

Crawley Borough Council

**Strategic Housing Land
Availability Assessment**

(September 2020)

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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 2021. 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.

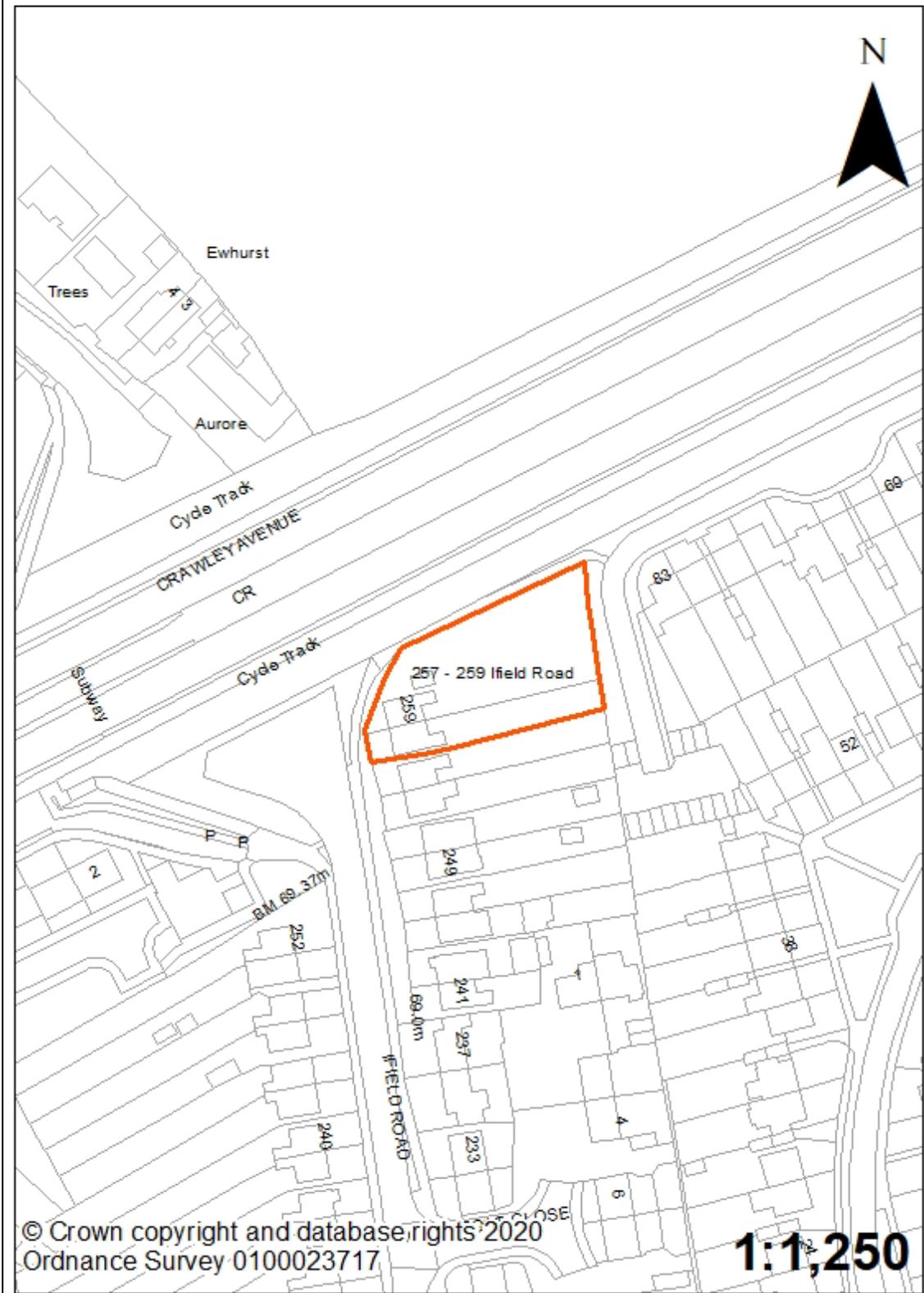
- Sites which have been refused permission for 10 or more dwellings and where residential development is considered unacceptable in principle have been identified as being unsuitable.
- 2.3. Other sites from the 2015 Local Plan SHLAA were retained, although in all cases the description of the status 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

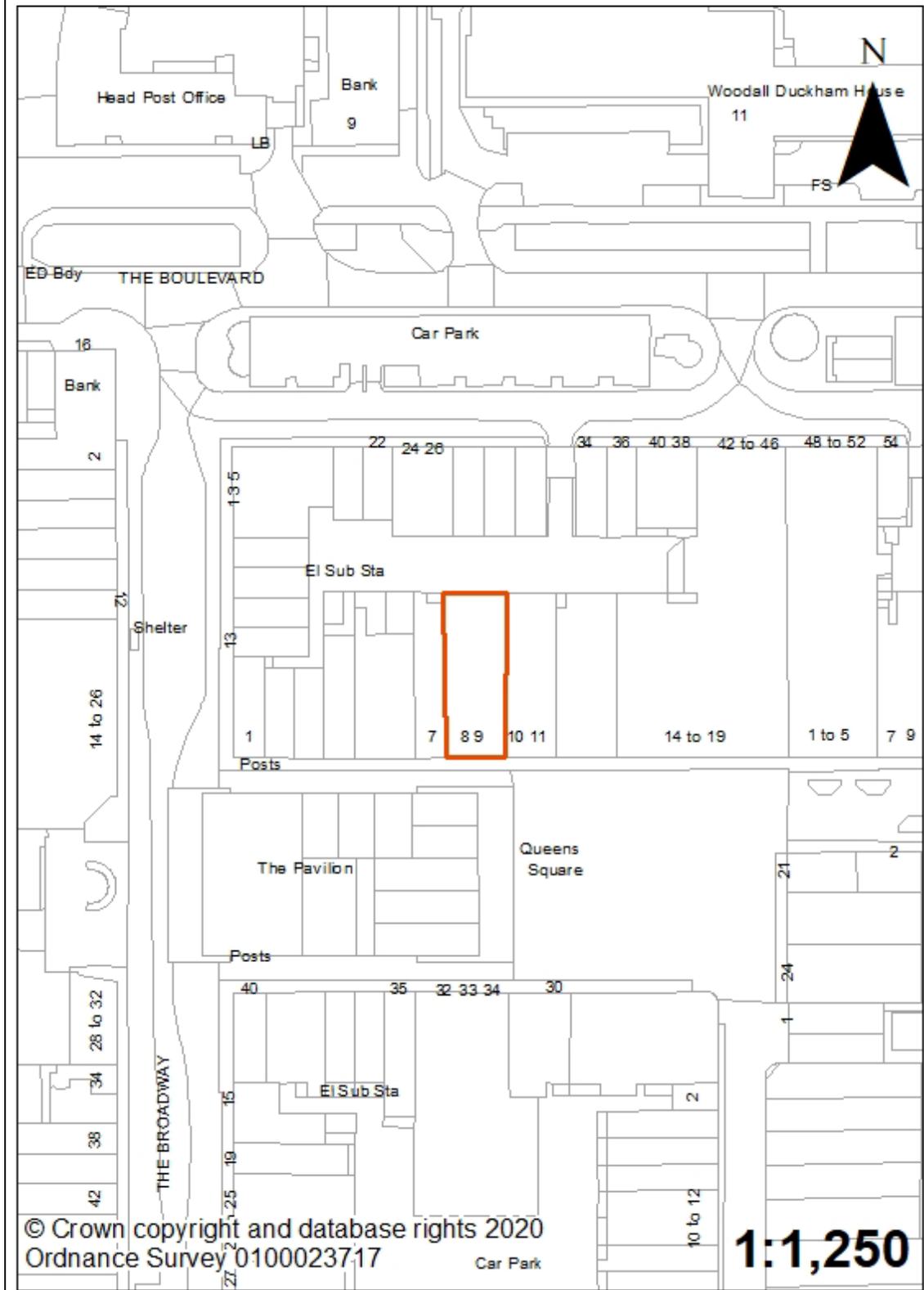
- 3.1. An updated SHLAA reflecting the changes summarised above was published to support the draft of the Local Plan which was published for Regulation 19 Consultation between 20 January and 2 March 2020.
- 3.2. Since that consultation, additional amendments have been made. These included updates to reflect cases where new planning permissions had been granted as well as other cases where consents had lapsed and there was consequently reason to review the principle of site suitability. Sites were also removed where they had been built out. Other updates related to issues of the anticipated timing of development, reflecting the most up-to-date information from landowners and developers.
- 3.3. This further update to the SHLAA, reflecting these changes, is being published to support the submission draft of the 2021 Local Plan for Regulation 19 Consultation in early 2021.

**A) Large Housing Sites (5-29 units)
with planning permission
(1 September 2020)**

257 - 259 Ifield Road, West Green, Crawley



8 - 9 Queens Square Northgate, Crawley

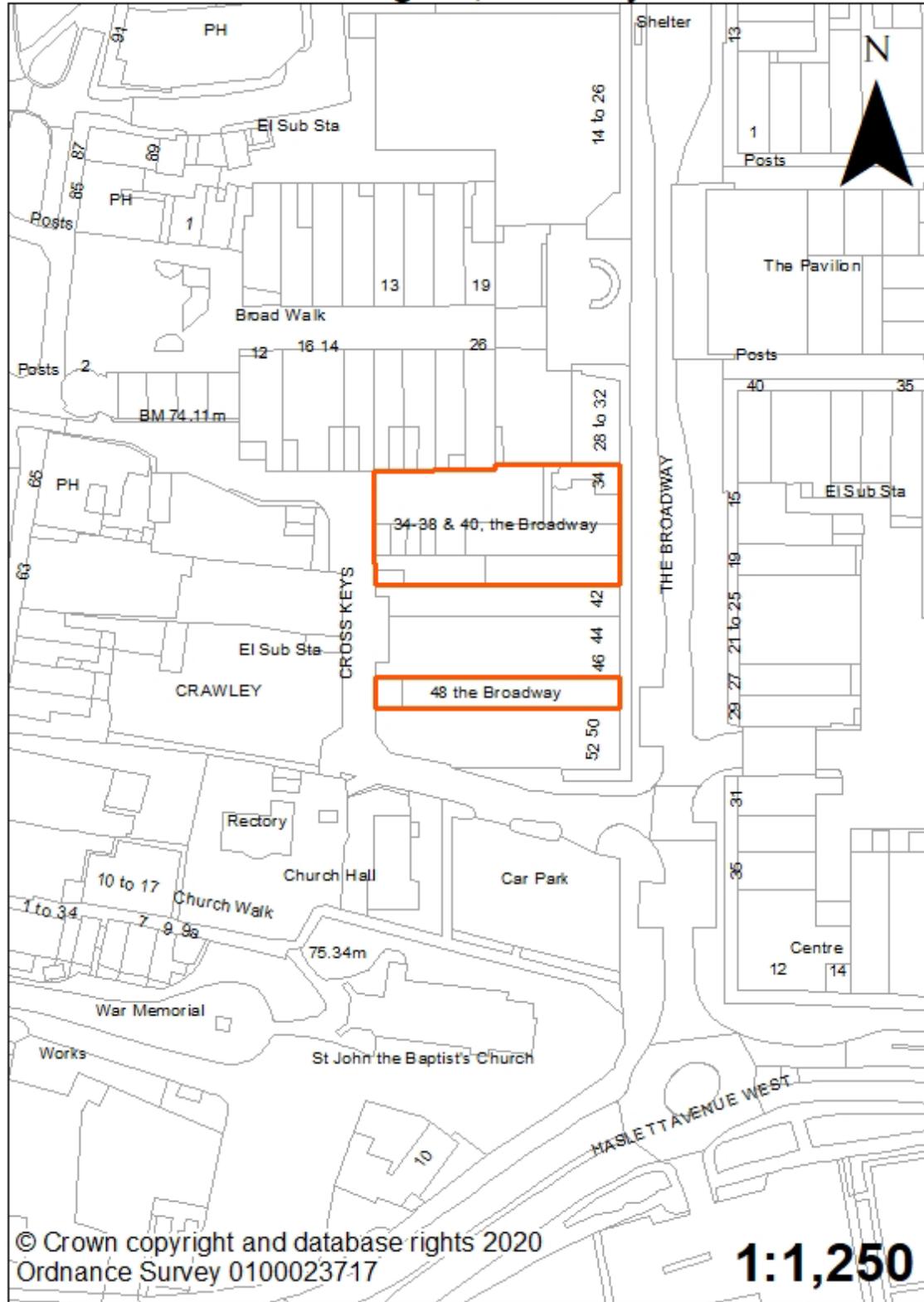


9 Woolborough Road, Northgate, Crawley



Site Reference	5	Neighbourhood	Northgate
Site Name / Address	First & Second Floors, 34-38 the Broadway; Second Floor, 40 the Broadway; & First & Second Floors, 48 The Broadway		
Existing Land Use (s)	B1 Offices above ground floor shops.		
PA Number	CR/2017/0549/PA3	Gross Dwellings	9
Lapse Date	31/08/2020	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	9
Site Area (Gross hectares)	0.15	Current Density	-
Site Suitability	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.		
Site Availability	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.		
Site Achievability	Yes – The scheme is mostly complete.		
Action Required / Constraints	No further action required.		
Phasing for Development			
19/20	20/21	21/22	22/23
	1		
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	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



Site Reference	6	Neighbourhood	Three Bridges
Site Name / Address	Ocean House, Hazelwick Avenue		
Existing Land Use (s)	Converted office building containing 29 residential flats.		
PA Number	CR/2017/0594/FUL	Gross Dwellings	8
Lapse Date	28/08/2021	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	8
Site Area (Gross hectares)	0.18	Current Density	161 dwellings/ha.
Site Suitability	Yes – The site has planning permission.		
Site Availability	Yes – The scheme is understood to have commenced.		
Site Achievability	Yes – The approved development was demonstrated to be viable as part of the planning application process.		
Action Required / Constraints	Monitoring will assess progress regarding the site. The site is significantly (94%) situated within Flood Zone 3b, and conversion of the offices through prior approval was consented subject to conditions. The planning permission adds a single storey roof extension and was considered acceptable in flood risk terms. Site is also subject to surface water flood risk.		
Phasing for Development			
19/20	20/21	21/22	22/23
	8		
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	The scheme is understood to have commenced so completion during 2020/21 is considered realistic.		

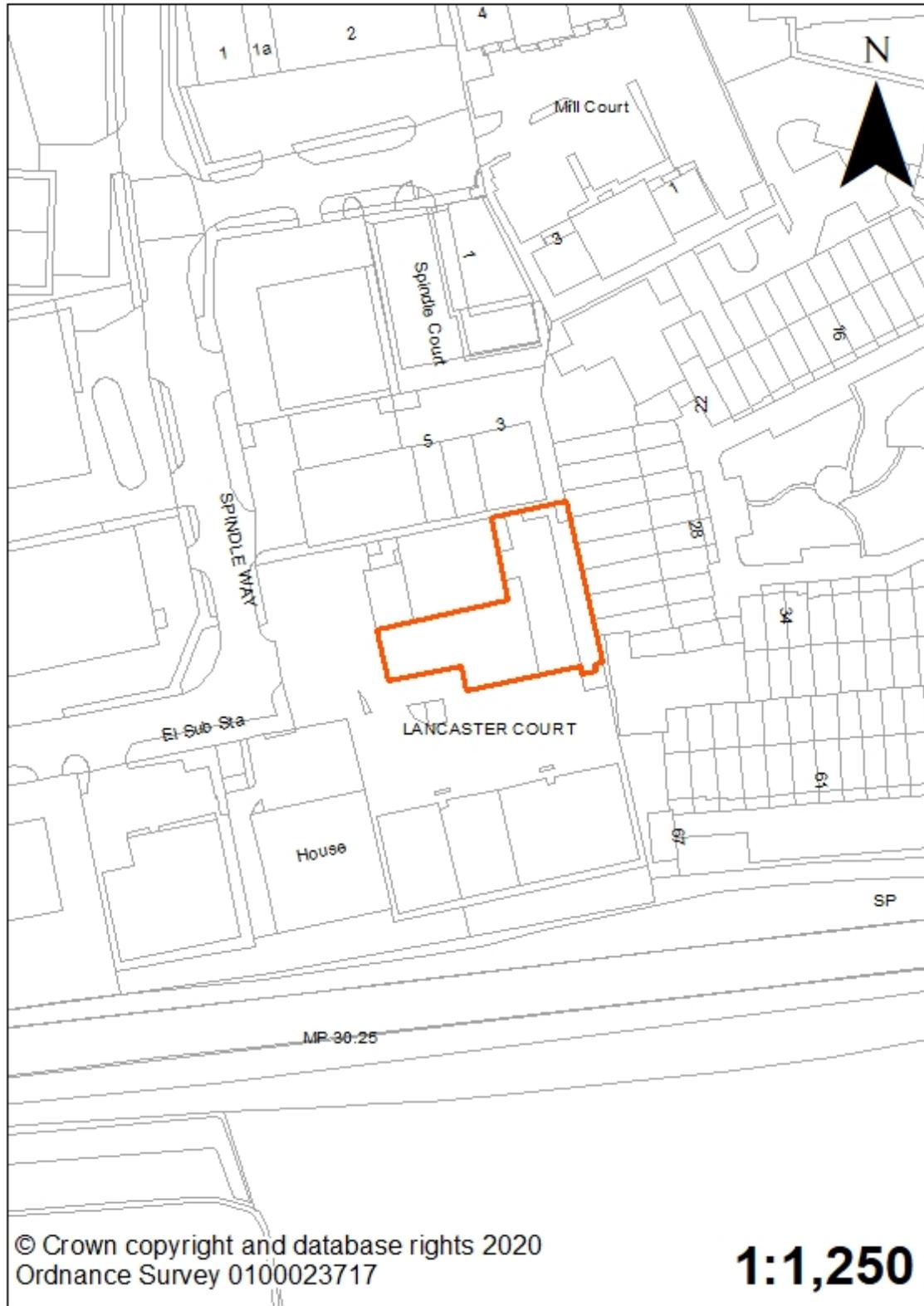
Ocean House, Hazelwick Avenue, Three Bridges, Crawley



Site Reference	47	Neighbourhood	Northgate
Site Name / Address	Belgrave House, Station Way		
Existing Land Use (s)	B1 offices.		
PA. Number	CR/2020/0254/PA3	Gross Dwellings	28
Lapse Date	26/06/2023	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	28
Site Area (Gross hectares)	0.15	Current Density	-
Site Suitability	Yes – The site is in a sustainable town centre location and benefits from prior approval for change of use from office to residential.		
Site Availability	Yes – The site has recently been promoted for residential use and marketed, although it is currently understood to be partly occupied.		
Site Achievability	Yes – The site is considered to be viable for conversion to residential use.		
Action Required / Constraints	The council will need to work with the landowner to ensure that the potential of the site is realised in an appropriate manner.		
Phasing for development			
19/20	20/21	21/22	22/23
			28
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	The site benefits from prior approval for change of use from office to residential at a quantum of 28 units and as such is deliverable in the early part of the Local Plan period.		

Site Reference	54	Neighbourhood	Three Bridges
Site Name / Address	International Business Centre, Spindle Way		
Existing Land Use (s)	B1 offices		
PA. Number	CR/2017/0748/PA3	Gross Dwellings	10
Lapse Date	01/05/2021	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	10
Site Area (Gross hectares)	0.08	Current Density	-
Site Suitability	Yes – The site benefits from prior approval for conversion from office to residential. The council is however proposing to introduce an Article 4 Direction for this location in respect of office to residential change of use permitted development rights.		
Site Availability	Yes – It is understood that the owner intends to implement the permitted prior approval scheme.		
Site Achievability	Yes – Residential development on this site is likely to be viable.		
Action Required / Constraints	No further action required.		
Phasing for development			
19/20	20/21	21/22	22/23
		10	
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	The site benefits from prior approval to convert from office to residential, and this could realistically be implemented in the early part of the Local Plan period.		

International Business Centre, Spindle Way, Three Bridges, Crawley

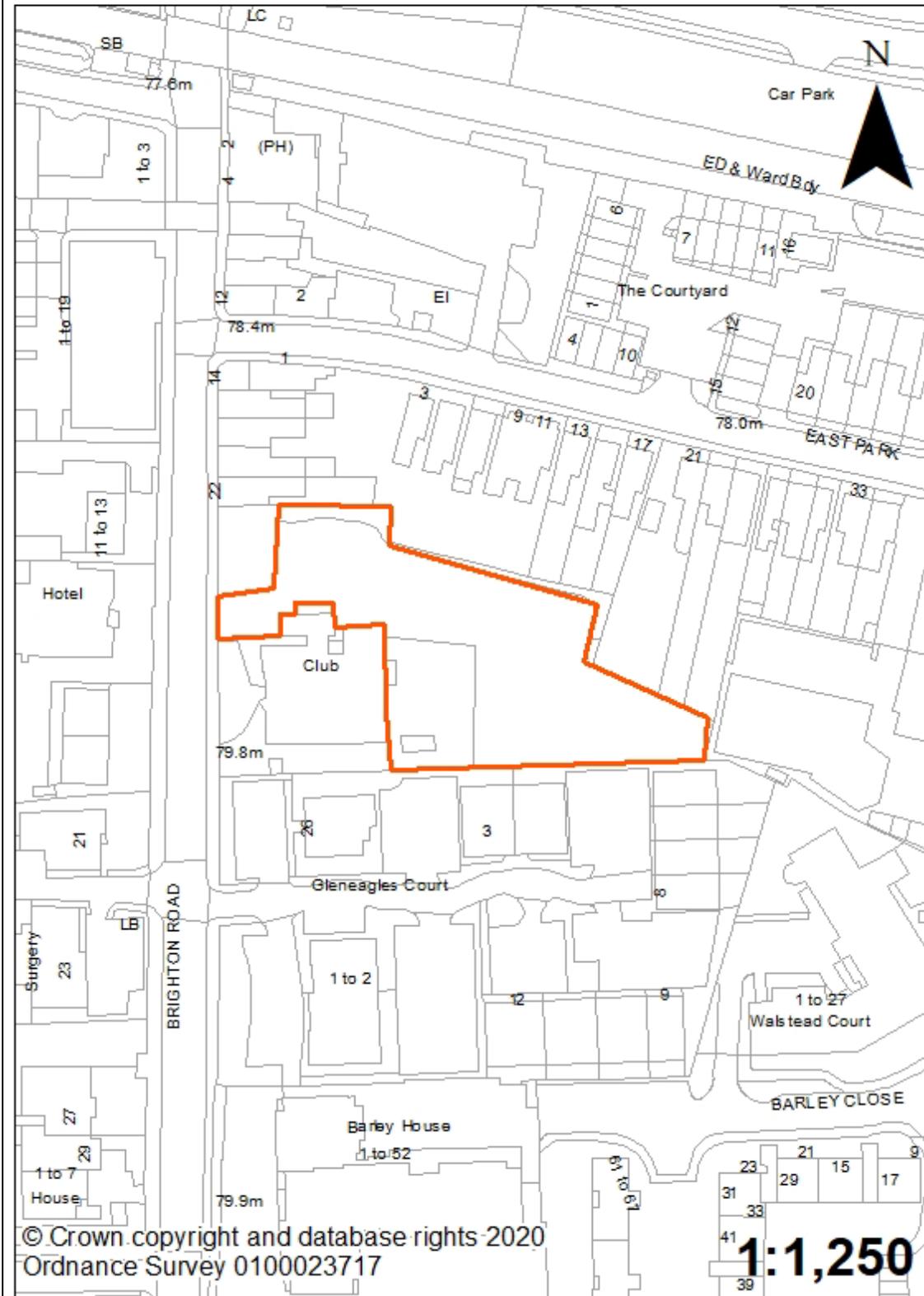


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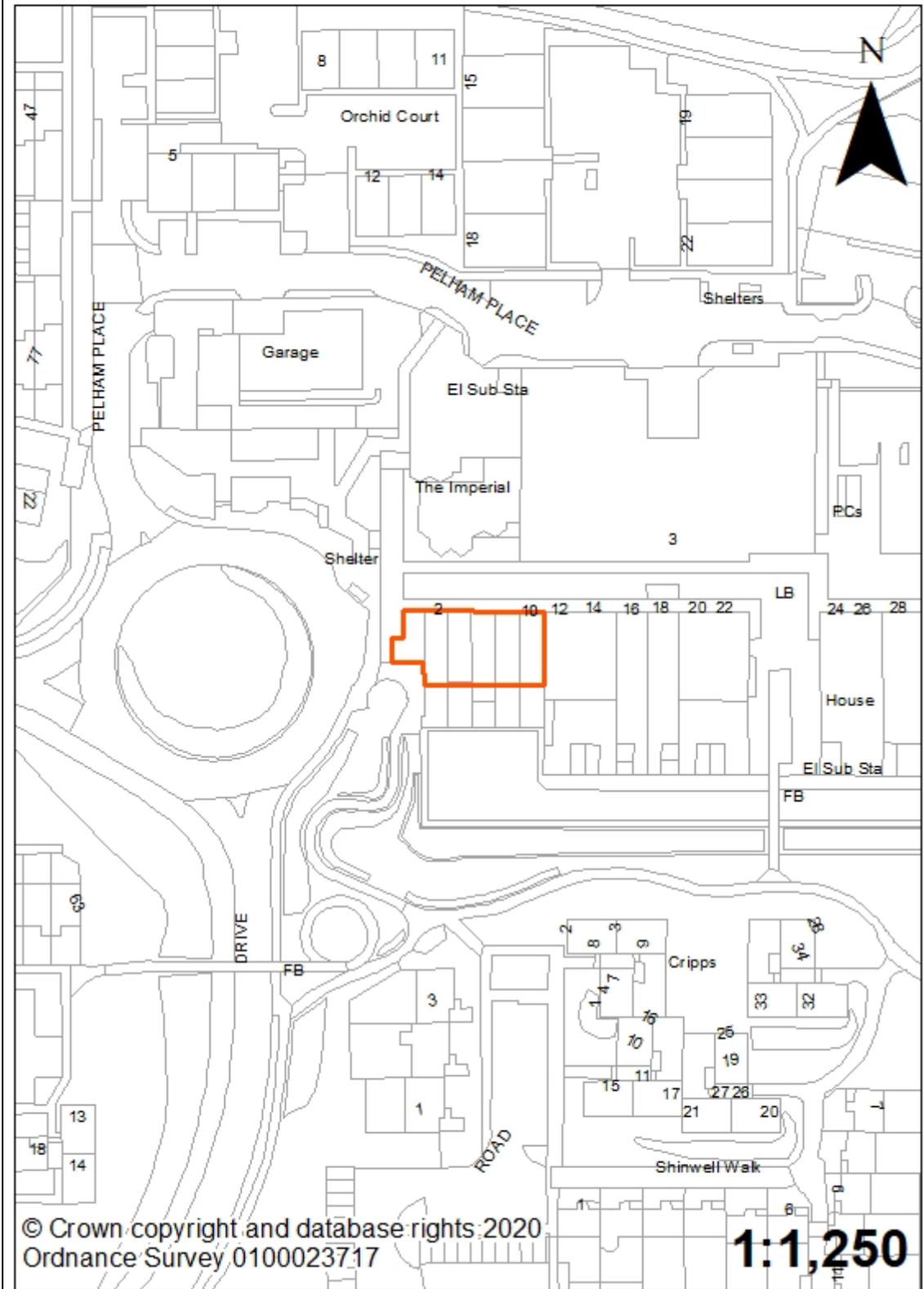
Site Reference	81	Neighbourhood	Southgate
Site Name / Address	Land S/O and R/O 24 Brighton Road, Southgate, Crawley		
Existing Land Use (s)	Parking area formerly associated with adjacent Club building.		
PA Number	CR/2014/0865/FUL	Gross Dwellings	14
Lapse Date	Commenced	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	14
Site Area (Gross hectares)	0.26	Current Density	-
Site Suitability	Yes – The site has planning permission and has technically commenced.		
Site Availability	Yes – A number of pre-commencement conditions relating to this site were discharged in August 2019, indicating an intention to proceed with the development.		
Site Achievability	Yes – The determination of the approved scheme does not seem to have been subject to questions regarding viability.		
Action Required / Constraints	There is a technical commencement and the progression of the scheme will be monitored.		
Phasing for Development			
19/20	20/21	21/22	22/23
			14
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	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



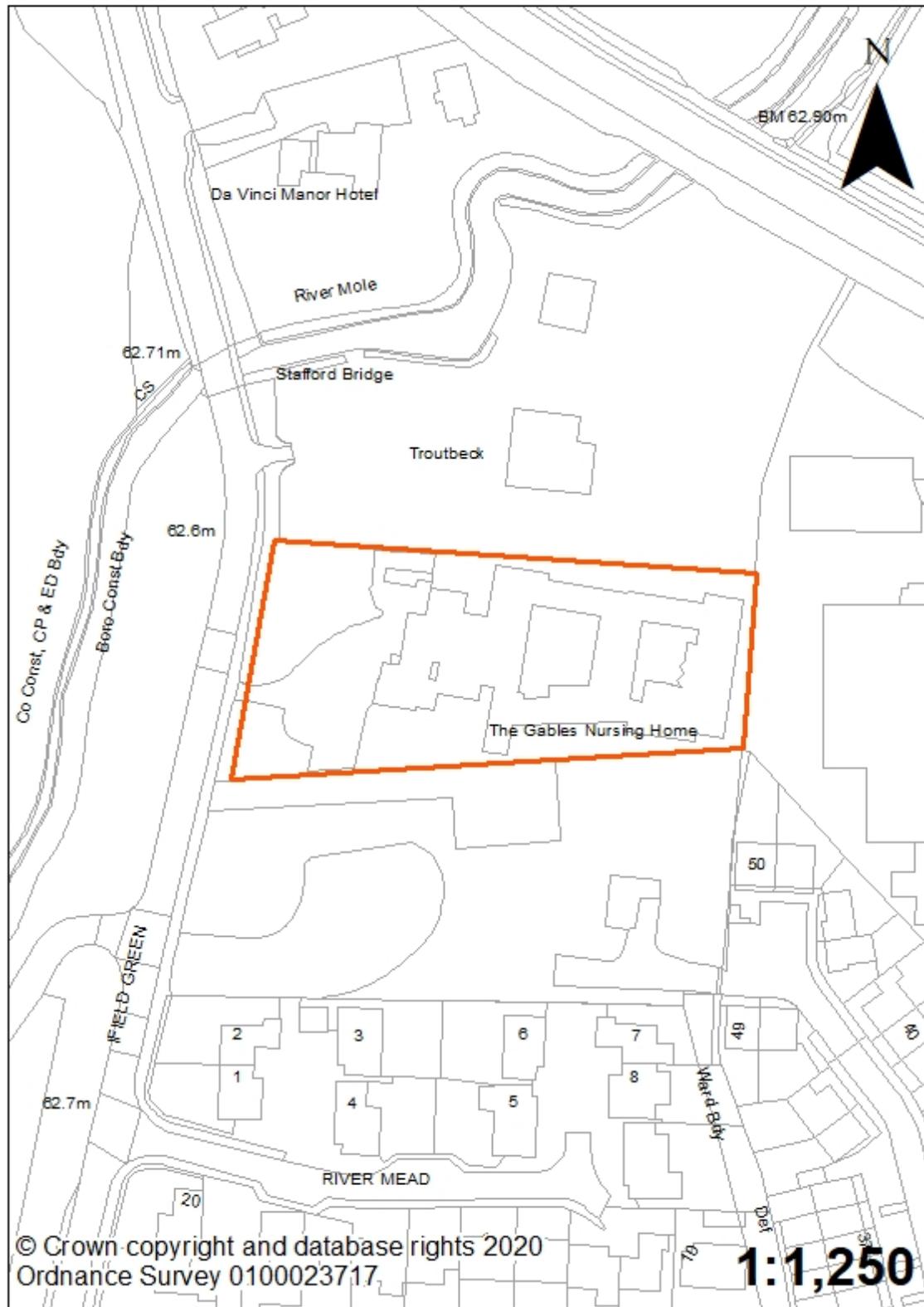
Site Reference	90	Neighbourhood	Broadfield														
Site Name / Address	Second Floor, Pelham House, Broadfield Barton																
Existing Land Use (s)	B1 Offices																
PA Number	CR/2018/0865/PA3	Gross Dwellings	6														
Lapse Date	21/01/2022	Demolitions	0														
PDL / Greenfield	PDL	Net Dwellings	6														
Site Area (Gross hectares)	0.04	Current Density	-														
Site Suitability	Yes – The site benefits from Prior Approval for conversion to residential use.																
Site Availability	Yes – The site is understood to be available.																
Site Achievability	Yes – The site is considered capable of being viably developed in accordance with the consented Prior Approval scheme.																
Action Required / Constraints	Progress of the site is to be monitored.																
Phasing for Development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
	6																
Summary	This minor residential scheme benefits from Prior Approval and is capable of implementation in the near future.																

Second Floor, Pelham House, Broadfield Barton



Site Reference	92	Neighbourhood	Ifield														
Site Name / Address	The Gables Nursing Home, Ifield Green																
Existing Land Use (s)	Vacant Nursing Home																
PA Number	CR/2019/0322/FUL	Gross Dwellings	60 (bedrooms)														
Lapse Date	21/07/2023	Demolitions	54 (bedrooms)														
PDL / Greenfield	PDL/Greenfield	Net Dwellings	6 (bedrooms)														
Site Area (Gross hectares)	0.41	Current Density	-														
Site Suitability	<p>Yes – The site benefits from planning permission for demolition of the existing buildings and erection of a new care home facility. The site falls between Flood Risk Zones 2 and 3, and is known to be susceptible to flooding. Since the use of the site is already established, however, a sequential test was not considered necessary, and the redevelopment of the site provides an opportunity to improve upon existing flood mitigation measures, with the development being required to ensure that it is resilient to flooding events without increasing flooding elsewhere.</p>																
Site Availability	<p>Yes – The site is vacant and available.</p>																
Site Achievability	<p>Yes – Given potential disruption to the market in accommodation for older people as a result of the Covid-19 outbreak it is considered prudent not to make assumptions about the near-term viability of the site, notwithstanding the grant of permission, and on that basis delivery in years 6-10 of the Local Plan period is considered to be safer assumption.</p>																
Action Required / Constraints	Progress of the site is to be monitored.																
Phasing for Development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
								60									
Summary	<p>The site is permitted for redevelopment as a care home. The gross number of dwellings that would be ‘released’ by the availability of the facility permitted under CR/2016/0972/FUL is calculated to be 33, on the basis of the 1.8 bedroom/dwelling ratio prescribed for consideration of communal older peoples’ accommodation in the context of the Housing Delivery Test. The development is considered to be developable during the Local Plan period even if the impacts of Covid-19 in this market area may lead to additional delays.</p>																

The Gables Nursing Home, Ifield Green



**B) Small housing sites (1-4 units)
with planning permission
(1 September 2020)**

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 (34 units, assuming that any demolition has already taken place) and 45% delivery rate to sites which have not commenced (0.45 of 34 units net), provides an overall figure of 50 net dwellings. The summary table below outlines the total contribution of small sites at 1 September 2020.

Commencements

Planning App Ref	Site Address	Gross Units	Demolitions	Net Units	Net Outstanding
CR/2017/0143/PA3	14 - 15 The Courtyard, East Park	2	0	2	1
CR/2015/0747/FUL	151 London Road	1	0	1	1
CR/2016/0761/FUL	2 Oakhaven	1	0	1	1
CR/2015/0598/FUL	31 Crabtree Road	1	0	1	1
CR/2012/0582/FUL	36 Alpha Road & Rear of 13 Albany Road	4	0	4	4
CR/2018/0343/FUL	44 Albany Road	3	1	2	3
CR/2016/0998/FUL	5-6 Queens Square	4	0	4	4
CR/2017/0442/FUL	81 Shipley Road	2	0	2	2
CR/2019/0760/NCC	9 & 11 Home Close	3	0	3	3
CR/2016/0524/FUL	95-97 Three Bridges Road	3	1	2	1
CR/2017/0091/NCC	Badgers Bank, Old Brighton Road	1	0	1	1
CR/1998/0772/FUL	Fairhaven, Fernhill Road, Horley	1	0	1	1
CR/2017/0507/NCC	Fircroft, Church Road	4	0	4	4
CR/2016/0541/FUL	Gurjar Hindu Union Temple, Apple Tree Centre, Ifield Avenue	1	0	1	1
CR/2015/0637/FUL	Land off Worth Way (South of Saxon Rd)	1	0	1	1
CR/2017/0278/FUL	R/O 71 & 73 East Park	1	0	1	1
CR/2014/0850/FUL	R/O 65-71 Poynings Road	2	0	2	2
CR/2017/0968/FUL	The Tweed, Tweed Lane	1	0	1	1
CR/2018/0001/FUL	Woodend, Forge Wood	1	0	1	1
Total Commenced Sites		37	2	35	34

Commitments

Planning App Ref	Site Address	Gross Units	Demolitions	Net Units
CR/2016/0980/FUL	16 Springfield Road	2	1	1
CR/2017/0389/FUL	12 Moat Walk	1	0	1
CR/2017/0474/PA3	11 The Courtyard, East Park	1	0	1
CR/2018/0557/FUL	27 Crabbet Road	2	0	2
CR/2017/0940/FUL	Kilravock, 1 Pease Pottage Hill	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/2019/0396/PA3	1 - 2 The Courtyard, East Park	2	0	2
CR/2017/0925/FUL	1-6 Maunsell Park	3	0	3
CR/2019/0503/FUL	5 Perryfield Road, Southgate, Crawley	4	0	4
CR/2019/0282/FUL	R/O 3 Southgate Road	1	0	1
CR/2018/0773/OUT	Ewhurst, The Mardens	1	0	1
CR/2019/0928/PA3	11 - 13 Queensway	2	0	2
CR/2019/0929/192	11 - 13 Queensway (2nd floor)	2	0	2
CR/2019/0541/FUL	46 The Birches	1	0	1
CR/2020/0238/PA3	First Floor, 174 Three Bridges Road	2	0	2
CR/2019/0667/FUL	7 High Street	1	0	1
Total Commitments		35	1	34
Committed Sites Factored 0.45		16	0	16

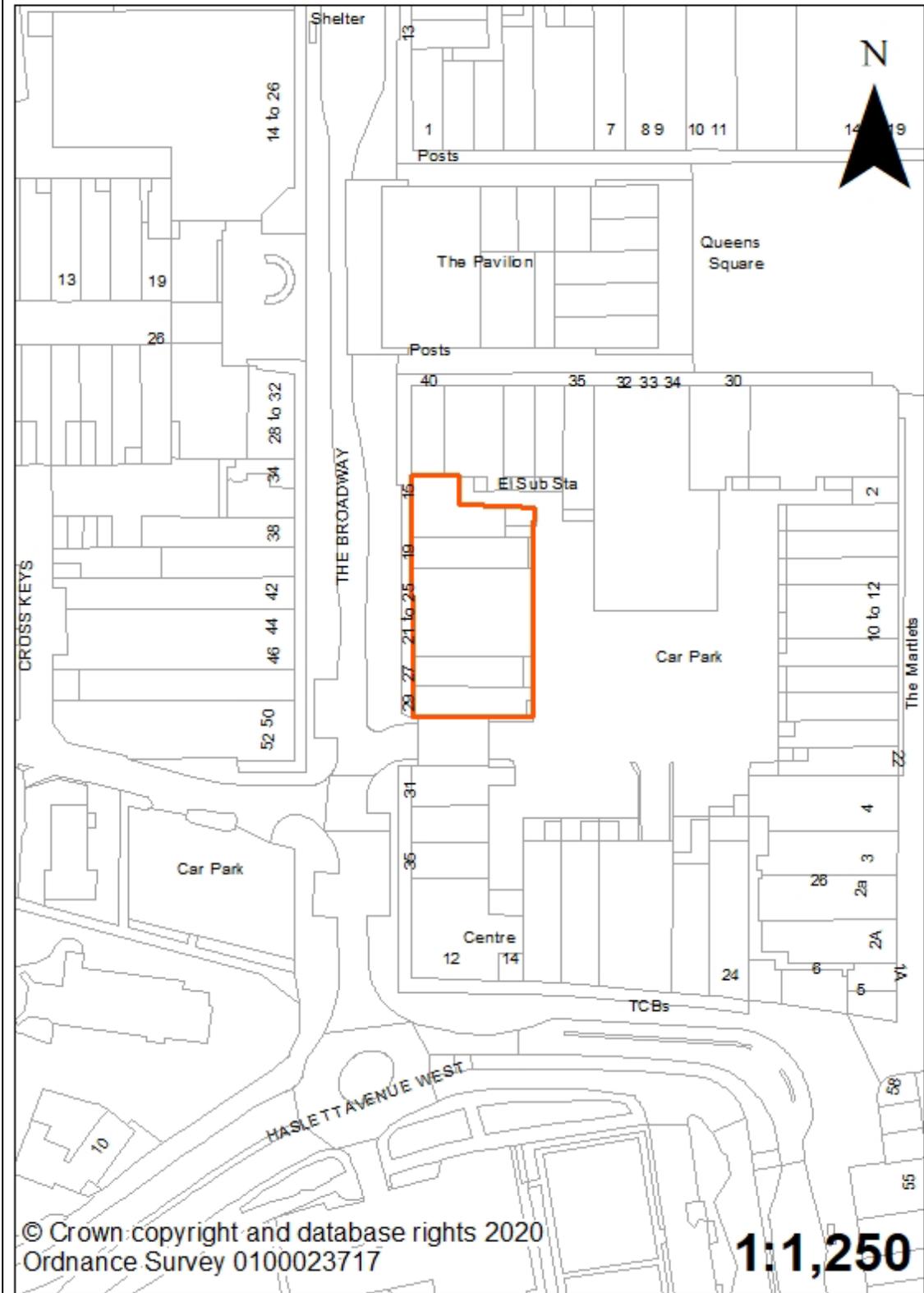
Small Sites Total

50

**C) Local Plan Key Housing Allocations
(Policy H2)
(‘Deliverable’ Years 1-5,
2021/22 – 2025/26)**

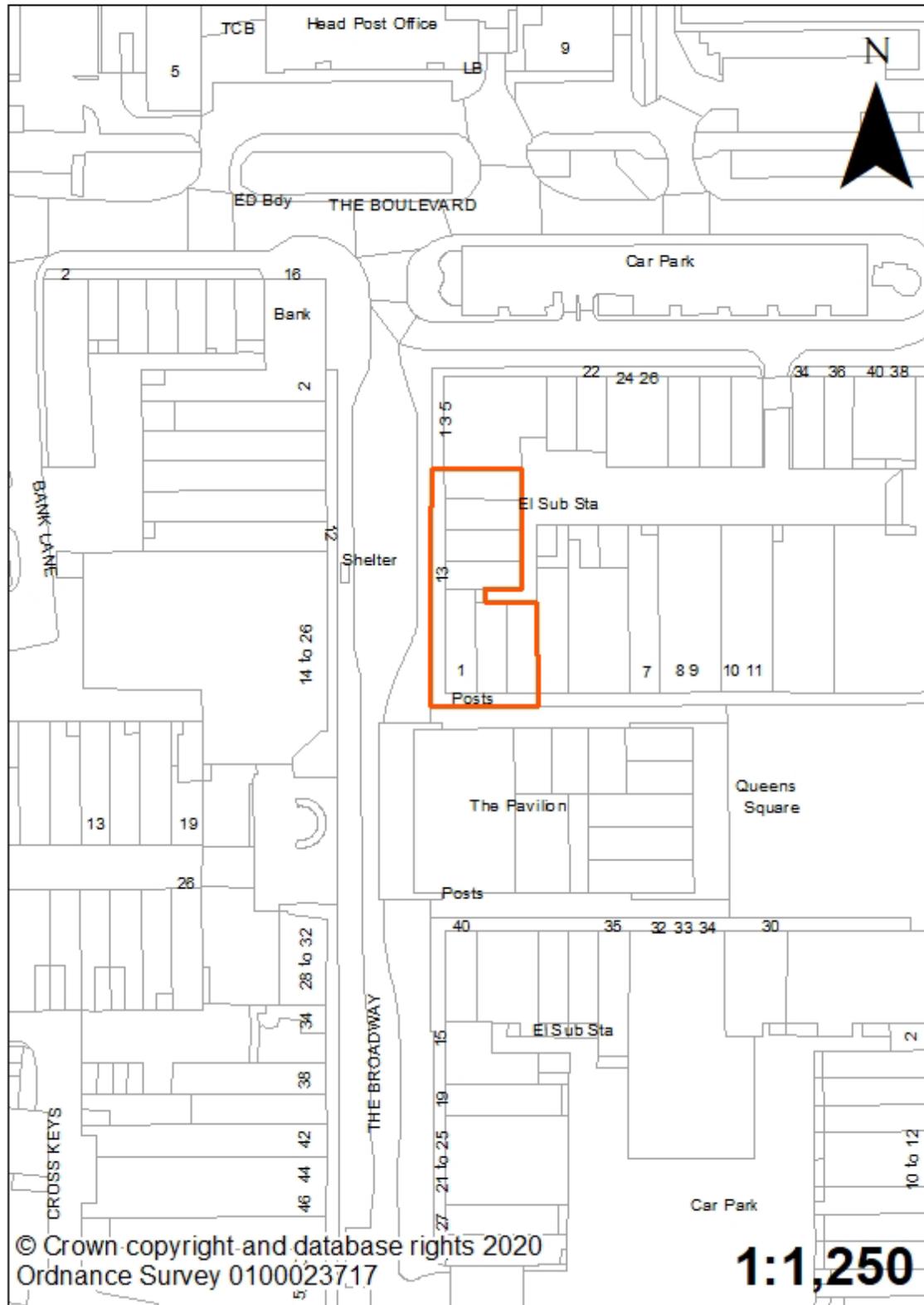
Site Reference	7	Neighbourhood	Northgate														
Site Name / Address	15 – 29 The Broadway Upper Floors																
Existing Land Use (s)	Vacant Retail and Office Building																
PA. Number	CR/2015/0609/FUL	Gross Dwellings	78														
Lapse Date	Commenced	Demolitions	0														
PDL / Greenfield	PDL	Net Dwellings	78														
Site Area (Gross hectares)	0.11	Current Density	-														
Site Suitability	Yes – The site has planning permission.																
Site Availability	Yes – The site has planning permission and work has completed on site during 2020/21.																
Site Achievability	Yes – Work has completed on site during 2020/21.																
Action Required / Constraints	No further action is required.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
	78																
Summary	This site has been completed during 2020/21.																

15 - 29 The Broadway, Northgate, Crawley



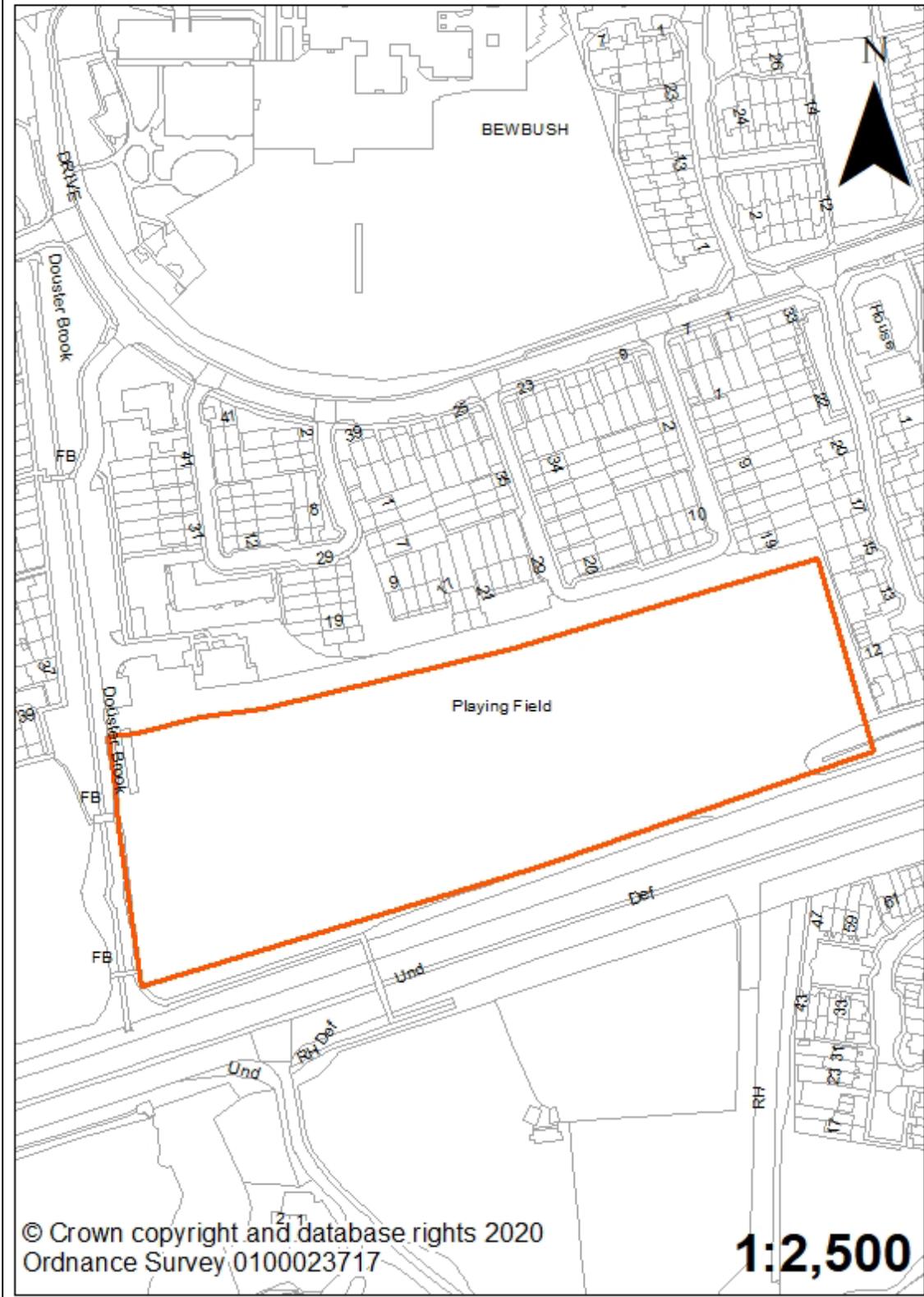
Site Reference	8		Neighbourhood	Northgate														
Site Name / Address	7 - 13 The Broadway & 1 - 3 Queens Square																	
Existing Land Use (s)	Ancillary retail (A1) and office (B1) space																	
PA. Number	-		Gross Dwellings	25														
Lapse Date	-		Demolitions	0														
PDL / Greenfield	PDL		Net Dwellings	25														
Site Area (Gross hectares)	0.09		Current Density	-														
Site Suitability	Yes – This site benefitted from a recently expired planning permission (CR/2015/0694/FUL).																	
Site Availability	Yes – Building works were well advanced on site as of summer 2020, seemingly on the basis of the lapsed permission.																	
Site Achievability	Yes – The site is understood to have changed hands and building work has been under way on the site.																	
Action Required / Constraints	The planning position in respect of the site will need to be regularised.																	
Phasing for development																		
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	
		25																
Summary	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



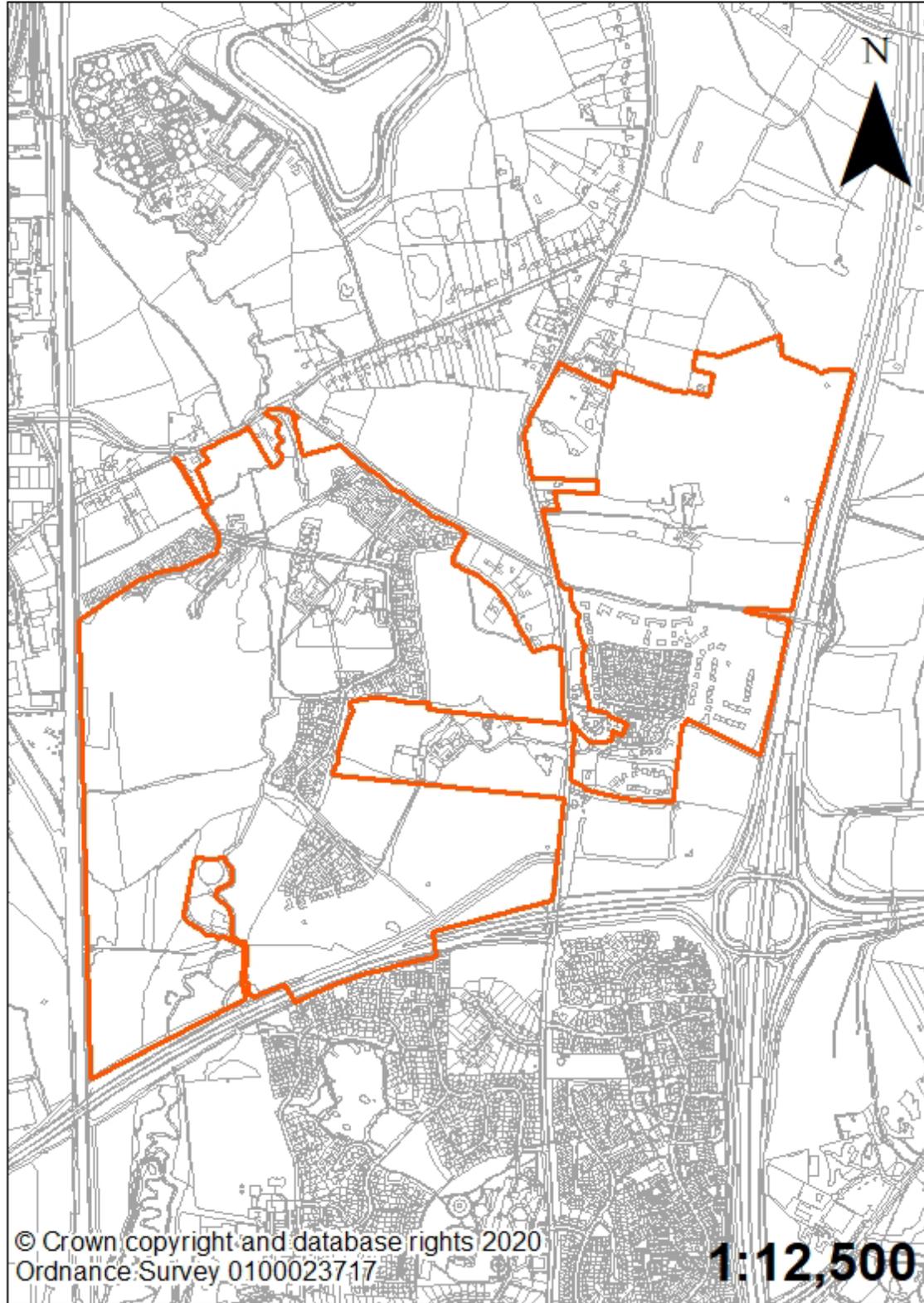
Site Reference	9	Neighbourhood	Bewbush														
Site Name / Address	Breezehurst Drive Playing Fields																
Existing Land Use (s)	Playing Fields																
PA. Number	-	Gross Dwellings	65														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	Greenfield	Net Dwellings	65														
Site Area (Gross hectares)	2.71	Current Density	-														
Site Suitability	Yes – 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 2021 Local Plan.																
Site Availability	Yes – The site is in the ownership of Crawley Borough Council, who intend to develop it. A full planning application (CR/2020/0192/RG3) was submitted during 2020.																
Site Achievability	Yes – The site is considered to be developable in accordance with the Design Brief.																
Action Required / Constraints	The Local Planning Authority and the Project Team will continue to seek to progress the application towards a successful outcome.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
					65												
Summary	CBC is actively pursuing development of this site and build-out is projected to occur during years 1-5 of the Local Plan period. A planning application is currently being considered.																

Breezehurst Drive Playing Fields, Bewbush, Crawley

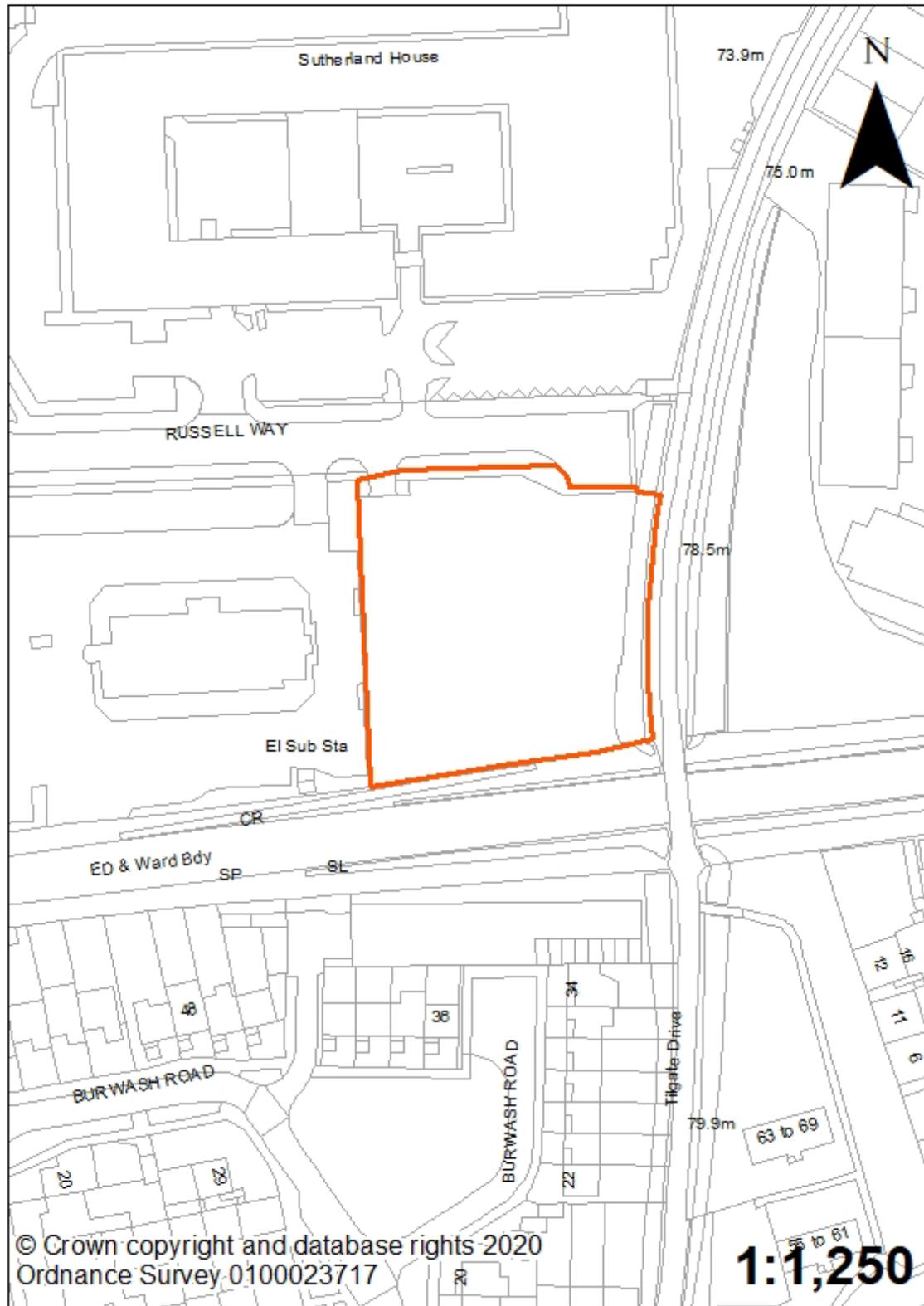


Site Reference	11	Neighbourhood	Forge Wood														
Site Name / Address	Forge Wood Neighbourhood																
Existing Land Use (s)	Greenfield.																
PA. Number	CR/2015/0552/NCC CR/2013/0610/ARM (phase 1a) CR/2014/0061/ARM (phase 1b) CR/2014/0062/ARM (phase 1c) CR/2015/0740/ARM (phase 2a) CR/2016/0114/ARM (phase 2d) CR/2016/0780/ARM (phase 3a) CR/2016/0962/ARM (phase 3b) CR/2017/0125/ARM (phase 4a)	Gross Dwellings	1900														
Lapse Date	Commenced (or subject to Reserved Matters Approval)	Demolitions	0														
PDL / Greenfield	Greenfield.	Net Dwellings	1900 (1038 remaining)														
Site Area (Gross hectares)	117	Current Density	-														
Site Suitability	Yes – The site benefits from outline planning consent and most of the proposed units benefit from reserved matters approval.																
Site Availability	Yes – The development of the site is currently being progressed, with build-out occurring on various phases. As of April 2020 1038 dwellings remained to be built.																
Site Achievability	Yes – The development is understood to be viable and is currently proceeding, although the build-out rate may be slowed by the impacts of Covid-19. 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.																
Action Required / Constraints	Progress of the neighbourhood and particularly the later phases is to be monitored.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
187	205	88	134	150	124	50	60	60	60	60	47						
Summary	The council will continue to work closely with the development consortium to ensure the completion of the site within agreed timescales, given the importance of the site to the Council's Housing Land Supply.																

Forge Wood, Crawley



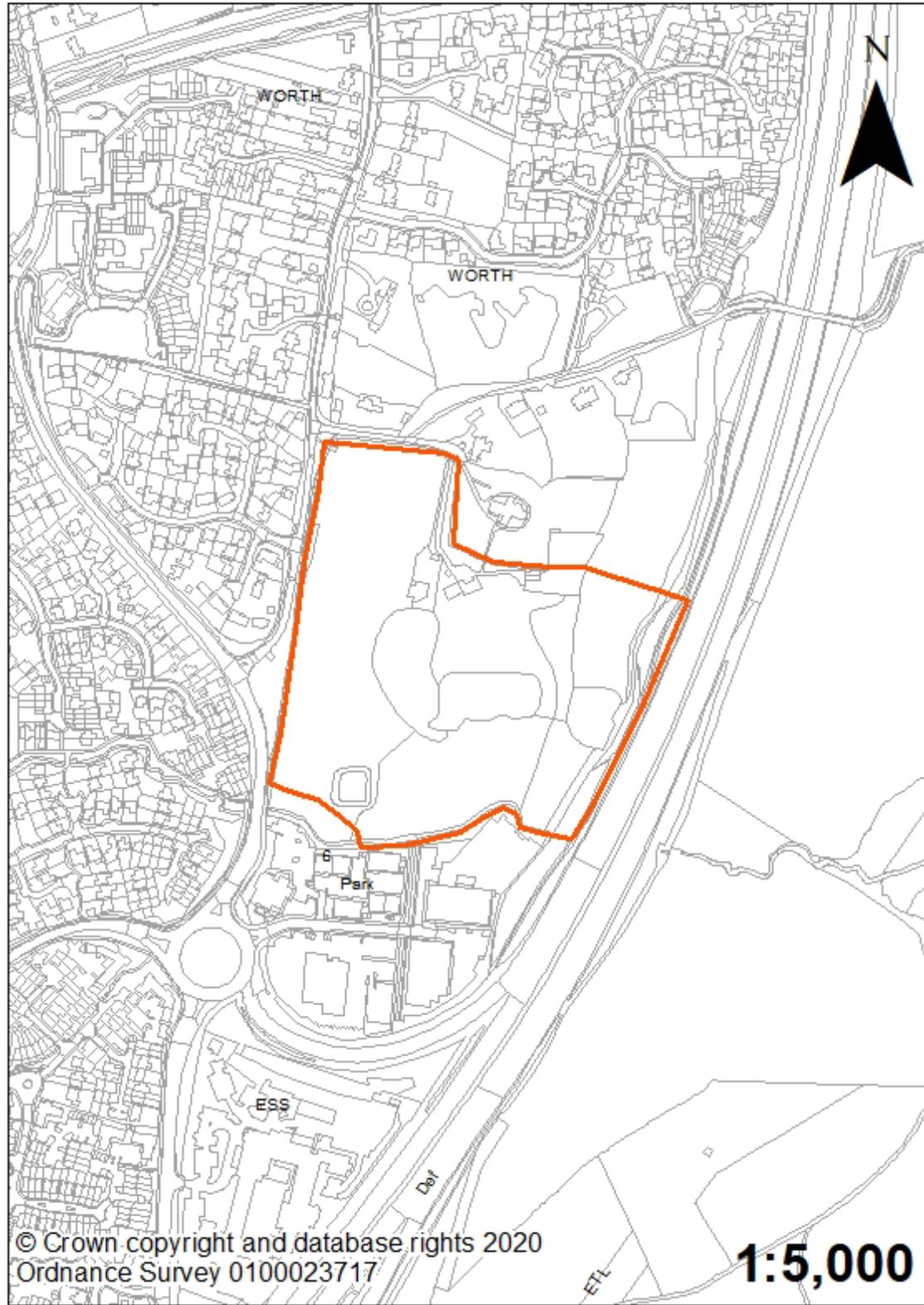
Former TSB Site, Russell Way, Three Bridges, Crawley



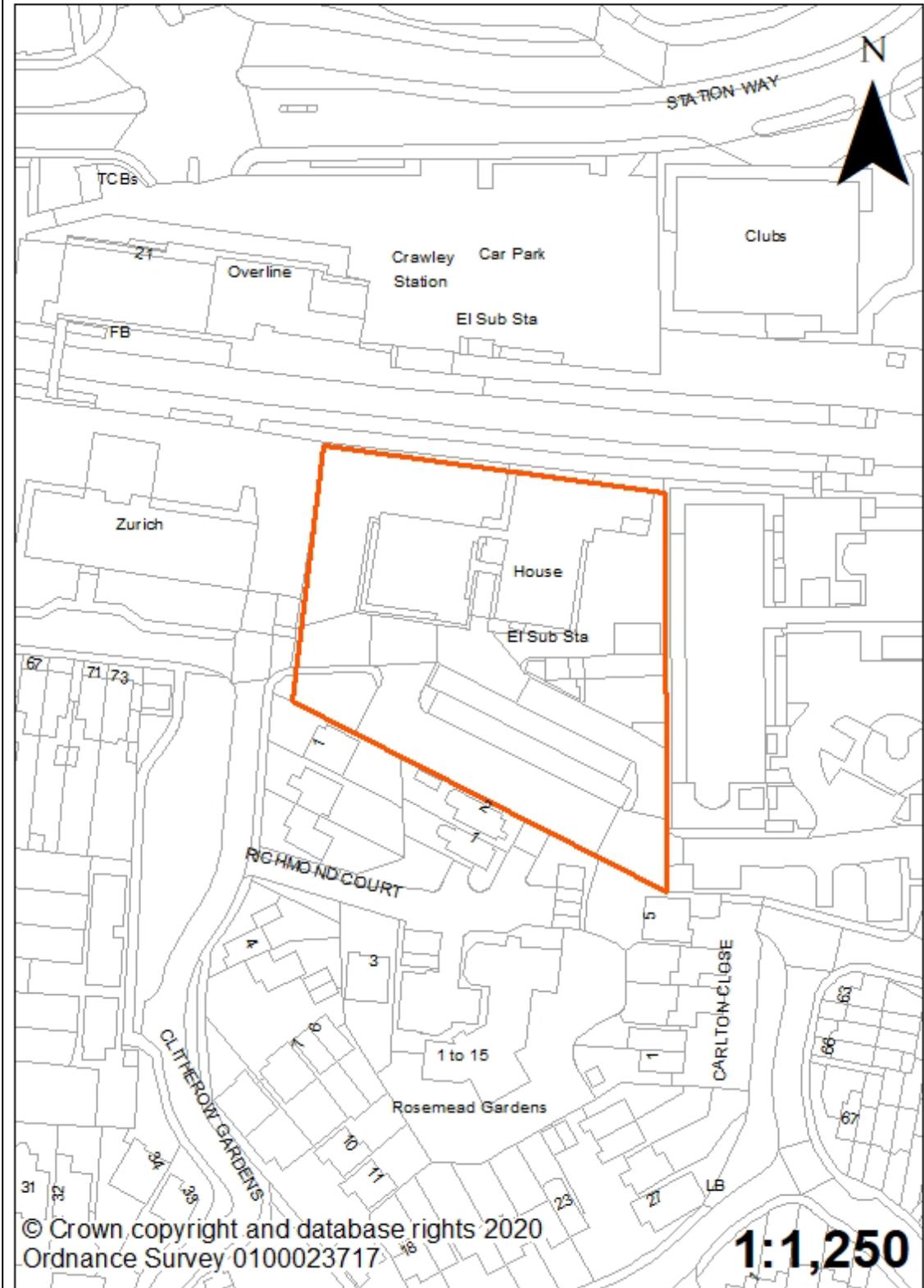
Henty Close, Bewbush, Crawley



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

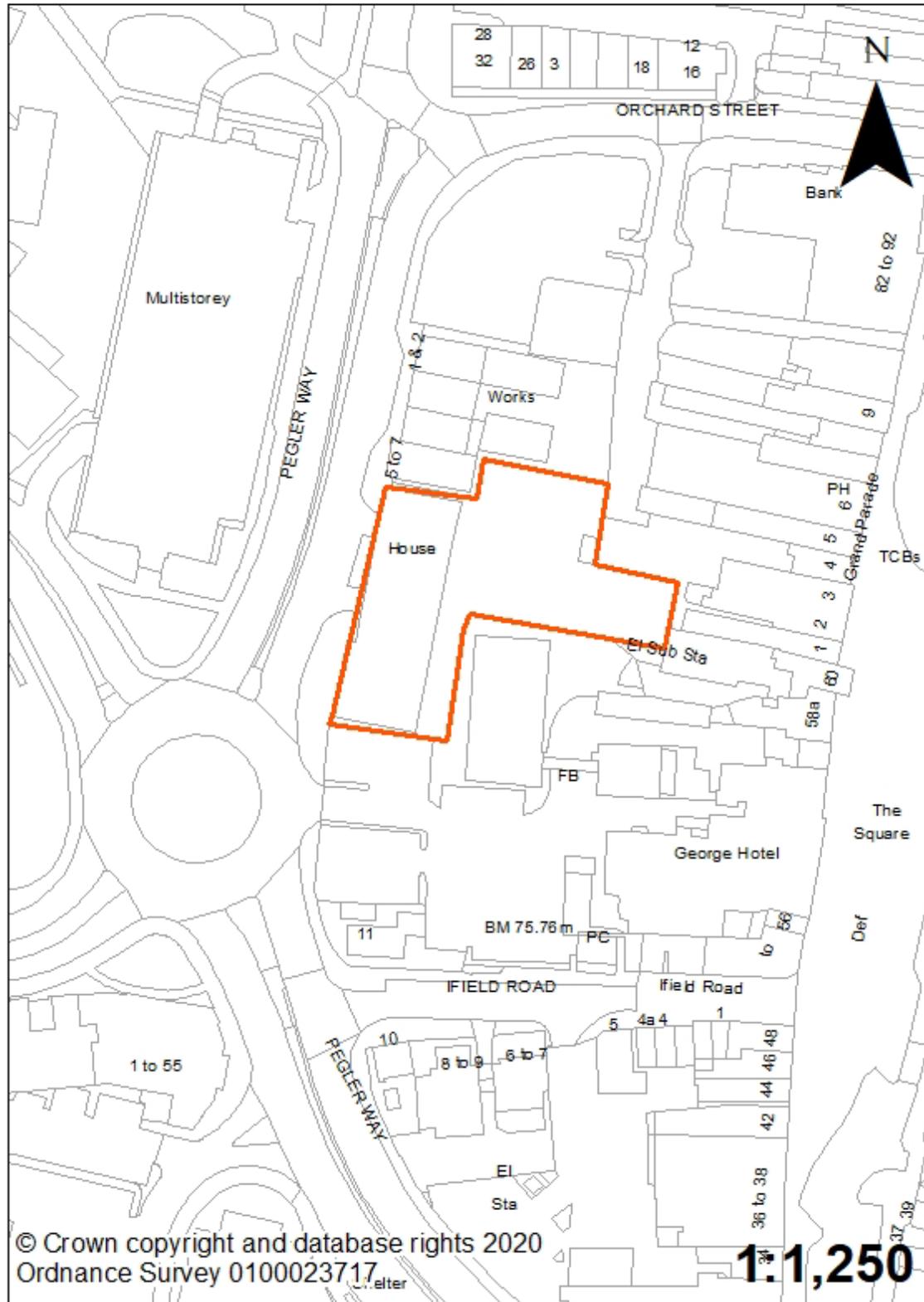


Longley House, East Park, Southgate, Crawley

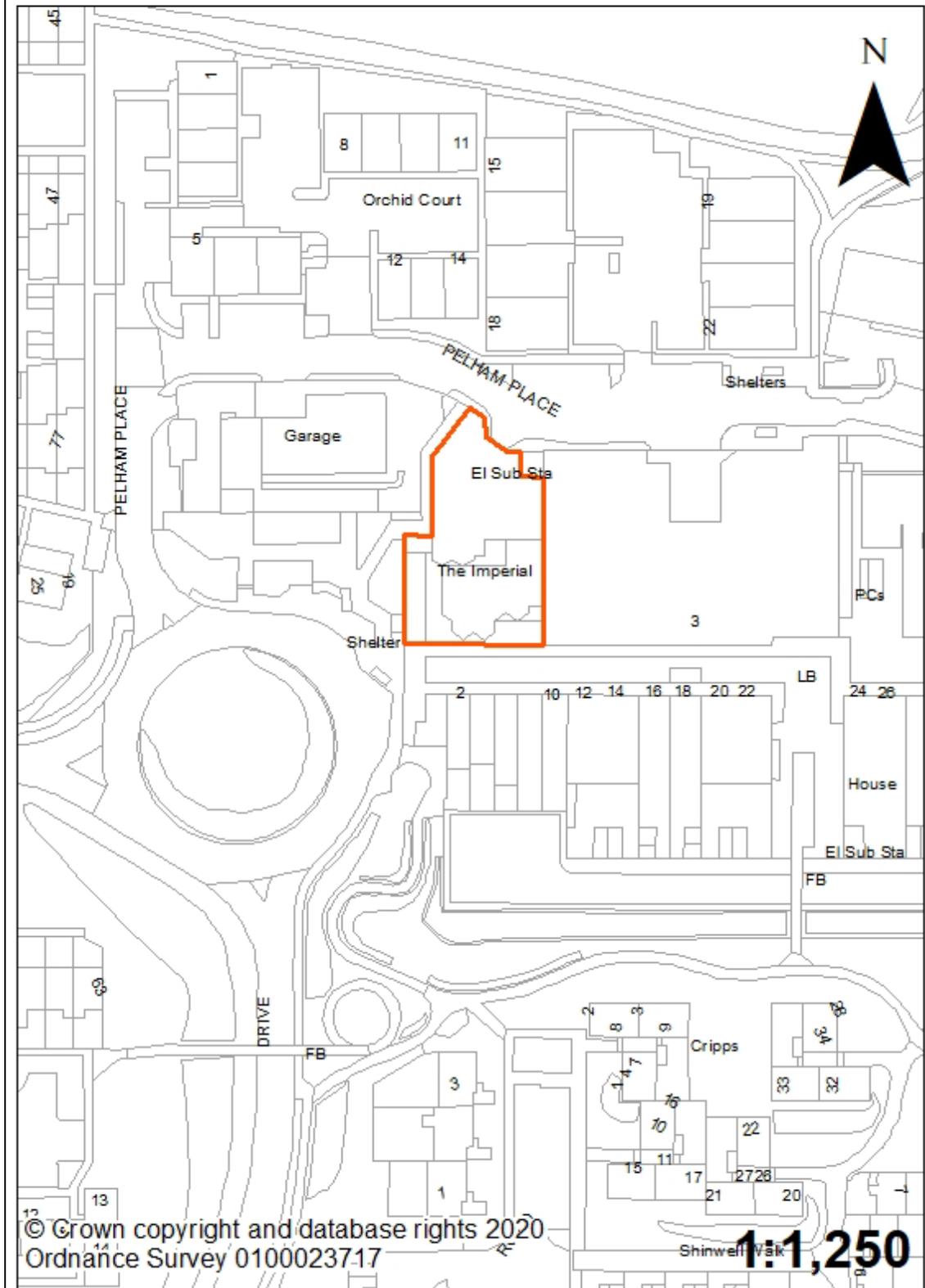


Site Reference	21	Neighbourhood	West Green														
Site Name / Address	Shaw House, Pegler Way																
Existing Land Use (s)	Vacant office building.																
PA. Number	-	Gross Dwellings	33														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	PDL	Net Dwellings	33														
Site Area (Gross hectares)	0.19	Current Density	-														
Site Suitability	Yes – The site is in a sustainable town centre location and has previously benefited from prior approval for change of use from office to 26 residential units (CR/2016/0816/PA3), as well as planning permission for an additional 7 units at roof level (CR/CR/2014/0811/FUL). Allocation as a Key Housing Site is proposed in the submission draft 2021 Local Plan. The site is vacant and works are in progress.																
Site Availability	Yes – The site is vacant and operational works associated with the change of use to residential have been in progress.																
Site Achievability	Yes – Operational development associated with the change of use to residential is under way.																
Action Required / Constraints	Progress will on site will be monitored.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
	26		7														
Summary	Since conversion work on this site has already started it is considered that delivery of a prior approval scheme on the site during 2020/21 is realistic, with scope for an upward extension to follow.																

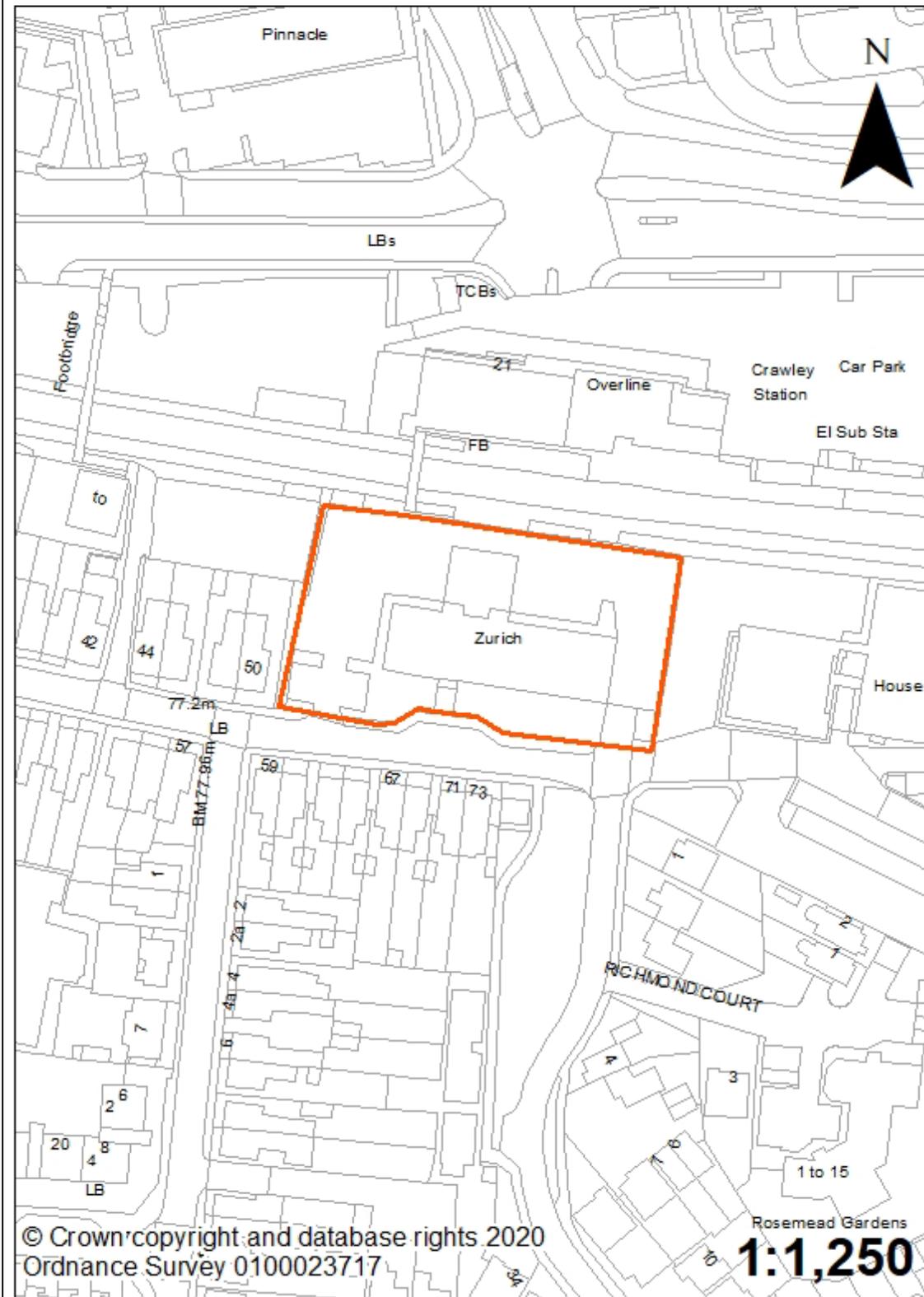
Shaw House, Pegler Way, West Green, Crawley



The Imperial, Broadfield Barton, Broadfield, Crawley



Zurich House, East Park, Southgate, Crawley



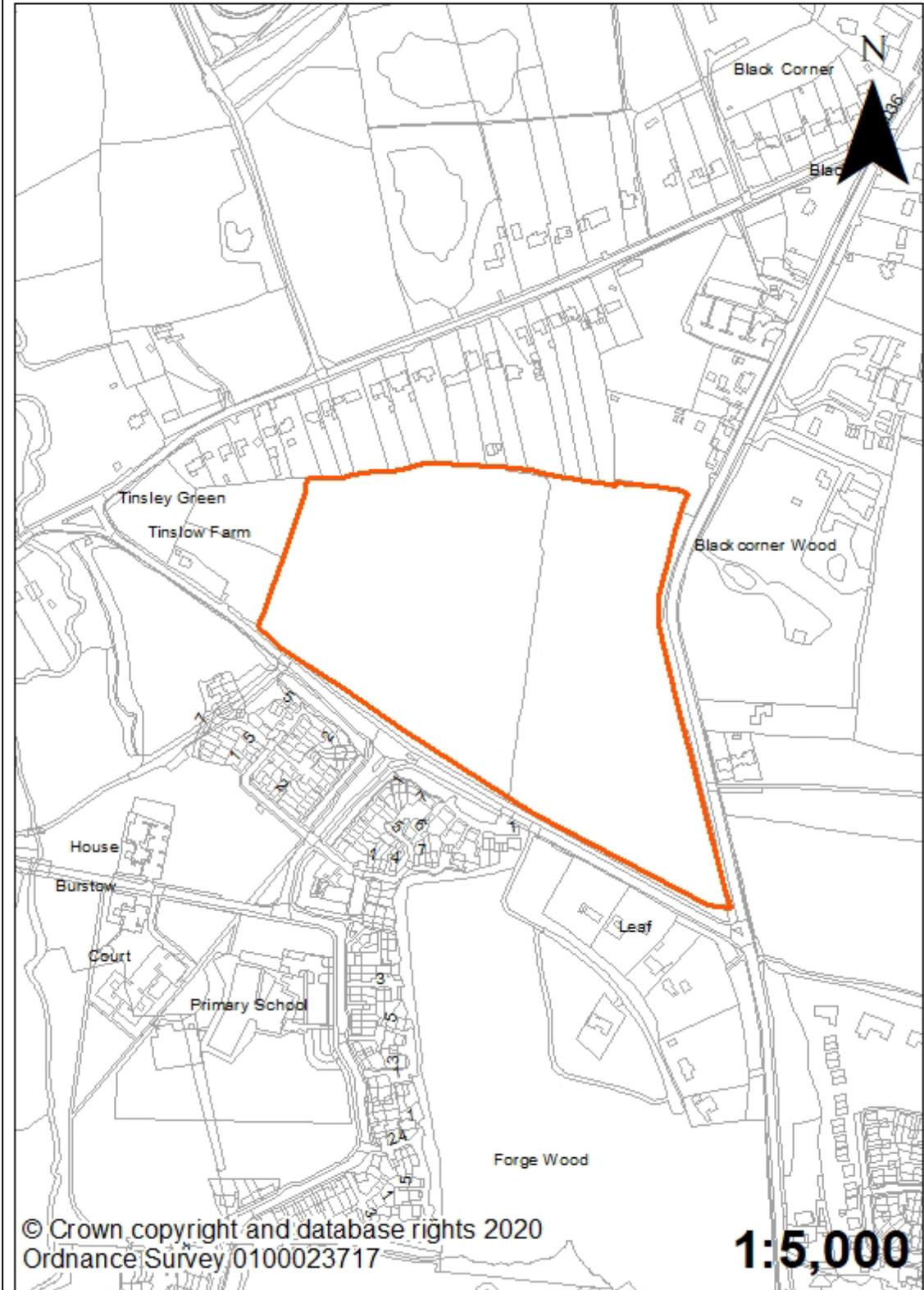
**D) Local Plan
Key Housing Allocations
(Policy H2) ('Developable' Years 6-16,
2026/7-2036/37)**

Site Reference	16	Neighbourhood	Tilgate														
Site Name / Address	Land Adjacent to Desmond Anderson																
Existing Land Use (s)	Surplus Educational Land																
PA. Number	-	Gross Dwellings	150														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	PDL & Greenfield	Net Dwellings	150														
Site Area (Gross hectares)	3.39	Current Density	-														
Site Suitability	<p>Yes – The site was allocated in the 2015 Local Plan as a Key Housing Site (Policy H2) and the submission draft 2021 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>																
Site Availability	<p>Yes – The site is owned by West Sussex County Council, who are supportive of the use of the site for residential development.</p>																
Site Achievability	<p>Yes – 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 in years 6 to 10 of the updated Local Plan period.</p>																
Action Required / Constraints	<p>15% of the site is within Flood Zone 3a and 3% in Flood Zone 3b. The sequential approach should be applied to avoid developing in flood zones as far as reasonable, and should 'more vulnerable' development be proposed in Flood Zone 3a, the exception test must be satisfied. 'More vulnerable' development in Flood Zone 3b will not be permitted. Parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. West Sussex County Council has undertaken further work to assess the measures needed to establish the development potential of the site from a flood risk management perspective, and will be seeking to progress the site with a joint venture partner.</p>																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
							100	50									
Summary	<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>																

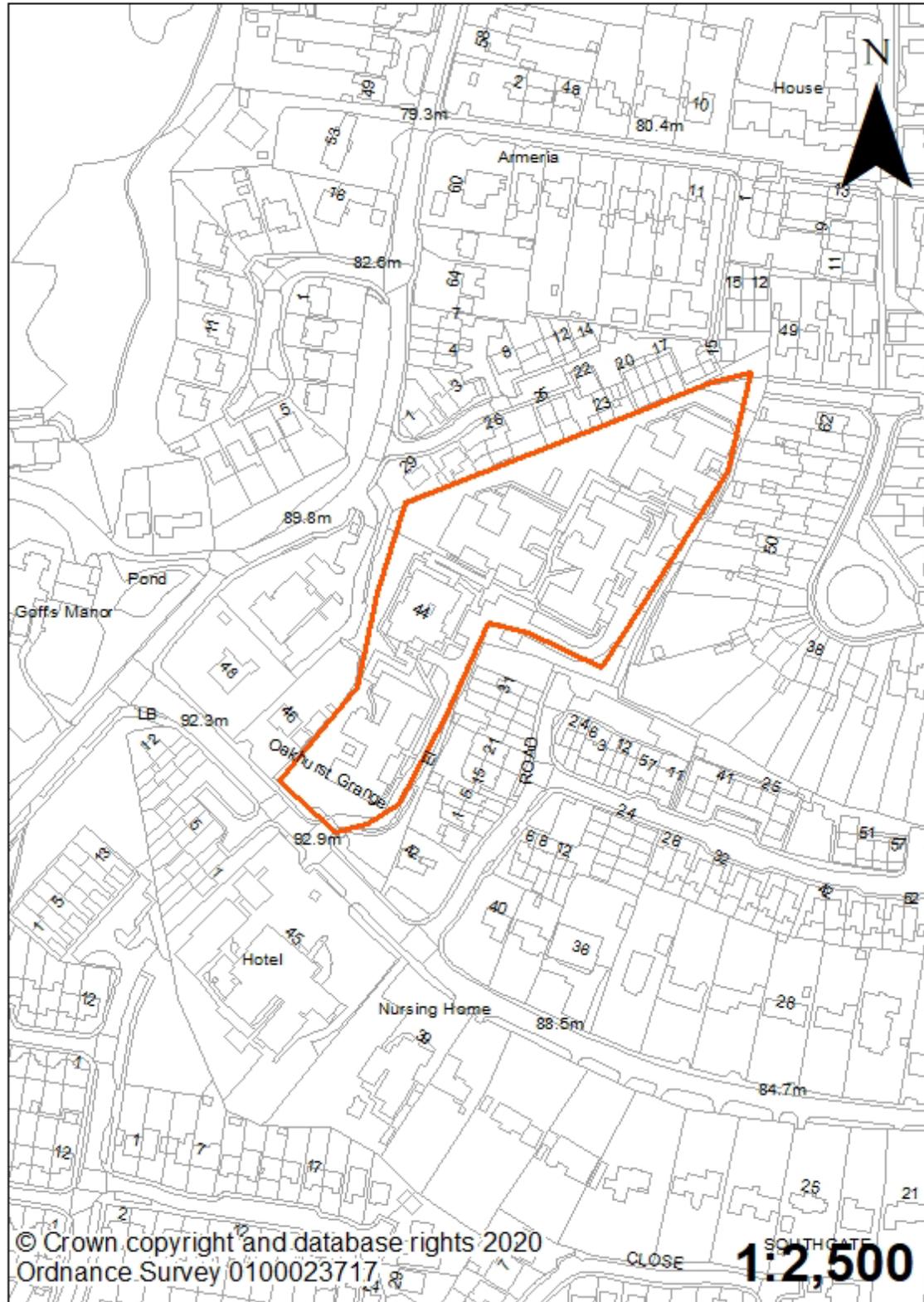
Land Adjacent to Desmond Anderson, Tilgate, Crawley



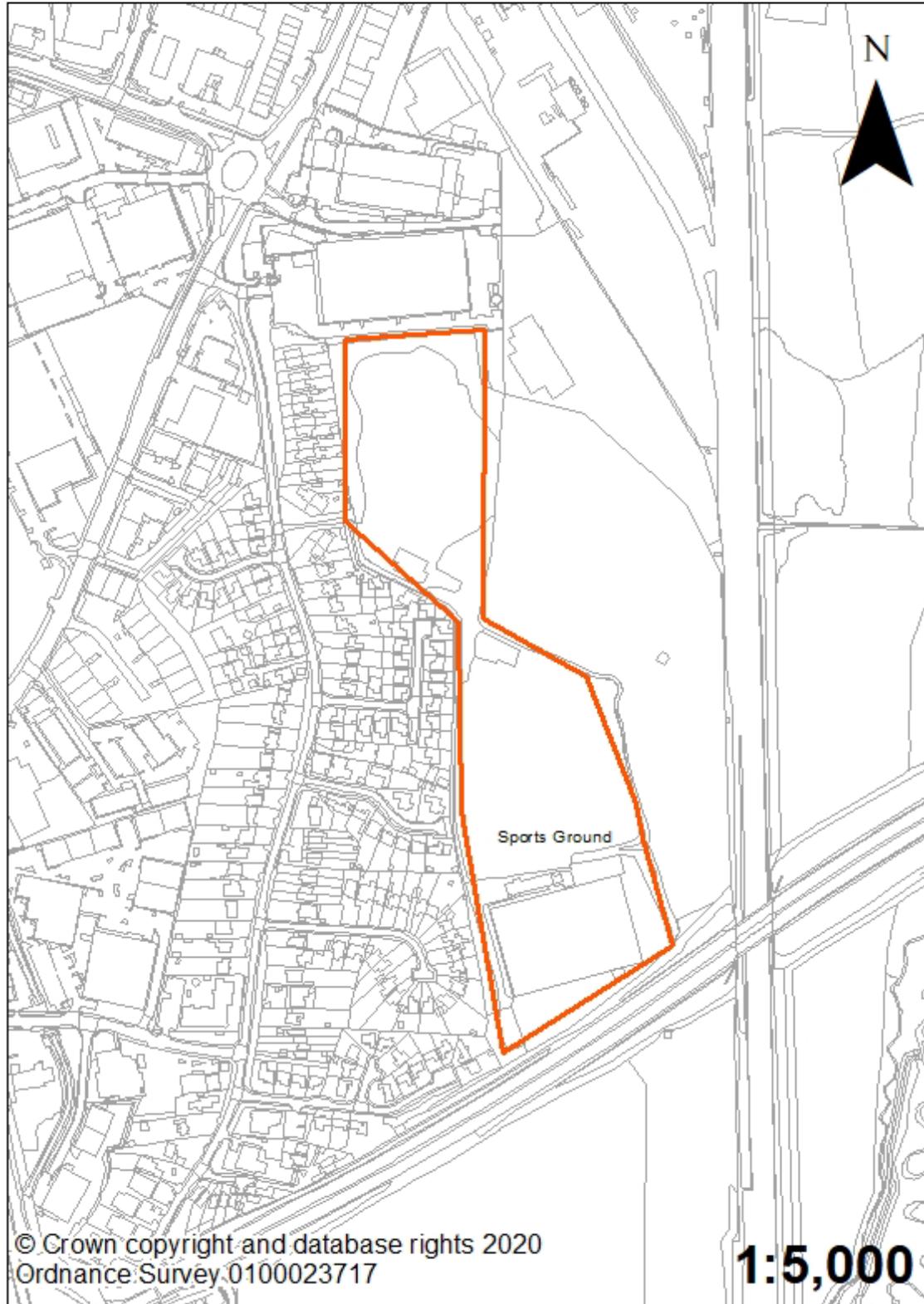
Land adjacent to Steers Lane, Forge Wood, Crawley



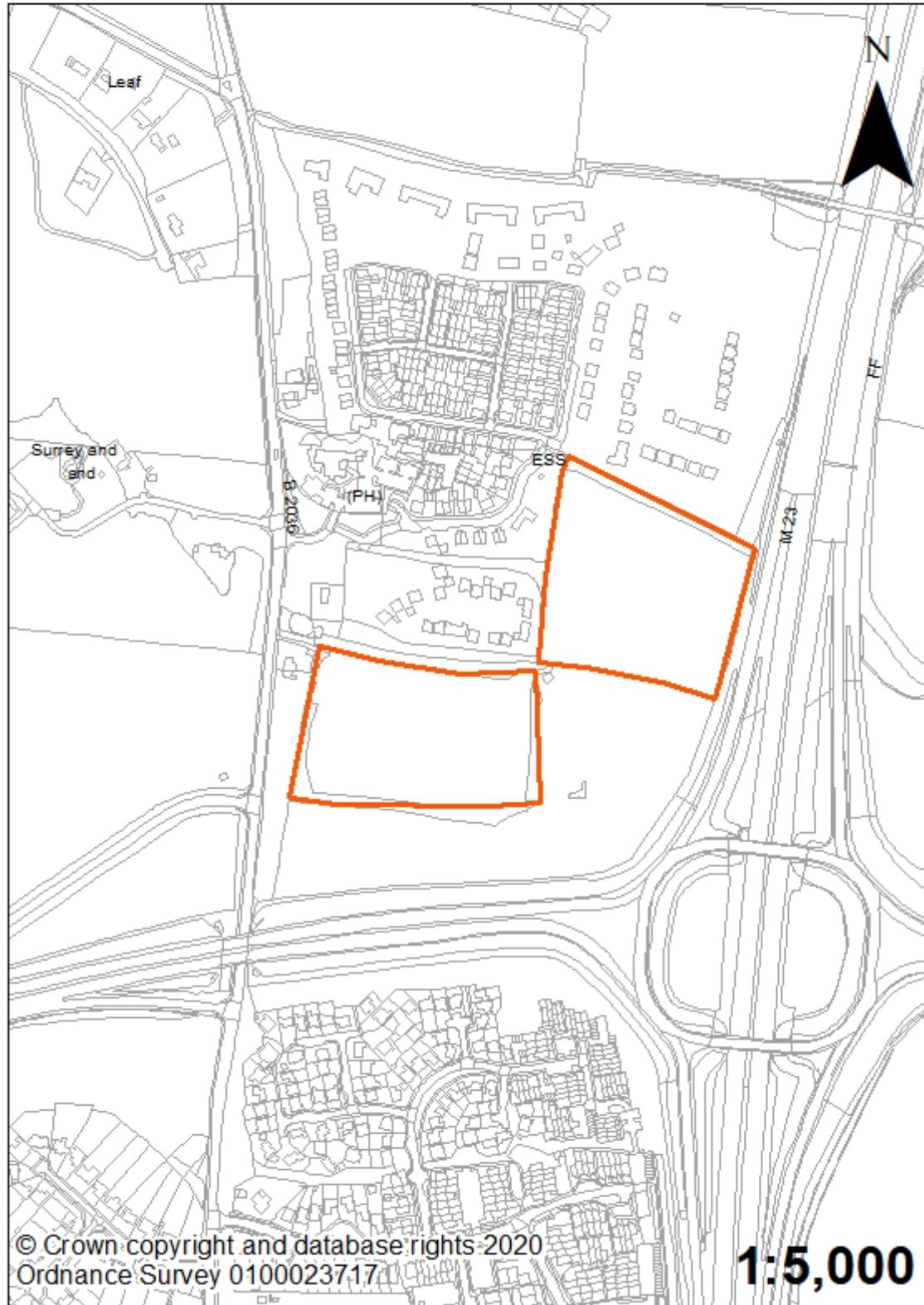
Oakhurst Grange, Goffs Park Road, Southgate, Crawley



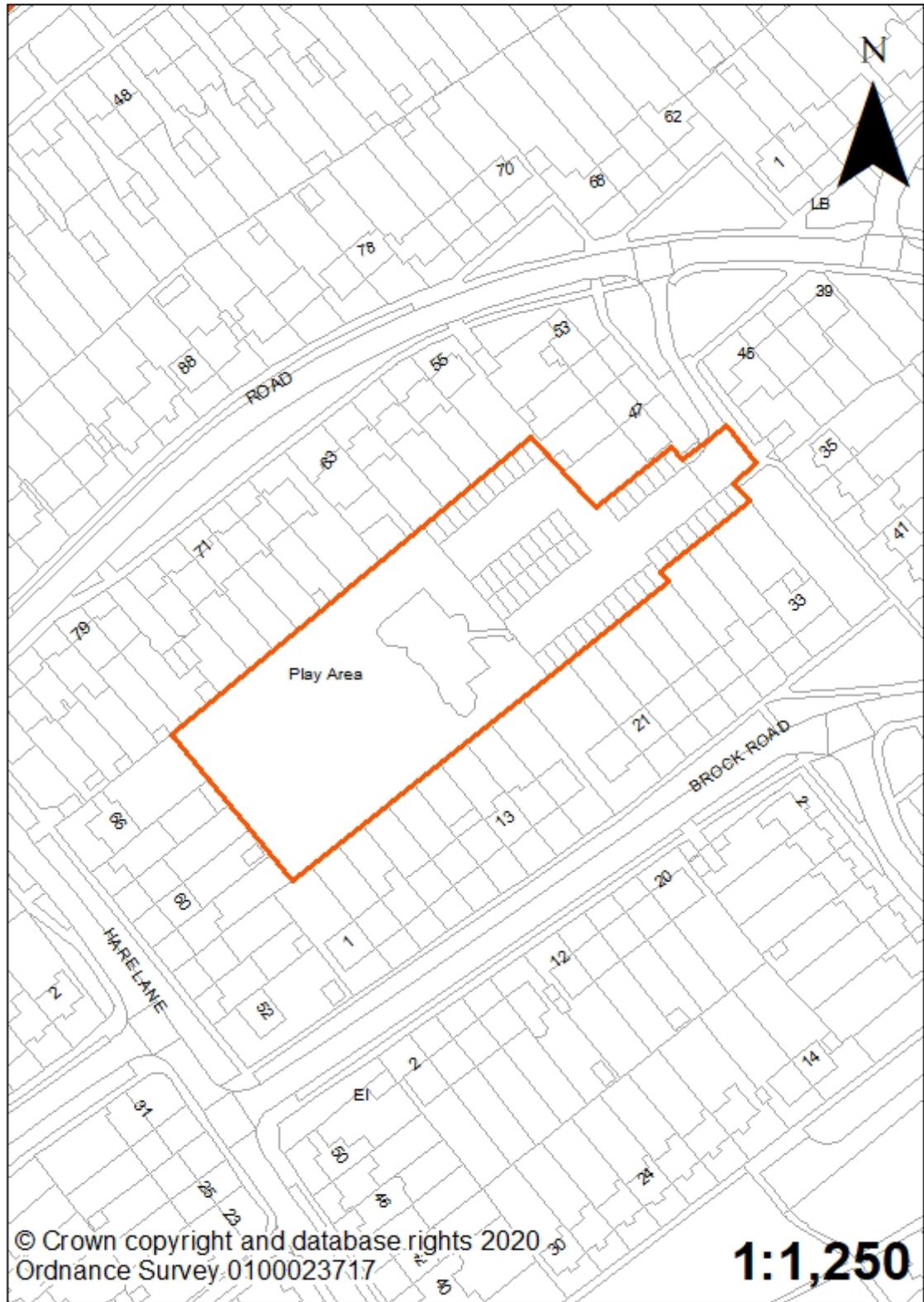
Tinsley Lane Playing Fields, Three Bridges, Crawley



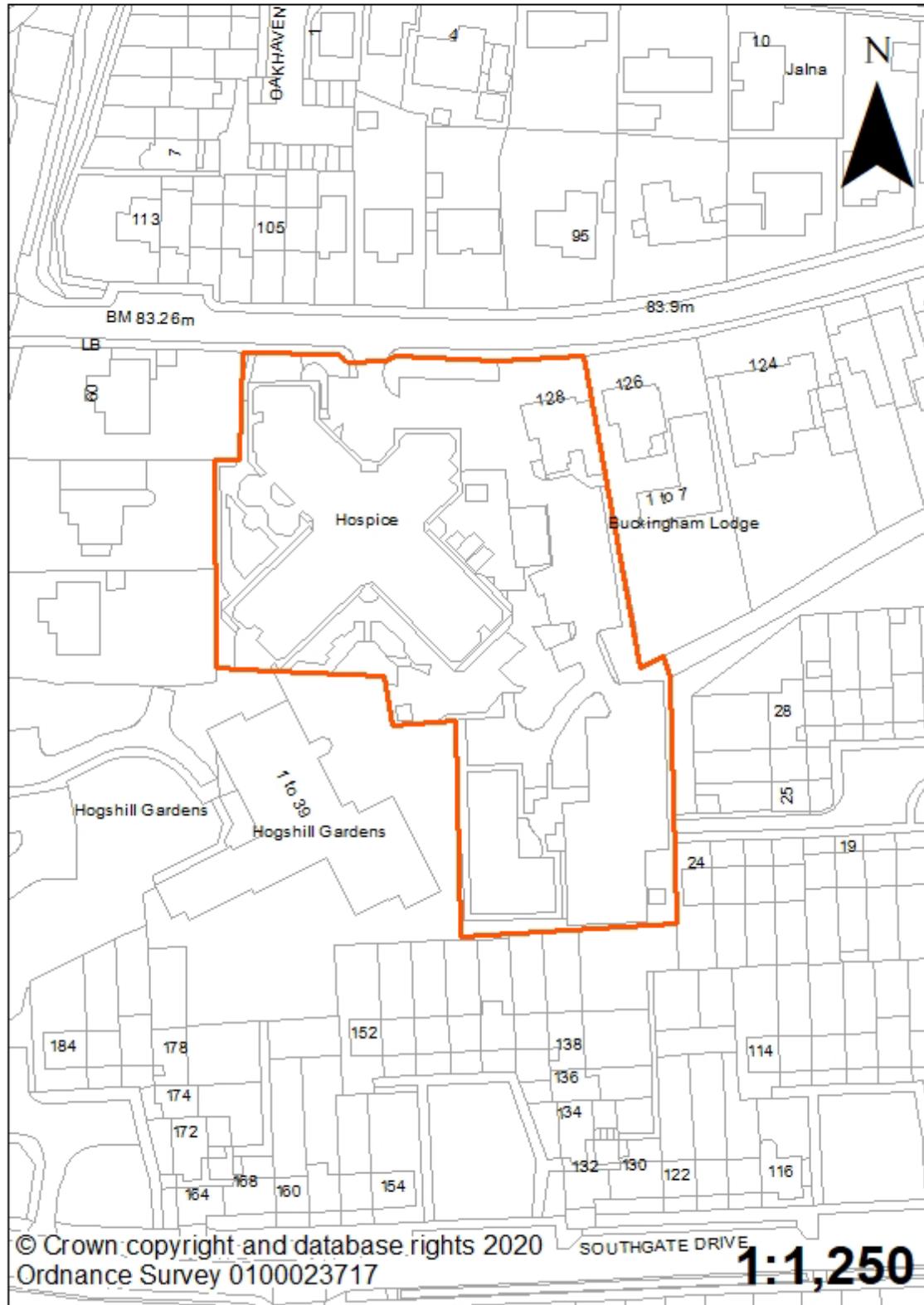
Land to the Southeast of Heathy Farm, Balcombe Road, Forge Wood, Crawley



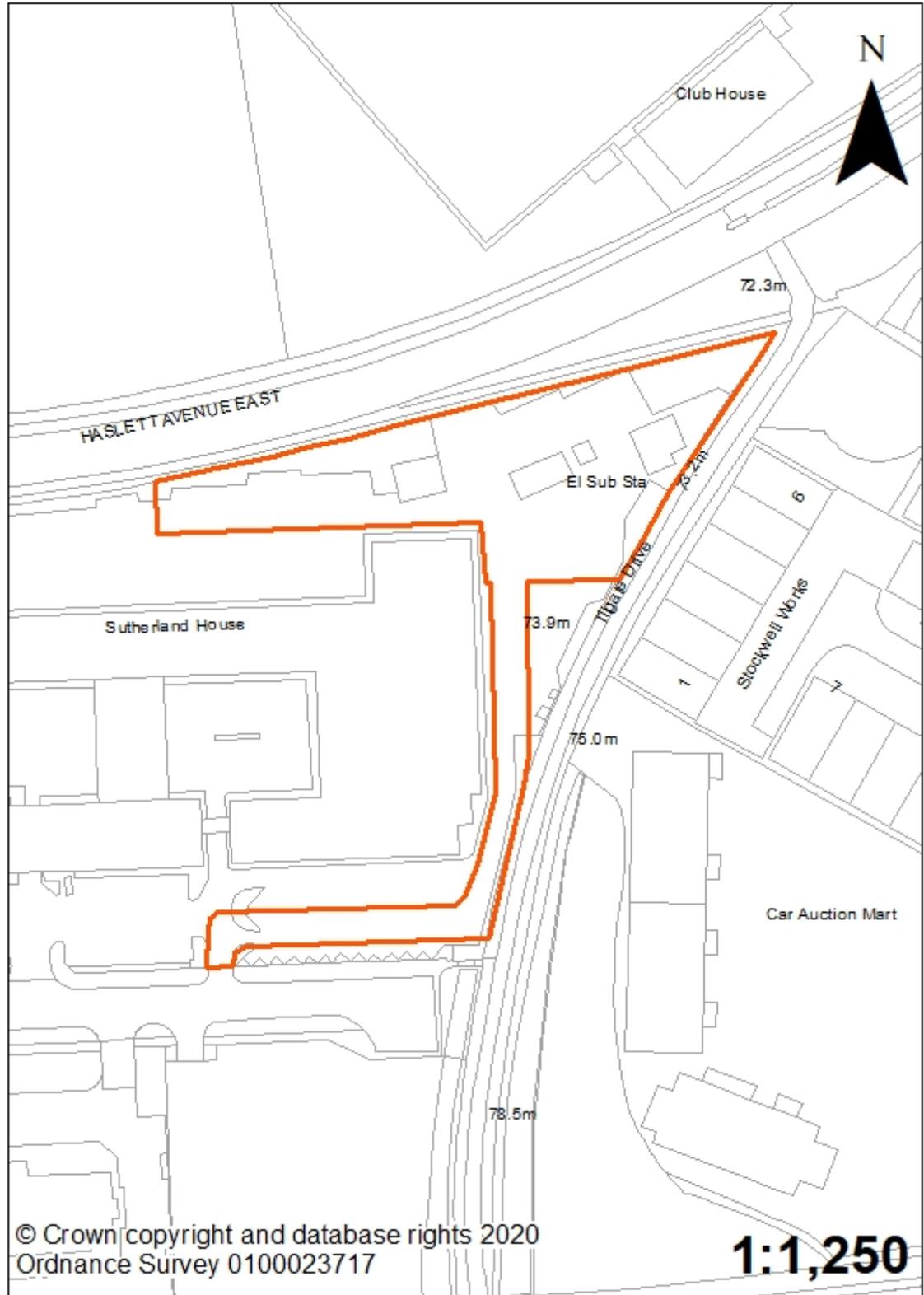
Rushetts Road Play Area Langley Green, Crawley



St Catherine's Hospice, Malthouse Road Southgate, Crawley



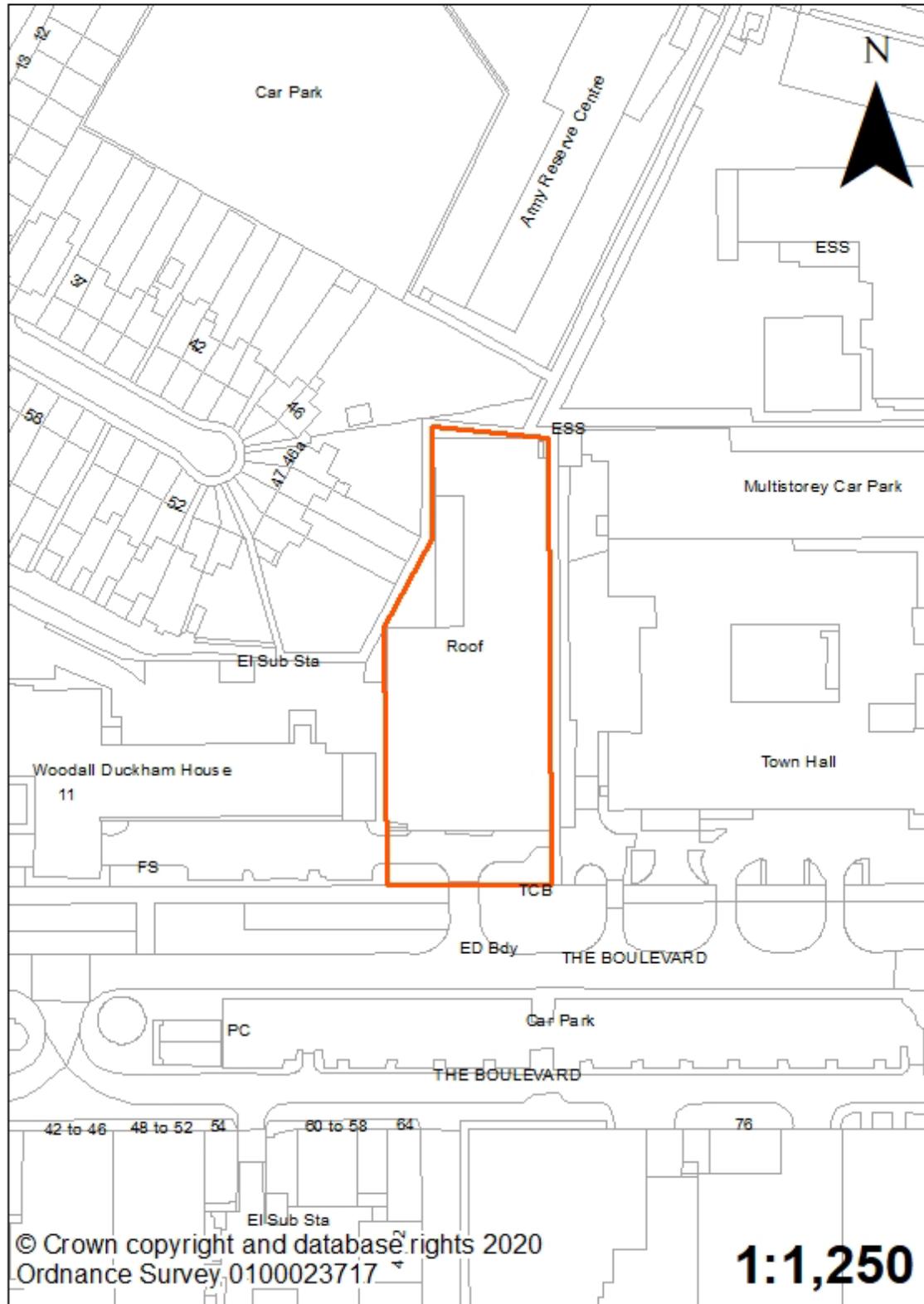
Land Adjacent to Sutherland House, Russell Way, Three Bridges



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

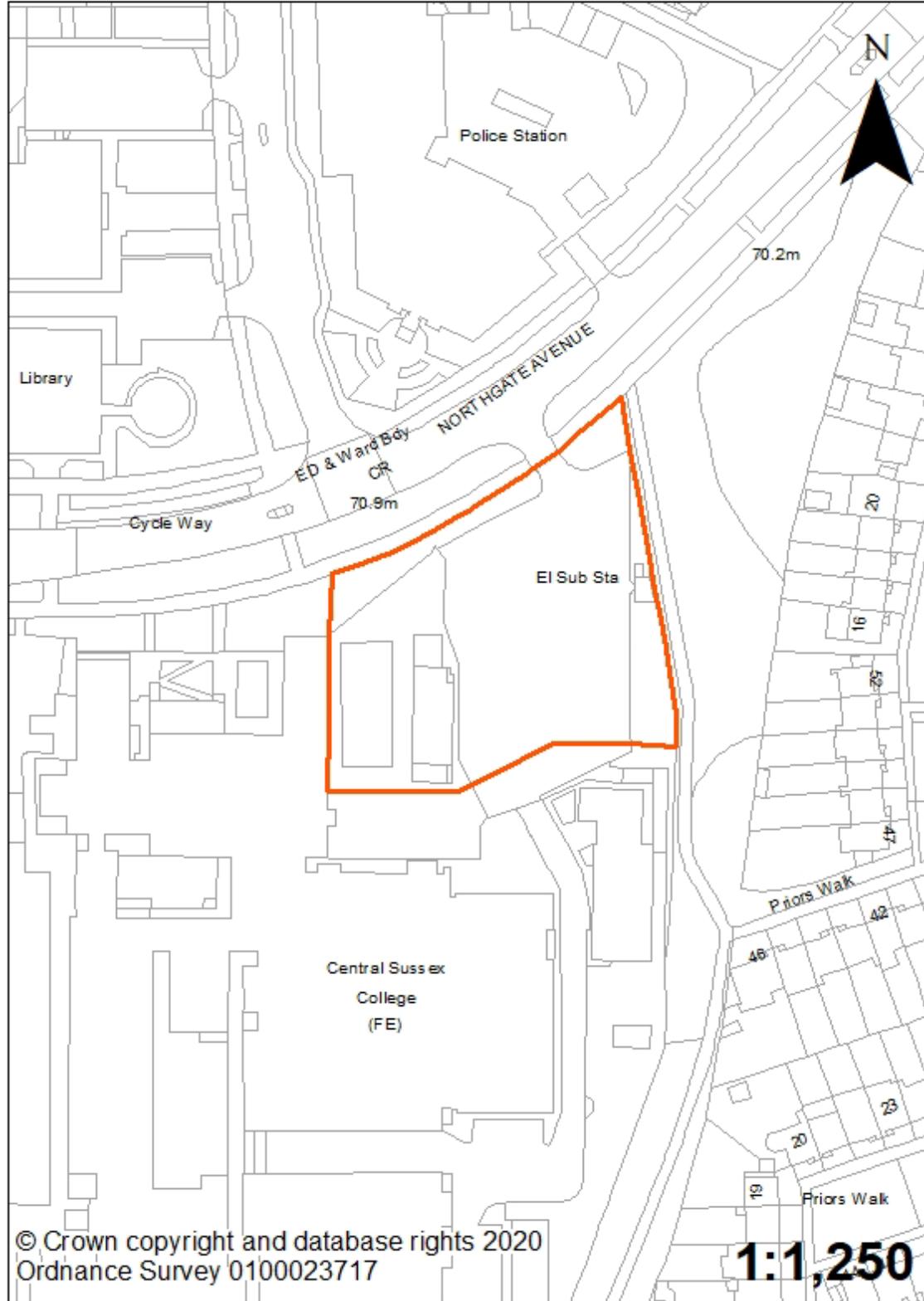
Site Reference	28	Neighbourhood	Northgate
Site Name / Address	Car Park, 11-13 The Boulevard		
Existing Land Use (s)	Car park.		
PA. Number	CR/2016/0662/FUL	Gross Dwellings	91
Lapse Date	Commenced	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	91
Site Area (Gross hectares)	0.27	Current Density	-
Site Suitability	<p>Yes – 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 2021 Local Plan.</p>		
Site Availability	Yes – Development has commenced on the site.		
Site Achievability	Yes – Development has commenced on the site.		
Action Required / Constraints	No further action required.		
Phasing for development			
19/20	20/21	21/22	22/23
	91		
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	This site is under way and is projected for completion in 2020/21.		

Car Park, 11-13 The Boulevard, Northgate Crawley

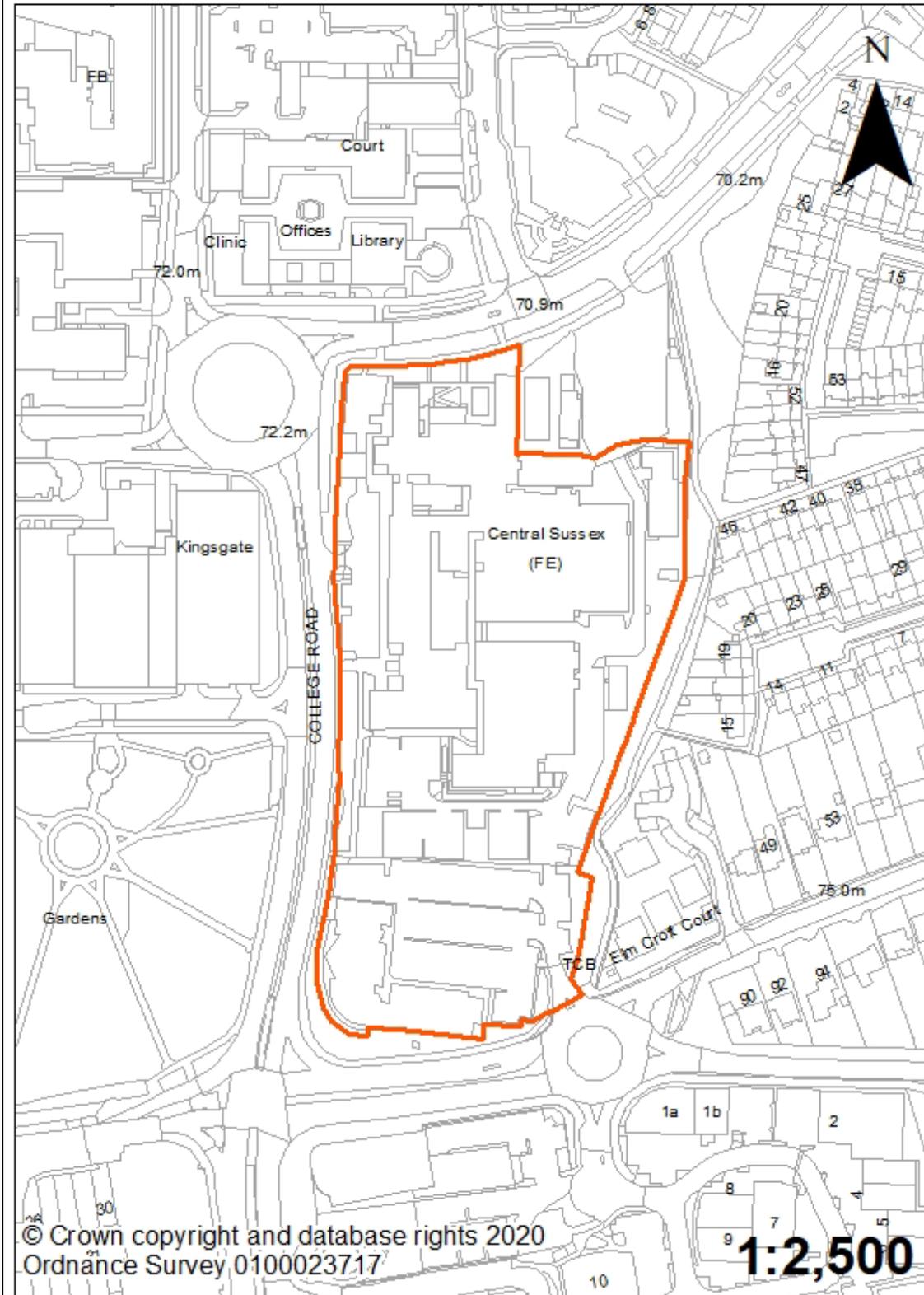


Site Reference	29	Neighbourhood	Three Bridges
Site Name / Address	Crawley College (East of Tower)		
Existing Land Use (s)	Car park.		
PA. Number	CR/2018/0341/FUL	Gross Dwellings	98
Lapse Date	Commenced	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	98
Site Area (Gross hectares)	0.45	Current Density	-
Site Suitability	Yes – The site benefits from planning permission for residential development and works have commenced on site. The site is allocated in the submission draft 2021 Local Plan (together with the rest of the Crawley College site) as a Town Centre Key Opportunity Site.		
Site Availability	Yes – Development has commenced on the site.		
Site Achievability	Yes – Development has commenced on the site.		
Action Required / Constraints	No further action required.		
Phasing for development			
19/20	20/21	21/22	22/23
	98		
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	This site is under way and is projected for completion in 2020/21.		

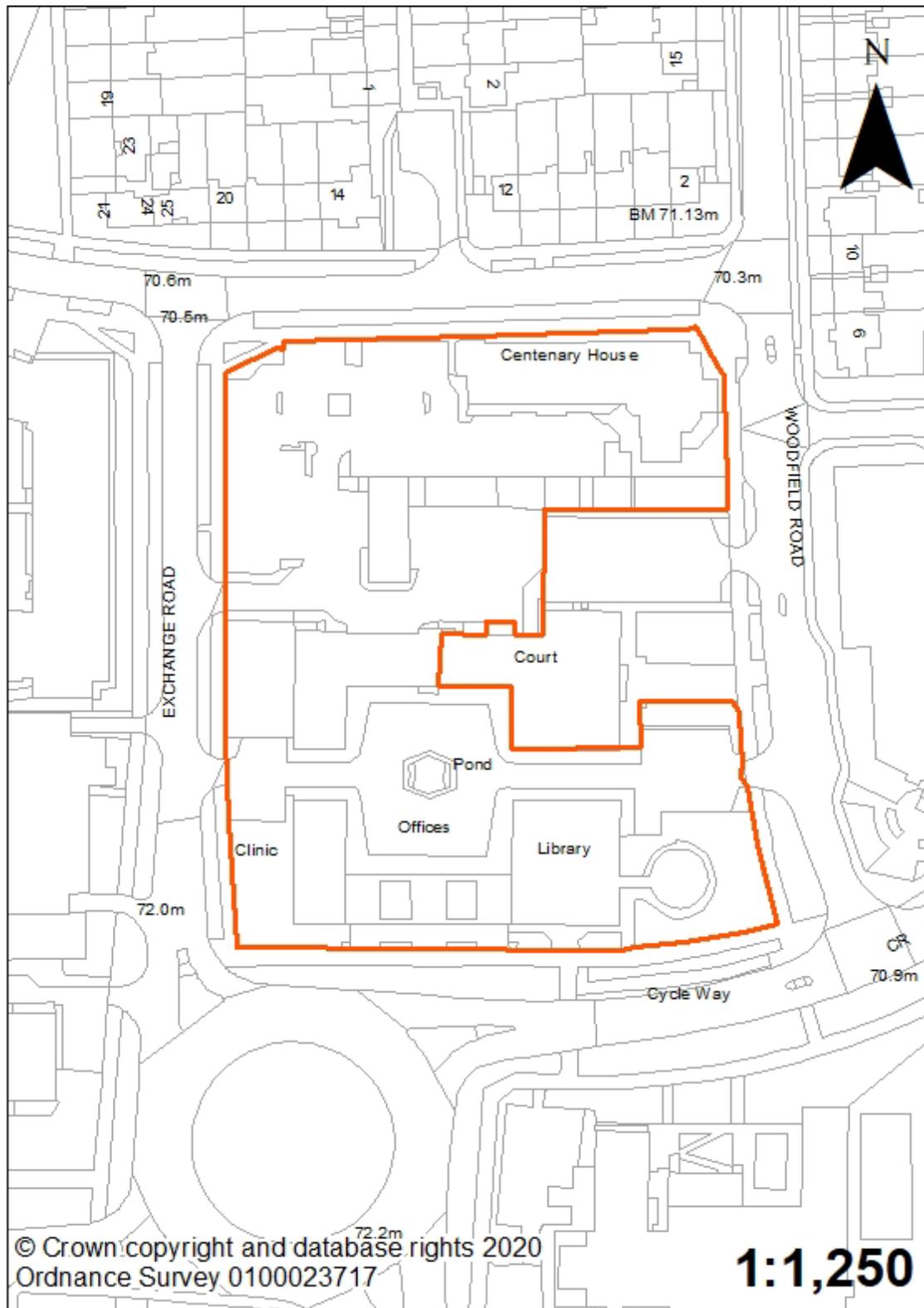
Crawley College (East of Tower), Three Bridges, Crawley



Crawley College, Three Bridges, Crawley

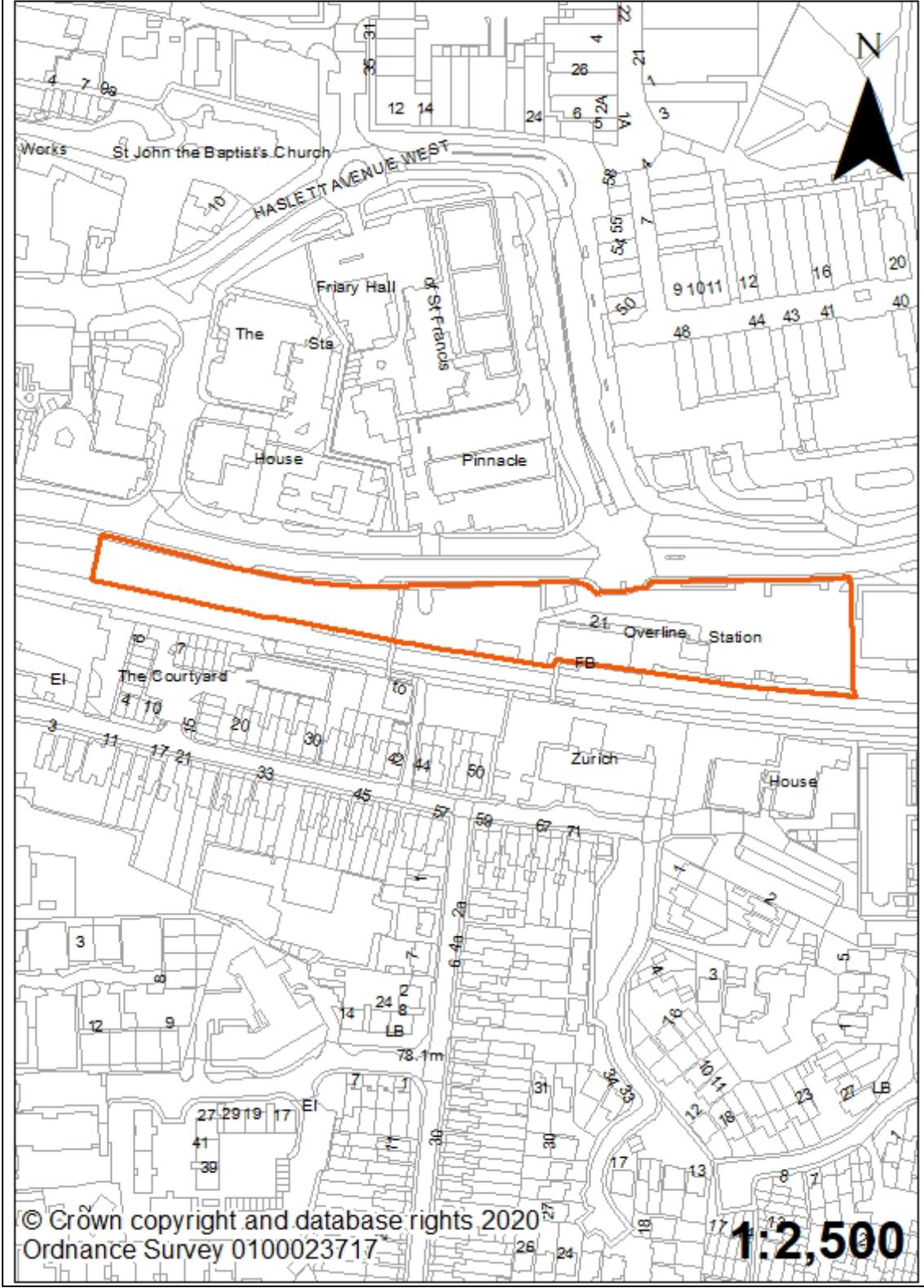


County Buildings, Northgate, Crawley



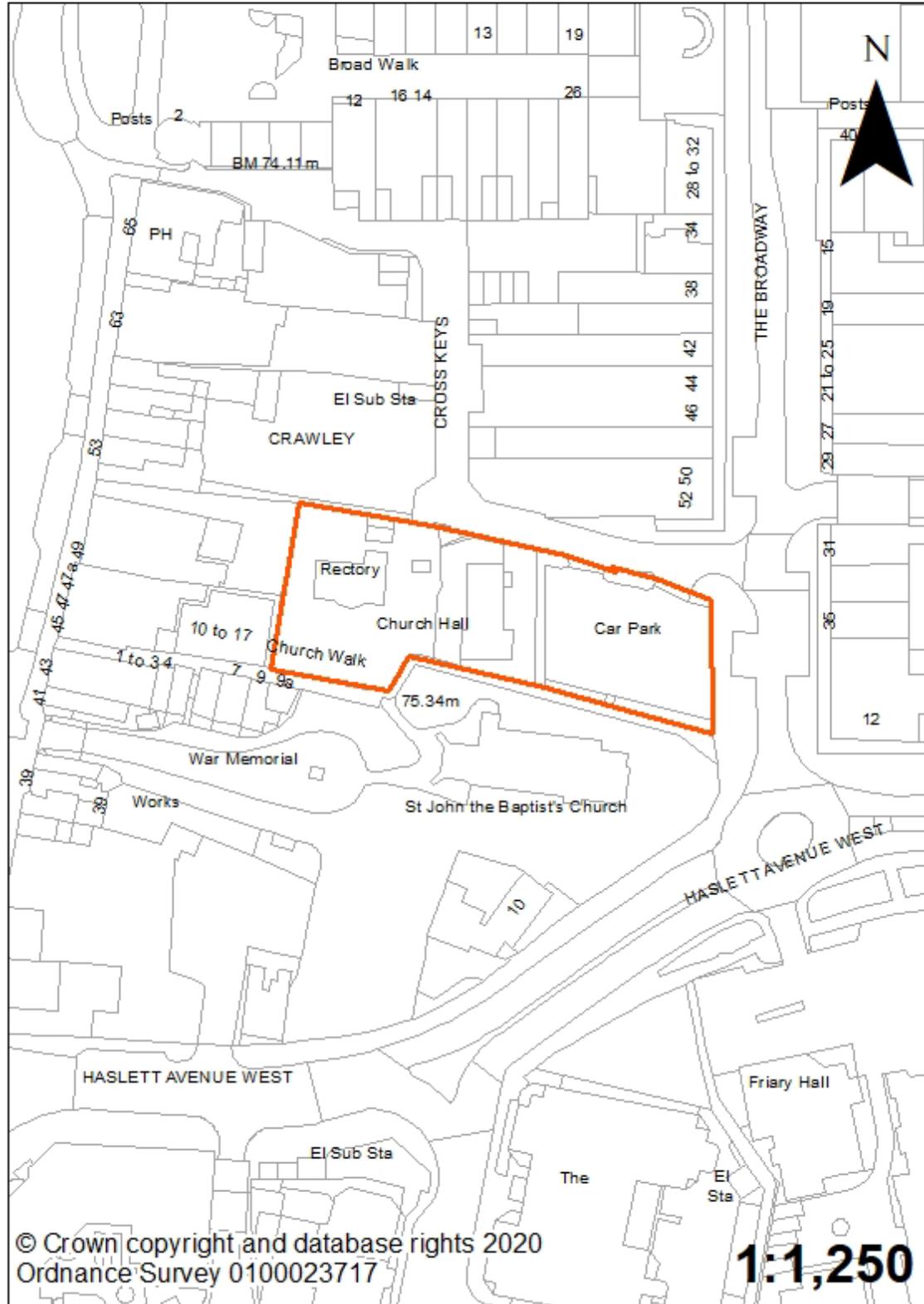
Site Reference	32	Neighbourhood	Northgate														
Site Name / Address	Crawley Station and Car Parks																
Existing Land Use (s)	Railway Station and Car Parks																
PA. Number	CR/2016/0294/OUT	Gross Dwellings	308														
Lapse Date	Subject to Reserved Matters Approval	Demolitions	0														
PDL / Greenfield	PDL	Net Dwellings	308														
Site Area (Gross hectares)	0.89	Current Density	-														
Site Suitability	Yes – The site benefits from outline planning consent and is situated in a highly sustainable town centre location. It was allocated as a Town Centre Key Opportunity site in the 2015 Local Plan and this allocation is proposed to be carried over into Policies H2 and TC3 of the submission draft 2021 Plan.																
Site Availability	Yes – 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.																
Site Achievability	Yes – The site was assessed as being viable during the determination process for the outline permission, and this is considered still to be the case, although the complexities of the scheme and delays arising from the impact of Covid-19 may mean that the scheme is not delivered in full until the middle part of the Local Plan period.																
Action Required / Constraints	The council will continue to liaise closely with the landowner and other stakeholders to bring forward a scheme in accordance with the outline approval. Parts of the site are subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
						100	100	108									
Summary	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. Delivery within years 1 to 5 is being targeted although there are risks of slippage.																

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

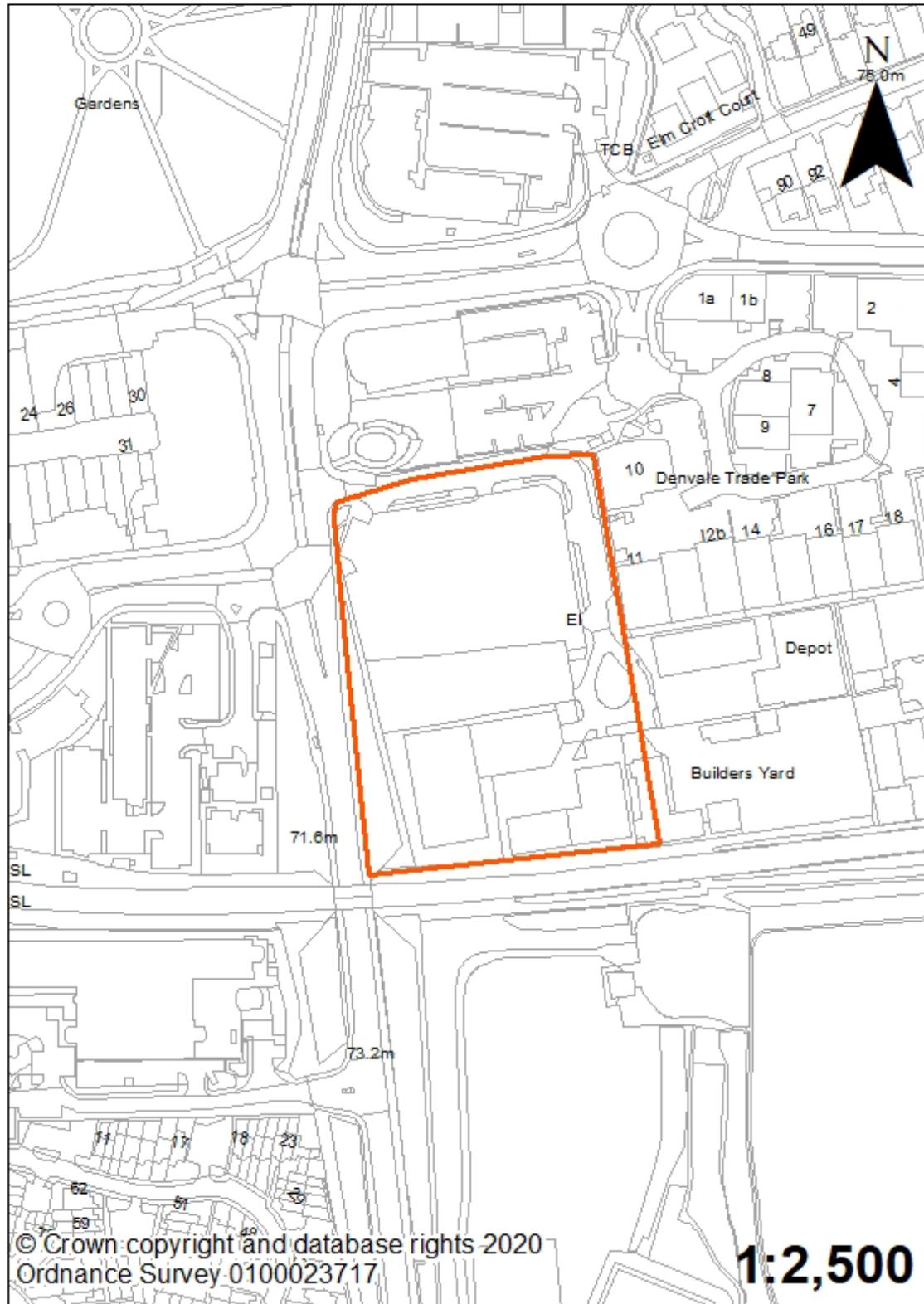


Site Reference	33	Neighbourhood	Northgate														
Site Name / Address	Land at Cross Keys																
Existing Land Use (s)	Car park, church hall and former rectory.																
PA. Number	-	Gross Dwellings	20														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	PDL	Net Dwellings	20														
Site Area (Gross hectares)	0.24	Current Density	-														
Site Suitability	Yes – The site is proposed for allocation in the submission draft 2021 Local Plan as a Key Town Centre Opportunity Site. It is in a sustainable town centre location which could accommodate residential development.																
Site Availability	Yes – The site is in diverse ownership (partially owned by Crawley Borough Council) but has been recently promoted for development.																
Site Achievability	Yes – The site is considered to be viable and achievable, even allowing constraints imposed by the adjacent Listed church.																
Action Required / Constraints	The site is subject to surface water flood risk and consultation should be undertaken with the Lead Local Flood Authority. The council will need to work with the owners of the site to progress an appropriate design which respects adjacent heritage assets and other site constraints.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
							20										
Summary	The development of the site for residential use can reasonably be expected by years 6 to 10 of the updated Local Plan period.																

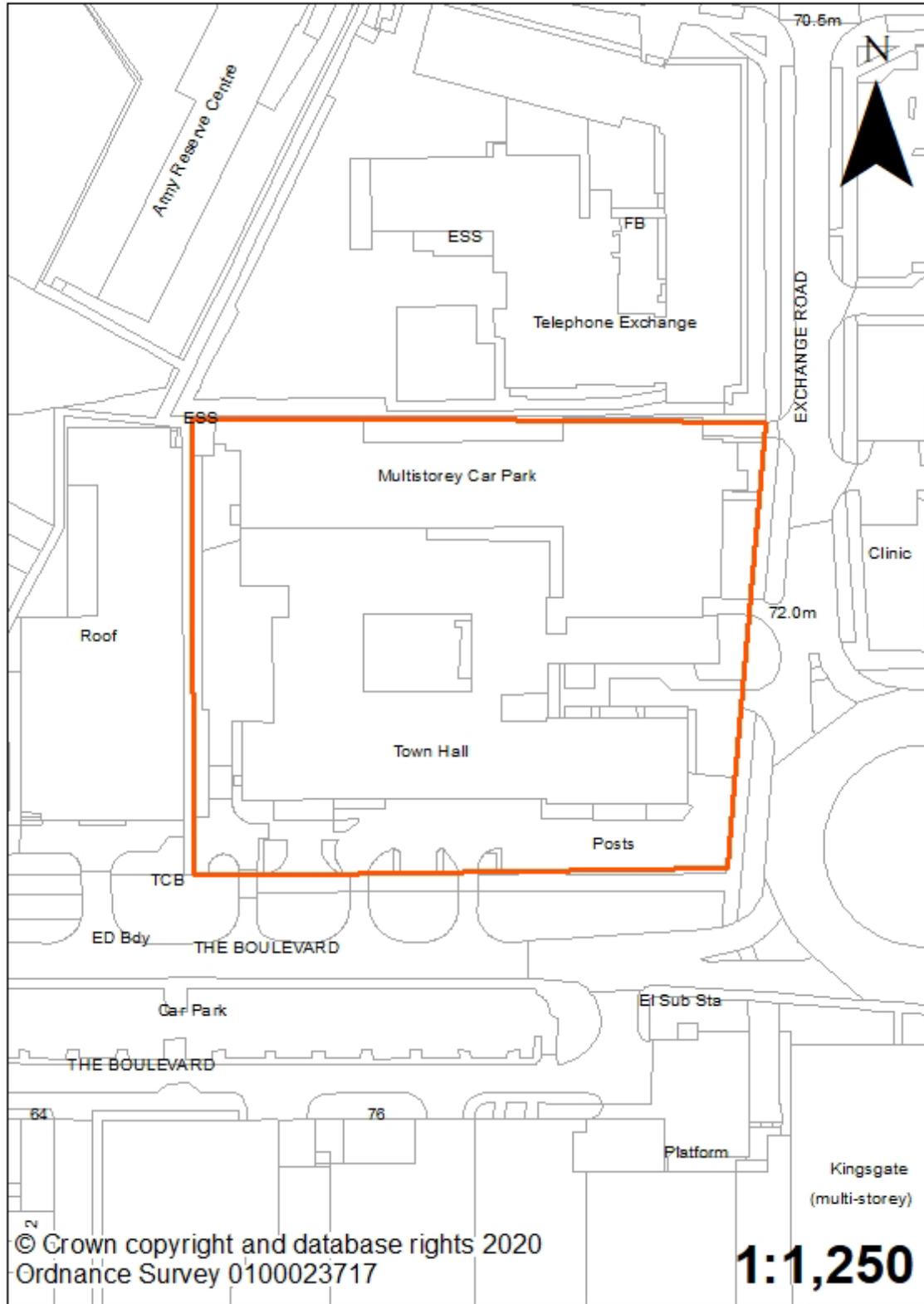
Land at Cross Keys, Northgate, Crawley



Telford Place, Haslett Avenue, Three Bridges, Crawley

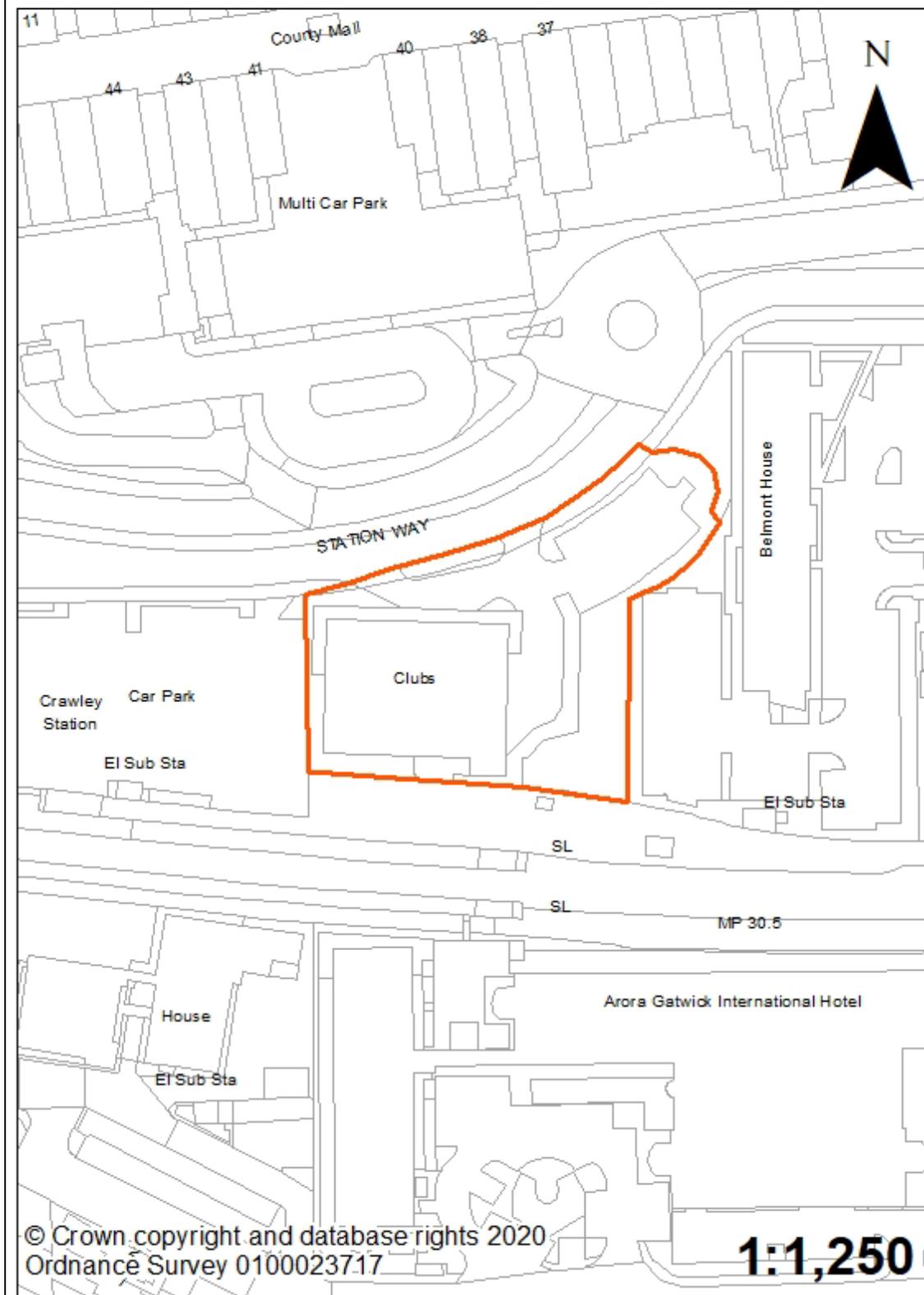


Town Hall, The Boulevard, Northgate, Crawley



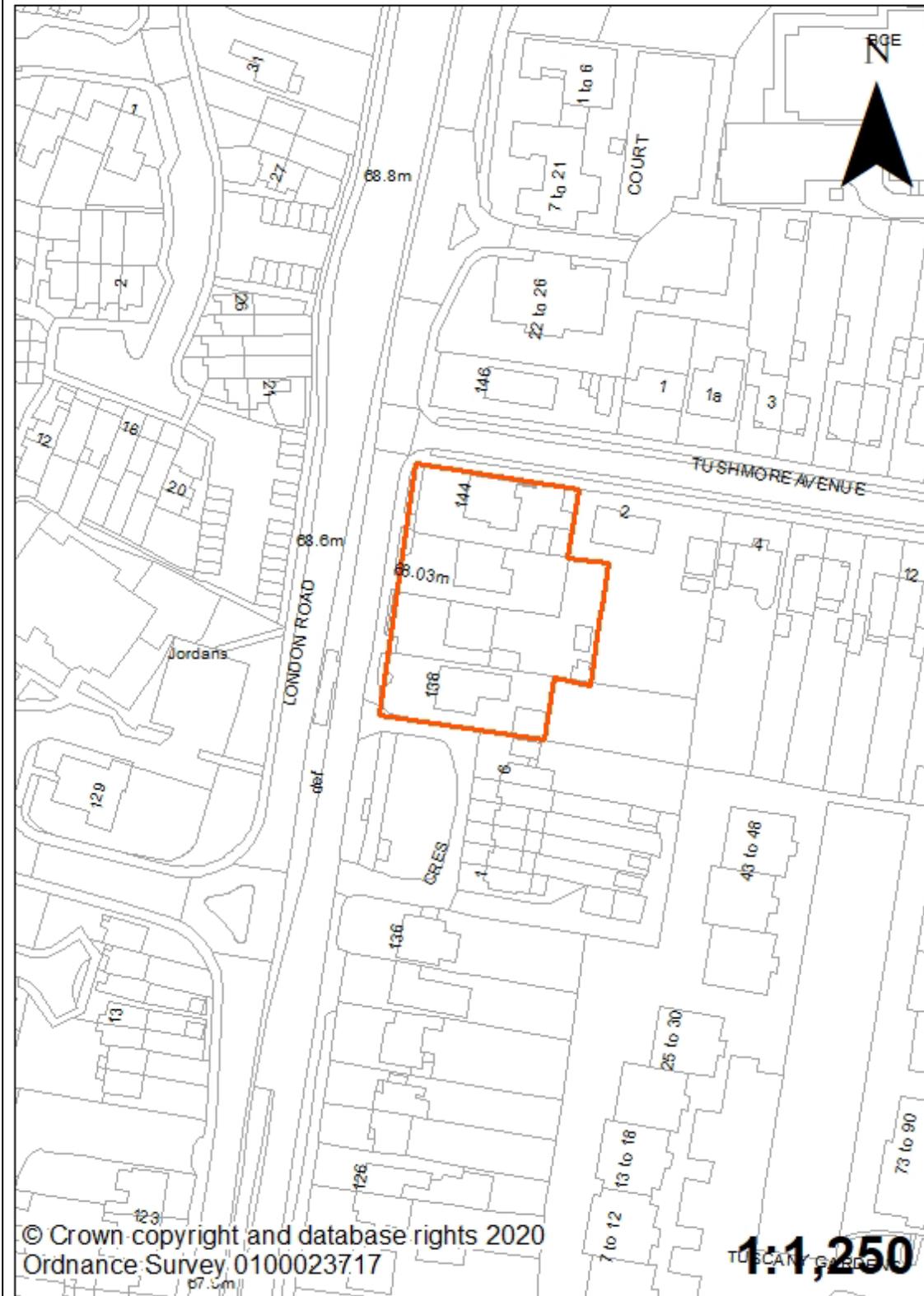
Site Reference	84	Neighbourhood	Northgate
Site Name / Address	MOKA Nightclub, Station Way		
Existing Land Use (s)	Night Club		
PA. Number	CR/2019/0542/FUL	Gross Dwellings	152
Lapse Date	04/05/2020	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	152
Site Area (Gross hectares)	1	Current Density	-
Site Suitability	Yes – The site is in a sustainable, accessible town centre location and is suitable for a mixed-use development including a residential element.		
Site Availability	Yes – 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 has been approved. The site is proposed for allocation in the submission draft 2021 Local Plan as a Town Centre Key Opportunity Site.		
Site Achievability	Yes – The site was judged to be viable at the application stage is considered to be achievable during the first five years of the Local Plan period.		
Action Required / Constraints	Progress with the site is to be monitored.		
Phasing for development			
19/20	20/21	21/22	22/23
			152
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	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 bring the site forward during years 1 to 5 of the Local Plan period.		

MOKA, Station Way, Northgate, Crawley



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

138-144 London Road, Northgate, Crawley



Site Reference	39	Neighbourhood	Northgate														
Site Name / Address	21, 25, 27 and 29 Tushmore Lane																
Existing Land Use (s)	PDL/Greenfield - Residential properties and adjoining curtilage																
PA. Number	-	Gross Dwellings	63														
Lapse Date	-	Demolitions	4														
PDL / Greenfield	PDL & Greenfield	Net Dwellings	59														
Site Area (Gross hectares)	0.6	Current Density	7 dwellings/ha.														
Site Suitability	<p>Yes – The site is located within the Built-Up Area Boundary in a residential neighbourhood. The development of the site for housing has previously been considered acceptable on appeal (June 2009) where the Inspector concluded that the site was suitable for a scheme of 63 affordable housing units. It is considered that a scheme comprising a similar number of units and layout to that previously considered would be acceptable. A planning application for the separate development of no. 21 and no. 25 was made in 2017 but subsequently withdrawn.</p>																
Site Availability	<p>Unknown – 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>																
Site Achievability	<p>Yes - There are no known cost or market factors that would detract from the viability of this site.</p>																
Action Required / Constraints	<p>The site falls significantly within Flood Zone 2 and is subject to surface water flood risk. Any planning application for residential will need to satisfy the NPPF sequential test. Consideration should be given to the Standard of Protection of existing defences in relation to future climate change and any other measures necessary to provide appropriate standards of protection to proposed development. 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>																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
								30	33								
Summary				This site represents an opportunity for intensification subject to the site being available for redevelopment.													

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

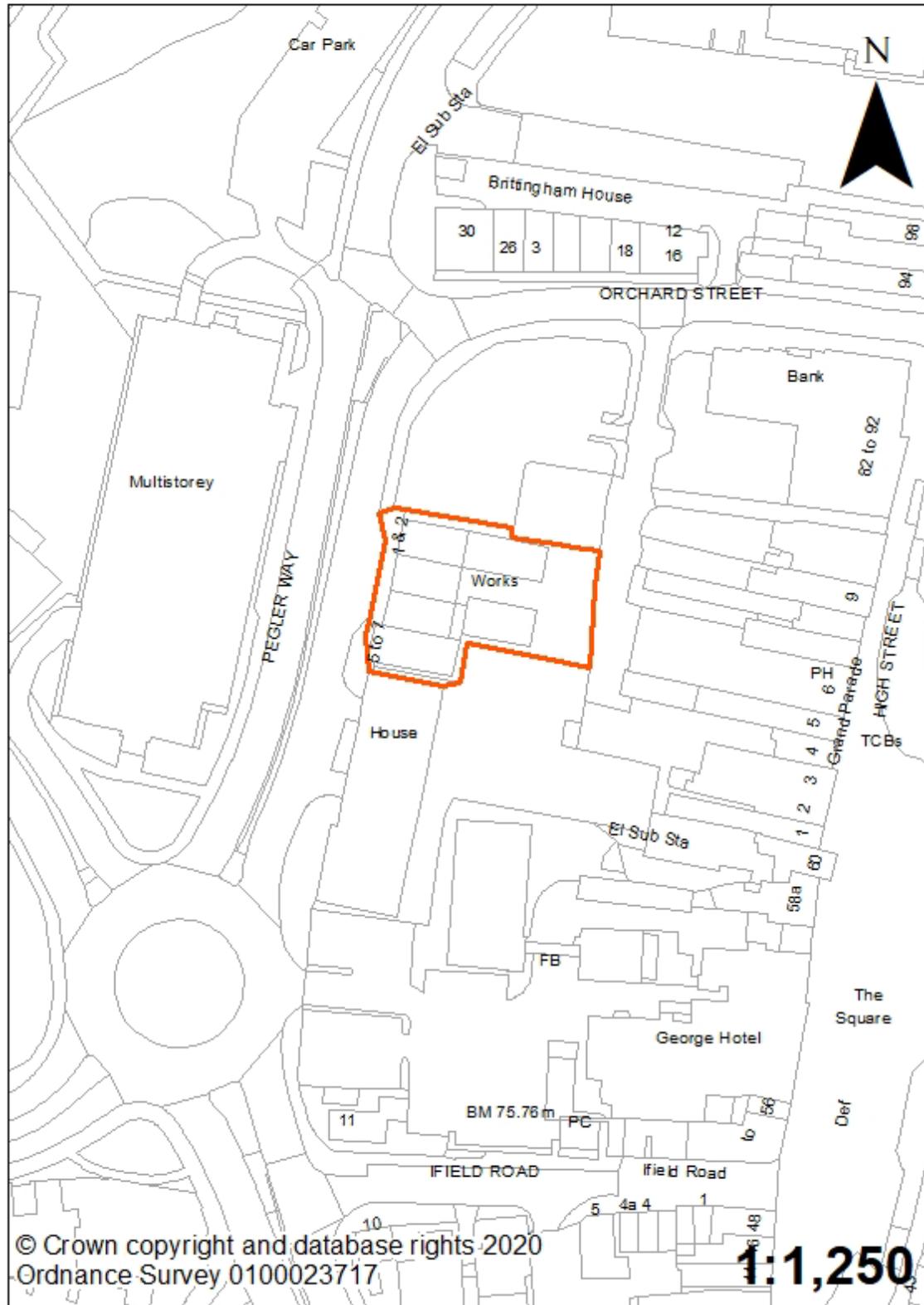


Oak Tree Filling Station, 114 London Road, Northgate, Crawley



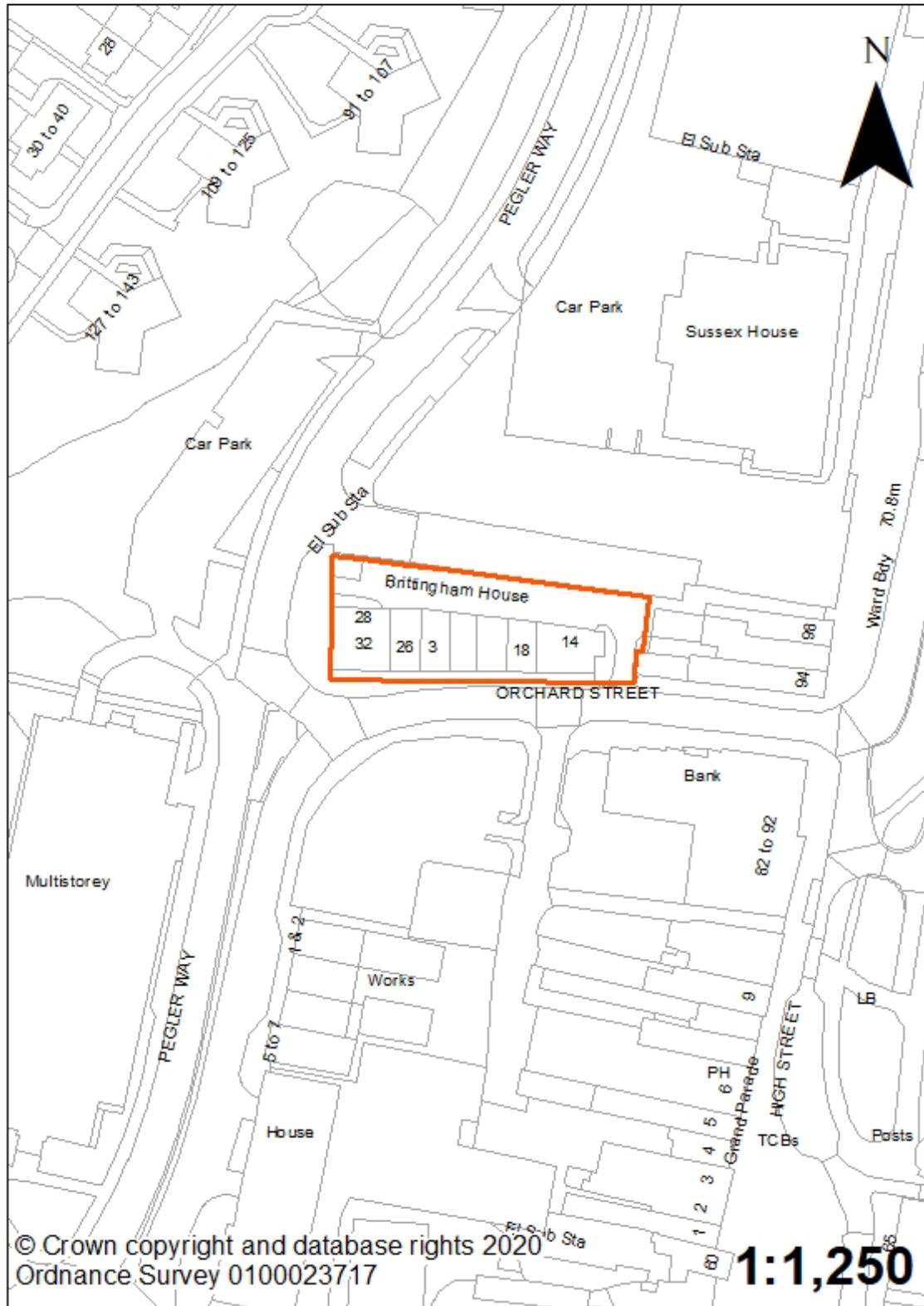
Broad Location: Town Centre

1 - 7 Pegler Way, West Green, Crawley

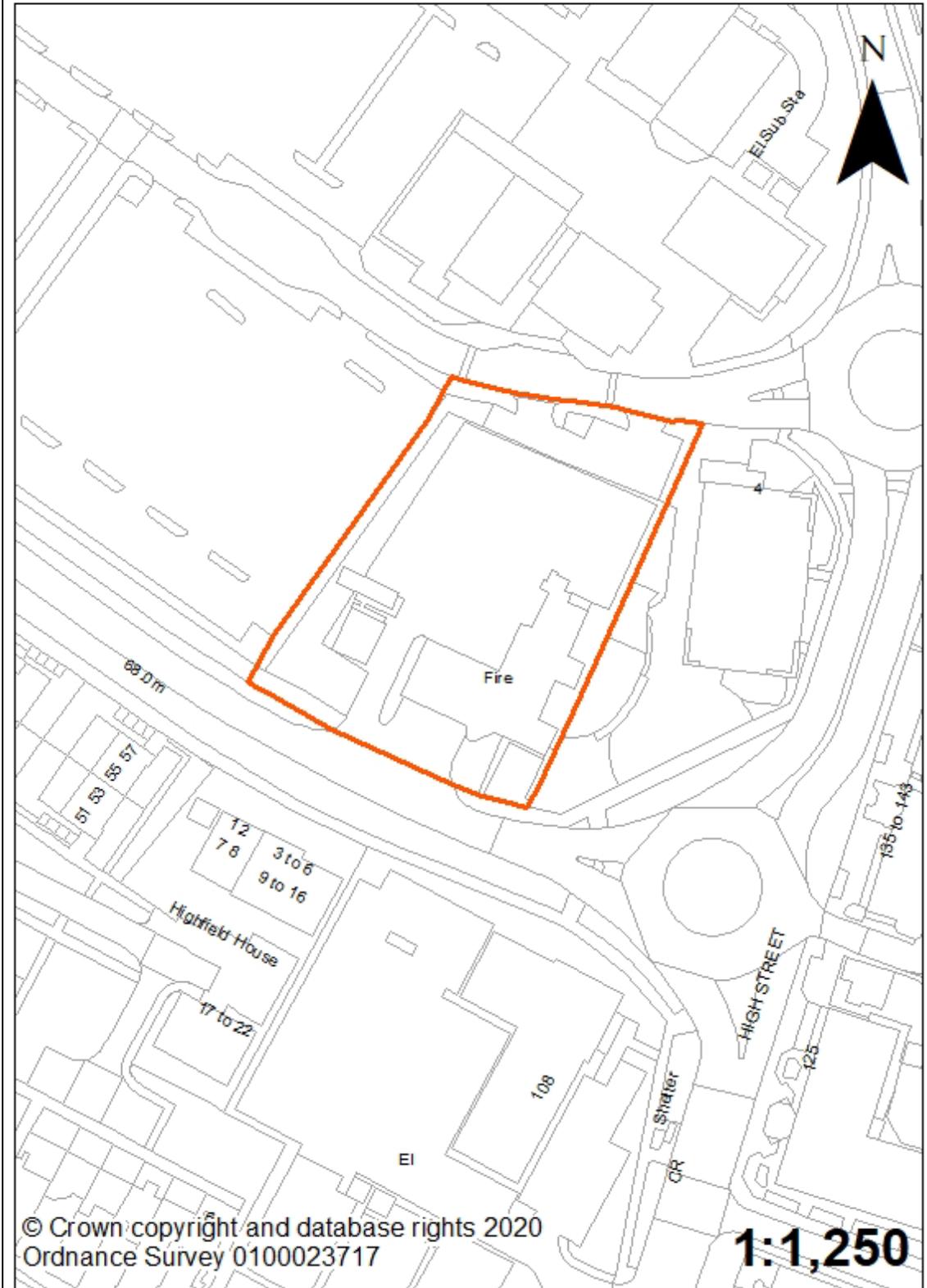


Site Reference	42		Neighbourhood	West Green															
Site Name / Address	Brittingham House, Orchard Street																		
Existing Land Use (s)	Retail (A-class) uses and offices.																		
PA. Number	-		Gross Dwellings	24															
Lapse Date	-		Demolitions	0															
PDL / Greenfield	PDL		Net Dwellings	24															
Site Area (Gross hectares)	0.13		Current Density	-															
Site Suitability	<p>Yes – 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 2021 Local Plan owing to uncertainty about prospects of the site, but such a scheme would still be suitable.</p>																		
Site Availability	<p>Unknown – The site falls within private ownership and is currently partly in active use. The site as a whole is not currently being promoted.</p>																		
Site Achievability	<p>Yes – The site is likely to be achievable in market terms for residential development in the medium to long term, but land assembly issues and the viability constraints arising from the existing use value are likely to limit potential for the site to come forward sooner.</p>																		
Action Required / Constraints	<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>																		
Phasing for Development																			
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37		
								24											
Summary				<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 will take a few years to come forward.</p>															

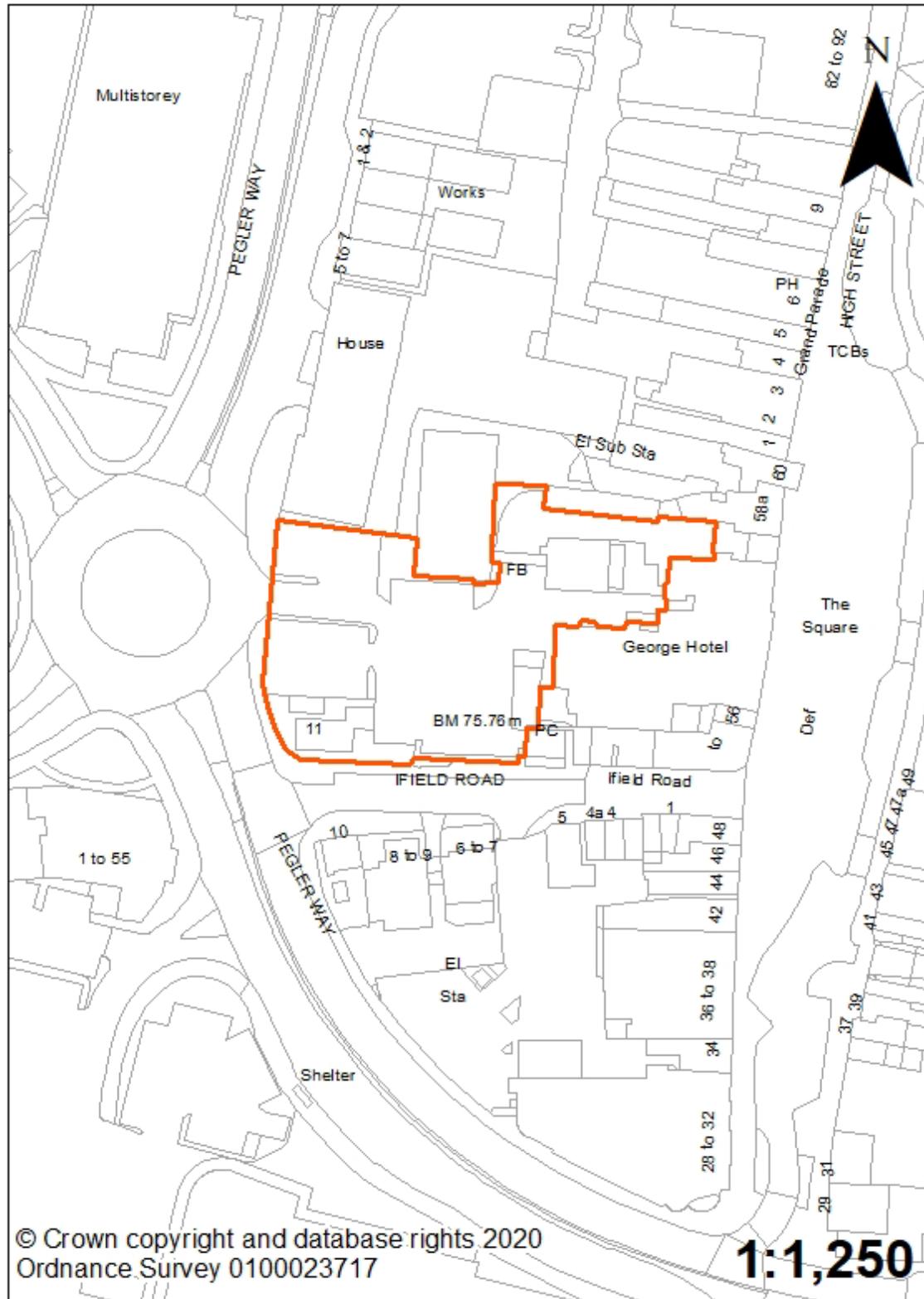
Brittingham House, Orchard Street, West Green, Crawley



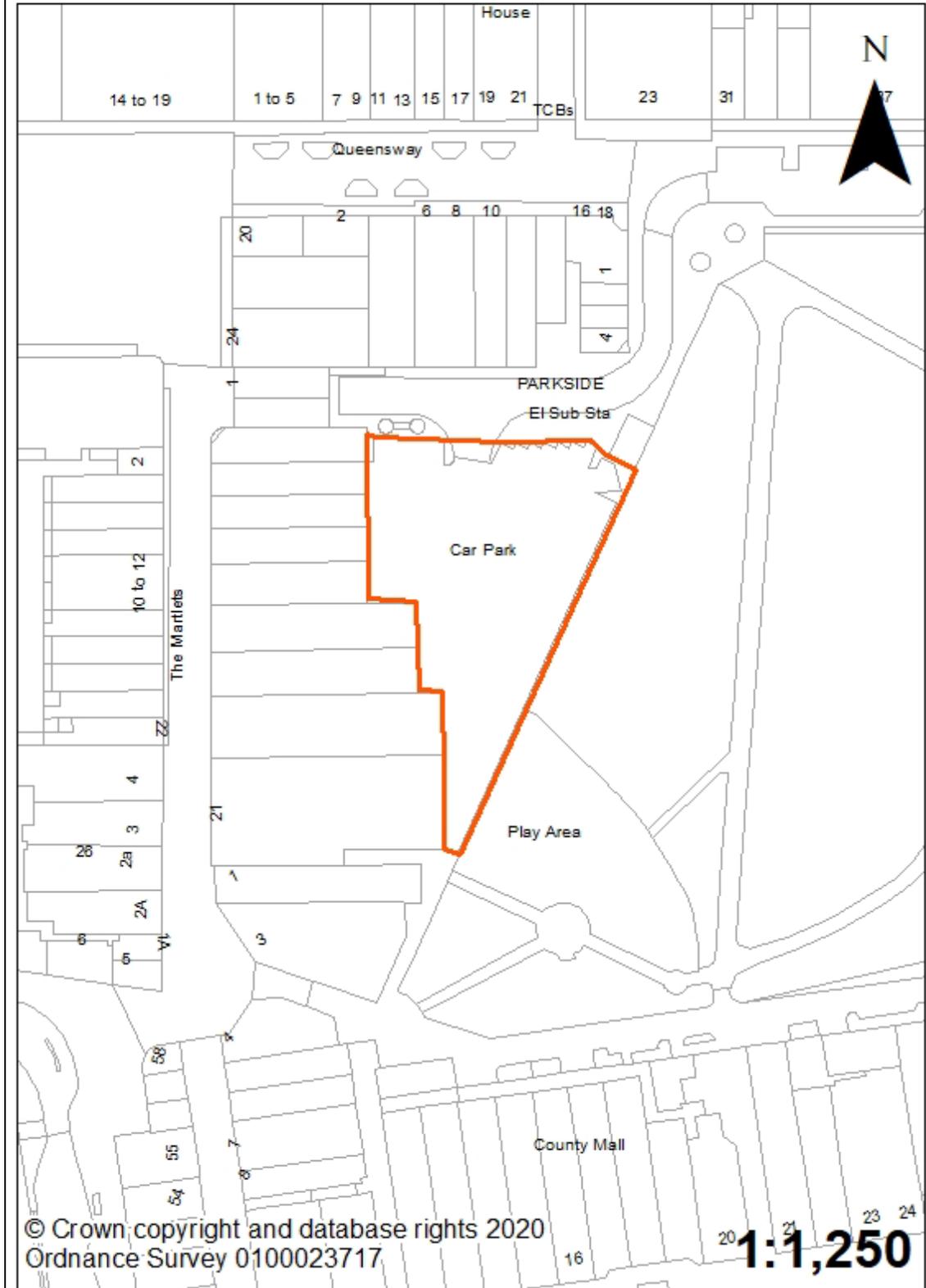
Fire Station, Ifield Avenue, West Green, Crawley



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



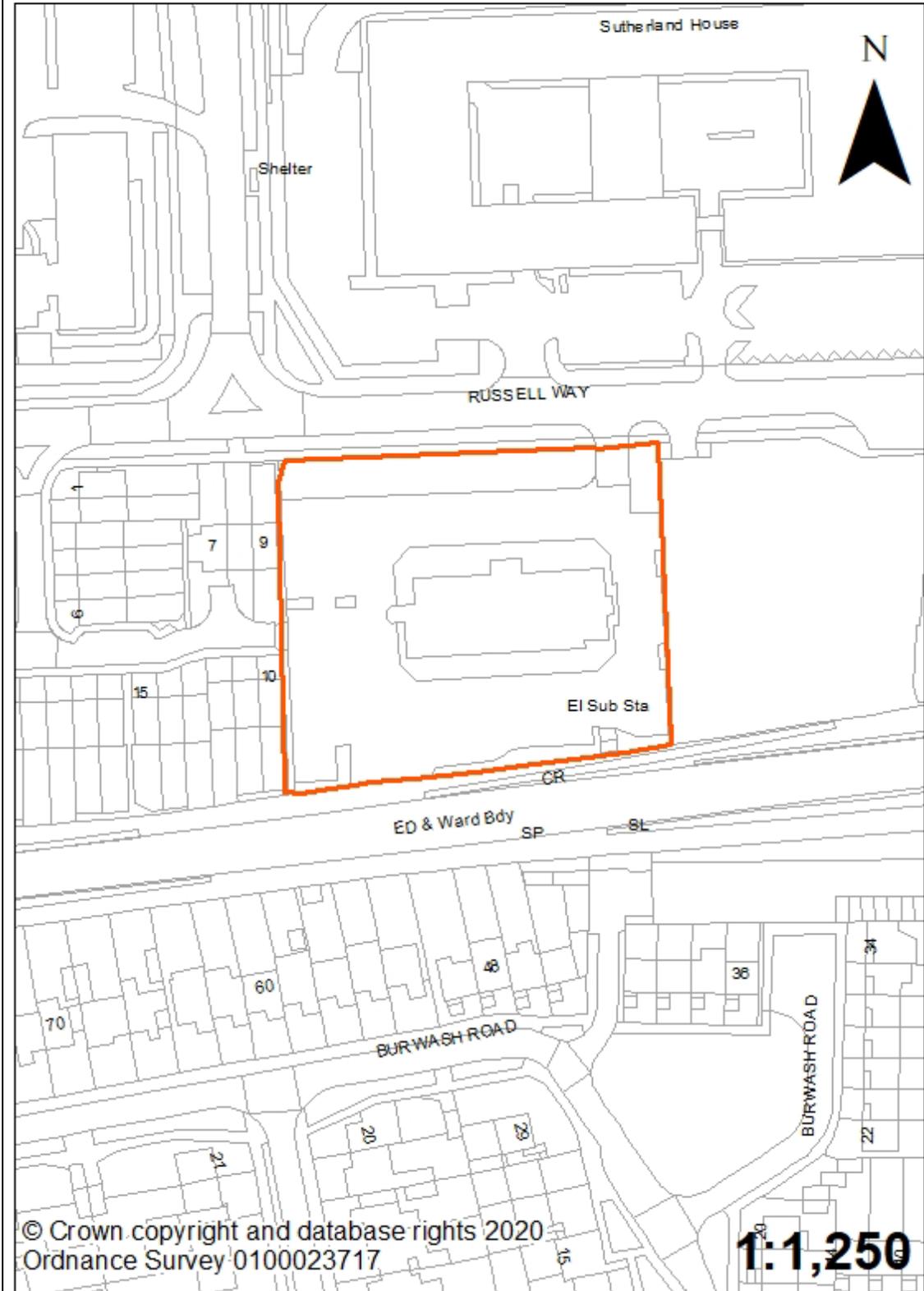
Parkside Car Park, Northgate, Crawley



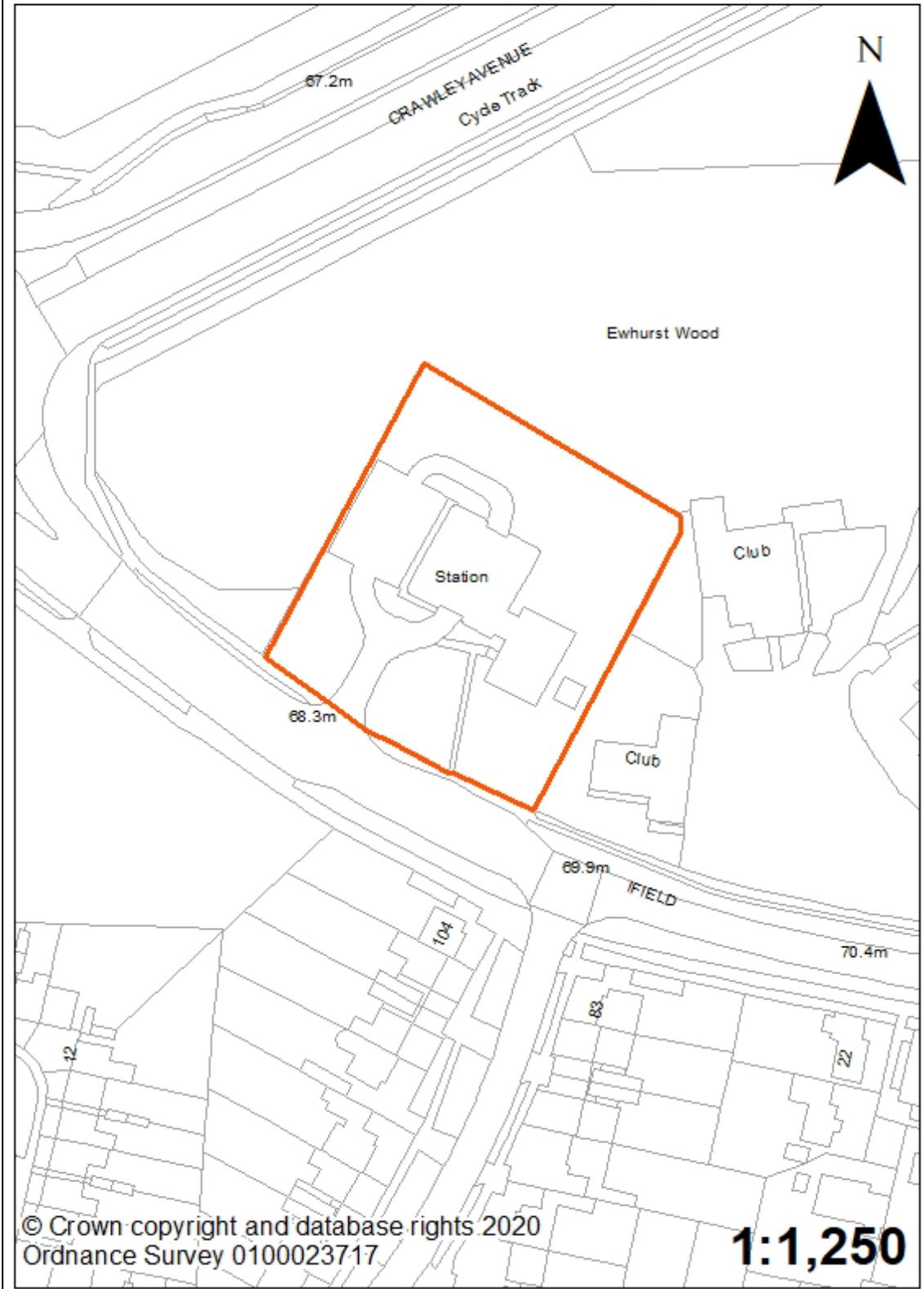
**G) Suitable sites that are 'deliverable'
(5-29 units), Years 1-5 (2021/22-
2025/26)**

Site Reference	10	Neighbourhood	Three Bridges
Site Name / Address	EDF Building, Russell Way		
Existing Land Use (s)	B1 Offices.		
PA. Number	-	Gross Dwellings	12
Lapse Date	-	Demolitions	0
PDL / Greenfield	PDL	Net Dwellings	12
Site Area (Gross hectares)	0.48	Current Density	-
Site Suitability	Yes – A prior approval scheme for change of use from office to residential use has recently been implemented on this site. A separate scheme to extend the building to provide a further 12 flats has been granted permission subject to the conclusion of a S106 agreement (CR/2018/0891/FUL).		
Site Availability	Yes – The extension scheme is being promoted by the landowner.		
Site Achievability	Yes – The extension scheme meets relevant policy requirements and is understood to be viable.		
Action Required / Constraints	A small part of the site is subject to surface water flood risk, and consultation should be undertaken with the Lead Local Flood Authority. Progression of the additional scheme is to be monitored.		
Phasing for development			
19/20	20/21	21/22	22/23
			12
23/24	24/25	25/26	26/27
27/28	28/29	29/30	30/31
31/32	32/33	33/34	34/35
35/36	36/37		
Summary	Completion of the extension during the early part of the Local Plan period is anticipated.		

EDF Building, Russell Way, Three Bridges, Crawley



Ambulance Station, Ifield Avenue, West Green, Crawley



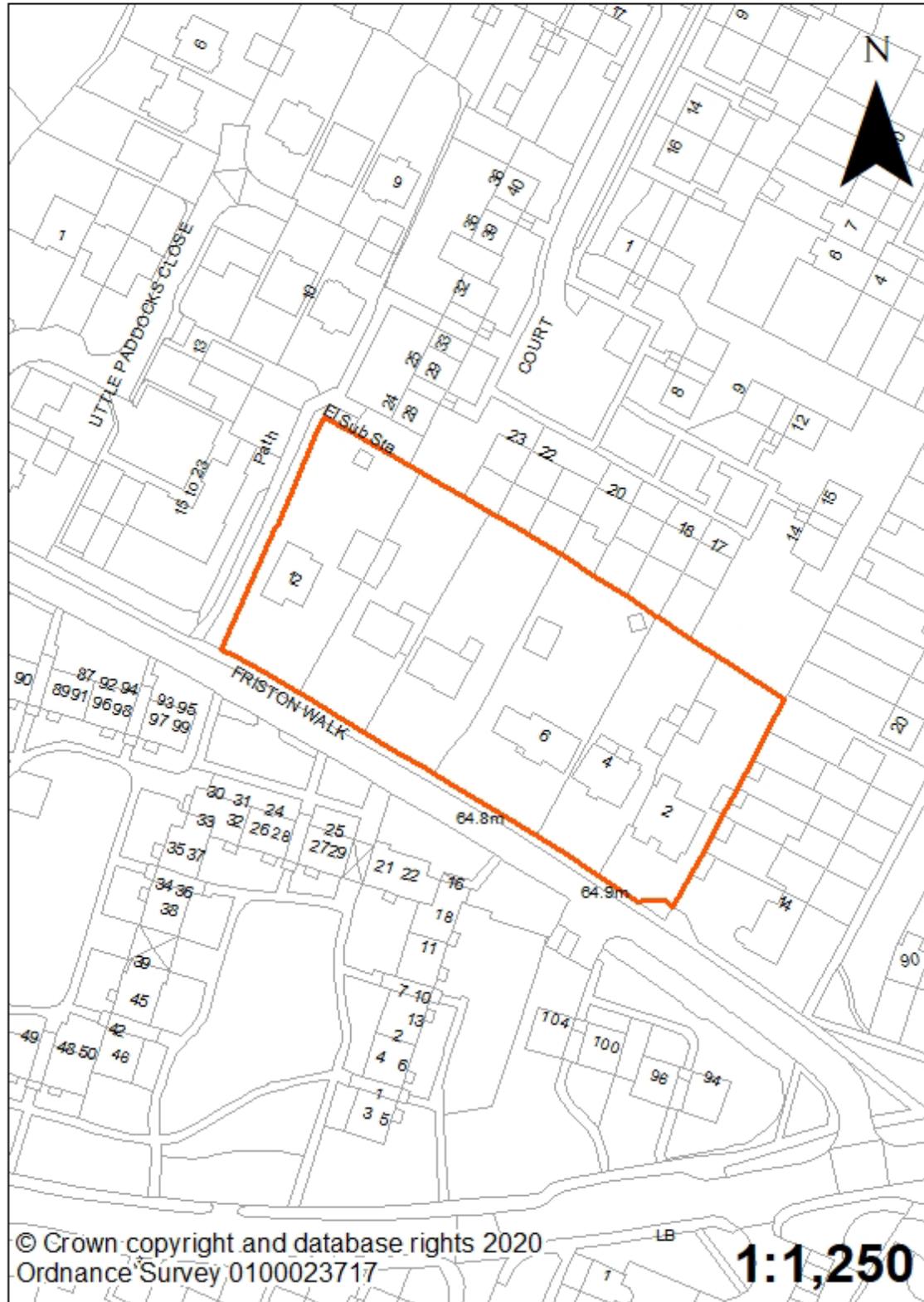
Site Reference	85	Neighbourhood	Tilgate														
Site Name / Address	Former Age Concern Building, Shackleton Road																
Existing Land Use (s)	Under-used community building and adjacent grass verge																
PA. Number	-	Gross Dwellings	8														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	PDL & Greenfield	Net Dwellings	8														
Site Area (Gross hectares)	0.14	Current Density	-														
Site Suitability	Yes – The site is in an established residential area and is considered suitable for residential development. There may be additional scope to include the adjoining community centre within a larger scheme, subject to re-provision of the community centre.																
Site Availability	Yes – The site is available and is owned by Crawley Borough Council, who are working up proposals to bring it forward.																
Site Achievability	Yes – There are no specific ownership or infrastructure constraints identified and the council is working to bring the site forward as an affordable housing scheme within the early part of the Local Plan period.																
Action Required / Constraints	Engagement between the LPA and property/housing/built environment colleagues within the council will be required to bring the site forward. The site is partly situated within Flood Zone 2 and sequential testing will be required. The site is partly subject to surface water flood risk and it will be necessary to consult with the Lead Local Flood Authority.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
				8													
Summary	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



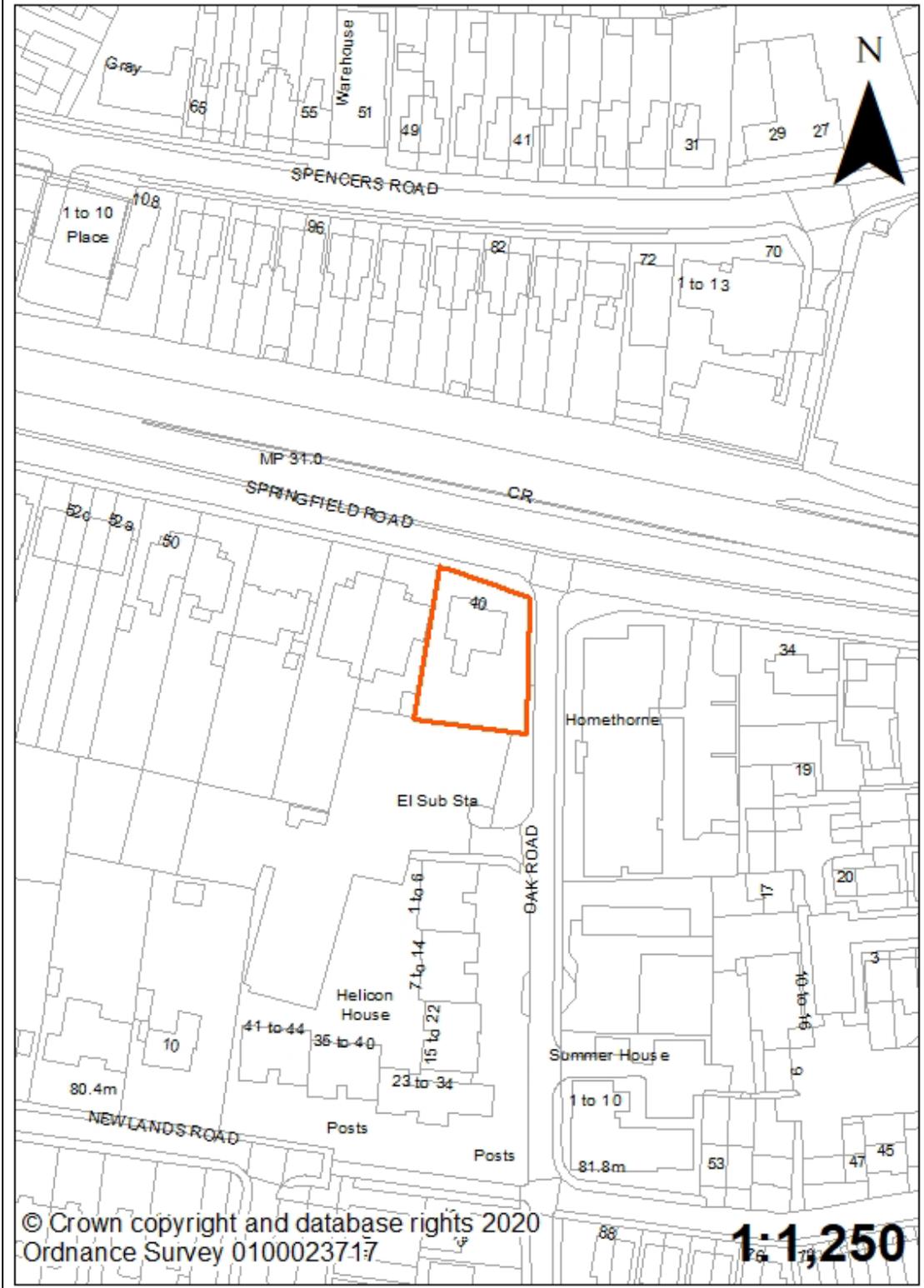
**H) Suitable sites that are
'developable' (5-29 units), Years 6-
16 (2026/27-2036/37)**

2 - 12 Friston Walk, Ifield, Crawley



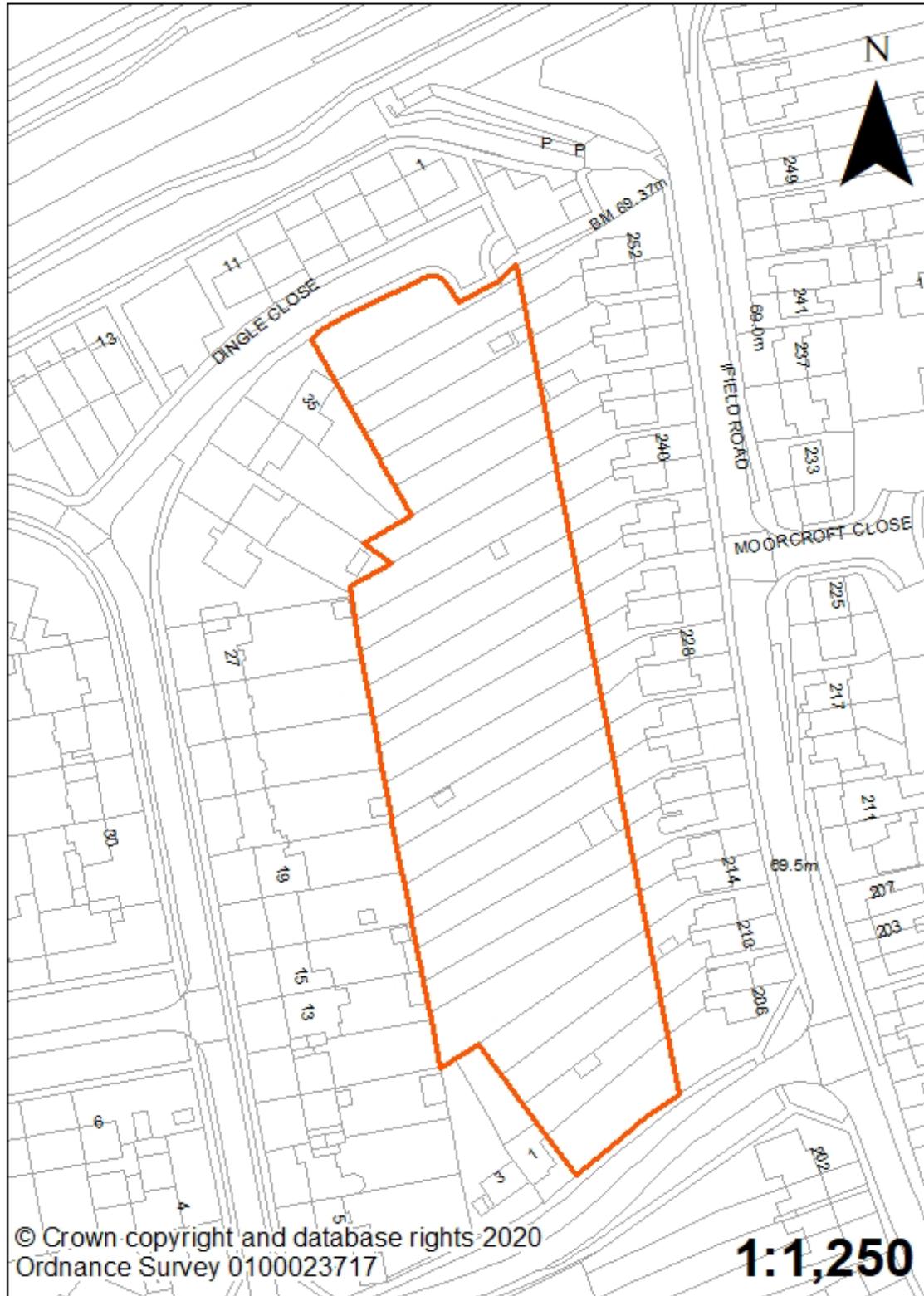
Site Reference	49	Neighbourhood	Southgate														
Site Name / Address	40 Springfield Road																
Existing Land Use (s)	Former Community Church																
PA. Number	-	Gross Dwellings	8														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	Greenfield & PDL	Net Dwellings	8														
Site Area (Gross hectares)	0.06	Current Density	-														
Site Suitability	Yes – The site is in a residential neighbourhood within the Built-up-Area Boundary and within reasonable proximity to town centre facilities and connections. A planning permission for conversion to residential use (CR/2012/0324/FUL) expired in 2016. The existing building is itself a converted dwelling.																
Site Availability	Unknown – The site appears to be vacant, although it does not seem to have changed hands or been marketed since it was in use as a Community Church.																
Site Achievability	Yes – Conversion of the existing building to residential use in line with a similar scheme to that previously permitted should be viable.																
Action Required / Constraints	The council should engage with the landowner to confirm availability of the site and progress an appropriate scheme.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
									8								
Summary				This site has potential for conversion to residential use and is developable subject to confirmation of availability.													

40 Springfield Road, Southgate, Crawley

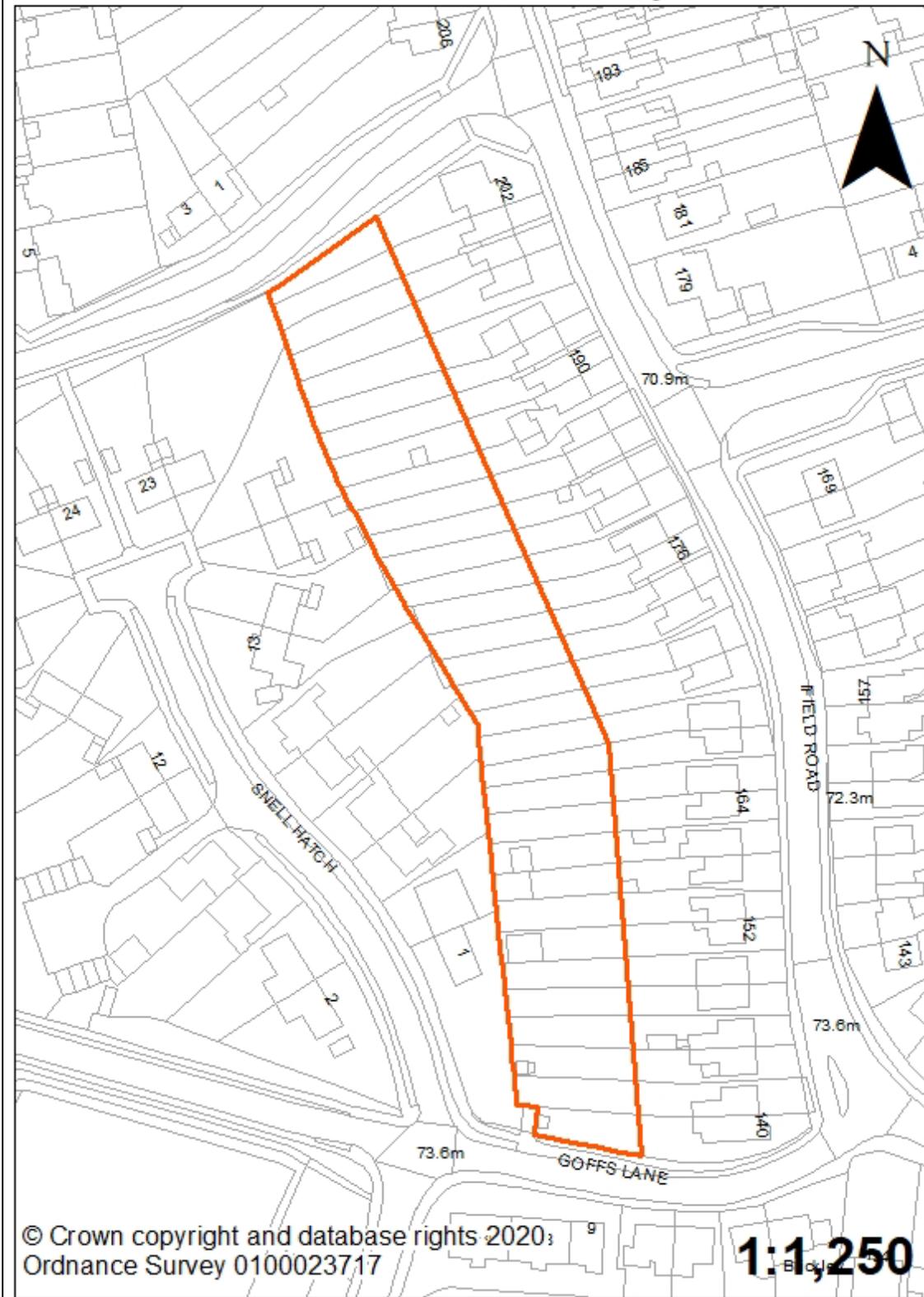


Site Reference	50	Neighbourhood	West Green														
Site Name / Address	Dingle Close/Ifield Road, Rear Gardens																
Existing Land Use (s)	Greenfield - Residential gardens																
PA. Number	-	Gross Dwellings	18														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	Greenfield	Net Dwellings	18														
Site Area (Gross hectares)	0.7	Current Density	-														
Site Suitability	<p>Yes – In principle the site is suitable for residential development and a similar site was developed on the east side of 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>																
Site Availability	<p>Yes – The site comprises gardens held under license from the council, and is expected to become available by the middle part of the Local Plan period.</p>																
Site Achievability	<p>Yes – Site constraints are considered to be resolvable sufficiently to enable an affordable housing scheme of the indicated scale to come forward.</p>																
Action Required / Constraints	<p>Pre-application discussions should focus on site layout, design, parking and the impact on adjoining properties. Dialogue should also be established with West Sussex County Council regarding the suitability of access off The Dingle and/or Dingle Close.</p>																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
							18										
Summary	<p>The main issue to overcome with this site relates to the narrow shape of the site, access to any new development and the impact that any new development will have on existing properties and trees.</p>																

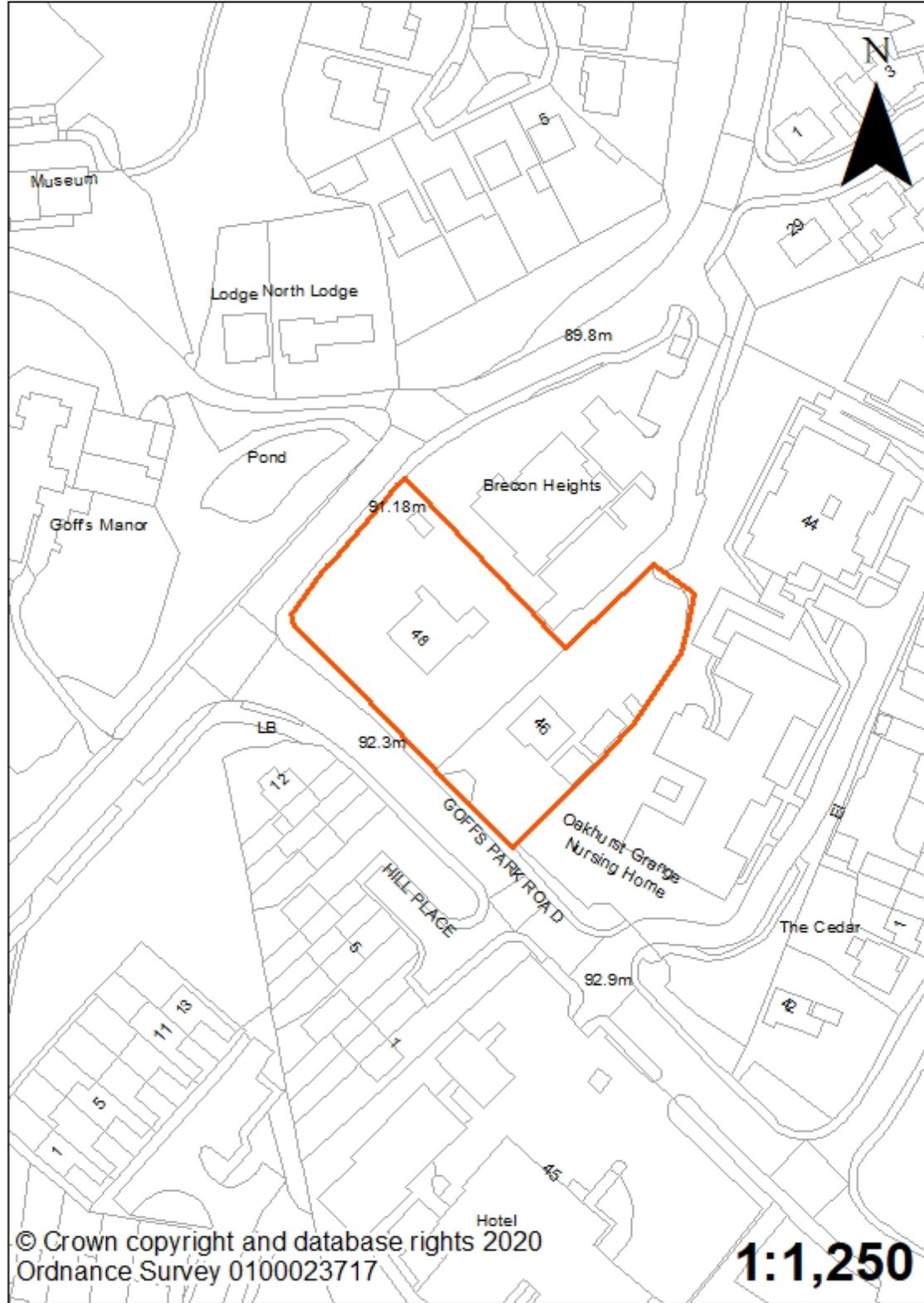
Dingle Close/Ifield Road, Rear Gardens, West Green, Crawley



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

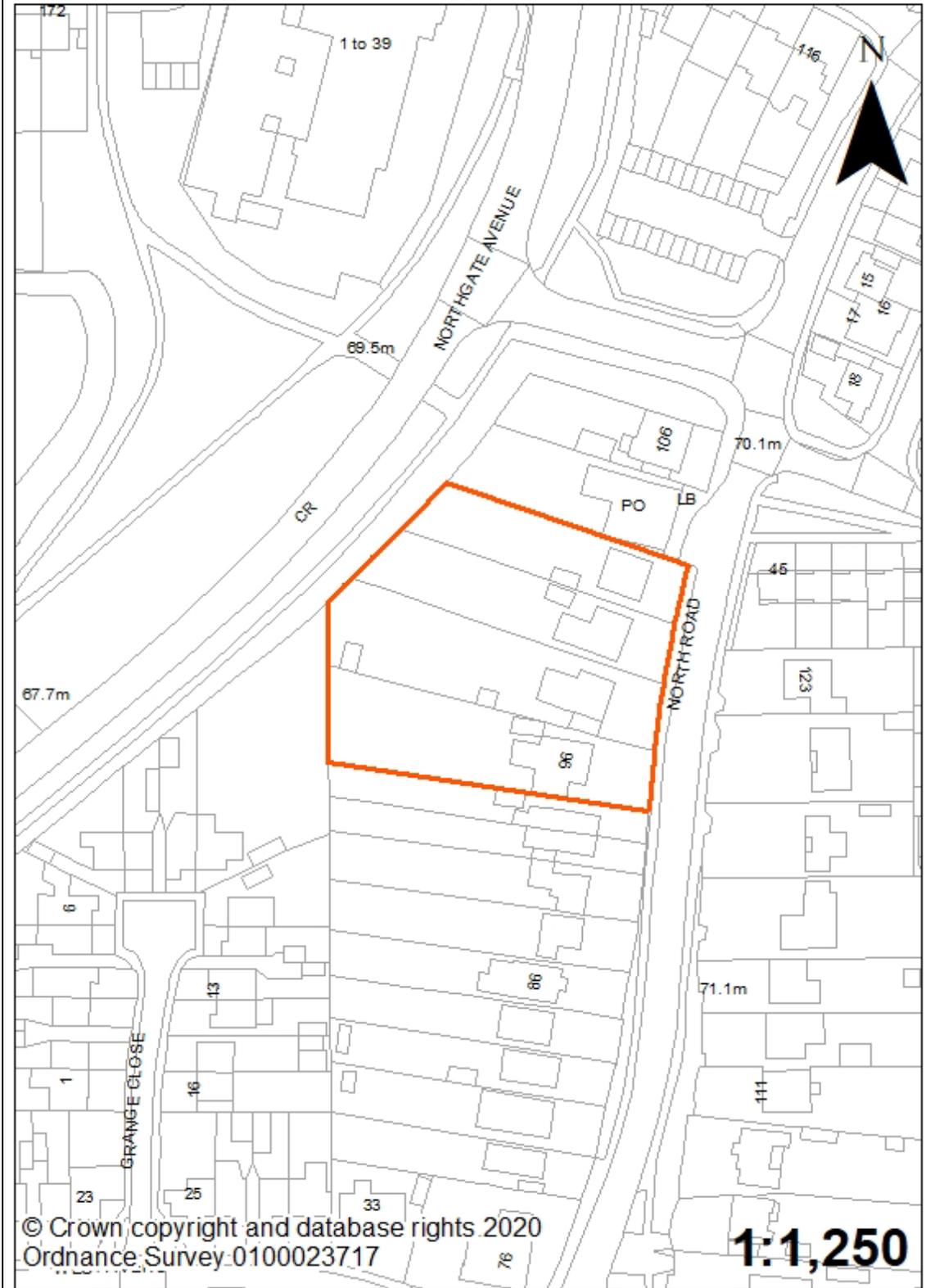


46 - 48 Goffs Park Road,
Southgate, Crawley



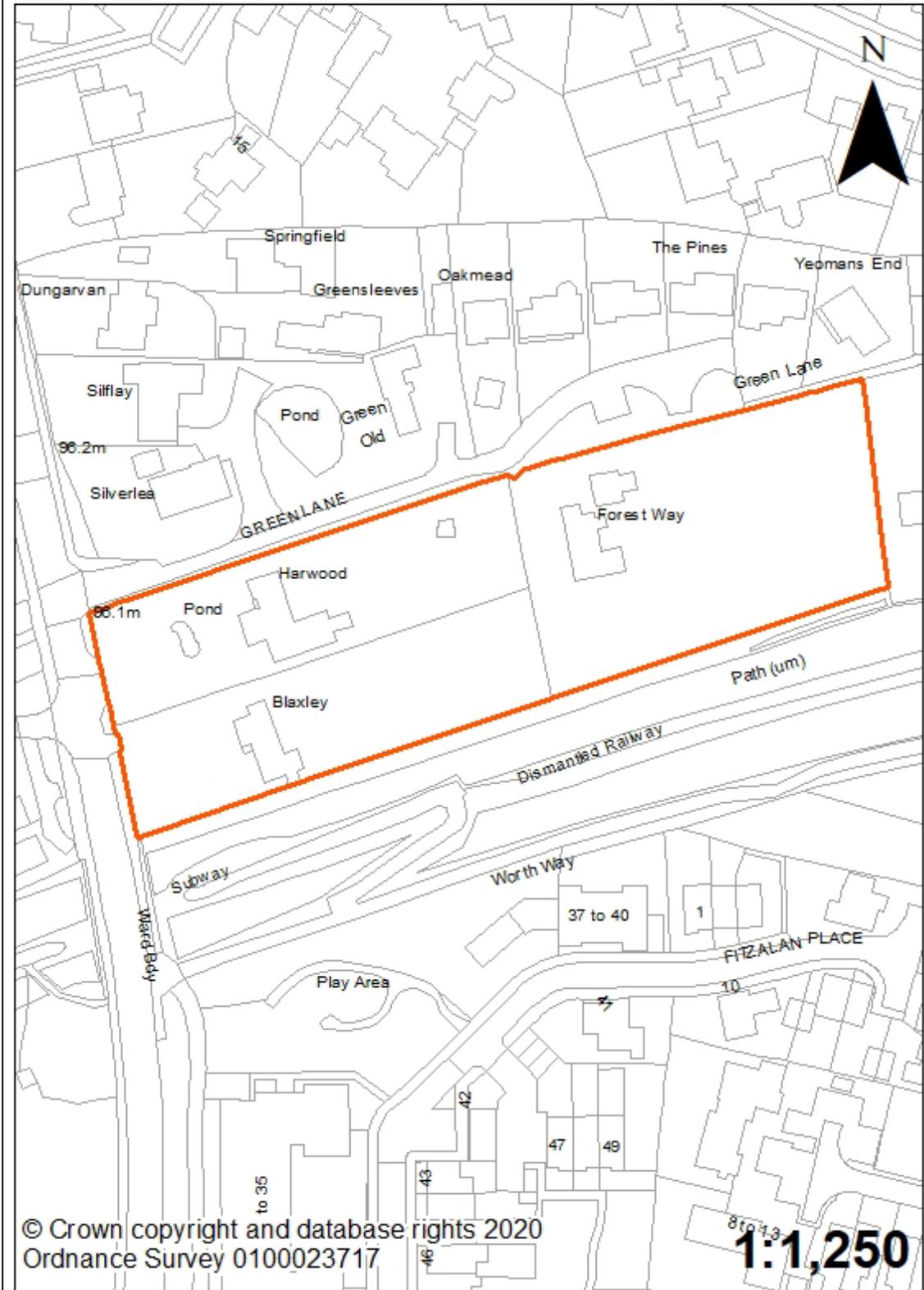
Site Reference	57	Neighbourhood	West Green														
Site Name / Address	96 – 102 North Road																
Existing Land Use (s)	PDL/Greenfield - Four large dwelling houses.																
PA. Number	-	Gross Dwellings	10														
Lapse Date	-	Demolitions	4														
PDL / Greenfield	Greenfield & PDL	Net Dwellings	6														
Site Area (Gross hectares)	0.36	Current Density	11 dwellings/ha.														
Site Suitability	<p>Yes – The site is suitable for development, although the site has Tree Preservation Orders (TPO) in place in the gardens of 98, 100 and 102 along the rear boundary. Proposals for this site will need to be sympathetic to the character of the surrounding area which tends to be large individual plots, although there are some signs of higher densities in the area. The impact of development on structural landscaping along Northgate Avenue would also need to be considered. Site capacity may be limited to around 10 small semi-detached houses.</p>																
Site Availability	<p>Yes – 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>																
Site Achievability	<p>Uncertain – The viability of this site is uncertain and dependent upon the yield.</p>																
Action Required / Constraints	<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. The site is partly subject to surface water flood risk and consultation should be undertaken with the Lead Local Flood Authority.</p>																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
								10									
Summary				<p>In principle, this site is suitable for intensification. There are few constraints on this site but it is likely to be too small to progress as a key housing site.</p>													

96 - 102 North Road,
Three Bridges, Crawley



Site Reference	59	Neighbourhood	Pound Hill														
Site Name / Address	Harwood, Blaxley and Forest Way, Balcombe Road																
Existing Land Use (s)	PDL/Greenfield – Three large detached dwelling houses and gardens.																
PA. Number	-	Gross Dwellings	6														
Lapse Date	-	Demolitions	3														
PDL / Greenfield	Greenfield & PDL	Net Dwellings	6														
Site Area (Gross hectares)	0.73	Current Density	4 dwellings/ha.														
Site Suitability	<p>Yes – There is potential access for one dwelling from Green Lane to the rear of Forest Way (See CR/2004/0117/RUP). There is limited further development potential within the curtilage of Forest Way due to an area TPO. The site is a prominent gateway site which is well-treed with Tree Preservation Orders along its frontage with Balcombe Road. The site is adjacent to Worth Way and Green Lane is a Public Right of Way. There may be potential for additional dwellings to the rear of Harwood and Blaxley with access from Green Lane.</p>																
Site Availability	<p>Yes – The council understands that there has been developer interest in the site, and that it could be made available for development, although availability is clearer in relation to Blaxley and Forest Way than in relation to Harwood.</p>																
Site Achievability	<p>Uncertain – The viability of this site is uncertain and dependent upon the specific yield which can be achieved in the context of site constraints and designations.</p>																
Action Required / Constraints	<p>The site is partly subject to surface water flood risk and consultation should be undertaken with the Lead Local Flood Authority. The council will engage with any proposals which are put forward through the pre-application enquiry process to help establish the development potential of the site. 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>																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
							6										
Summary	<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



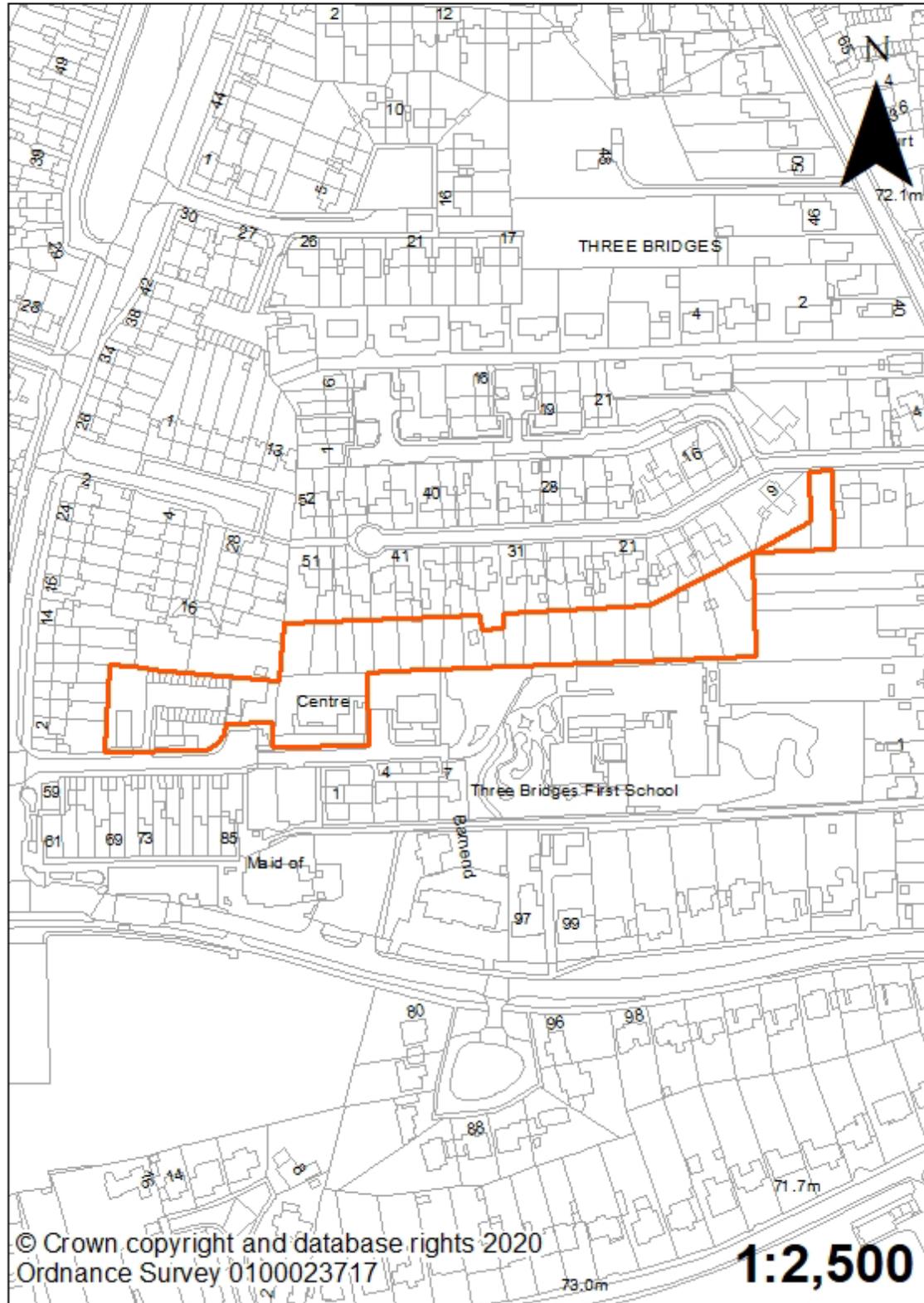
Site Reference	86	Neighbourhood	Furnace Green														
Site Name / Address	Furnace Green Community Centre																
Existing Land Use (s)	PDL/Greenfield – Community Centre and associated grassed area.																
PA. Number	-	Gross Dwellings	20														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	Greenfield & PDL	Net Dwellings	20														
Site Area (Gross hectares)	0.25	Current Density	-														
Site Suitability	Yes – The site is in a residential neighbourhood and would be suitable for residential development subject to re-provision of community facilities.																
Site Availability	Uncertain – The site is owned by Crawley Borough Council, who are prepared to undertake further exploration of potential for intensification.																
Site Achievability	Yes – The site should be achievable as a council-led development.																
Action Required / Constraints	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.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
									20								
Summary	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



Site Reference	87	Neighbourhood	Three Bridges														
Site Name / Address	Land at Gales Place and West Way																
Existing Land Use (s)	PDL/Greenfield – Residential gardens, community/employment buildings and garages.																
PA. Number	-	Gross Dwellings	30														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	Greenfield & PDL	Net Dwellings	30														
Site Area (Gross hectares)	0.78	Current Density	-														
Site Suitability	Yes – The site is in a residential neighbourhood and would be suitable for residential development subject to re-provision of community facilities and a design appropriate to the narrow shape of the site. Alternatively a scheme could exclude the community centre site.																
Site Availability	Uncertain – 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.																
Site Achievability	Yes – The site should be achievable as a council-led development.																
Action Required / Constraints	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. A small part of the site is subject to surface water flood risk and it will be necessary to consult with the Lead Local Flood Authority.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
												30					
Summary	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

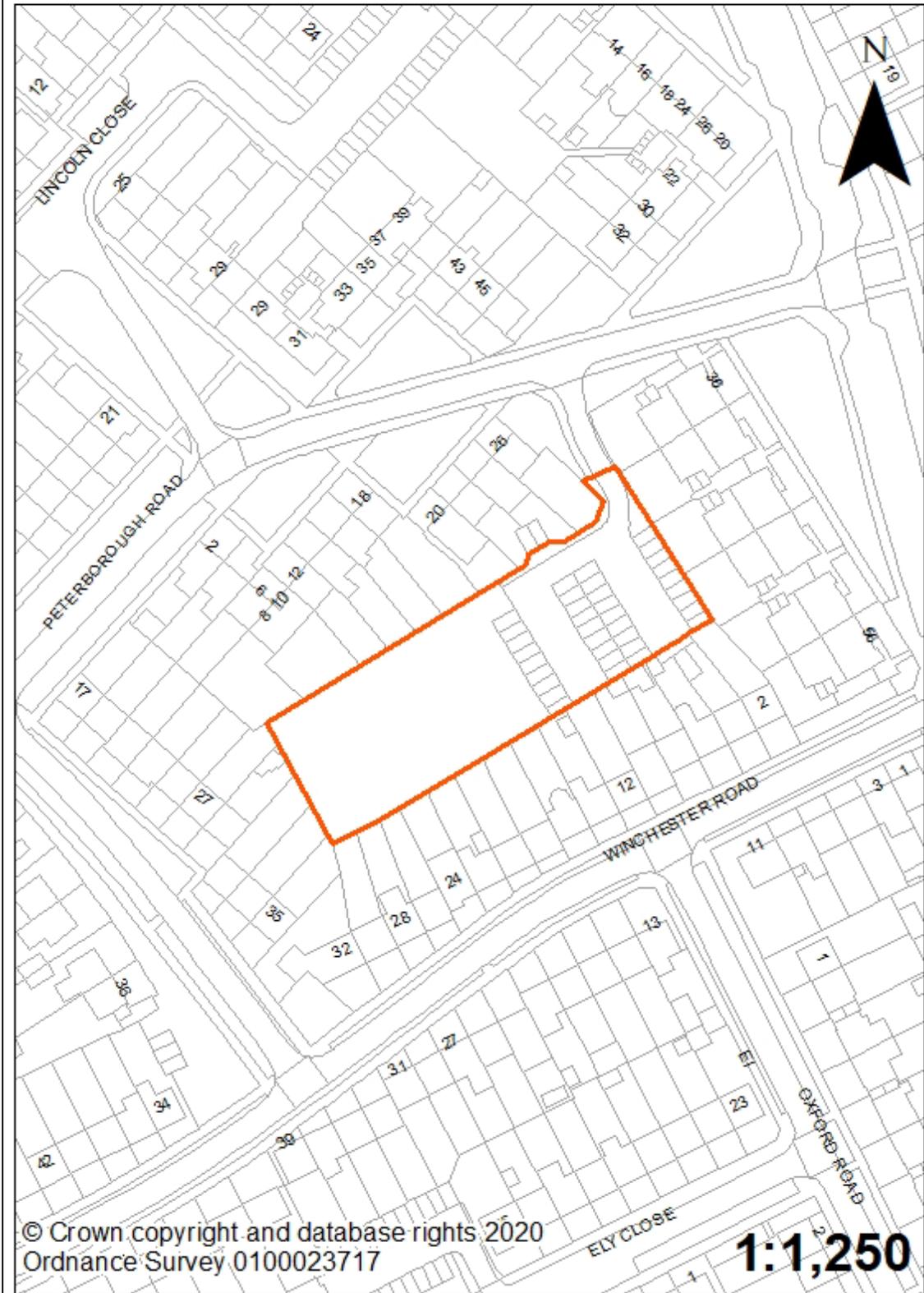


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Ordnance Survey 0100023717

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Site Reference	88	Neighbourhood	Tilgate														
Site Name / Address	Land at Peterborough Road																
Existing Land Use (s)	PDL/Greenfield – Garage block and adjoining amenity green space																
PA. Number	-	Gross Dwellings	12														
Lapse Date	-	Demolitions	0														
PDL / Greenfield	Greenfield & PDL	Net Dwellings	12														
Site Area (Gross hectares)	0.26	Current Density	-														
Site Suitability	Yes – The site is in a residential neighbourhood and would be suitable in principle for additional residential development.																
Site Availability	Uncertain – The site is owned by Crawley Borough Council who are exploring the potential of the site. It is likely to become available over the course of the Local Plan period.																
Site Achievability	Yes – The site should be achievable as a council-led development.																
Action Required / Constraints	The council needs to undertake further work to establish the potential of the site.																
Phasing for development																	
19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
								12									
Summary	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.																

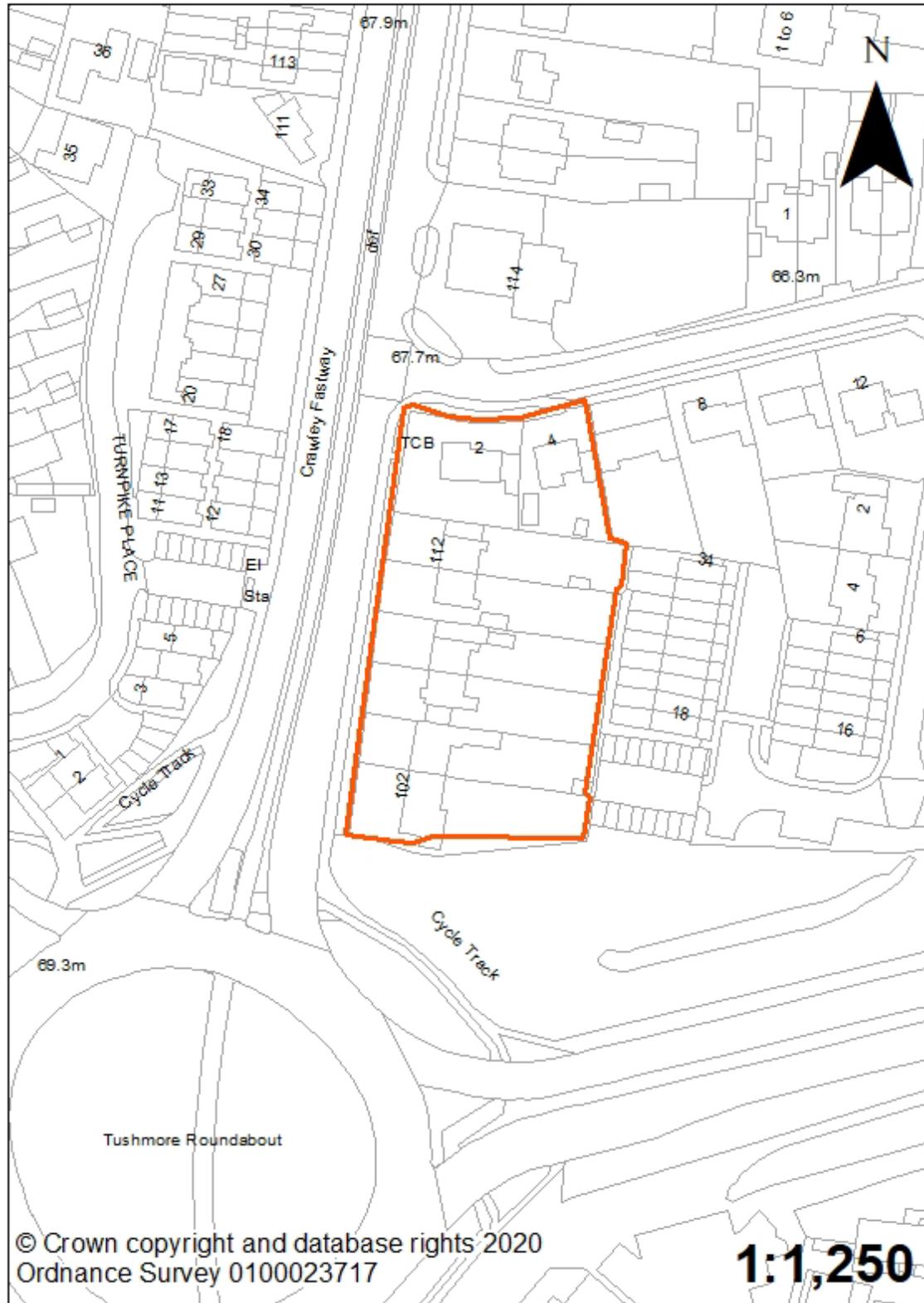
Land at Peterborough Road, Tilgate, Crawley



I) Sites that are suitable but currently undeliverable/undevelopable

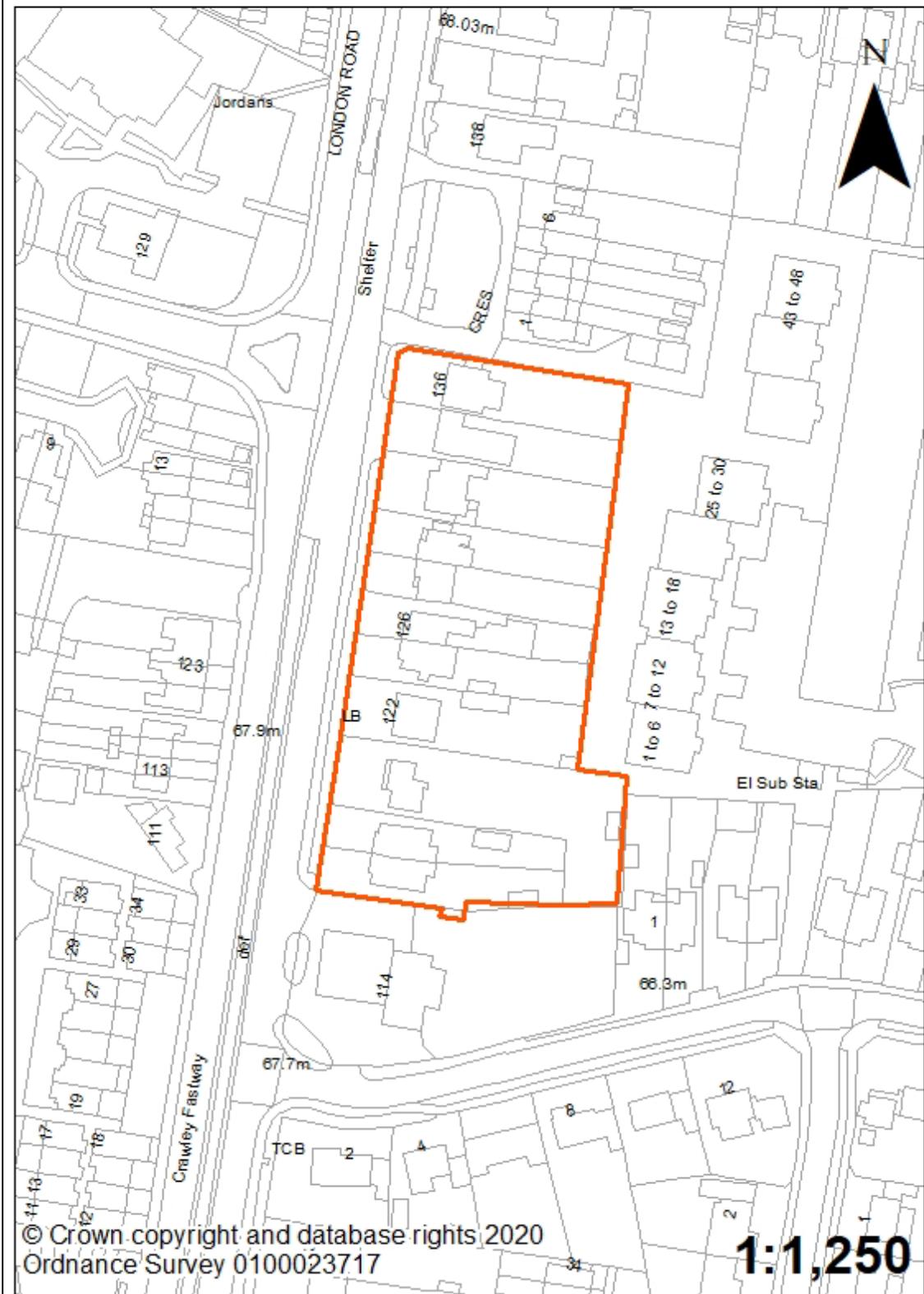
Site Reference	36	Neighbourhood	Northgate
Site Name / Address	102 – 112 London Road & 2 – 4 Tushmore Lane		
Existing Land Use (s)	PDL/Greenfield – Residential properties and adjoining curtilage		
PA. Number	-	Gross Dwellings	44
Lapse Date	-	Demolitions	8
PDL / Greenfield	PDL & Greenfield	Net Dwellings	36
Site Area (Gross hectares)	0.39	Current Density	21 dwellings/ha.
Site Suitability	<p>Yes - The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road could justify four storeys of development, 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>		
Site Availability	<p>No – The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well-settled and unlikely to consider offers from developers at the anticipated benchmark land value.</p>		
Site Achievability	<p>Yes – Subject to all owners being open in principle to offers from developers at around the benchmark land value there are no known cost or market factors that would detract from the viability of development at the scale envisaged.</p>		
Action Required / Constraints	<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>		
Summary	<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



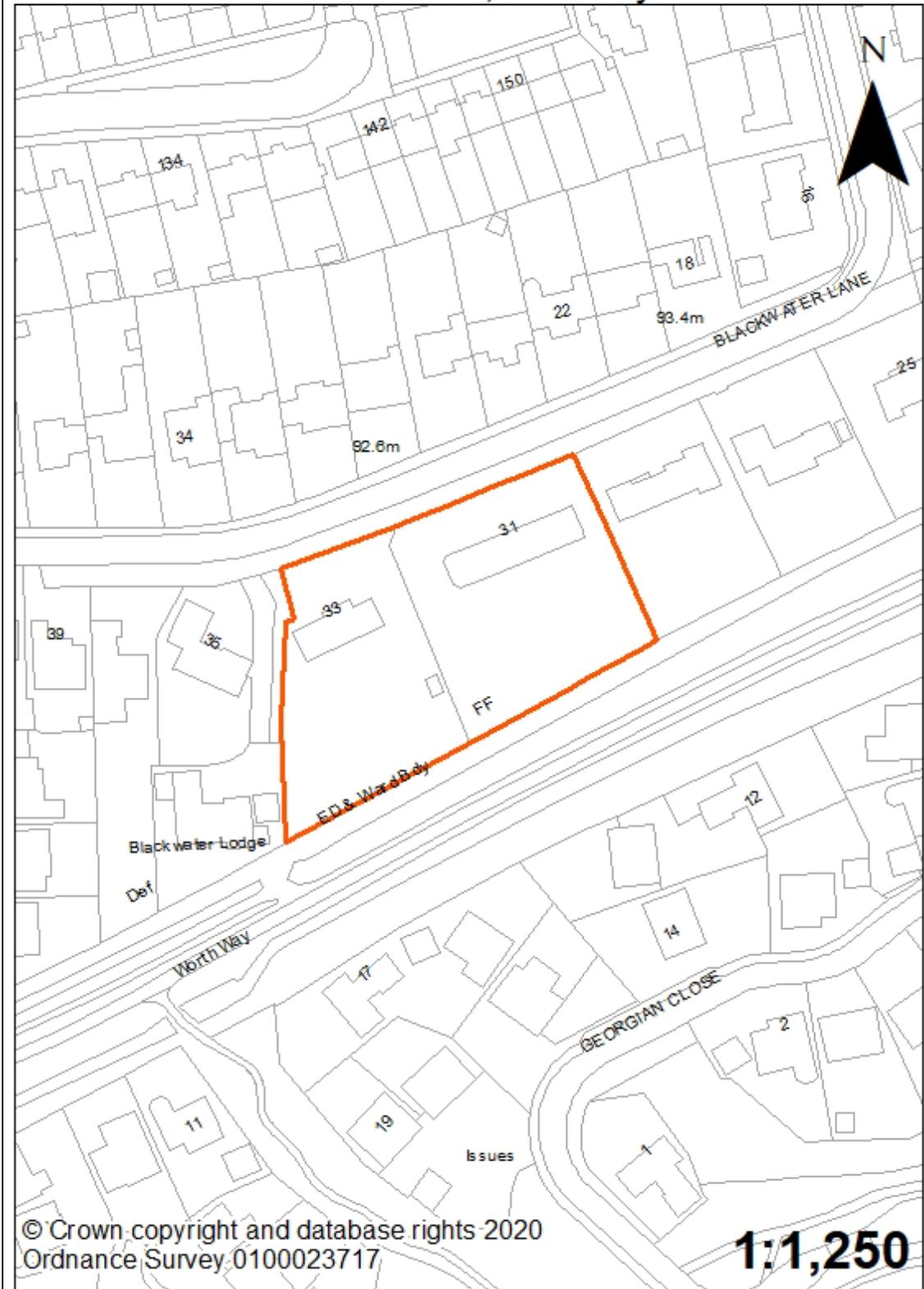
Site Reference	37	Neighbourhood	Northgate
Site Name / Address	116 – 136 London Road		
Existing Land Use (s)	PDL/Greenfield – Residential properties, convenience store and adjoining curtilages.		
PA. Number	-	Gross Dwellings	64
Lapse Date	-	Demolitions	11
PDL / Greenfield	PDL & Greenfield	Net Dwellings	53
Site Area (Gross hectares)	0.56	Current Density	20 dwellings/ha.
Site Suitability	<p>Yes - The site is in a sustainable location that could form part of a more extensive redevelopment to enable the land to be more intensively used and contribute towards townscape improvements. The size and scale of the road could justify four storeys of development and a comprehensive approach would maximise capacity as a scheme would not need to take into account existing single and two storey neighbours. The site could be developed in conjunction with 114 London Road, 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>		
Site Availability	<p>No - The site is currently in multiple ownership, and at least partly in owner-occupation, and at least some owner-occupiers are well-settled and unlikely to consider offers from developers at the anticipated benchmark land value. There is also a convenience store at 134 London Road. Compensation for the removal of the existing business use would be required, but it is not thought that this would make the scheme economically unviable. In addition, the site also has a Tree Preservation Order (TPO) to the rear of the 120 – 136 London Road, although it is not believed that this would greatly constrain the site.</p>		
Site Achievability	<p>Yes – Subject to all owners being open in principle to offers from developers at around the benchmark land value there are no known cost or market factors that would detract from the viability of development at the scale envisaged.</p>		
Action Required / Constraints	<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>		
Summary	<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



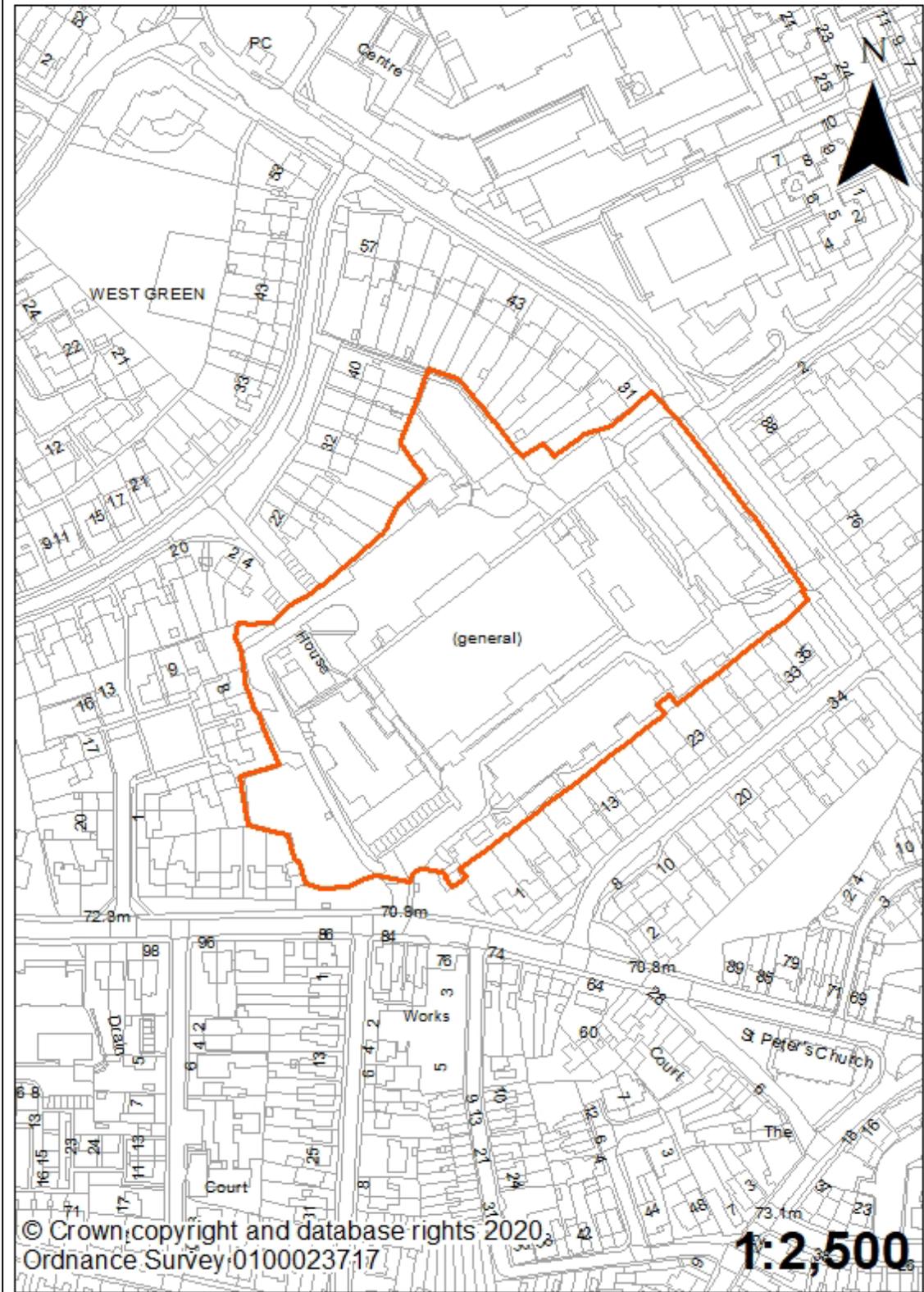
Site Reference	55	Neighbourhood	Pound Hill
Site Name / Address	31 & 33 Blackwater Lane		
Existing Land Use (s)	Two large detached dwelling houses.		
PA. Number	-	Gross Dwellings	8
Lapse Date	-	Demolitions	2
PDL / Greenfield	Greenfield & PDL	Net Dwellings	6
Site Area (Gross hectares)	0.53	Current Density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

31 & 33 Blackwater Lane, Pound Hill, Crawley



Site Reference	58	Neighbourhood	West Green
Site Name / Address	Crawley Hospital Site		
Existing Land Use (s)	Hospital.		
PA. Number	-	Gross Dwellings	180
Lapse Date	-	Demolitions	0
PDL / Greenfield	Greenfield & PDL	Net Dwellings	180
Site Area (Gross hectares)	2.77	Current Density	-
Site Suitability	Yes – The site offers a potentially unconstrained opportunity for residential development close to the town centre. Access arrangements appear satisfactory and although there are a small number of mature trees on site, there is little else preventing development.		
Site Availability	No – The hospital is currently operational and the site is not available at this time.		
Site Achievability	Yes – Given the location and few constraints, the site is likely to be achievable subject to resolution of replacement hospital facilities.		
Action Required / Constraints	No further action required – the site is not currently available.		
Summary	This site is relatively unconstrained and is suitable for development. The site is not currently available but an ongoing dialogue will take place with the NHS to understand the medium to long term health care plans for Crawley, since replacement healthcare facilities would need to be provided before the site could be considered deliverable or developable.		

Crawley Hospital, West Green, Crawley

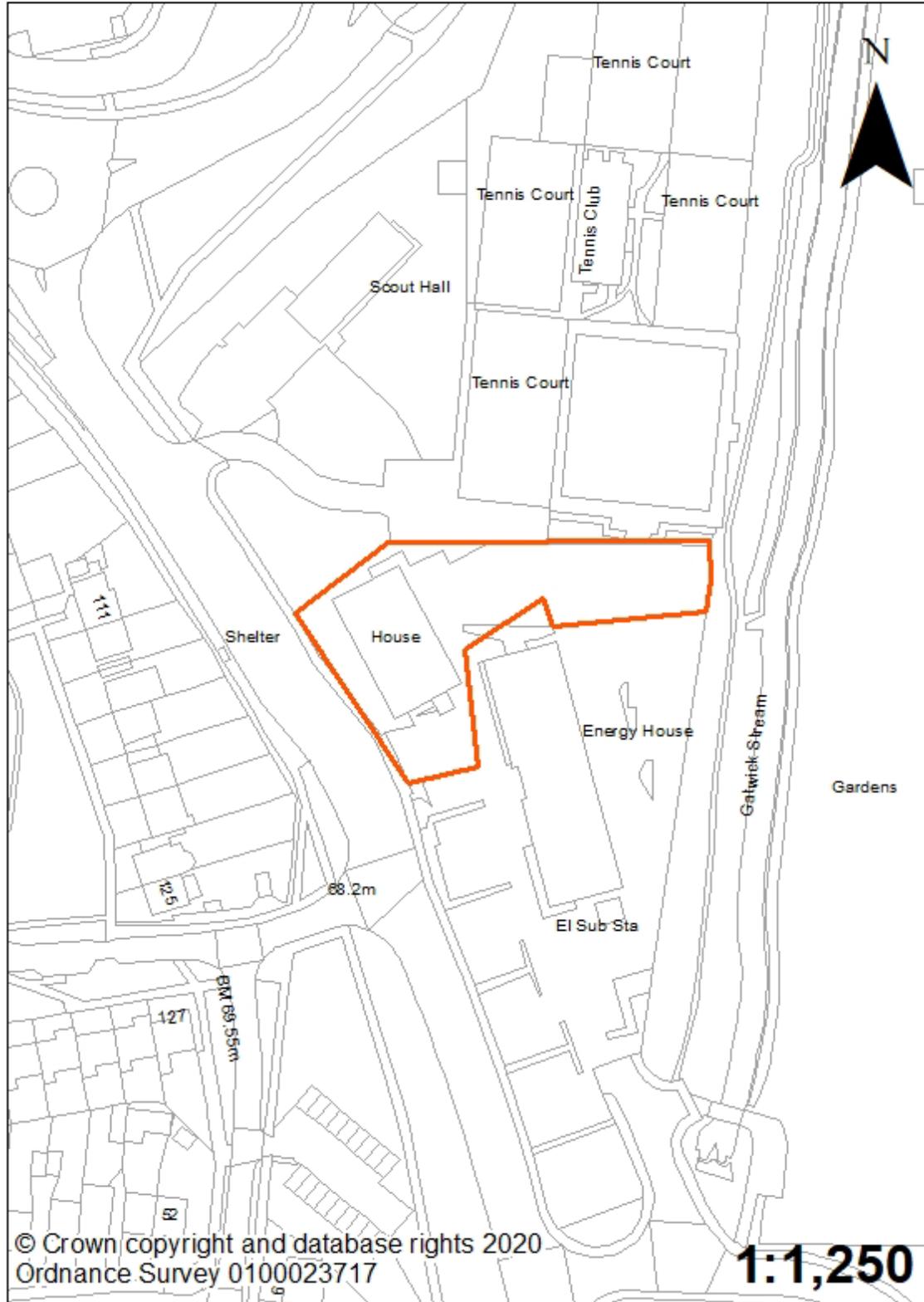


J) Sites which are unsuitable for development

Site Reference	52	Neighbourhood	Three Bridges
Site Name / Address	Energy House, Hazelwick Avenue		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.43	Current Density	-
Site Suitability	<p>Unlikely – This site benefits from prior approval for conversion from office to residential (CR/2018/0107/PA3). It now appears unlikely, however, that this scheme will be implemented in time for the expiry of the consent in 2021, and as such the principle of development would fall to be considered against the policies in the submission draft 2021 Local Plan. This identifies the site as falling within the Three Bridges Corridor Main Employment Area. Policy EC2 of the submission draft Plan sets a range of tests for allowing a loss of employment floorspace within such areas, and it is considered unlikely that proposals to convert or rebuild this site for residential use would meet the requirements of the policy.</p>		
Site Availability	<p>Yes – The building is occupied, but the council is not aware of ownership or legal constraints to development.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give detailed consideration to issues of achievability and viability.</p>		
Action Required / Constraints	<p>No action required at this stage. The site is partly situated within Flood Zones 2 and 3a, and sequential testing and the exception test may be required. The site is partly subject to surface water flood risk and it will be necessary to consult with the Lead Local Flood Authority.</p>		
Summary	<p>Scope for conversion of this site to residential use is constrained by Local Plan policy seeking to protect Main Employment Areas.</p>		

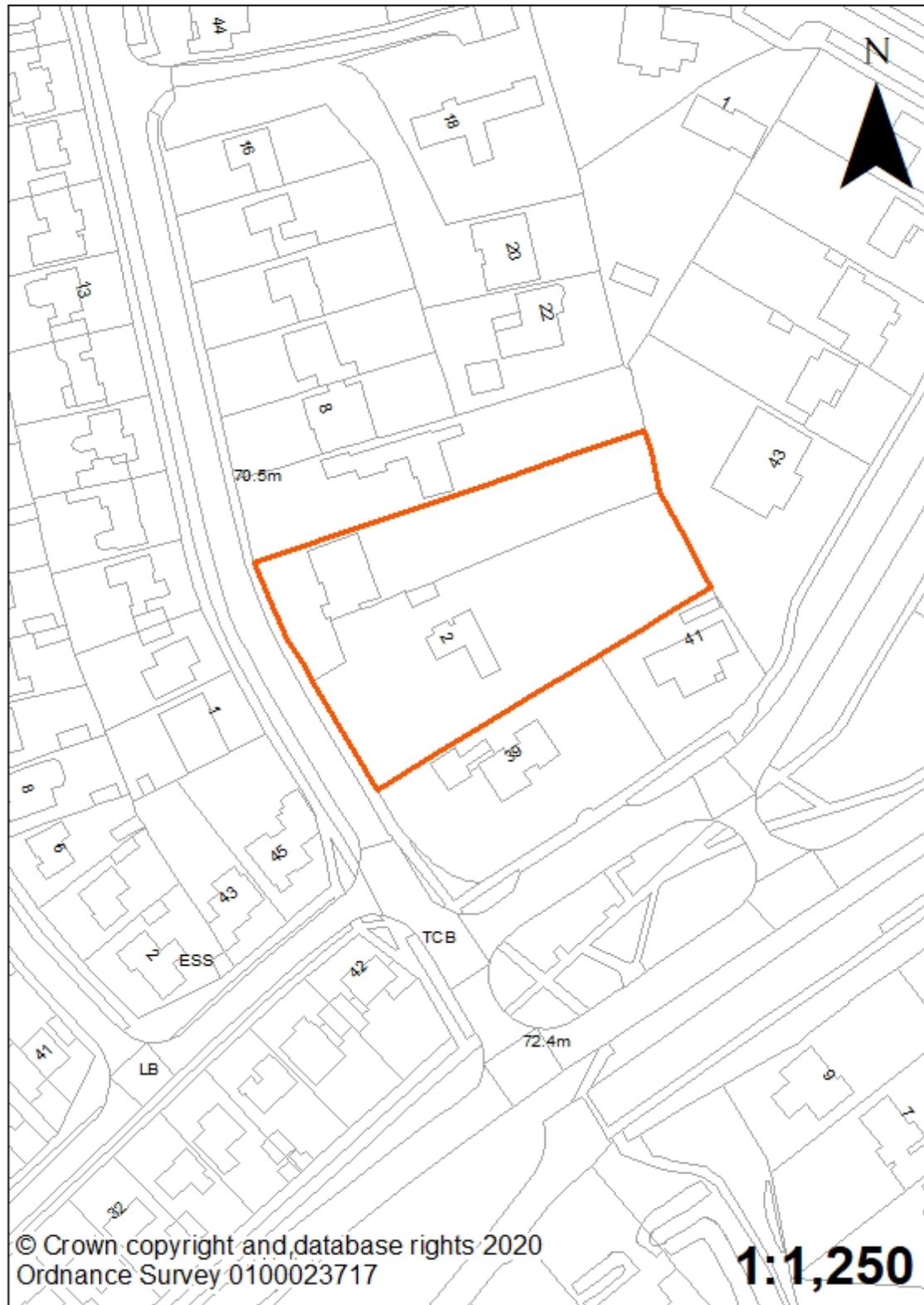
Site Reference	53	Neighbourhood	Three Bridges
Site Name / Address	Pacific House, Hazelwick Avenue		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.17	Current Density	-
Site Suitability	<p>Unlikely – This site benefits from prior approval for conversion from office to residential (CR/2018/0110/PA3). It now appears unlikely, however, that this scheme will be implemented in time for the expiry of the consent in 2021, and as such the principle of development would fall to be considered against the policies in the submission draft 2021 Local Plan. This identifies the site as falling within the Three Bridges Corridor Main Employment Area. Policy EC2 of the submission draft Plan sets a range of tests for allowing a loss of employment floorspace within such areas, and it is considered unlikely that proposals to convert or rebuild this site for residential use would meet the requirements of the policy.</p>		
Site Availability	<p>Yes – The building is partly occupied, but the council is not aware of ownership or legal constraints to development.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give detailed consideration to issues of achievability and viability.</p>		
Action Required / Constraints	<p>No action required at this stage. The site is partly situated within an area of Flood Zone 2, and a sequential test may be required. The site is partly subject to surface water flood risk it will be necessary to consult with the Lead Local Flood Authority.</p>		
Summary	<p>Scope for conversion of this site to residential use is constrained by Local Plan policy seeking to protect Main Employment Areas.</p>		

Pacific House, Hazelwick Avenue, Three Bridges, Crawley



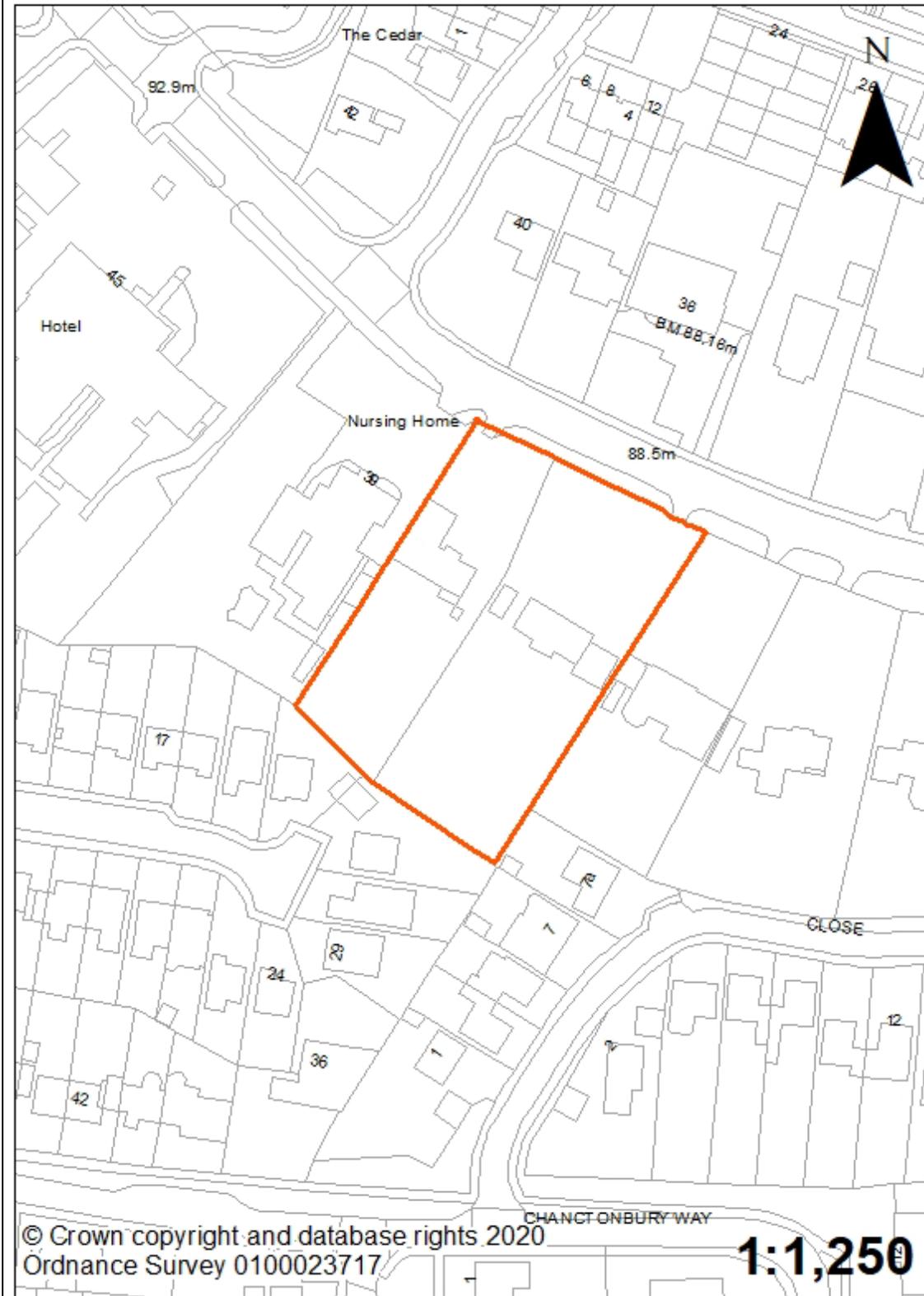
Site Reference	60	Neighbourhood	Pound Hill
Site Name / Address	2 - 4 Grattons Drive		
Existing Land Use (s)	Two detached properties in large plots.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.34	Current Density	4 dwellings/ha.
Site Suitability	<p>No – This site sits in an area characterised by larger detached homes within an Area of Special Local Character (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>		
Site Availability	<p>Uncertain – There is no evidence at this time to suggest the site is available for development.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No action required at this stage.		
Summary	The limited area of developable land within the site arising from the Tree Preservation Orders and its location within the Area of Special Local Character means this site is unsuitable for intensification.		

2 - 4 Grattons Drive, Pound Hill, Crawley



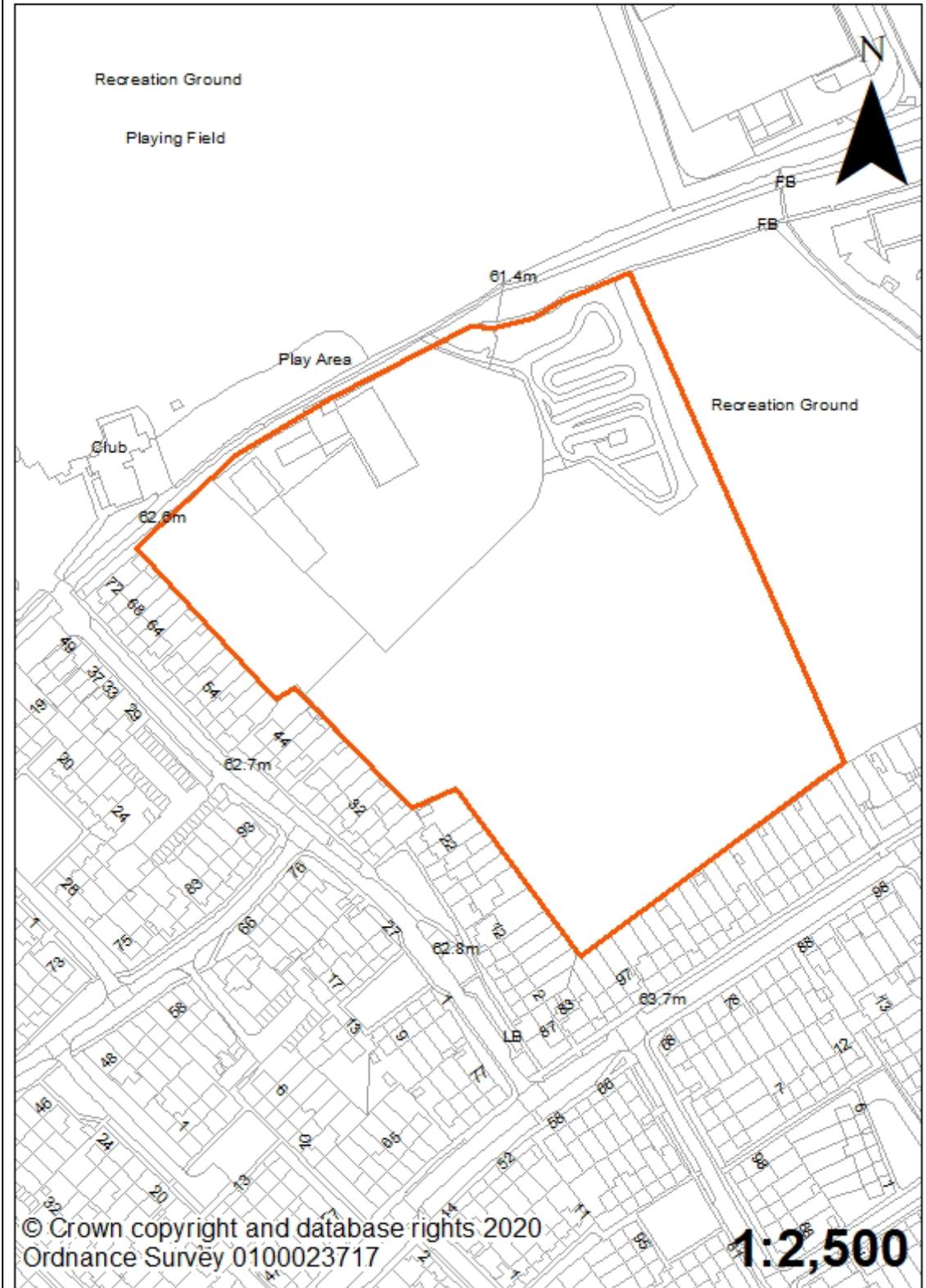
Site Reference	61	Neighbourhood	Southgate
Site Name / Address	35-37 Goffs Park Road		
Existing Land Use (s)	Two large detached dwelling houses and gardens.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.38	Current Density	5 dwellings/ha.
Site Suitability	<p>No – The site is located within the Goffs Park Road Area of Special Local Character (ASLC), identified for its particular character in terms of density, landscaping and appearance. Planning Application CR/2008/0081/FUL was refused and it is unlikely that a suitable and viable development can be progressed that respects this designation. In addition, there are a number of protected trees on site, across the front boundary and the site is prominently located.</p>		
Site Availability	<p>Uncertain – Given the lack of recent planning history for this site, it is unknown whether the site is available for residential development.</p>		
Site Achievability	<p>No – The location of the site makes it desirable, however, a viable scheme may not be achievable within the ASLC given the likely value of the site comprising two substantial dwellings.</p>		
Action Required / Constraints	<p>No further action required. The site is not considered suitable for development.</p>		
Summary	<p>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.</p>		

35 - 37 Goffs Park Road, Southgate, Crawley



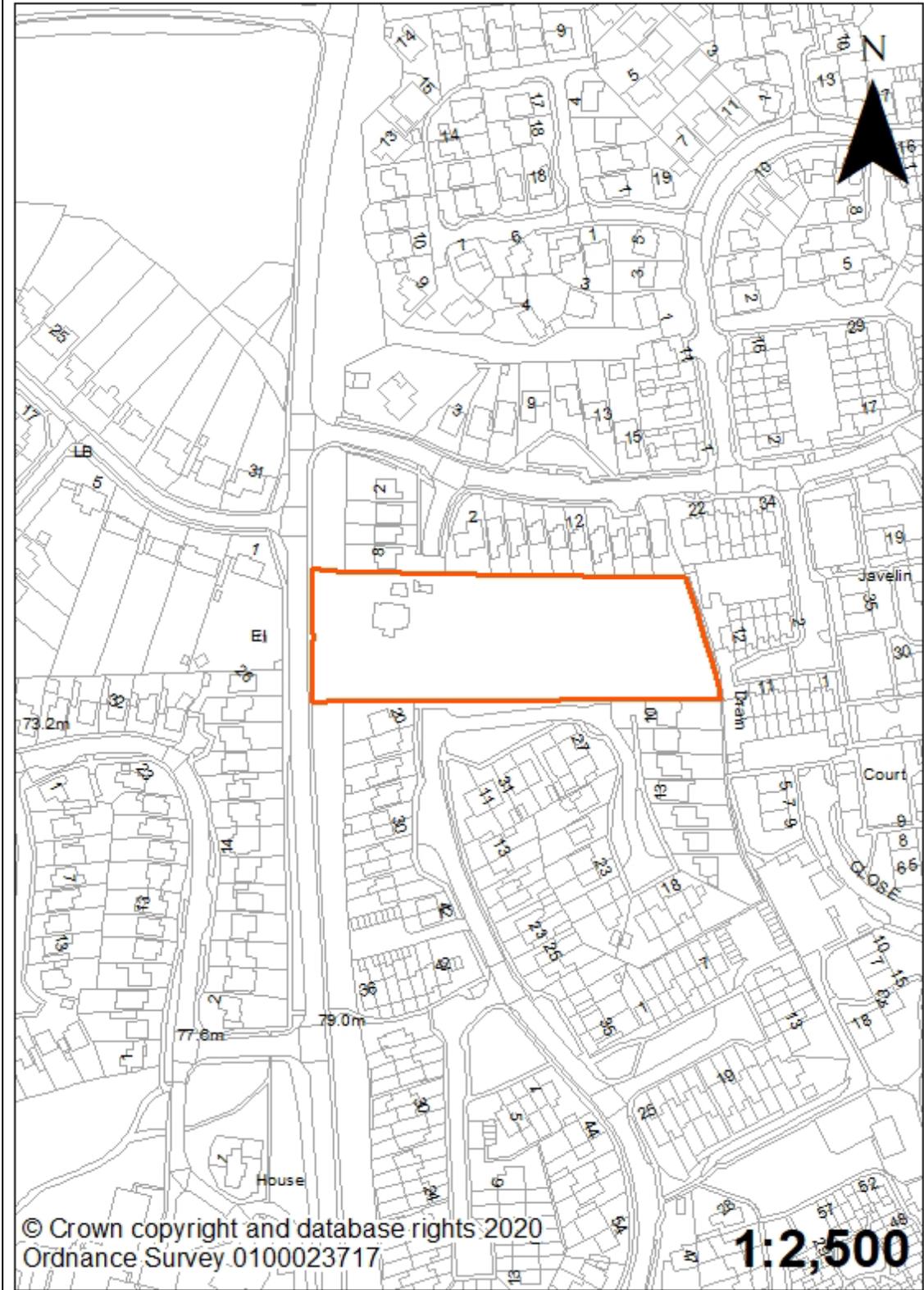
Site Reference	62	Neighbourhood	Langley Green
Site Name / Address	Cherry Lane Playing Pitches		
Existing Land Use (s)	Formal playing pitches		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	4.0	Current Density	-
Site Suitability	<p>No – The site contains a number of formal outdoor sports pitches and older/children’s play space, as recognised in the council’s Playing Pitch study (2013) and Open Space, Sport and Recreation study (2013). The Cherry Lane site was identified as a ‘hub’ site and considered of good quality. Subsequently, Policy ENV4 of the 2015 Local Plan, with regards to playing pitches, protects the site from being developed, since this site is clearly identified as being essential to the borough in terms of formal sports provision. This approach is retained in Policy OS1 of the submission draft 2021 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 2021 Local Plan).</p>		
Site Availability	No - The site is wholly owned by Crawley Borough Council and is not being promoted at this stage.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required at this stage.		
Summary	The site is not available for development and comprises a protected piece of open space that is not suitable for development against the evidence base for the 2015 Local Plan and submission draft 2021 Local Plan.		

Cherry Lane Playing Pitches, Langley Green, Crawley



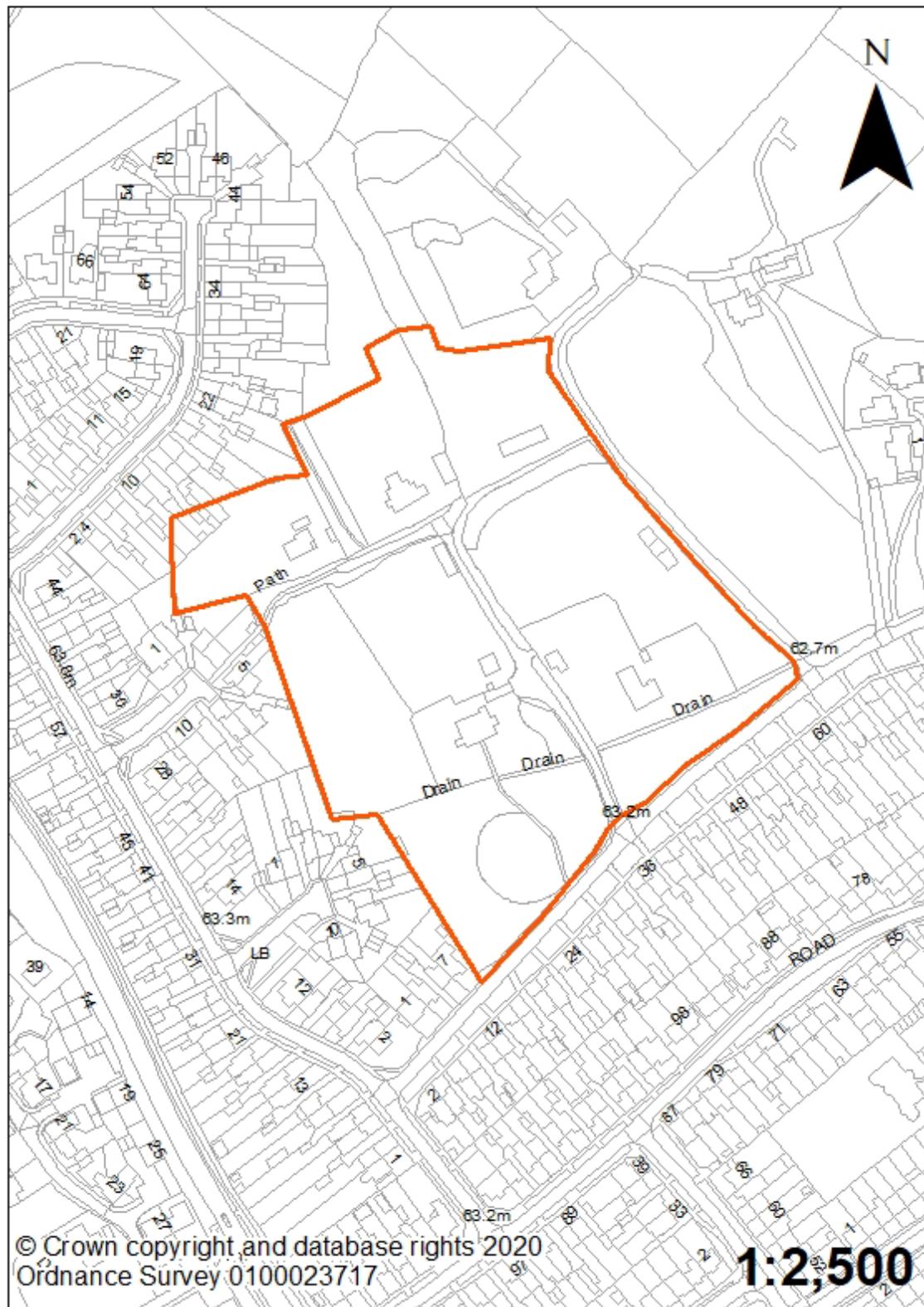
Site Reference	63	Neighbourhood	Pound Hill
Site Name / Address	Hazelwood, Balcombe Road		
Existing Land Use (s)	Single large detached house in a large plot		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	0.8	Current Density	1 dwelling/ha.
Site Suitability	<p>No – Although a large rectangular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

Hazelwood, Balcombe Road, Pound Hill, Crawley



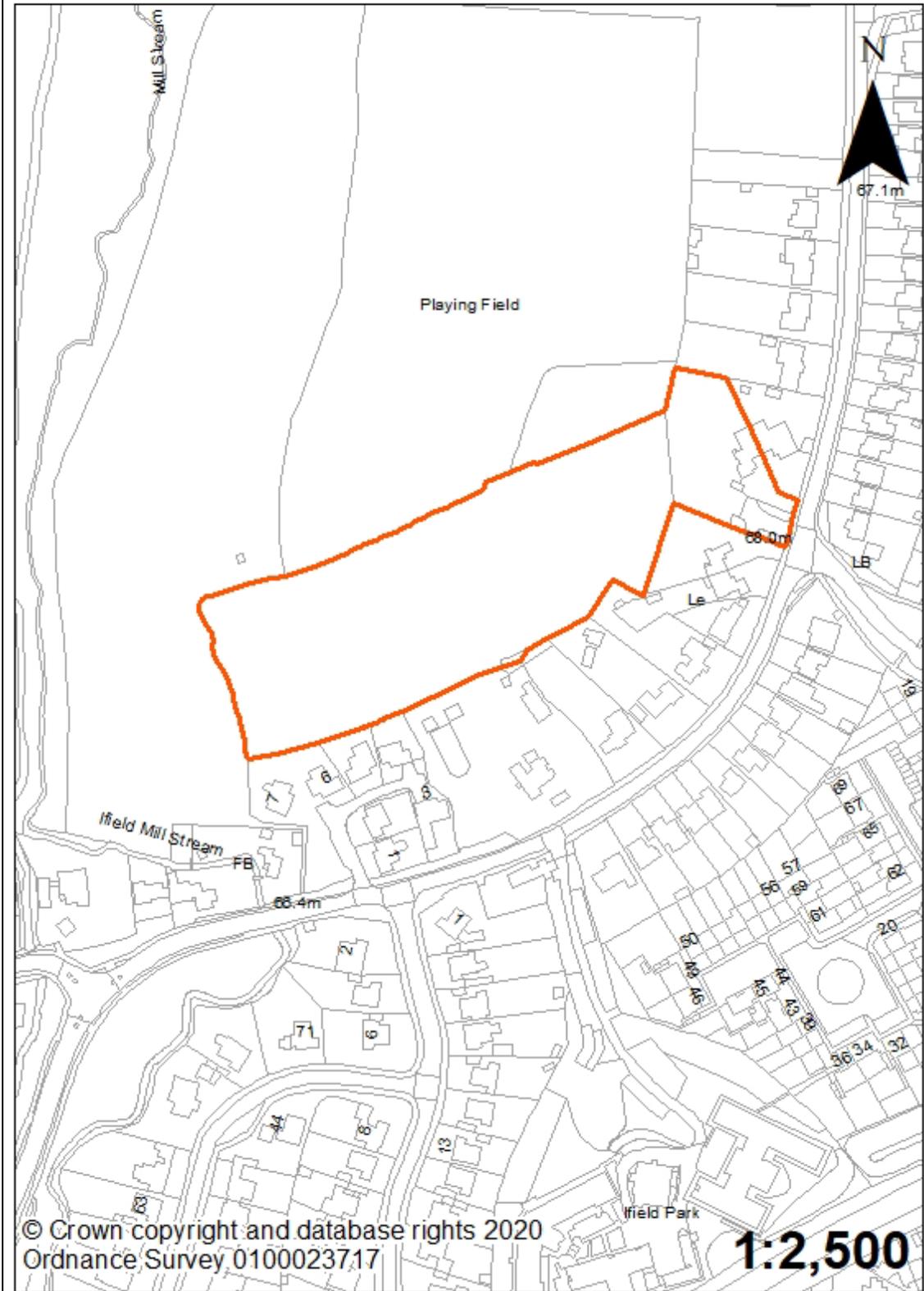
Site Reference	64	Neighbourhood	Langley Green
Site Name / Address	Land adjacent to Langley Walk and Burlands (incorporating Willoughby House)		
Existing Land Use (s)	Countryside location adjacent to urban/rural fringe.		
PDL / Greenfield	PDL & Greenfield		
Site Area (Gross hectares)	3.38	Current Density	-
Site Suitability	<p>No – The majority of the site is situated between the 60dB and 63dB noise contour associated with a new southern wide spaced runway at Gatwick Airport. Residential development would therefore be exposed to an unacceptable impact from aviation noise in accordance with Policy EP4 of the submission draft 2021 Local Plan and supporting Noise Annex. Detailed assessment of this site including a transport assessment/statement and Stage One Road Safety Audit would in any case be required to ascertain whether limited intensification is acceptable providing the impact on the transport network, neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed. The built-up area boundary (BUAB) review for the 2015 Local Plan proposed that this area remained outside the BUAB in the rural fringe.</p>		
Site Availability	<p>Uncertain - Land falls predominantly within the ownership of the council although properties at Willoughby Farm and Southdown are subject to lease agreements. The site is not being promoted by the landowner at this current time.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	This site is considered unsuitable for residential development on noise grounds, as well as being subject to other constraints.		

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



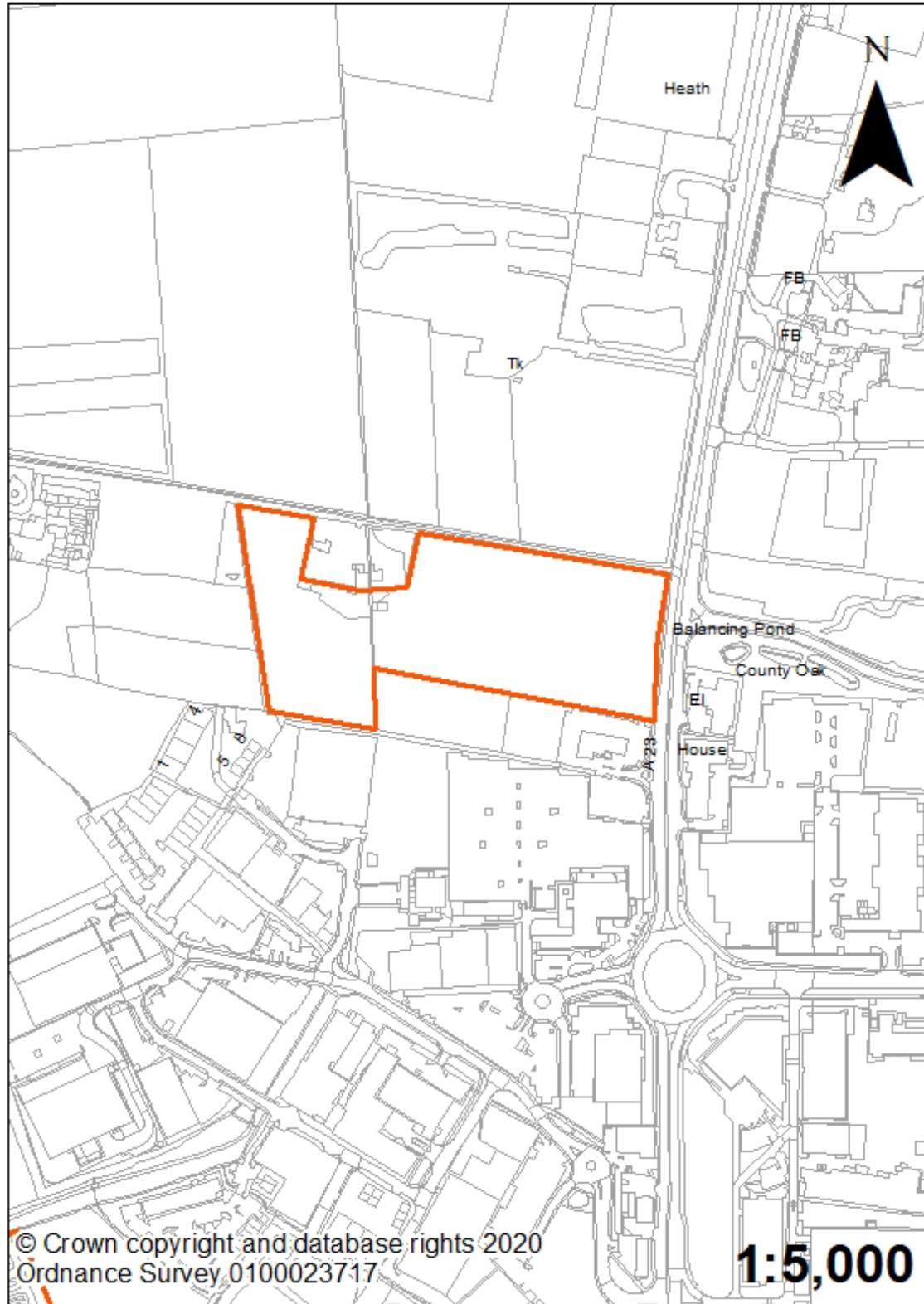
Site Reference	65	Neighbourhood	Ifield
Site Name / Address	Land at Meldon, Rusper Road		
Existing Land Use (s)	Countryside area plus adjoining residential dwellings.		
PDL / Greenfield	Greenfield & PDL		
Site Area (Gross hectares)	1.48	Current Density	-
Site Suitability	<p>No – The majority of the site sits outside the Built-Up Area Boundary (BUAB). The western boundary of the site borders an Environment Agency Flood Zone Two and Three which is likely to limit development potential due to increased surface runoff. The perimeter of the site is lined with mature trees screening it from the surrounding area. Access to the site may be constrained with the only access currently available opening onto Rusper Road, opposite Tangmere Road.</p>		
Site Availability	<p>Unknown – The site has not been promoted recently although it was indicated during the preparation of the 2015 Local Plan that the site could be made available within 12 months.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required at present.		
Summary	<p>The site is not considered to be suitable for development at this stage, principally on the basis of flooding. The other issue which needs to be addressed relates to highway access constraints and the design of an appropriate scheme outside the Built Up Area Boundary, adjacent a listed building and adjacent a Local Green Space. Ongoing dialogue 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



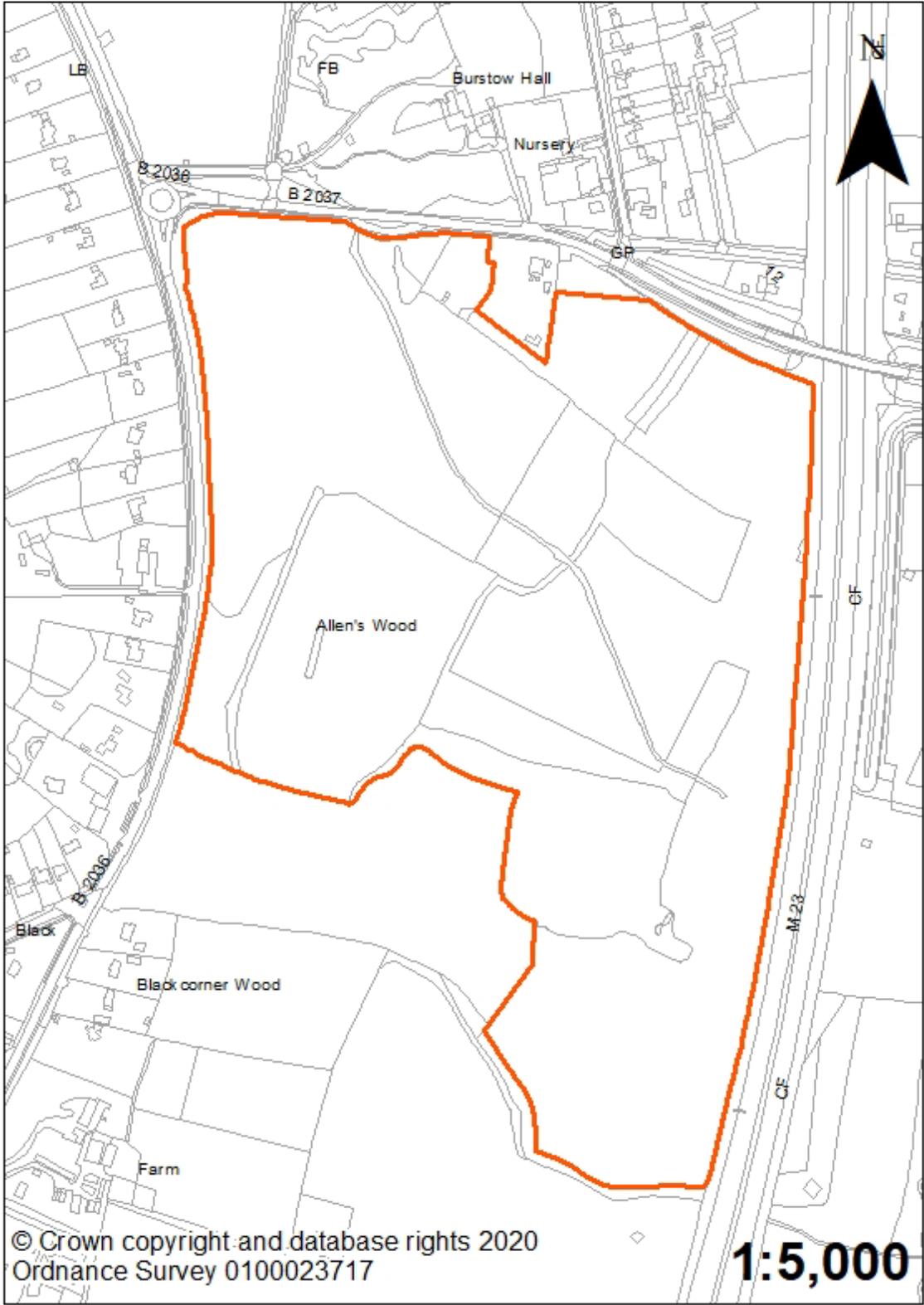
Site Reference	66	Neighbourhood	Langley Green
Site Name / Address	Land at Poles Lane		
Existing Land Use (s)	Agricultural use.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	3.8	Current Density	-
Site Suitability	No – This site was promoted for housing and/or employment use in March 2012 at the Issues and Options Consultation for the council's Local Plan. The Poles Lane site is located beyond the Built up Area Boundary to the north of County Oak, within a countryside location. Further, the site falls within the area safeguarded for provision of a potential additional runway at Gatwick Airport.		
Site Availability	Yes – The site continues to be promoted for housing and/or employment use.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required at present.		
Summary	Due to the constraints outlined above, the site is not considered suitable for residential development.		

Land at Poles Lane, Langley Green, Crawley



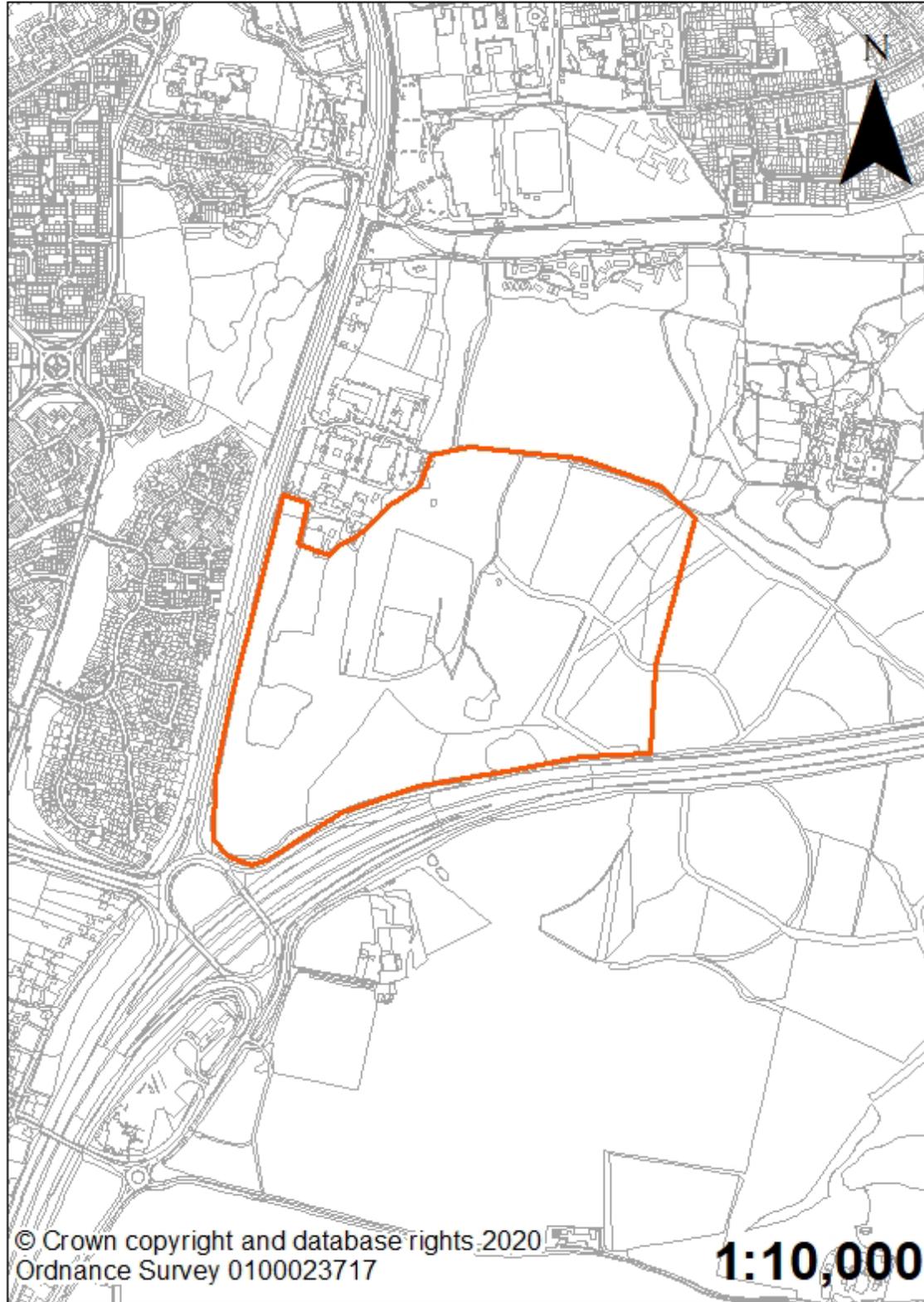
Site Reference	67	Neighbourhood	Pound Hill
Site Name / Address	Land East of Balcombe Road, Horley		
Existing Land Use (s)	Countryside		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	16	Current Density	-
Site Suitability	<p>No – The built-up area boundary (BUAB) review proposed that this area remains outside the BUAB in the North East Crawley Rural Fringe. It is therefore subject to countryside policies. Part of the site is also identified as Ancient Woodland (Allen’s Wood). Furthermore, part of the site is located within land safeguarded for a potential wide spaced additional southern runway at Gatwick Airport, as it may be needed for road diversions. The majority of the site is also subject to noise exposure of between 63dB and 66dB from aviation noise in the scenario of a wide spaced additional runway at Gatwick Airport, meaning that residential development would be in conflict with Policy EP4 of the submission draft 2021 Local Plan and supporting Noise Annex. For these reasons, residential development would not be acceptable in this location.</p>		
Site Availability	<p>Unknown – this site has previously been promoted by the land owner as a development location, although current availability is uncertain.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	<p>The site is subject to constraint on account of aircraft noise. The site also contains a large area of Ancient Woodland.</p>		
Summary	<p>The site is considered unsuitable for residential development owing to constraints and designations associated with noise, the countryside, biodiversity, and structural landscaping.</p>		

Land East of Balcombe Road, Horley



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

Land East of Brighton Road, Tilgate

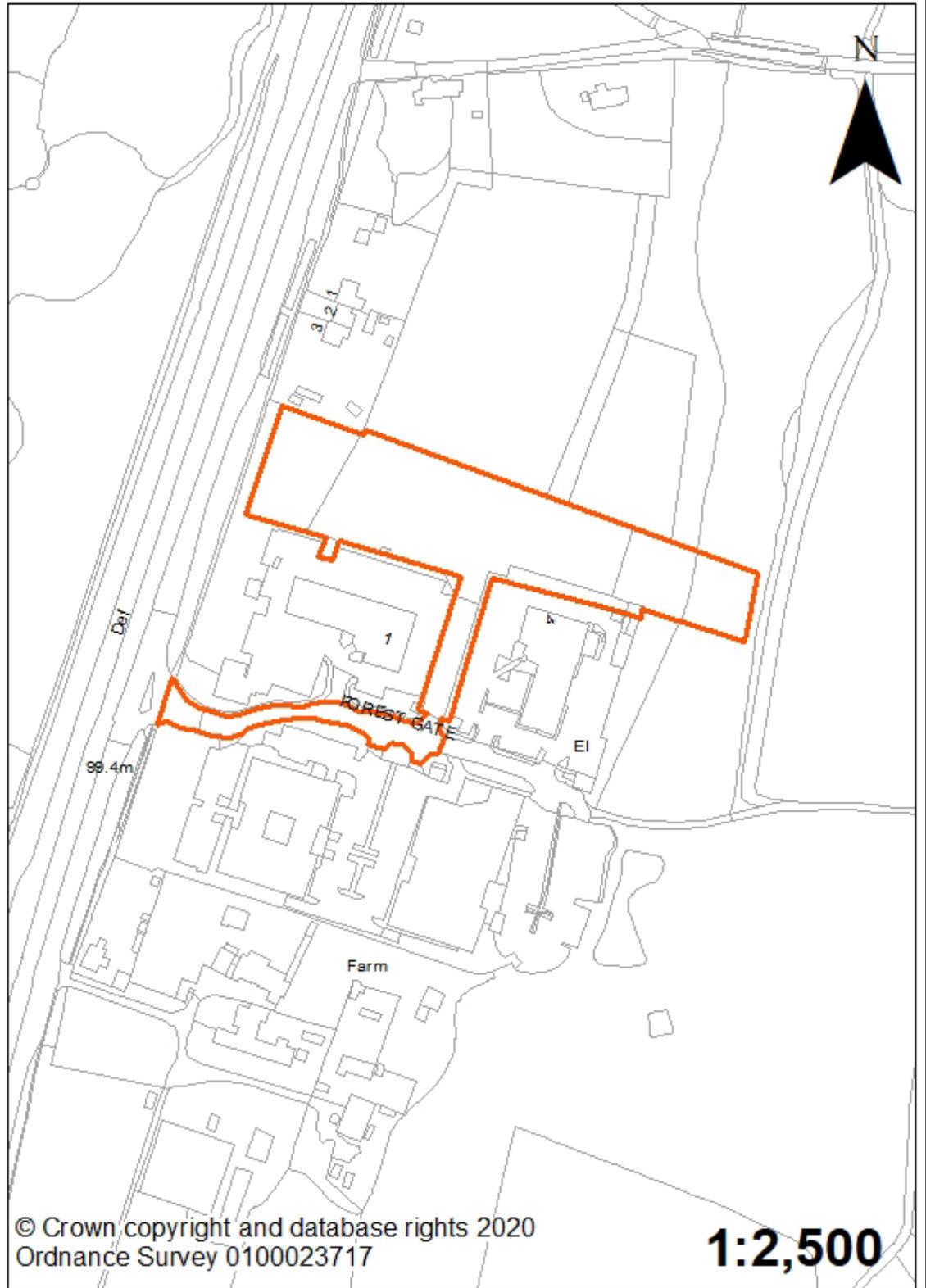


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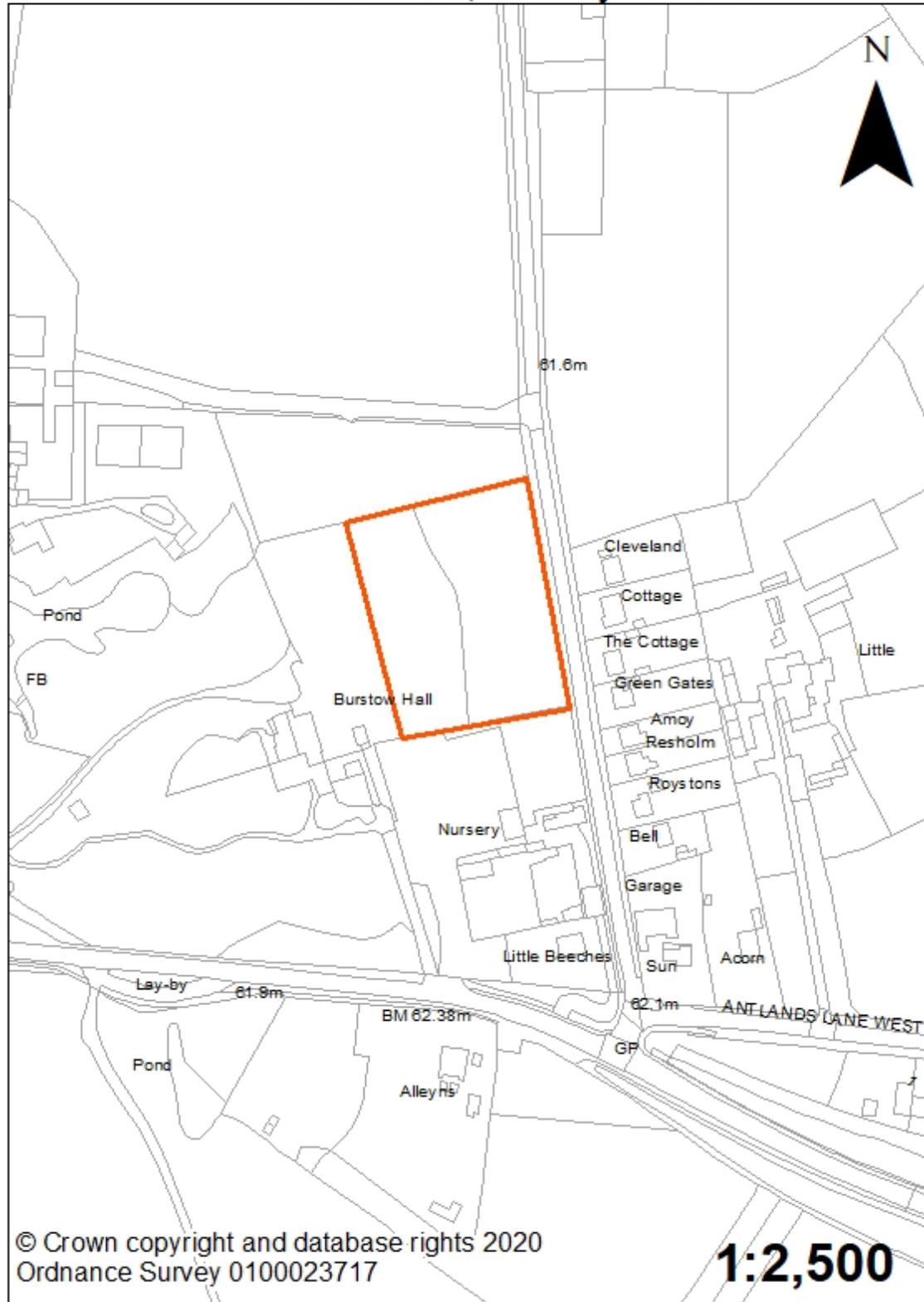
Site Reference	69	Neighbourhood	Tilgate
Site Name / Address	Land North of Tilgate Forest Business Centre		
Existing Land Use (s)	Vacant industrial land		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.88	Current Density	-
Site Suitability	<p>No – An outline application for residential development on this site (CR/2017/0346/OUT) was refused and dismissed on appeal in March 2019. The proposal was considered to be in conflict with the designation of the site as a Main Employment Area in the 2015 Local Plan, and with the neighbourhood structure of Crawley, in view of its isolation from community facilities. In addition the inspector was not certain that the level of development proposed could achieve an acceptable level of amenity to occupiers, or that impact on adjacent Ancient Woodland Could be satisfactorily mitigated. Key policy designations affecting this site are proposed for retention in the submission 2021 Local Plan. The site is therefore considered unsuitable for residential development.</p>		
Site Availability	<p>No – Due to the refusal of planning consent the site is unavailable for residential development. It is understood that it is being marketed as a site for employment-related development.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	The site has recently been promoted via the planning process but is considered unsuitable for residential development and would be more appropriately developed for employment uses.		

Land North of Tilgate Forest Business Centre



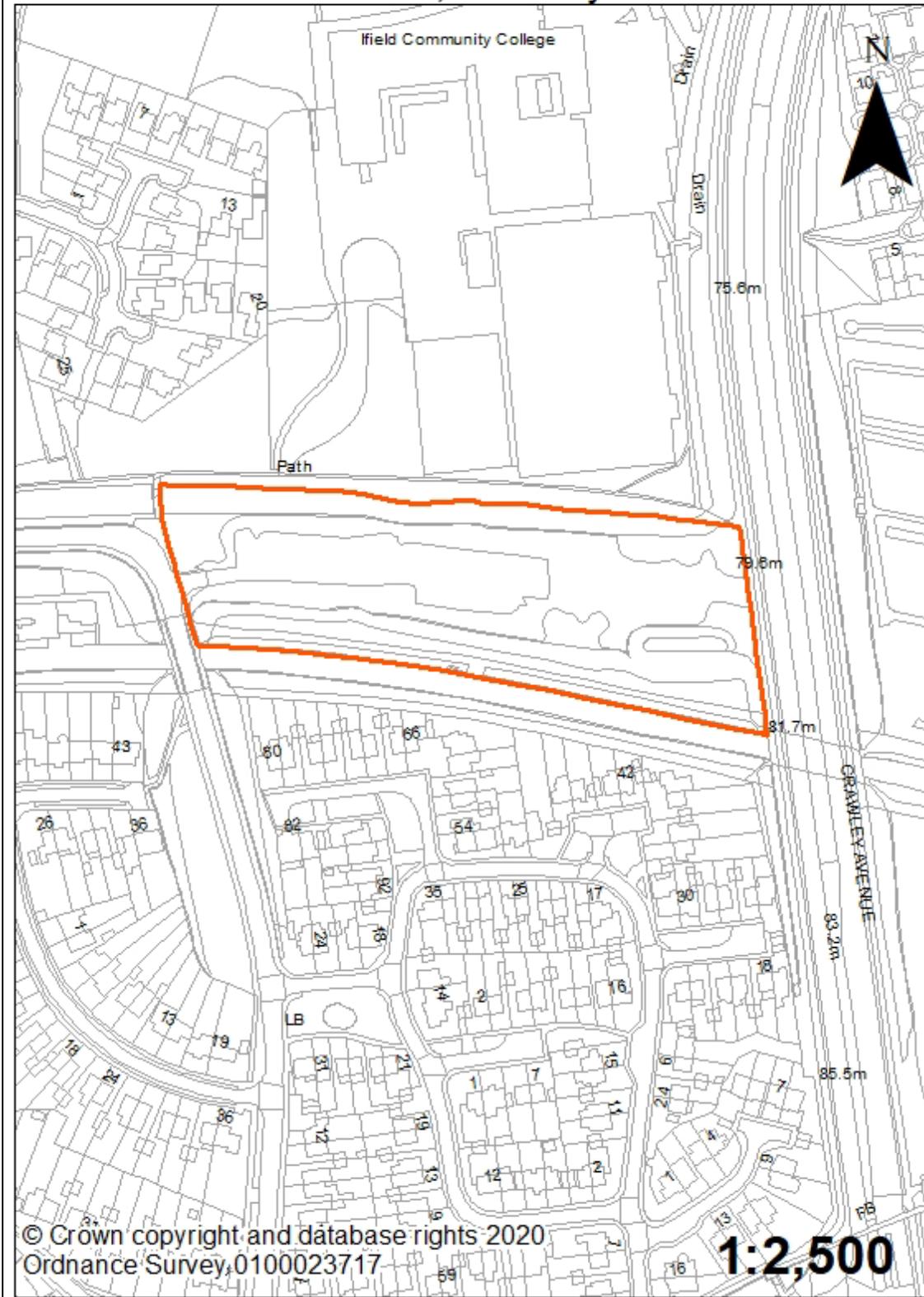
Site Reference	70	Neighbourhood	Forge Wood
Site Name / Address	Land East of East Wing, Burstow Hall, Antlands Lane, Tinsley Green		
Existing Land Use (s)	Open land and woodland.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	0.64	Current Density	-
Site Suitability	<p>No – Two outline applications for residential development on this site (CR/2016/0189/OUT and CR/2017/0407/OUT) have previously been refused. The refusal reasons included the fact that the site is within the area safeguarded in the 2015 Local Plan for a potential future additional runway at Gatwick Airport; its location outside the Built-Up Area Boundary within an identified rural area; and the exposure of future residents to unacceptable levels of noise from aircraft. Additional concerns related to impact on neighbouring commercial occupiers. For the purposes of the submission draft 2021 Local Plan the site continues to fall within the area safeguarded for potential future runway expansion at Gatwick, as it may be needed for a road diversion. For these reasons the site is considered unsuitable for residential development.</p>		
Site Availability	<p>Yes – The promotion of the site for residential development indicates that it is available to potential buyers, and the land does not appear to be subject to an intensive current use.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	The site has recently been promoted via the planning process but is considered unsuitable for residential development.		

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



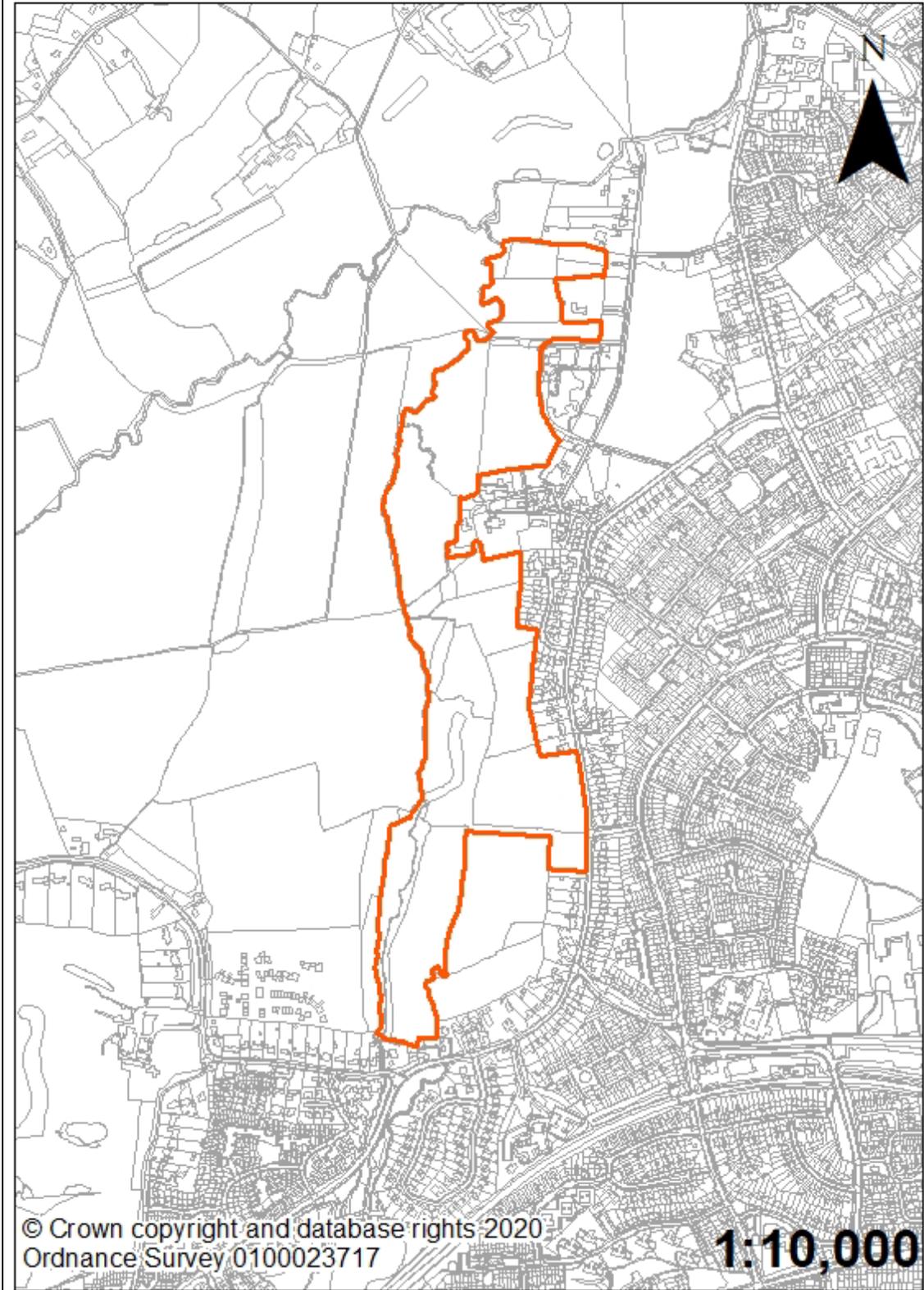
Site Reference	71	Neighbourhood	Ifield
Site Name / Address	Land East of Overdene Drive		
Existing Land Use (s)	Amenity green space		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	1.65	Current Density	-
Site Suitability	<p>No – The majority of the site (approximately 1ha of land to the west) previously had a planning permission which was granted in 2011 for the erection of a Sikh Community Centre and caretaker flat (CR/2011/0337/FUL). A number of planning conditions have also been discharged and the site has a new access constructed.</p> <p>Notwithstanding the above planning permission, the remainder of the site is still considered unsuitable for housing development owing to the potential access issues onto the site which remain difficult from Crawley Avenue. It is not expected that the newly constructed access will be utilised for further housing development. In addition, the 2015 Local Plan and submission draft 2021 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>		
Site Availability	Uncertain – the eastern part of the site is owned by Crawley Borough Council. However, the remainder of the site is privately owned and the landowners have not expressed any desire to develop the site for housing.		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required – it is not considered appropriate to progress the site for housing development.		
Summary	The planning constraints identified above render the site unsuitable for housing development.		

Land East of Overdene Drive, Ifield, Crawley



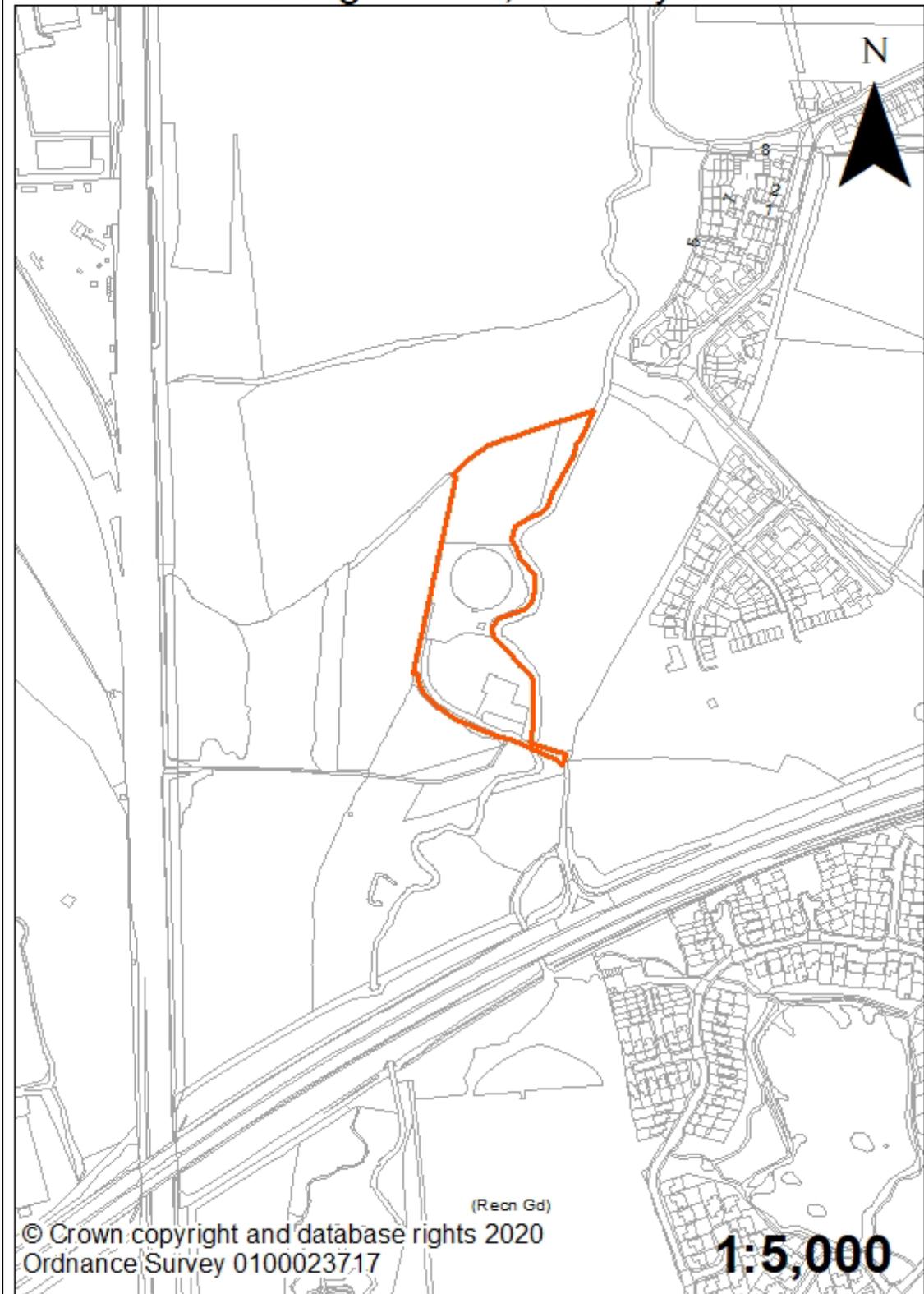
Site Reference	72	Neighbourhood	Ifield
Site Name / Address	Land West of Ifield		
Existing Land Use (s)	Natural and Semi Natural landscape.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	Approx. 22	Current Density	-
Site Suitability	<p>No – The site is designated as a Site of Special Nature Conservation Importance (SNCI) and has significant amenity and recreational value, which is represented by its Local Green Space designation. The built-up area boundary (BUAB) review for the Local Plan proposed that this area remained outside the BUAB in the rural fringe. The site plays a prominent role in the setting of the Ifield Conservation Area. Furthermore, a significant portion of the site is designated by the Environment Agency as being Flood Risk Zones 2 and 3 and this will prevent large scale development of the majority of the site. The site also partly falls within the 60dB noise contour associated with a new southern wide spaced runway at Gatwick Airport, and to that extent would be unsuitable on grounds of aviation noise in accordance with Policy EP4 of the submission draft 2021 Local Plan and supporting Noise Annex.</p>		
Site Availability	<p>Yes – The site is owned by Homes England, who also own large areas of land to the west of the site and are promoting the site as a recreational space for a new neighbourhood west of Ifield, which is being promoted through the review of the Horsham District Planning Framework.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	<p>Consideration of this site as a recreational space to serve a new neighbourhood west of Ifield, within Horsham District may be required.</p>		
Summary	<p>The site is protected from development by a range of physical and policy constraints making it unsuitable for residential development. Consideration of this site as a recreational space for a potential new neighbourhood may be required, if a new neighbourhood is promoted by Horsham through their District Plan Review. However, the flood risks associated with major residential development need to be addressed at the outcome of the process, as it is unlikely that the entire site could be developed for housing without significant flooding risks.</p>		

Land West of Ifield, Ifield, Crawley



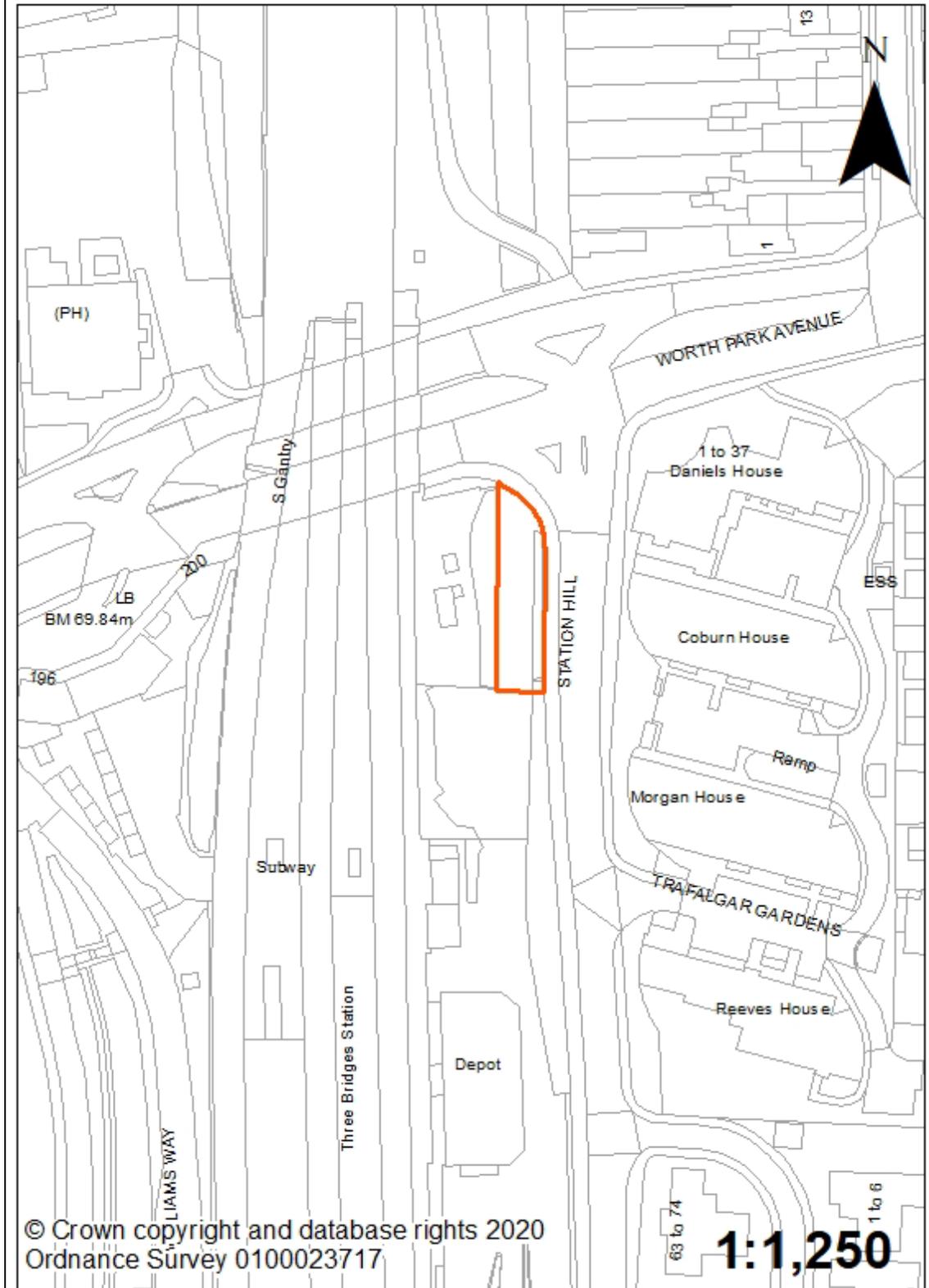
Site Reference	73	Neighbourhood	Forge Wood
Site Name / Address	North East Sector, Gas Holder site		
Existing Land Use (s)	Disused gas holder.		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.85	Current Density	-
Site Suitability	<p>No – The site was within the North East Sector allocation for 2700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

North East Sector Gas Holder Site, Forge Wood, Crawley



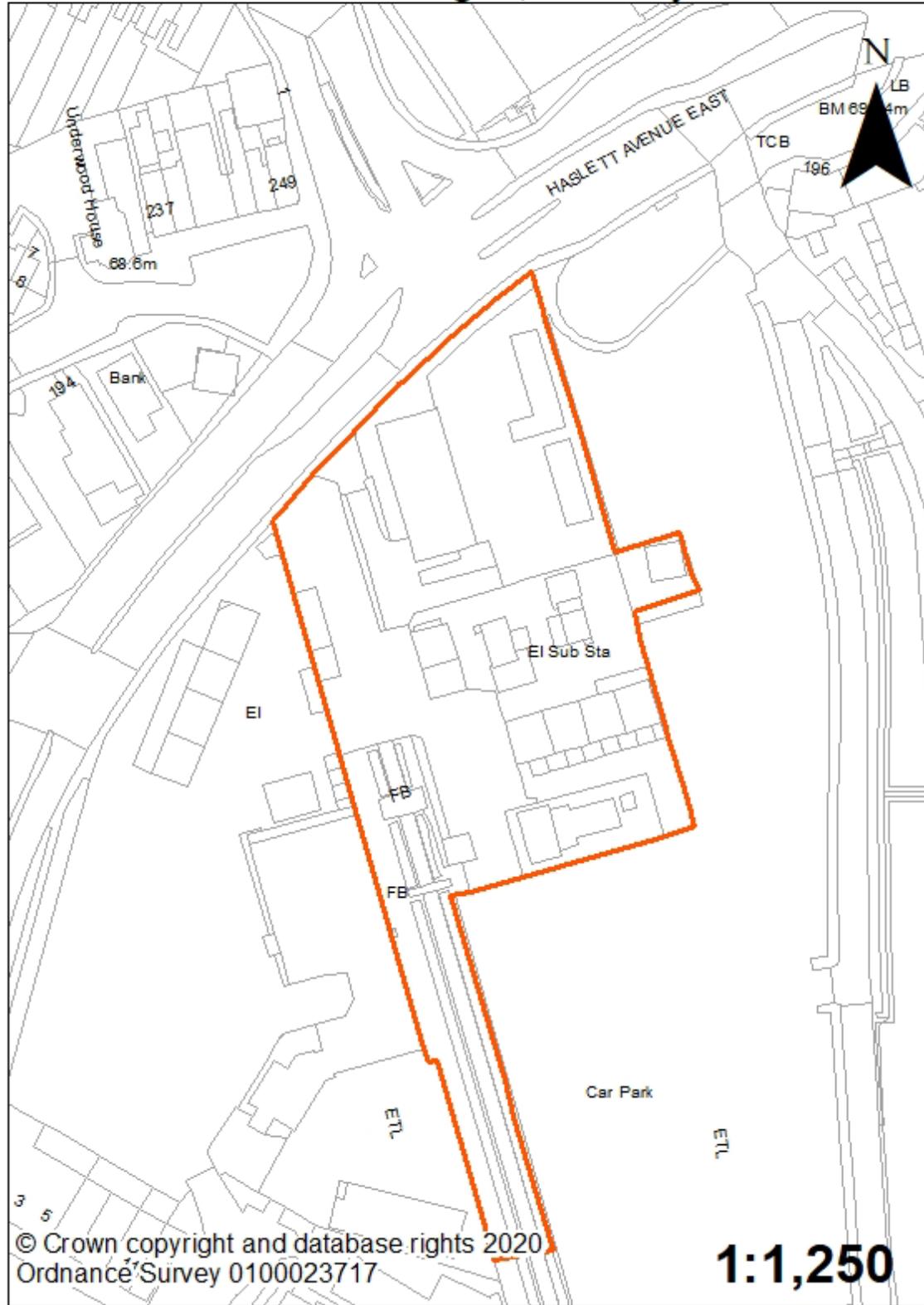
Site Reference	74	Neighbourhood	Pound Hill
Site Name / Address	Station Hill, nr Three Bridges Station		
Existing Land Use (s)	Undeveloped land forming part of railway embankment.		
PDL / Greenfield	Greenfield		
Site Area (Gross hectares)	0.03	Current Density	-
Site Suitability	No – A planning application (CR/2017/0796/FUL) for residential development on this site was refused in January 2019. It was considered that the site was too cramped to accommodate the 5 dwellings proposed, as well as being affected by unacceptable levels of noise and overshadowing by vegetation. Concerns were also raised regarding impact on Green Infrastructure and potential conflict with the safe and proper use of railway infrastructure.		
Site Availability	Unknown – In 2020 the site was granted permission for the erection of a three storey office building with car parking at ground floor level (CR/2019/0588/FUL).		
Site Achievability	Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.		
Action Required / Constraints	No further action required.		
Summary	The site is ultimately considered too cramped and constrained to be suitable for residential development.		

Land at Station Hill, Pound Hill, Crawley



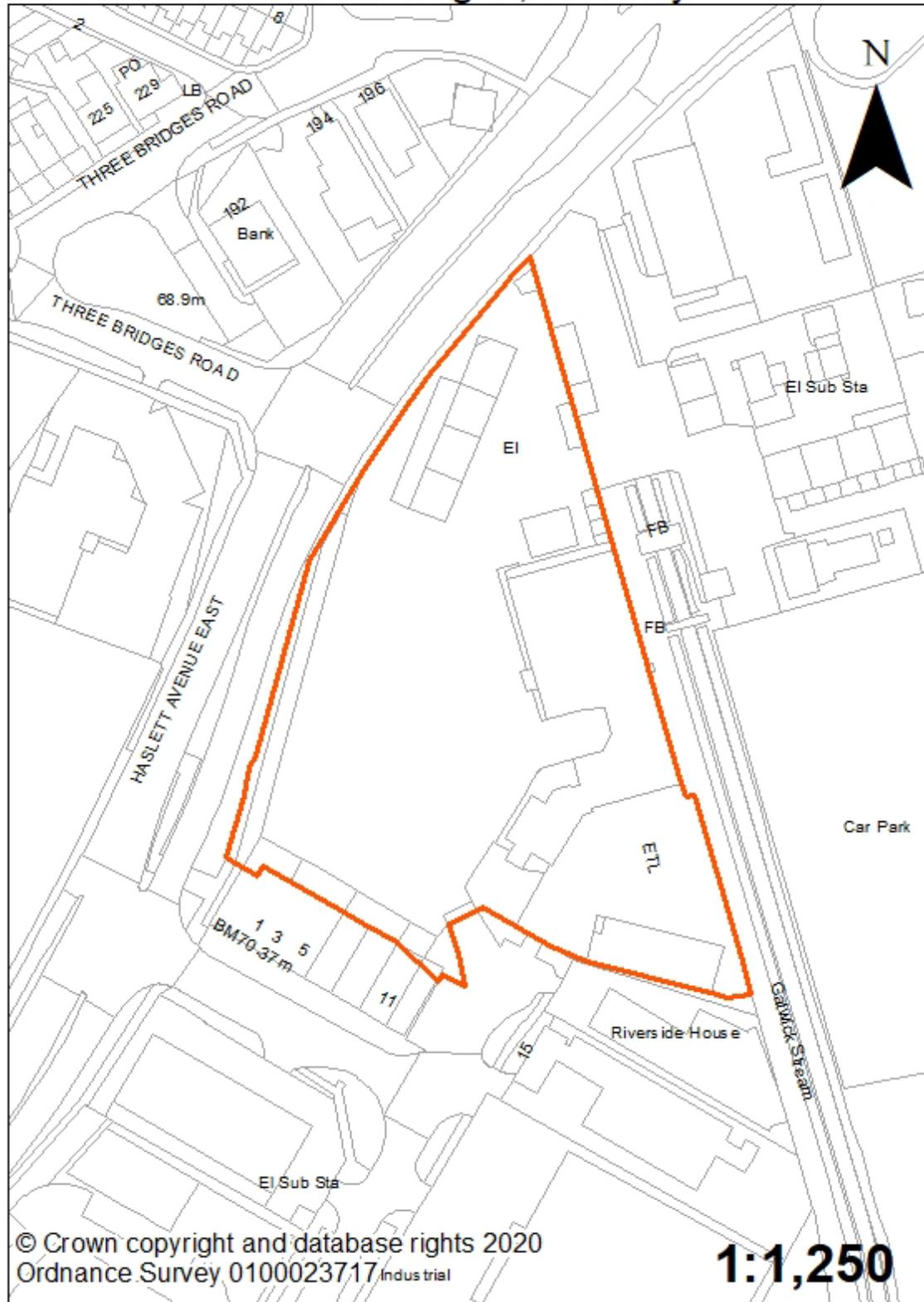
Site Reference	75	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 1		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.75	Current Density	-
Site Suitability	<p>No – the site forms previously developed land within the Built-Up Area Boundary. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2021 Local Plan. Most of the site falls within the functional floodplain (Zone 2 and 3) and is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p>		
Site Availability	<p>Unknown – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give more detailed consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

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



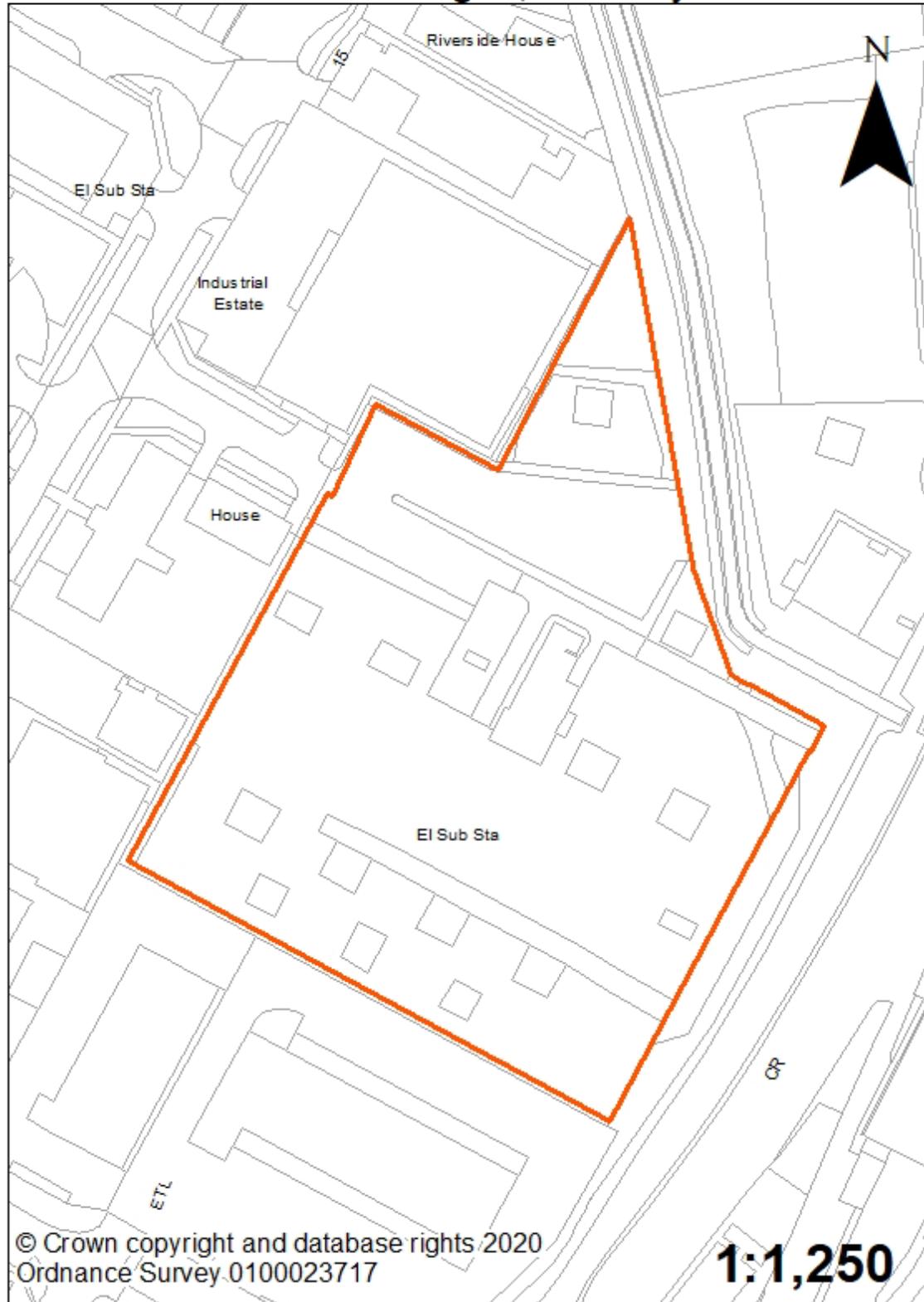
Site Reference	76	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 2		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.83	Current Density	-
Site Suitability	<p>No – the site forms previously developed land within the Built-Up Area. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2021 Local Plan. Most of the site falls within a functional floodplain (Zones 2 and 3) and is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing.</p>		
Site Availability	<p>Unknown – this site was promoted by the land owner several years ago however there has been no recent correspondence on the site.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give more detailed consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

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



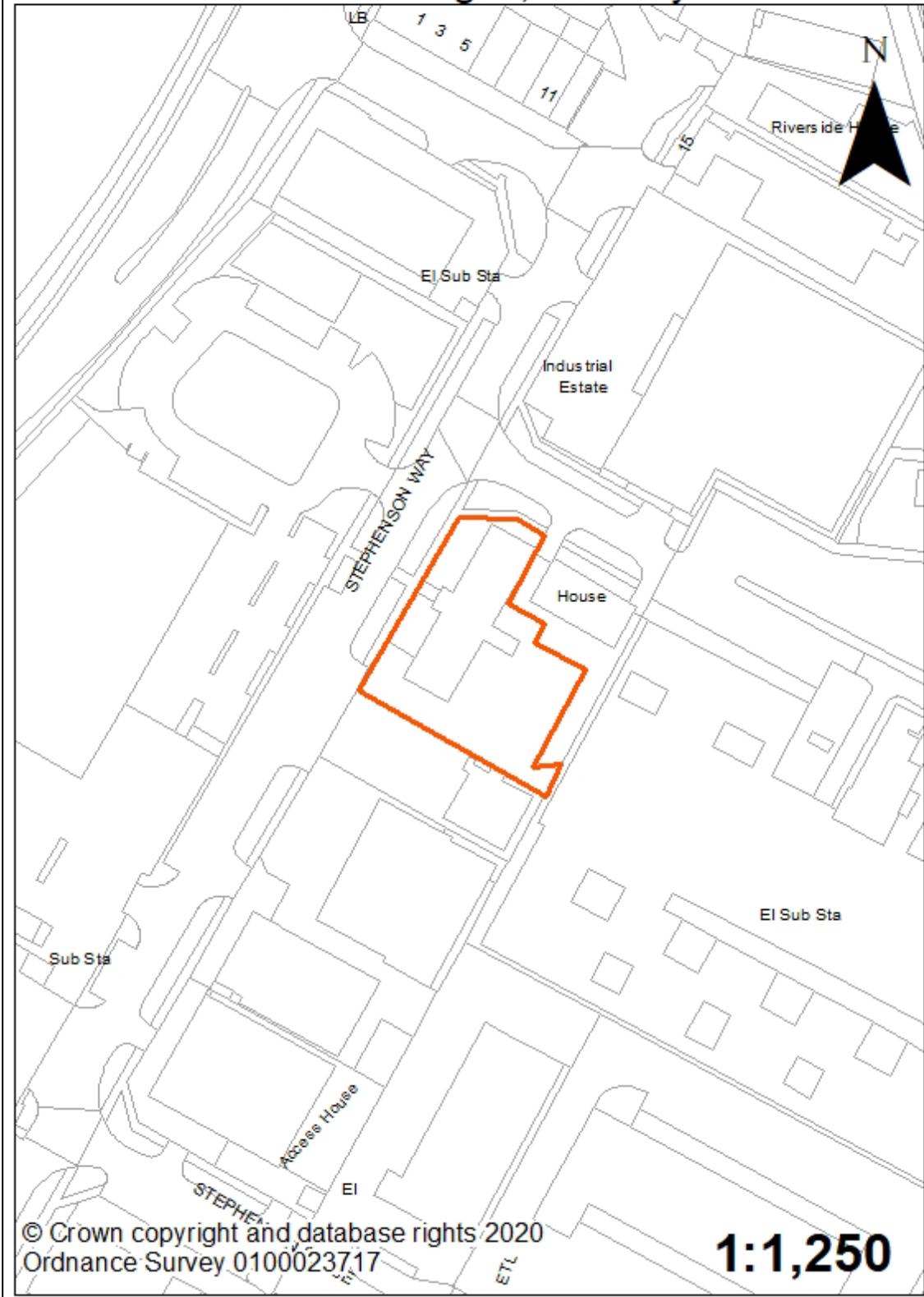
Site Reference	77	Neighbourhood	Three Bridges
Site Name / Address	Stephenson Way Industrial Area, Site 3		
Existing Land Use (s)	Industrial		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	1.22	Current Density	-
Site Suitability	<p>No – the site forms previously developed land within the Built-Up Area Boundary. The site is located within a main employment area, an area identified for employment development in the 2015 Local Plan and submission 2021 Local Plan. Most of the site falls within a floodplain (Zones 2 and 3), and this is likely to be significantly constrained in terms of flooding. The infrastructure costs associated with developing the site in terms of the relocation of the overhead electricity pylons are unknown; however, these are likely to be significant. Land contamination and remediation also need to be considered in more detail before the site can be considered suitable for housing development.</p>		
Site Availability	<p>Unknown – this site was previously promoted by the land owner as a development location, however there has been no recent correspondence on the site.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>The site is located within the Built Up Area Boundary in a main employment area identified for employment development. The development of the site is currently constrained due to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. On this basis the site is considered unsuitable for residential development.</p>		

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



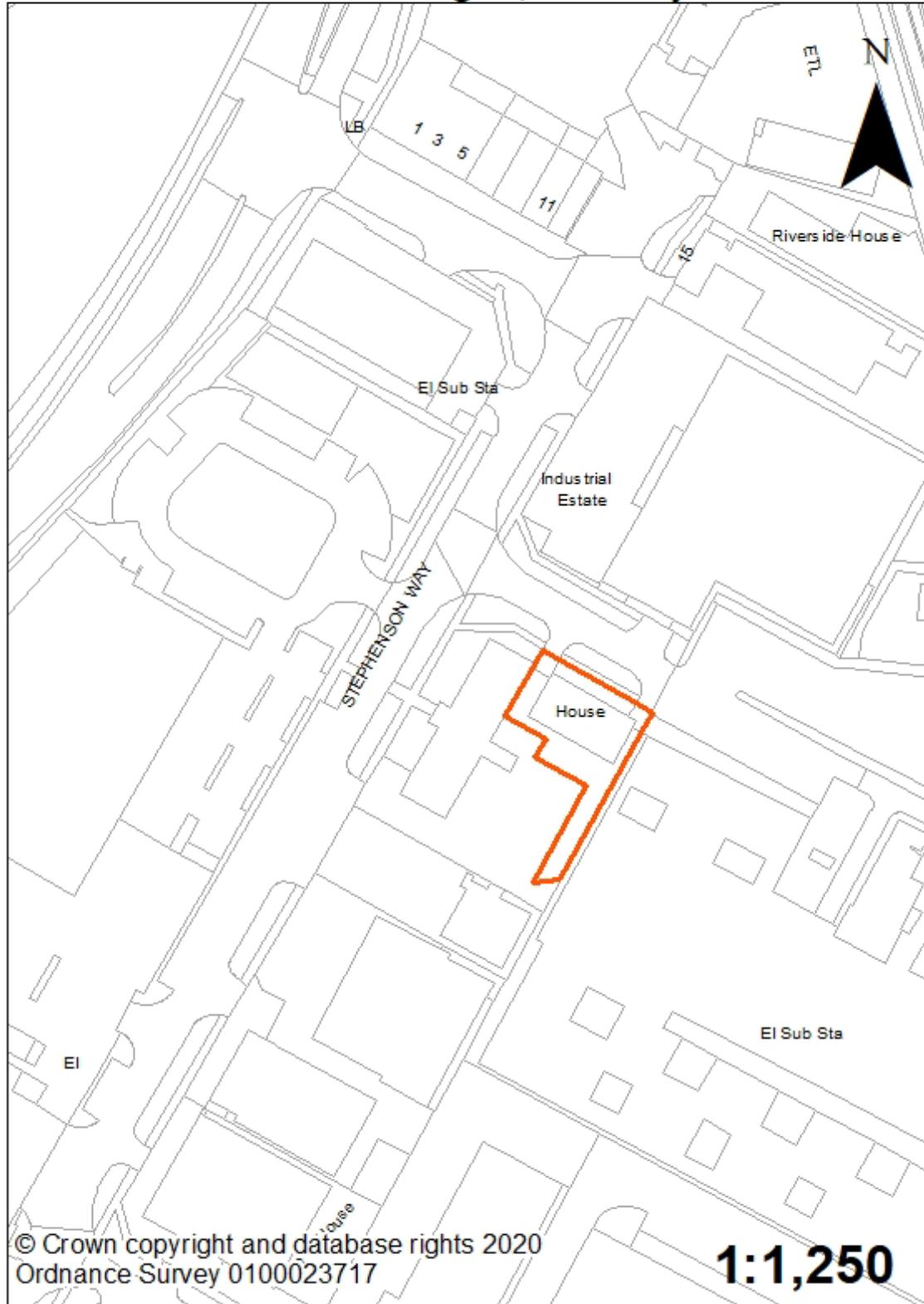
Site Reference	78	Neighbourhood	Three Bridges
Site Name / Address	Kingston House, Stephenson Way		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.014	Current Density	-
Site Suitability	<p>No – Five separate applications for prior approval for change of use from office to residential on this site have been refused, with the most recent (CR/2018/0065/PA3) having been dismissed on appeal. Prior approval has variously been refused on flooding and noise grounds. More generally the site forms part of a main employment area designated in the 2015 Local Plan and 2021 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p>		
Site Availability	<p>Uncertain – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>		

Kingston House, Stephenson Way, Three Bridges, Crawley



Site Reference	79	Neighbourhood	Three Bridges
Site Name / Address	Saxon House, Stephenson Way		
Existing Land Use (s)	B1 Offices		
PDL / Greenfield	PDL		
Site Area (Gross hectares)	0.005	Current Density	-
Site Suitability	<p>No – Seven separate applications for prior approval for change of use from office to residential on this site have been refused, with the most recent (CR/2018/0184/PA3) having been dismissed on appeal. Prior approval has variously been refused on flooding and noise grounds. More generally the site forms part of a main employment area designated in the 2015 Local Plan and 2021 submission Local Plan, and it is considered that this would be an impediment to residential development obtaining planning permission.</p>		
Site Availability	<p>Uncertain – The building seems to be at least partially occupied and in active use. Planning considerations would seem to preclude it from becoming available for residential development.</p>		
Site Achievability	<p>Unknown – Given the unsuitability of the site it is not possible to give consideration to issues of achievability and viability.</p>		
Action Required / Constraints	No further action required.		
Summary	<p>On the basis of flood risk, noise associated with neighbouring commercial uses and traffic generated by them, as well as the designation of the site as a main employment area, the site is considered unsuitable for residential development.</p>		

Saxon House, Stephenson Way, Three Bridges, Crawley



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

