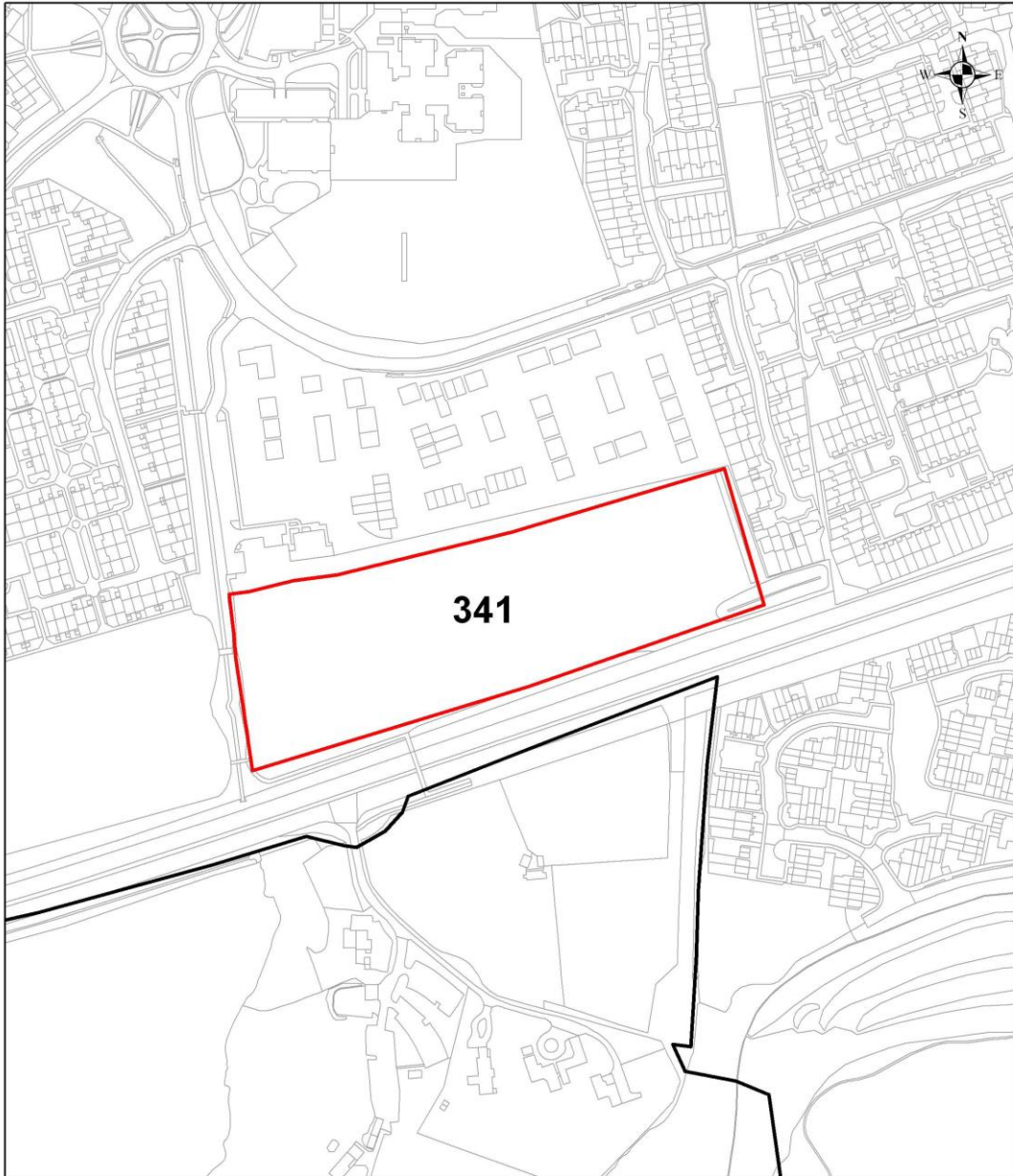


**D) Local Plan  
Key Housing Allocations  
(Policy H2) (30+ dwellings)  
(‘Developable’ Years 6-10,  
2020/21 – 2024/25)**



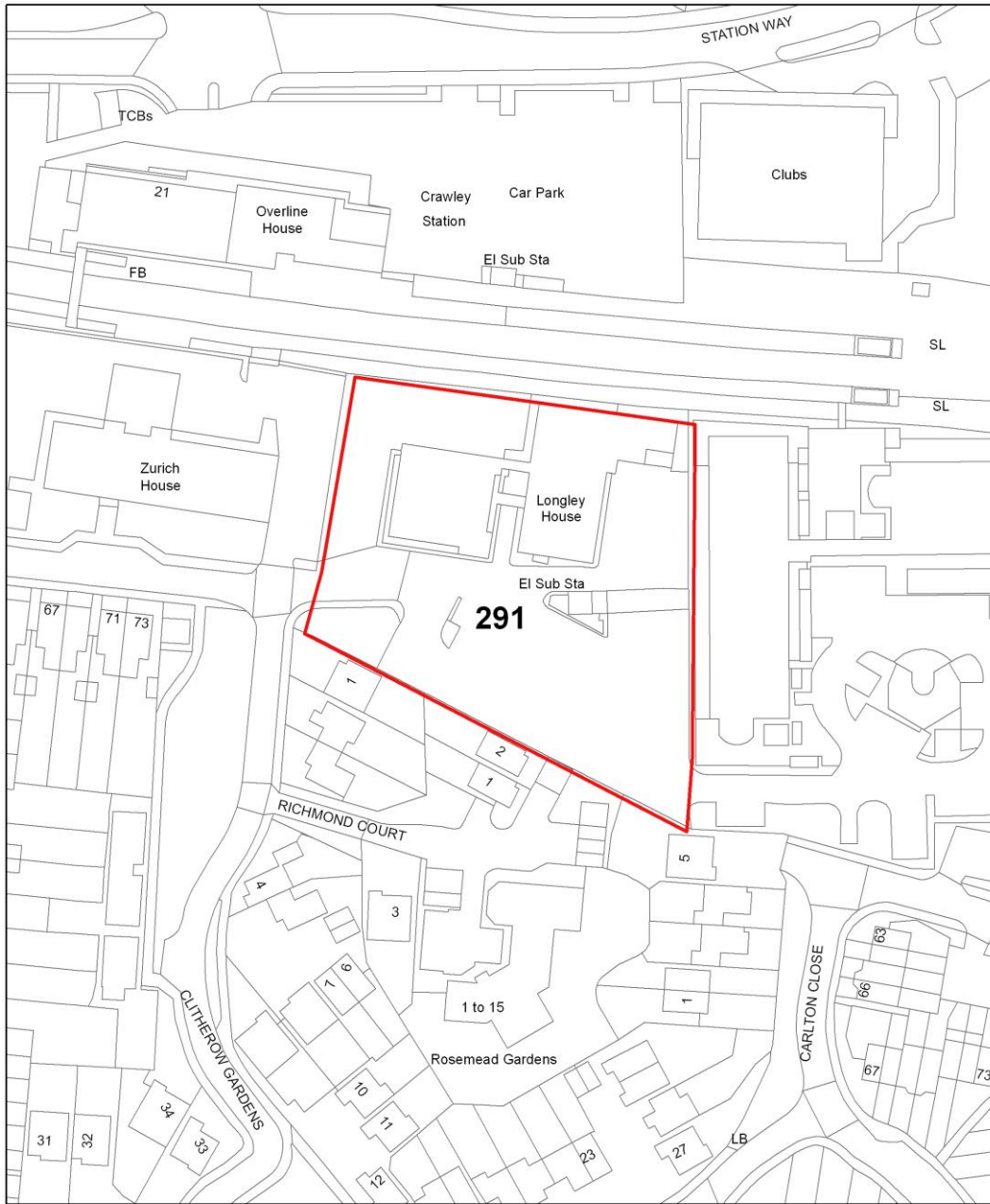
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 FORWARD PLANNING  
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 CRAWLEY, WEST SUSSEX  
 RH10 1UZ

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**BREEZEHURST DRIVE PLAYING FIELDS**

Reference No : 341	
July 2014	1:3,000
Drawing No :	

<b>Site Reference</b>	341		<b>Neighbourhood</b>	Bewbush												
<b>Site Name / Address</b>	Breezehurst Drive Playing Fields															
<b>Existing Land Use (s)</b>	Playing Pitches/Open Space															
<b>Site Area (Gross hectares)</b>	4.8		<b>Gross Dwellings</b>	65												
<b>Site Suitability</b>	<p><b>Yes</b> – This site is allocated in the submission Local Plan as a Key Housing Site (Policy H2) for 65 dwellings. There are few physical constraints on the site. However, structural landscaping on the southern edge of the site will need to be accounted for within the planning application process. The loss of open space has been justified in an annex to the Open Space Assessment (2013), when considered against other priorities within the Local Plan; namely, housing land supply. In addition, the retention and improvement of some open space on the site will be required.</p>															
<b>Site Availability</b>	<p><b>Yes</b> - The site is in ownership of the borough council and will be actively progressed.</p>															
<b>Site Achievability</b>	<p><b>Yes</b> – Development on this site is considered achievable in the six to ten year period of the Local Plan, although the careful design and landscaping of the development will need to be agreed.</p>															
<b>Action Required / Constraints</b>	<p>To ensure that a planning application is submitted, with an agreed layout, which meets the planning requirements of the council.</p>															
<b>Phasing for Development</b>																
<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
								32	33							
<b>Summary</b>	<p>This site is considered both suitable and developable for housing, providing that the layout and design of the scheme is thoughtfully considered, particularly with regards to the retention of open space.</p>															



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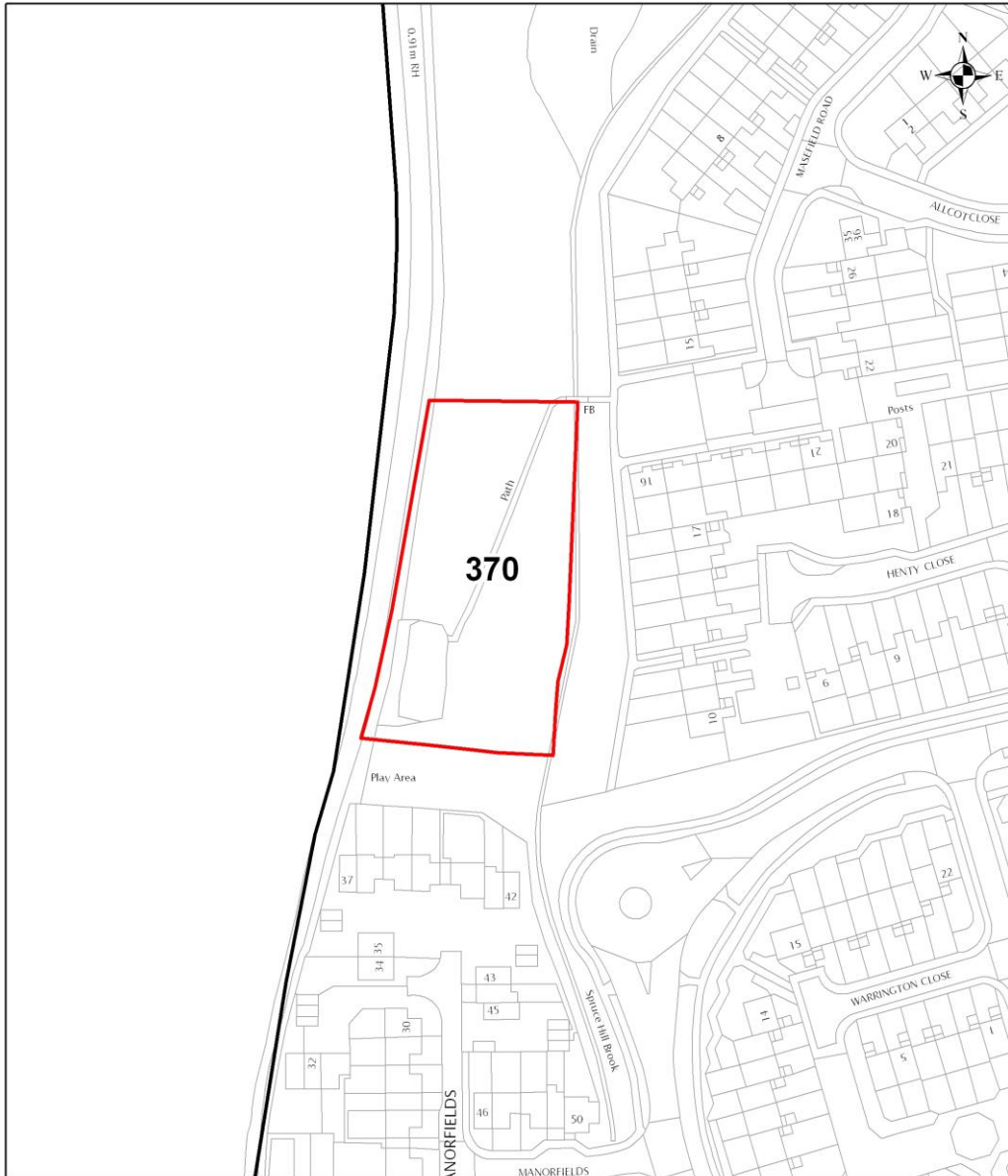
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Crawley Borough Council, 100023717, 2009

**Longley Building, East Park**

Reference No : 291	
Date : June 2013	Scale: 1:1,000
Drawing No : 1	Revisions :

<b>Site Reference</b>	291	<b>Neighbourhood</b>	Southgate													
<b>Site Name / Address</b>	Longley Building, East Park															
<b>Existing Land Use (s)</b>	Office building															
<b>Site Area (Gross hectares)</b>	0.27	<b>Gross Dwellings</b>	48													
<b>Site Suitability</b>	<p><b>Yes</b> – The site is situated in a sustainable location adjacent to Crawley railway station and the town centre. The wider area is residential in nature, and the adjoining Zurich House (formerly Allied Dunbar House) site has planning permission for the redevelopment of site for 59 flats within a 2/3/4/5 storey building. On this basis, the Longley House site has the potential for development of a four-storey building capable of accommodating around 48 units.</p>															
<b>Site Availability</b>	<p><b>Unknown</b> – Longley House is at present partially occupied, and any redevelopment of the site would be subject to the presentation of evidence to justify any loss of employment space, the resolution of any outstanding lease issues and the relocation of existing businesses.</p>															
<b>Site Achievability</b>	<p><b>Yes</b> – Given its sustainable location and the anticipated presence of a larger scale residential unit at the adjacent Zurich House site, it is considered that residential development would be achievable.</p>															
<b>Action Required / Constraints</b>	<p><b>Yes</b> - The Council will have to enter into dialogue with the landowners to progress a scheme and submit a planning application.</p>															
<b>Phasing for Development</b>																
<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
										48						
<b>Net Developable Area (hectares)</b>	0.27	<b>Proposed Site Density</b>		178	<b>Site Yield</b>		48									
<b>Summary</b>	Residential development at this site is considered to be suitable and achievable, though the need to resolve outstanding issues regarding present occupiers suggests that the site is unlikely to become available for development in the short term.															



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<b>HENTY CLOSE</b>	
Reference No : 370	
July 2014	1:1,269
Drawing No :	

<b>Site Reference</b>	370	<b>Neighbourhood</b>	Bewbush													
<b>Site Name / Address</b>	Henty Close, Bewbush															
<b>Existing Land Use (s)</b>	Play Areas/Open Space															
<b>Site Area (Gross hectares)</b>		<b>Gross Dwellings</b>	24													
<b>Site Suitability</b>	<p><b>Yes</b> – The site is allocated in the submission Local Plan as a Key Housing Site (Policy H2) for 24 dwellings. Based on a scheme incorporating two blocks of 12 1 and 2 bedroom apartments. The development of this site would allow for improved linkages and enhanced urban design whilst designing out crime in the new Kilnwood Vale neighbourhood at the point of proposed bus, pedestrian and cycle corridors.</p>															
<b>Site Availability</b>	<p><b>Yes</b> - The site is in ownership of the borough council and will be actively progressed.</p>															
<b>Site Achievability</b>	<p><b>Yes</b> - Development on this site is considered achievable in the five to ten year period of the Local Plan. The site currently includes a children’s play area. In line with the open space study and public consultation, an improved replacement facility would be necessary to justify the loss incurred from development of that site for housing.</p>															
<b>Action Required / Constraints</b>	<p>To ensure that a planning application is submitted, with an agreed layout, which meets the planning requirements of the council.</p>															
<b>Phasing for Development</b>																
<b>12/13</b>	<b>13/14</b>	<b>14/15</b>	<b>15/16</b>	<b>16/17</b>	<b>17/18</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>
								12	12							
<b>Summary</b>	<p>This site is considered both suitable and developable for housing, providing that the layout and design of the scheme is thoughtfully considered, and the re-provision of a play area is included in a residential scheme.</p>															