

**Crawley Borough Council**

**Strategic Housing Land  
Availability Assessment**

**(January 2020)**

# Contents

|  | <b>Page<br/>Number</b> |
|--|------------------------|
| <b>1. Introduction</b>   | <b>2</b>               |
| <b>2. Housing Land Supply sites:</b>   | <b>4</b>               |
| <b>Category A</b> – Large Housing Sites (5-29 dwellings) with<br>planning permission at 31 December 2019       | <b>4</b>               |
| <b>Category B</b> - Small Housing sites (1-4 dwellings) with<br>planning permission at 31 December 2019        | <b>25</b>              |
| <b>Category C</b> – Local Plan Key Housing Allocations (Policy H2)<br>(Deliverable Years 1-5, 2020/21-2024/25) | <b>29</b>              |
| <b>Category D</b> – Local Plan Key Housing Allocations (Policy H2)<br>(Developable Years 6-10, 2025/6-2029/30) | <b>62</b>              |
| <b>Category E</b> – Local Plan Key Town Centre Opportunity Sites<br>(Policies H2 & TC3)                        | <b>71</b>              |
| <b>Category F</b> – Broad Locations (East of London Road, Town<br>Centre)                                      | <b>90</b>              |
| <b>Category G</b> – Suitable SHLAA sites that are ‘Deliverable’ (6-29<br>units) Years 1-5 (2020/21-2024/25)    | <b>108</b>             |
| <b>Category H</b> – Suitable SHLAA sites that are ‘Developable’ (6-<br>29 units) Years 6-15 (2025/26-2034/35)  | <b>113</b>             |
| <b>Category I</b> – Sites that are suitable but currently<br>undeliverable/undevelopable                       | <b>136</b>             |
| <b>Category J</b> - Sites which are unsuitable for development   | <b>145</b>             |

## **1.0 Introduction**

### **Purpose and background to the assessment**

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical study that will form part of the evidence base for Crawley's submission Local Plan 2020. The primary role of the SHLAA is:
- The identification of sites and broad locations for housing development;
  - An assessment of the housing potential of these sites;
  - An assessment of their suitability, availability and achievability, and
  - An assessment of the likely timeframe for development of these sites.
- 1.2 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.
- 1.3 The 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. 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 11-15.

## **2.0 Methodology**

- 2.1 An earlier update to the council's 2015 SHLAA was prepared to support the Regulation 18 Issues and Options/ Draft Policies Consultation and Call for Sites undertaken between 15 July and 16 September 2019.
- 2.2 For the purpose of the Regulation 18 Consultation and Call for Sites, the 2014 SHLAA was updated as follows:
- Sites which have already been built out have been removed.
  - The following categories of sites have been included and identified as being 'suitable', 'available' and 'achievable':
    - sites which have planning permissions which have not been fully implemented;
    - sites which benefit from Prior Approval for conversion to residential use from other uses (all of these in Crawley are offices);
    - two additional sites (Crawley College and Cross Keys) which have come forward for allocation, and which are considered suitable in principle for residential development;
    - sites with permissions which have expired within the last 5 years, where these are considered capable of accommodating 5 units or more;
    - sites which have been refused planning permission, but where residential development is considered acceptable in principle and which are considered capable of accommodating 10 or more dwellings.

- Sites which have been refused permission for 10 or more dwellings and where residential development is considered unacceptable in principle have been identified as being unsuitable.
- 2.3. Other sites from the 2015 SHLAA were retained, although in all cases the description of the status and likely development trajectory of the site was reviewed.
- 2.4 Following the conclusion of the Regulation 18 Consultation and Call for Sites the SHLAA and Housing Trajectory were reviewed in light of responses. Changes included:
- The addition of new sites which were considered to be suitable for residential development;
  - 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.
- In addition to the work which was undertaken in response to the Regulation 18 Consultation and Call for Sites, some sites were further reviewed on the basis of the following:
- Build-out, meaning that some sites were removed;
  - New planning decisions and proposed allocations;
  - Further feasibility work in respect of the development capacity of already-identified sites.

### **3.0 Regulation 19 Consultation**

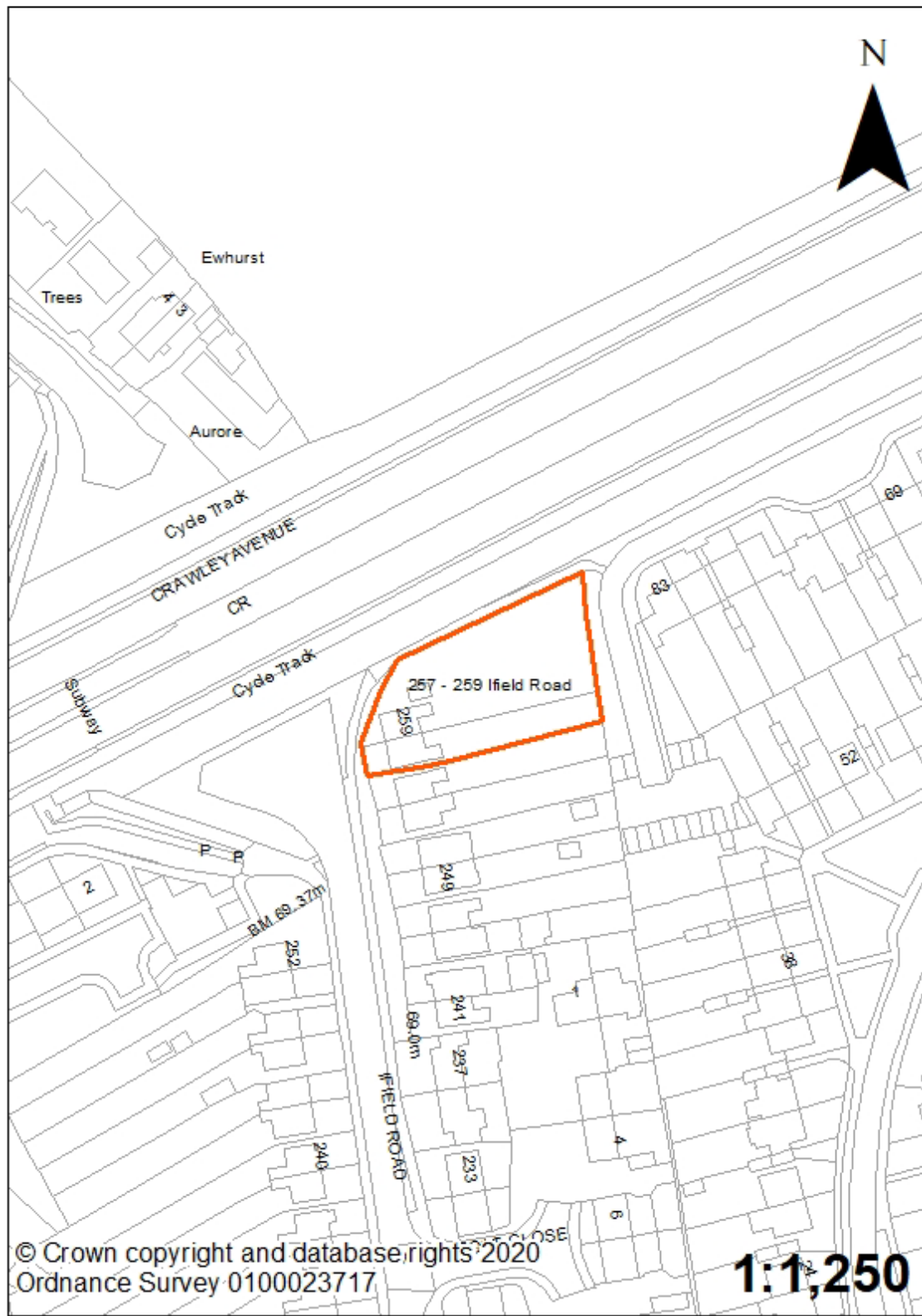
- 3.1. This 2020 SHLAA is being published to support the submission draft of the 2020 Local Plan, and reflects changes made following the Regulation 18 Consultation and Call for Sites as described above, as well as the updated policy position set out in the submission draft.



**A) Large Housing Sites (5-29 units)  
with planning permission  
(31 December 2019)**

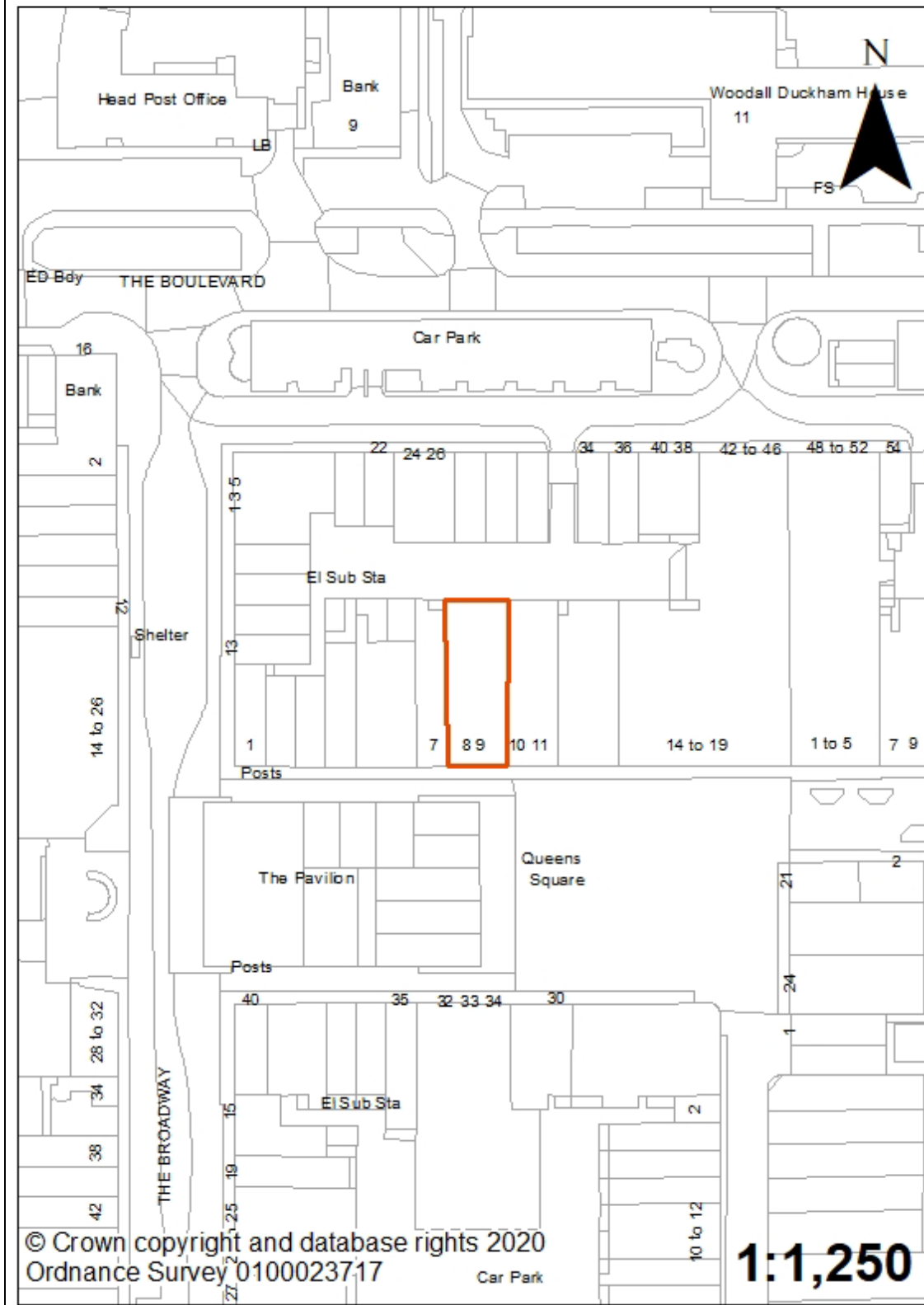
|                                      |  |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 1  | <b>Neighbourhood</b>   | West Green       |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 257 - 259 Ifield Road  |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Pair of semi-detached houses and gardens.                      |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA Number</b>                     | CR/2017/0881/FUL   | <b>Gross Dwellings</b> | 5                |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Site commenced   | <b>Demolitions</b>     | 2                |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL & Greenfield   | <b>Net Dwellings</b>   | 3                |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.11   | <b>Current Density</b> | 18 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | Yes – The site has planning permission                         |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | Yes – The site has commenced                                   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | Yes – The site has commenced                                   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | None   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for Development</b>       |  |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>     | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 5  |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site has commenced so completion in 2020/21 is realistic. |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |

# 257 - 259 Ifield Road, West Green, Crawley



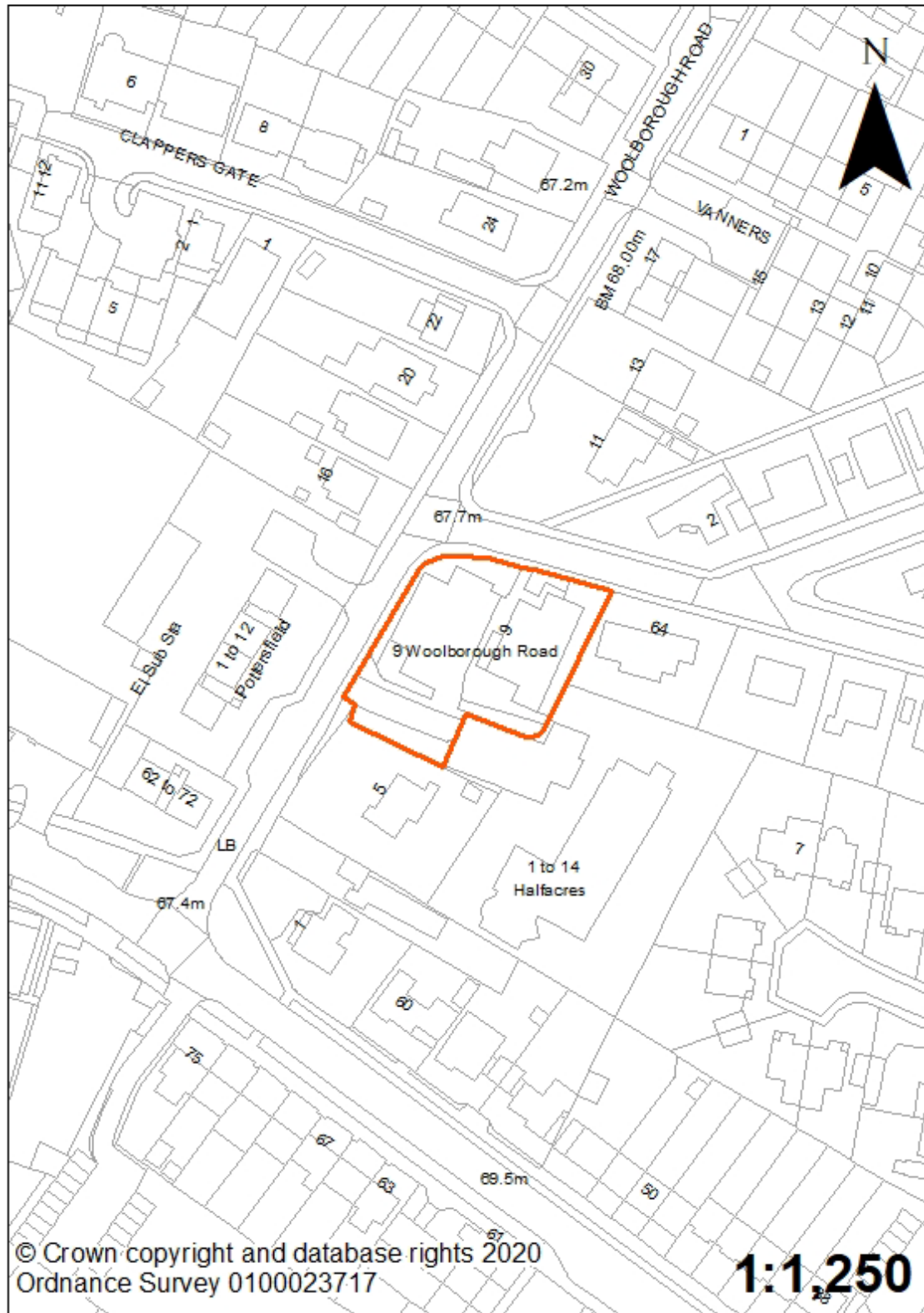
|                                      |  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|--------------|----------------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 3  |              | <b>Neighbourhood</b> | Northgate    |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 8 - 9 Queens Square, first and second floors.  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | A1 Retail – ancillary to shops on ground floor.  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA Number</b>                     | CR/2017/0552/FUL   |              |                      |              | <b>Gross Dwellings</b> | 7            |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 21/12/2021   |              |                      |              | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  |              |                      |              | <b>Net Dwellings</b>   | 7            |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.04   |              |                      |              | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site has planning permission.   |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The is understood to have been sold following the grant of planning permission.                                     |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Site has planning permission compliant with policy, and is therefore assumed to be viable.                          |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Site has not commenced at present. Monitoring will assess progress regarding the site.   |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for Development</b>       |  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b> | <b>22/23</b>         | <b>23/24</b> | <b>24/25</b>           | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 7  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The permitted development involves a combination of conversion and extension, and can realistically be completed during 2020/21. |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |

# 8 - 9 Queens Square Northgate, Crawley



|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 4  | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 9 Woolborough Road   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant surgery   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA Number</b>                     | CR/2017/0760/FUL   | <b>Gross Dwellings</b> | 9            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Site commenced.  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 9            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.14   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | Yes – The site has planning permission.                        |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | Yes – The site has commenced.                                  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | Yes – The site has commenced.                                  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | None   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for Development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 9  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site has commenced so completion in 2020/21 is realistic. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

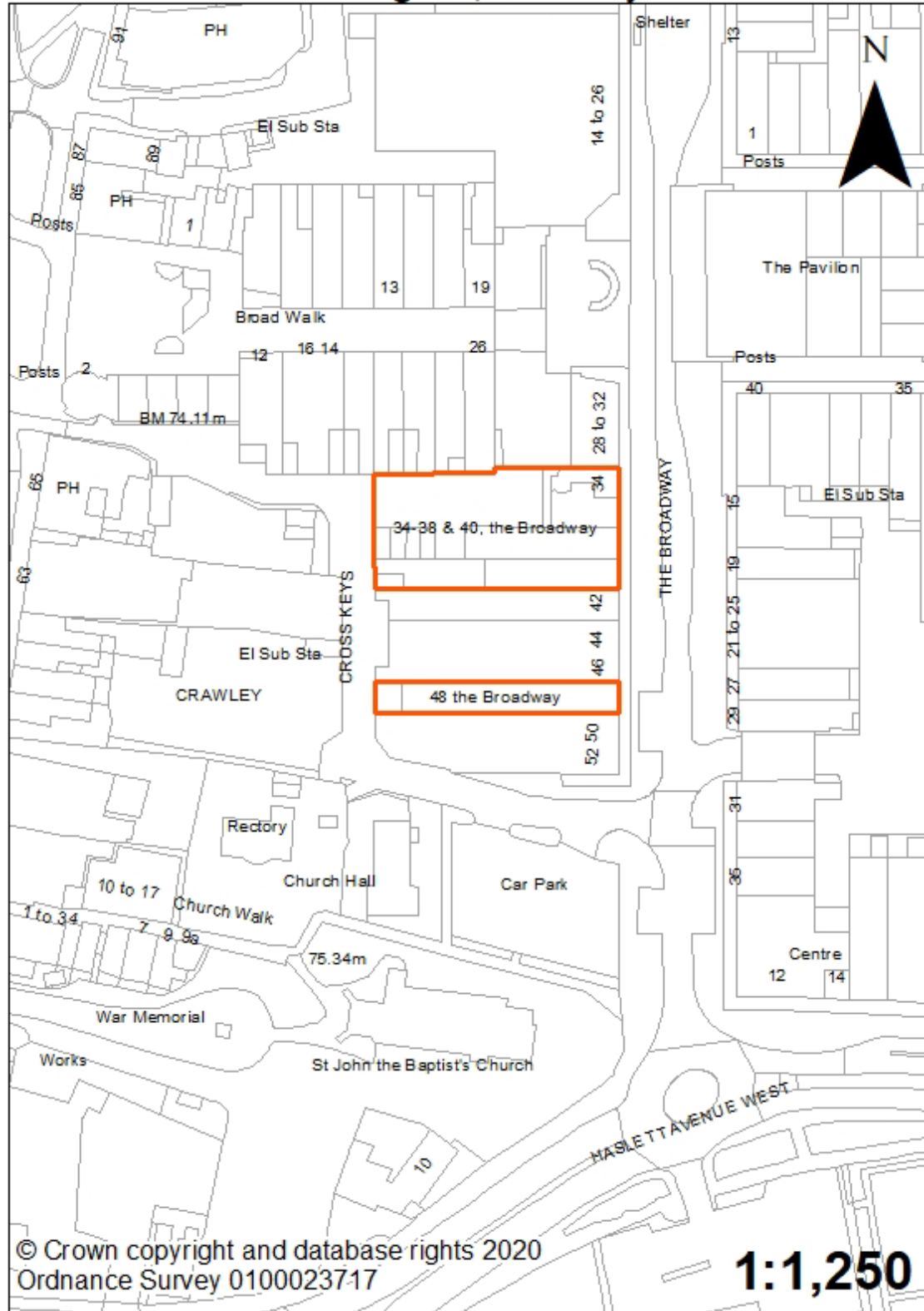
# 9 Woolborough Road, Northgate, Crawley



|                                      |  |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 5  |              | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | First & Second Floors, 34-38 the Broadway; Second Floor, 40 the Broadway; & First & Second Floors, 48 The Broadway   |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | B1 Offices above ground floor shops.   |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA Number</b>                     | CR/2017/0549/PA3   |              | <b>Gross Dwellings</b> | 9            |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 31/08/2020   |              | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  |              | <b>Net Dwellings</b>   | 9            |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.15   |              | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | Yes – The site has permission for change of use via the prior approval procedure and this scheme was mostly implemented during 2018/19, with just one of the approved dwellings outstanding. |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | Yes – Most of the scheme was implemented during 2018/19. The second floor at 40 the Broadway remains in B1 use but is considered available.  |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | Yes – The scheme is mostly complete.   |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | None   |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for Development</b>       |  |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b> | <b>22/23</b>           | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 1  |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The scheme has already been largely implemented so completion of the remaining dwelling by 2020/21 is considered realistic.  |              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |



# First & Second Floors, 34-38; Second Floor, 40; & First & Second Floors, 48, The Broadway Northgate, Crawley



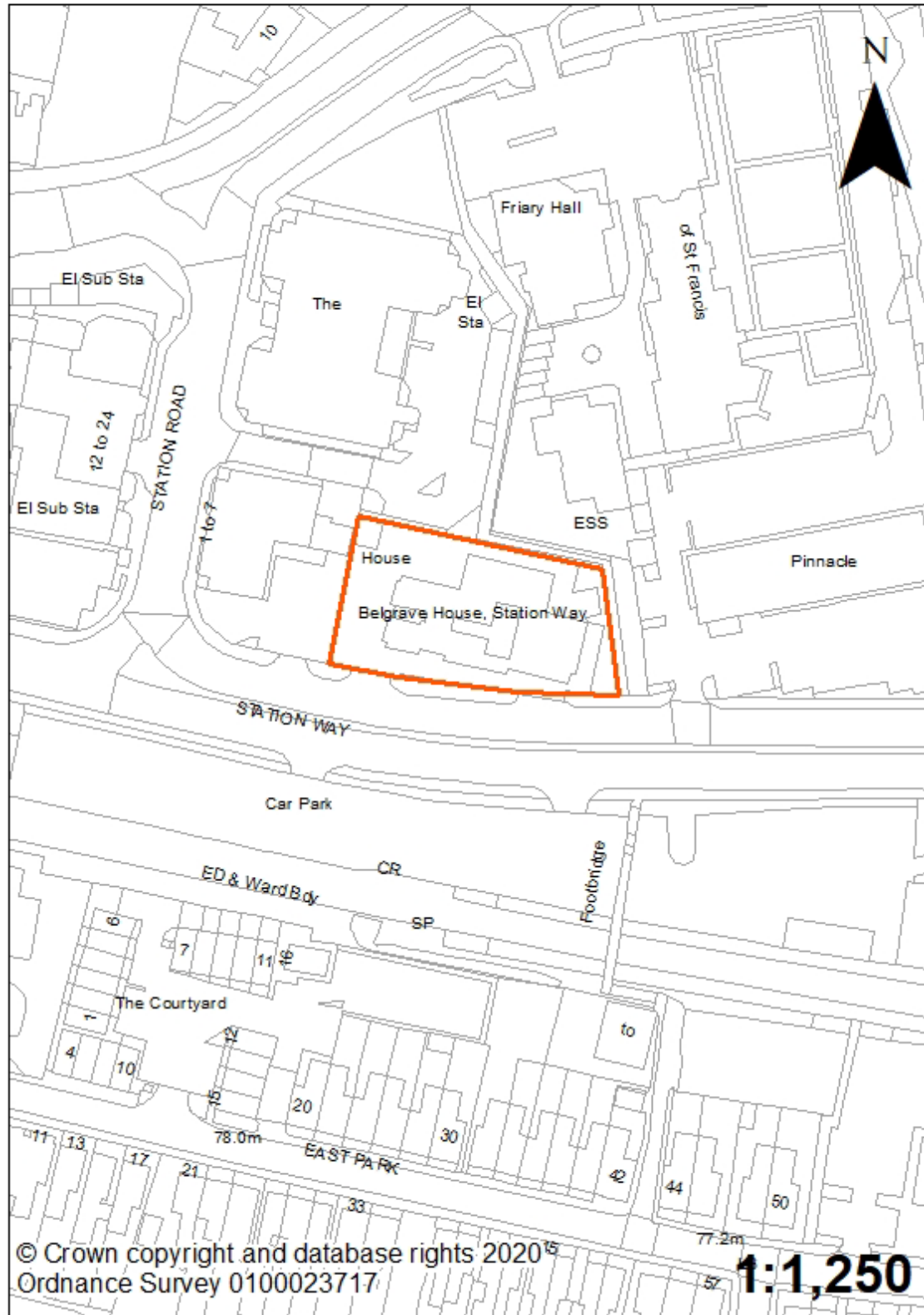
|                                      |  |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 6  | <b>Neighbourhood</b>   | Three Bridges     |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Ocean House, Hazelwick Avenue  |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Converted office building containing 29 residential flats.   |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA Number</b>                     | CR/2017/0594/FUL   | <b>Gross Dwellings</b> | 8                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 28/08/2021   | <b>Demolitions</b>     | 0                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 8                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.18   | <b>Current Density</b> | 161 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site has planning permission.   |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The developer has been discharging pre-commencement conditions and is expected to commence the additional 8-flat scheme early in 2020.  |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The approved development was demonstrated to be viable as part of the planning application process.   |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Monitoring will assess progress regarding the site.  |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for Development</b>       |  |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>      | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 8  |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The proposal is for a roof extension to the existing residential office conversion. Completion during 2019/20 is realistic on the basis that the developer intends to commence imminently. |                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Ocean House, Hazelwick Avenue, Three Bridges, Crawley



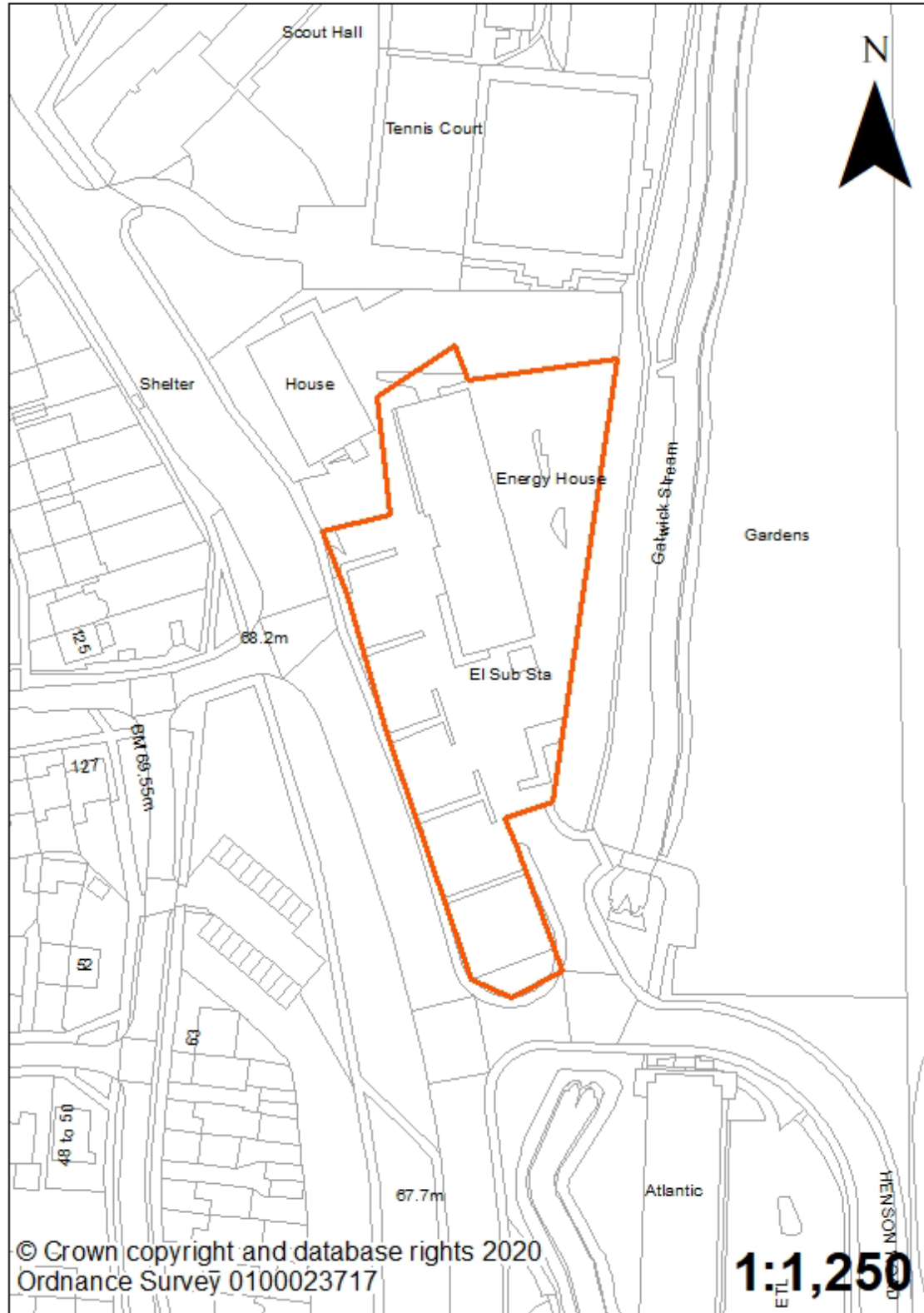
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 47   | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Belgrave House, Station Way  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | B1 offices.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2017/0479/PA3   | <b>Gross Dwellings</b> | 28           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 01/08/2020   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 28           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.15   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is in a sustainable town centre location and benefits from prior approval for change of use from office to residential.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site has recently been promoted for residential use and marketed, although it is currently understood to be partly occupied.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable for conversion to residential use.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council will need to work with the landowner to ensure that the potential of the site is realised in an appropriate manner.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 28   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The site benefits from prior approval for change of use from office to residential at a quantum of 28 units and as such could come forward in the early part of the Local Plan period. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Belgrave House, Station Way, Northgate, Crawley



|                                      |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 52  | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Energy House, Hazelwick Avenue  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | B1 offices  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2018/0107/PA3  | <b>Gross Dwellings</b> | 40            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 27/03/2021  | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 40            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.43  | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is in an accessible location a short distance from Three Bridges Station, and benefits from prior approval for conversion from office to residential. There is potential for residential development to come forward in association with neighbouring Pacific House which benefits from similar permission. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The building is occupied, but the council is not aware of ownership or legal constraints to development.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Residential development on this site is likely to be viable.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Further engagement with owners to establish intentions for the site.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 40  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | In principle, the site is suitable for residential development, and could realistically come forward within the years 5 to 10 of the updated Local Plan period.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

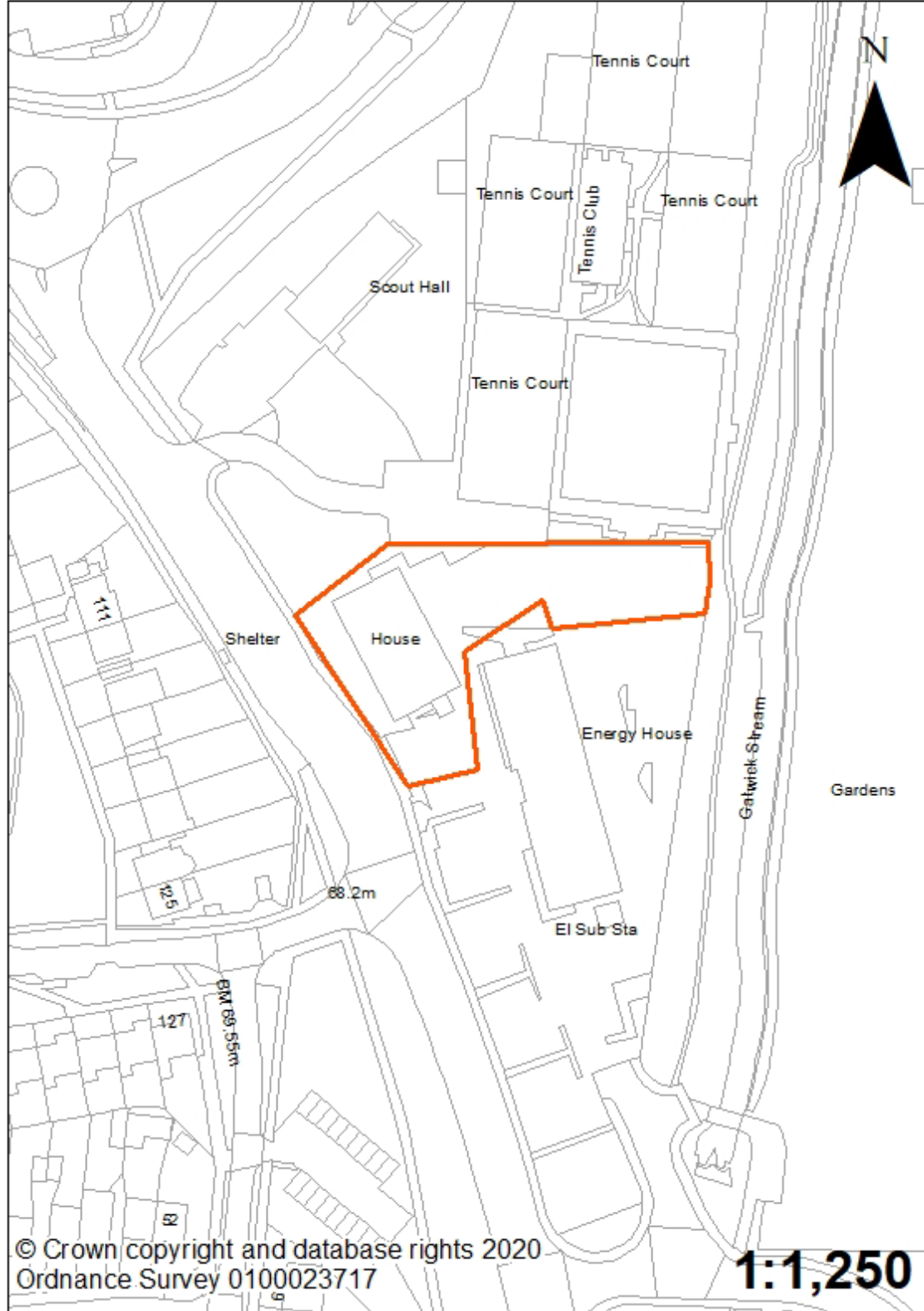
# Energy House, Hazelwick Avenue, Three Bridges, Crawley



|                                      |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 53  | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Pacific House, Hazelwick Avenue   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | B1 offices  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2018/0110/PA3  | <b>Gross Dwellings</b> | 20            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 27/03/2021  | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 20            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.17  | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | Yes – The site is in an accessible location a short distance from Three Bridges Station, and benefits from prior approval for conversion from office to residential. There is potential for residential development to come forward in association with neighbouring Energy House which benefits from similar permission. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | Yes – The building is occupied, but the council is not aware of ownership or legal constraints to development.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | Yes – Residential development on this site is likely to be viable.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Further engagement with owners to establish intentions for the site.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 20  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | In principle, the site is suitable for residential development, and could realistically come forward within the years 5 to 10 of the updated Local Plan period.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

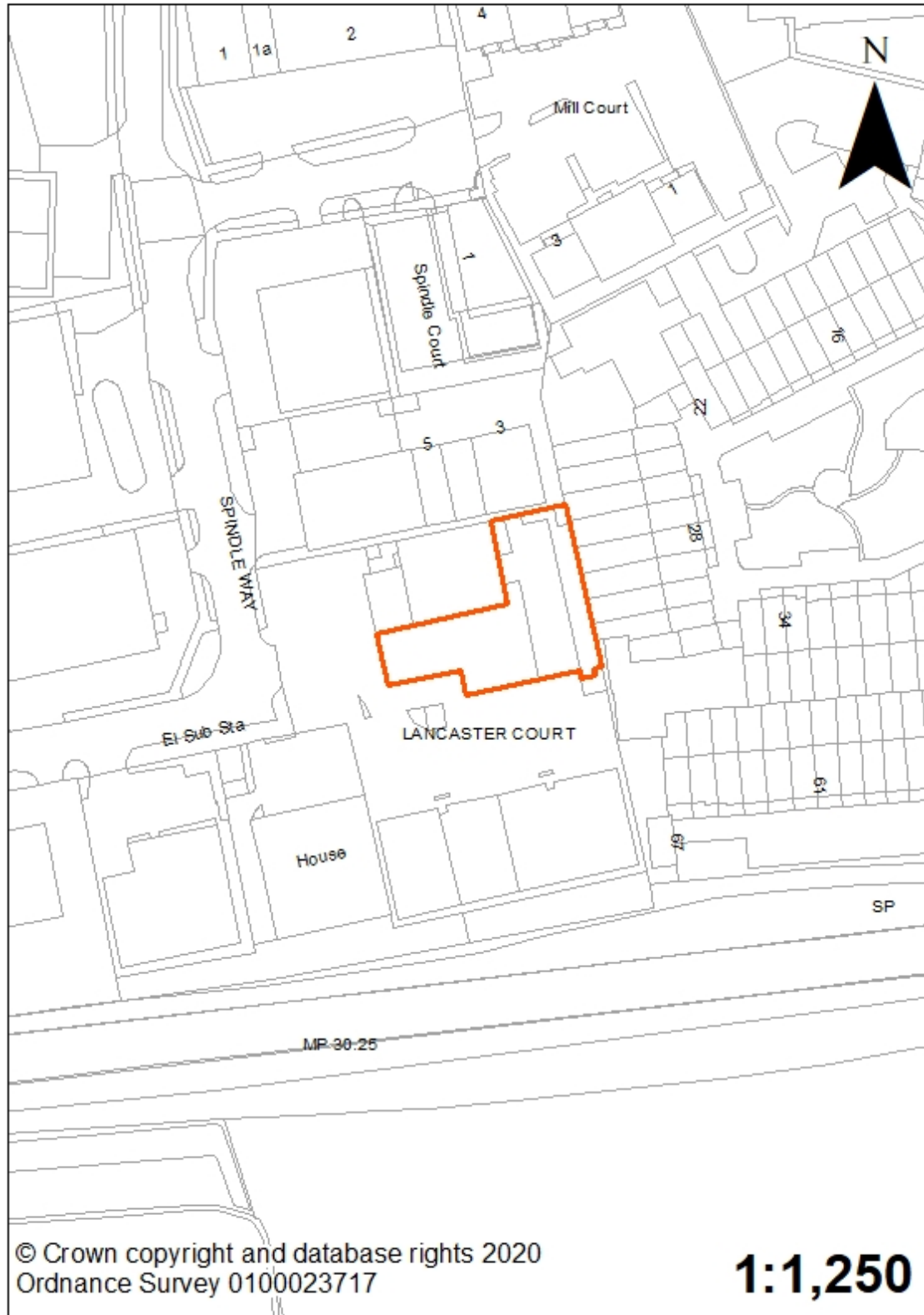


# Pacific House, Hazelwick Avenue, Three Bridges, Crawley



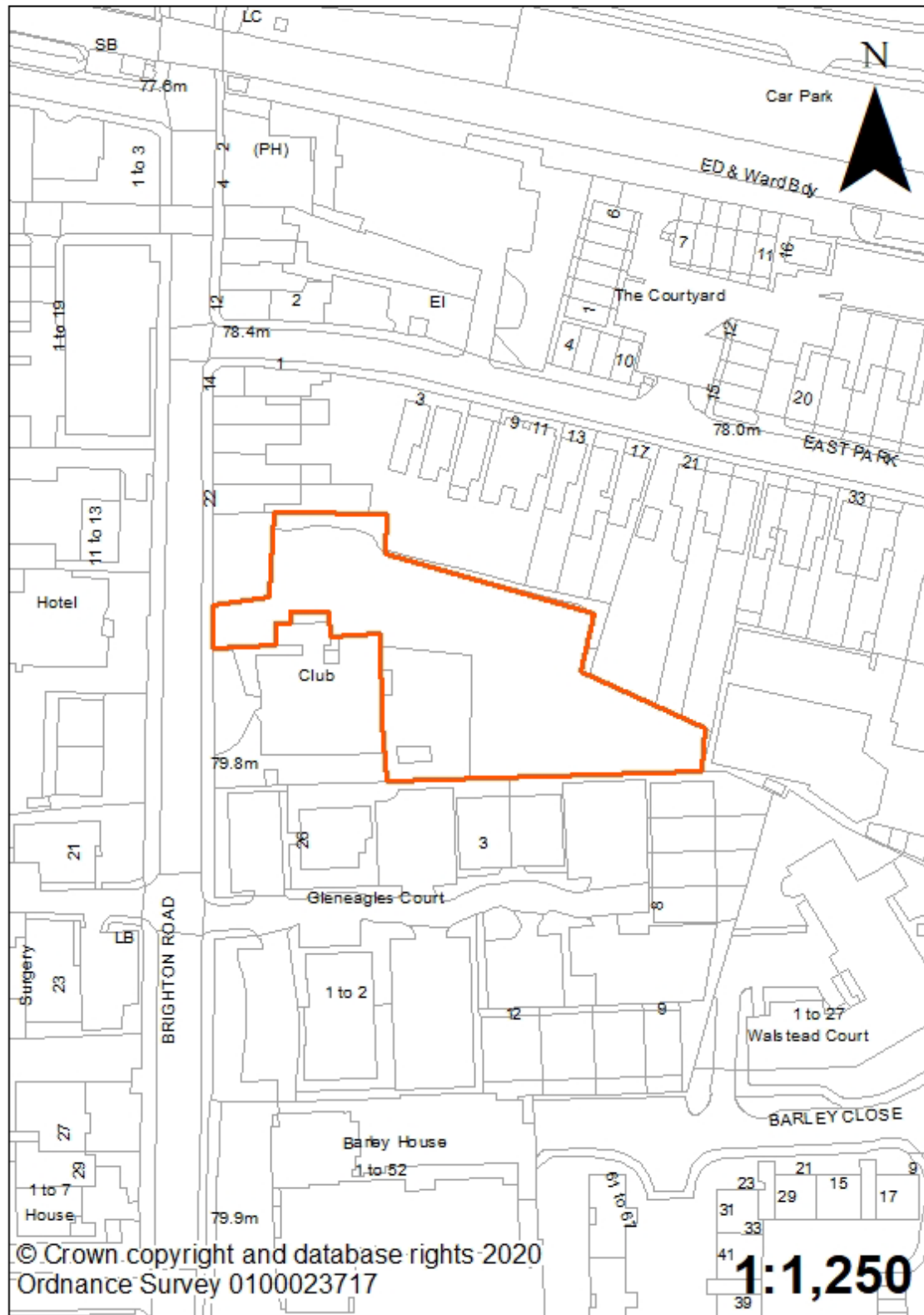
|                                      |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 54   | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | International Business Centre, Spindle Way   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | B1 offices   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2017/0748/PA3   | <b>Gross Dwellings</b> | 10            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 26/10/2020   | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 10            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.08   | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is considered suitable due to its benefiting from prior approval for conversion from office to residential. The council is however proposing to introduce an Article 4 Direction for this location in respect of office to residential change of use permitted development rights. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – It is understood that the owner intends to implement the permitted prior approval scheme.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Residential development on this site is likely to be viable.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council will need to work with the landowner to ensure that the potential of the site is realised in an appropriate manner.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 10   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The site benefits from prior approval to convert from office to residential, and this could realistically be implemented in the early part of the Local Plan period.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

# International Business Centre, Spindle Way, Three Bridges, Crawley



|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 81  | <b>Neighbourhood</b>   | Southgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Land S/O and R/O 24 Brighton Road, Southgate, Crawley   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Parking area formerly associated with adjacent Club building.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA Number</b>                     | CR/2014/0865/FUL  | <b>Gross Dwellings</b> | 14           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Commenced   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 14           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.26  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site has planning permission and has technically commenced.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – A number of pre-commencement conditions relating to this site were discharged in August 2019, indicating an intention to proceed with the development. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The determination of the approved scheme does not seem to have been subject to questions regarding viability.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | There is a technical commencement and the progression of the scheme will be monitored.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for Development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 14  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site has a permission and technical commencement, and there are no obvious obstacles to delivery during the 2020-2025 period.                                  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Land South and Rear of 24 Brighton Road



**B) Small housing sites (1-4 units)  
with planning permission  
(31 December 2019)**

### **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 West Sussex County Council 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 (22 units, assuming that any demolition has already taken place) and 45% delivery rate to sites which have not commenced (0.45 of 36 units net), provides an overall figure of 38 net dwellings. The summary table below outlines the total contribution of small sites at 31 December 2019.

## Commencements

| Planning Ref.                | Site Location   | Gross units | Demolitions | Net units | Net Outstanding |
|------------------------------|---|-------------|-------------|-----------|-----------------|
| CR/1998/0772/FUL             | Fairhaven, Fernhill Road, Horley                              | 1           | 0           | 1         | 1               |
| CR/2011/0486/FUL             | 159D & 159E Woodfield Road                                    | 1           | 2           | -1        | 1               |
| CR/2012/0582/FUL             | 36 Alpha Road And Rear, Apple Tree Centre, Ifield Avenue      | 4           | 0           | 4         | 4               |
| CR/2014/0850/FUL             | R/O 65-71 Poynings Road, Apple Tree Centre, Ifield Avenue     | 2           | 0           | 2         | 2               |
| CR/2015/0598/FUL             | 31 Crabtree Road  | 1           | 0           | 1         | 1               |
| CR/2015/0659/FUL             | 22 Brighton Road (First And, Apple Tree Centre, Ifield Avenue | 1           | 2           | -1        | 1               |
| CR/2016/0384/FUL             | 9 & 11 Home Close   | 3           | 0           | 3         | 3               |
| CR/2016/0524/FUL             | 95-97 Three Bridges Road                                      | 3           | 1           | 2         | 1               |
| CR/2016/0761/FUL             | 2 Oakhaven  | 1           | 0           | 1         | 1               |
| CR/2016/0998/FUL             | 5-6 Queens Square   | 4           | 0           | 4         | 4               |
| CR/2017/0091/NCC             | Badgers Bank, Old Brighton Road                               | 1           | 0           | 1         | 1               |
| CR/2016/1017/FUL             | 179 Ifield Road, West Green                                   | 1           | 0           | 1         | 1               |
| CR/2018/0001/FUL             | Woodend, Forge Wood   | 1           | 0           | 1         | 1               |
| <b>Total commenced sites</b> |   | <b>24</b>   | <b>5</b>    | <b>19</b> | <b>22</b>       |



## Commitments

| Planning Ref.                | Site Location   | Gross units | Demolitions | Net units |
|------------------------------|---|-------------|-------------|-----------|
| CR/2016/0292/FUL             | 26 Gales Drive  | 2           | 0           | 2         |
| CR/2016/0541/FUL             | Gurjar Hindu Union Temple, Apple Tree Centre, Ifield Avenue       | 1           | 0           | 1         |
| CR/2016/0980/FUL             | 16 Springfield Road   | 2           | 1           | 1         |
| CR/2017/0278/FUL             | R/O 71 & 73 East Park, Apple Tree Centre, Ifield Avenue           | 1           | 0           | 1         |
| CR/2016/0427/FUL             | 10 Ifield Road  | 1           | 0           | 1         |
| CR/2017/0442/FUL             | 81 Shipley Road   | 2           | 0           | 2         |
| CR/2017/0507/NCC             | Fircroft, Church Road   | 4           | 0           | 4         |
| CR/2017/0968/FUL             | The Tweed, Tweed Lane   | 1           | 0           | 1         |
| CR/2018/0557/FUL             | 27 Crabbet Road   | 2           | 0           | 2         |
| CR/2017/0940/FUL             | Kilravock, 1 Pease Pottage Hill, Apple Tree Centre, Ifield Avenue | 2           | 0           | 2         |
| CR/2018/0744/FUL             | Oakleigh, Church Road   | 1           | 0           | 1         |
| CR/2018/0837/FUL             | Land Adjacent to 139 Warren Drive                                 | 1           | 0           | 1         |
| CR/2018/0510/FUL             | Land at the R/O Flint Cottage, Brighton Road                      | 3           | 0           | 3         |
| CR/2018/0693/FUL             | R/O 5-9 Southgate Road  | 3           | 0           | 3         |
| CR/2018/0343/FUL             | 44 Albany Road, West Green  | 3           | 1           | 2         |
| CR/2017/0925/FUL             | 1-6 Maunsell Park   | 3           | 0           | 3         |
| CR/2019/0282/FUL             | R/O 3 Southgate Road  | 1           | 0           | 1         |
| CR/2019/0503/FUL             | 5 Perryfield Road, Southgate, Crawley                             | 4           | 0           | 4         |
| CR/2018/0773/OUT             | Ewhurst, The Mardens  | 1           | 0           | 1         |
| <b>Total committed sites</b> |   | <b>38</b>   | <b>2</b>    | <b>36</b> |

**Committed sites factored 0.45**

**16.2**

**0**

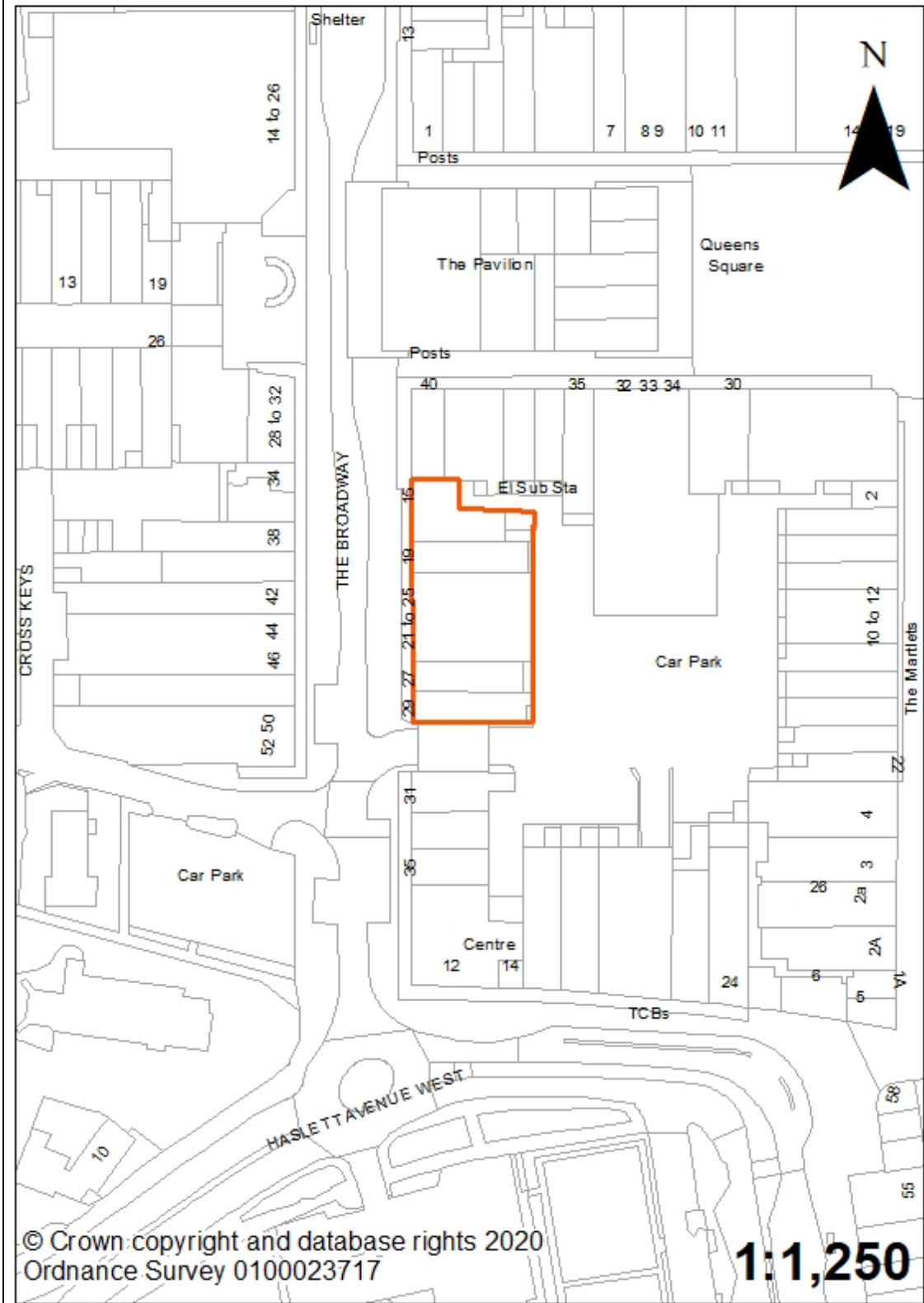
**Small sites total**

**38**

**C) Local Plan Key Housing Allocations  
(Policy H2)  
(‘Deliverable’ Years 1-5,  
2020/21 – 2024/25)**

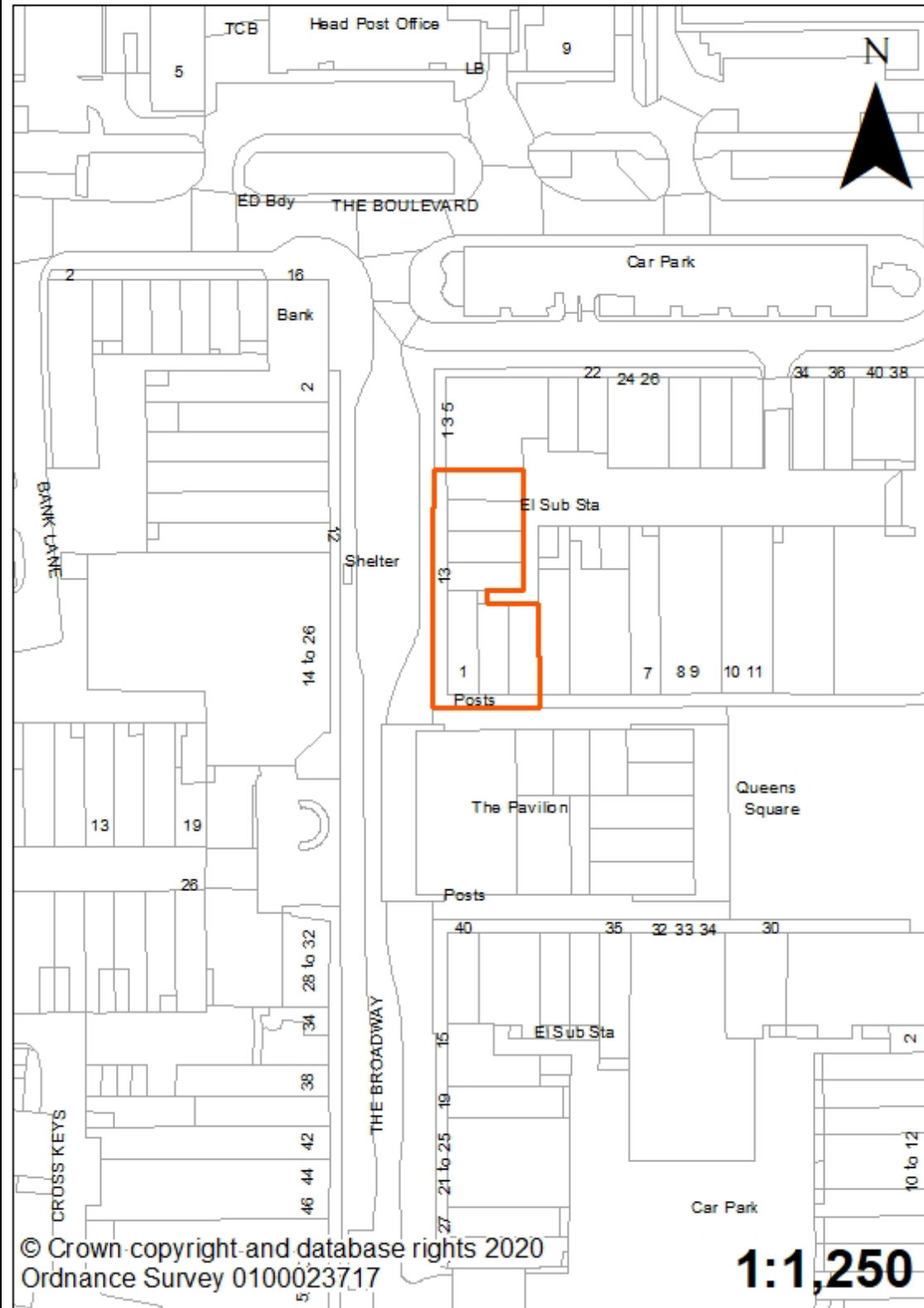
|                                      |  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|--------------|----------------------|--------------|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 7  |              | <b>Neighbourhood</b> | Northgate    |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 15 – 29 The Broadway Upper Floors  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant Retail and Office Building  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2015/0609/FUL   |              |                      |              | <b>Gross Dwellings</b> | 78           |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Commenced  |              |                      |              | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  |              |                      |              | <b>Net Dwellings</b>   | 78           |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.11   |              |                      |              | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | Yes – The site has planning permission.  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | Yes – The site has planning permission and work has commenced on site.                           |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | Yes – Work has commenced on site.  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | No further action is required.   |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b> | <b>22/23</b>         | <b>23/24</b> | <b>24/25</b>           | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 78   |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Development is well advanced on this site and completion during 2020/21 is considered realistic. |              |                      |              |                        |              |              |              |              |              |              |              |              |              |              |              |

# 15 - 29 The Broadway, Northgate, Crawley



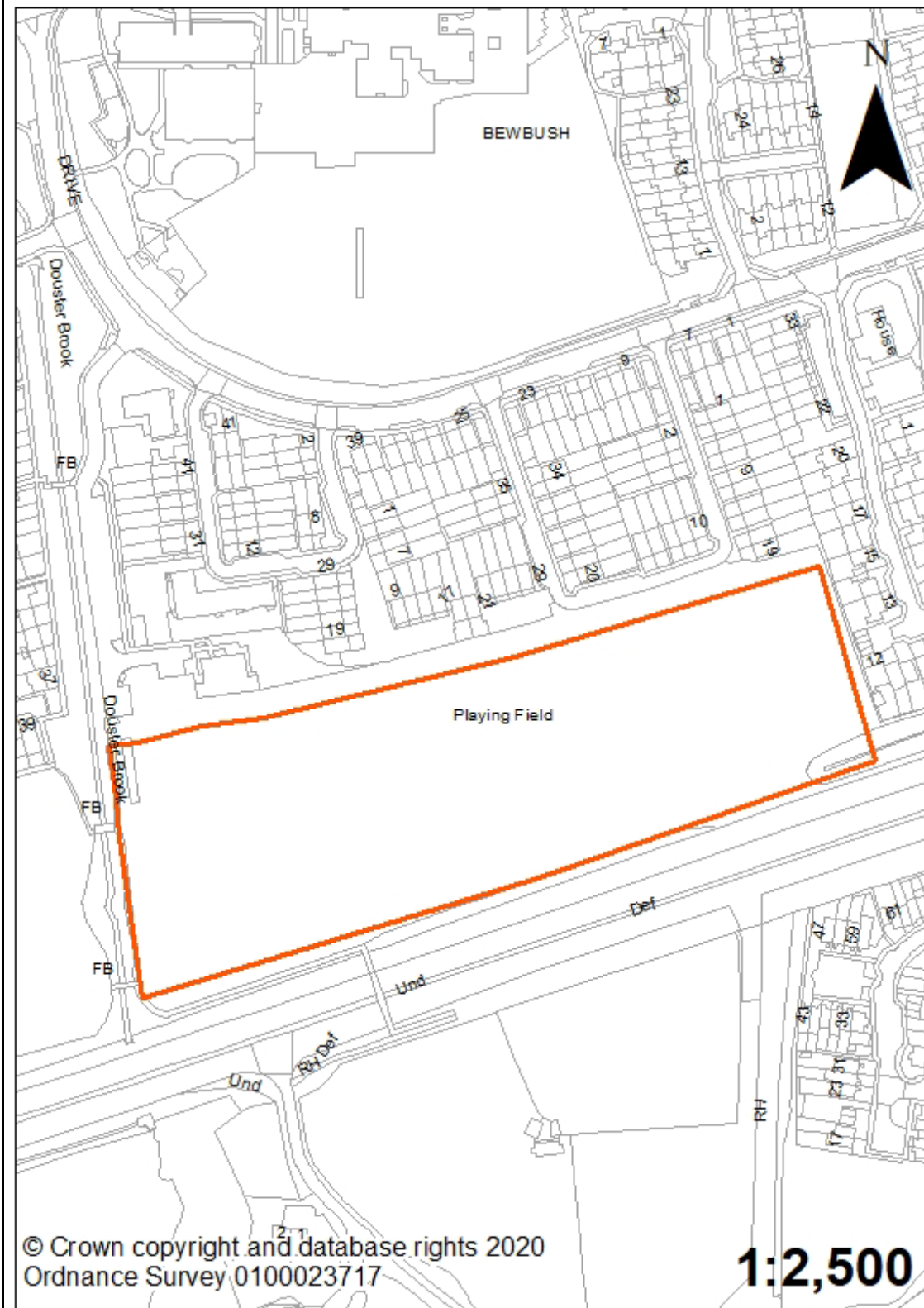
|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 8   | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 7 - 13 The Broadway & 1 - 3 Queens Square   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Ancillary retail (A1) and office (B1) space   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 25           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 25           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.09  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – This site benefitted from a recently expired planning permission (CR/2015/0694/FUL).                               |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – Building works are currently proceeding on site, seemingly on the basis of the lapsed permission.                  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is understood to have changed hands and building work is currently under way on the site.                 |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The planning position in respect of the site will need to be regularised.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   | 25                     |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Taking into account the need to regularise the planning situation it is considered that completion during 2021/22 is realistic. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# 7 - 13 The Broadway & 1 - 3 Queens Square, Northgate, Crawley



|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 9   | <b>Neighbourhood</b>   | Bewbush      |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Breezehurst Drive Playing Fields  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Playing Fields  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 65           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield  | <b>Net Dwellings</b>   | 65           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 2.71  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – 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 2020 Local Plan. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is in the ownership of Crawley Borough Council, who intend to develop it.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be developable in accordance with the Design Brief with support in the form of grant funding, which is being pursued.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Design solutions to address site abnormalities such as noise mitigation need to be progressed, and grant funding obtained.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   | 32                     | 33           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | CBC is actively pursuing development of this site and build-out is currently projected for the 2021-23 period. A planning application is anticipated in early 2020.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

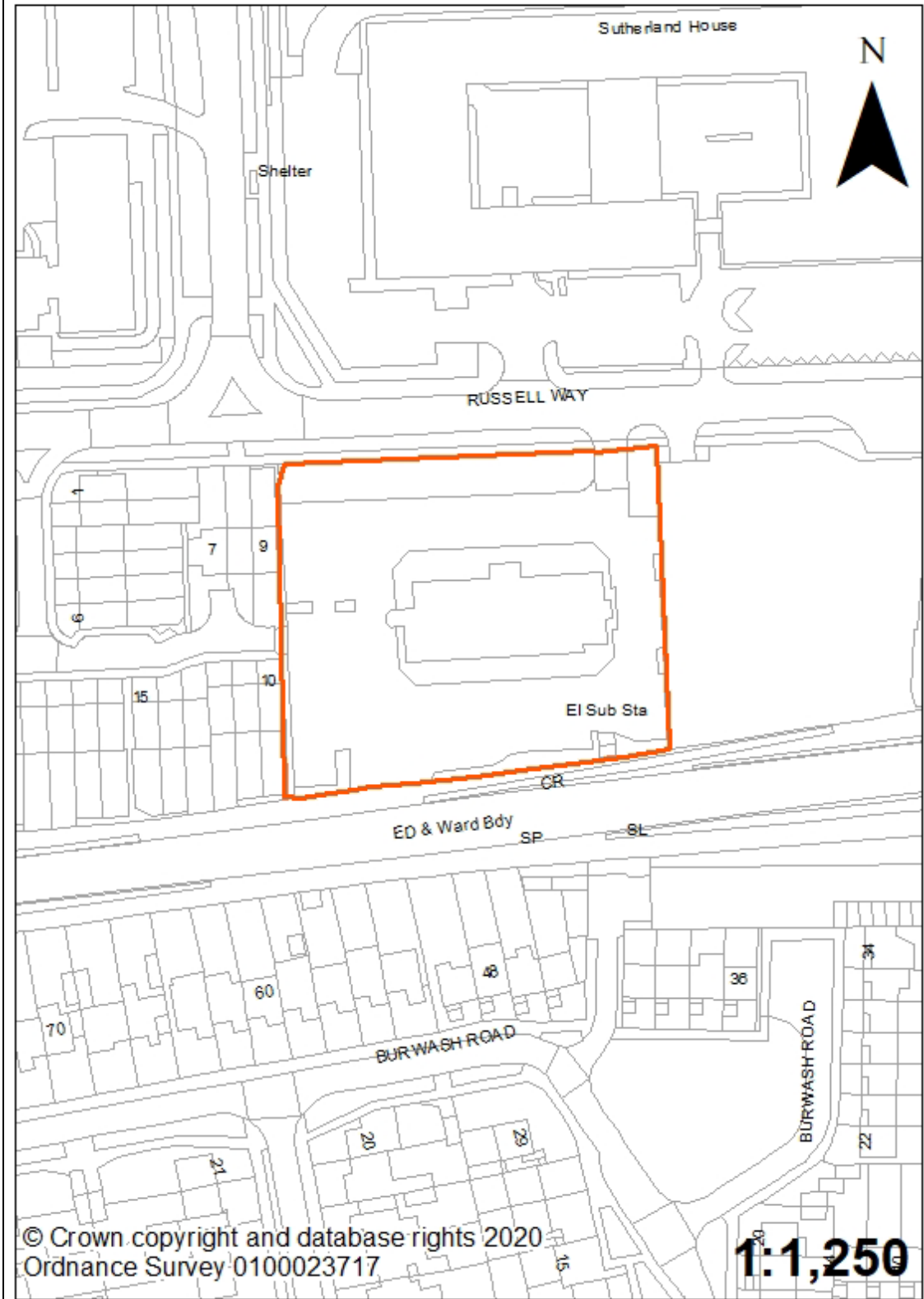
# Breezehurst Drive Playing Fields, Bewbush, Crawley





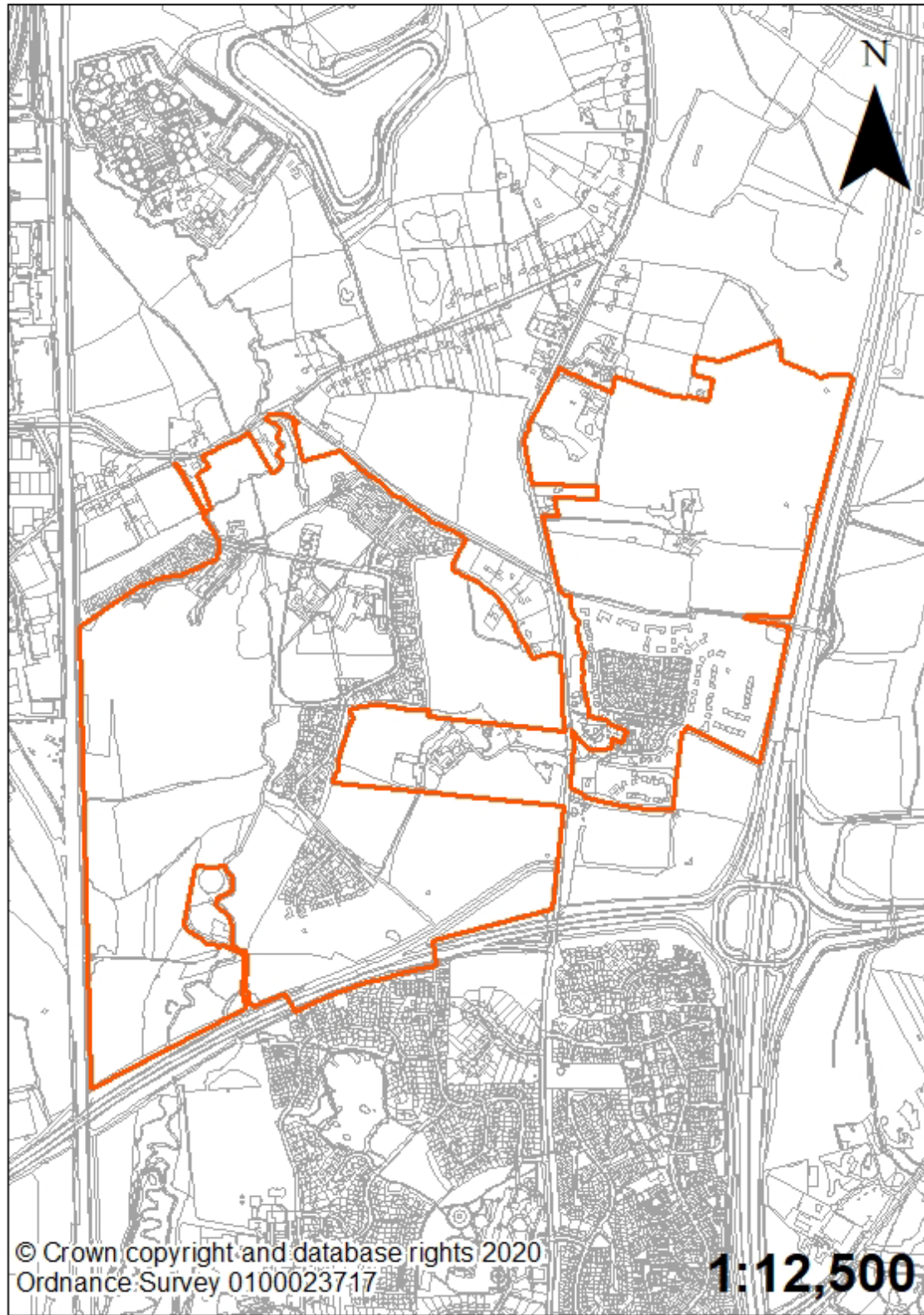
|                                      |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 10   | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | EDF Building, Russell Way  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | B1 Offices.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2018/0015/PA3 & CR/2018/0891/FUL  | <b>Gross Dwellings</b> | 54            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 01/03/2021   | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 54            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.48   | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – This site benefits from prior approval for change of use from office to residential use. A separate scheme to extend the building to provide a further 12 flats has been granted permission subject to the conclusion of a S106 agreement. The site is proposed for allocation in the submission draft 2020 Local Plan. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – Operational works associated with the change of use are well advanced on site.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Operational works to implement the change of use are well advanced and the development is considered to be viable.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | No further action is required.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
| 42                                   | 12   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Work to implement the PD scheme is well advanced on the site and completion of the conversion plus extension during the early part of the Local Plan period is feasible.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

# EDF Building, Russell Way, Three Bridges, Crawley



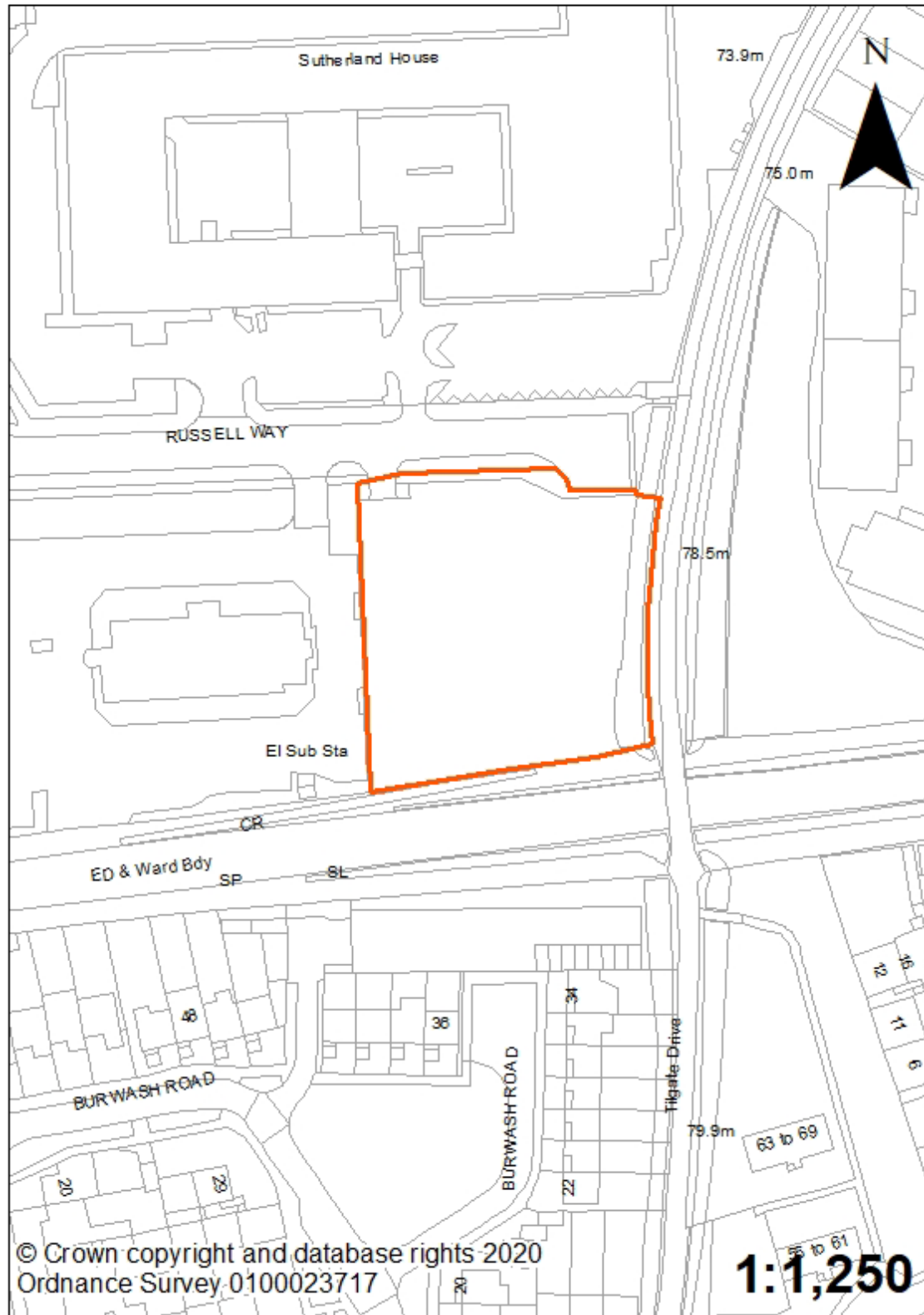
|                                      |  |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 11   | <b>Neighbourhood</b>   | Forge Wood               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Forge Wood Neighbourhood   |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Greenfield.  |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2015/0552/NCC<br>CR/2013/0610/ARM<br>(phase 1a)<br>CR/2014/0061/ARM<br>(phase 1b)<br>CR/2014/0062/ARM<br>(phase 1c)<br>CR/2015/0740/ARM<br>(phase 2a)<br>CR/2016/0114/ARM<br>(phase 2d)<br>CR/2016/0780/ARM<br>(phase 3a)<br>CR/2016/0962/ARM<br>(phase 3b)<br>CR/2017/0125/ARM<br>(phase 4a) | <b>Gross Dwellings</b> | 1900                     |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Commenced (or subject to Reserved Matters Approval)  | <b>Demolitions</b>     | 0                        |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield.  | <b>Net Dwellings</b>   | 1900<br>(1270 remaining) |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 117  | <b>Current Density</b> | -                        |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site benefits from outline planning consent and most of the proposed units benefit from reserved matters approval.  |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The development of the site is currently being progressed, with build-out occurring on various phases. As of April 2019 1270 dwellings remained to be built.  |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The development is understood to be viable and is currently proceeding. The reserved matters application for Phase 4b (CR/2017/0128/ARM) remains to be determined but is developable during years 6-10 of the Local Plan period.  |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Progress of the neighbourhood and particularly the later phases is to be monitored.  |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |                          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>             | <b>23/24</b>   | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
| 154                                  | 54   | 184                    | 221                      | 160  |              |              | 175          | 173          | 149          |              |              |              |              |              |              |              |
| <b>Summary</b>                       |  |                        |                          | The Council will continue to work closely with the development consortium to ensure the completion of the site in line with the phasing indicated above given the importance of the site to the Council's Housing Land Supply. |              |              |              |              |              |              |              |              |              |              |              |              |

# Forge Wood, Crawley



|                                      |   |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|---------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 12  | <b>Neighbourhood</b>   | Three Bridges |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Former TSB Site, Russell Way  |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant industrial site.   |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 90            |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0             |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield.   | <b>Net Dwellings</b>   | 90            |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.3   | <b>Current Density</b> | -             |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is allocated as a key housing site in the 2015 Crawley Borough Local Plan, being a disused site where the principle of residential development was established by appeal in 2006. The submission draft 2020 Local Plan proposes the retention of this allocation. |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is being actively promoted and is a developer is understood to have obtained an interest in the land.   |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site was assessed as being viable during the preparation of the 2015 Local Plan and subject to further testing this conclusion is considered to remain valid.  |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <b>Yes</b> – The council will continue dialogue with the landowners to progress a scheme and submit a planning application.   |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b>   | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |               |  | 90           |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       |   |                        |               | The site is considered suitable for housing and achievable within years 1 to 5 of the Local Plan period. |              |              |              |              |              |              |              |              |              |              |              |              |

# Former TSB Site, Russell Way, Three Bridges, Crawley



|                                      |   |                        |              |
|--------------------------------------|---|------------------------|--------------|
| <b>Site Reference</b>                | 14  | <b>Neighbourhood</b>   | Bewbush      |
| <b>Site Name / Address</b>           | Henty Close   |                        |              |
| <b>Existing Land Use (s)</b>         | Play Areas/Open Space   |                        |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 24           |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |
| <b>PDL / Greenfield</b>              | Greenfield  | <b>Net Dwellings</b>   | 24           |
| <b>Site Area (Gross hectares)</b>    | 0.35  | <b>Current Density</b> | -            |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site is allocated in the Local Plan as a Key Housing Site (Policy H2) for 24 dwellings, and the allocation is retained in the submission draft 2020 Local Plan. The indicative development quantum is based on a scheme incorporating two blocks of 12 1 and 2 bedroom apartments. The development of this site would 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.</p> |                        |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – The site is in ownership of the borough council and will be actively progressed.</p>  |                        |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – Development on this site is considered achievable in the five to ten year period of the Local Plan. 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.</p>  |                        |              |
| <b>Action Required / Constraints</b> | <p>To ensure that a planning application is submitted, with an agreed layout, which meets the planning requirements of the council.</p>   |                        |              |
| <b>Phasing for development</b>       |   |                        |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> |
|                                      |   |                        | 12           |
| <b>23/24</b>                         | <b>24/25</b>  | <b>25/26</b>           | <b>26/27</b> |
| 12                                   |   |                        |              |
| <b>27/28</b>                         | <b>28/29</b>  | <b>29/30</b>           | <b>30/31</b> |
|                                      |   |                        |              |
| <b>31/32</b>                         | <b>32/33</b>  | <b>33/34</b>           | <b>34/35</b> |
|                                      |   |                        |              |
| <b>35/36</b>                         |   |                        |              |
|                                      |   |                        |              |
| <b>Summary</b>                       | <p>This site is considered both suitable and developable for housing, providing that the layout and design of the scheme is thoughtfully considered, and the re-provision of a play area is included in a residential scheme.</p>   |                        |              |

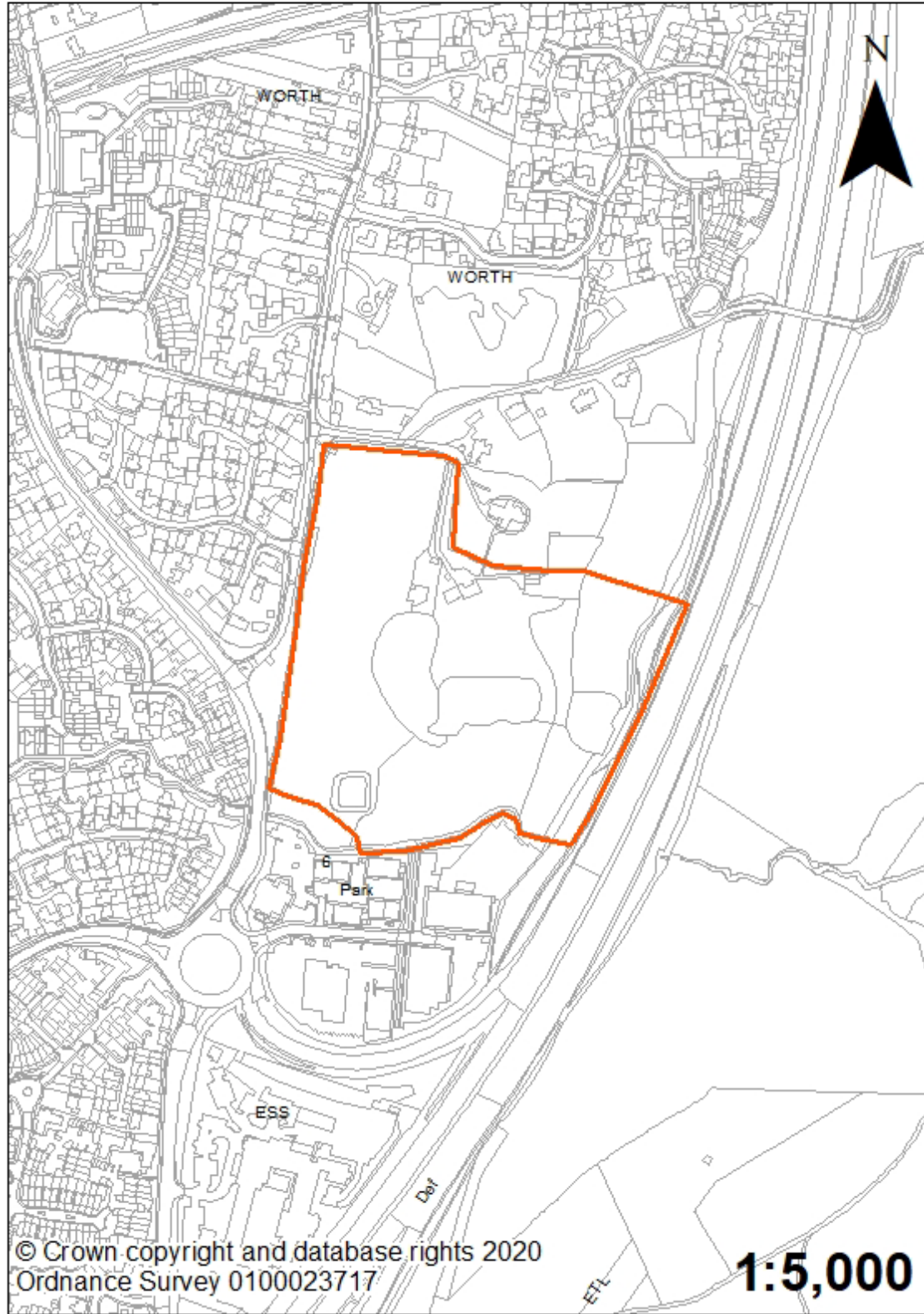
# Henty Close, Bewbush, Crawley





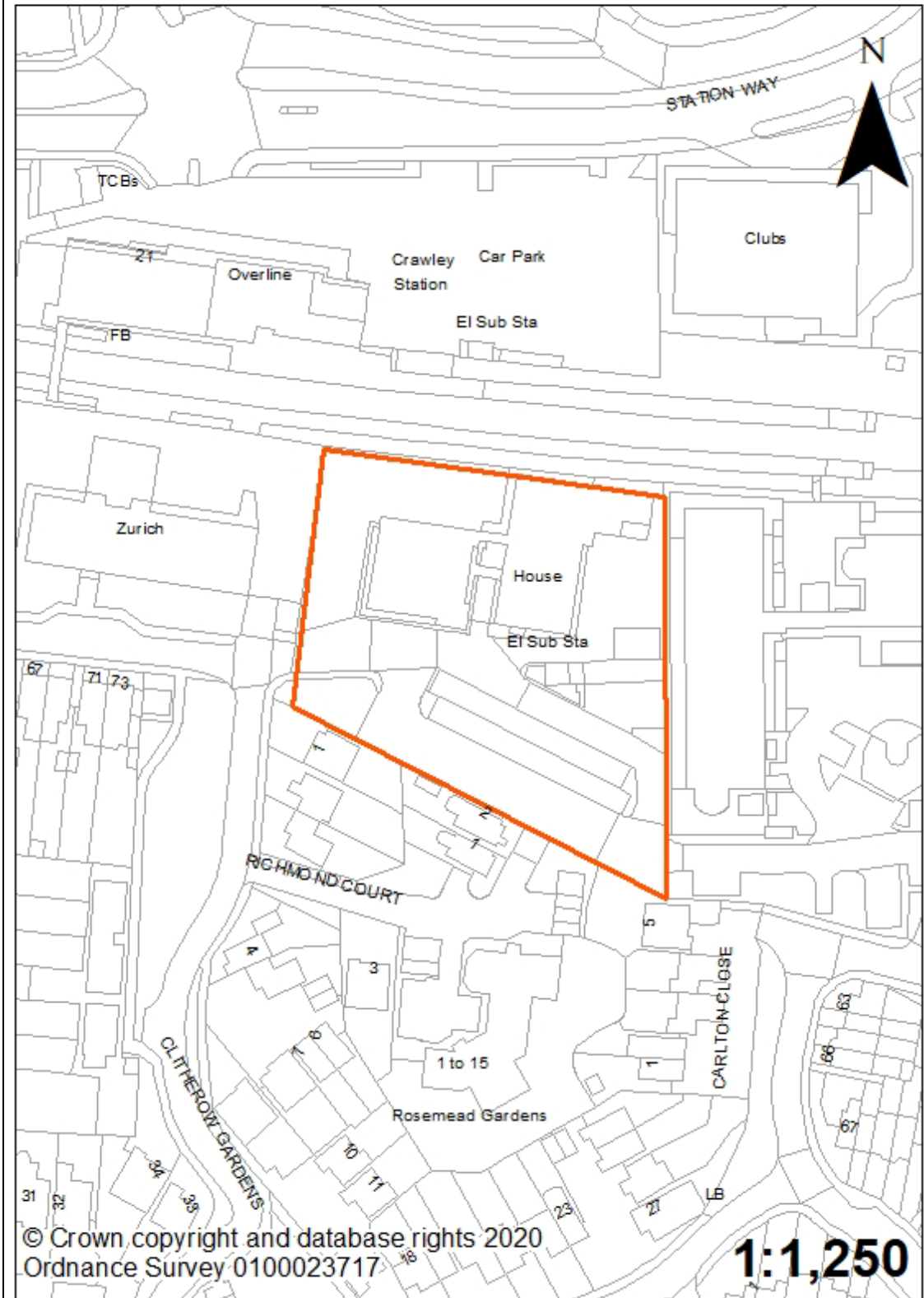
|                                      |   |                        |              |
|--------------------------------------|---|------------------------|--------------|
| <b>Site Reference</b>                | 18  | <b>Neighbourhood</b>   | Pound Hill   |
| <b>Site Name / Address</b>           | Land East of Balcombe Road/Street Hill  |                        |              |
| <b>Existing Land Use (s)</b>         | Greenfield  |                        |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 15           |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |
| <b>PDL / Greenfield</b>              | Greenfield  | <b>Net Dwellings</b>   | 15           |
| <b>Site Area (Gross hectares)</b>    | 1.4   | <b>Current Density</b> | -            |
| <b>Site Suitability</b>              | <p><b>Yes</b> – 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 2020 Local Plan proposes to retain this allocation. A Development Brief for the site is being prepared and has been subject to public consultation.</p>   |                        |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is currently being promoted.  |                        |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable and achievable.  |                        |              |
| <b>Action Required / Constraints</b> | <p>The site sits outside the Built-up Area Boundary and within the Worth Conservation Area. It is therefore subject to countryside and conservation area policies. The site also forms part of a Site of Nature Conservation Importance (SNCI) and immediately abuts an Archeologically Sensitive Area relating to the Moat 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, although none of the site falls within the functional floodplain.</p> <p>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.</p> |                        |              |
| <b>Phasing for development</b>       |   |                        |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> |
|                                      |   |                        | 15           |
| <b>23/24</b>                         | <b>24/25</b>  | <b>25/26</b>           | <b>26/27</b> |
|                                      |   |                        |              |
| <b>27/28</b>                         | <b>28/29</b>  | <b>29/30</b>           | <b>30/31</b> |
|                                      |   |                        |              |
| <b>31/32</b>                         | <b>32/33</b>  | <b>33/34</b>           | <b>34/35</b> |
|                                      |   |                        |              |
| <b>35/36</b>                         |   |                        |              |
|                                      |   |                        |              |
| <b>Summary</b>                       | This scheme is considered deliverable within the first five years of the updated Local Plan period, subject to progression of the Development Brief.  |                        |              |

# Land East of Balcombe Road/Street Hill, Worth, Pound Hill, Crawley



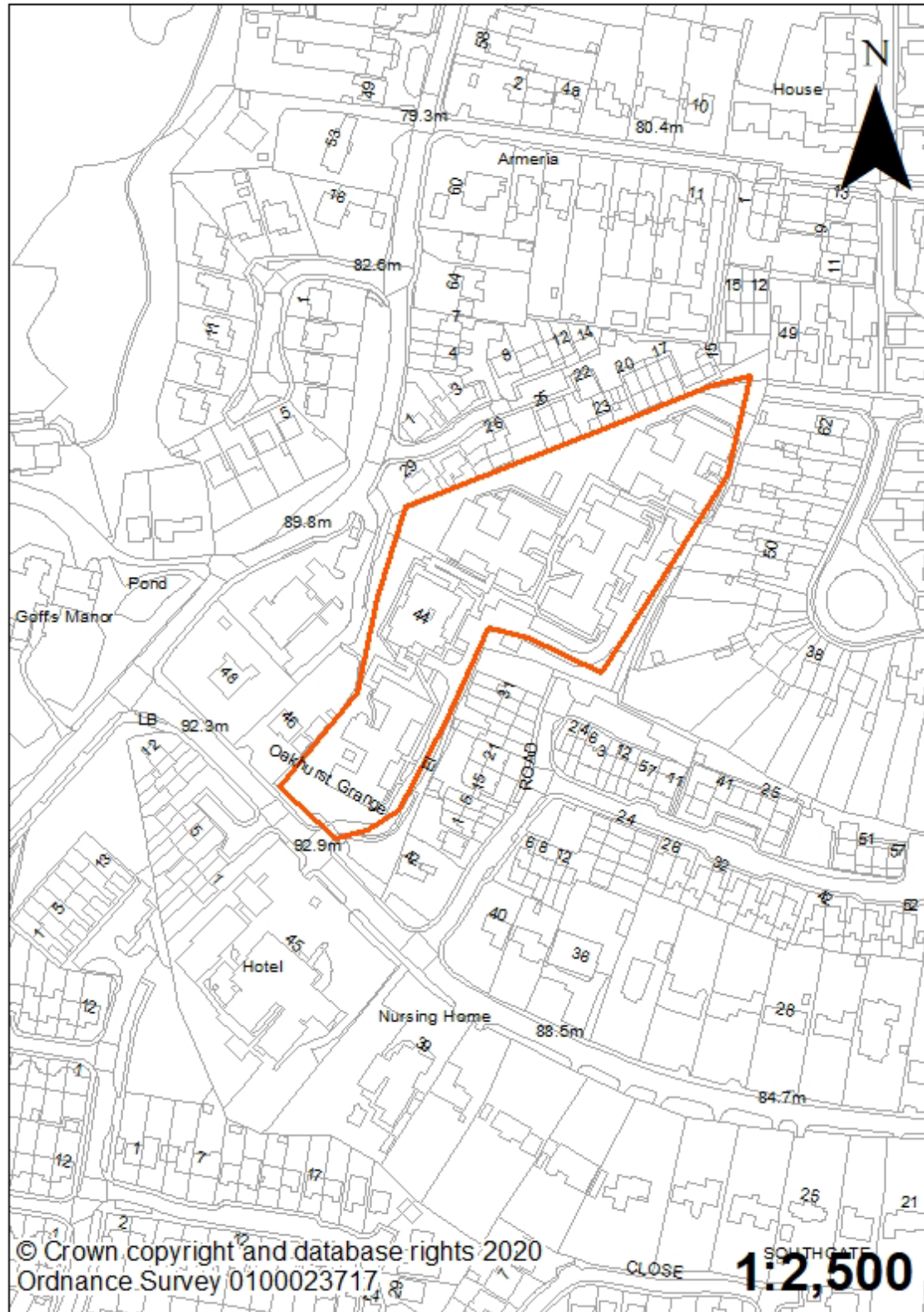
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 19   | <b>Neighbourhood</b>   | Southgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Longley House, East Park   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | B1 Offices   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 100          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 100          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.29   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site is situated in a sustainable location adjacent to Crawley railway station and the town centre. The wider area is residential in nature, and the adjoining Zurich House (formerly Allied Dunbar House) site is in the process of conversion to residential use. The site is allocated as a Key Housing Site in Policy H2 of the adopted (2015) Local Plan and this status is proposed for retention in the submission draft 2020 Local Plan. It is considered that the site could accommodate a scheme of approximately 100 units.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is currently being promoted for development.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Given its sustainable location and the anticipated presence of a residential unit at the adjacent Zurich House site, it is considered that residential development would be achievable.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council will continue to engage with site promoters to progress a suitable scheme.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              | 100          |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Residential development at this site is considered to be suitable and achievable within years 1-5 of the updated Local Plan Period. A planning application is anticipated in early 2020.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Longley House, East Park, Southgate, Crawley



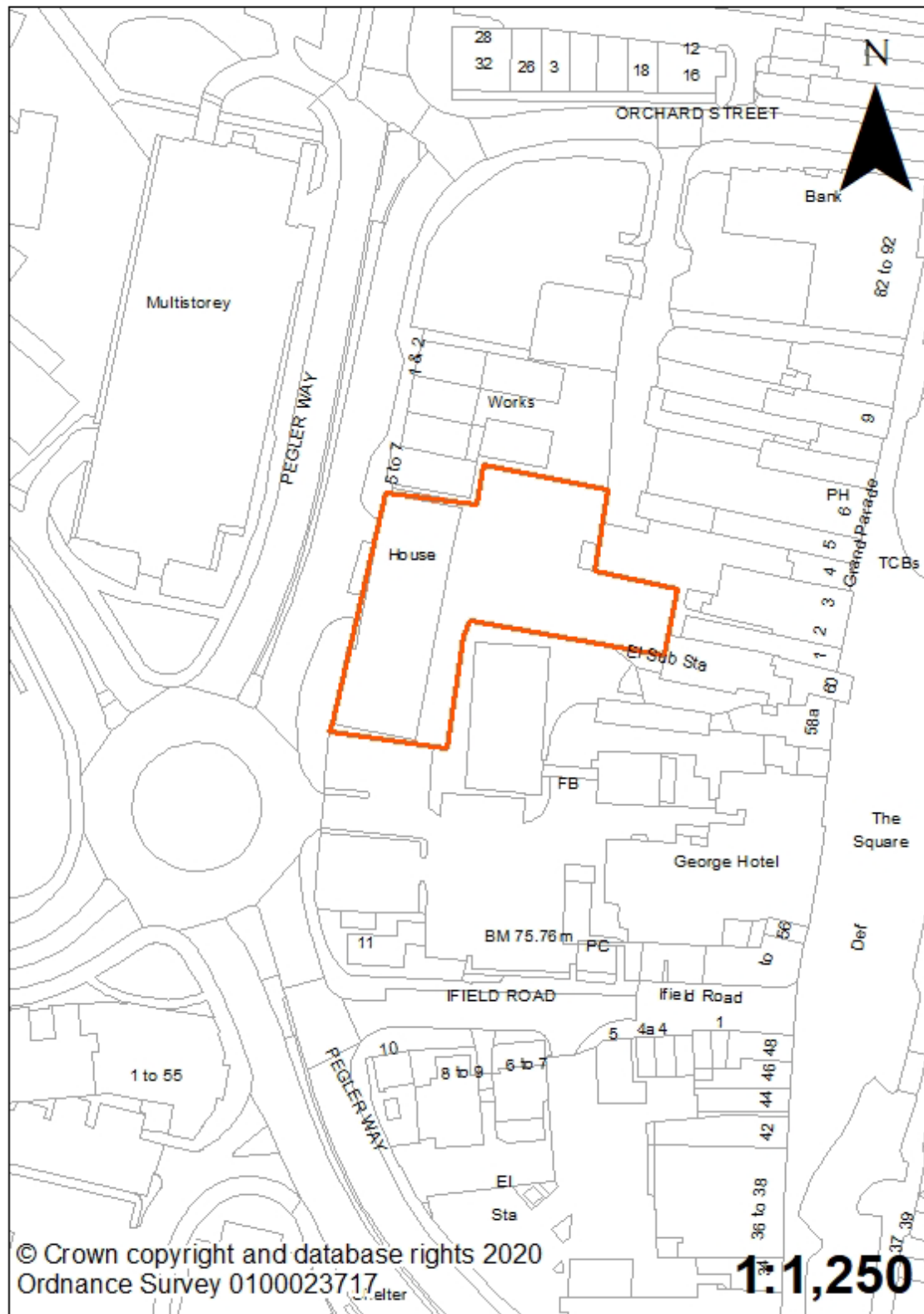
|                                      |   |                        |              |
|--------------------------------------|---|------------------------|--------------|
| <b>Site Reference</b>                | 20  | <b>Neighbourhood</b>   | Southgate    |
| <b>Site Name / Address</b>           | Oakhurst Grange, Goffs Park Road  |                        |              |
| <b>Existing Land Use (s)</b>         | Vacant care home site.  |                        |              |
| <b>PA. Number</b>                    | CR/2016/0972/FUL  | <b>Gross Dwellings</b> | 55           |
| <b>Lapse Date</b>                    | Commenced   | <b>Demolitions</b>     | 0            |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 55           |
| <b>Site Area (Gross hectares)</b>    | 1.51  | <b>Current Density</b> | -            |
| <b>Site Suitability</b>              | <b>Yes</b> – 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). This allocation is retained in the submission draft 2020 Local Plan. The site benefits from planning permission for a ‘continuing care retirement community’.  |                        |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is vacant and has been cleared.   |                        |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable and achievable   |                        |              |
| <b>Action Required / Constraints</b> | Progression of the site to be monitored.  |                        |              |
| <b>Phasing for development</b>       |   |                        |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> |
|                                      |   | 62                     |              |
| <b>23/24</b>                         | <b>24/25</b>  | <b>25/26</b>           | <b>26/27</b> |
|                                      |   |                        |              |
| <b>27/28</b>                         | <b>28/29</b>  | <b>29/30</b>           | <b>30/31</b> |
|                                      |   |                        |              |
| <b>31/32</b>                         | <b>32/33</b>  | <b>33/34</b>           | <b>34/35</b> |
|                                      |   |                        |              |
| <b>35/36</b>                         |   |                        |              |
|                                      |   |                        |              |
| <b>Summary</b>                       | Although the site allocation is for 55 C3 units, the figure of 62 dwellings is considered equivalent to the number of dwellings that would be ‘released’ by the availability of the facility permitted under CR/2016/0972/FUL. The development has been commenced by the demolition of buildings on the site and the scheme is considered to be deliverable during the early part of the Local Plan period. |                        |              |

# Oakhurst Grange, Goffs Park Road, Southgate, Crawley



|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 21   | <b>Neighbourhood</b>   | West Green   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Shaw House, Pegler Way   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant office building.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 33           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 33           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.19   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – 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/CR/2014/0811/FUL). Allocation as a Key Housing Site is proposed in the submission draft 2020 Local Plan. The site is vacant and some works have commenced.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – The site is vacant and operational works associated with the change of use to residential have been in progress.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – Operational development associated with the change of use to residential is under way.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Progress will on site will be monitored.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 26   | 7                      |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>Since conversion work on this site has already started it is considered that delivery of the prior approval scheme on the site during 2020/21 is realistic, with scope for an upward extension to follow.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

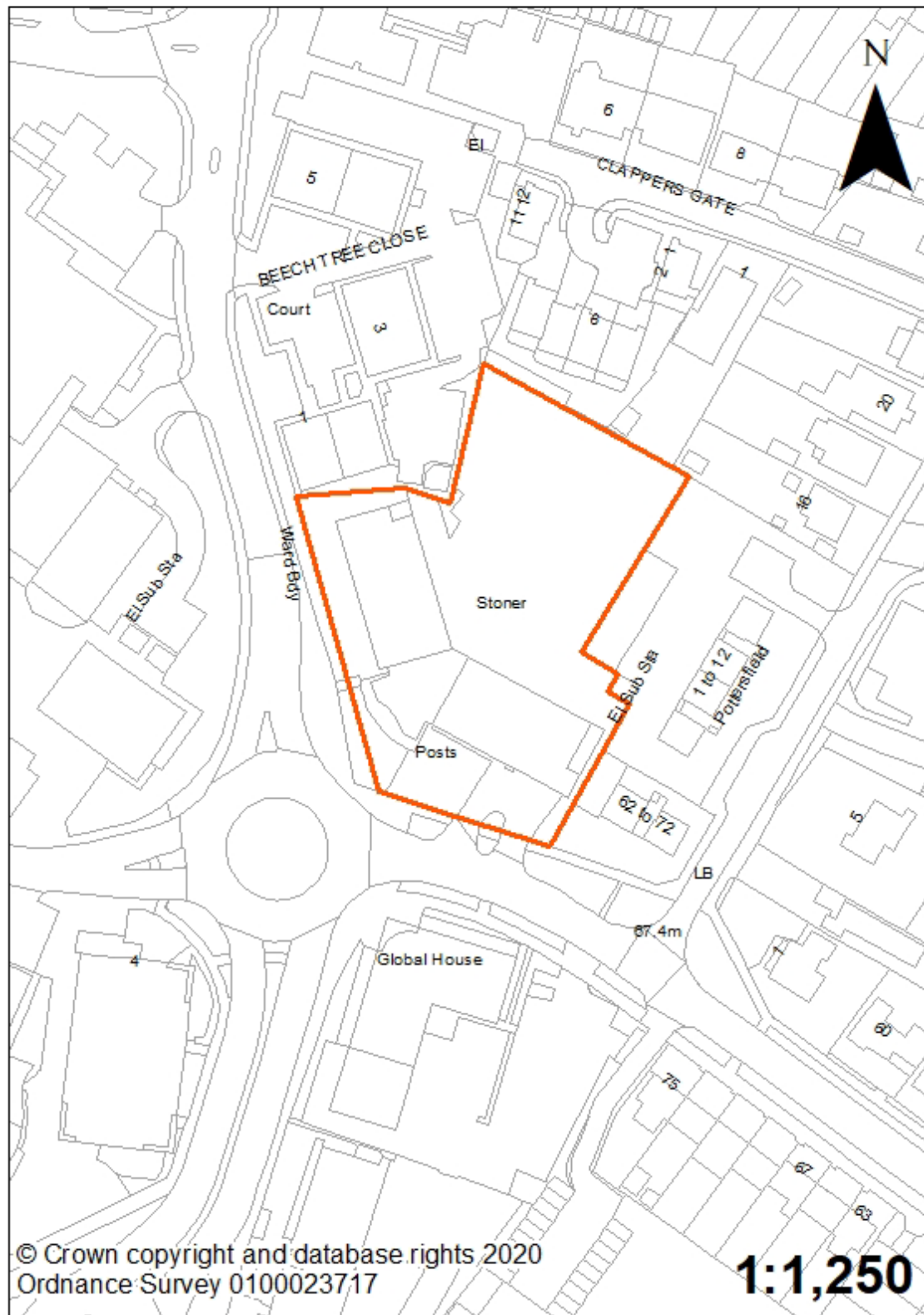
# Shaw House, Pegler Way, West Green, Crawley





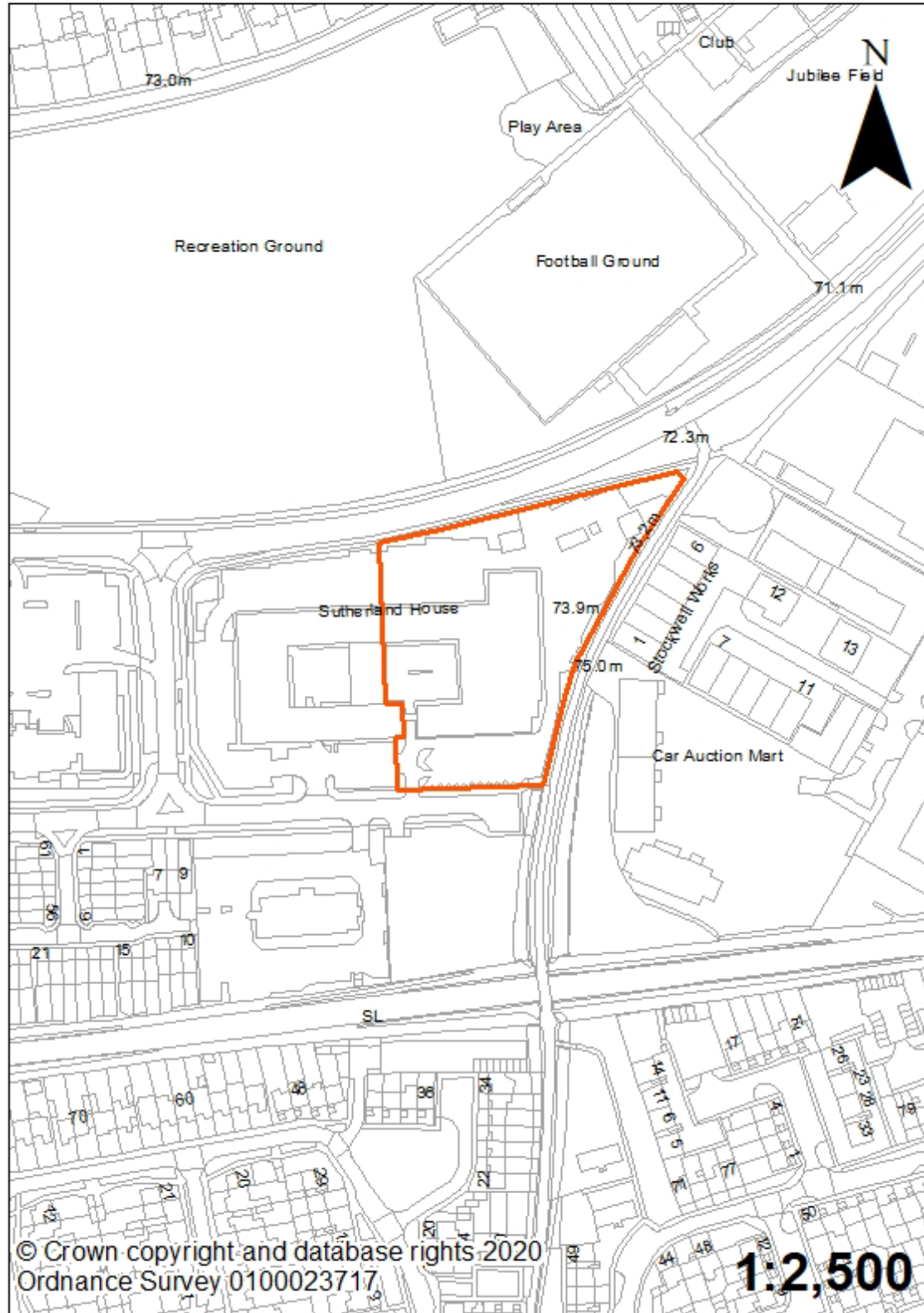
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 22   | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Stoner House, Kilnmead/London Road   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant office building.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2017/0522/PA3 & CR/2017/0921/FUL  | <b>Gross Dwellings</b> | 138          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 02/07/2020 (PA3 application)<br>Commenced (FUL application)  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 138          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.35   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site benefits from prior approval for change of use from office to residential use as well as a planning permission for 9 additional units, and is located in a sustainable town centre location. Allocation as a Key Housing Site is proposed in the submission draft 2020 Local Plan. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The planning permission element of this scheme has commenced and the operational works associated with the prior approval scheme are under way.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The planning permission element of this scheme has commenced and the operational works associated with the prior approval scheme are under way.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | No further action required.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 138  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | It is understood that progress of work on this site has been slowed owing to contractor issues. Works are well advanced, however, and completion during 2020/21 is considered to be realistic.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Stoner House, Kilnmead, Northgate, Crawley



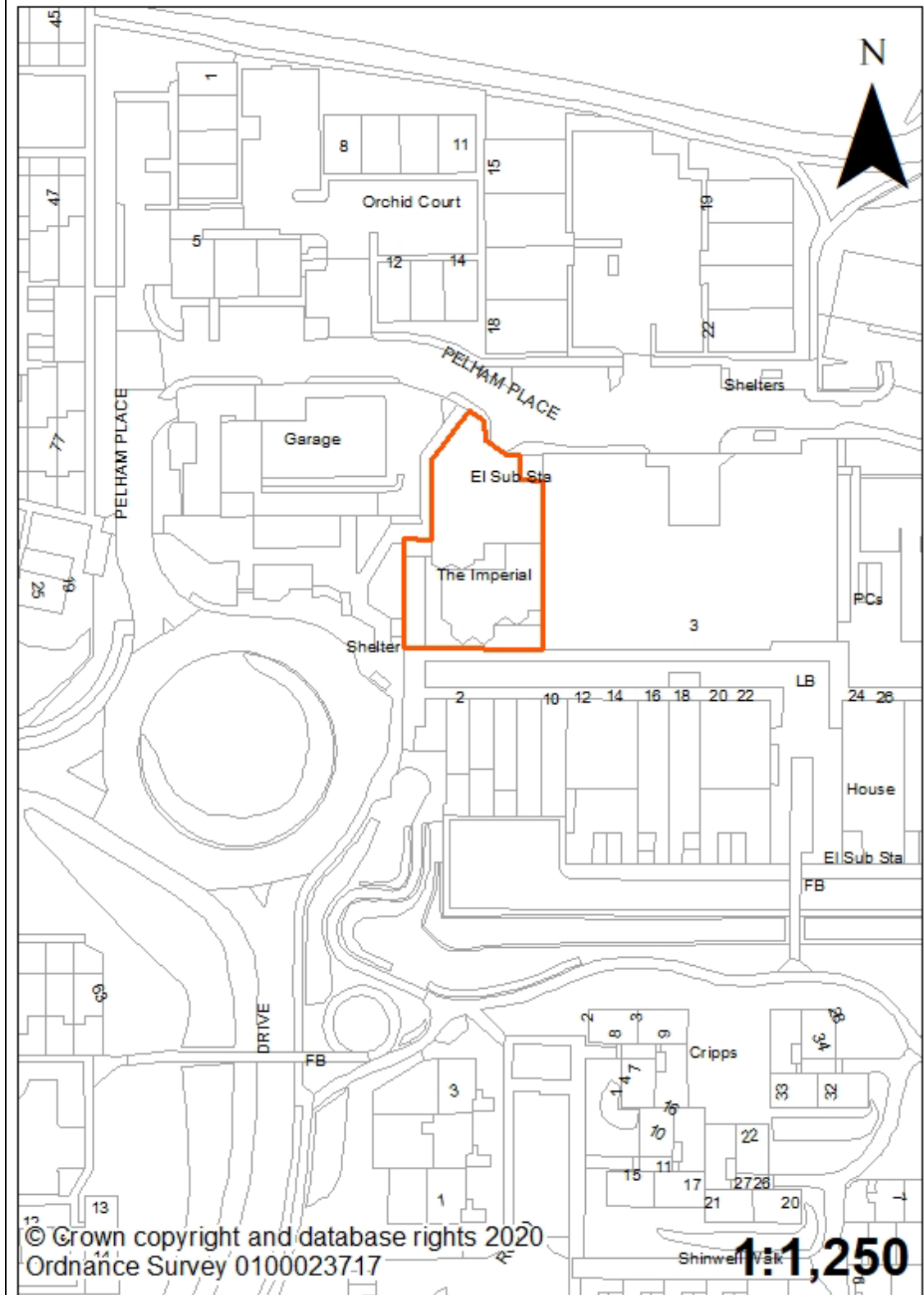
|                                      |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 23   | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Sutherland House, Russell Way  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant office building.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2017/0882/PA3   | <b>Gross Dwellings</b> | 166           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 11/12/2020   | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 166           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.9  | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site benefits from prior approval for change of use from office to residential use (for 136 dwellings), and is located in a sustainable location. Allocation as a Key Housing Site is proposed in the submission draft 2020 Local Plan. Further new-build residential development could be accommodated within the site subject to appropriate design.</p> |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – The site is vacant and operational development associated with the change of use to residential is understood to have completed during 2019.</p>   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – Operational development associated with the change of use to residential is understood to be complete.</p>   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | No further action required.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
| 136                                  |  |                        | 30            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Completion of the change of use during 2019/20 is considered to be realistic, with scope for further development during the first five years of the Local Plan period.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Sutherland House (Eastern Section), Russell Way, Three Bridges, Crawley



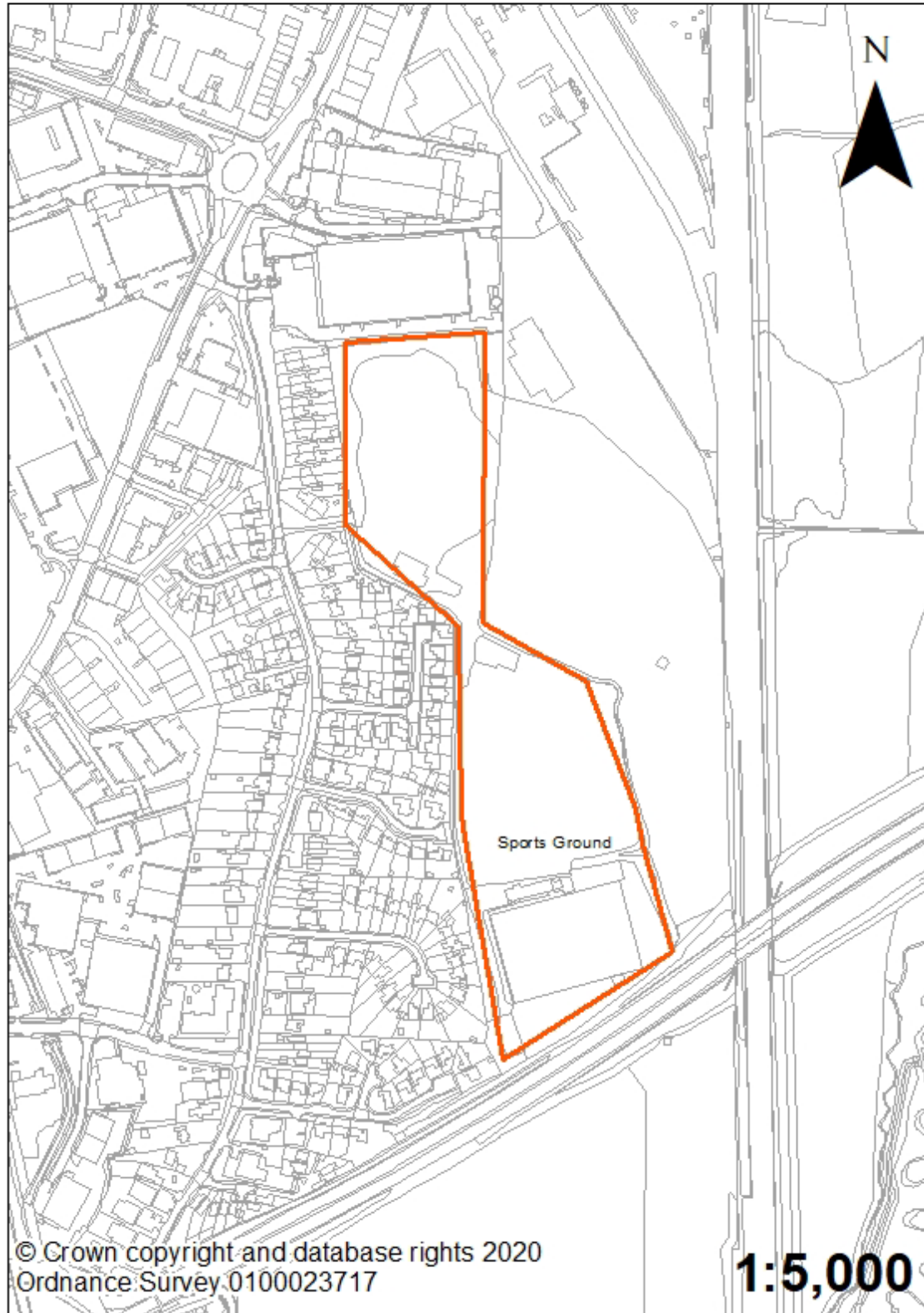
|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 24  | <b>Neighbourhood</b>   | Broadfield   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | The Imperial, Broadfield Barton   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Public house.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2017/0519/FUL  | <b>Gross Dwellings</b> | 19           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 22/11/2021  | <b>Demolitions</b>     | 1            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 18           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.1   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site benefits from planning permission for redevelopment, including a replacement drinking establishment and retail units combined with residential flats. The submission draft 2020 Local Plan allocates the site as a ‘Housing and Neighbourhood Facilities’ site. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is understood to be available.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The planning permission is policy compliant and therefore considered to be achievable.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Progression of the site to be monitored.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   | 19                     |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Having been granted planning permission this site is considered to be deliverable within the early part of the updated Local Plan period.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# The Imperial, Broadfield Barton, Broadfield, Crawley



|                                      |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 25  | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Tinsley Lane Playing Fields   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Playing fields/sports facilities.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 120           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield  | <b>Net Dwellings</b>   | 120           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 6   | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site was allocated as a Housing and Open Space site in the 2015 Local Plan (Policy H2) and a Development Brief for the site was adopted in 2017. The submission draft 2020 Local Plan retains the existing site allocation.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is owned by Homes England who are promoting it for development. An outline planning application (CR/2018/0544/OUT) for up to 150 dwellings is currently pending determination.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site was assessed as being viable during the preparation of the 2015 Local Plan and subject to further testing this conclusion is considered to remain valid.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The site offers the potential for a Key Housing Site subject to the constraints and requirements identified in the Development Brief being addressed.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |               | 60           | 60           |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The site is suitable for development and can be brought forward in Years 1-5 of the updated Local Plan period. Ongoing dialogue will be required with the HCA as landowner, Sport England in terms of loss of open space and West Sussex County Council in terms of access and infrastructure requirements. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

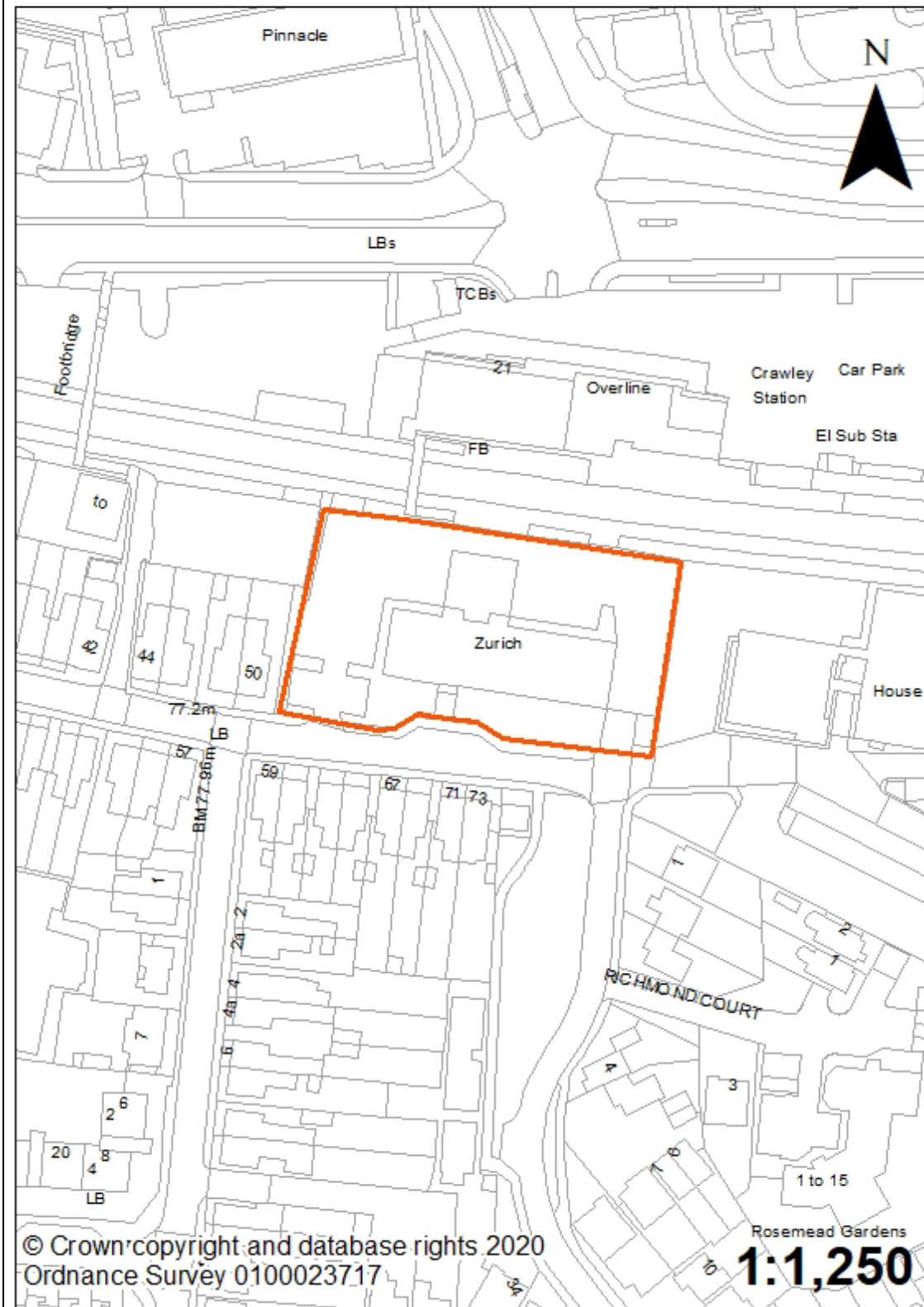
# Tinsley Lane Playing Fields, Three Bridges, Crawley





|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 26  | <b>Neighbourhood</b>   | Southgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Zurich House, East Park   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant office building.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2017/0974/FUL;<br>CR/2019/0271/PA3   | <b>Gross Dwellings</b> | 44           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | 04/09/2021;<br>28/05/2022   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 44           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.3   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site was allocated as a key housing site in the 2015 Local Plan (Policy H2) and benefits from a planning permission and an alternative prior approval scheme. Operational works to implement the prior approval scheme have commenced. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is consented and preparation work is under way.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable and achievable.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Progression of the site to be monitored.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 44  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The site is deliverable within the early part of the updated Local Plan period. Completion of development on the site during 2020/21 is considered to be realistic.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Zurich House, East Park, Southgate, Crawley



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

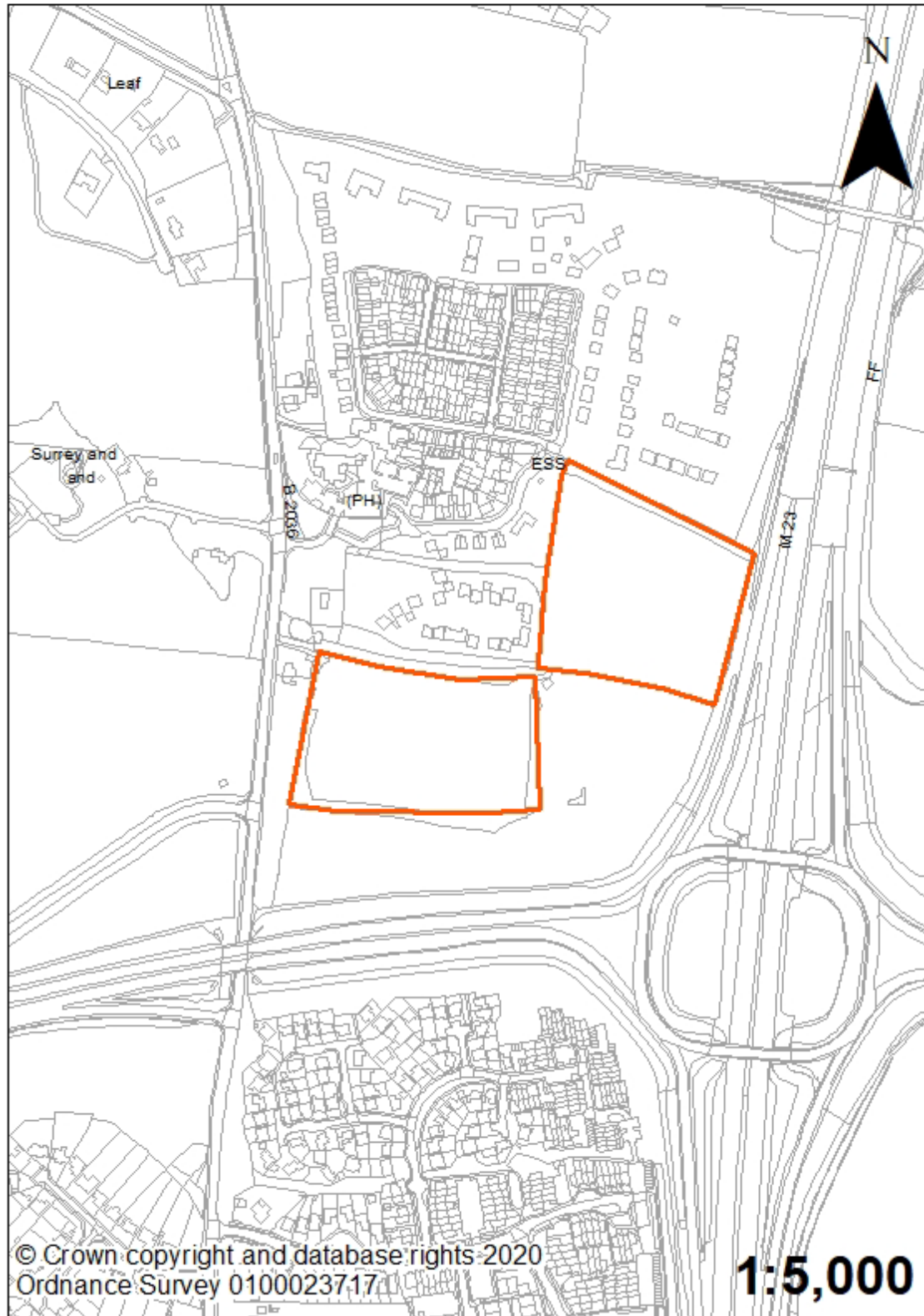
|                                      |   |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 16  | <b>Neighbourhood</b>   | Tilgate      |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Land Adjacent to Desmond Anderson   |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Surplus Educational Land  |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 150          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL & Greenfield  | <b>Net Dwellings</b>   | 150          |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 3.39  | <b>Current Density</b> | -            |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site was allocated in the 2015 Local Plan as a Key Housing Site (Policy H2) and the submission draft 2020 Local Plan retains this status. The site was originally expected to yield approximately 200 dwellings. However, this figure has been reduced in view of the on-site constraints (including flooding) and a need to consider alternative housing types in response to changing market preferences.</p> |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – The site is owned by West Sussex County Council, who are supportive of the use of the site for residential development.</p>   |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – The site is likely to be desirable, in a predominantly residential location. There are no cost or market factors likely to prevent the site from coming forward for development late in years 6 to 10 of the updated Local Plan period.</p>   |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>The county council owns the site and the borough council is currently assisting the county council by preparing an indicative layout based on the broad capacity identified above. It is likely that flood attenuation will be required to maximise the capacity of the site. The landowner has agreed to undertake this work and is currently preparing a technical brief.</p>  |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b>   | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |              |  |              | 50           | 50           | 50           |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       |   |                        |              | <p>The site is suitable, developable and achievable and would be expected to be come forward in years 6-10 of the updated Local Plan period.</p> |              |              |              |              |              |              |              |              |              |              |              |              |

# Land Adjacent to Desmond Anderson, Tilgate, Crawley



|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 27  | <b>Neighbourhood</b>   | Forge Wood   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Land to the Southeast of Heathy Farm, Balcombe Road   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Greenfield.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 150          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield.   | <b>Net Dwellings</b>   | 150          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 4.15  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site was previously allocated in the Core Strategy as residual land for the North East Sector planning permission. Subsequently, the principle of residential development in this location is accepted, particularly when the North East Sector allocation is (mainly) built. The site would have to be integrated substantially with the wider North East Sector development. Noise levels in this location would need to be adequately mitigated and an adequate buffer provided in respect of adjoining Ancient Woodland. The submission draft 2020 Local Plan proposes the site for allocation as a Key Housing Site.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – The landowner has shown interest in bringing the site forward as a separate site to the North East Sector planning permission.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – The site is considered to be viable, subject to more detailed testing, and is considered achievable within the Local Plan period.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>The council will have to enter dialogue with the landowners in order to bring a detailed scheme forward.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |              |              |              |              | 75           | 75           |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>The site could be brought forward to deliver 150 dwellings. This site is being promoted by a landowner and development by 2027/28 is considered realistic.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

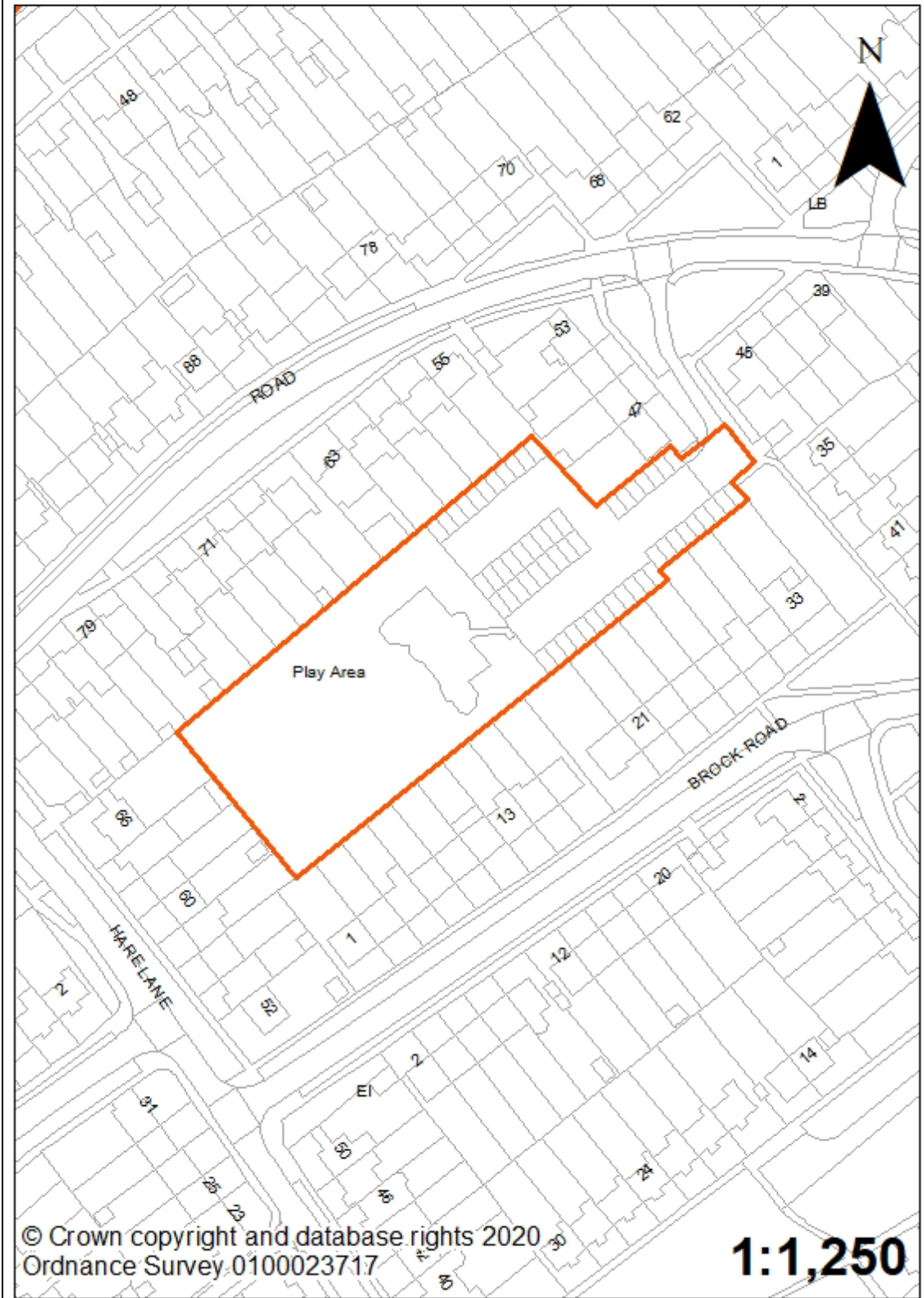
Land to the Southeast of Heathy Farm,  
Balcombe Road, Forge Wood, Crawley



|                                      |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 82  | <b>Neighbourhood</b>   | Langley Green |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Rushetts Road Play Area   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Play Areas/Open Space/Garages   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 14            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield/PDL  | <b>Net Dwellings</b>   | 14            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.4   | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | Yes – The site is considered suitable for residential development, and allocated in the submission draft 2020 Local Plan as a Housing and Open Space Site (Policy H2) for 14 dwellings. Any acceptable scheme would be required to re-provide a play area of better or equivalent quality within the site, including an appropriate buffer. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | Yes – The site is in ownership of the borough council and will be actively progressed.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | Yes – Development on this site is considered achievable in years 6 to 7 of the Local Plan. 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.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | To ensure that a planning application is submitted, with an agreed layout, which meets the planning requirements of the council.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |               |              |              |              | 14           |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site is considered both suitable and developable for housing, providing that the layout and design of the scheme is thoughtfully considered, and the re-provision of a play area is included in a residential scheme.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

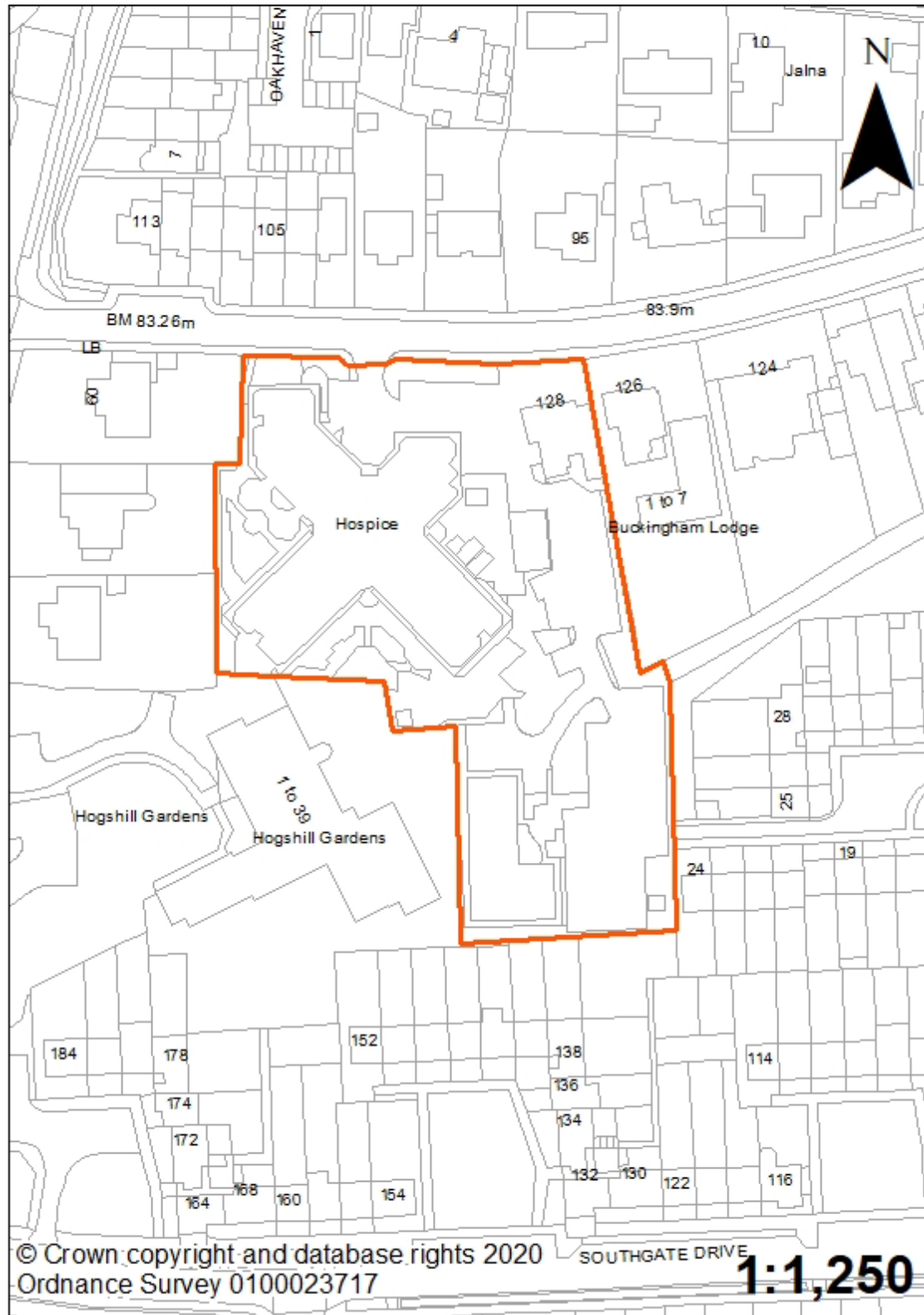


# Rushetts Road Play Area Langley Green, Crawley



|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 83  | <b>Neighbourhood</b>   | Southgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | St Catherine's Hospice, Malthouse Road  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Hospice providing palliative care.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 60           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 60           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.73  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – Subject to reprovion of hospice facilities elsewhere within 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 2020 Local Plan as 'housing for older people', either in the form of dwellinghouses (C3) or a residential home (C2 use). |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – St Catherine's Hospice is due to relocate to new premises in Pease Pottage by 2022. The site is partly owned by Crawley Borough Council, which is supportive of redevelopment.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable for the purposes of residential and development is considered achievable in the first five years of the 2020 Local Plan. 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.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Further collaboration between the council and St Catherine's Hospice to agree a general approach and develop an appropriate scheme.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |              |              |              | 60           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site is considered both suitable and developable for housing, subject to reprovion of the hospice facility and development of an appropriate scheme.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

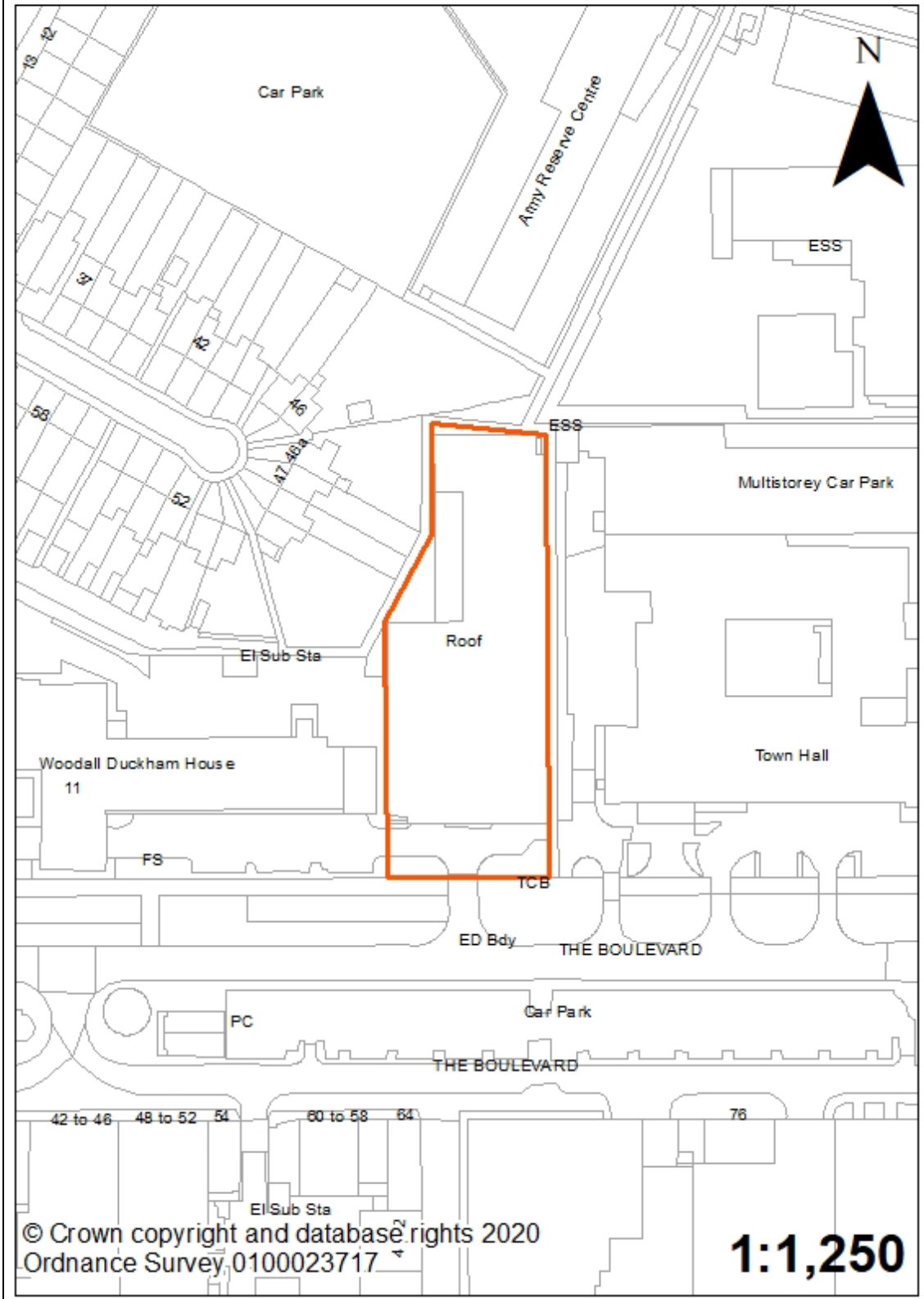
# St Catherine's Hospice, Malthouse Road Southgate, Crawley



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

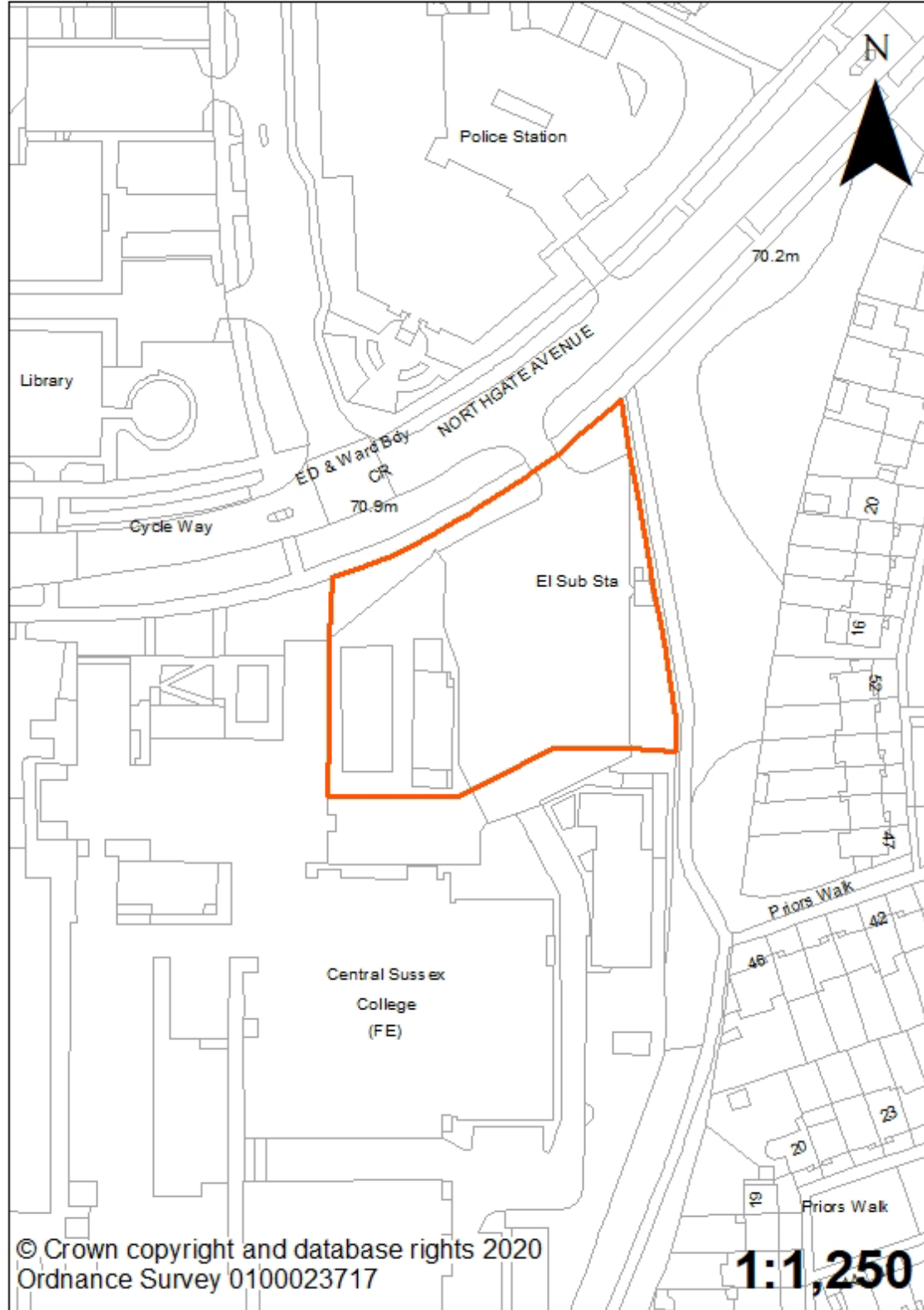
|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 28  | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Car Park, 11-13 The Boulevard   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Car park.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2016/0662/FUL  | <b>Gross Dwellings</b> | 91           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Commenced   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 91           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.27  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site benefits from planning permission for residential development. It forms part of ‘Land North of the Boulevard’, allocated in the 2015 Local Plan as a Town Centre Key Opportunity Site (Policies H2 and EC6) for mixed-use development including residential development. This allocation is retained in Policies H2 and TC3 of the submission draft 2020 Local Plan.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – Development has commenced on the site.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Development has commenced on the site.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | No further action required.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      | 91  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site is under way and is projected for completion in 2020/21.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Car Park, 11-13 The Boulevard, Northgate Crawley



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

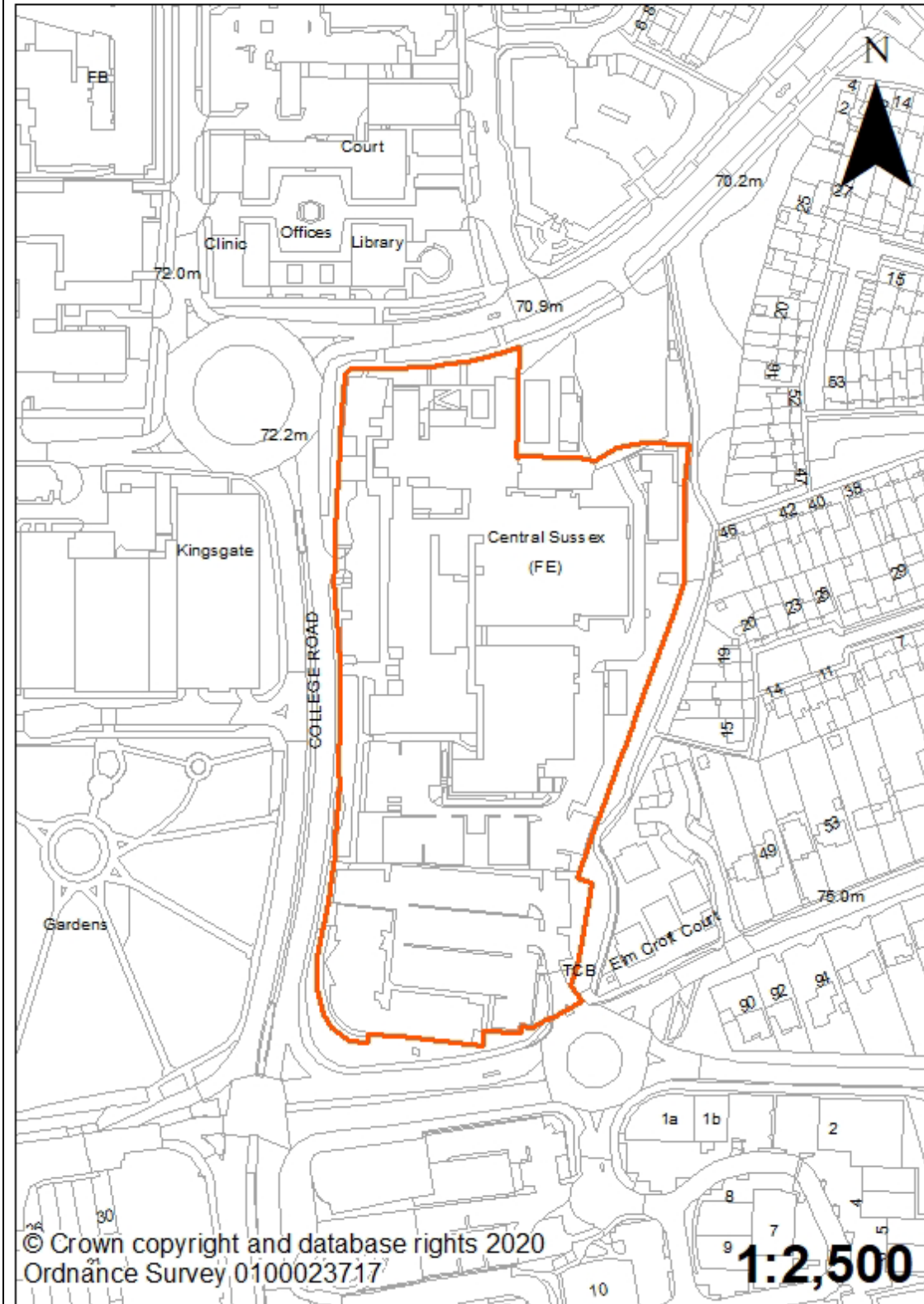
# Crawley College (East of Tower), Three Bridges, Crawley





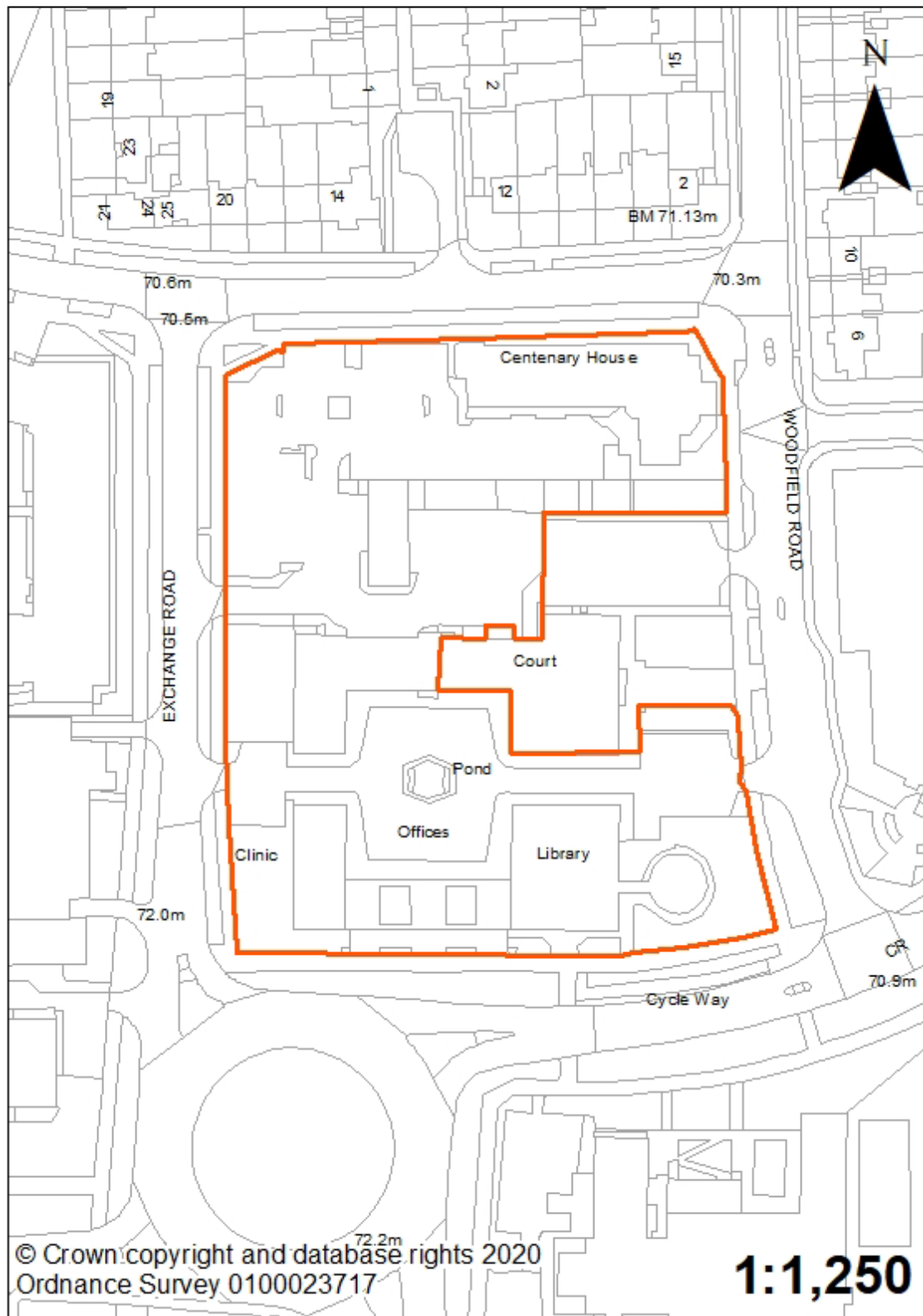
|                                      |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 30  | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Crawley College   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Further Education College.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 400           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 400           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 3.05  | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is in a sustainable town centre location and residential development is considered appropriate subject to appropriate design and continuing provision of Further Education facilities within the site. The site is allocated in the submission draft 2020 Local Plan (together with the neighbouring Crawley College (East of Tower) site) as a Town Centre Key Opportunity Site. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – It is understood that the owners of the site intend to consolidate college facilities within the site, releasing land for residential and other uses.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable and achievable, subject to more detailed testing.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council will need to work with the owners and users of the site in order to progress the effective masterplanning of the site, in order to make the most effective use of the land.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |               |              |              |              |              | 200          | 200          |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The requirement for masterplanning of the site may mean that residential development does not come forward until years 6-10 of the updated Local Plan period. Development within this timeframe is considered realistic.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Crawley College, Three Bridges, Crawley



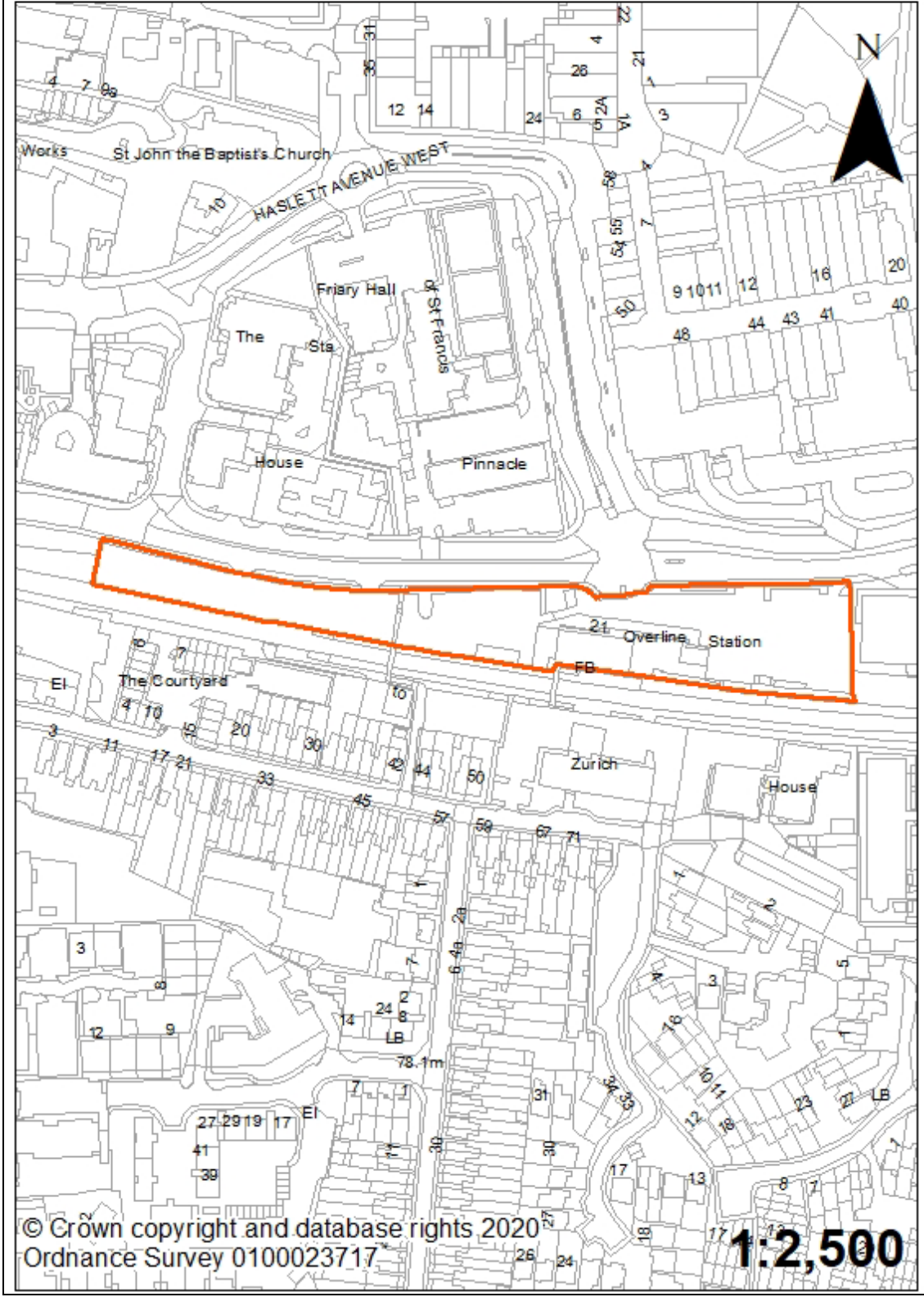
|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 31  | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | County Buildings  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Surplus office/educational buildings and parking.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 100          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 100          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.58  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is situated in a highly sustainable town centre location. It was allocated in the 2015 Local Plan as a Town Centre Key Opportunity Housing Site (Policies H2 & EC6) and this is carried over into policies H2 and TC3 of the submission draft 2020 Local Plan.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> - The site is owned by West Sussex County Council who are currently considering options for redevelopment in the short to medium term.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site contains a number of underutilised buildings with short-term leases. It is situated in a highly sustainable town centre location, identified for a flexible mix of main town centre uses including residential and office uses. Urban capacity work suggests that residential development of around three/four storeys including servicing and parking could be accommodated including the retention of the magistrate’s court. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Continued discussions with West Sussex County Council to understand their detailed intentions for development in relation to the other land uses on the site.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |              | 50           | 50           |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Residential development at this site is considered to be suitable and achievable within the first five years of the Local Plan period. The capacity identified above is based upon a mixed use scheme.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# County Buildings, Northgate, Crawley



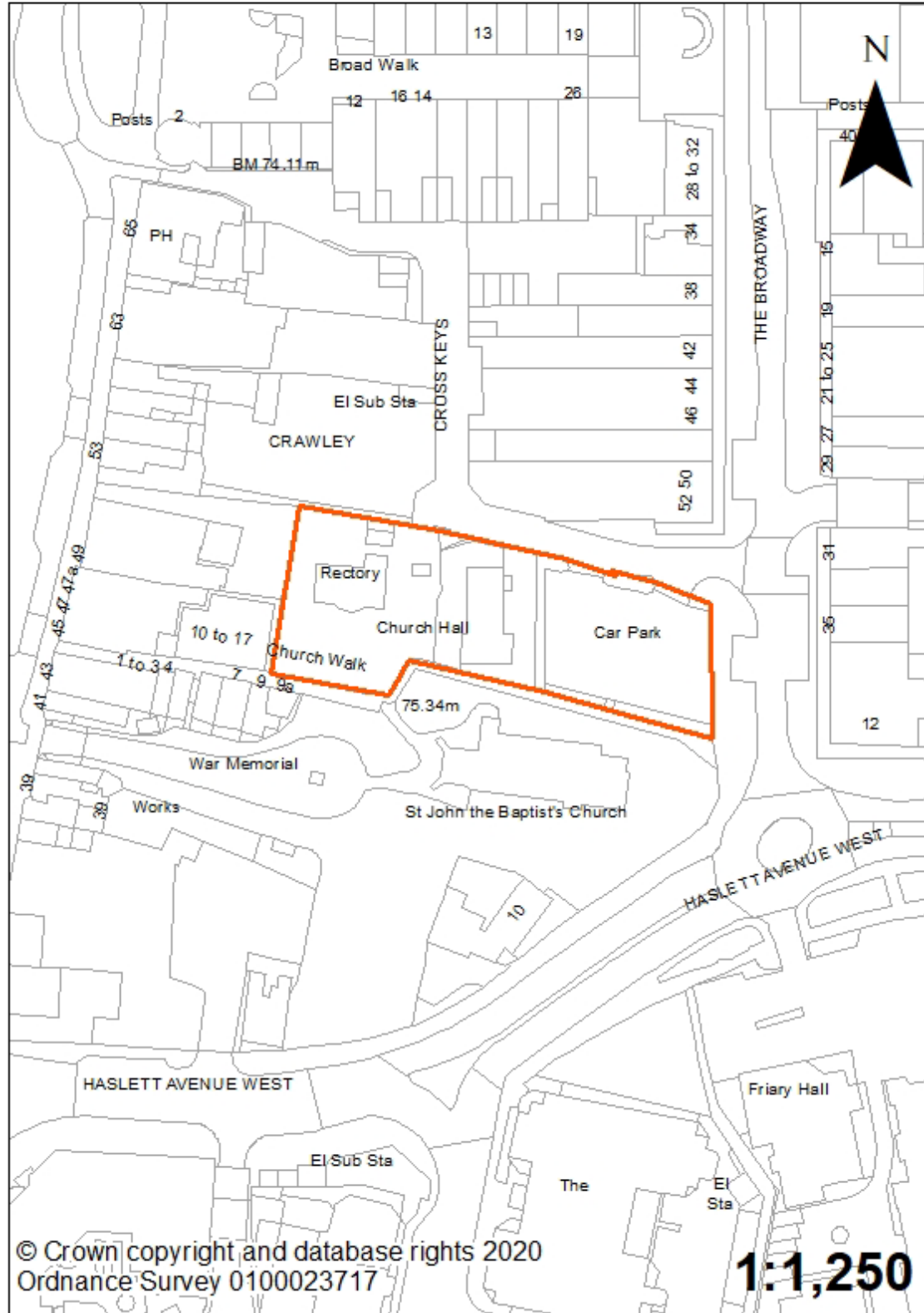
|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 32  | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Crawley Station and Car Park  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Railway Station and Car Parks   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2016/0294/OUT  | <b>Gross Dwellings</b> | 308          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Subject to Reserved Matters Approval  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 308          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.89  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – 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 2020 Plan. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is being actively promoted for development. An application for approval of Reserved Matters (CR/2019/0609/ARM) and a separate change of use application related to the scheme (CR/2019/0660/FUL) have been submitted and are currently pending determination.                                     |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site was assessed as being viable during the determination process for the outline permission, and this is considered still to be the case.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The Council will continue to liaise closely with the landowner and other stakeholders to bring forward an appropriate high density scheme within the first 5 years of the Local Plan period.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        | 100          | 100          | 108          |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Residential development at this site is considered to be suitable and achievable. The Council will continue to work closely with the landowner to bring forward a suitable detailed scheme. The developer has indicated that delivery within years 1-5 is realistic.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Crawley Station and Car Park, Station Way, Northgate, Crawley



|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 33   | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Land at Cross Keys   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Car park, church hall and former rectory.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 20           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 20           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.24   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is proposed for allocation in the submission draft 2020 Local Plan as a Key Town Centre Opportunity Site. It is in a sustainable town centre location which could accommodate residential development. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is in diverse ownership (partially owned by Crawley Borough Council) but has been recently promoted for development.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable and achievable.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council will need to work the owners of the site to progress an appropriate design which respects adjacent heritage assets and other site constraints.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              | 20           |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The development of the site for residential use within years 1 to 5 of the updated Local Plan period is expected.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

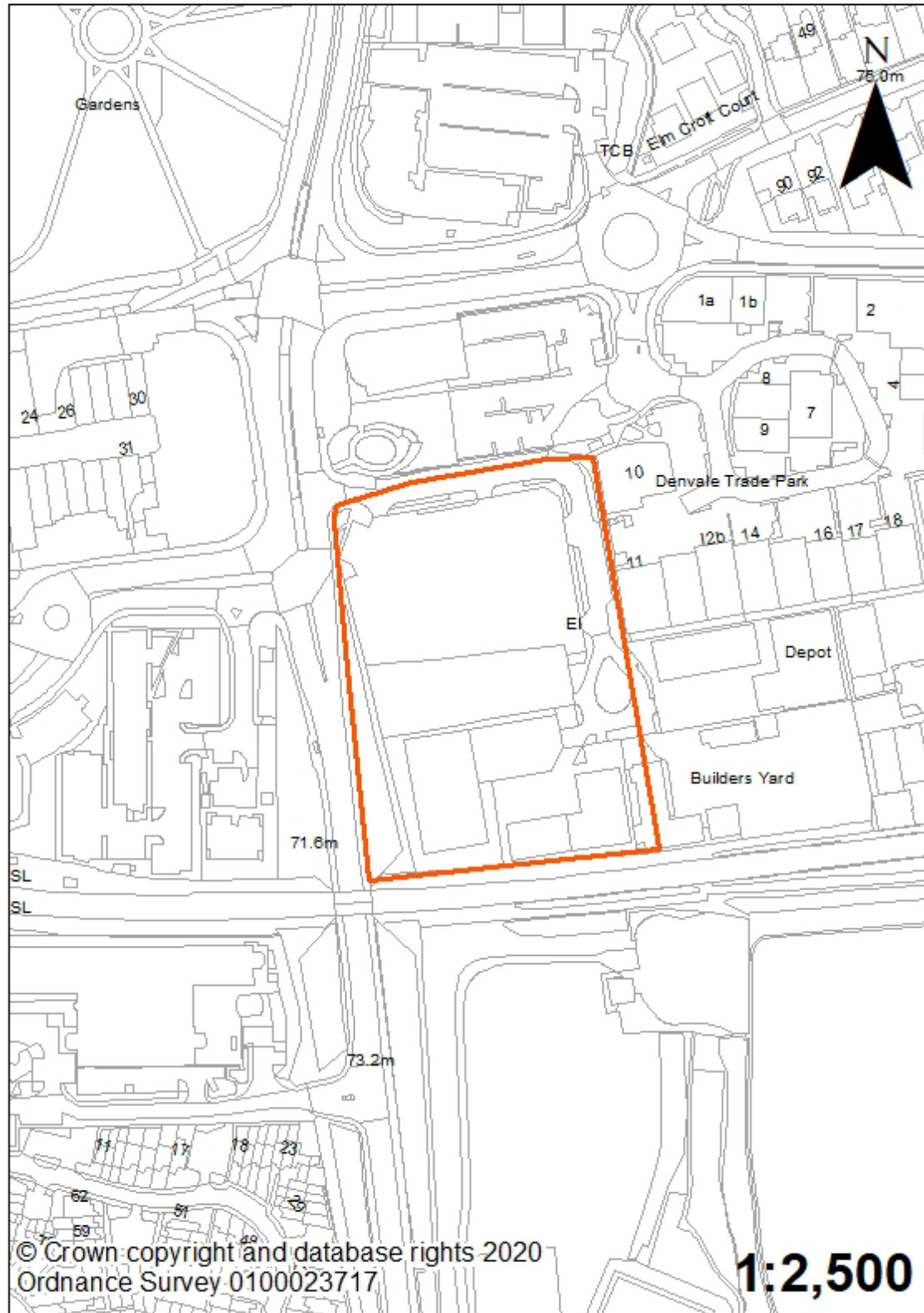
# Land at Cross Keys, Northgate, Crawley





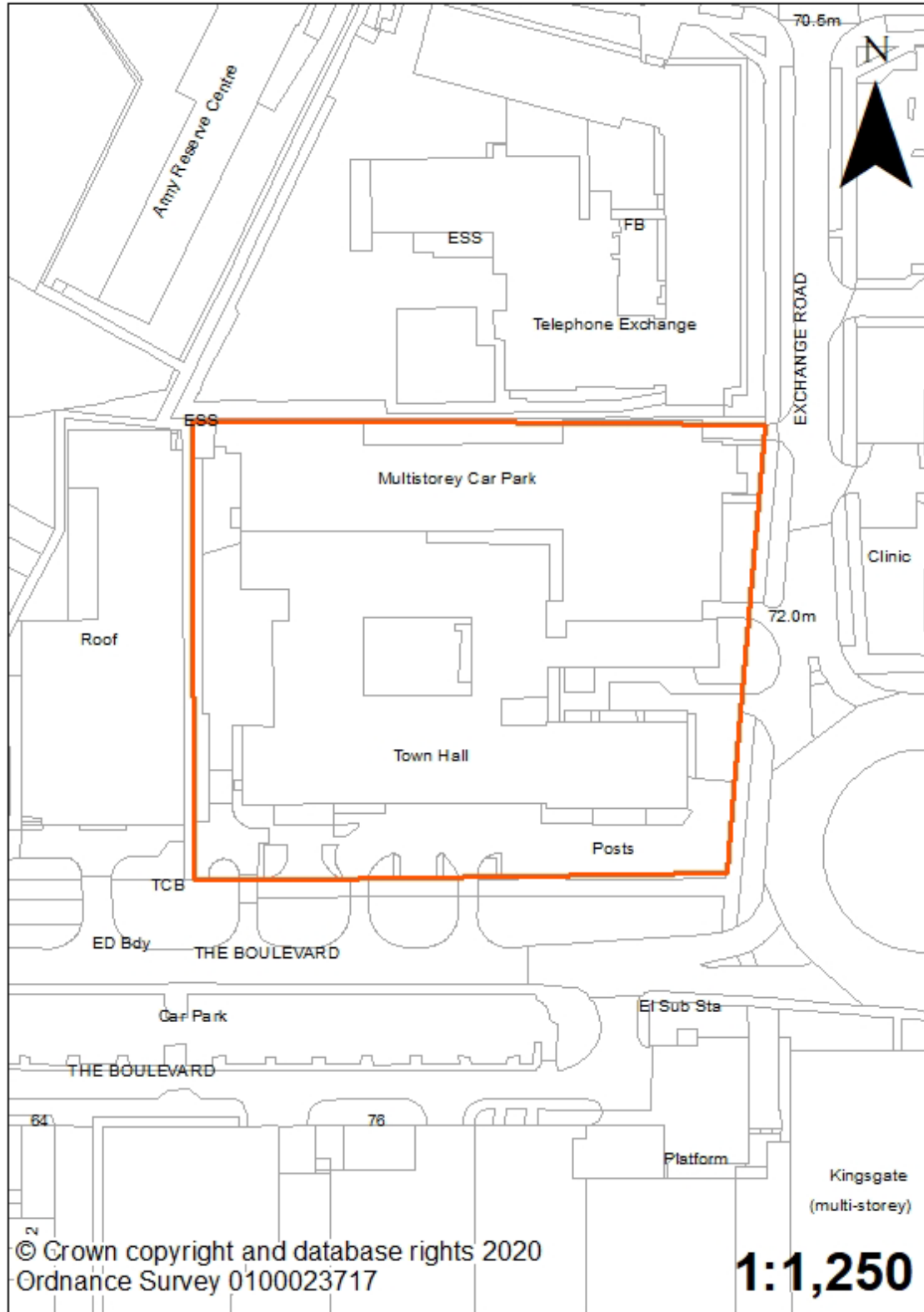
|                                      |  |                        |               |
|--------------------------------------|--|------------------------|---------------|
| <b>Site Reference</b>                | 34   | <b>Neighbourhood</b>   | Three Bridges |
| <b>Site Name / Address</b>           | Telford Place, Haslett Avenue  |                        |               |
| <b>Existing Land Use (s)</b>         | Previously Developed Land; Temporary Use of Site for car parking.  |                        |               |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 300           |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0             |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 300           |
| <b>Site Area (Gross hectares)</b>    | 1.68   | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <b>Yes</b> – The site was allocated as a Town Centre Key Opportunity Site in the 2015 Local Plan (Policies H2 and EC6) and this is proposed for retention in the submission draft 2020 Local Plan. It previously benefitted from a lapsed planning permission for mixed use retail/residential development comprising 312 dwellings (CR/2007/0114/OUT).  |                        |               |
| <b>Site Availability</b>             | <b>Yes</b> – The site is now allocated as a Town Centre Key Opportunity Housing Site. The buildings at the site have been demolished and the site has temporary planning permission to provide public parking. However, this is not expected to affect the site coming forward for residential development within the first 5 years of the Local Plan and designs for the site are being progressed. |                        |               |
| <b>Site Achievability</b>            | <b>Yes</b> – It is anticipated that the site could realistically deliver a minimum of 300 dwellings.   |                        |               |
| <b>Action Required / Constraints</b> | Ongoing dialogue to ensure that a suitable scheme reflecting the opportunities of the site comes forward.  |                        |               |
| <b>Phasing for development</b>       |  |                        |               |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>  |
|                                      |  |                        | 300           |
| <b>23/24</b>                         | <b>24/25</b>   | <b>25/26</b>           | <b>26/27</b>  |
|                                      |  |                        |               |
| <b>27/28</b>                         | <b>28/29</b>   | <b>29/30</b>           | <b>30/31</b>  |
|                                      |  |                        |               |
| <b>31/32</b>                         | <b>32/33</b>   | <b>33/34</b>           | <b>34/35</b>  |
|                                      |  |                        |               |
| <b>35/36</b>                         |  |                        |               |
|                                      |  |                        |               |
| <b>Summary</b>                       | Delivery of the site within the early part of the updated Local Plan period is considered realistic. A planning application is anticipated during 2020.  |                        |               |

# Telford Place, Haslett Avenue, Three Bridges, Crawley



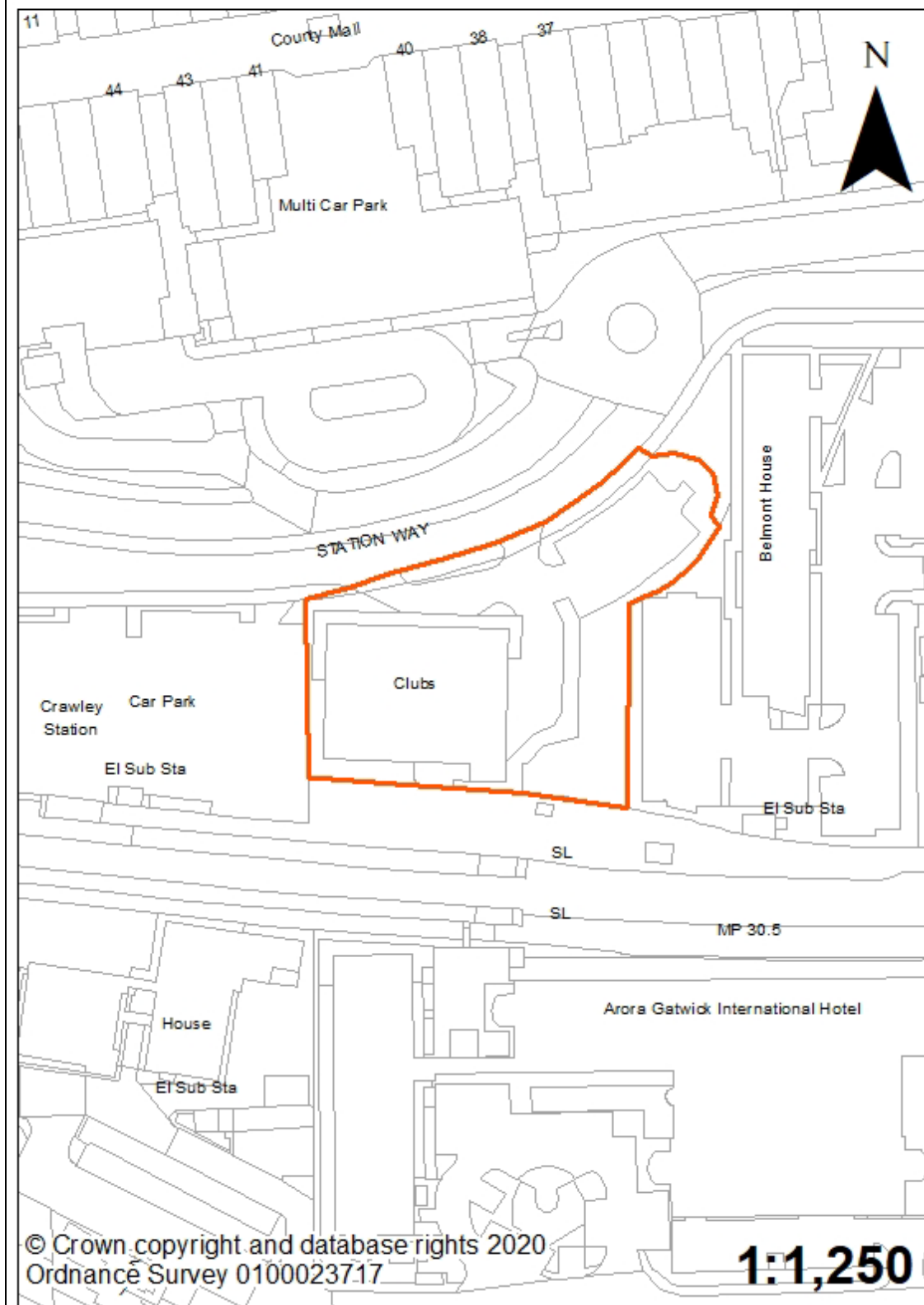
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 35   | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Town Hall, The Boulevard   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Council offices, meeting rooms, civic hall and parking.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | CR/2017/0997/OUT   | <b>Gross Dwellings</b> | 182          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | Subject to Reserved Matters Approval   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 182          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 1  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site benefits from outline planning consent for residential development alongside full planning permission for a new Civic Centre and office building. It forms the remaining 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 2020 Local Plan. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The proposed area for residential development is due to become vacant following the occupation of the Civic Centre and the demolition of the existing Town Hall.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site has been assessed as being viable and achievable.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council and its development partners will need to work together to progress a suitable scheme in the form of a reserved matters application.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              | 182          |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | Development is scheduled to take place within the first five years of the updated Local Plan period, as part of the wider scheme for the Town Hall site. Demolition of the existing Town Hall commenced in January 2020.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Town Hall, The Boulevard, Northgate, Crawley



|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 84   | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | MOKA Nightclub, Station Way  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Night Club   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 152          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 152          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 1  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is in a sustainable, accessible town centre location and is suitable for a mixed-use development including a residential element.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is being actively promoted for development and an application for 152 dwellings with retail and/or office and/or assembly and leisure uses on the ground floor (CR/2019/0542/FUL) is considered acceptable subject to the conclusion of a S106 agreement. The site is proposed for allocation in the submission draft 2020 Local Plan as a Town Centre Key Opportunity Site. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site is considered to be viable and achievable during the first five years of the Local Plan period.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | A proposal has been found acceptable subject to conclusion of a S106 agreement. The council will work with the scheme promoter to achieve an appropriate permission and enable development to proceed.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        | 152          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This is a suitable site for a mixed-use development with scope to contribute to the borough's housing supply during the first five years of the Local Plan period. The developer has indicated their intention to commence soon after a grant of permission.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# MOKA, Station Way, Northgate, Crawley

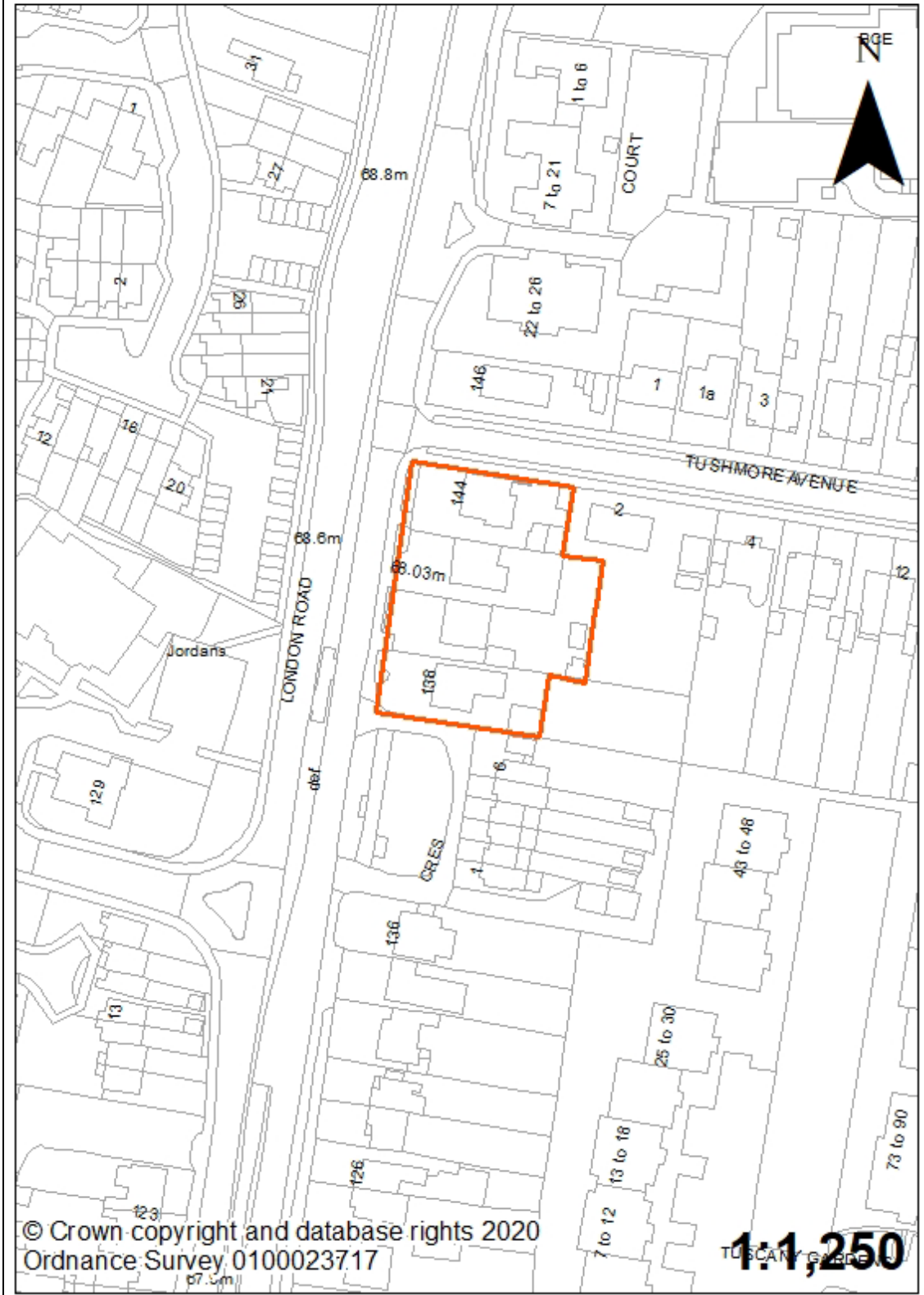


**F) Broad Locations  
(East of London Road  
and Town Centre)  
(Policy H2)**

|                                      |  |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|--------------|------------------------|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 38   |              | <b>Neighbourhood</b>   | Northgate        |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 138-144 London Road  |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield - Residential properties and adjoining curtilage  |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  |              | <b>Gross Dwellings</b> | 12               |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  |              | <b>Demolitions</b>     | 4                |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL & Greenfield   |              | <b>Net Dwellings</b>   | 8                |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.19   |              | <b>Current Density</b> | 19 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> - 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 and good bus connections could justify at least a lower-medium 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.</p> |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Unknown</b> - It is considered that the site could be made available in the medium to long term as a Broad Location for Housing Development.</p>   |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> - The site is considered achievable, if the problem of multiple ownership is overcome. Broadly, there are few reasons why this site would not be viable for intensification.</p>   |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>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.</p>  |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b> | <b>22/23</b>           | <b>23/24</b>     | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |              |                        |                  |              | 12           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>This site represents an opportunity for intensification subject to the site being available for redevelopment.</p>  |              |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |

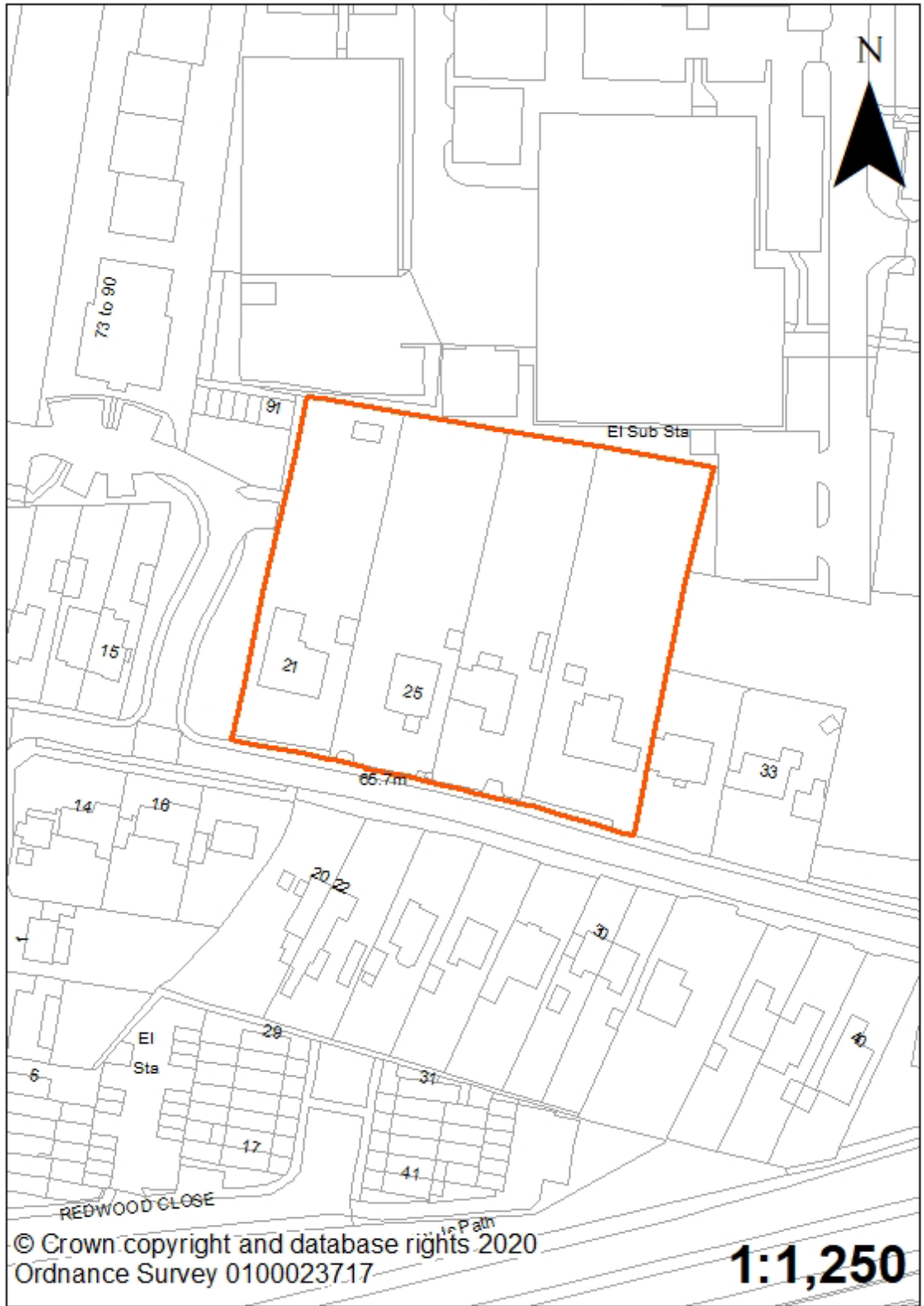


# 138-144 London Road, Northgate, Crawley



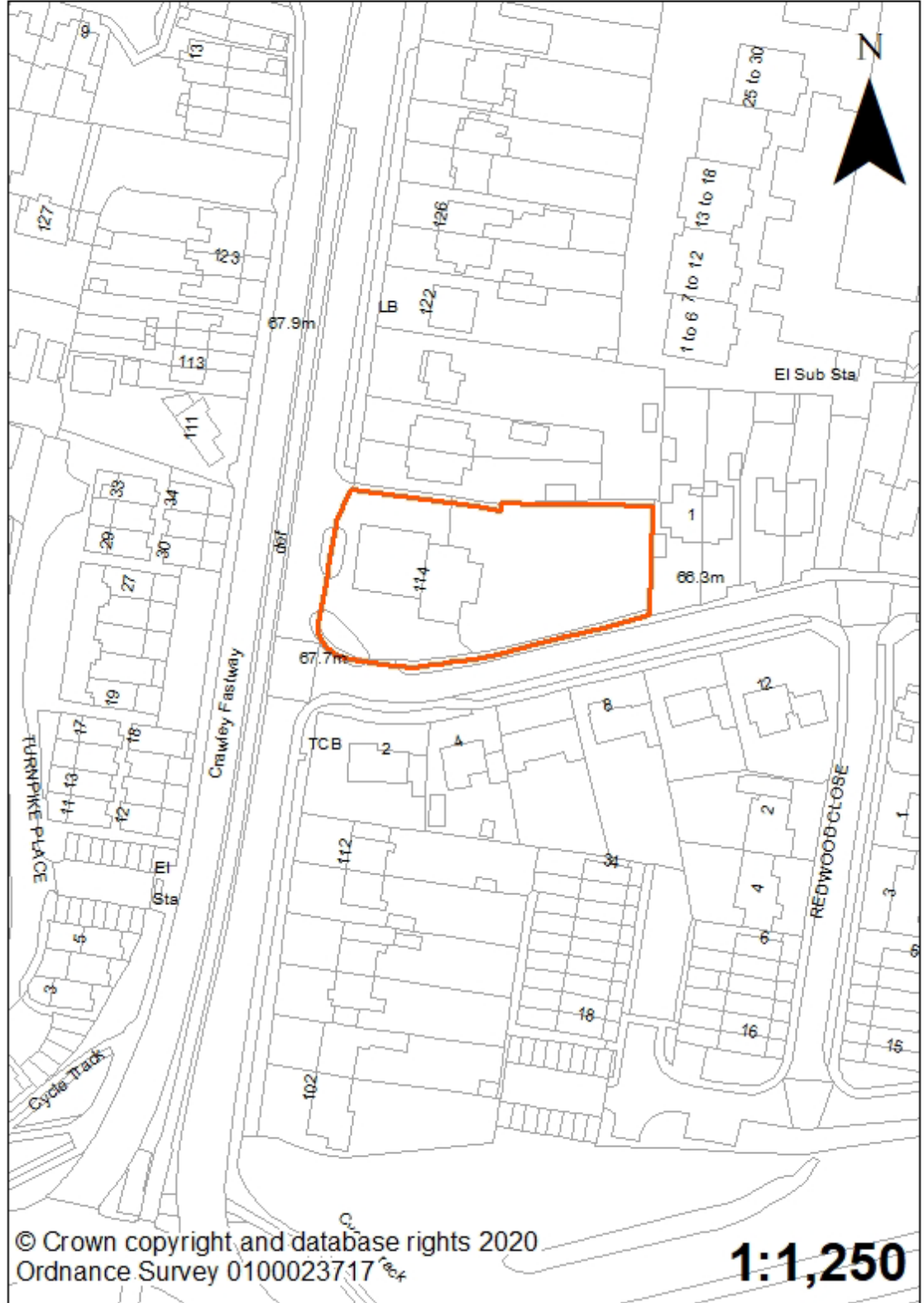
|                                      |   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 39  | <b>Neighbourhood</b>   | Northgate       |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 21, 25, 27 and 29 Tushmore Lane   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield - Residential properties and adjoining curtilage   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 63              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 4               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL & Greenfield  | <b>Net Dwellings</b>   | 59              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.6   | <b>Current Density</b> | 7 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site is located within the Built-Up Area Boundary in a residential neighbourhood. The development of the site for housing has previously been considered acceptable on appeal (June 2009) where the Inspector concluded that the site was suitable for a scheme of 63 affordable housing units. It is considered that a scheme comprising a similar number of units and layout to that previously considered would be acceptable. A planning application for the separate development of no. 21 and no. 25 was made in 2017 but subsequently withdrawn.</p> |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Unknown</b> – The site as a whole is not currently available but the owners are aware of the development potential and it is considered likely to become available in the medium term.</p>  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> - There are no known cost or market factors that would detract from the viability of this site.</p>   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>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.</p>   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>    | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |                 |              |              | 30           | 33           |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site represents an opportunity for intensification subject to the site being available for redevelopment.  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |

21, 25, 27 and 29 Tushmore Lane,  
Northgate, Crawley



|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 40  | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Oak Tree Filling Station, 114 London Road   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Hand car wash and hair salon.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 17           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 17           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.17  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – 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.     |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Unknown</b> – 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.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Although a flatted development, its location near to Gatwick Airport means the site is likely to be achievable.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | 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.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |              |              |              | 17           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The site is suitable for development. The previous failure of a developer to sign the S106 for the permitted scheme could indicate that the development is not currently achievable. However, it might be achievable in the medium term, particularly if brought forward with other adjacent housing sites along London Road (i.e. nos.116-136) were these to become available. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

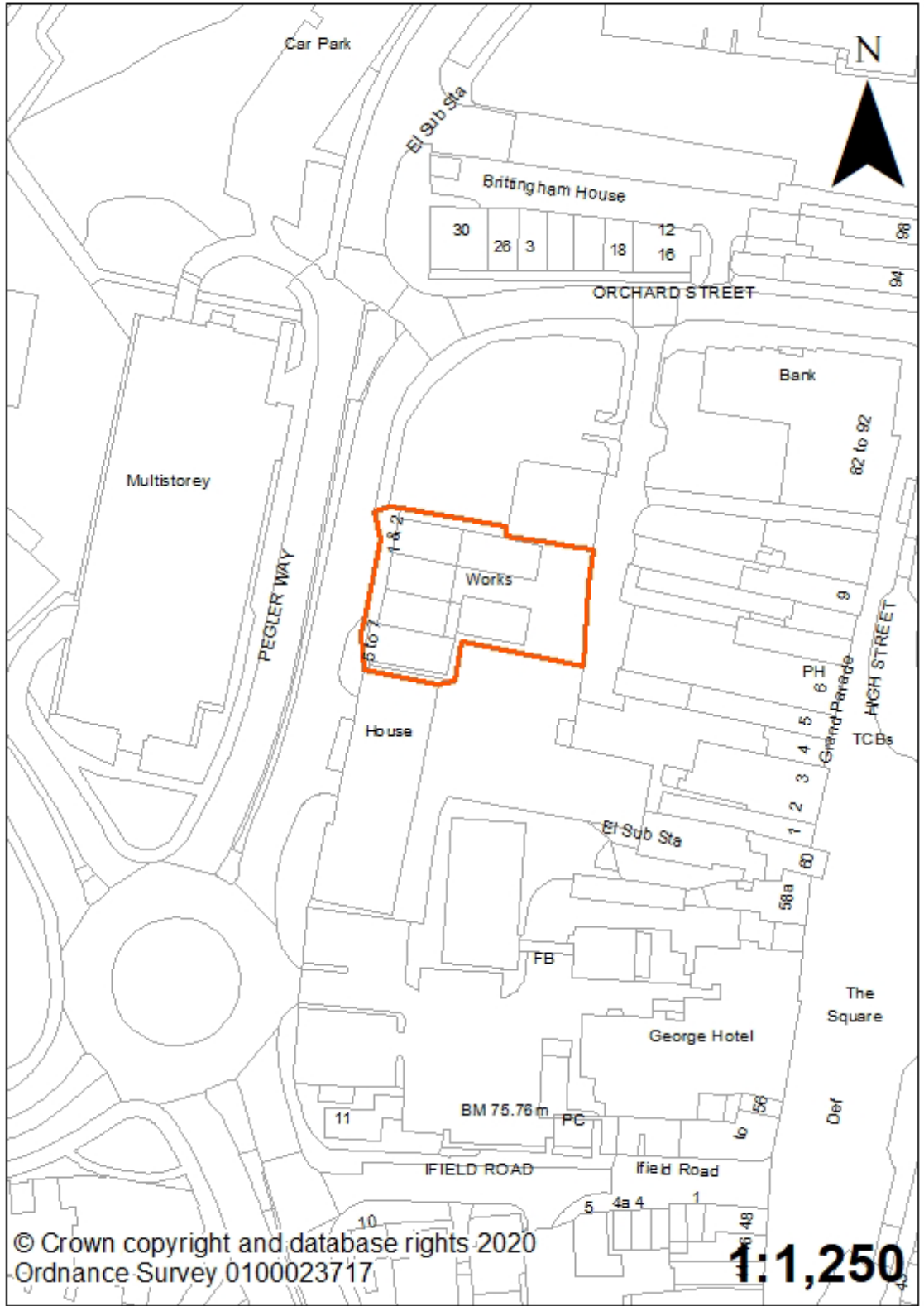
# Oak Tree Filling Station, 114 London Road, Northgate, Crawley



## **Broad Location: Town Centre**

|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 41   | <b>Neighbourhood</b>   | West Green   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 1 - 7 Pegler Way   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Retail (A-class) units (some vacant) and mosque  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 20           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 20           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.12   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – In principle the site is suitable for a five storey residential development. It was allocated in Policy EC6 of the 2015 Local Plan as a town centre site for mixed-use development. This is not retained in the submission draft 2020 Local Plan owing to uncertainty about prospects of the site, but such a scheme would still be suitable. Redevelopment of the site would need to consider the impact on the adjacent High Street Conservation Area.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Unknown</b> – The site falls within private ownership and is currently partly in active use. The site as a whole is not currently being promoted.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – 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.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>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.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              |              | 20           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>The site is considered to be suitable and achievable in view of its town centre location, though land assembly issues suggest that this site may take a number of years to come forward.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

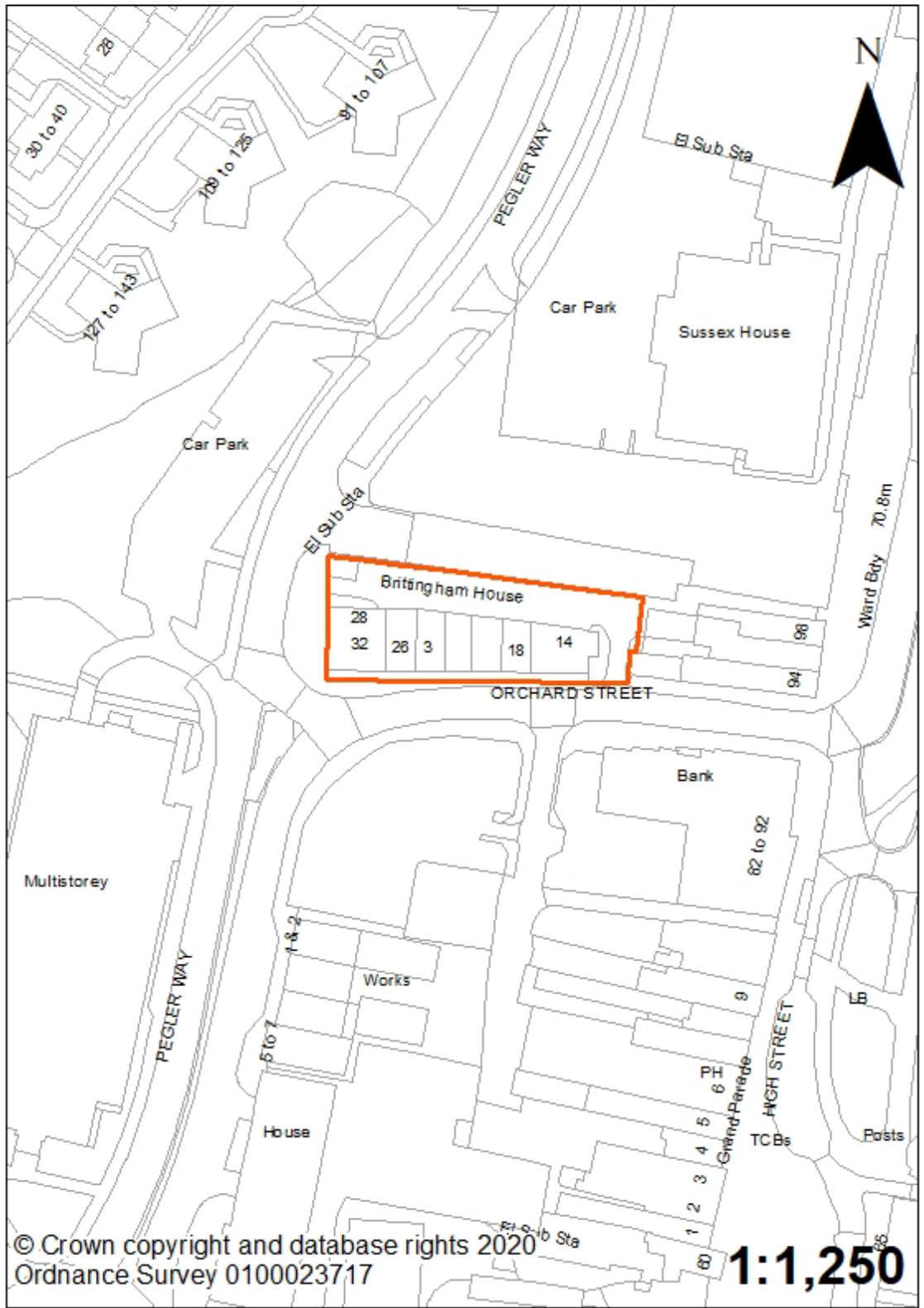
# 1 - 7 Pegler Way, West Green, Crawley





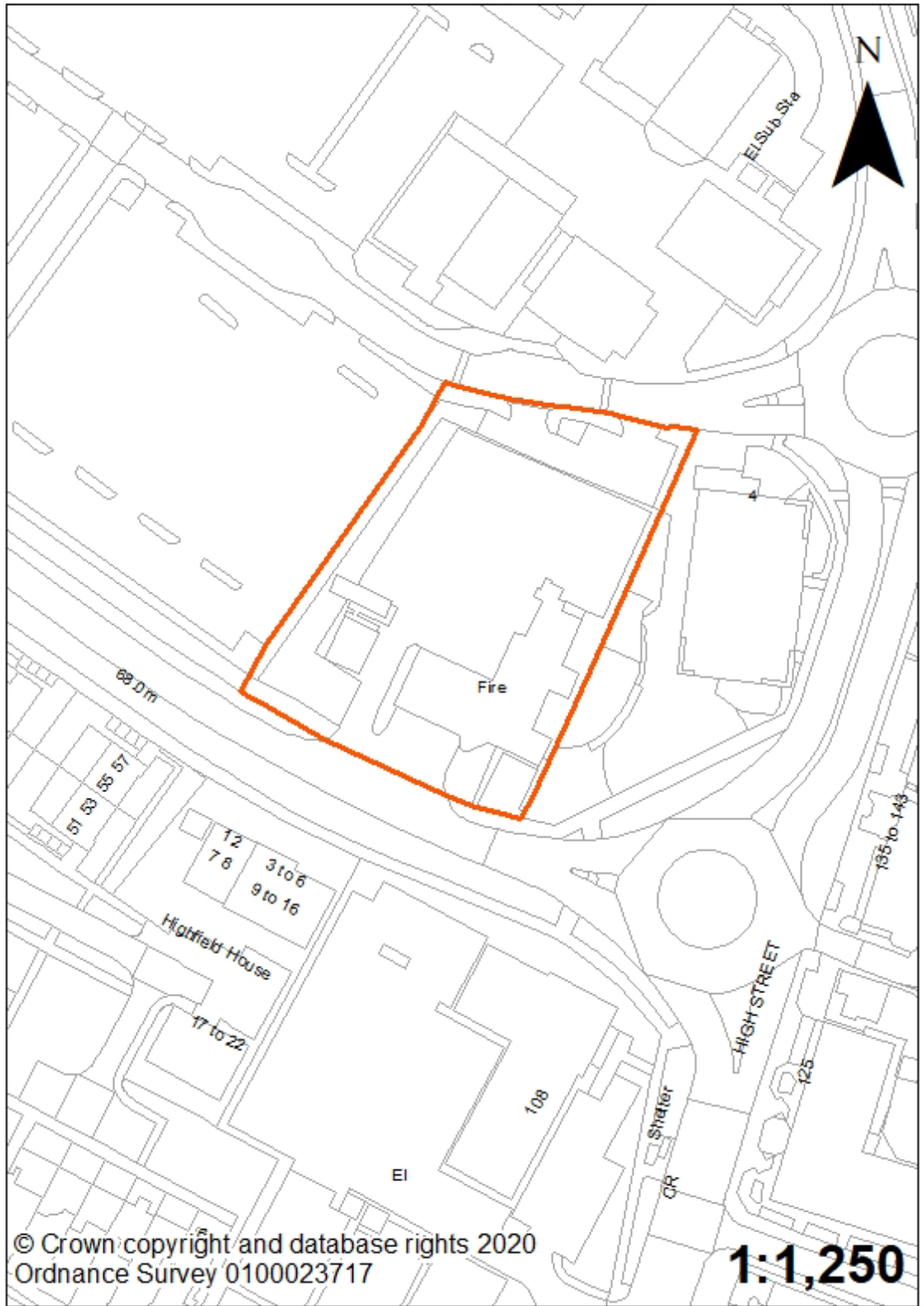
|                                      |  |                        |              |
|--------------------------------------|--|------------------------|--------------|
| <b>Site Reference</b>                | 42   | <b>Neighbourhood</b>   | West Green   |
| <b>Site Name / Address</b>           | Brittingham House, Orchard Street  |                        |              |
| <b>Existing Land Use (s)</b>         | Retail (A-class) uses and offices.   |                        |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 24           |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 24           |
| <b>Site Area (Gross hectares)</b>    | 0.13   | <b>Current Density</b> | -            |
| <b>Site Suitability</b>              | <b>Yes</b> – In principle, the site is suitable for a three storey residential development over servicing, parking and offices. It was allocated in Policy EC6 of the 2015 Local Plan as a town centre site for mixed-use development. This is not retained in the submission draft 2020 Local Plan owing to uncertainty about prospects of the site, but such a scheme would still be suitable. |                        |              |
| <b>Site Availability</b>             | <b>Unknown</b> – The site falls within private ownership and is currently partly in active use. The site as a whole is not currently being promoted.   |                        |              |
| <b>Site Achievability</b>            | <b>Yes</b> – 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.   |                        |              |
| <b>Action Required / Constraints</b> | 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.   |                        |              |
| <b>Phasing for Development</b>       |  |                        |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> |
|                                      |  |                        |              |
|                                      |  | 24                     |              |
| <b>23/24</b>                         | <b>24/25</b>   | <b>25/26</b>           | <b>26/27</b> |
|                                      |  |                        |              |
| <b>27/28</b>                         | <b>28/29</b>   | <b>29/30</b>           | <b>30/31</b> |
|                                      |  |                        |              |
| <b>31/32</b>                         | <b>32/33</b>   | <b>33/34</b>           | <b>34/35</b> |
|                                      |  |                        |              |
| <b>35/36</b>                         |  |                        |              |
|                                      |  |                        |              |
| <b>Summary</b>                       | The site is considered to be suitable and achievable in view of its town centre location, though land assembly issues suggest that this site will take a few years to come forward.  |                        |              |

# Brittingham House, Orchard Street, West Green, Crawley



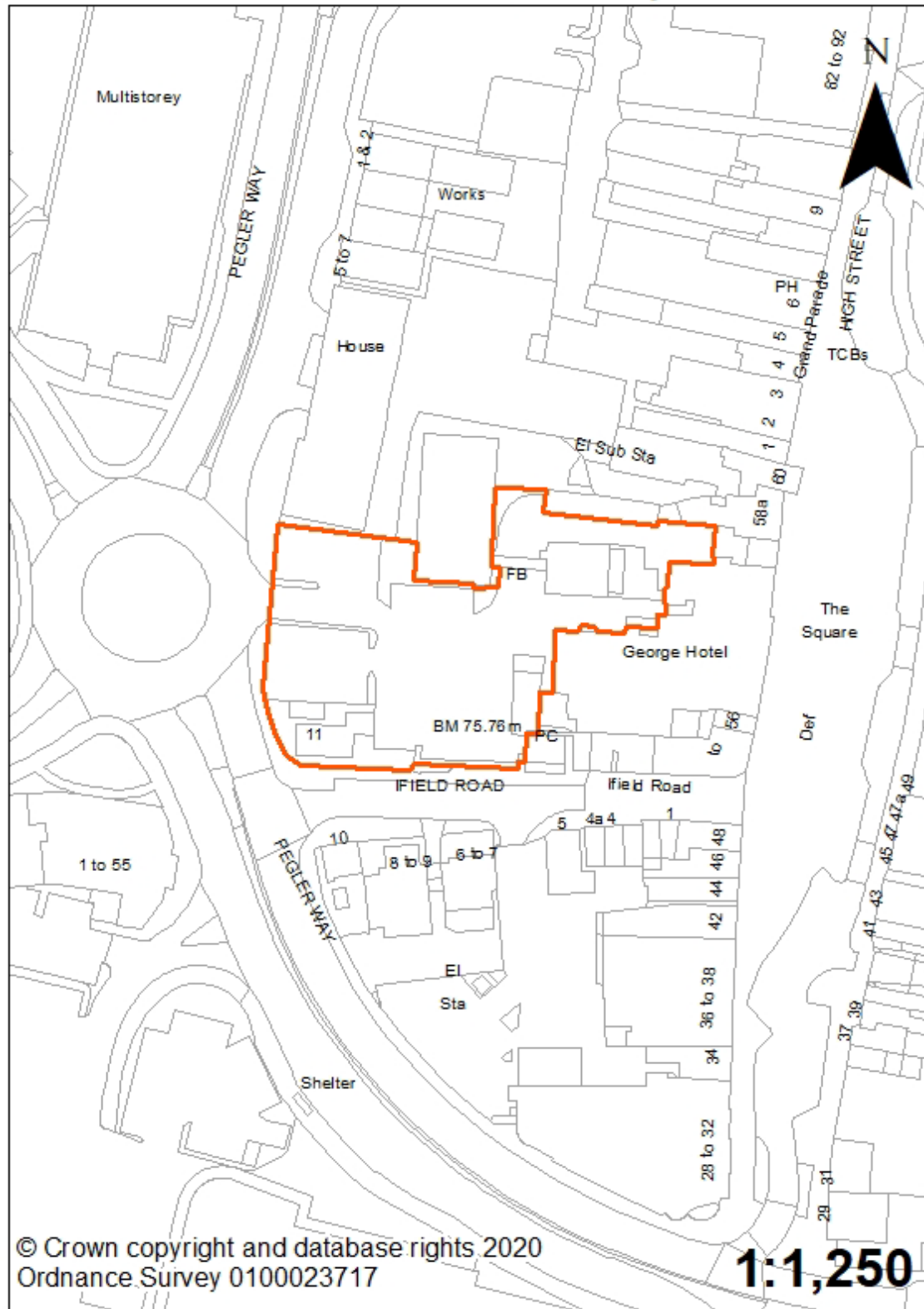
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 43   | <b>Neighbourhood</b>   | West Green   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Fire Station, Ifield Avenue  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Previously developed land. Public (fire) services.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 48           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL  | <b>Net Dwellings</b>   | 48           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.32   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – Part of the site has previously been identified as a potential town centre development opportunity for mixed-use development including residential. Urban capacity work demonstrates that the site, if cleared, could accommodate a four storey development comprising 48 one and two-bed units, with open space and parking. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Unknown</b> – The future of the fire station and its potential relocation to another site within Crawley have been under consideration by West Sussex County Council. In the event of the existing facility being retained there may still be potential for the provision of a smaller residential scheme within the site.              |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – It is considered that residential development could be accommodated at this site. Much will depend upon the aspirations of WSCC and the Fire Service regarding the future use of the site.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Continued liaison will be required with both WSCC and the Fire and Rescue Service to clarify the position regarding site availability.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              |              |              | 48           |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | The site is considered suitable for residential development. At this time the site is not available; however, it could come forward as part of the broad location (town centre) in years 6-10.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Fire Station, Ifield Avenue, West Green, Crawley



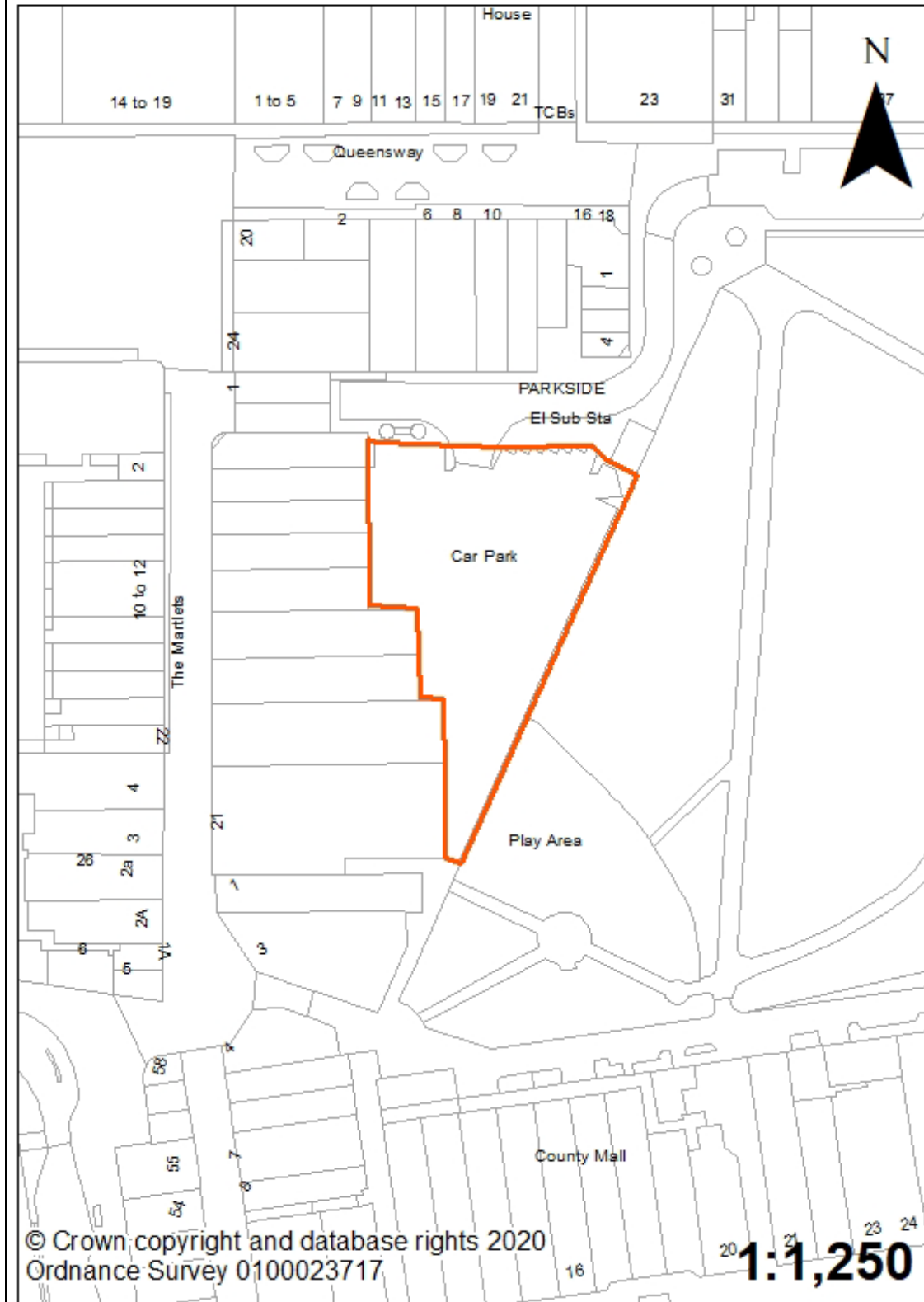
|                                      |   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 44  | <b>Neighbourhood</b>   | West Green      |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Land at the Rear of the George Hotel  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Hand car wash, parking spaces, residential dwelling.  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 10              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 1               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 9               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.29  | <b>Current Density</b> | 3 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site is in a sustainable town centre location and residential development on the site is considered acceptable in principle. A planning application (CR/2017/0879/FUL) for 38 residential units was refused on appeal in 2019. It was common ground at the appeal that there is potential to deliver new housing on the site, subject to appropriate design and acceptable impact on designated and non-designated heritage assets in the vicinity of the site.</p> |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – The site is being promoted for development and is considered to be available.</p>   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – The need for development of the site to respect heritage assets in the vicinity is likely to be a constraint on the density that can be achieved, bringing the viability of the site more into question.</p>  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>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.</p>   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>    | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |                 |              | 10           |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>The site can provide housing subject to an appropriate design coming forward, and can realistically be considered a Broad Location for housing development in the medium term.</p>   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Land at the Rear of the George Hotel, West Green, Crawley



|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 45  | <b>Neighbourhood</b>   | Northgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Parkside Car Park   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Car Parking   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 10           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL   | <b>Net Dwellings</b>   | 10           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.23  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site is situated in a sustainable town centre location, forming part of the wider Queens Square/Parkside Opportunity Area, identified in the Town Centre Wide SPD as suitable for mixed-use commercial development, including residential units at the upper floor levels. It was allocated in Policy EC6 of the 2015 Local Plan as a town centre site for mixed-use development. This is not retained in the submission draft 2020 Local Plan owing to uncertainty about prospects of the site, but such a scheme would still be suitable.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Unknown</b> – The site falls within private ownership and is currently in active use as a town centre car park.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – Initial urban capacity assessment suggests the site could accommodate two floors of one bed flats (10 units) over ground floor retail units without the loss of major trees, the overlooking of the play area or the overshadowing of the park to a significant extent. The scheme would result in the loss of around 17 car parking spaces.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>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.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |              |              |              | 10           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>At this time, the site is not available; however, it could come forward as part of the broad location (town centre) in years 6-10 of the Local Plan period.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Parkside Car Park, Northgate, Crawley

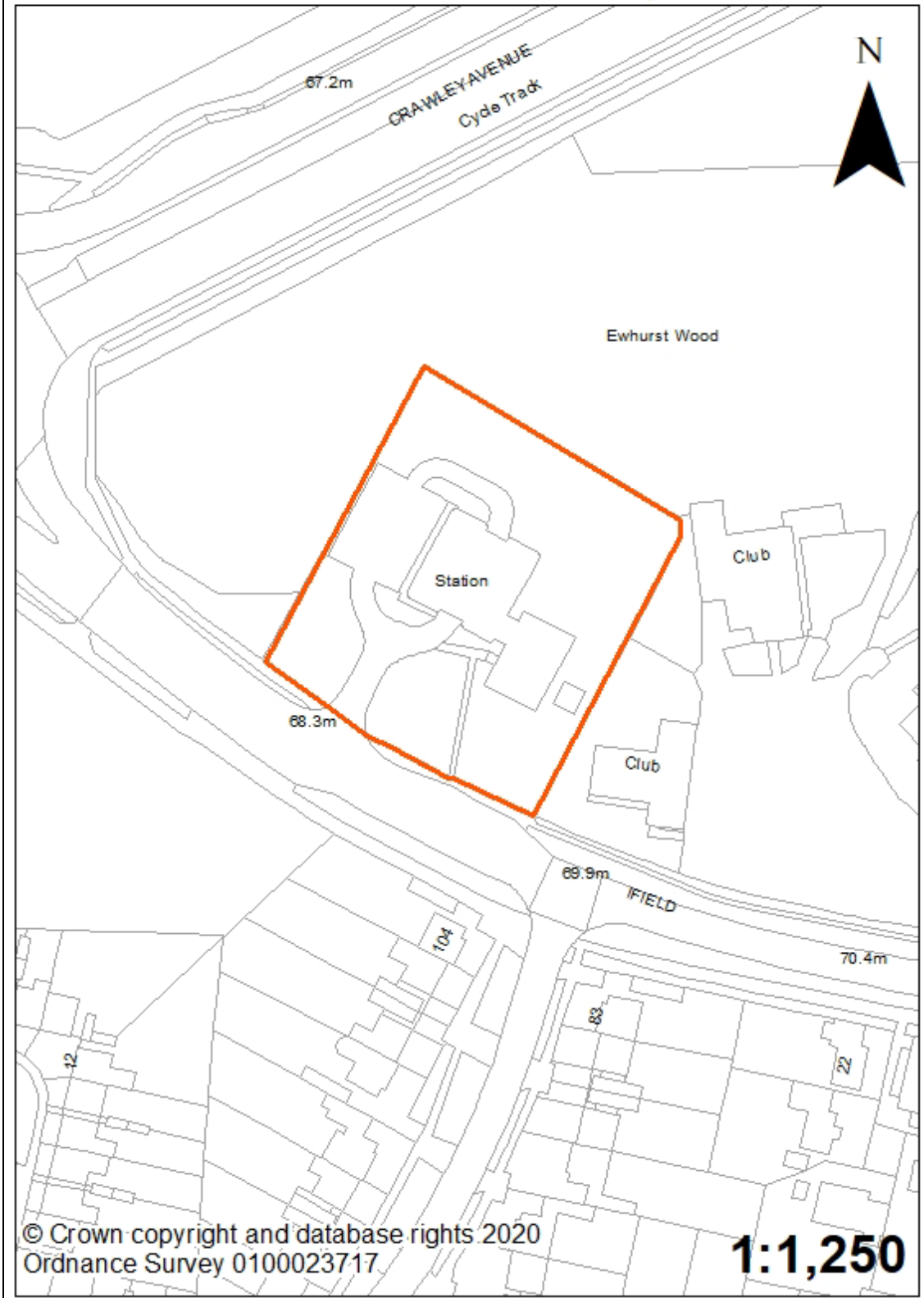




**G) Suitable sites that are 'deliverable'  
(5-29 units), Years 1-5 (2020/21-  
2024/25)**

|                                      |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 46  | <b>Neighbourhood</b>   | West Green   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Ambulance Station, Ifield Avenue  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Vacant former ambulance station / public service use.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 16           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL & Greenfield  | <b>Net Dwellings</b>   | 16           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.4   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site has scope to provide additional residential development. There are a significant number of trees within the site particularly along the frontage and rear. The adjoining woodland is a Site of Nature Conservation Importance (SNCI). The impact of any development on trees within and adjoining the site would need to be considered and this is likely to constrain the site’s capacity. Any development is likely to be limited to the footprint of the existing ambulance station although there may be potential for a three storey building providing there is sufficient clearance to the adjoining tree canopies.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – The ambulance station has been relocated within Crawley, and the site at Ifield Road is understood to be available for residential uses.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – Despite the constraints listed, the site is likely to be achievable.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>None. The yield of the site would be subject to a formal assessment of trees.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        | 16           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>In principle, the site is suitable for residential development, and given its availability and suitability it can realistically come forward within the years 1 to 5 of the updated Local Plan period.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Ambulance Station, Ifield Avenue, West Green, Crawley



|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 85   | <b>Neighbourhood</b>   | Tilgate      |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Former Age Concern Building, Shackleton Road   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Under-used community building and adjacent grass verge   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 8            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL & Greenfield   | <b>Net Dwellings</b>   | 8            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.14   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – 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 re-provision of the community centre. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site is available and is owned by Crawley Borough Council, who intend to bring it forward.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Development on this site is considered achievable in the first five years of the Local Plan.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Engagement between the LPA and property/housing/built environment colleagues within the council will be required to bring the site forward.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              | 8            |              |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site is considered suitable for housing and deliverable within the first five years of the Local Plan period.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

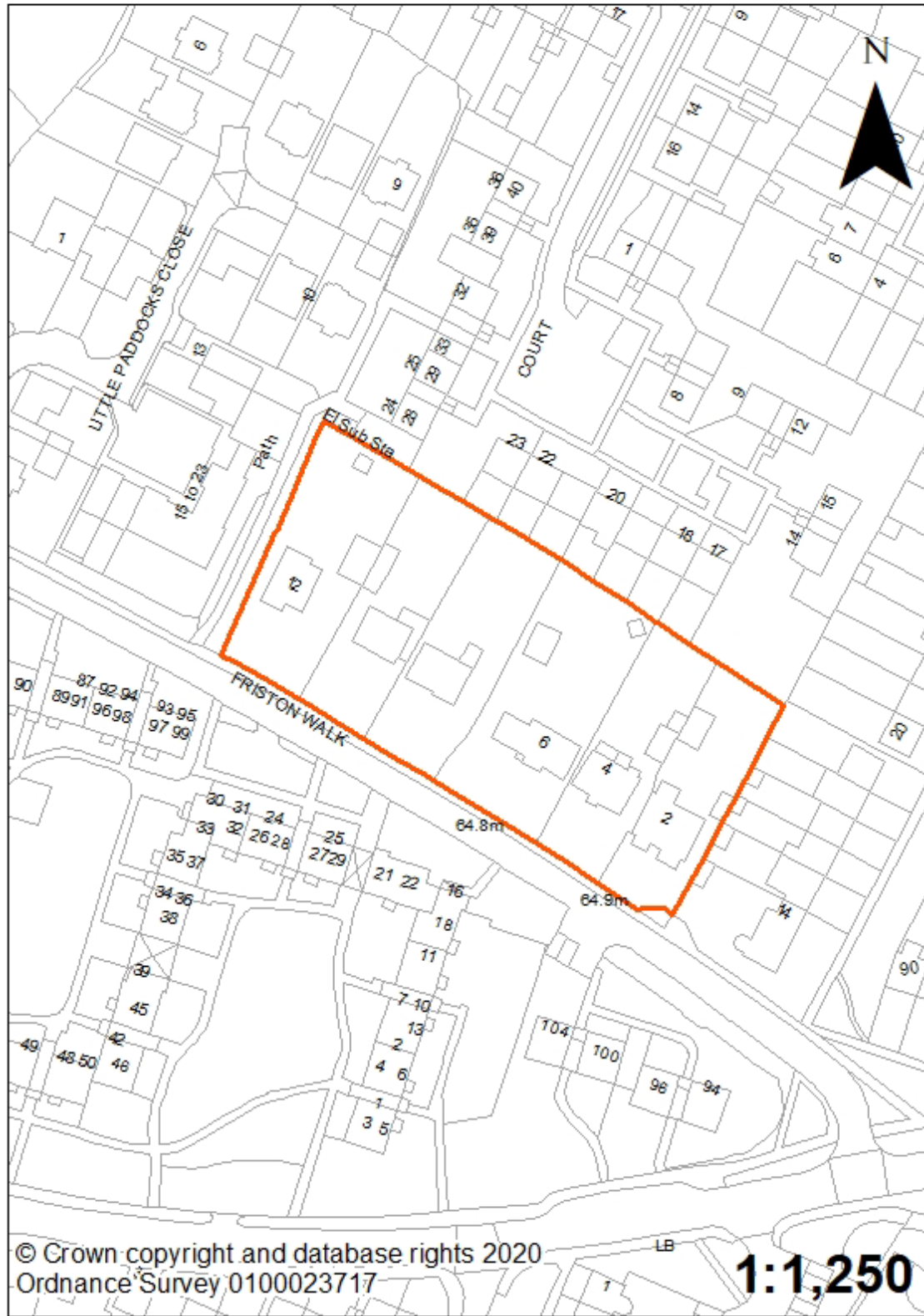
# Former Age Concern Building, Shackleton Road, Tilgate, Crawley



**H) Suitable sites that are  
'developable' (5-29 units), Years 6-  
15 (2025/26-2034/35)**

|                                      |  |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|--------------|----------------------|---|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 48   |              | <b>Neighbourhood</b> | lfield  |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 2 – 12 Friston Walk  |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Residential properties and gardens. (PDL/Greenfield)   |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  |              |                      | <b>Gross Dwellings</b>  | 21               |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  |              |                      | <b>Demolitions</b>  | 6                |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | PDL & Greenfield   |              |                      | <b>Net Dwellings</b>  | 15               |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.53   |              |                      | <b>Current Density</b>  | 11 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site may be suitable for intensification providing a scheme which respects the character of the surrounding area with regards to density, layout and form, can be achieved.   |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Yes</b> – The site has previously been available and there is a reasonable prospect that it could be available for development during the middle part of the updated Local Plan period.   |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – There are few reasons why this site would not be viable for intensification.  |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Any interested developer would be well advised to explore potential schemes for the site through the pre-application enquiry process, in order to clarify the development potential of the site and reduce the uncertainty associated with any planning application. |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |              |                      |   |                  |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b> | <b>22/23</b>         | <b>23/24</b>  | <b>24/25</b>     | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |              |                      |   |                  | 21           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       |  |              |                      | This site represents an opportunity for intensification subject to a satisfactory highways situation and sympathetic scale and bulk. The timescale for development is scheduled for the 6-10 year period. |                  |              |              |              |              |              |              |              |              |              |              |              |

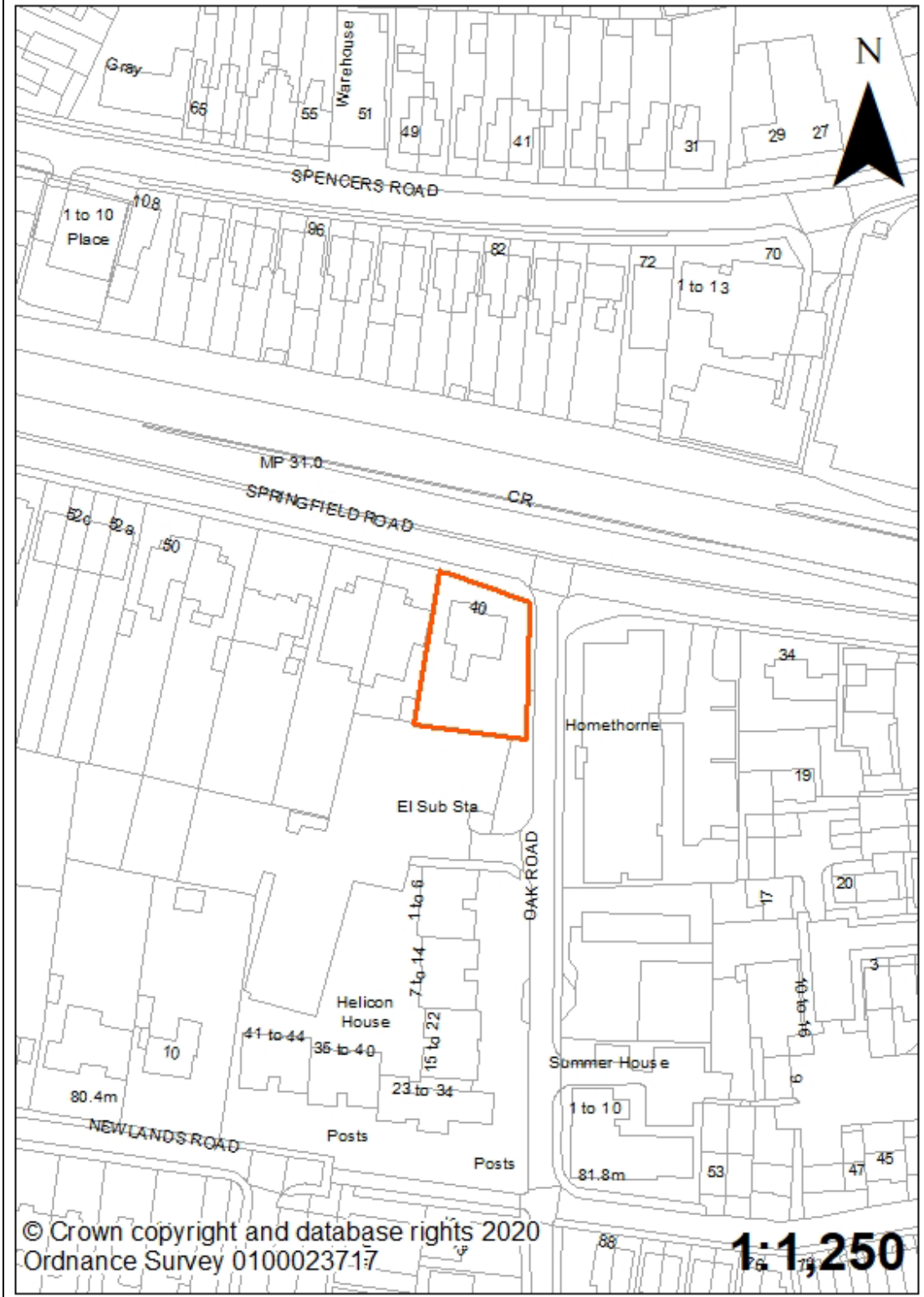
## 2 - 12 Friston Walk, Ifield, Crawley





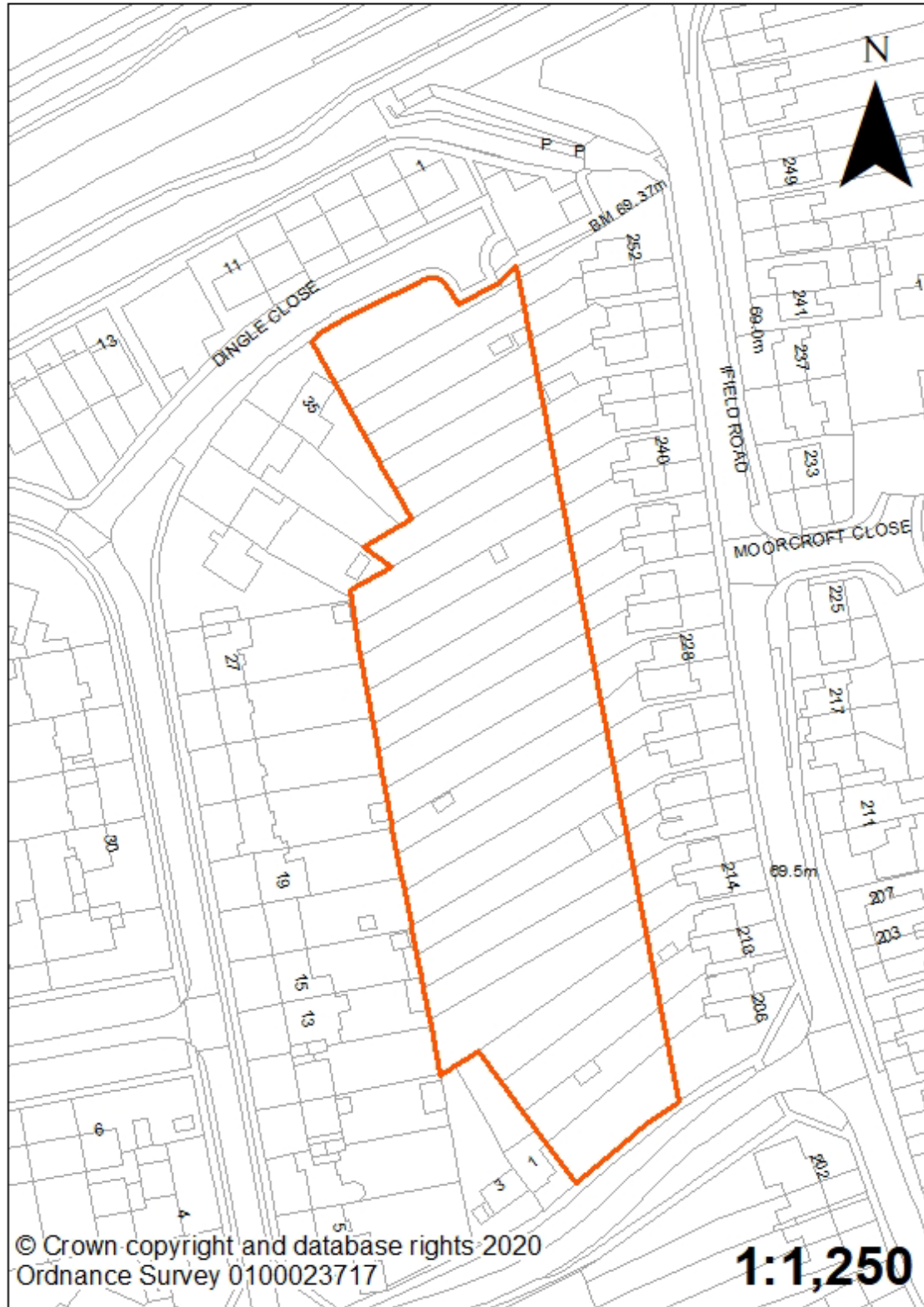
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 49   | <b>Neighbourhood</b>   | Southgate    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 40 Springfield Road  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Former Community Church  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 8            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL   | <b>Net Dwellings</b>   | 8            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.06   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is in a residential neighbourhood within the Built-up-Area Boundary and within reasonable proximity to town centre facilities and connections. A planning permission for conversion to residential use (CR/2012/0324/FUL) expired in 2016. The existing building is itself a converted dwelling. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Unknown</b> – The site appears to be vacant, although it does not seem to have changed hands or been marketed since it was in use as a Community Church.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – Conversion of the existing building to residential use in line with a similar scheme to that previously permitted should be viable.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council should engage with the landowner to confirm availability of the site and progress an appropriate scheme.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              |              |              |              |              | 8            |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site has potential for conversion to residential use and is developable subject to confirmation of availability.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# 40 Springfield Road, Southgate, Crawley



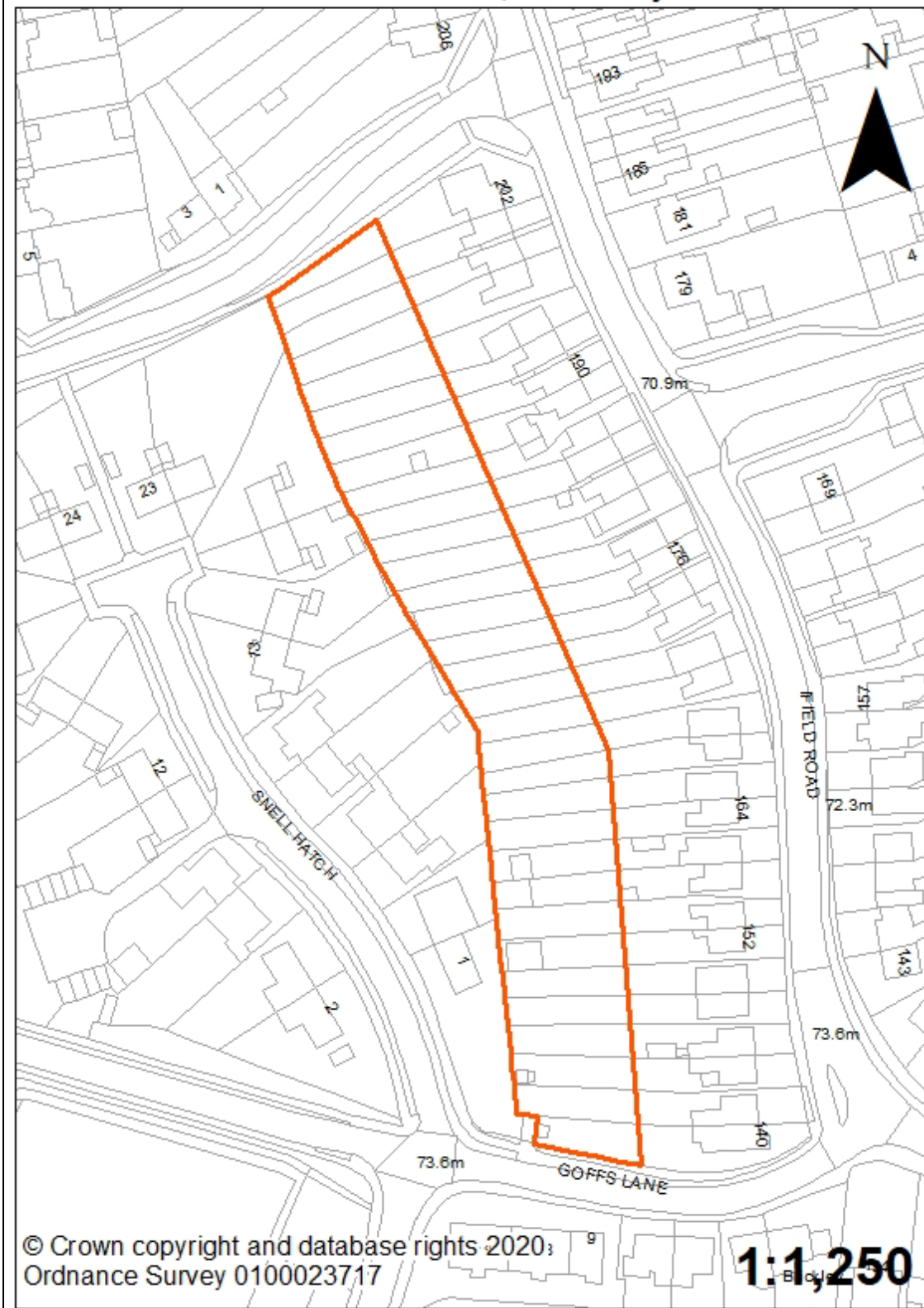
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 50   | <b>Neighbourhood</b>   | West Green   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Dingle Close/Ifield Road, Rear Gardens   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Greenfield - Residential gardens   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 18           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield   | <b>Net Dwellings</b>   | 18           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.7  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – 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.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>No</b> - The site has not been promoted by the council as the landowner and is not currently available.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – On the basis that a similar scheme, opposite the site was achievable, it is expected that this site would also be achievable.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>Pre-application discussions should focus on site layout, design, parking and the impact on adjoining properties. Dialogue should also be established with West Sussex County Council regarding the suitability of access off The Dingle and/or Dingle Close.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              |              | 18           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>The main issue to overcome with this site relates to the narrow shape of the site, access to any new development and the impact that any new development will have on existing properties and trees.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Dingle Close/Ifield Road, Rear Gardens, West Green, Crawley



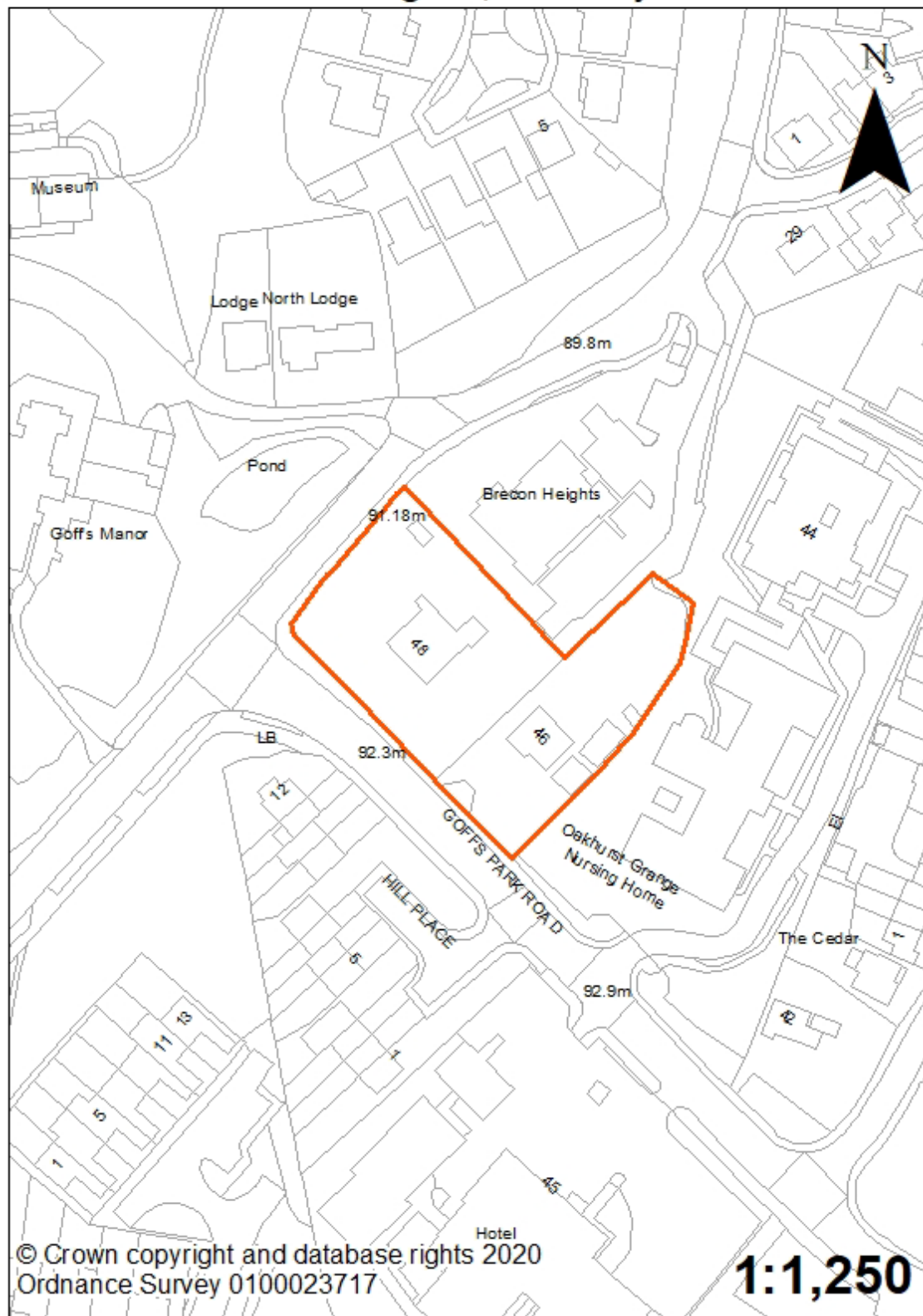
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 51   | <b>Neighbourhood</b>   | West Green   |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Snell Hatch/Ifield Road, Rear Gardens  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | Greenfield - Residential gardens   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 15           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield   | <b>Net Dwellings</b>   | 15           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.5  | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – In principle, the site is suitable for small scale residential development. The suitability of the site is subject to an appropriate level of development that resolves the access and amenity issues that would result from such a development. There are also a number of trees on site that would require assessment for their amenity value.</p> |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>No</b> – The site has not been promoted by the council as the landowner and is not currently available.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – On the basis that a similar scheme to the north east of the site was achievable, it is expected that this site would also be achievable.</p>   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>Pre-application discussions should focus on site layout, design, parking and impact on adjoining properties. Dialogue should also be established with West Sussex County Council regarding the suitability of access off The Dingle and/or Goffs Lane.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              |              | 15           |              |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>The main issue to overcome with this site relates to the narrow shape of the site, access to any new development and the impact that any new development will have on existing properties and trees.</p>  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Snell Hatch/field Road, Rear Gardens, West Green, Crawley



|                                      |  |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|-----------------|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 56   | <b>Neighbourhood</b>   | Southgate       |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 46 – 48 Goffs Park Road  |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield - office block and residential property.  |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 10              |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 1               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL   | <b>Net Dwellings</b>   | 9               |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.28   | <b>Current Density</b> | 4 dwellings/ha. |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site is located within the Built-Up Area Boundary in a residential neighbourhood. There are a number of Tree Preservation Orders on the site and on adjacent land. These will need to be considered in terms of the layout and design of any scheme and are likely to constrain the capacity of the site. Goffs Tower itself is a locally listed building. The main issues to be considered in developing this site is the impact on the protected trees and landscaping, relationship with adjoining properties and the impact on the character and appearance of Goffs Tower. A planning application (CR/2007/0030/FUL) for the demolition of both properties and erection of 27 flats was refused in February 2007. It is considered that site potential may be limited to around 10 flats.</p> |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Uncertain</b> – 46 and 48 Goffs Park Road are now in separate ownership. 46 is available and an application for redevelopment here (CR/2017/0377/OUT) was refused in 2017. 48 is occupied as offices but (it appears) could be made available subject to a developer being able to achieve the benchmark land value.</p>   |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Yes</b> – The site is located in a desirable part of the town and a viable scheme should be achievable while respecting the constraints and designations of the site and wider area.</p>   |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>It is considered that the site could come forward as a windfall site providing the land assembly issues are overcome. The potential to convert Goffs Tower to provide flats with the addition of a single storey extension should be considered. This would prevent the loss of the locally listed building which provides a prominent local landmark within a garden setting.</p>  |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |                 |  |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>    | <b>23/24</b>   | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |                 |  |              |              |              | 10           |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       |  |                        |                 | <p>The site has scope to provide additional residential development while respecting constraints and designations and could become available during the Local Plan period.</p> |              |              |              |              |              |              |              |              |              |              |              |              |

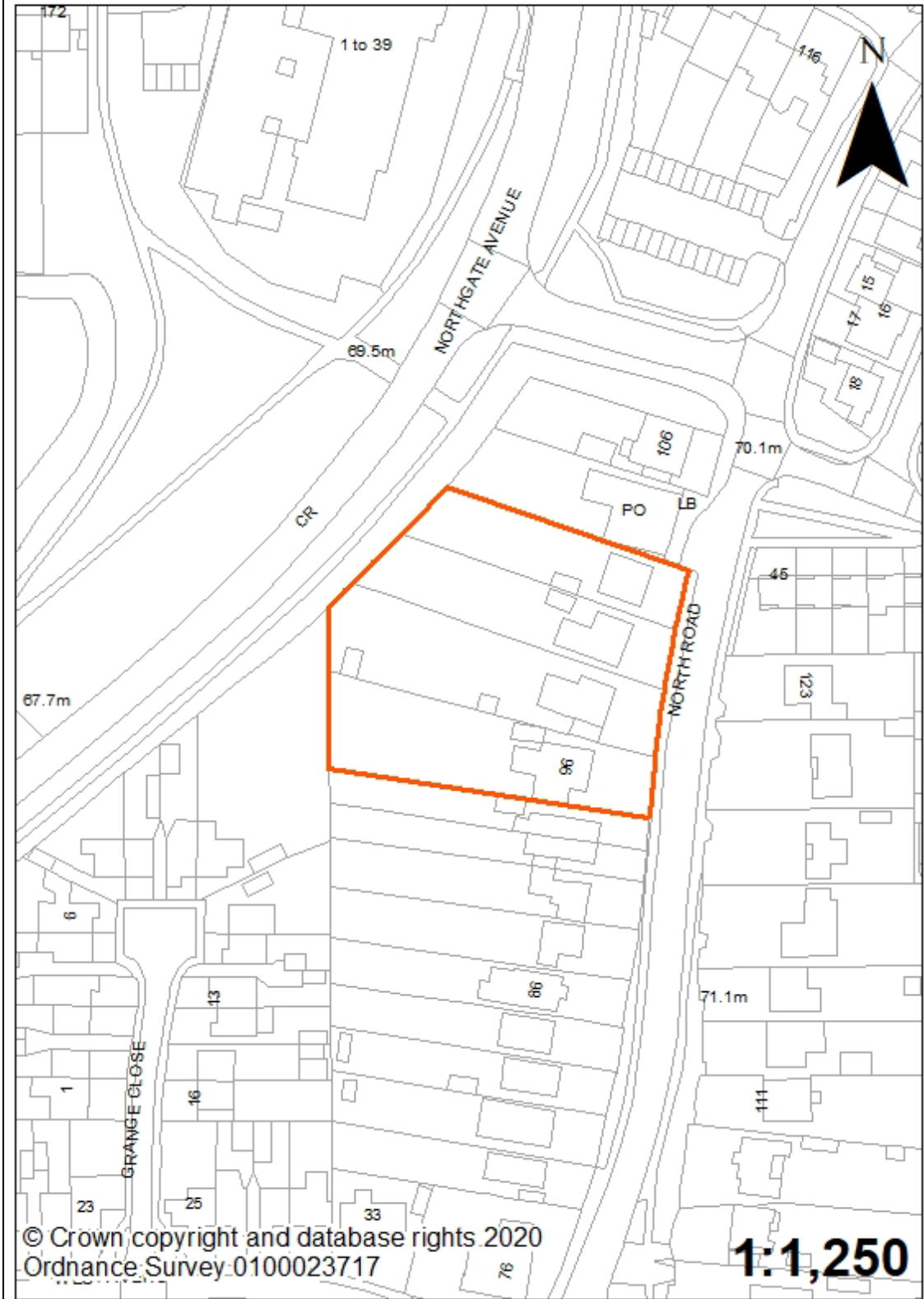
# 46 - 48 Goffs Park Road, Southgate, Crawley





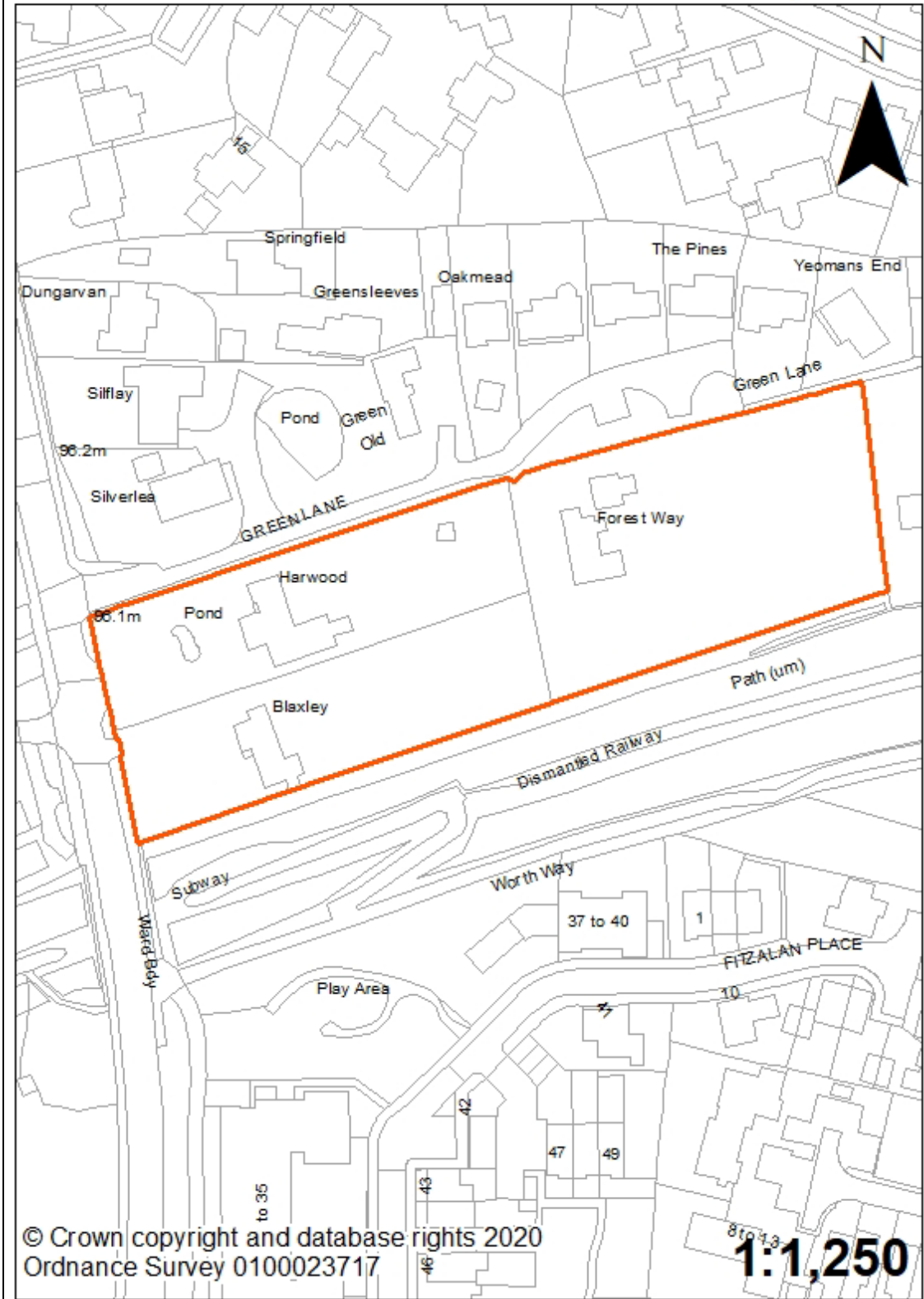
|                                      |   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 57  | <b>Neighbourhood</b>   | West Green       |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 96 – 102 North Road   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield - Four large dwelling houses.  |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 10               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 4                |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL  | <b>Net Dwellings</b>   | 6                |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.36  | <b>Current Density</b> | 11 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – The site is suitable for development, although the site has Tree Preservation Orders (TPO) in place in the gardens of 98, 100 and 102 along the rear boundary. Proposals for this site will need to be sympathetic to the character of the surrounding area which tends to be large individual plots, although there are some signs of higher densities in the area. The impact of development on structural landscaping along Northgate Avenue would also need to be considered. Site capacity may be limited to around 10 small semi-detached houses.</p> |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – While the land is in separate ownership, the owners are aware that the site has development potential, and it is likely that it could be made available subject to a suitable development being able to achieve the benchmark land value.</p>   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Uncertain</b> – The viability of this site is uncertain and dependent upon the yield.</p>   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>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. The pre-application route is recommended so as to reduce uncertainty about the potential of the site and the outcome of a formal planning application.</p>   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>     | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |                  |              |              |              |              | 10           |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>In principle, this site is suitable for intensification. There are few constraints on this site but it is likely to be too small to progress as a key housing site.</p>  |                        |                  |              |              |              |              |              |              |              |              |              |              |              |              |              |

96 - 102 North Road,  
Three Bridges, Crawley



|                                      |   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 59  | <b>Neighbourhood</b>   | Pound Hill      |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Harwood, Blaxley and Forest Way, Balcombe Road  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield – Three large detached dwelling houses and gardens.  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 6               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 3               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL  | <b>Net Dwellings</b>   | 6               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.73  | <b>Current Density</b> | 4 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <p><b>Yes</b> – There is potential access for one dwelling from Green Lane to the rear of Forest Way (See CR/2004/0117/RUP). There is limited further development potential within the curtilage of Forest Way due to an area TPO. The site is a prominent gateway site which is well-treed with Tree Preservation Orders along its frontage with Balcombe Road. The site is adjacent to Worth Way and Green Lane is a Public Right of Way. There may be potential for additional dwellings to the rear of Harwood and Blaxley with access from Green Lane.</p> |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <p><b>Yes</b> – 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 than to Harwood.</p>  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <p><b>Uncertain</b> – 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.</p>  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | <p>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. The pre-application route is recommended so as to reduce uncertainty about the potential of the site and the outcome of a formal planning application.</p>   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>    | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |                 |              |              |              | 6            |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | <p>The site is considered suitable for limited intensification providing the identified factors are considered in the layout and design of any scheme.</p>  |                        |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Harwood, Blaxley and Forest Way, Balcombe Road, Pound Hill, Crawley



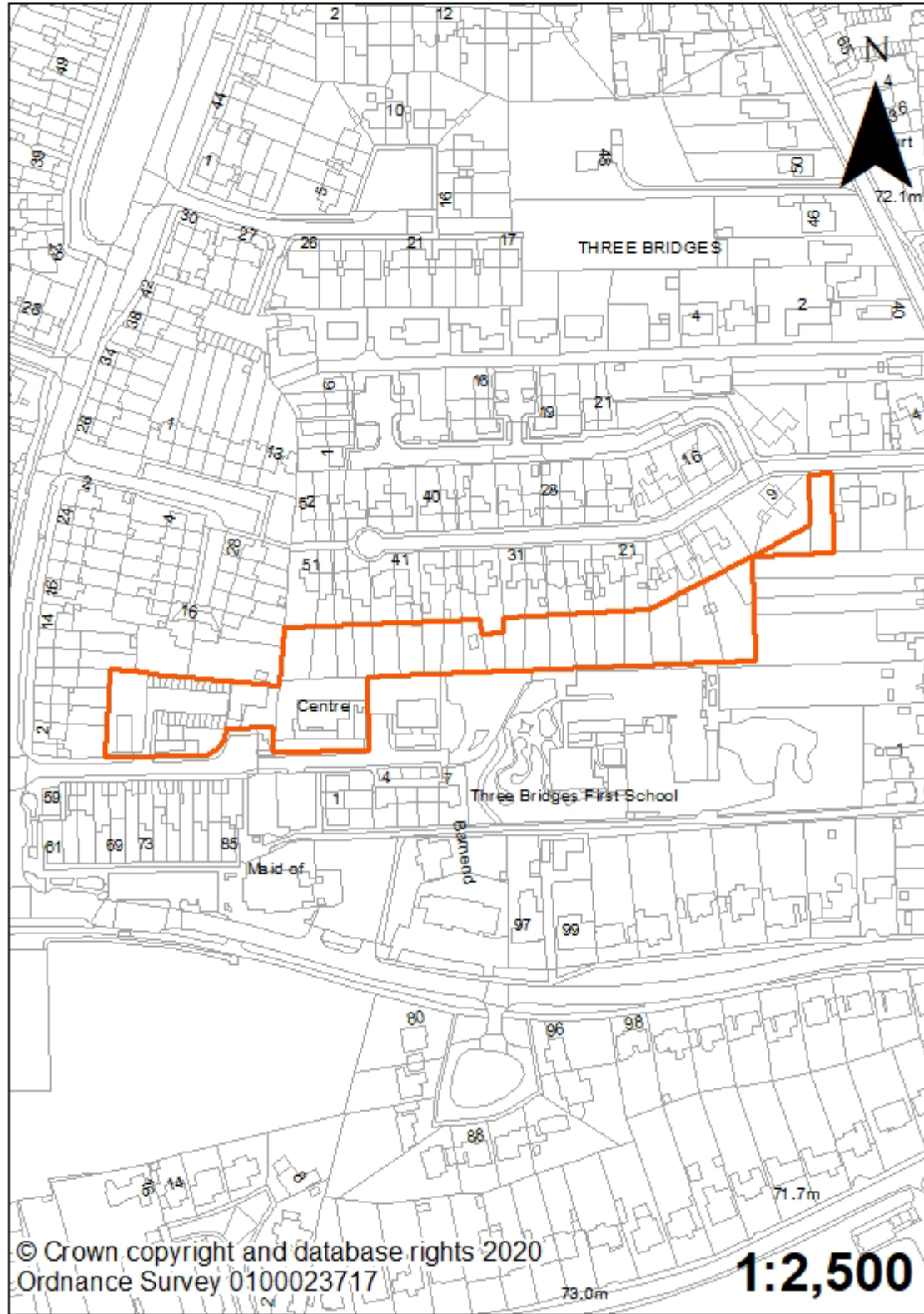
|                                      |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 86   | <b>Neighbourhood</b>   | Furnace Green |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Furnace Green Community Centre   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield – Community Centre and associated grassed area.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 20            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL   | <b>Net Dwellings</b>   | 20            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.25   | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is in a residential neighbourhood and would be suitable for residential development subject to re-provision of community facilities.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Uncertain</b> – The site is owned by Crawley Borough Council, who are prepared to undertake further exploration of potential for intensification.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site could be achievable as a council-led development.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Further work is needed to assess the site establish the 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. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |               |              |              |              |              |              | 20           |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site is developable and has potential to make a contribution to Crawley's housing supply during the middle part of the Local Plan period.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Furnace Green Community Centre, Furnace Green, Crawley



|                                      |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|---|------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 87  | <b>Neighbourhood</b>   | Three Bridges |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Land at Gales Place and West Way  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield – Residential gardens, community/employment buildings and garages.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 30            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 0             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL  | <b>Net Dwellings</b>   | 30            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.78  | <b>Current Density</b> | -             |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – 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. |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Uncertain</b> – The site is not immediately available but is owned by Crawley Borough Council, who could bring a scheme forward in the later part of the Local Plan period.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site could be achievable as a council-led development.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council needs to undertake further work to establish the preferred scope of the area for development, address any site assembly issues, and establish design parameters.  |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>  | <b>21/22</b>           | <b>22/23</b>  | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |   |                        |               |              |              |              |              |              |              |              |              | 30           |              |              |              |              |
| <b>Summary</b>                       | This site is developable and has potential to make a contribution to Crawley's housing supply during the later part of the Local Plan period.   |                        |               |              |              |              |              |              |              |              |              |              |              |              |              |              |

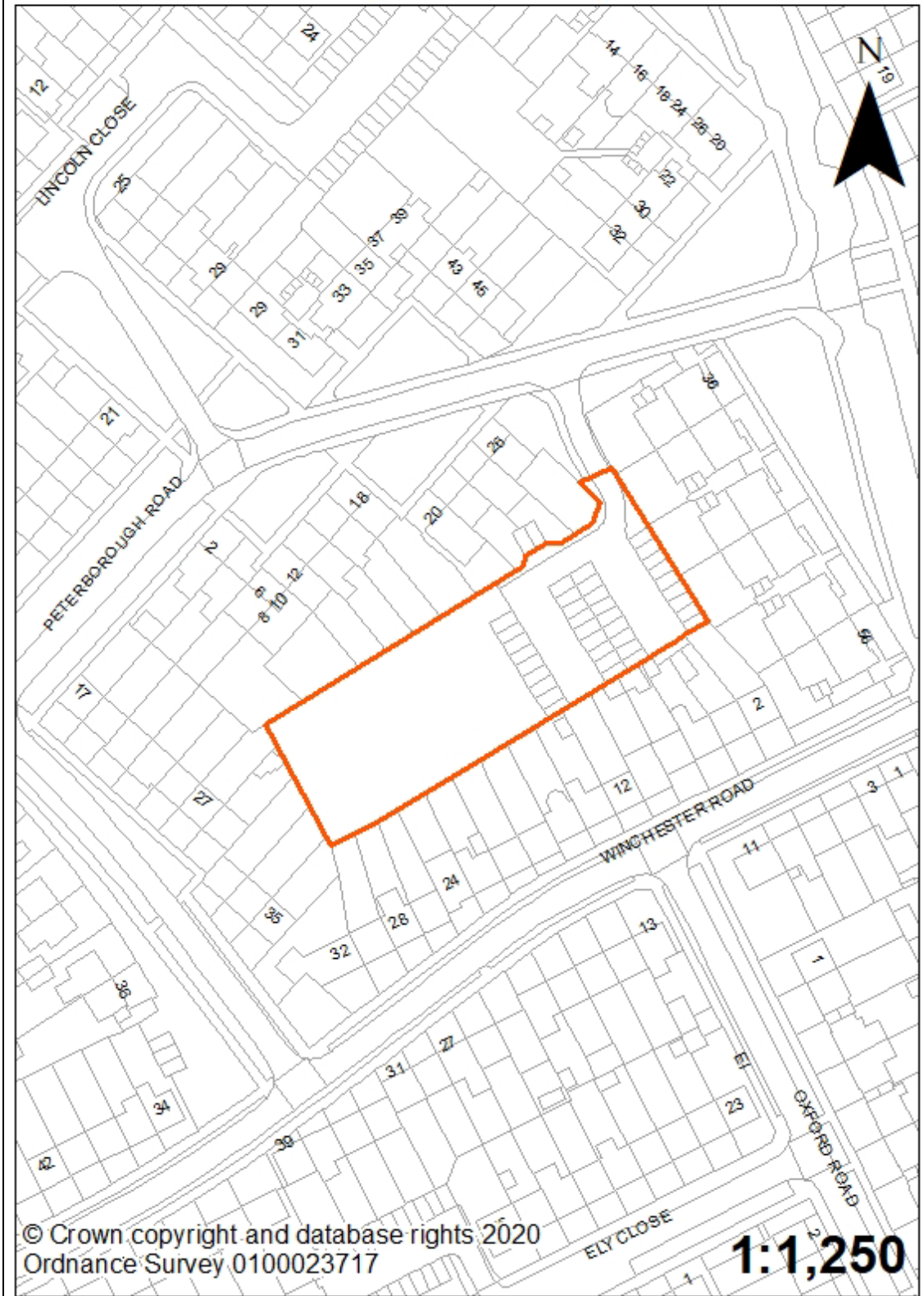
# Land at Gales Place and West Way, Three Bridges, Crawley





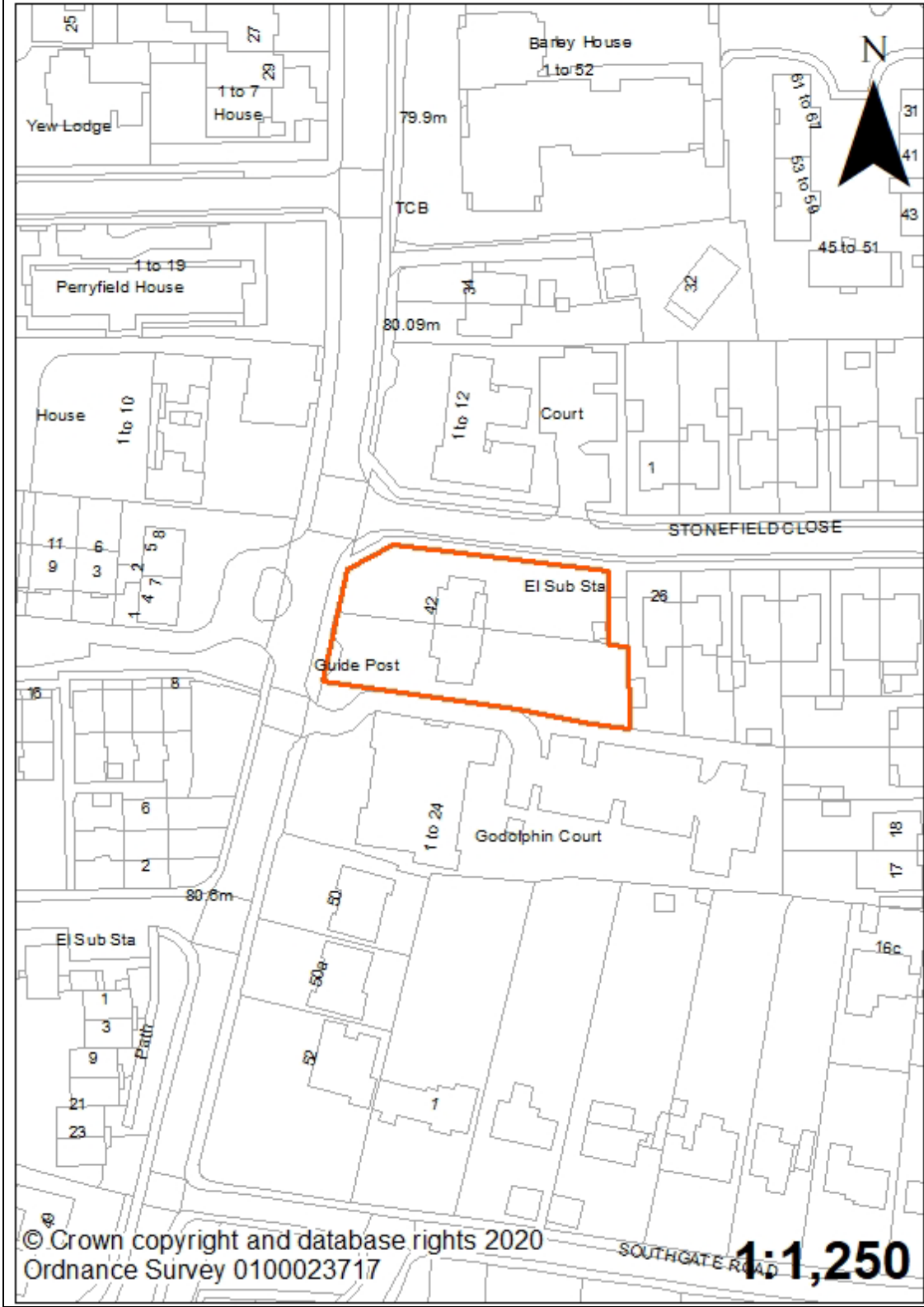
|                                      |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 88   | <b>Neighbourhood</b>   | Tilgate      |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | Land at Peterborough Road  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield – Garage block and adjoining amenity green space  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 12           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL   | <b>Net Dwellings</b>   | 12           |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.26   | <b>Current Density</b> | -            |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – The site is in a residential neighbourhood and would be suitable in principle for additional residential development.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Uncertain</b> – The site is owned by Crawley Borough Council who are exploring the potential of the site. There is a likelihood that it will become available over the course of the Local Plan period. |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Yes</b> – The site could be achievable as a council-led development.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | The council needs to undertake further work to establish the potential of the site.  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b> | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |              |              |              |              | 12           |              |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site is developable and has potential to make a contribution to Crawley's housing supply during the middle part of the Local Plan period.   |                        |              |              |              |              |              |              |              |              |              |              |              |              |              |              |

# Land at Peterborough Road, Tilgate, Crawley



|                                      |  |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------------------------------|--|------------------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Site Reference</b>                | 89   | <b>Neighbourhood</b>   | Southgate          |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Name / Address</b>           | 42 & 44 Brighton Road  |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield – Existing pair of semi-detached dwellings and associated gardens   |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 20                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 2                  |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>PDL / Greenfield</b>              | Greenfield & PDL   | <b>Net Dwellings</b>   | 18                 |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Area (Gross hectares)</b>    | 0.17   | <b>Current Density</b> | 11.8 dwellings/ha. |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Suitability</b>              | <b>Yes</b> – An outline application for 20 residential units on this (CR/2019/0214/OUT) site was refused in November 2019, owing to a lack of affordable housing and contributions towards open space and off-site tree planting. The proposal was considered acceptable in other respects, indicating that the site is suitable for residential development at something like this scale. |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Availability</b>             | <b>Uncertain</b> – The houses making up the site are in separate ownership, but the fact of it being promoted as a development site indicates that it could be available subject to a developer being able to achieve the benchmark land value.  |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Site Achievability</b>            | <b>Uncertain</b> – The outcome of the recent outline planning application on this site indicates that a policy-compliant scheme of around 20 units may not be viable at present.   |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Action Required / Constraints</b> | Viability issues with this site may not be easily resolvable in the short term, but should be capable of resolution owing to cyclical change in property values over the course of the Local Plan period.  |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Phasing for development</b>       |  |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>19/20</b>                         | <b>20/21</b>   | <b>21/22</b>           | <b>22/23</b>       | <b>23/24</b> | <b>24/25</b> | <b>25/26</b> | <b>26/27</b> | <b>27/28</b> | <b>28/29</b> | <b>29/30</b> | <b>30/31</b> | <b>31/32</b> | <b>32/33</b> | <b>33/34</b> | <b>34/35</b> | <b>35/36</b> |
|                                      |  |                        |                    |              |              |              |              | 20           |              |              |              |              |              |              |              |              |
| <b>Summary</b>                       | This site is suitable for intensification and could contribute to housing supply in the middle part of the Local Plan period if viability issues can be overcome.  |                        |                    |              |              |              |              |              |              |              |              |              |              |              |              |              |

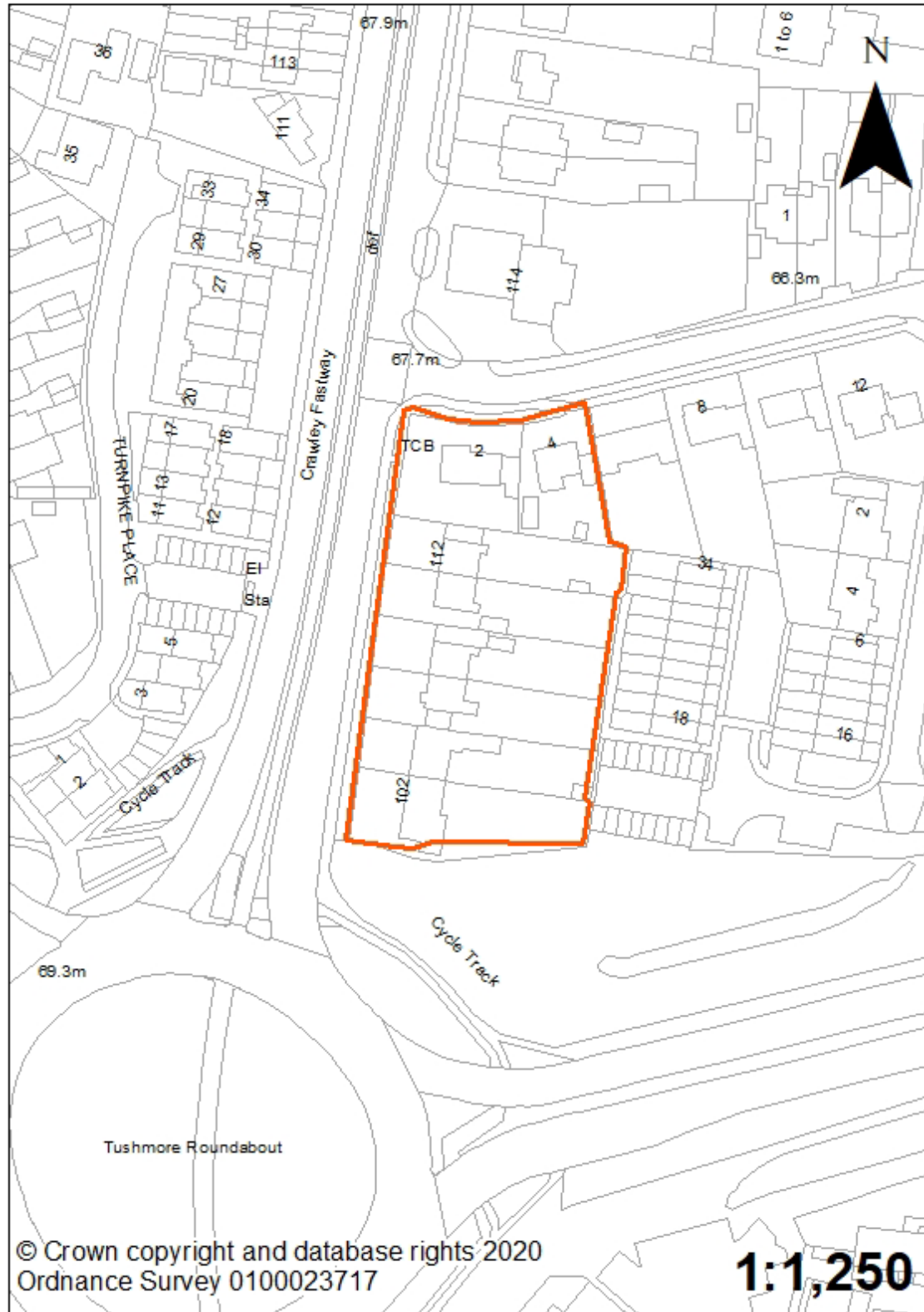
# 42 & 44 Brighton Road, Southgate, Crawley



**I) Sites that are suitable but currently undeliverable/undevelopable**

|                                      |   |                        |                  |
|--------------------------------------|---|------------------------|------------------|
| <b>Site Reference</b>                | 36  | <b>Neighbourhood</b>   | Northgate        |
| <b>Site Name / Address</b>           | 102 – 112 London Road & 2 – 4 Tushmore Lane   |                        |                  |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield – Residential properties and adjoining curtilage   |                        |                  |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 44               |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 8                |
| <b>PDL / Greenfield</b>              | PDL & Greenfield  | <b>Net Dwellings</b>   | 36               |
| <b>Site Area (Gross hectares)</b>    | 0.39  | <b>Current Density</b> | 21 dwellings/ha. |
| <b>Site Suitability</b>              | <p><b>Yes</b> - 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.</p> |                        |                  |
| <b>Site Availability</b>             | <p><b>No</b> – The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well-settled and disinclined to consider offers from developers at the anticipated benchmark land value.</p>   |                        |                  |
| <b>Site Achievability</b>            | <p><b>Yes</b> – 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.</p>   |                        |                  |
| <b>Action Required / Constraints</b> | <p>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.</p>   |                        |                  |
| <b>Summary</b>                       | <p>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.</p>  |                        |                  |

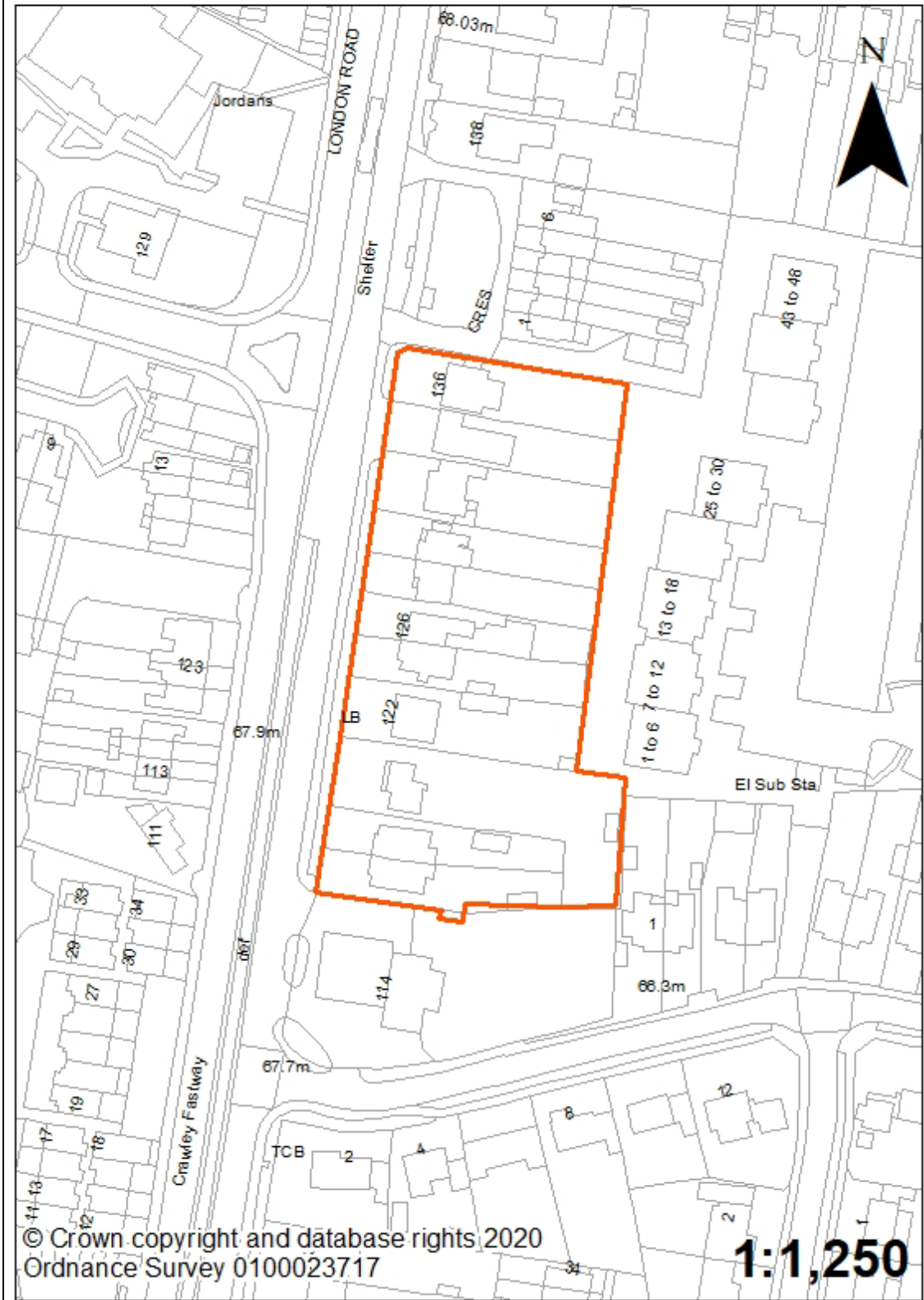
102 – 112 London Road &  
2 – 4 Tushmore Lane, Northgate, Crawley



|                                      |   |                        |                  |
|--------------------------------------|---|------------------------|------------------|
| <b>Site Reference</b>                | 37  | <b>Neighbourhood</b>   | Northgate        |
| <b>Site Name / Address</b>           | 116 – 136 London Road   |                        |                  |
| <b>Existing Land Use (s)</b>         | PDL/Greenfield – Residential properties, convenience store and adjoining curtilages.  |                        |                  |
| <b>PA. Number</b>                    | -   | <b>Gross Dwellings</b> | 64               |
| <b>Lapse Date</b>                    | -   | <b>Demolitions</b>     | 11               |
| <b>PDL / Greenfield</b>              | PDL & Greenfield  | <b>Net Dwellings</b>   | 53               |
| <b>Site Area (Gross hectares)</b>    | 0.56  | <b>Current Density</b> | 20 dwellings/ha. |
| <b>Site Suitability</b>              | <p><b>Yes</b> - 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.</p> |                        |                  |
| <b>Site Availability</b>             | <p><b>No</b> - The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well-settled and disinclined 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.</p>      |                        |                  |
| <b>Site Achievability</b>            | <p><b>Yes</b> – 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.</p>   |                        |                  |
| <b>Action Required / Constraints</b> | <p>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.</p>   |                        |                  |
| <b>Summary</b>                       | <p>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.</p>  |                        |                  |

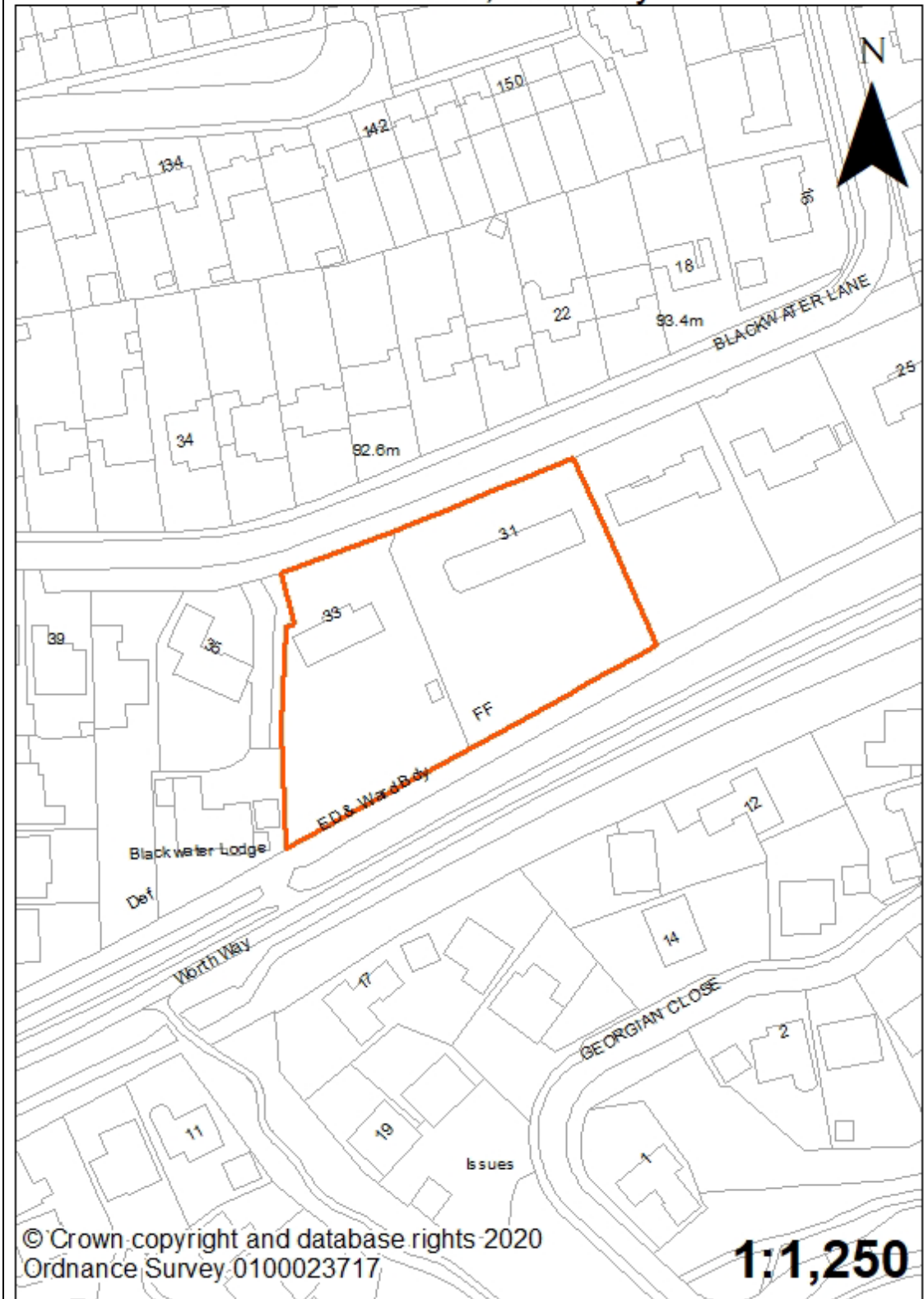


# 116 – 136 London Road, Northgate, Crawley



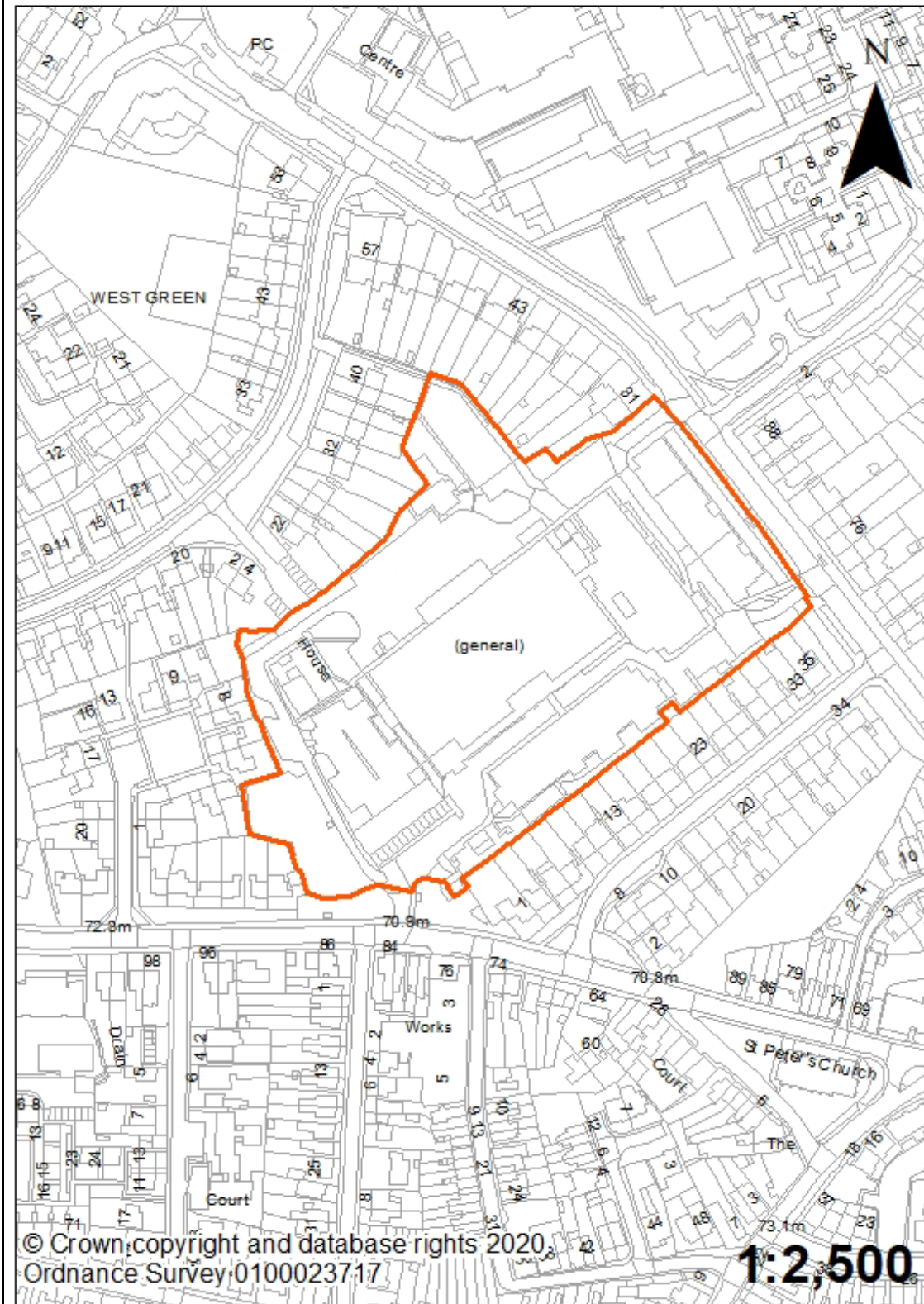
|                                      |  |                        |                 |
|--------------------------------------|--|------------------------|-----------------|
| <b>Site Reference</b>                | 55   | <b>Neighbourhood</b>   | Pound Hill      |
| <b>Site Name / Address</b>           | 31 & 33 Blackwater Lane  |                        |                 |
| <b>Existing Land Use (s)</b>         | Two large detached dwelling houses.  |                        |                 |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 8               |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 2               |
| <b>PDL / Greenfield</b>              | Greenfield & PDL   | <b>Net Dwellings</b>   | 6               |
| <b>Site Area (Gross hectares)</b>    | 0.53   | <b>Current Density</b> | 4 dwellings/ha. |
| <b>Site Suitability</b>              | <p><b>Yes</b> - 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) and upheld on appeal. The main issues to be considered when developing this site are the impact on protected trees and landscaping, the relationship with adjoining properties and the impact on the character and appearance of the ASLC.</p> |                        |                 |
| <b>Site Availability</b>             | <p><b>Unknown</b> - The site does not seem to have been promoted recently, although based upon the previous planning history, it may be that the site could come available.</p>  |                        |                 |
| <b>Site Achievability</b>            | <p><b>No</b> - It is doubtful whether a suitable scheme which respects the character of the ASLC would be financially viable.</p>  |                        |                 |
| <b>Action Required / Constraints</b> | <p>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.</p>   |                        |                 |
| <b>Summary</b>                       | <p>The intensification of this site may prove difficult in terms of achieving a scheme which is financially viable given the need to preserve the character and appearance of the ASLC. It is therefore not at present considered developable.</p>   |                        |                 |

# 31 & 33 Blackwater Lane, Pound Hill, Crawley



|                                      |  |                        |            |
|--------------------------------------|--|------------------------|------------|
| <b>Site Reference</b>                | 58   | <b>Neighbourhood</b>   | West Green |
| <b>Site Name / Address</b>           | Crawley Hospital Site  |                        |            |
| <b>Existing Land Use (s)</b>         | Hospital.  |                        |            |
| <b>PA. Number</b>                    | -  | <b>Gross Dwellings</b> | 180        |
| <b>Lapse Date</b>                    | -  | <b>Demolitions</b>     | 0          |
| <b>PDL / Greenfield</b>              | Greenfield & PDL   | <b>Net Dwellings</b>   | 180        |
| <b>Site Area (Gross hectares)</b>    | 2.77   | <b>Current Density</b> | -          |
| <b>Site Suitability</b>              | <b>Yes</b> – 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.   |                        |            |
| <b>Site Availability</b>             | <b>No</b> – The hospital is currently operational and the site is not available at this time.  |                        |            |
| <b>Site Achievability</b>            | <b>Yes</b> – Given the location and few constraints, the site is likely to be achievable subject to resolution of replacement hospital facilities.   |                        |            |
| <b>Action Required / Constraints</b> | None – the site is not currently available.  |                        |            |
| <b>Summary</b>                       | 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. |                        |            |

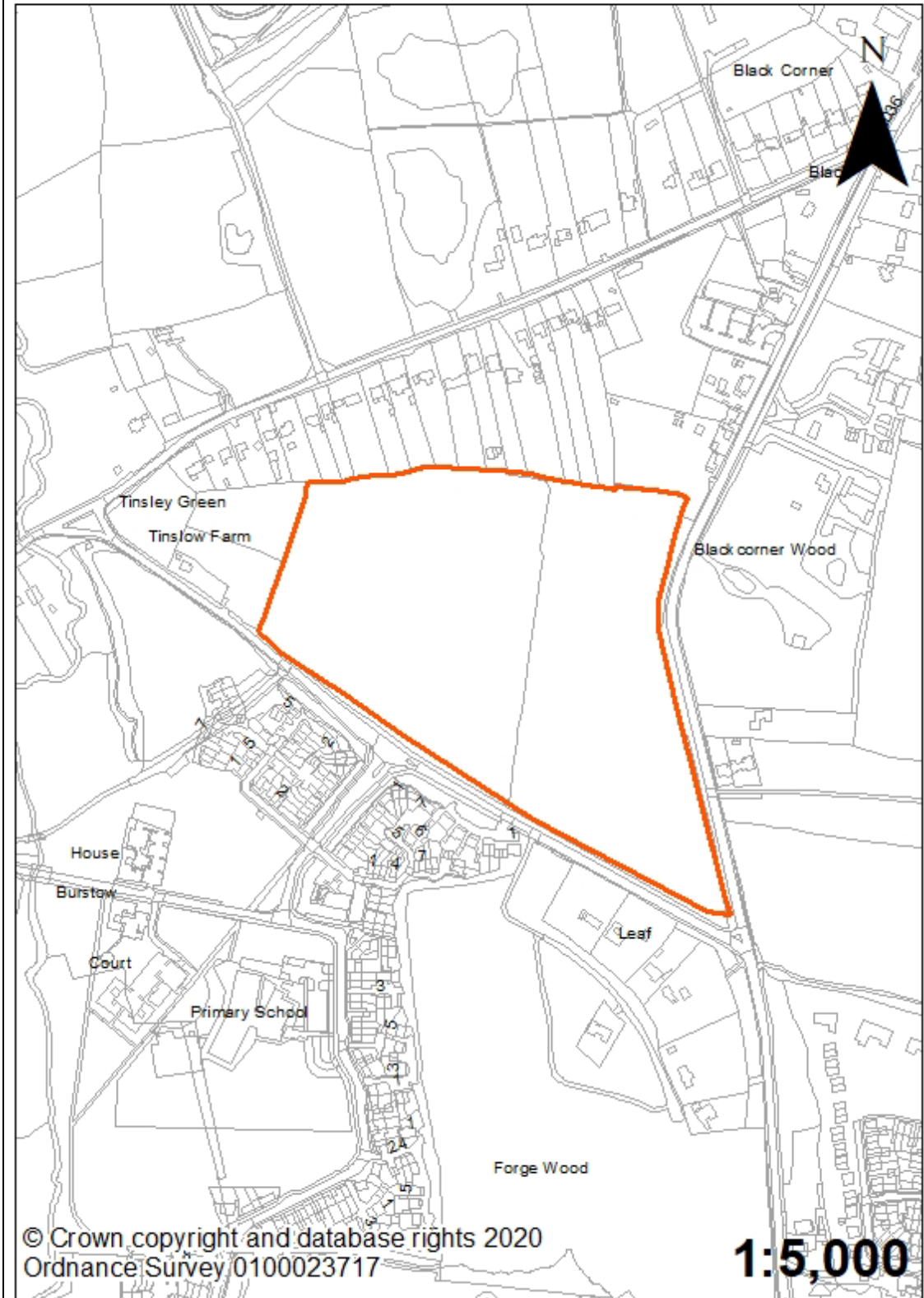
# Crawley Hospital, West Green, Crawley



## **J) Sites which are unsuitable for development**

|                                      |   |                        |            |
|--------------------------------------|---|------------------------|------------|
| <b>Site Reference</b>                | 17  | <b>Neighbourhood</b>   | Forge Wood |
| <b>Site Name / Address</b>           | Land adjacent to Steers Lane  |                        |            |
| <b>Existing Land Use (s)</b>         | Greenfield  |                        |            |
| <b>PDL / Greenfield</b>              | Greenfield  |                        |            |
| <b>Site Area (Gross hectares)</b>    | 8.13  | <b>Current Density</b> | -          |
| <b>Site Suitability</b>              | <p><b>No</b> – The site was previously allocated in the Core Strategy as residual land for the North East Sector planning permission, and following its exclusion from the Forge Wood Masterplan Area (granted outline permission under CR/1998/0039/OUT) it continued in the 2015 Local Plan Housing Trajectory as part of the ‘Residual Land at Forge Wood’ Broad Location. Policy EP4 of the 2020 submission draft Local Plan however lowers the threshold for Unacceptable Adverse Effect from aviation transport sources to 60dB LAeq, 16hr. Owing to exceedance of this lower threshold (in the scenario of an additional southern runway at Gatwick) the site cannot be considered suitable for housing development from the perspective of the 2020 submission plan. It may be reconsidered as part of the North Crawley Area Action Plan, should there not be any robust evidence to support future provision for further runway expansion at Gatwick Airport.</p> |                        |            |
| <b>Site Availability</b>             | <p><b>Yes</b> – The site is currently being promoted for residential development.</p>   |                        |            |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>  |                        |            |
| <b>Action Required / Constraints</b> | <p>Progression of the North Crawley Area Action plan will confirm whether the site has development potential.</p>   |                        |            |
| <b>Summary</b>                       | <p>This site has been removed from the council’s Housing Trajectory on account of proposed Policy EP4, which is based on updated Environmental Health noise advice and the Gatwick Masterplan 2019.</p>   |                        |            |

# Land adjacent to Steers Lane, Forge Wood, Crawley





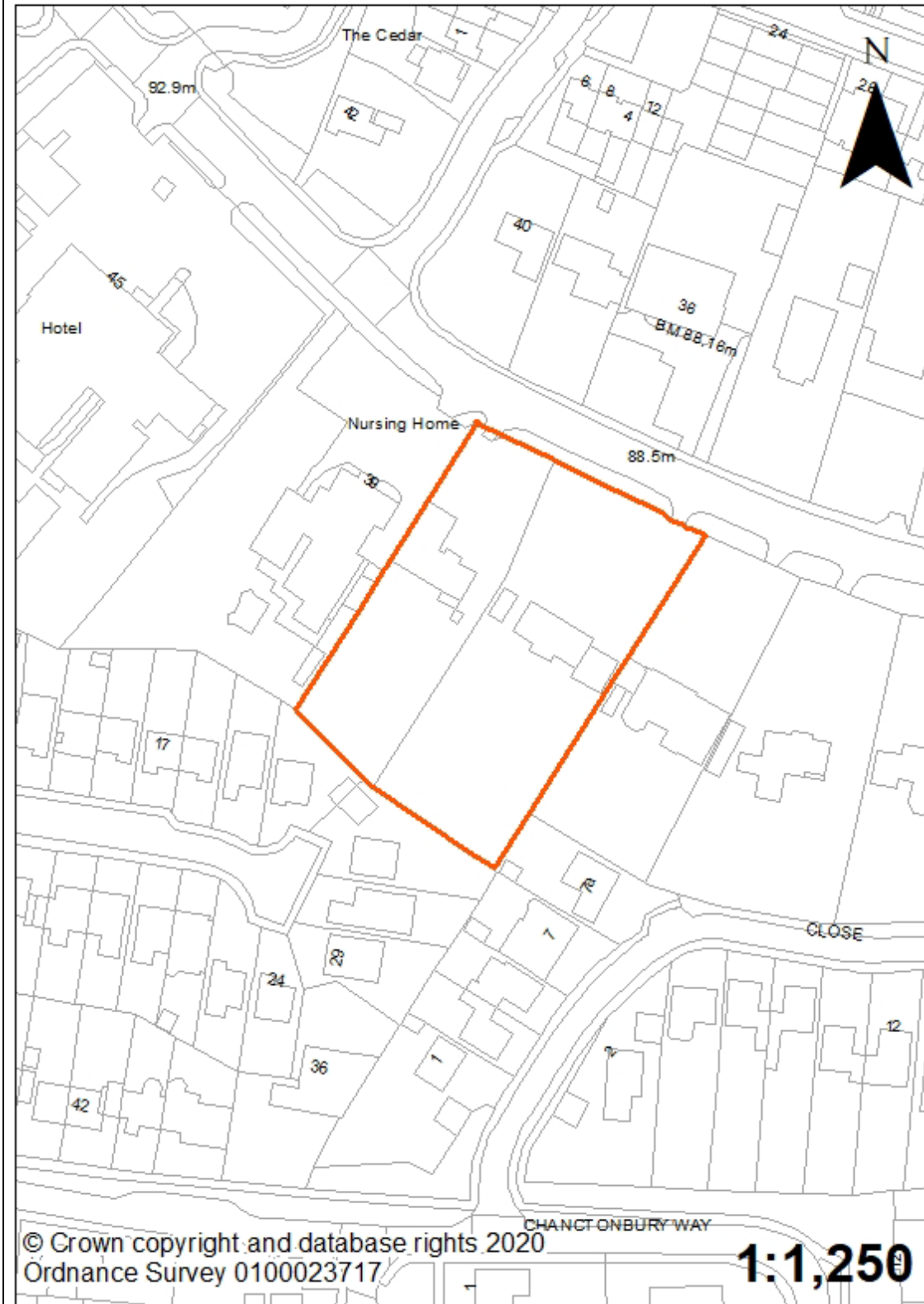
|                                      |   |                        |                 |
|--------------------------------------|---|------------------------|-----------------|
| <b>Site Reference</b>                | 60  | <b>Neighbourhood</b>   | Pound Hill      |
| <b>Site Name / Address</b>           | 2 - 4 Grattons Drive  |                        |                 |
| <b>Existing Land Use (s)</b>         | Two detached properties in large plots.   |                        |                 |
| <b>PDL / Greenfield</b>              | PDL & Greenfield  |                        |                 |
| <b>Site Area (Gross hectares)</b>    | 0.34  | <b>Current Density</b> | 4 dwellings/ha. |
| <b>Site Suitability</b>              | <p><b>No</b> – 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.</p> |                        |                 |
| <b>Site Availability</b>             | <p><b>Uncertain</b> – There is no evidence at this time to suggest the site is available for development.</p>   |                        |                 |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>  |                        |                 |
| <b>Action Required / Constraints</b> | No action required at this stage.   |                        |                 |
| <b>Summary</b>                       | 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.   |                        |                 |

# 2 - 4 Grattons Drive, Pound Hill, Crawley



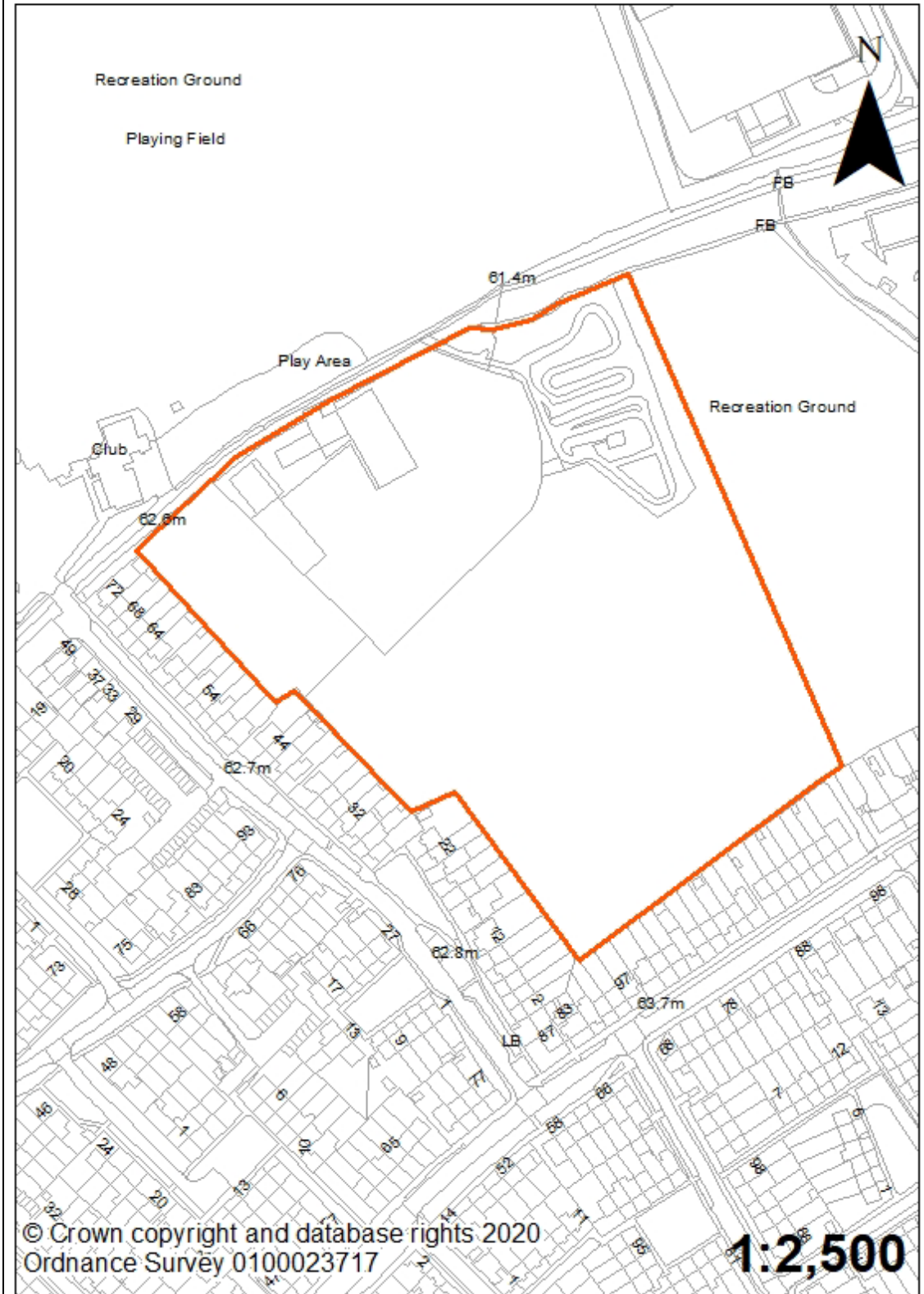
|                                      |   |                        |                 |
|--------------------------------------|---|------------------------|-----------------|
| <b>Site Reference</b>                | 61  | <b>Neighbourhood</b>   | Southgate       |
| <b>Site Name / Address</b>           | 35-37 Goffs Park Road   |                        |                 |
| <b>Existing Land Use (s)</b>         | Two large detached dwelling houses and gardens.   |                        |                 |
| <b>PDL / Greenfield</b>              | PDL & Greenfield  |                        |                 |
| <b>Site Area (Gross hectares)</b>    | 0.38  | <b>Current Density</b> | 5 dwellings/ha. |
| <b>Site Suitability</b>              | <p><b>No</b> – 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.</p> |                        |                 |
| <b>Site Availability</b>             | <p><b>Uncertain</b> – Given the lack of recent planning history for this site, it is unknown whether the site is available for residential development.</p>   |                        |                 |
| <b>Site Achievability</b>            | <p><b>No</b> – 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.</p>   |                        |                 |
| <b>Action Required / Constraints</b> | None. The site is not considered suitable for development.  |                        |                 |
| <b>Summary</b>                       | 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.  |                        |                 |

# 35 - 37 Goffs Park Road, Southgate, Crawley



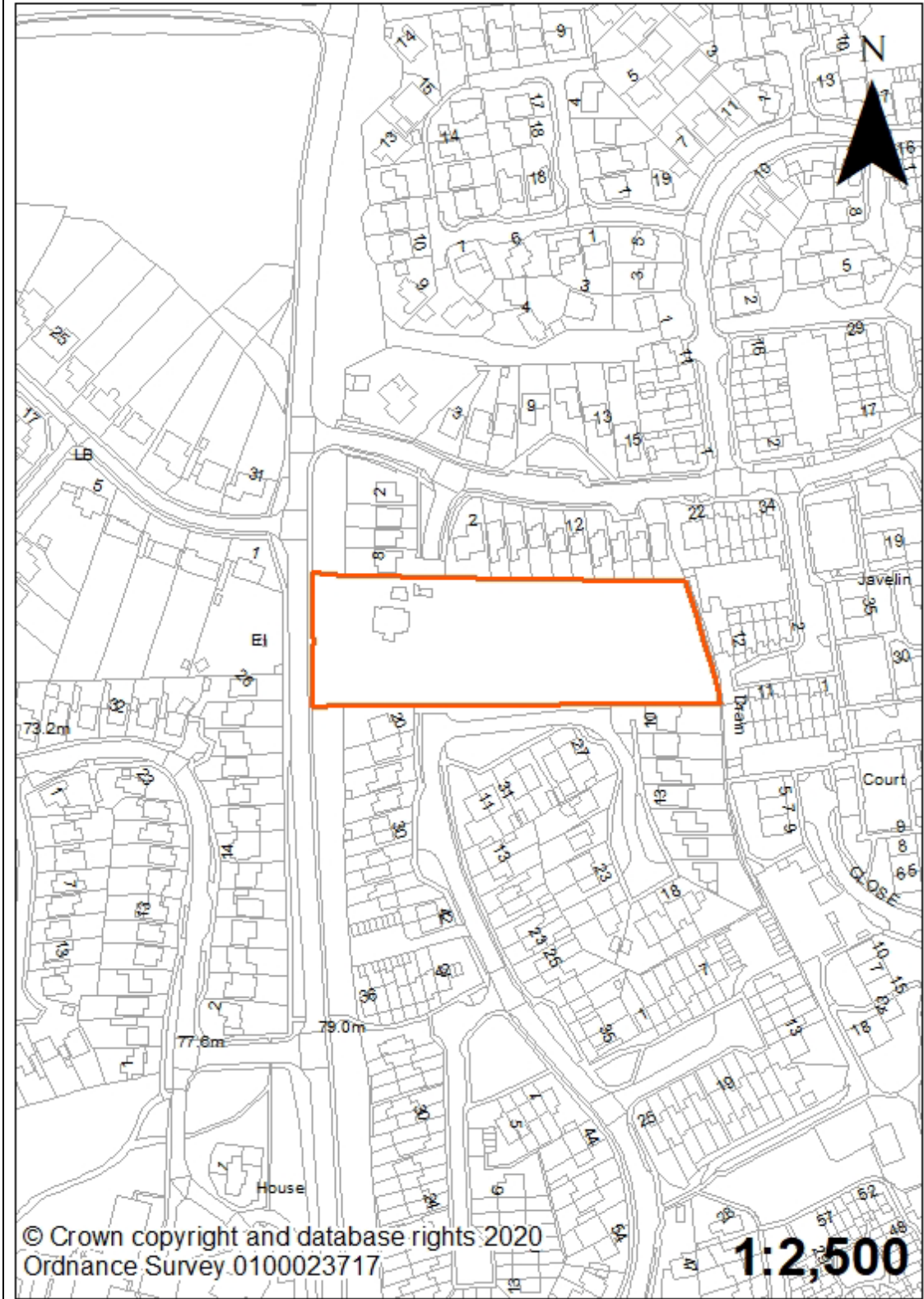
|                                      |  |                        |               |
|--------------------------------------|--|------------------------|---------------|
| <b>Site Reference</b>                | 62   | <b>Neighbourhood</b>   | Langley Green |
| <b>Site Name / Address</b>           | Cherry Lane Playing Pitches  |                        |               |
| <b>Existing Land Use (s)</b>         | Formal playing pitches   |                        |               |
| <b>PDL / Greenfield</b>              | PDL & Greenfield   |                        |               |
| <b>Site Area (Gross hectares)</b>    | 4.0  | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – The site contains a number of formal outdoor sports pitches and older/children’s play space, as recognised in the council’s Playing Pitch study (2013) and Open Space, Sport and Recreation study (2013). The Cherry Lane site was identified as a ‘hub’ site and considered of good quality. Subsequently, Policy ENV4 of the 2015 Local Plan, with regards to playing pitches, protects the site from being developed, since this site is clearly identified as being essential to the borough in terms of formal sports provision. This approach is retained in Policy OS1 of the submission draft 2020 Local Plan.</p> <p>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 2020 Local Plan).</p> <p>In addition residential development of the site would be precluded on noise grounds in accordance with Policy EP4 of the submission draft 2020 Local Plan and supporting noise annex, unless and until safeguarding for an additional runway at Gatwick is lifted via the North Crawley Area Action Plan.</p> |                        |               |
| <b>Site Availability</b>             | <b>No</b> - The site is wholly owned by Crawley Borough Council and is not being promoted at this stage.   |                        |               |
| <b>Site Achievability</b>            | <b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.  |                        |               |
| <b>Action Required / Constraints</b> | No further action required at this stage.  |                        |               |
| <b>Summary</b>                       | 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 2020 Local Plan.   |                        |               |

# Cherry Lane Playing Pitches, Langley Green, Crawley



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

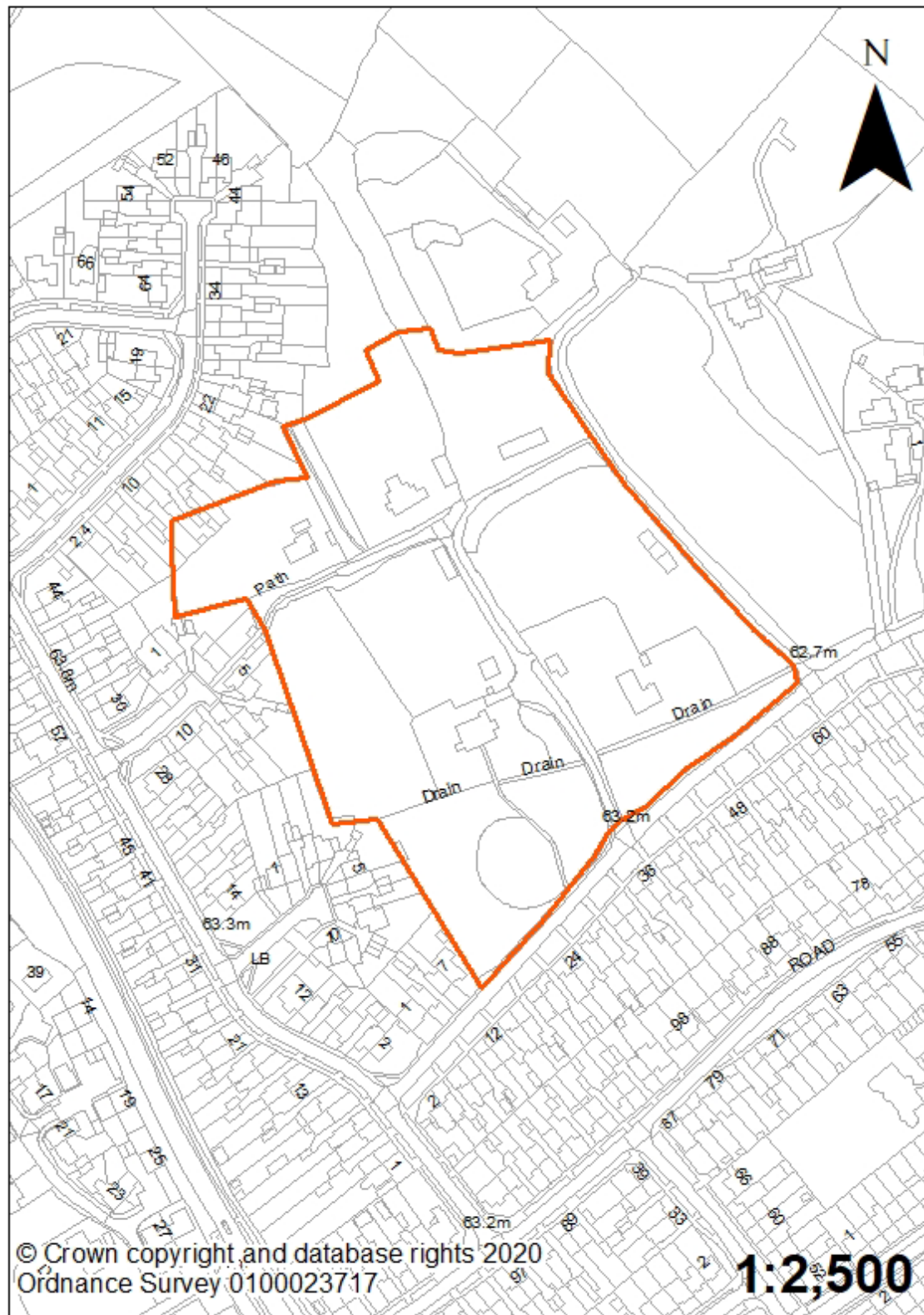
# Hazelwood, Balcombe Road, Pound Hill, Crawley





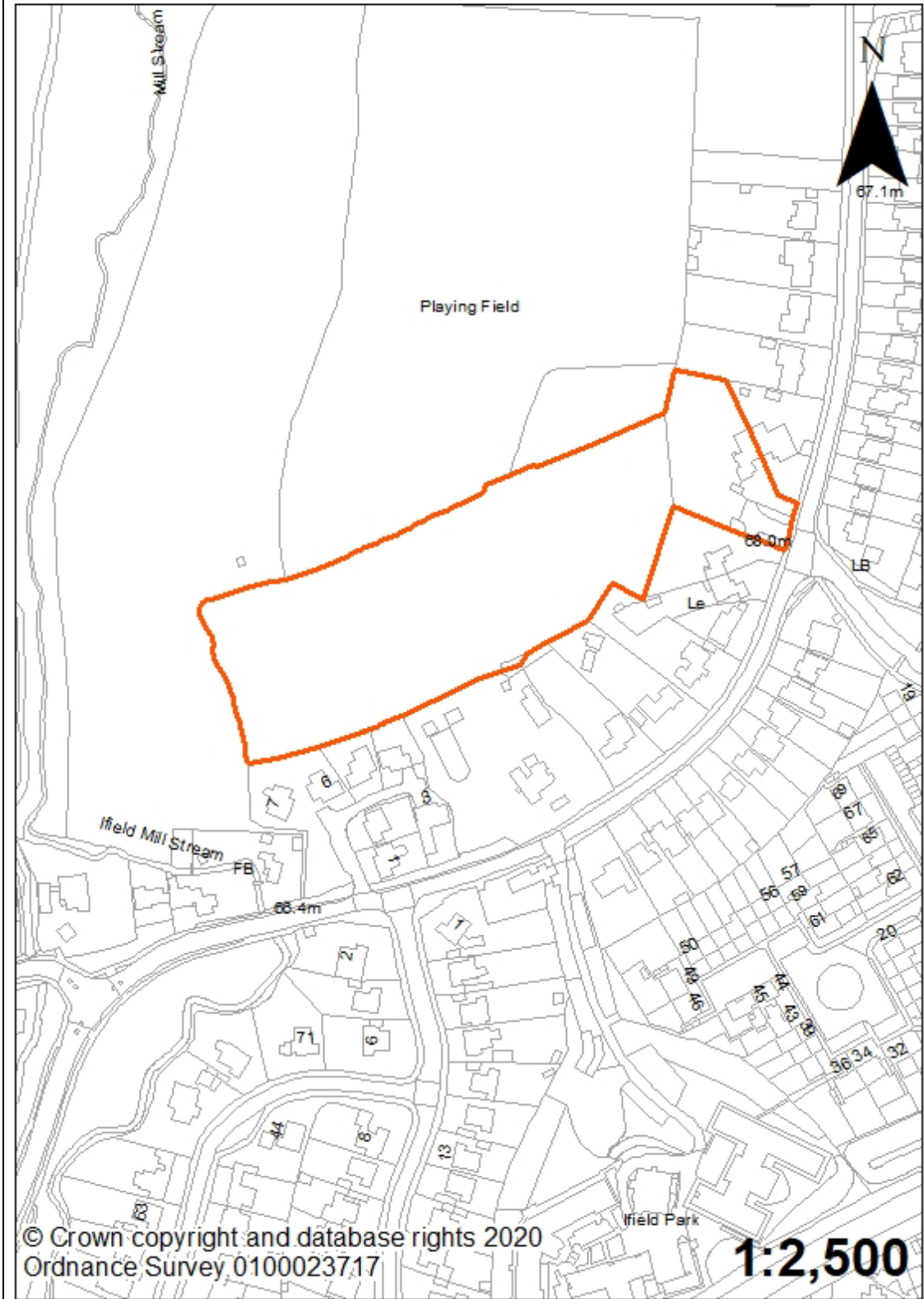
|                                      |  |                        |               |
|--------------------------------------|--|------------------------|---------------|
| <b>Site Reference</b>                | 64   | <b>Neighbourhood</b>   | Langley Green |
| <b>Site Name / Address</b>           | Land adjacent to Langley Walk and Burlands (incorporating Willoughby House)  |                        |               |
| <b>Existing Land Use (s)</b>         | Countryside location adjacent to urban/rural fringe.   |                        |               |
| <b>PDL / Greenfield</b>              | PDL & Greenfield   |                        |               |
| <b>Site Area (Gross hectares)</b>    | 3.38   | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – The site is currently unacceptable for residential development owing to aircraft noise, in accordance with Policy EP4 of the submission draft 2020 Local Plan and supporting Noise Annex. It may be reconsidered as part of the North Crawley Area Action Plan, should there not be any robust evidence to support future provision for further runway expansion at Gatwick Airport. However, detailed assessment of this site including a transport assessment/statement and Stage One Road Safety Audit would be required to ascertain whether limited intensification is acceptable providing the impact on the transport network, neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed. The built-up area boundary (BUAB) review for the 2015 Local Plan proposed that this area remained outside the BUAB in the rural fringe.</p> |                        |               |
| <b>Site Availability</b>             | <p><b>Uncertain</b> - Land falls predominantly within the ownership of the council although properties at Willoughby Farm and Southdown are subject to lease agreements. The site is not being promoted by the landowner at this current time.</p>   |                        |               |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>   |                        |               |
| <b>Action Required / Constraints</b> | <p>The potential of the site may be reviewed depending on the outcome of the North Crawley Area Action Plan.</p>   |                        |               |
| <b>Summary</b>                       | <p>At present this site is unsuitable for residential development on noise grounds. Should this position be altered via the Area Action Plan the transport issues associated with this site (principally access and highway capacity) would still need to be addressed before the site could be considered for development.</p>  |                        |               |

# Land adjacent to Langley Walk and Burlands, Langley Green, Crawley



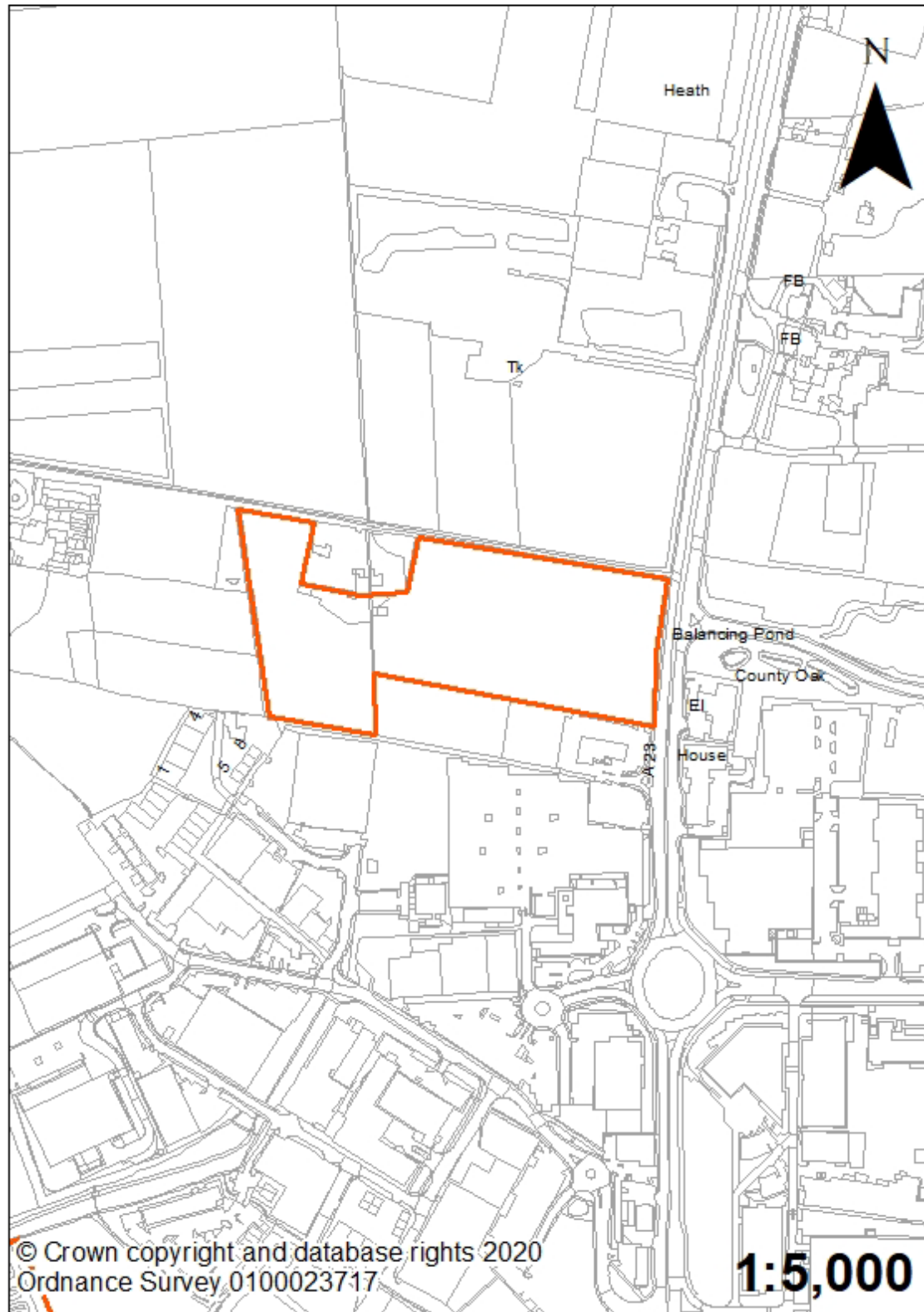
|                                      |   |                        |        |
|--------------------------------------|---|------------------------|--------|
| <b>Site Reference</b>                | 65  | <b>Neighbourhood</b>   | Ifield |
| <b>Site Name / Address</b>           | Land at Meldon, Rusper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

# Land at Meldon, Rusper Road, Ifield, Crawley



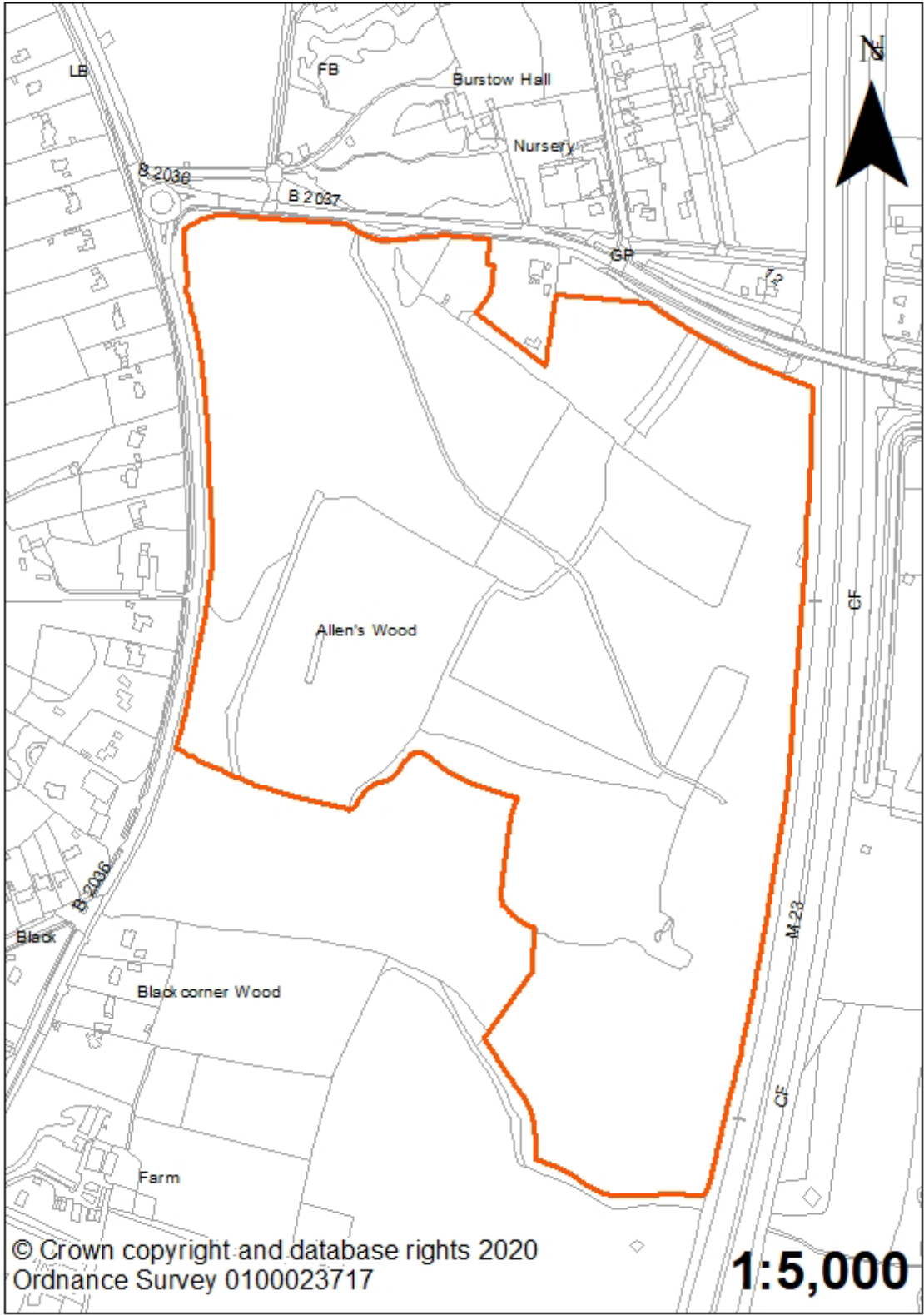
|                                      |  |                        |               |
|--------------------------------------|--|------------------------|---------------|
| <b>Site Reference</b>                | 66   | <b>Neighbourhood</b>   | Langley Green |
| <b>Site Name / Address</b>           | Land at Poles Lane   |                        |               |
| <b>Existing Land Use (s)</b>         | Agricultural use.  |                        |               |
| <b>PDL / Greenfield</b>              | Greenfield   |                        |               |
| <b>Site Area (Gross hectares)</b>    | 3.8  | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – 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 North Crawley Action Plan Area, and its development potential would depend on the progression of the Area Action Plan (AAP) process. If Gatwick Airport Safeguarding is removed via the AAP, the site could become a potential extension to Manor Royal as an employment site. Owing to aircraft noise constraints, the site would be unsuitable for housing development even if safeguarding were to be lifted.</p> |                        |               |
| <b>Site Availability</b>             | <p><b>Yes</b> – The site continues to be promoted for housing and/or employment use.</p>   |                        |               |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>   |                        |               |
| <b>Action Required / Constraints</b> | None   |                        |               |
| <b>Summary</b>                       | Due to the constraints outlined above, the site is not considered suitable for residential development.  |                        |               |

# Land at Poles Lane, Langley Green, Crawley



|                                      |  |                        |            |
|--------------------------------------|--|------------------------|------------|
| <b>Site Reference</b>                | 67   | <b>Neighbourhood</b>   | Pound Hill |
| <b>Site Name / Address</b>           | Land East of Balcombe Road, Horley   |                        |            |
| <b>Existing Land Use (s)</b>         | Countryside  |                        |            |
| <b>PDL / Greenfield</b>              | Greenfield   |                        |            |
| <b>Site Area (Gross hectares)</b>    | 16   | <b>Current Density</b> | -          |
| <b>Site Suitability</b>              | <p><b>No</b> – The built-up area boundary (BUAB) review proposed that this area remains outside the BUAB in the North East Crawley Rural Fringe. It is therefore subject to countryside policies. Part of the site is identified as Ancient Woodland (Allen’s Wood). The majority of the site is also located within the North Crawley Action Plan Area identified in the submission draft 2020 Local Plan (formerly land safeguarded from development that would be incompatible with the potential expansion of the airport to accommodate an additional wide-spaced runway). The site is significantly affected by airport noise and is located between the 69 and 72 dB(A) predicted air noise contours for a wide spaced second runway at Gatwick Airport as published by the CAA (2003). The submission draft 2020 Local Plan and supporting noise Noise Annex identify that residential development above 60dB(A) is not considered acceptable due to the unacceptable adverse effect on the health of potential residents. Aircraft noise would prevent the site from being suitable for residential development of the site even on the basis of existing noise contours.</p> |                        |            |
| <b>Site Availability</b>             | <b>Unknown</b> – this site has previously been promoted by the land owner as a development location, although current availability is uncertain.   |                        |            |
| <b>Site Achievability</b>            | <b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.  |                        |            |
| <b>Action Required / Constraints</b> | The site is located within the North Crawley Action Plan Area, and subject to constraint on account of aircraft noise. The site is also significantly noise affected and contains a large area of Ancient Woodland.  |                        |            |
| <b>Summary</b>                       | The site is considered unsuitable for residential development owing to constraints and designations associated with noise, the countryside, biodiversity, and structural landscaping. It also falls within the North Crawley Action Plan Area.   |                        |            |

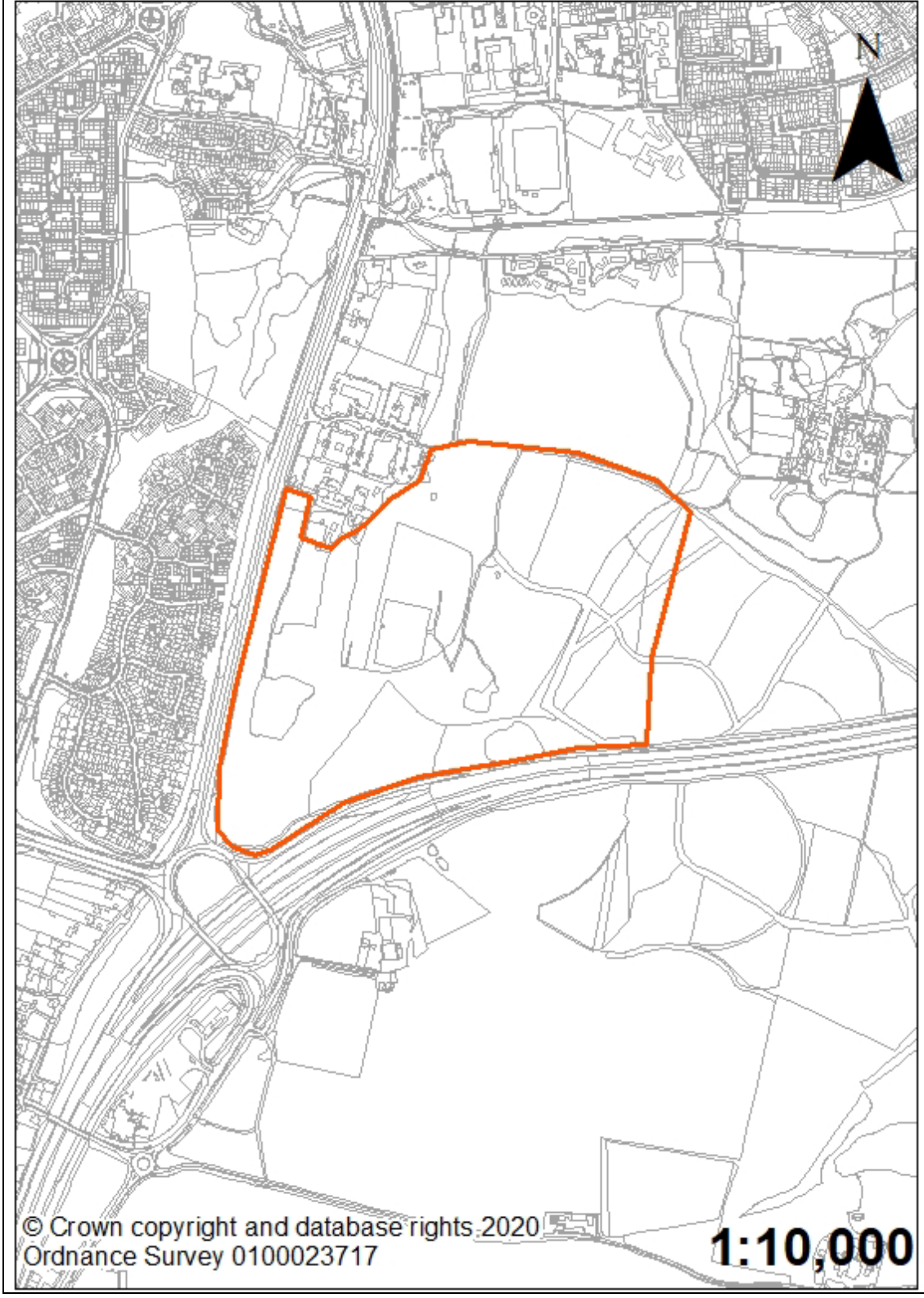
# Land East of Balcombe Road, Horley





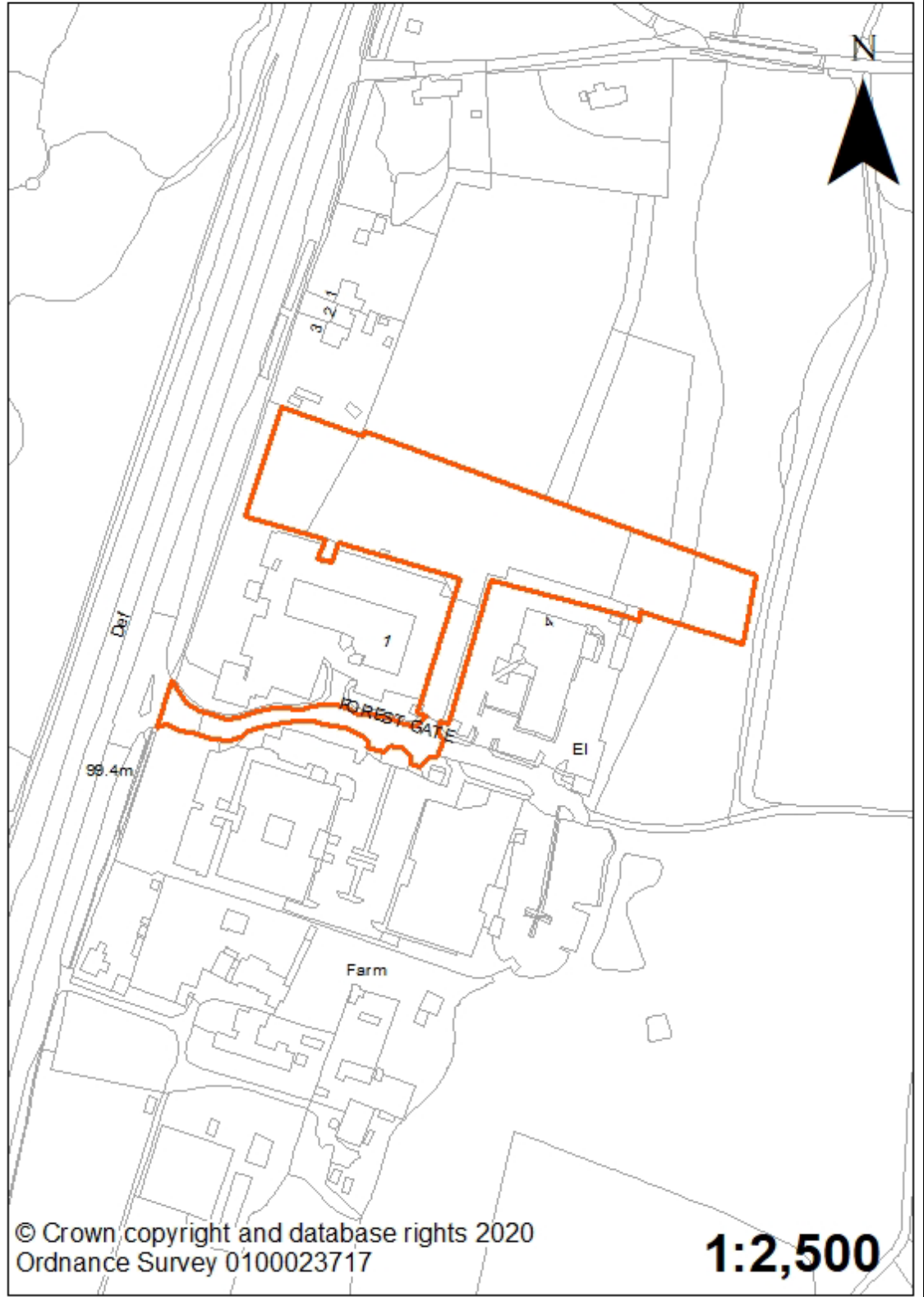
|                                      |  |                        |         |
|--------------------------------------|--|------------------------|---------|
| <b>Site Reference</b>                | 68   | <b>Neighbourhood</b>   | Tilgate |
| <b>Site Name / Address</b>           | Land East of Brighton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

# Land East of Brighton Road, Tilgate



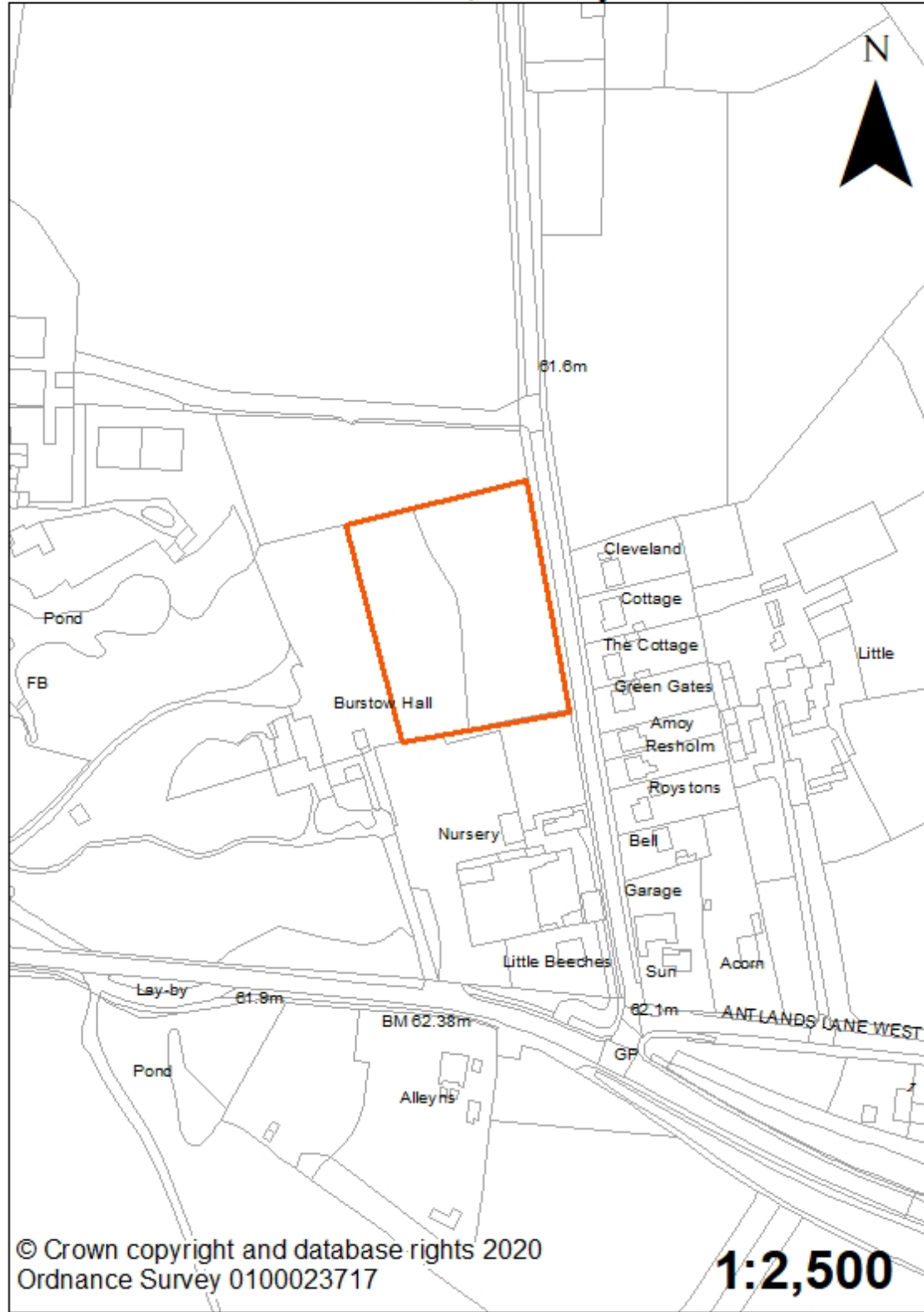
|                                      |   |                        |         |
|--------------------------------------|---|------------------------|---------|
| <b>Site Reference</b>                | 69  | <b>Neighbourhood</b>   | Tilgate |
| <b>Site Name / Address</b>           | Land North of Tilgate Forest Business Centre  |                        |         |
| <b>Existing Land Use (s)</b>         | Vacant industrial land  |                        |         |
| <b>PDL / Greenfield</b>              | PDL   |                        |         |
| <b>Site Area (Gross hectares)</b>    | 0.88  | <b>Current Density</b> | -       |
| <b>Site Suitability</b>              | <p><b>No</b> – 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 2020 Local Plan Review. The site is therefore considered unsuitable for residential development.</p> |                        |         |
| <b>Site Availability</b>             | <p><b>No</b> – Due to the refusal of planning consent the site is unavailable for residential development. It is understood that it is being marketed as a site for employment-related development.</p>   |                        |         |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>  |                        |         |
| <b>Action Required / Constraints</b> | No further action required.   |                        |         |
| <b>Summary</b>                       | The site has recently been promoted via the planning process but is considered unsuitable for residential development and would be more appropriately developed for employment uses.  |                        |         |

# Land North of Tilgate Forest Business Centre



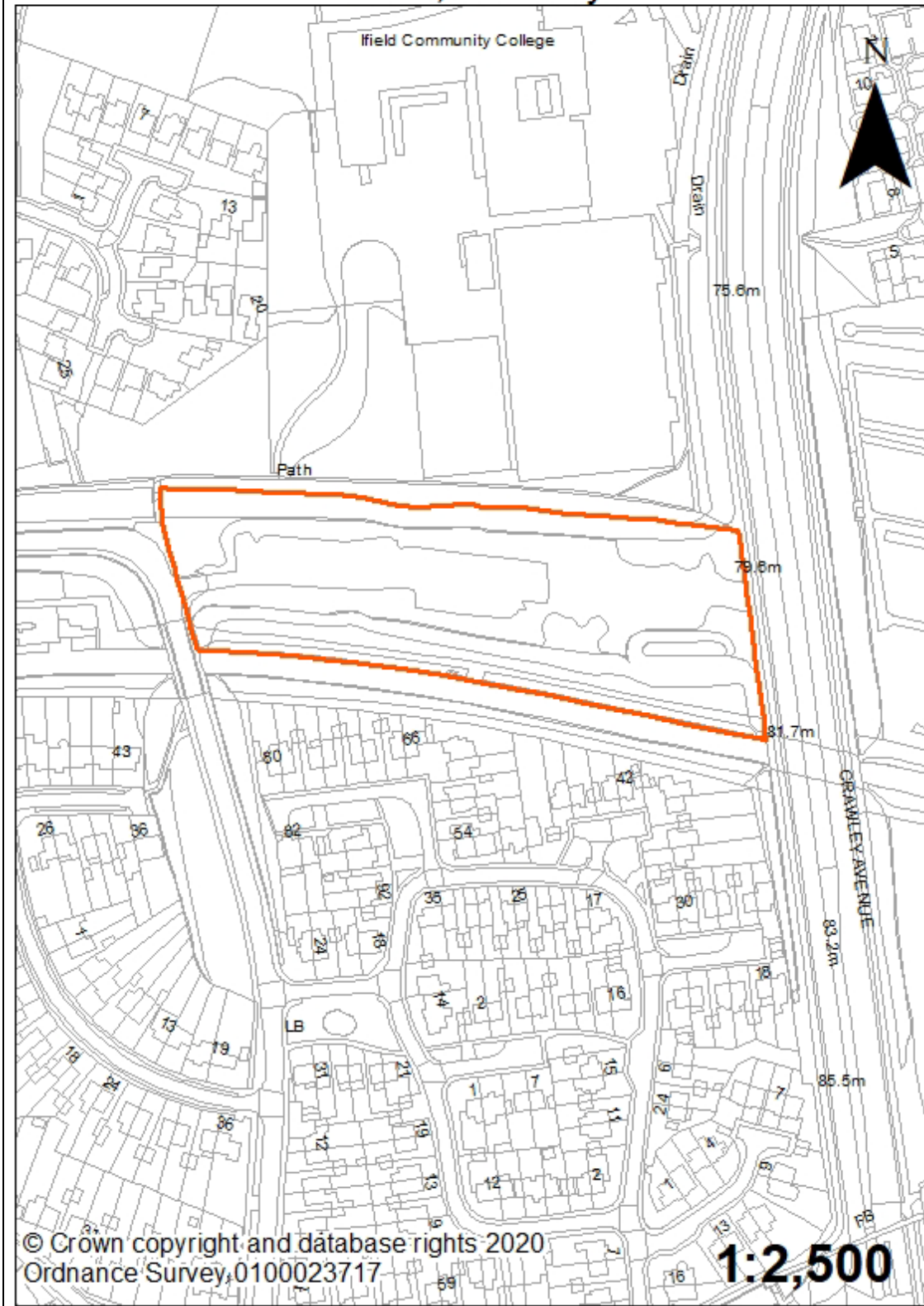
|                                      |  |                        |            |
|--------------------------------------|--|------------------------|------------|
| <b>Site Reference</b>                | 70   | <b>Neighbourhood</b>   | Forge Wood |
| <b>Site Name / Address</b>           | Land East of East Wing, Burstow Hall, Antlands Lane, Tinsley Green   |                        |            |
| <b>Existing Land Use (s)</b>         | Open land and woodland.  |                        |            |
| <b>PDL / Greenfield</b>              | Greenfield   |                        |            |
| <b>Site Area (Gross hectares)</b>    | 0.64   | <b>Current Density</b> | -          |
| <b>Site Suitability</b>              | <p><b>No</b> – Two outline applications for residential development on this site (CR/2016/0189/OUT and CR/2017/0407/OUT) have recently been refused. The refusal reasons included the fact that the site is within the area safeguarded for a potential future additional runway at Gatwick Airport; its location outside the Built-Up Area Boundary within an identified rural area; and the exposure of future residents to unacceptable levels of noise from aircraft. For the purposes of the submission draft 2020 Local Plan the site falls within the North of Crawley Action Plan Area. Additional concerns related to impact on neighbouring commercial occupiers. For these reasons the site is currently considered unsuitable for residential development.</p> |                        |            |
| <b>Site Availability</b>             | <p><b>No</b> – The promotion of the site for residential development indicates that it is available to potential buyers, and the land does not appear to be subject to an intensive current use. However, the refusal of planning consent would preclude it from becoming available for residential development, and the current safeguarding in place would limit potential alternative options.</p>  |                        |            |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>   |                        |            |
| <b>Action Required / Constraints</b> | No further action required.  |                        |            |
| <b>Summary</b>                       | The site has recently been promoted via the planning process but is considered unsuitable for residential development.   |                        |            |

# Land East of East Wing, Burstow Hall, Antlands Lane, Tinsley Green



|                                      |   |                        |        |
|--------------------------------------|---|------------------------|--------|
| <b>Site Reference</b>                | 71  | <b>Neighbourhood</b>   | Ifield |
| <b>Site Name / Address</b>           | Land East of Overdene Drive   |                        |        |
| <b>Existing Land Use (s)</b>         | Amenity green space   |                        |        |
| <b>PDL / Greenfield</b>              | Greenfield  |                        |        |
| <b>Site Area (Gross hectares)</b>    | 1.65  | <b>Current Density</b> | -      |
| <b>Site Suitability</b>              | <p><b>No</b> – The majority of the site (approximately 1ha of land to the west) previously had a planning permission which was granted in 2011 for the erection of a Sikh Community Centre and caretaker flat (CR/2011/0337/FUL). A number of planning conditions have also been discharged and the site has a new access constructed.</p> <p>Notwithstanding the above planning permission, the remainder of the site is still considered unsuitable for housing development owing to the potential access issues onto the site which remain difficult from Crawley Avenue. It is not expected that the newly constructed access will be utilised for further housing development. In addition, the 2015 Local Plan and submission draft 2020 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 justified through a planning application.</p> |                        |        |
| <b>Site Availability</b>             | <b>Uncertain</b> – 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.  |                        |        |
| <b>Site Achievability</b>            | <b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.   |                        |        |
| <b>Action Required / Constraints</b> | None – it is not considered appropriate to progress the site for housing development.   |                        |        |
| <b>Summary</b>                       | The planning constraints identified above render the site unsuitable for housing development.   |                        |        |

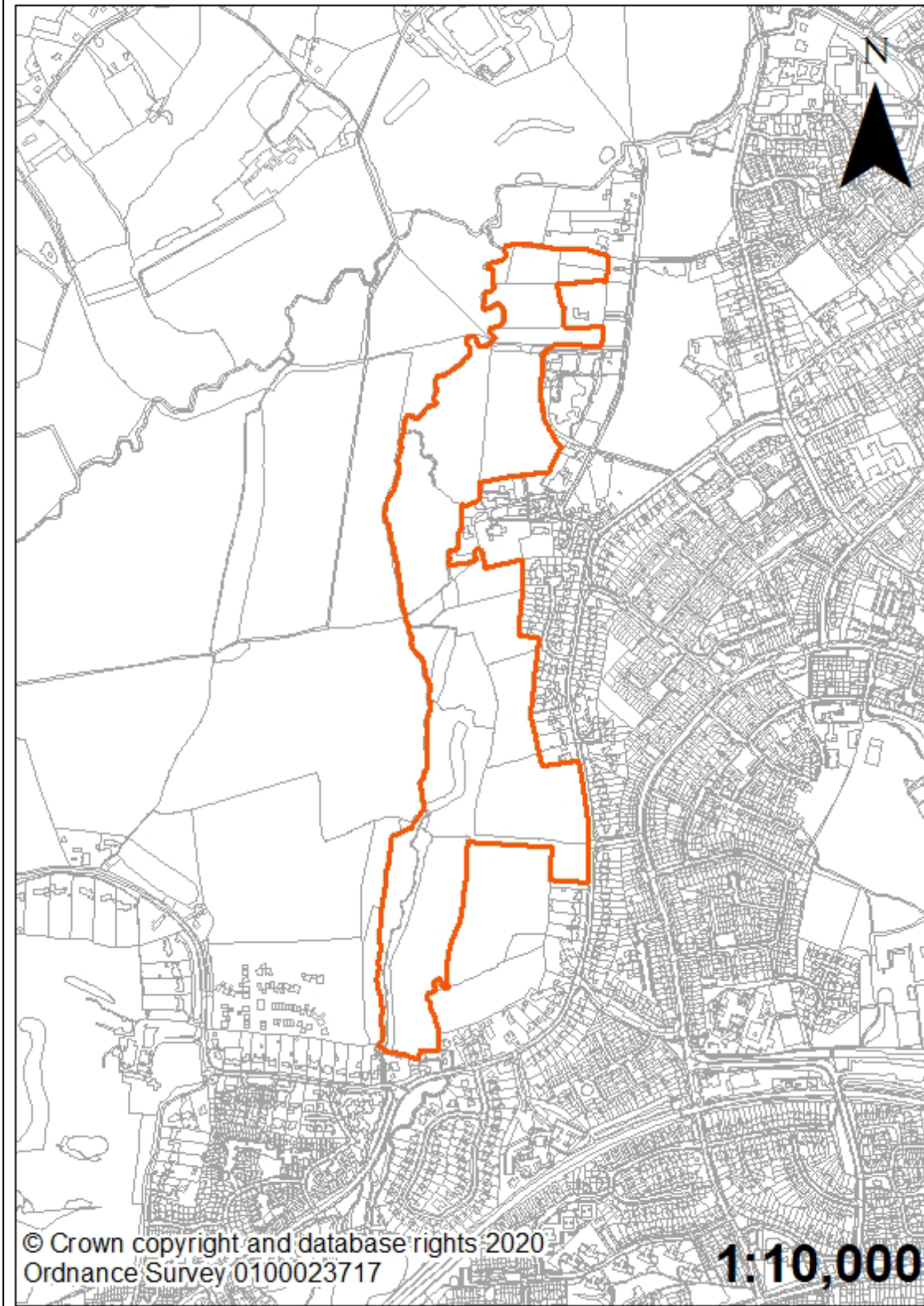
# Land East of Overdene Drive, Ifield, Crawley





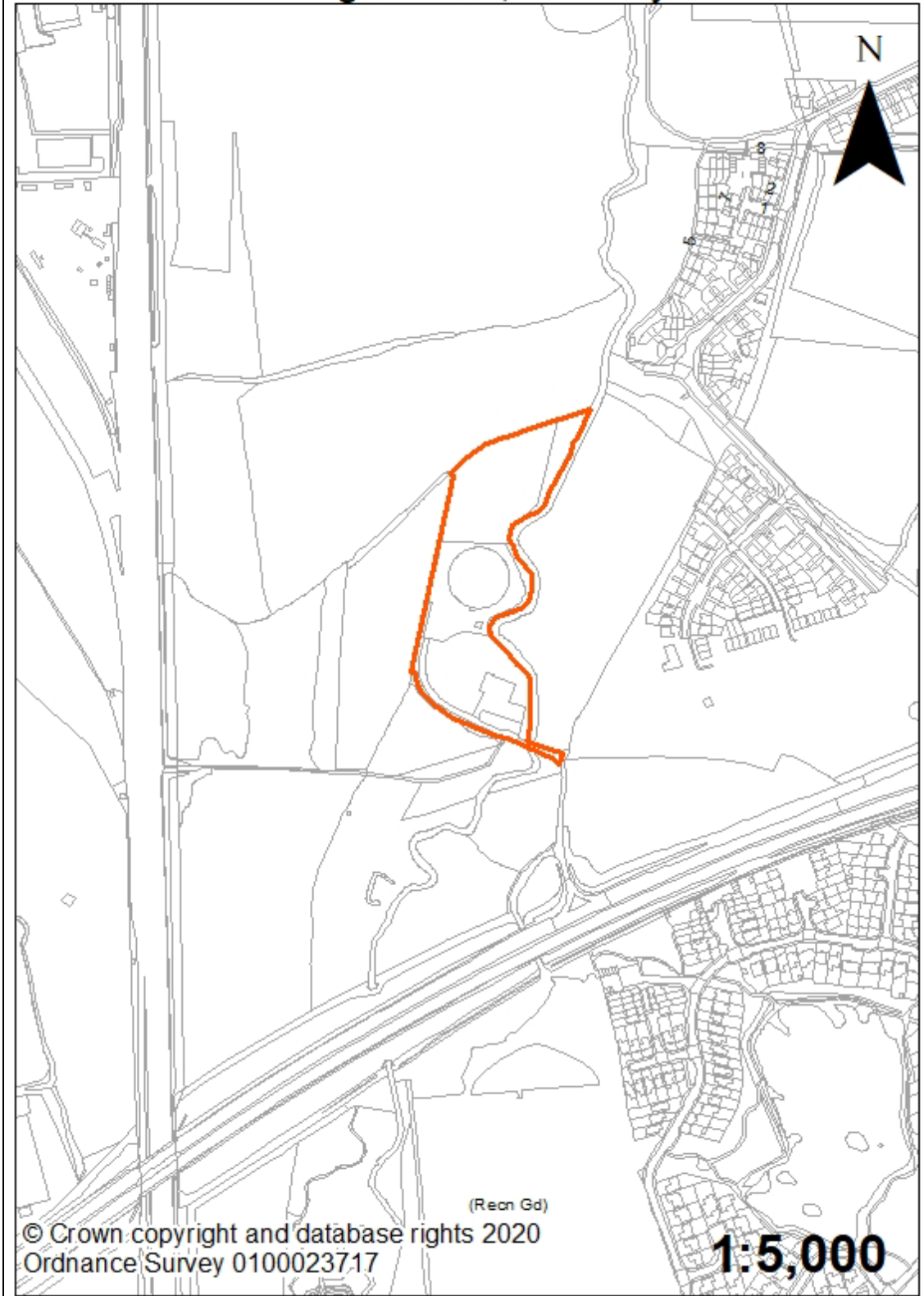
|                                      |  |                        |        |
|--------------------------------------|--|------------------------|--------|
| <b>Site Reference</b>                | 72   | <b>Neighbourhood</b>   | Ifield |
| <b>Site Name / Address</b>           | Land West of Ifield  |                        |        |
| <b>Existing Land Use (s)</b>         | Natural and Semi Natural landscape.  |                        |        |
| <b>PDL / Greenfield</b>              | Greenfield   |                        |        |
| <b>Site Area (Gross hectares)</b>    | Approx. 22   | <b>Current Density</b> | -      |
| <b>Site Suitability</b>              | <p><b>No</b> – The site is designated as a Site of Special Nature Conservation Importance (SNCI) and has significant amenity and recreational value, which is represented by its Local Green Space designation. The built-up area boundary (BUAB) review for the Local Plan proposed that this area remained outside the BUAB in the rural fringe. The site plays a prominent role in the setting of the Ifield Conservation Area. Furthermore, a significant portion of the site is designated by the Environment Agency as being Flood Risk Zones 2 and 3 and this will prevent large scale development of the majority of the site.</p> |                        |        |
| <b>Site Availability</b>             | <p><b>Yes</b> – 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.</p>  |                        |        |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>   |                        |        |
| <b>Action Required / Constraints</b> | <p>Consideration of this site as a recreational space to serve a new neighbourhood west of Ifield, within Horsham District may be required.</p>  |                        |        |
| <b>Summary</b>                       | <p>The site is protected from development by a range of physical and policy constraints making it unsuitable for residential development. Consideration of this site as a recreational space for a potential new neighbourhood may be required, if a new neighbourhood is promoted by Horsham through their District Plan Review. However, the flood risks associated with major residential development need to be addressed at the outcome of the process, as it is unlikely that the entire site could be developed for housing without significant flooding risks.</p>   |                        |        |

# Land West of Ifield, Ifield, Crawley



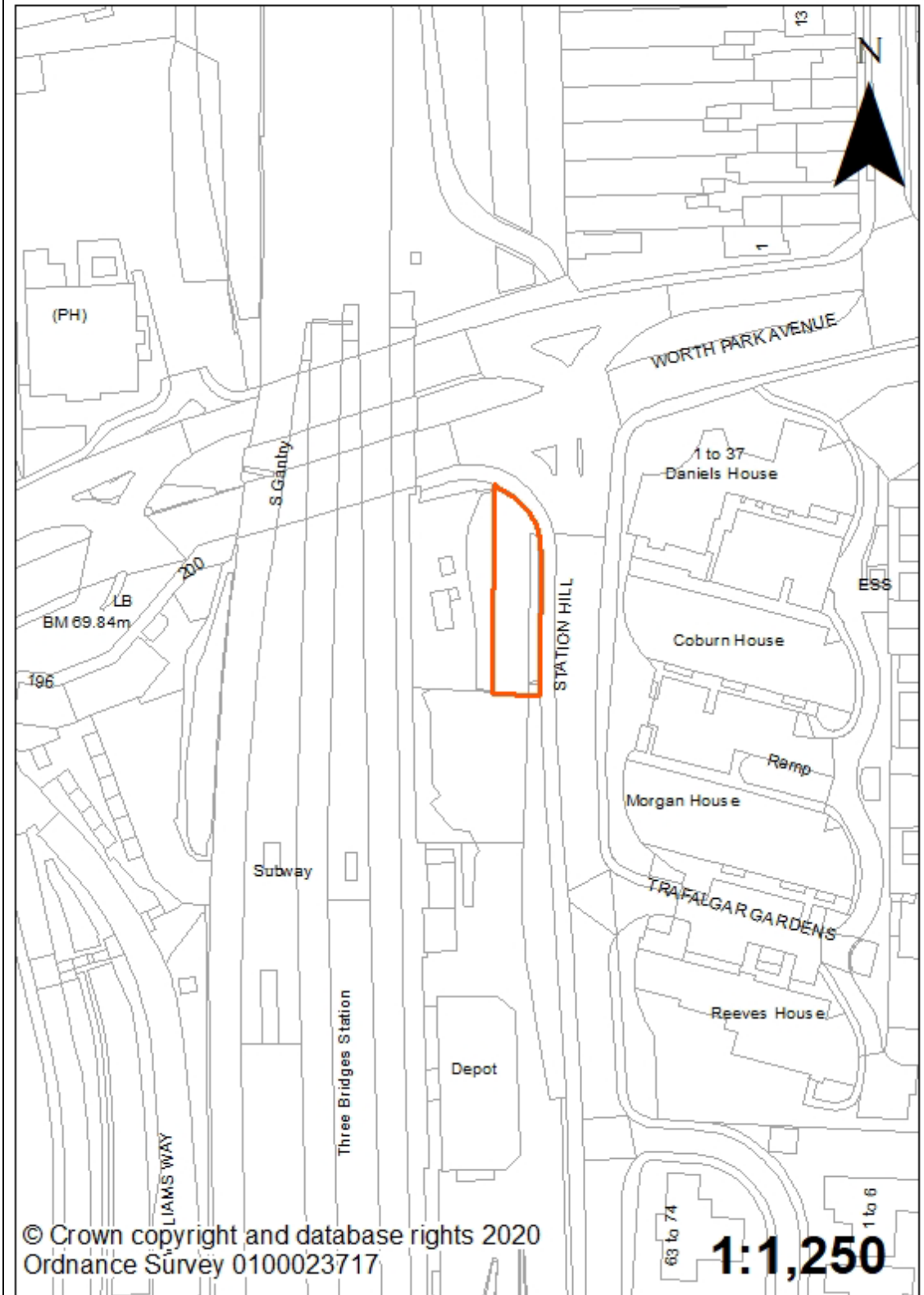
|                                      |   |                        |            |
|--------------------------------------|---|------------------------|------------|
| <b>Site Reference</b>                | 73  | <b>Neighbourhood</b>   | Forge Wood |
| <b>Site Name / Address</b>           | North East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

# North East Sector Gas Holder Site, Forge Wood, Crawley



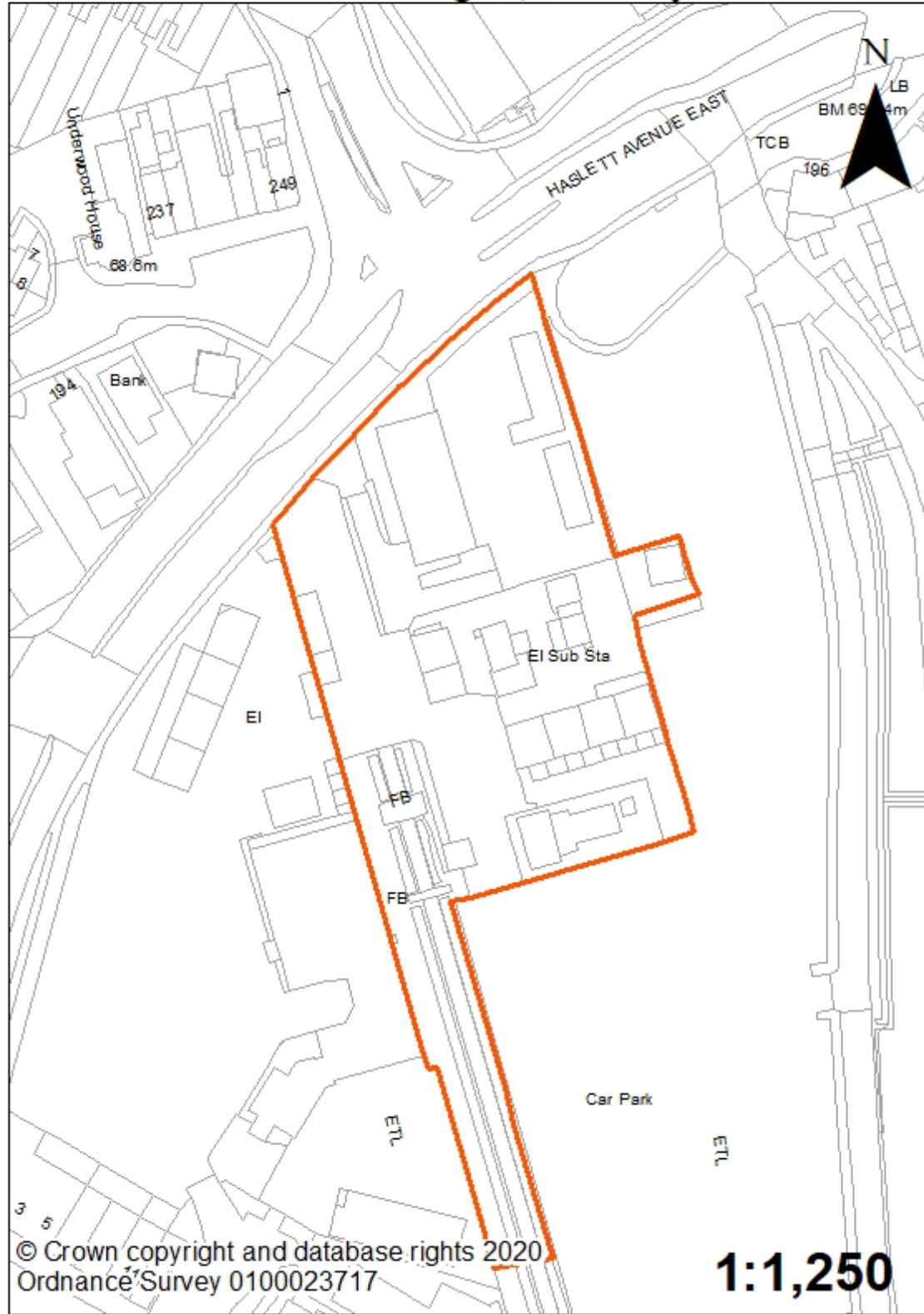
|                                      |   |                        |            |
|--------------------------------------|---|------------------------|------------|
| <b>Site Reference</b>                | 74  | <b>Neighbourhood</b>   | Pound Hill |
| <b>Site Name / Address</b>           | Station Hill, nr Three Bridges Station  |                        |            |
| <b>Existing Land Use (s)</b>         | Undeveloped land forming part of railway embankment.  |                        |            |
| <b>PDL / Greenfield</b>              | Greenfield  |                        |            |
| <b>Site Area (Gross hectares)</b>    | 0.03  | <b>Current Density</b> | -          |
| <b>Site Suitability</b>              | <b>No</b> – 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. |                        |            |
| <b>Site Availability</b>             | <b>Unknown</b> – in considering the planning application for this site the council remained unconvinced that the land is not required for the safe operation of the railway, and hence the extent of its availability for other uses is unclear.  |                        |            |
| <b>Site Achievability</b>            | <b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.   |                        |            |
| <b>Action Required / Constraints</b> | No further action required.   |                        |            |
| <b>Summary</b>                       | The site is ultimately considered too cramped and constrained to be suitable for residential development.   |                        |            |

# Land at Station Hill, Pound Hill, Crawley



|                                      |   |                        |               |
|--------------------------------------|---|------------------------|---------------|
| <b>Site Reference</b>                | 75  | <b>Neighbourhood</b>   | Three Bridges |
| <b>Site Name / Address</b>           | Stephenson Way Industrial Area, Site 1  |                        |               |
| <b>Existing Land Use (s)</b>         | Industrial  |                        |               |
| <b>PDL / Greenfield</b>              | PDL   |                        |               |
| <b>Site Area (Gross hectares)</b>    | 0.75  | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – 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 2020 Local Plan. Most of the site falls within the functional floodplain (Zone 2 and 3) and is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p> |                        |               |
| <b>Site Availability</b>             | <p><b>Unknown</b> – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>   |                        |               |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>  |                        |               |
| <b>Action Required / Constraints</b> | No further action required.   |                        |               |
| <b>Summary</b>                       | <p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>  |                        |               |

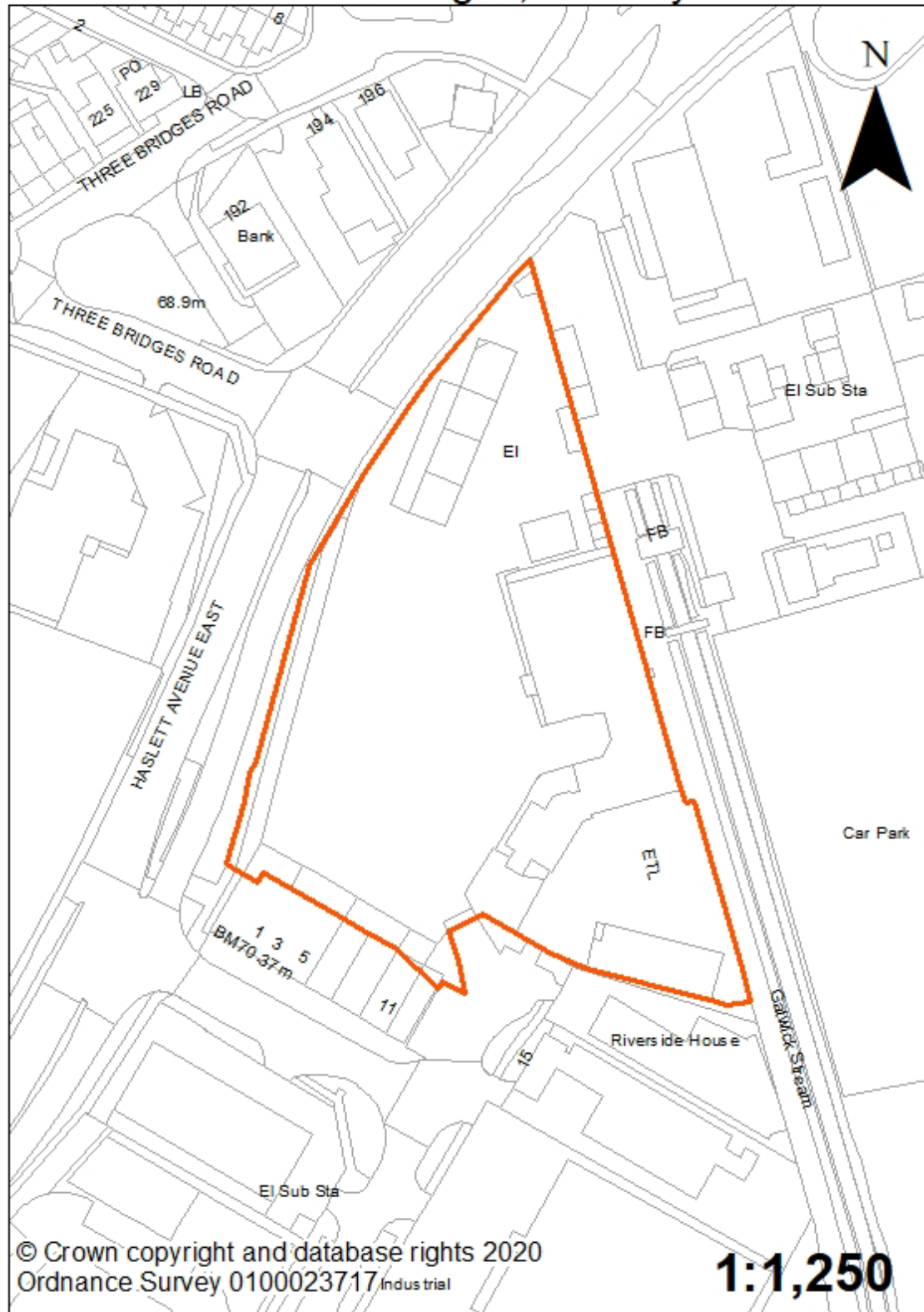
# Stephenson Way Industrial Area, Site 1, Three Bridges, Crawley





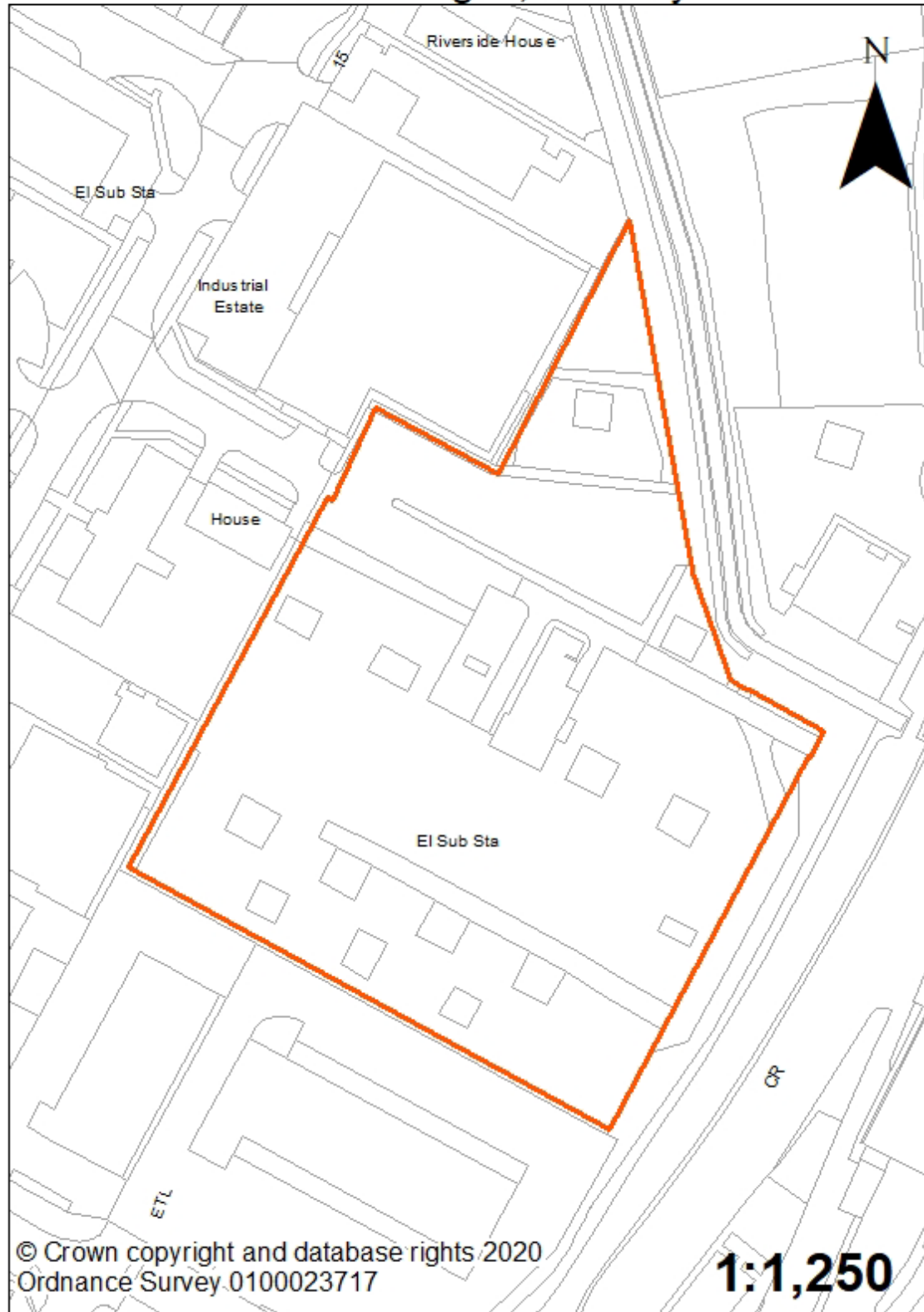
|                                      |   |                        |               |
|--------------------------------------|---|------------------------|---------------|
| <b>Site Reference</b>                | 76  | <b>Neighbourhood</b>   | Three Bridges |
| <b>Site Name / Address</b>           | Stephenson Way Industrial Area, Site 2  |                        |               |
| <b>Existing Land Use (s)</b>         | Industrial  |                        |               |
| <b>PDL / Greenfield</b>              | PDL   |                        |               |
| <b>Site Area (Gross hectares)</b>    | 0.83  | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – 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 2020 Local Plan. Most of the site falls within a functional floodplain (Zones 2 and 3) and is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p> |                        |               |
| <b>Site Availability</b>             | <p><b>Unknown</b> – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>   |                        |               |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>  |                        |               |
| <b>Action Required / Constraints</b> | No further action required.   |                        |               |
| <b>Summary</b>                       | <p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>  |                        |               |

# Stephenson Way Industrial Area, Site 2, Three Bridges, Crawley



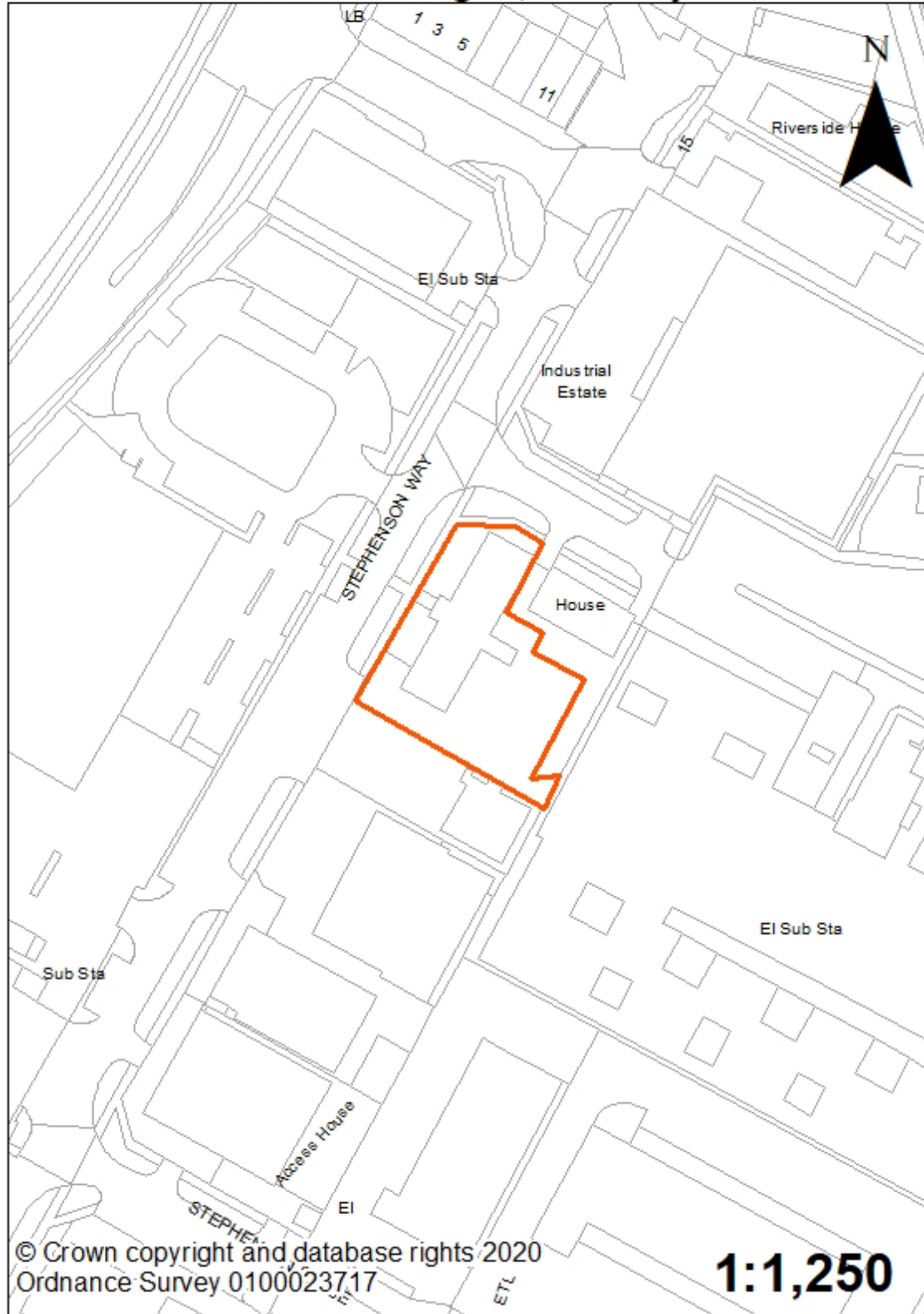
|                                      |   |                        |               |
|--------------------------------------|---|------------------------|---------------|
| <b>Site Reference</b>                | 77  | <b>Neighbourhood</b>   | Three Bridges |
| <b>Site Name / Address</b>           | Stephenson Way Industrial Area, Site 3  |                        |               |
| <b>Existing Land Use (s)</b>         | Industrial  |                        |               |
| <b>PDL / Greenfield</b>              | PDL   |                        |               |
| <b>Site Area (Gross hectares)</b>    | 1.22  | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – 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 2020 Local Plan. Most of the site falls within a floodplain (Zones 2 and 3), and this is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing development.</p> |                        |               |
| <b>Site Availability</b>             | <p><b>Unknown</b> – this site was previously promoted by the land owner as a development location, however there has been no recent correspondence on the site.</p>   |                        |               |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>  |                        |               |
| <b>Action Required / Constraints</b> | No further action required.   |                        |               |
| <b>Summary</b>                       | <p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>  |                        |               |

# Stephenson Way Industrial Area, Site 3, Three Bridges, Crawley



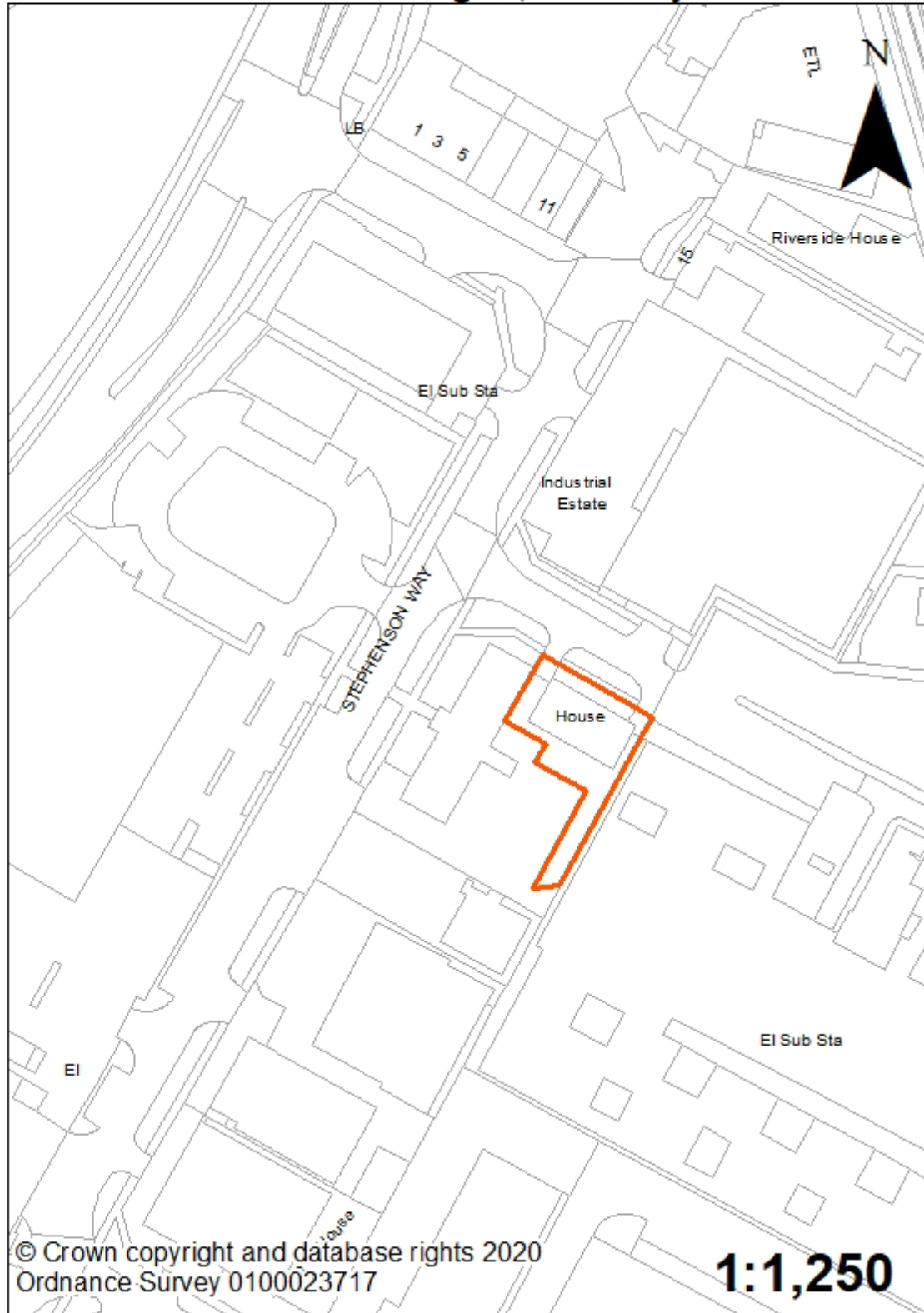
|                                      |  |                        |               |
|--------------------------------------|--|------------------------|---------------|
| <b>Site Reference</b>                | 78   | <b>Neighbourhood</b>   | Three Bridges |
| <b>Site Name / Address</b>           | Kingston House, Stephenson Way   |                        |               |
| <b>Existing Land Use (s)</b>         | B1 Offices   |                        |               |
| <b>PDL / Greenfield</b>              | PDL  |                        |               |
| <b>Site Area (Gross hectares)</b>    | 0.014  | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – 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 2020 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p> |                        |               |
| <b>Site Availability</b>             | <p><b>Uncertain</b> – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>   |                        |               |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>   |                        |               |
| <b>Action Required / Constraints</b> | No further action required.  |                        |               |
| <b>Summary</b>                       | <p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>  |                        |               |

# Kingston House, Stephenson Way, Three Bridges, Crawley



|                                      |   |                        |               |
|--------------------------------------|---|------------------------|---------------|
| <b>Site Reference</b>                | 79  | <b>Neighbourhood</b>   | Three Bridges |
| <b>Site Name / Address</b>           | Saxon House, Stephenson Way   |                        |               |
| <b>Existing Land Use (s)</b>         | B1 Offices  |                        |               |
| <b>PDL / Greenfield</b>              | PDL   |                        |               |
| <b>Site Area (Gross hectares)</b>    | 0.005   | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <p><b>No</b> – 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 2020 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p> |                        |               |
| <b>Site Availability</b>             | <p><b>Uncertain</b> – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>  |                        |               |
| <b>Site Achievability</b>            | <p><b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>  |                        |               |
| <b>Action Required / Constraints</b> | No further action required.   |                        |               |
| <b>Summary</b>                       | <p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>   |                        |               |

# Saxon House, Stephenson Way, Three Bridges, Crawley



© Crown copyright and database rights 2020  
Ordnance Survey 0100023717

**1:1,250**



|                                      |  |                        |               |
|--------------------------------------|--|------------------------|---------------|
| <b>Site Reference</b>                | 80   | <b>Neighbourhood</b>   | Three Bridges |
| <b>Site Name / Address</b>           | Three Bridges Station  |                        |               |
| <b>Existing Land Use (s)</b>         | Railway Station  |                        |               |
| <b>PDL / Greenfield</b>              | PDL  |                        |               |
| <b>Site Area (Gross hectares)</b>    | 1.05   | <b>Current Density</b> | -             |
| <b>Site Suitability</b>              | <b>No</b> – The site is located in Functional Flood Plain (Zone 2 and 3) as designated by the Environment Agency. This is likely to constrain the capacity of the site even with mitigation/restriction measures. The design and style of any housing would need to be carefully considered in terms of levels and construction methods. Previously up to 100 flats were proposed on site. |                        |               |
| <b>Site Availability</b>             | <b>No</b> – The site is not currently understood to be available for additional residential development.   |                        |               |
| <b>Site Achievability</b>            | <b>Unknown</b> – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.  |                        |               |
| <b>Action Required / Constraints</b> | No further action required.  |                        |               |
| <b>Summary</b>                       | The site is within an area designated as being at risk from flooding. The viability of a flatted scheme in this location is uncertain especially when linked to the re-provision of rail station infrastructure.   |                        |               |

# Three Bridges Station, Three Bridges, Crawley

