	Potential Density Range	Low	
Site Suitability	Yes – The site is in a residential neighbourhood and would be suitable in principle for additional residential development.			
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.			
Site Achievability	Yes – The site should be achievable as a council-led development.			
Action Required / Constraints	If the council chooses to bring this site forward it should undertake further work to establish the potential of the site.			
Summary		The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall		



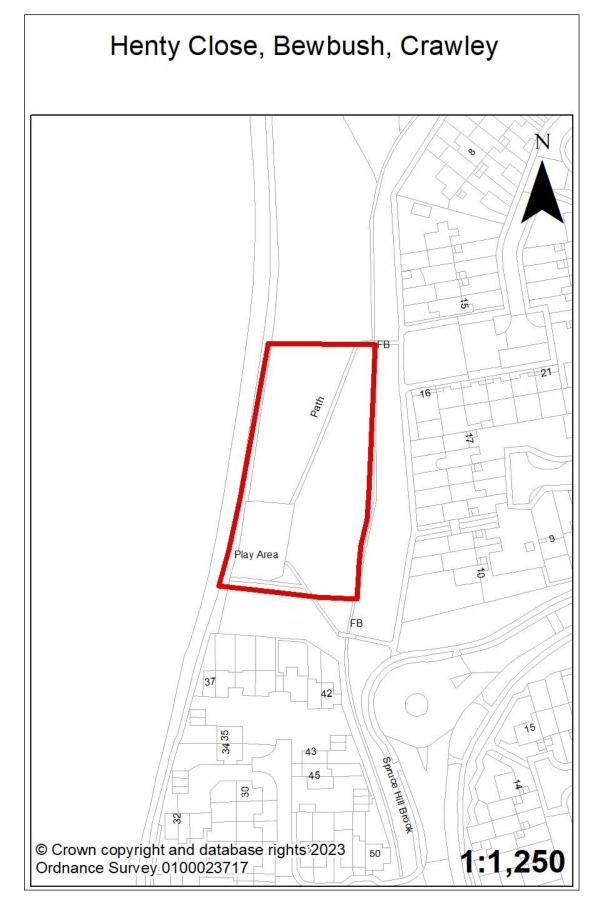
Site Reference	50	Neighbourhood	West Green	
Site Name / Address	Dingle Close/Ifield Road, Rear Gardens			
Existing Land Use (s)	Greenfield - Residential gardens	Site Area (Gross hectares)	0.7	
PA. Number	-	Gross Dwellings	31	
Lapse Date	-	Demolitions	0	
PDL / Greenfield	Greenfield	Net Dwellings	31	
Current Density	-	Potential Density Range	Low	
Site Suitability	Yes – In principle the site is suitable for residential development and a similar site was developed on the east side of Ifield 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.			
Site Availability	No – The site comprises gardens held under license from Crawley Borough Council, who have not announced any intention to bring it forward for development.			
Site Achievability	Yes – Site constraints are considered to be resolvable sufficiently to enable a scheme of the indicated scale to come forward.			
Action Required / Constraints	If the council chooses to bring this site forward it should undertake further work 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.			
Summary	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity. The main issue to overcome would relate 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.			



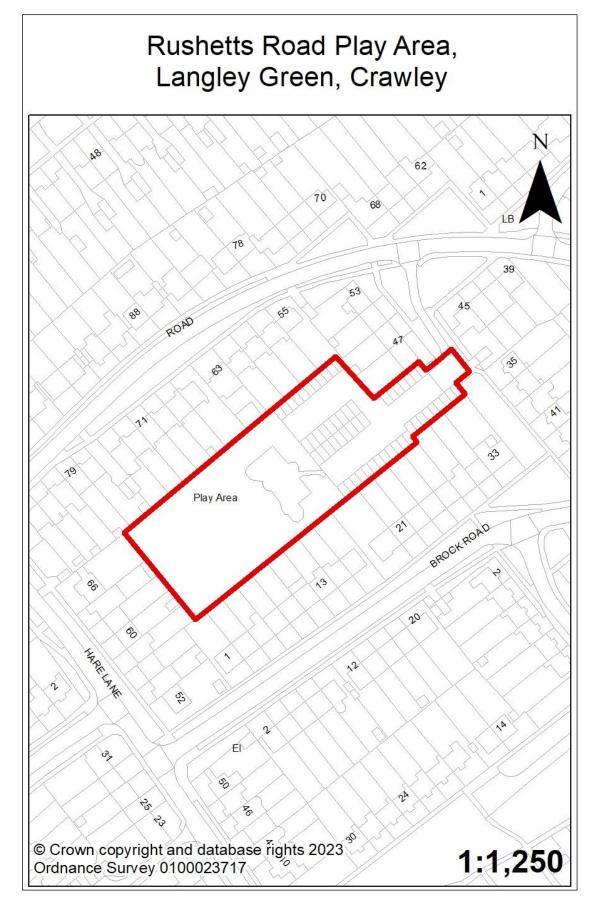
Site Reference	51	Neighbourhood	West Green	
Site Name / Address	Snell Hatch/Ifield Road, Rear Gardens			
Existing Land Use (s)	Greenfield - Residential gardens	Site Area (Gross hectares)	0.5	
PA. Number	-	Gross Dwellings	22	
Lapse Date	-	Demolitions	0	
PDL / Greenfield	Greenfield	Net Dwellings	22	
Current Density	-	Potential Density Range	Low	
Site Suitability	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.			
Site Availability	No – The site comprises gardens held under license from Crawley Borough Council, who have not announced any intention to bring it forward for development.			
Site Achievability	Yes – Site constraints are considered to be resolvable sufficiently to enable an affordable housing scheme of the indicated scale to come forward.			
Action Required / Constraints	A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. If the council chooses to bring this site forward it should undertake further work 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.			
Summary	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity. The main issue to overcome would relate 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.			



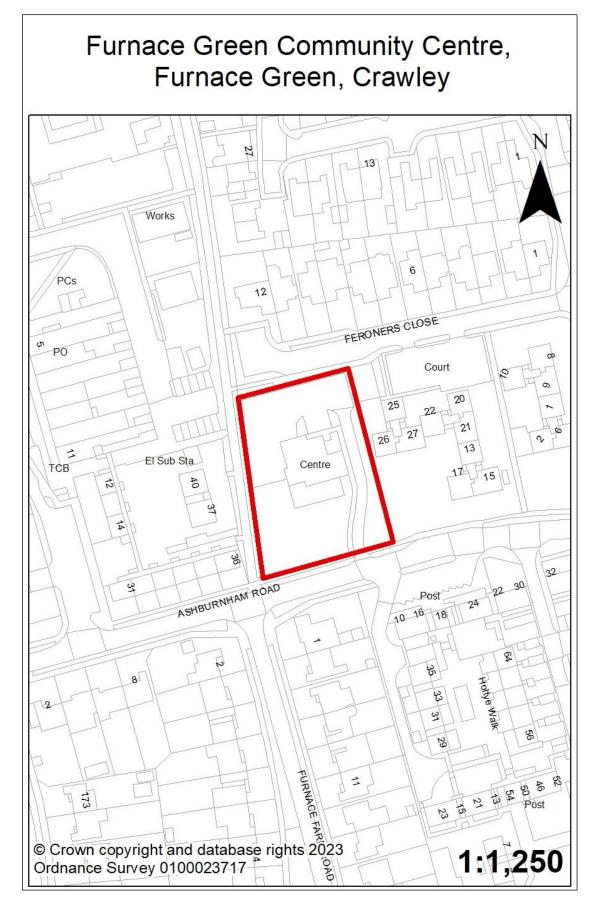
Site Reference	14	Neighbourhood	Bewbush
Site Name / Address	Henty Close		
Existing Land Use (s)	Play Areas/Open Space	Site Area (Gross hectares)	0.35
PA. Number	-	Gross Dwellings	24
Lapse Date	-	Demolitions	0
PDL / Greenfield	Greenfield	Net Dwellings	24
Current Density	-	Potential Density Range	Low
	Key Housing Site (Policy H2) for 24 dwellings, although this allocation has not been carried forward to the submission draft 2024 Local Plan, as the council as landowner has not announced any intention to bring the site forward. The indicative development quantum is based on a scheme incorporating two blocks of 12 1 and 2 bedroom apartments. The development of this site could allow for improved linkages and enhanced urban design whilst designing out crime in the new Kilnwood Vale neighbourhood at the point of proposed bus, pedestrian and cycle corridors.		
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
Site Achievability	Yes – Development on this site is considered achievable in the medium term. The site currently includes a children's play area. In line with the open space study and public consultation, an improved replacement facility would be necessary to justify the loss incurred from development of that site for housing.		
Action Required / Constraints	 11% of the site is located within Flood Zone 3b. The sequential approach should be applied to avoid developing in flood zones as far as reasonable, and 'more vulnerable' development will not be permitted within the functional floodplain. Small parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. The council has indicated no intention at present to develop this 		
Summary	site although it could b opportunity, including	e delivered in future	as a windfall



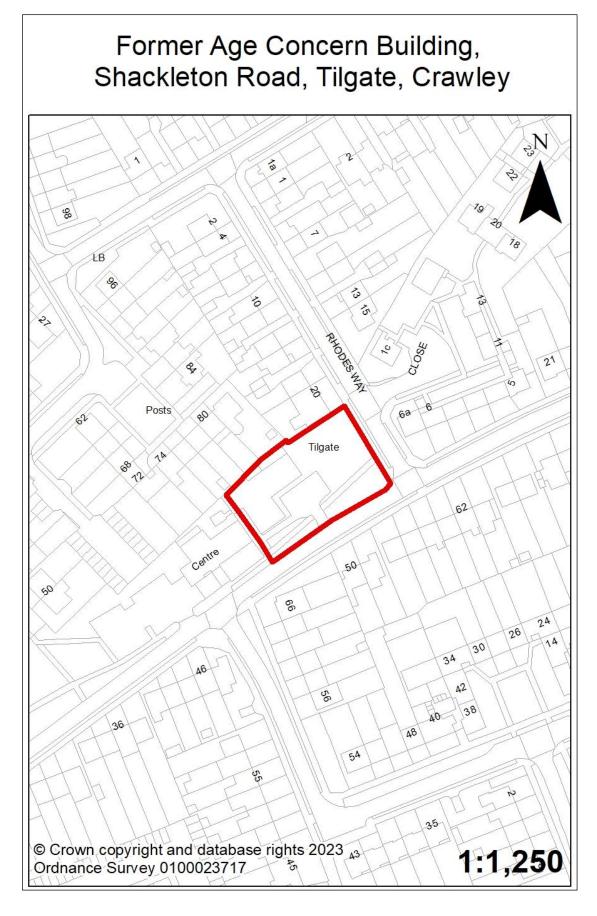
Site Reference	82	Neighbourhood	Langley Green
Site Name / Address	Rushetts Road Play Area		
Existing Land Use (s)	Play Areas/Open Space/Garages	Site Area (Gross hectares)	0.4
PA. Number	-	Gross Dwellings	18
Lapse Date	-	Demolitions	0
PDL / Greenfield	Greenfield/PDL	Net Dwellings	18
Current Density	-	Potential Density Range	Low
Site Suitability	Yes – The site is considered suitable for residential development, subject to reprovision of a play area of better or equivalent quality within the site, including an appropriate buffer.		
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
Site Achievability	Yes – Development on this site is considered achievable. In line with the open space study and public consultation, an improved replacement play facility would be necessary to justify the loss incurred from development.		
Action Required / Constraints	A small part of the site is subject to surface water flood risk and consultation would need to be undertaken with the Lead Local Flood Authority.		
Summary	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity, including re-provision of a play area.		



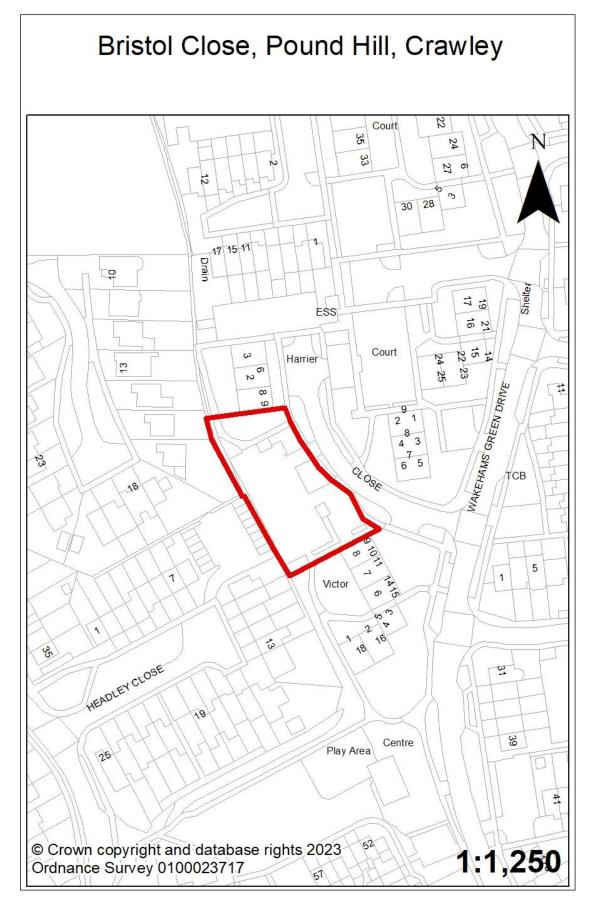
Site Reference	86	Neighbourhood	Furnace Green	
Site Name / Address	Furnace Green Community Centre			
Existing Land Use (s)	PDL/Greenfield – Community Centre and associated grassed area.	Site Area (Gross hectares)	0.25	
PA. Number	-	Gross Dwellings	15	
Lapse Date	-	Demolitions	0	
PDL / Greenfield	Greenfield & PDL	Net Dwellings	15	
Current Density	-	Potential Density Range	Low	
Site Suitability	Yes – The site is in a residential neighbourhood and would be suitable for residential development subject to re-provision of community facilities.			
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.			
Site Achievability	Yes – The site could be achievable as a council-led development.			
Action Required	Further work would be needed to assess the site establish the			
/ Constraints	scope for intensification. There is some overlap with Environment Agency Flood Zone 3, meaning that a site-specific flood risk assessment would be required to support a new scheme.			
Summary	The council has indica site although it could b	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity, including re-provision of community facilities.		



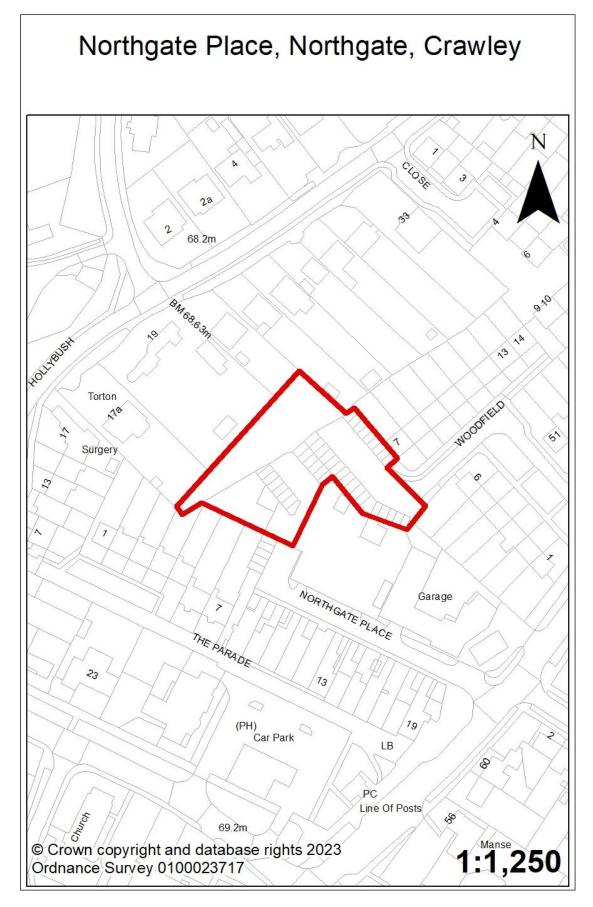
Site Reference	85	Neighbourhood	Tilgate
Site Name / Address	Former Age Concern E	Building, Shackleton	Road
Existing Land Use (s)	Under-used community building and adjacent grass verge	Site Area (Gross hectares)	0.14
PA. Number	-	Gross Dwellings	8
Lapse Date	-	Demolitions	0
PDL / Greenfield	PDL & Greenfield	Net Dwellings	8
Current Density	-	Potential Density Range	Lower Moderate
Site Suitability	Yes – The site is in an established residential area and is considered suitable for residential development. There may be additional scope to include the adjoining community centre within a larger scheme, subject to reprovision of the community centre.		
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
Site Achievability	Yes – There are no specific ownership or infrastructure constraints identified and the council is working to bring the site forward as an affordable housing scheme within the next few years.		
Action Required / Constraints	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to being the site forward. The site is partly situated within Flood Zone 2 and sequential testing will be required. The site is partly subject to surface water flood risk and it would be necessary to consult with the Lead Local Flood Authority.		
Summary	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.		



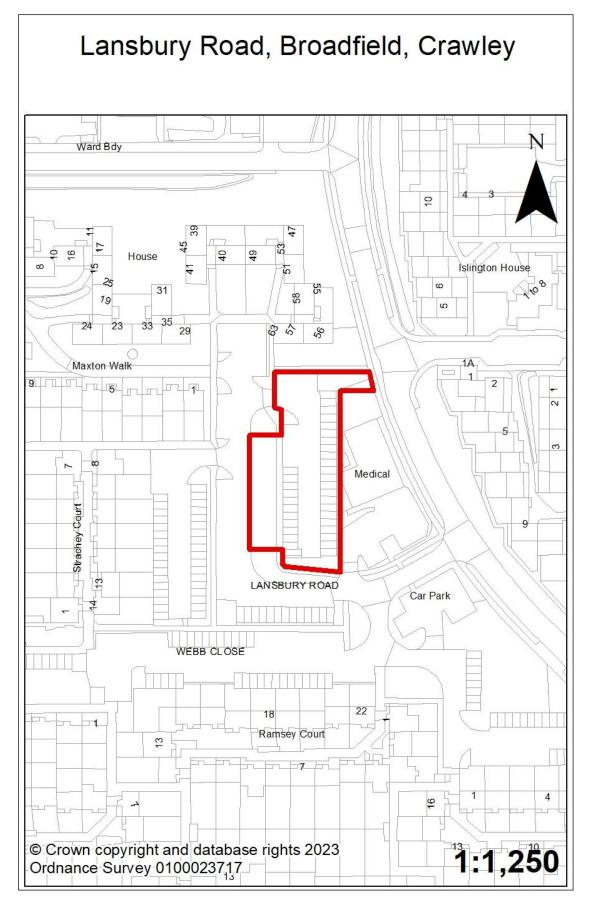
Site Reference	100	Neighbourhood	Pound Hill	
Site Name / Address	Bristol Close			
Existing Land Use (s)	Residential parking / amenity space	Site Area (Gross hectares)	0.15	
PA. Number	-	Gross Dwellings	7	
Lapse Date	-	Demolitions	0	
PDL / Greenfield	PDL	Net Dwellings	7	
Current Density	-	Potential Density Range	Low	
Site Suitability	Yes – The site presents an opportunity for infill development and more efficient use of land in an established residential location, subject to consideration of impacts on amenity and highways and the adequacy of parking provision.			
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.			
Site Achievability	Yes – Development of a flatted scheme of this scale on this site is considered likely to be viable.			
Action Required / Constraints	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to being the site forward.			
Summary	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.			



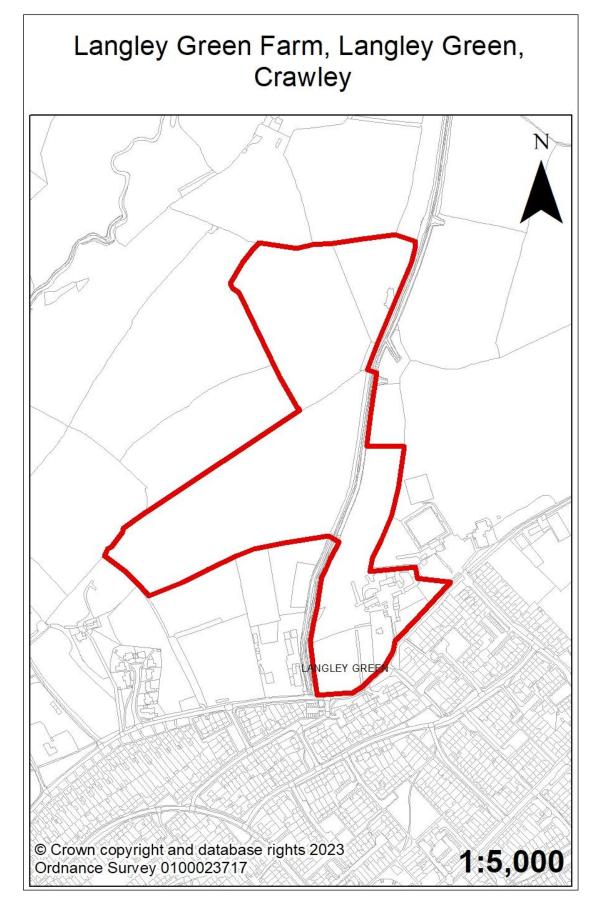
Site Reference	102	Neighbourhood	Northgate	
Site Name / Address	Northgate Place			
Existing Land Use (s)	Garages and residential garden	Site Area (Gross hectares)	0.23	
PA. Number	-	Gross Dwellings	23	
apse Date	-	Demolitions	0	
PDL / Greenfield	Greenfield & PDL	Net Dwellings	23	
Current Density	-	Potential Density Range	Moderate	
Site Suitability	Yes – The site offers a potential infill opportunity in an established residential area with neighbourhood facilities nearby. Consideration would need to be given to means of access, as well as potential impacts on highways, local amenity, commercial uses in the adjoining neighbourhood centre, and the setting of the Listed Black Dog Cottage to the north west.			
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.			
Site Achievability	Yes – Development of a flatted scheme of this scale on the site is considered likely to be viable.			
Action Required / Constraints	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to being the site forward.			
Summary	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.			



Site Reference	103	Neighbourhood	Broadfield
Site Name / Address	Lansbury Road		
Existing Land Use (s)	Garages and amenity land	Site Area (Gross hectares)	0.17
PA. Number	-	Gross Dwellings	40
Lapse Date	-	Demolitions	0
PDL / Greenfield	Greenfield & PDL	Net Dwellings	40
Current Density	-	Potential Density Range	Moderate to High
Site Suitability	Yes – The site represents a potential infill opportunity for a residential scheme close to neighbourhood facilities. Any scheme would need to include consideration of highways impact and amenity, particularly in relation to the proximity of the adjoining medical centre.		
Site Availability	No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
Site Achievability	Yes – Development of a flatted scheme of this scale on the site is considered likely to be viable.		
Action Required / Constraints	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to being the site forward.		
Summary	The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.		

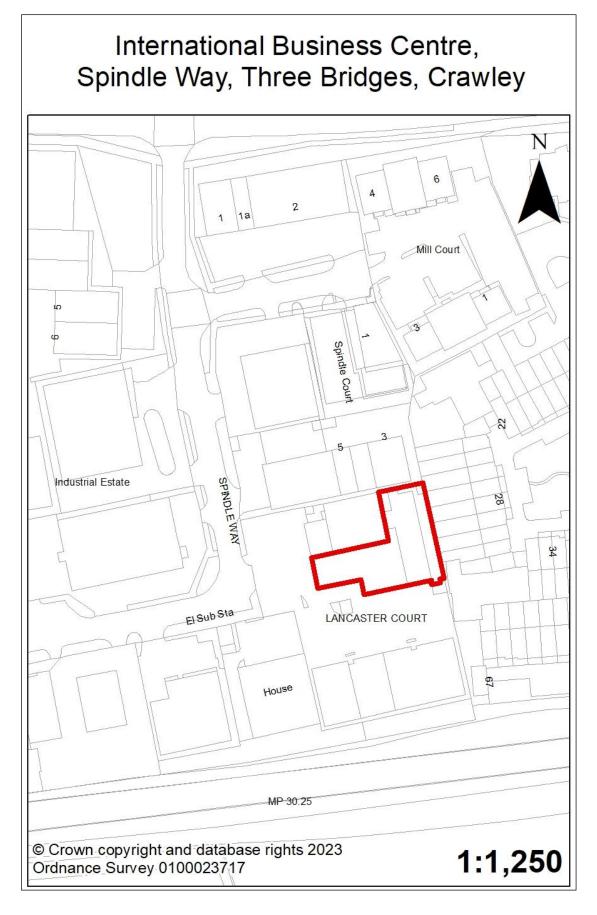


Site Reference	104	Neighbourhood	Langley Green
Site Name / Address	Langley Green Farm		
Existing Land Use (s)	Farm	Site Area (Gross hectares)	11.3
PA. Number	-	Gross Dwellings	30
Lapse Date	-	Demolitions	0
PDL / Greenfield	Greenfield	Net Dwellings	30
Current Density Site Suitability	-	Potential Density Range	Low (within Built Up Area Boundary); N/A (outside Built Up Area Boundary)
	Yes – This site falls within an 'Area of Search – Future Housing' identified in the 2015 Local Plan. The majority of the site is unsuitable for residential development owing to exposure to noise from aviation in the event of an additional southern runway being created at Gatwick Airport, as well as the presence of a Local Nature Reserve and Biodiversity Opportunity Area. The southernmost portion of the site does have some development potential, although it remains constrained by access issues, by the presence of the Grade II Listed farmhouse, and by the fact that only a small area falls within the identified Built Up Area		
Site Availability	Boundary. No – The site is owned by Crawley Borough Council who have not announced any intention to bring it forward for development.		
Site Achievability	Yes – Given the greenfield setting development is likely to be viable, notwithstanding the identified constraints.		
Action Required / Constraints	Engagement between the LPA and property/housing/built environment colleagues within the council would be required to being the site forward.		
Summary	Even allowing for the unsuitability of most of the site and the constraints operating in the remainder, there is likely to be potential for residential development if the site becomes available. The council has indicated no intention at present to develop this site although it could be delivered in future as a windfall opportunity.		

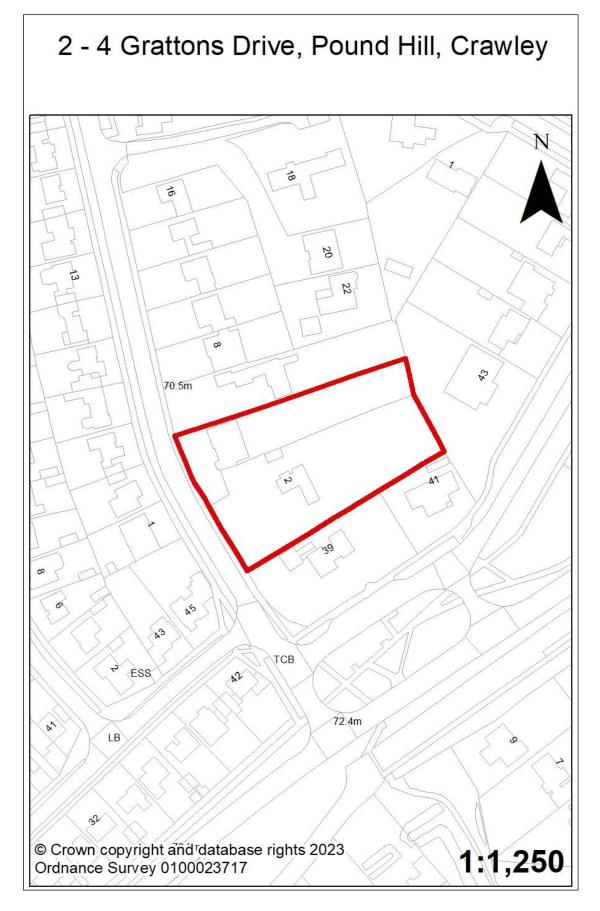


J) Sites which are unsuitable for development

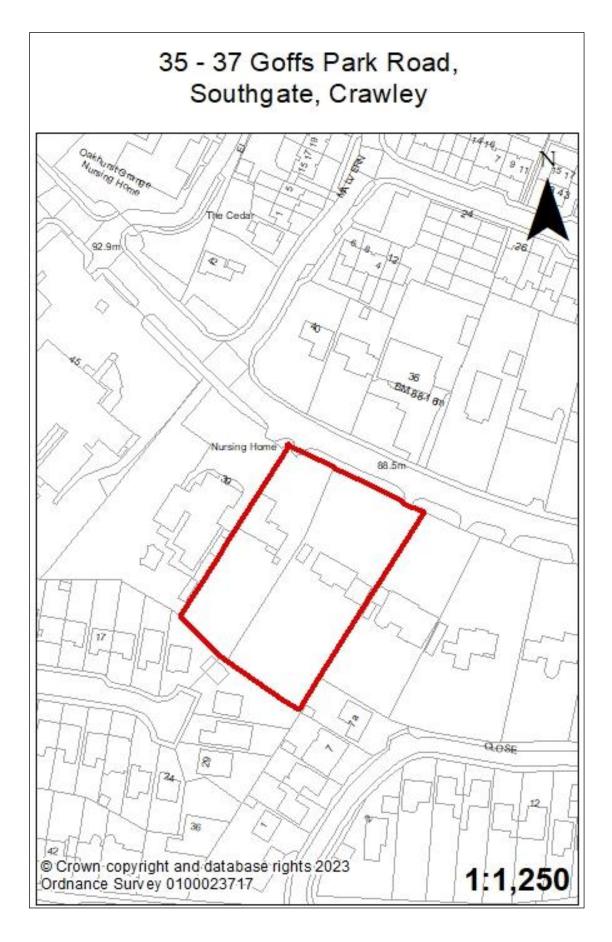
Site Reference	54	Neighbourhood	Three Bridges
Site Name / Address	International Business Centre, Spindle Way		
Existing Land Use (s)	B1 offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.08	Current Density	4 dwellings/ha.
Site Suitability	No – The 2015 Local Plan and submission draft 2024 Local Plan both identify the site as falling within the Three Bridges Corridor Main Employment Area. Policy EC2 of the submission draft Plan sets a range of tests for allowing a loss of employment floorspace within such areas, and it is considered unlikely that proposals to convert or rebuild this site for residential use would meet the requirements of the policy. Along with most of the wider Main Employment Area, the site is subject to an Article 4 Direction removing permitted development rights for conversion to residential use.		
Site Availability	Unknown – The site has been promoted for residential development, and previously benefitted from prior approval for conversion to residential use. However, this was not implemented.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site has been prom from prior approval for would be considered considered to seeks to protect the ec areas.	conversion, but resident for the second se	dential development Policy EC2, which



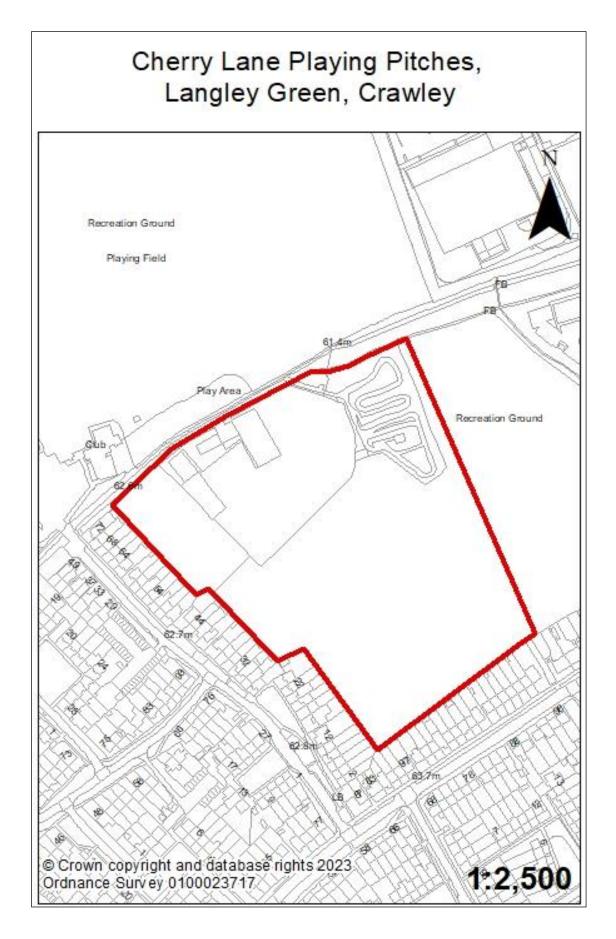
Site Reference	60	Neighbourhood	Pound Hill
Site Name / Address	2 - 4 Grattons Drive		
Existing Land Use (s)	Two detached properties in large plots.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.34	Current Density	4 dwellings/ha.
Site Suitability	No – This site sits in an area characterised by larger detached homes within an Area of Special Local Character (ASLC), 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.		
Site Availability	Uncertain – There is no evidence at this time to suggest the site is available for development.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
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.		



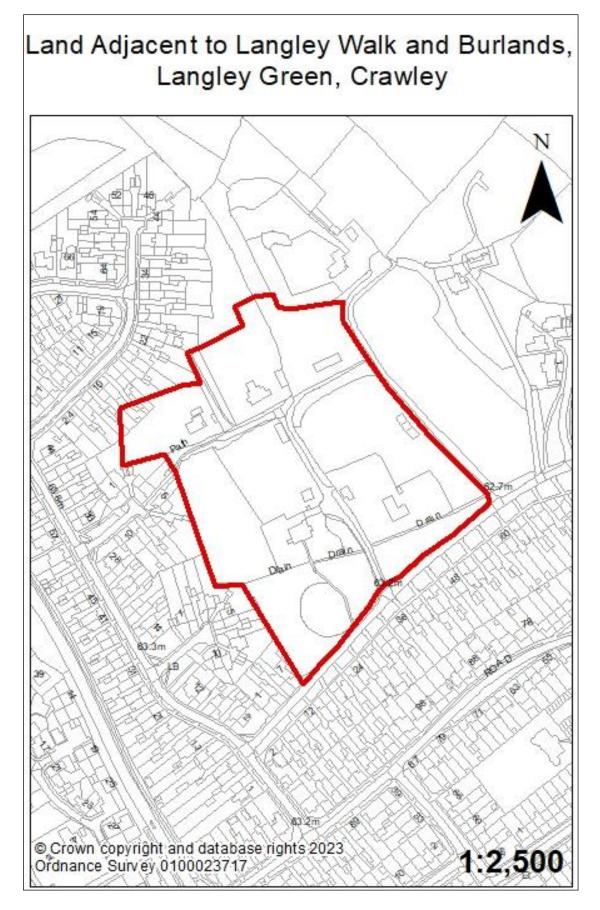
Site Reference	61	Neighbourhood	Southgate
Site Name / Address	35-37 Goffs Park Road		
Existing Land Use (s)	Two large detached dwelling houses and gardens.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.38	Current Density	5 dwellings/ha.
Site Suitability	No – The site is located within 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	No further action required. 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.		



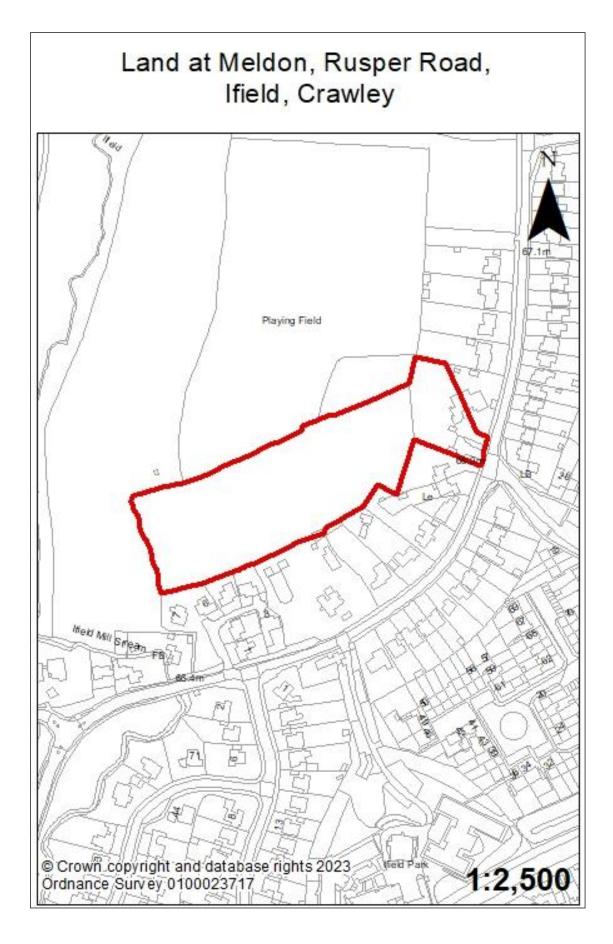
Site Reference	62	Neighbourhood	Langley Green
Site Name / Address	Cherry Lane Playing Pitches		
Existing Land Use (s)	Formal playing pitches		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	4.0	Current Density	-
Site Suitability	No – The site contains a number of formal outdoor sports pitches and older/children's play space, as recognised in the council's Playing Pitch Strategy (2021) and Open Space, Sport and Recreation Assessment (2020). The Cherry Lane site was identified as a 'hub' site and considered of good quality. 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. This approach is retained in Policy OS1 of the submission draft 2024 Local Plan. In addition, road access to the site is likely to be problematic and the entire site is designated in the Local Plan as structural landscaping (Policy CH7 in 2015 Plan, proposed for retention as CL6 in submission draft 2024 Local Plan).		
Site Availability	No - The site is wholly owned by Crawley Borough Council and is not being promoted at this stage.		
Site	Unknown – Given the unsuitability of the site it is not possible to		
Achievability	give consideration to issues of achievability and viability.		
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 and submission draft 2024 Local Plan.		



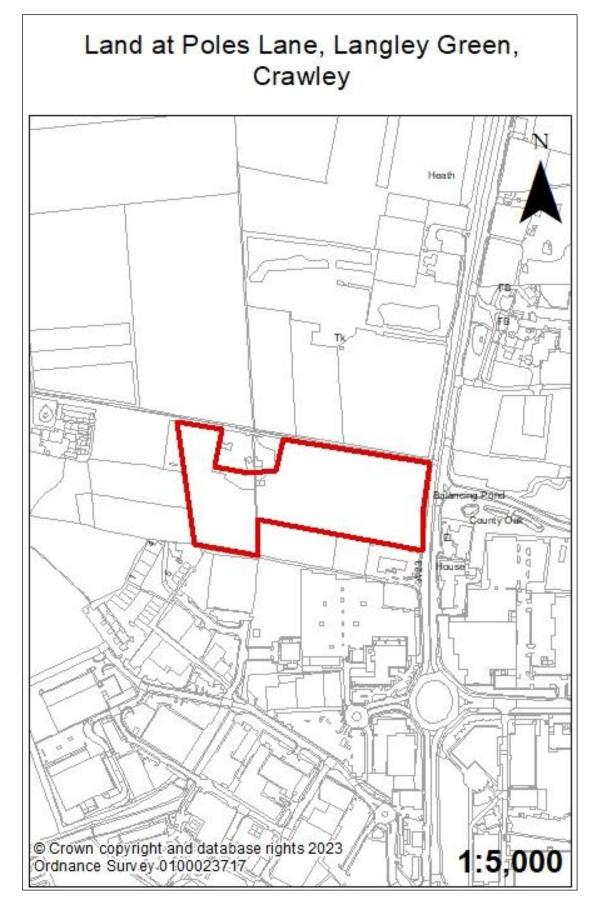
Site Reference	64	Neighbourhood	Langley Green
Site Name / Address	Land adjacent to Langley Walk and Burlands (incorporating Willoughby House)		
Existing Land Use (s)	Countryside location adjacent to urban/rural fringe.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	3.38	Current Density	-
Site Suitability	No – The majority of the site is situated between the 60dB and 63dB noise contour associated with a new southern wide spaced runway at Gatwick Airport. Residential development would therefore be exposed to an unacceptable impact from aviation noise in accordance with Policy EP4 of the submission draft 2024 Local Plan and supporting Noise Annex. Detailed assessment of this site including a transport assessment/statement and Stage One Road Safety Audit would in any case 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. The built-up area boundary (BUAB) review for the 2015 Local Plan proposed that this area remained outside the BUAB in the rural fringe.		
Site Availability	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.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	This site is considered noise grounds, as well		•



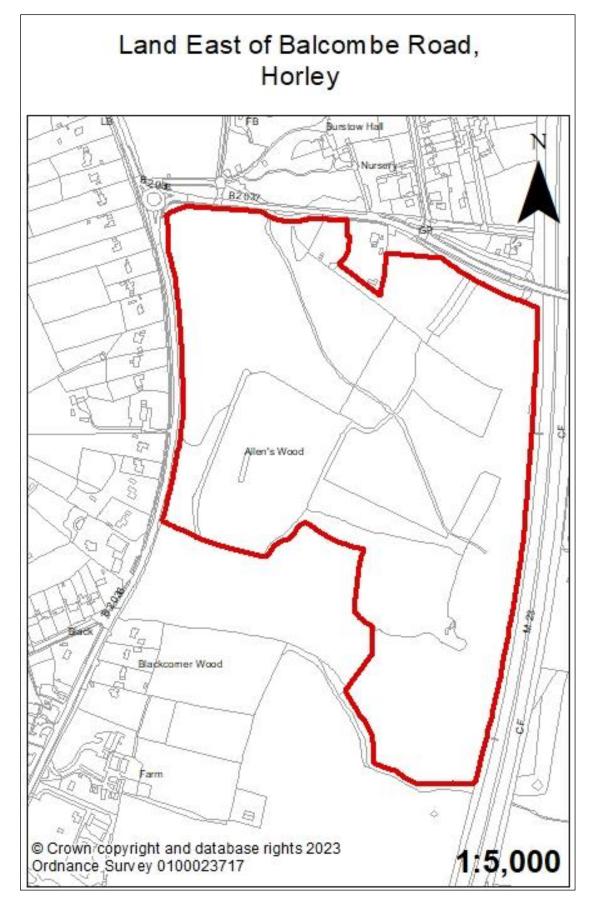
Site Reference	65	Neighbourhood	lfield
Site Name / Address	Land at Meldon, Ruspe	er Road	
Existing Land Use (s)	Countryside area plus	adjoining residential	dwellings.
PDL / Greenfield	Greenfield & PDL		
Site Area (Gross hectares)	1.48	Current Density	-
Site Suitability	No – The majority of the site sits outside the Built-Up Area Boundary (BUAB). The western boundary of the site borders 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.		
Site Availability	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.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required at present.		
Summary	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 would need to be undertaken with site promoters, the Environment Agency and West Sussex County Council to ascertain the extent to which the site may be constrained by flooding and highway issues.		



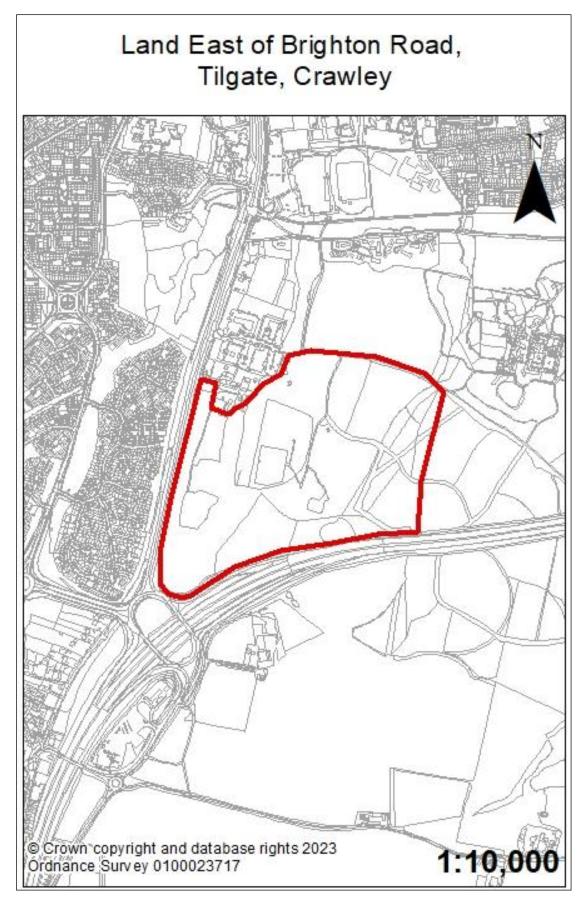
Site Reference	66	Neighbourhood	Langley Green
Site Name / Address	Land at Poles Lane		
Existing Land Use (s)	Agricultural use.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	3.8	Current Density	-
Site Suitability	No – This site was promoted for housing and/or employment use in March 2012 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 area safeguarded for provision of a potential additional runway at Gatwick Airport.		
Site Availability	Yes – The site continues to be promoted for housing and/or employment use.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required at present.		
Summary	Due to the constraints suitable for residential		site is not considered



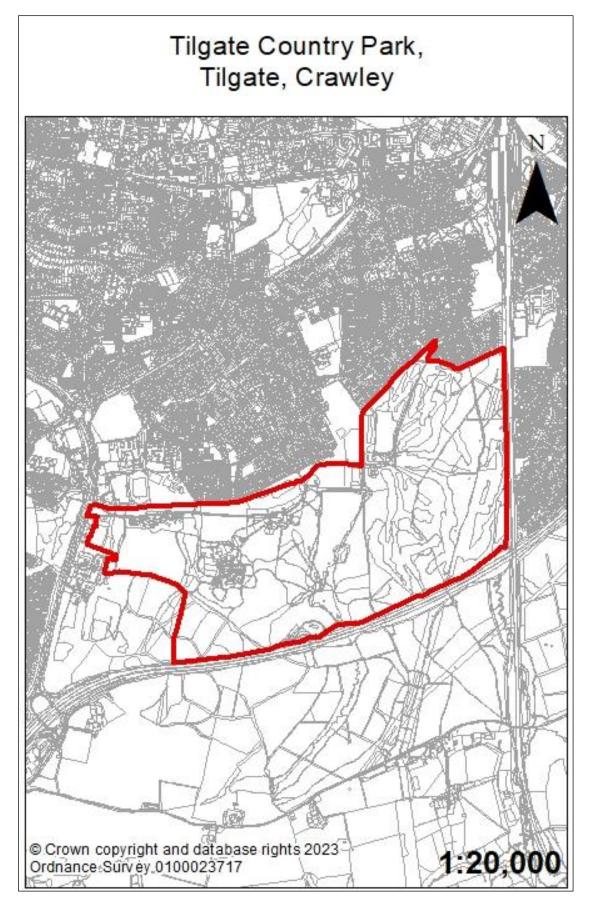
Site Reference	67	Neighbourhood	Forge Wood
Site Name / Address	Land East of Balcombe	e Road, Horley	
Existing Land Use (s)	Countryside		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	16	Current Density	-
Site Suitability	No – The built-up area boundary (BUAB) review proposed that this area remains outside the BUAB in the North East Crawley Rural Fringe. It is therefore subject to countryside policies. Part of the site is also identified as Ancient Woodland (Allen's Wood). Furthermore, part of the site is located within land safeguarded for a potential wide spaced additional southern runway at Gatwick Airport, as it may be needed for road diversions. The majority of the site is also subject to noise exposure of between 63dB and 66dB from aviation noise in the scenario of a wide spaced additional runway at Gatwick Airport, meaning that residential development would be in conflict with Policy EP4 of the submission draft 2024 Local Plan and supporting Noise Annex. For these reasons, residential development would not be		
Site Availability	acceptable in this location. Unknown – this site has previously been promoted by the land owner as a development location, although current availability is uncertain.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	The site is subject to co site also contains a larg	onstraint on account ge area of Ancient W	of aircraft noise. The /oodland.
Summary	The site is considered owing to constraints an countryside, biodiversit	d designations asso	ciated with noise, the



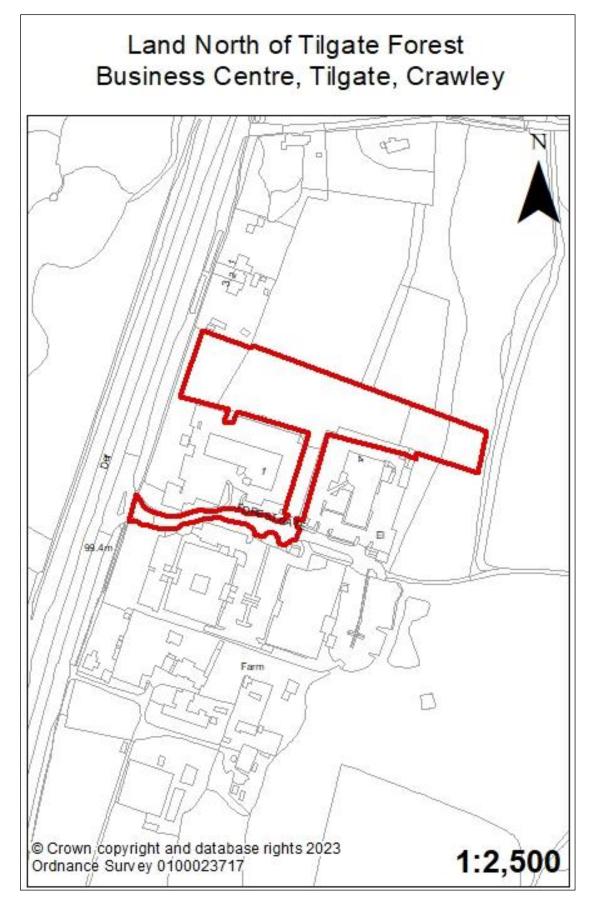
Site Reference	68	Neighbourhood	Tilgate
Site Name / Address	Land East of Brighton I	Road	
Existing Land Use (s)	Greenfield		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	31	Current Density	-
Site Suitability	No – The site is outside the Built-Up Area Boundary in the Tilgate Forest Rural Fringe. 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.		
Site Availability	No – The site is a mix of landownership and option agreements. There is no land agreement between the parties at present.		
Site Achiovability	Unknown – Given the unsuitability of the site it is not possible to		
Achievability Action Required / Constraints	give consideration to issues of achievability and viability. The site is subject to various constraints including Ancient Woodland, noise and accessibility issues, and falls outside the Built up Area Boundary. No further action currently required.		
Summary	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 not possible to determine. 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.		



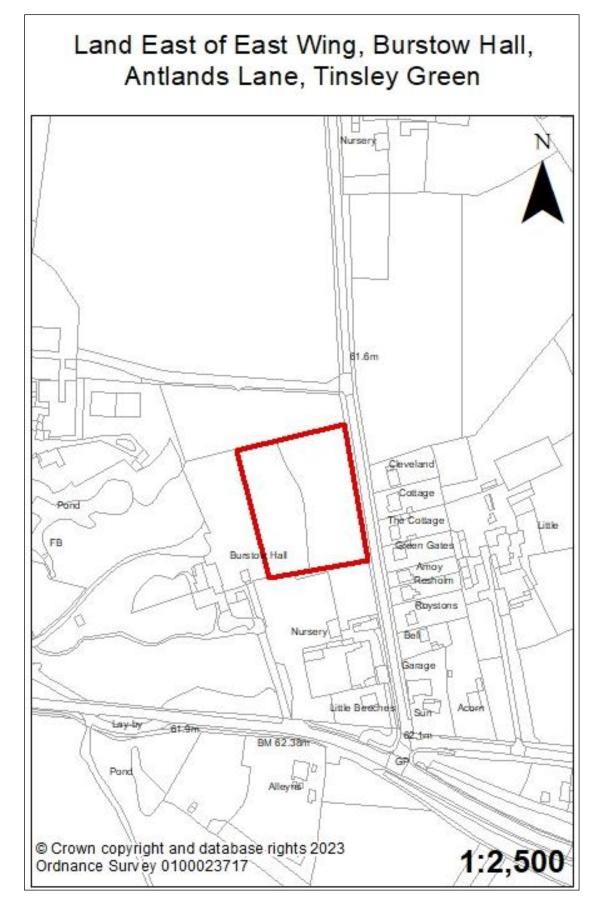
Site Reference	110	Neighbourhood	Tilgate
Site Name / Address	Tilgate Country Park		
Existing Land Use (s)	Greenfield		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	196	Current Density	-
Site Suitability	No – The site falls outside the Built-up Area Boundary in the Tilgate/Worth Forest Rural Fringe and includes significant areas of Ancient Woodland. The site as a whole is identified as Structural Landscaping and as a Site of Nature Conservation Importance and Biodiversity Opportunity Area. Tilgate Park comprises a key strategic recreational asset to the borough. Much of the site is identified as an Historic Park and Garden. The park also includes the setting for an identified Long Distance View. Parts of the site are affected by noise from the adjacent M23. Incremental or partial residential development within the site would also likely be isolated from local facilities and transport connections, and therefore not in accordance with the neighbourhood principle on which the structure of the borough is		
Site Availability	based. No – Tilgate Park predominantly falls in the ownership of Crawley Borough Council, which maintains and manages it as a key recreational asset to the borough.		
Site Achievability	Unknown – Given the give consideration to is	•	
Action Required	The site is subject to va	arious constraints ind	cluding Ancient
/ Constraints	Woodland, biodiversity, landscape, heritage and noise issues, and falls outside the Built up Area Boundary. No further action required.		
Summary	Development would be grounds, reflecting the recreational, landscape	importance of Tilgat	e Park as a



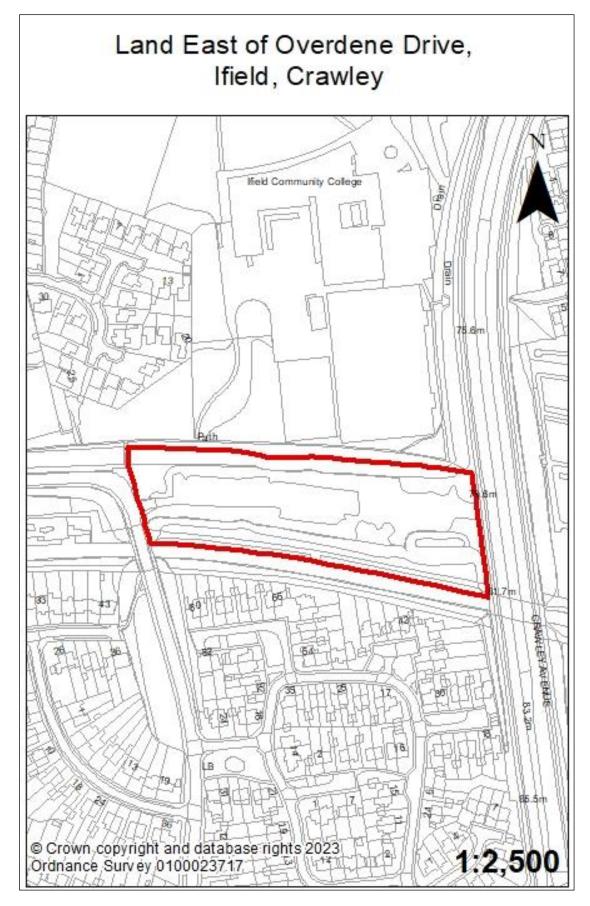
Site Reference	69	Neighbourhood	Tilgate
Site Name / Address	Land North of Tilgate F	orest Business Cent	ire
Existing Land Use (s)	Vacant industrial land		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.88	Current Density	-
Site Suitability	No – An outline application for residential development 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. Key policy designations affecting this site are proposed for retention in the submission 2024 Local Plan. The site is therefore considered		
Site Availability	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.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to		
Action Required / Constraints	give consideration to issues of achievability and viability. No further action required.		
Summary	The site has recently b is considered unsuitabl more appropriately dev	e for residential dev	elopment and would be



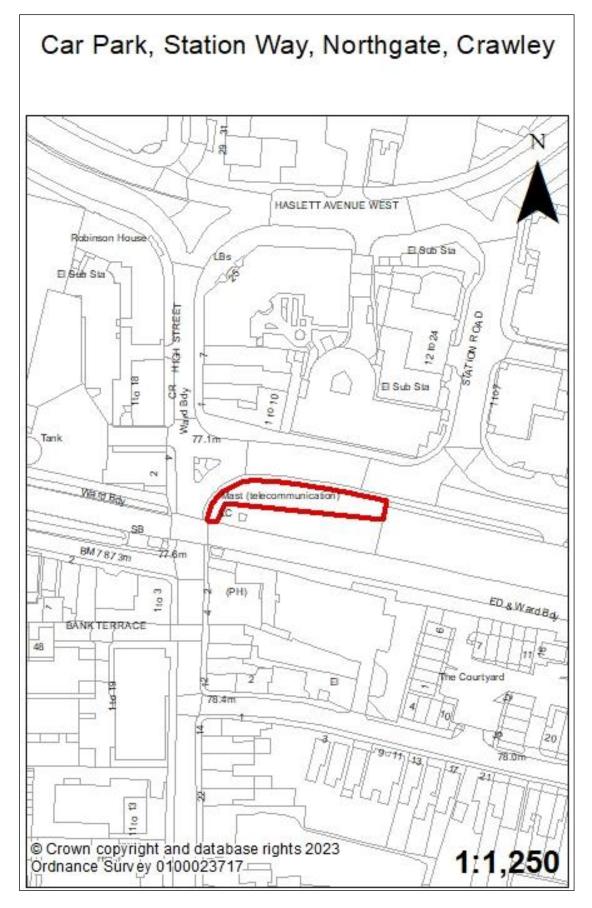
Site Reference	70	Neighbourhood	Forge Wood
Site Name / Address	Land East of East Wing Green	g, Burstow Hall, Antla	ands Lane, Tinsley
Existing Land Use (s)	Open land and woodla	nd.	
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	0.64	Current Density	-
Site Suitability	No – Two outline applications for residential development on this site (CR/2016/0189/OUT and CR/2017/0407/OUT) have previously been refused. The refusal reasons included the fact that the site is within the area safeguarded in the 2015 Local Plan 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 the purposes of the submission draft 2024 Local Plan the site continues to fall within the area safeguarded for potential future runway expansion at Gatwick, as it may be needed for a road diversion. For these reasons the site is considered unsuitable for residential		
Site Availability	Yes – 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.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action requir		anu viability.
Summary	The site has recently b is considered unsuitable		



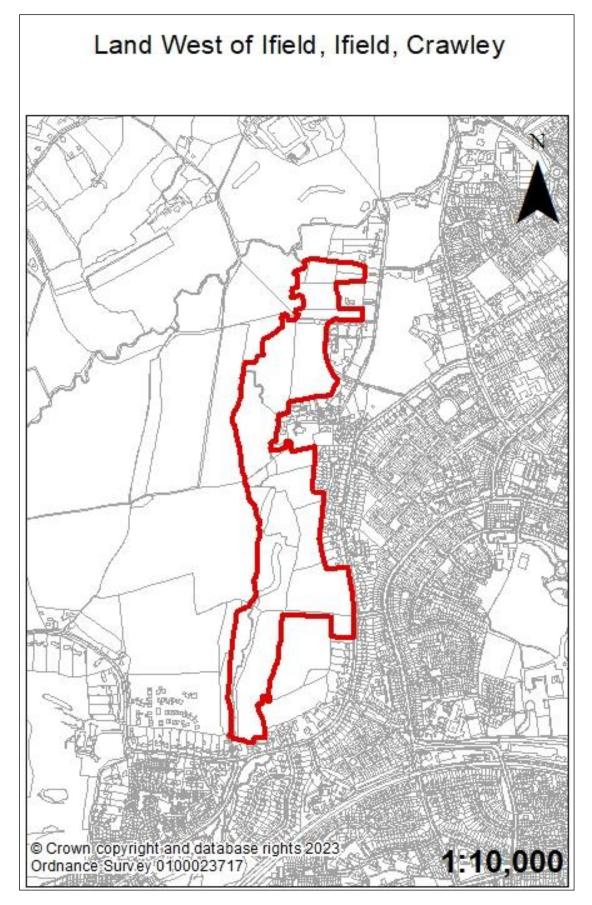
Site Reference	71	Neighbourhood	lfield
Site Name / Address	Land East of Overdene	e Drive	
Existing Land Use (s)	Amenity green space		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	1.65	Current Density	-
Site Suitability	No – The majority of the site (approximately 1ha of land to the west) 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. 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 and submission draft 2024 Local Plan do 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		
Site Availability	justified through a planning application. Uncertain – 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		•	site it is not possible to
Achievability Action Required	give consideration to is No further action requ		sidered appropriate to
/ Constraints	progress the site for ho		
Summary		ts identified above re	nder the site unsuitable



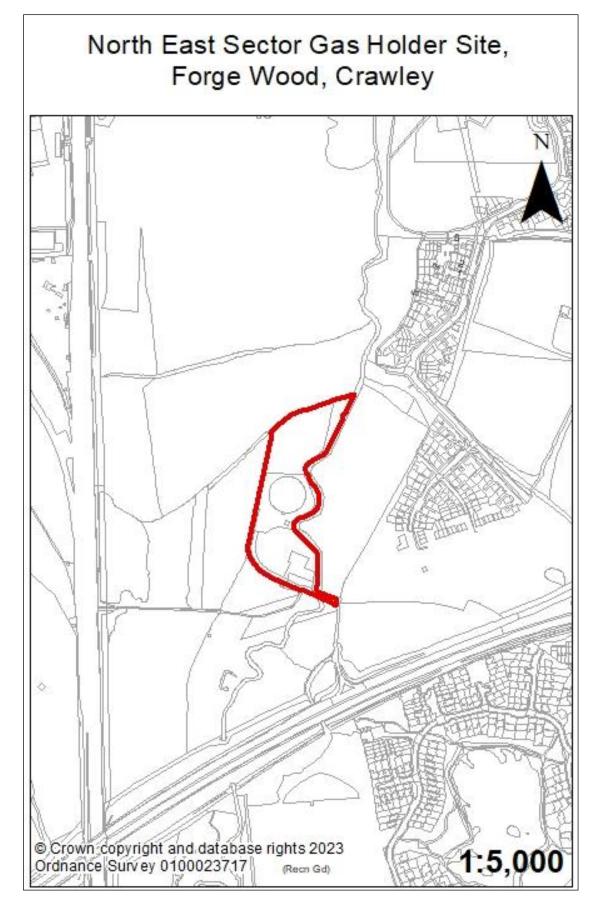
Site Reference	101	Neighbourhood	Northgate
Site Name / Address	Car Park, Station Way		
Existing Land Use (s)	Small car park		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.04	Current Density	-
Site Suitability	No – Two outline applications for residential development of this site (CR/2020/0589/OUT and CR/2021/0621/OUT) have been refused with the former being dismissed at appeal. The site is small and narrow and residential development at this location would likely have a cramped and unattractive appearance in a location which is sensitive on account of the proximity of the Brighton Road Conservation Area. Development at this location may also affect view splays, resulting in a negative impact in terms of highway safety. The site is also affected by road and railway noise.		
Site Availability	Yes – The site has been promoted for housing development.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required – it is not considered appropriate to progress the site for housing development.		
Summary	The planning constrain unsuitable for housing	ts identified above re	ender the site



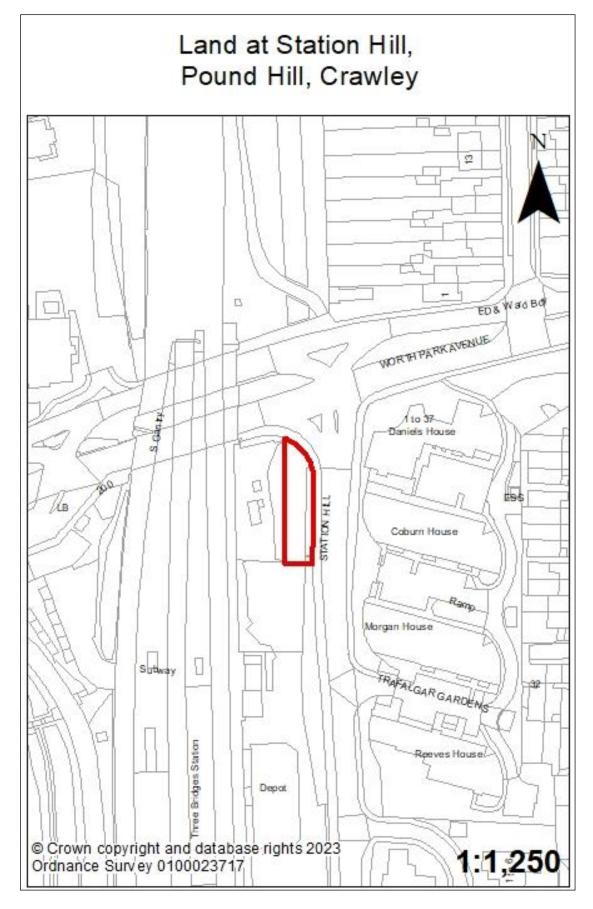
Site Reference	72	Neighbourhood	lfield
Site Name / Address	Land West of Ifield		
Existing Land Use (s)	Natural and Semi Natu	ral landscape.	
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	Approx. 22	Current Density	-
Site Suitability	No – The site is designated as a Site of Special Nature Conservation 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. The site also partly falls within the 60dB noise contour associated with a new southern wide spaced runway at Gatwick Airport, and to that extent would be unsuitable on grounds of aviation noise in accordance with Policy EP4 of the submission draft 2024 Local Plan and supporting Noise Annex.		
Site Availability	Yes – The site is owned by Homes England, 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, which is being promoted through the review of the Horsham District Planning Framework.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	Consideration of this site as a recreational space to serve a new neighbourhood west of Ifield, within Horsham District may be required.		
Summary	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.		



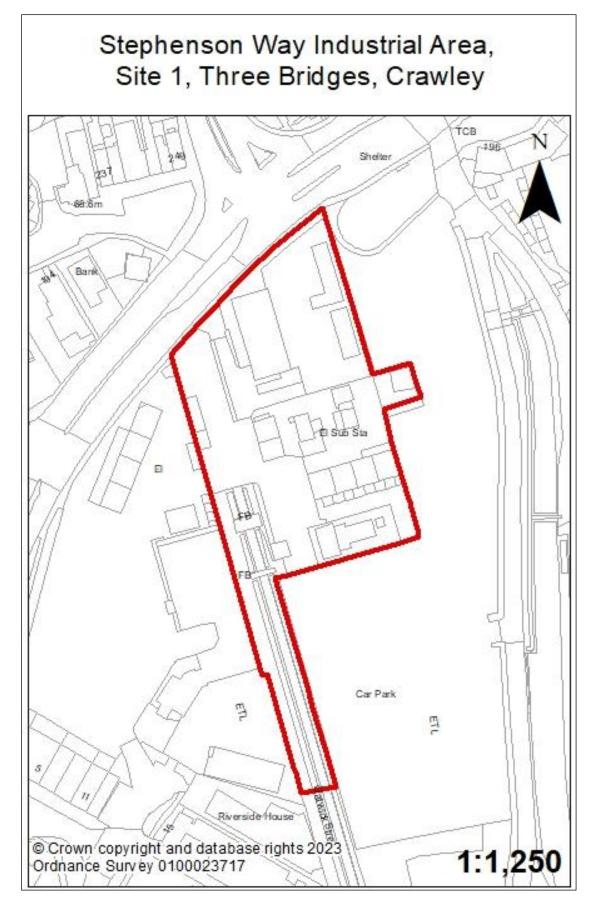
Site Reference	73	Neighbourhood	Forge Wood
Site Name / Address	North East Sector, Gas	Holder site	
Existing Land Use (s)	Disused gas holder.		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.85	Current Density	-
Site Suitability	No – The site was within the North East Sector allocation for 2700 units within the adopted Core Strategy (2008), but it falls entirely within Flood Zone 3a and partly within the functional floodplain and is likely to be significantly constrained in terms of flooding. Land contamination and remediation would also need to be considered in more detail before the site could 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.		
Site Availability	Yes – the site is available for development.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
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.		



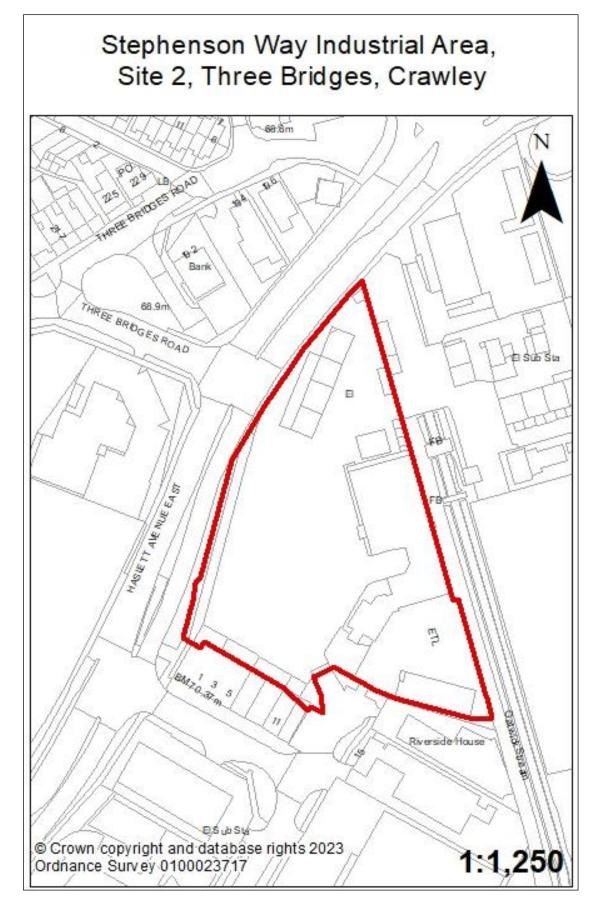
Site Reference	74	Neighbourhood	Pound Hill
Site Name / Address	Station Hill, nr Three B	ridges Station	
Existing Land Use (s)	Undeveloped land form	ning part of railway e	mbankment.
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	0.03	Current Density	-
Site Suitability	No – A planning application (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 2020 the site was granted permission for the erection of a three storey office building with car parking at ground floor level (CR/2019/0588/FUL).		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site is ultimately co be suitable for resident		ed and constrained to



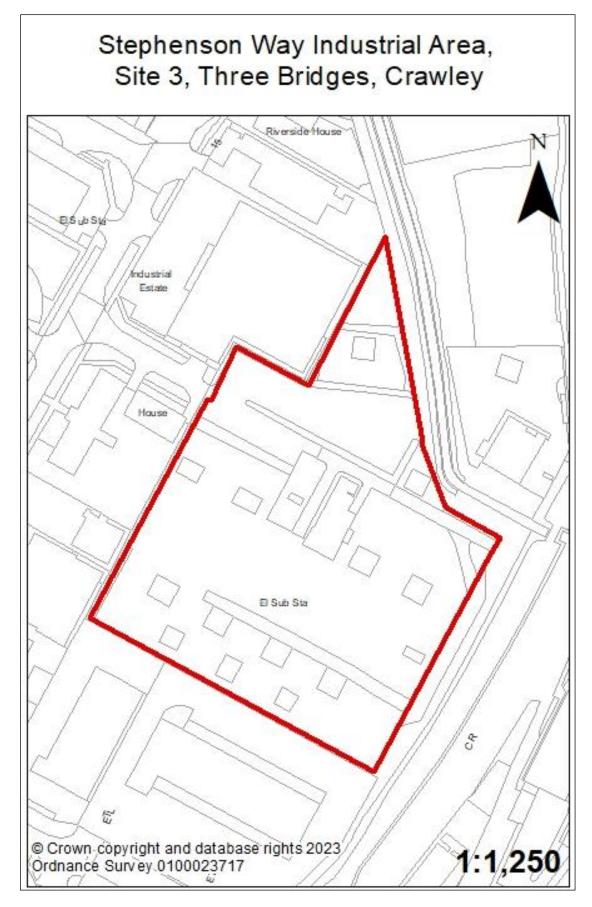
Site Reference	75	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 1		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.75	Current Density	-
Site Suitability	No – the site forms previously developed land within the Built-Up Area Boundary. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2024 Local Plan. Most of the site falls within flood zones 2 and 3 and it 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.		
Site Availability	Unknown – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give more detailed consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site is located with employment area ident development of the site and infrastructure costs electricity pylons and/o is considered unsuitabl	ified for employment is currently constra in terms of relocatir r land contamination	t development. The ined due to flood risk ng the overhead . On this basis the site



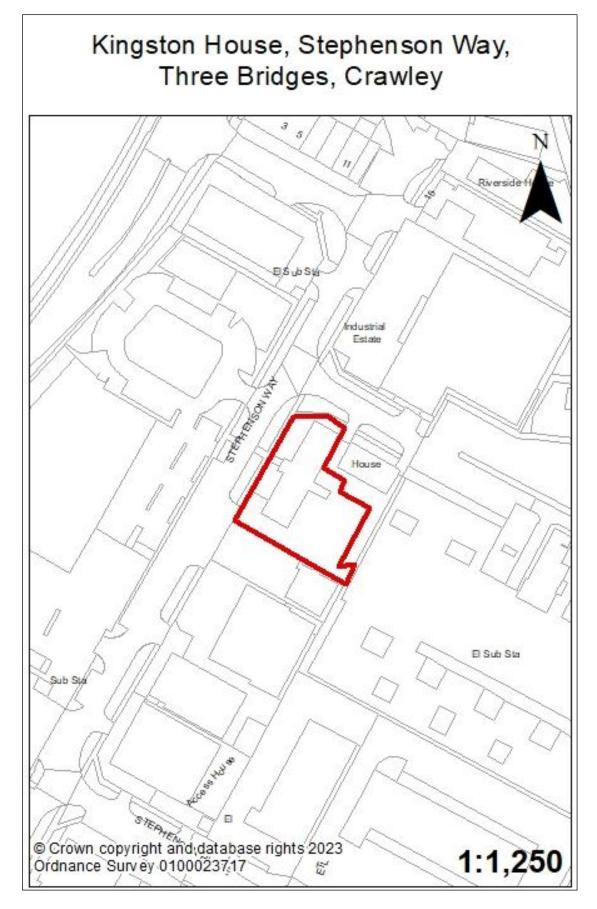
Site Reference	76	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 2		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.83	Current Density	-
Site Suitability	No – the site forms previously developed land within the Built-Up Area. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2024 Local Plan. Most of the site falls within flood zones 2 and 3 and it 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.		
Site Availability	Unknown – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give more detailed consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	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.		



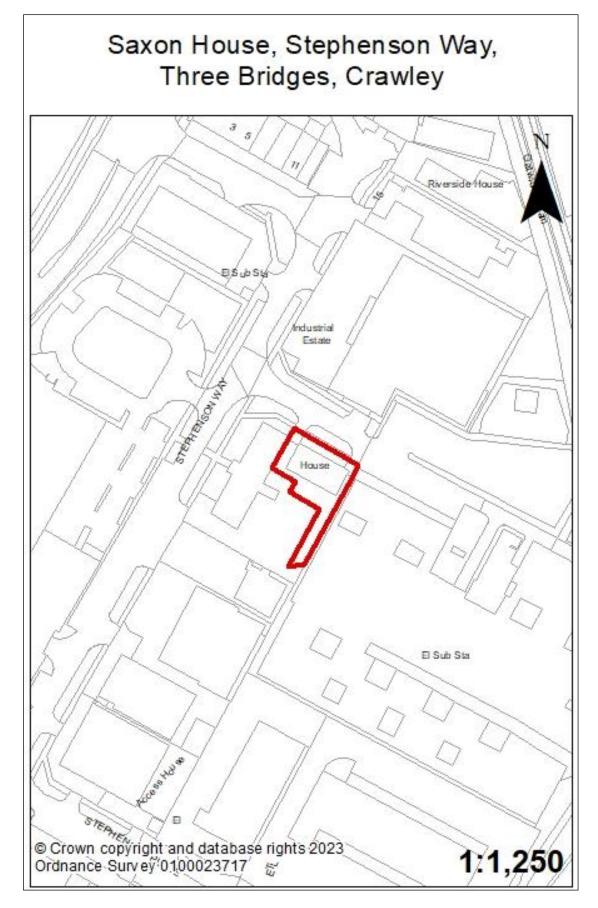
Site Reference	77	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 3		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.22	Current Density	-
Site Suitability Site Availability	No – the site forms previously developed land within 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 and submission 2024 Local Plan. Most of the site falls within flood zones 2 and 3 and it 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. Unknown – this site was previously promoted by the land owner		
	as a development location, however there has been no recent correspondence on the site.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site is located with employment area ident development of the site and infrastructure costs electricity pylons and/o is considered unsuitabl	ified for employment is currently constra in terms of relocatir r land contamination	t development. The ined due to flood risk ng the overhead . On this basis the site



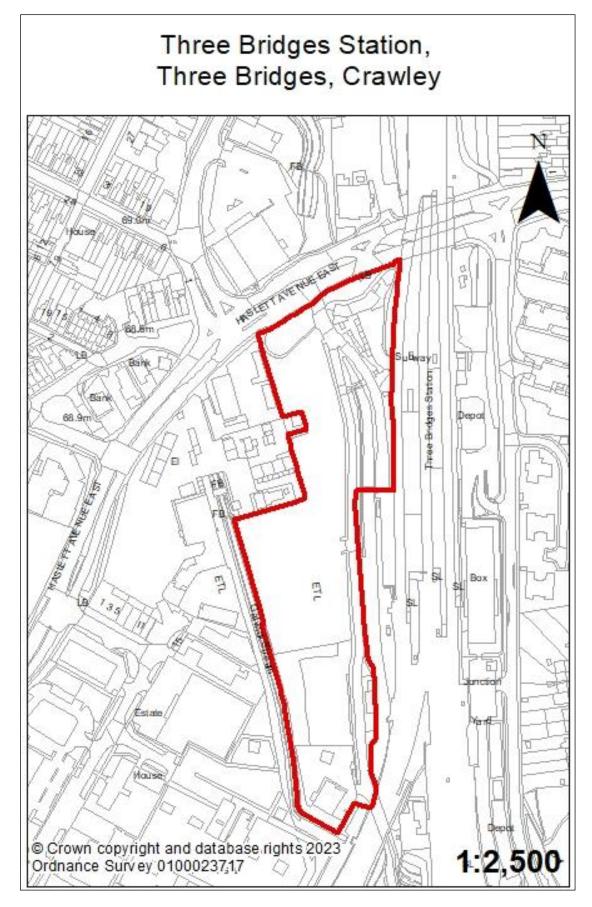
Site Reference	78	Neighbourhood	Three Bridges
Site Name / Address	Kingston House, Stephenson Way		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.014	Current Density	-
Site Suitability	No – Five separate applications for prior approval for change of use from office 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 2024 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.		
Site Availability	Uncertain – 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.		
Site Achievebility	Unknown – Given the unsuitability of the site it is not possible to		
Achievability Action Required / Constraints	give consideration to issues of achievability and viability. No further action required.		
Summary	On the basis of flood ris commercial uses and t designation of the site considered unsuitable	raffic generated by thas a main employme	nem, as well as the ent area, the site is



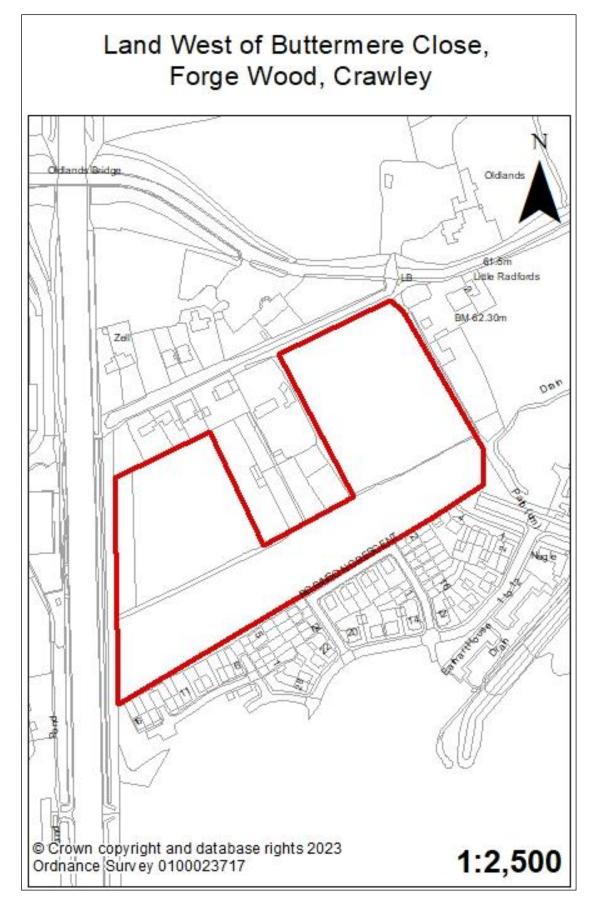
Site Reference	79	Neighbourhood	Three Bridges
Site Name / Address	Saxon House, Stephenson Way		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.005	Current Density	-
Site Suitability	No – Seven separate applications for prior approval for change of use from office 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 2024 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.		
Site Availability	Uncertain – 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.		
Site A chicy chility	Unknown – Given the unsuitability of the site it is not possible to		
Achievability Action Required	give consideration to issues of achievability and viability. No further action required.		
/ Constraints			
Summary	On the basis of flood ri commercial uses and t designation of the site considered unsuitable	raffic generated by th as a main employme	nem, as well as the ent area, the site is



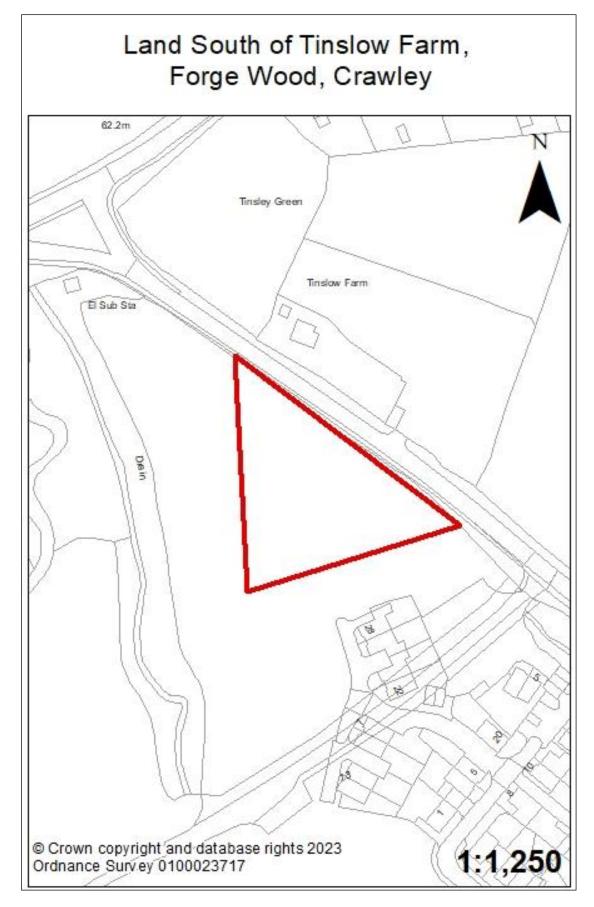
Site Reference	80	Neighbourhood	Three Bridges
Site Name / Address	Three Bridges Station		
Existing Land Use (s)	Railway Station		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.05	Current Density	-
Site Suitability	No – The site is located in flood zones 2 and 3 as designated by the Environment Agency. This is likely to constrain the capacity of the site even with mitigation/restriction measures. The site is also constrained by the need to consider and mitigate any impact on the operation of the station and associated infrastructure. 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 for additional residential development.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site is within an are flooding. The feasibility uncertain especially wh infrastructure.	of a flatted scheme	in this location is



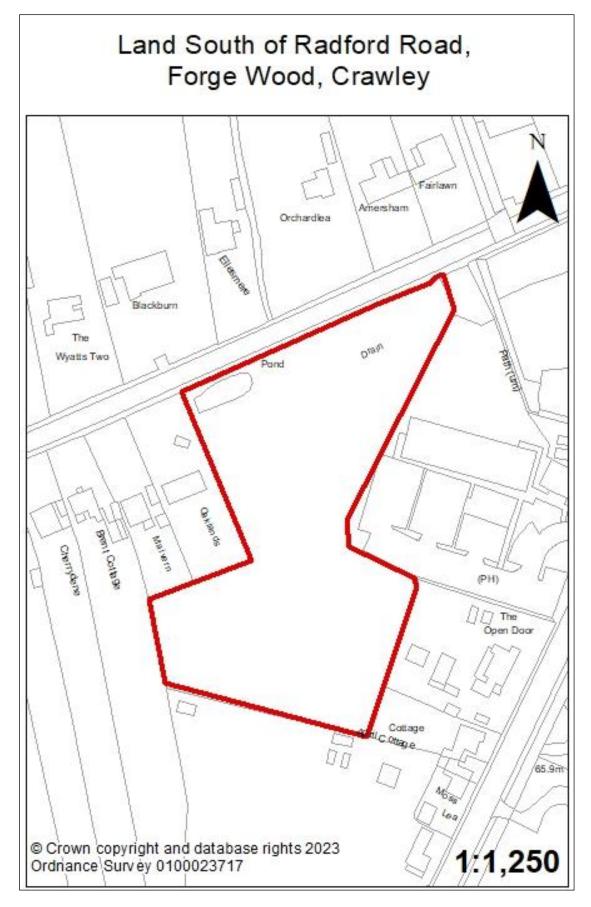
Site Reference	94	Neighbourhood	Forge Wood
Site Name / Address	Land West of Buttermere Close		
Existing Land Use (s)	Greenfield		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	3.14	Current Density	-
Site Suitability	No – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for 'Unacceptable Adverse Effect' from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being within the 63dB contour in the southern runway scenario. Noise from the railway is also likely to be a consideration on the western side of the site.		
Site Availability	Yes – The site has been identified to the council as being available for development.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site is unsuitable for exposed to unacceptable southern runway at Ga	ble noise levels in the	oment as it would be e event of an additional



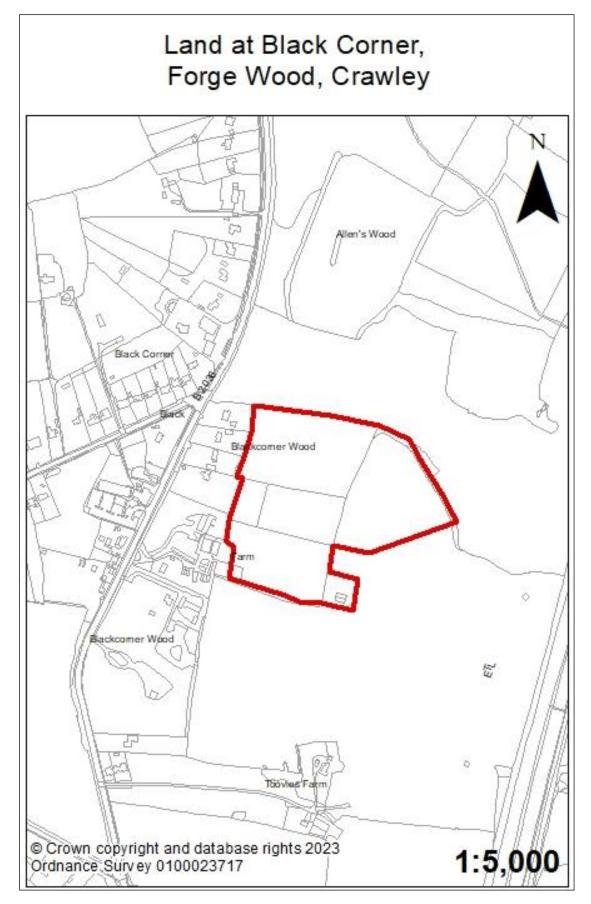
Site Reference	95	Neighbourhood	Forge Wood
Site Name /	Land South of Tinslow Farm		
Address			
Existing Land Use (s)	Greenfield		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	0.25	Current Density	-
Site Suitability	 No – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for 'Unacceptable Adverse Effect' from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being within the 63dB contour in the southern runway scenario. The site is largely designated as structural landscaping, and is subject to risk of flood (Flood Zone 2 and partly Flood Zone 3a). Any development of the site would also need to consider impact on the heritage significance of the Listed Tinslow Farmhouse to the north. 		
Site Availability	Yes – The site has been identified to the council as being available for development.		
Site	Unknown – Given the unsuitability of the site it is not possible to		
Achievability	give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site is unsuitable for exposed to unacceptable southern runway at Ga constrained by identifie	ble noise levels in the twick Airport. It is als	e event of an additional so significantly



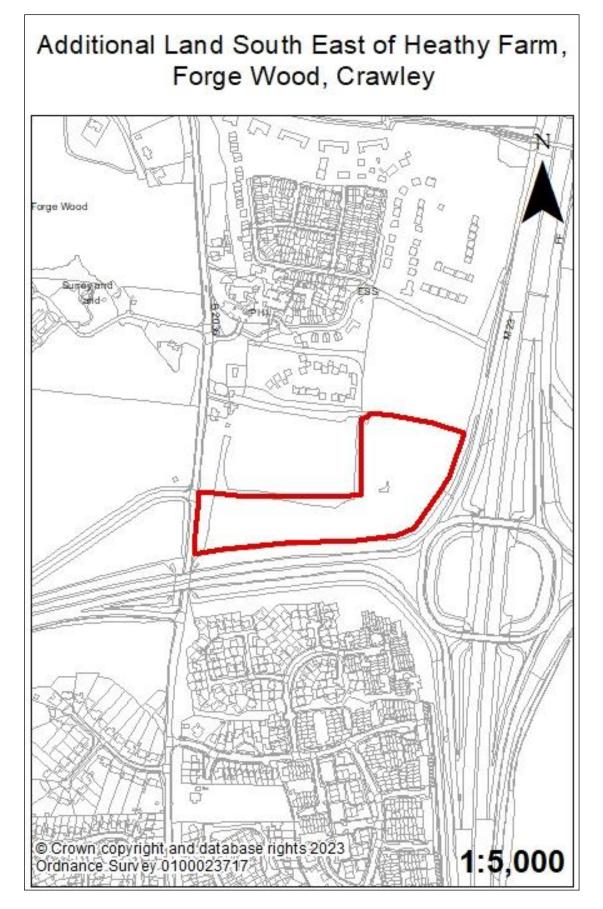
Site Reference	96	Neighbourhood	Forge Wood	
Site Name / Address	Land South of Radford	Land South of Radford Road		
Existing Land Use (s)	Greenfield			
PDL / Greenfield	Greenfield	Greenfield		
Site Area (Gross hectares)	0.82	Current Density	-	
Site Suitability	No – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for 'Unacceptable Adverse Effect' from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being exposed to 63-69dB in the southern runway scenario. In addition a small area at the north of the site is subject to flood risk (Flood Zone 2) and the northern site extent is designated as structural landscaping.			
Site Availability	Yes – The site has been identified to the council as being available for development.			
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.			
Action Required / Constraints	No further action required.			
Summary	The site is unsuitable for residential development as it would be exposed to unacceptable noise levels in the event of an additional southern runway at Gatwick Airport.			



Site Reference	97	Neighbourhood	Forge Wood	
Site Name / Address	Land at Black Corner			
Existing Land Use (s)	Greenfield	Greenfield		
PDL / Greenfield	Greenfield			
Site Area (Gross hectares)	5.45	Current Density	-	
Site Suitability	No – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for 'Unacceptable Adverse Effect' from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies most of this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the accompanying updated Noise Annex identified the site as being exposed to 63dB or greater in the southern runway scenario. In addition a large proportion of the site comprises Ancient Woodland, with further Ancient Woodland and protected trees/structural landscape lying adjacent to the west. Much of the site is identified as safeguarded land in Policy GAT2 of the 2015 Local Plan, although it falls outside the revised safeguarded area identified in the 2024 submission Local Plan revision of this policy. The site does not adjoin the public highway and no means of access has been identified.			
Site Availability	Yes – The site has been identified to the council as being available for development.			
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.			
Action Required / Constraints	No further action requir	red.		
Summary	The site is unsuitable for exposed to unacceptable southern runway at Ga constrained by Ancient	ble noise levels in the twick Airport. It is als	e event of an additional so significantly	



Site Reference	98	Neighbourhood	Forge Wood
Site Name / Address	Additional Land Southeast of Heathy Farm		
Existing Land Use (s)	Greenfield		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	3.31	Current Density	-
Site Suitability	No – The western section of the site comprises Ancient Woodland while the whole site is identified as Structural Landscaping in the form of mature trees. The site sits in the corner of Crawley Avenue (A2011) and the M23, and is therefore affected by highway noise.		
Site Availability	Yes – The site has been identified to the council as being available for development.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	This site is unsuitable f presence of Ancient W transport noise.		



Site Reference	99	Neighbourhood	Forge Wood
Site Name / Address	Land at Steers Lane (residual site)		
Existing Land Use (s)	Greenfield		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	2.41	Current Density	-
Site Availability	2.41Current Density-No – The site is unsuitable for housing development owing to aviation noise, whether considered under the adopted 2015 Local Plan or the 2024 submission Local Plan. Policy ENV11 of the 2015 Plan sets the threshold for 'Unacceptable Adverse Effect' from transport sources at 66dB LAeq, 16 hr, whereas the accompanying Noise Annex identifies this site as exceeding this threshold in the scenario of an additional southern runway at Gatwick. Policy EP4 of the submission Local Plan lowers the Unacceptable Adverse Effect to 60dB LAeq, while the proposed updated Noise Annex identified the site as being within the 63dB 		
Site Achievability	development. Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action requi		
Summary	This site represents the Steers Lane site and re exposed to unacceptat southern runway at Ga	esidential developme	nt here would be

