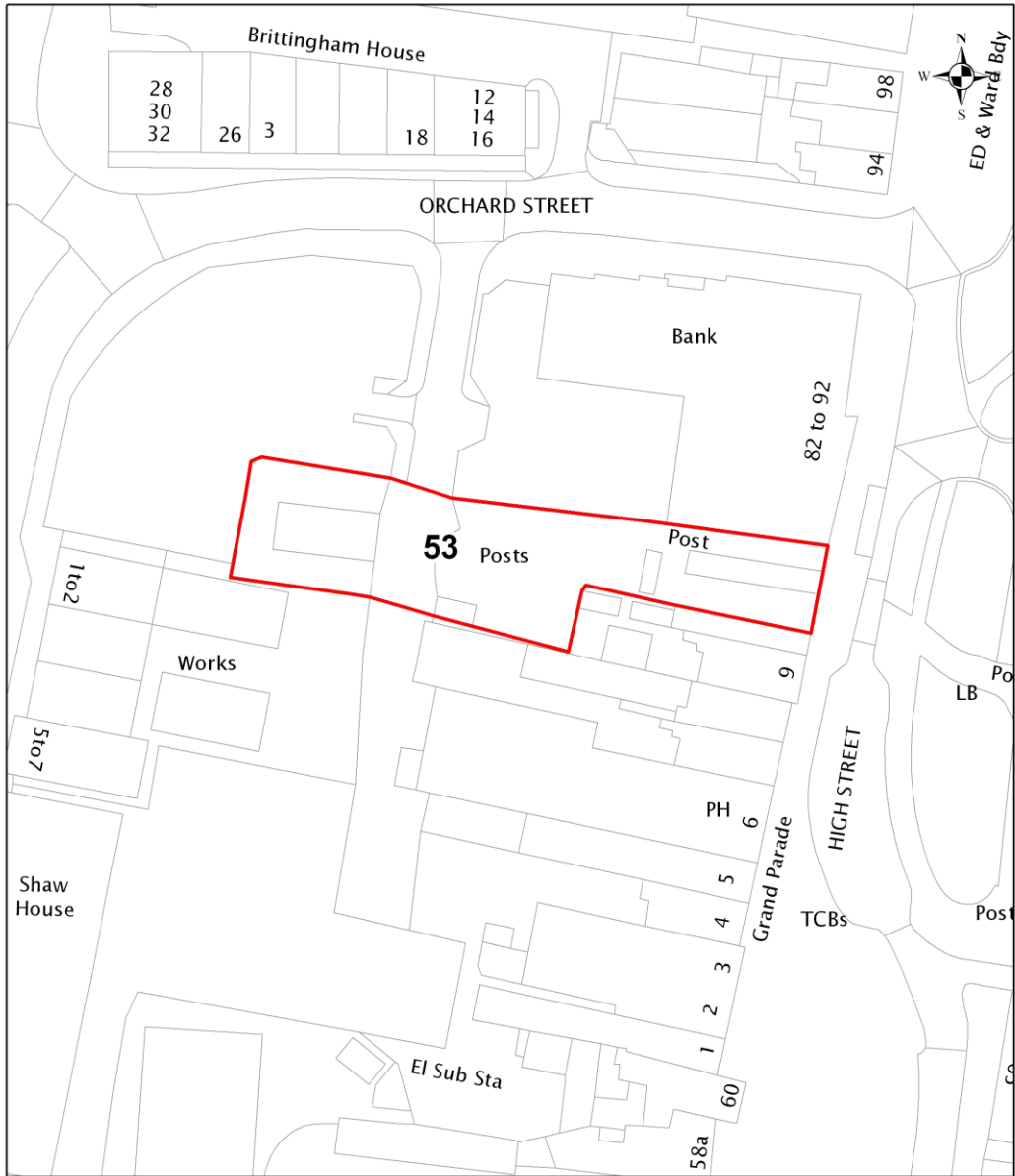


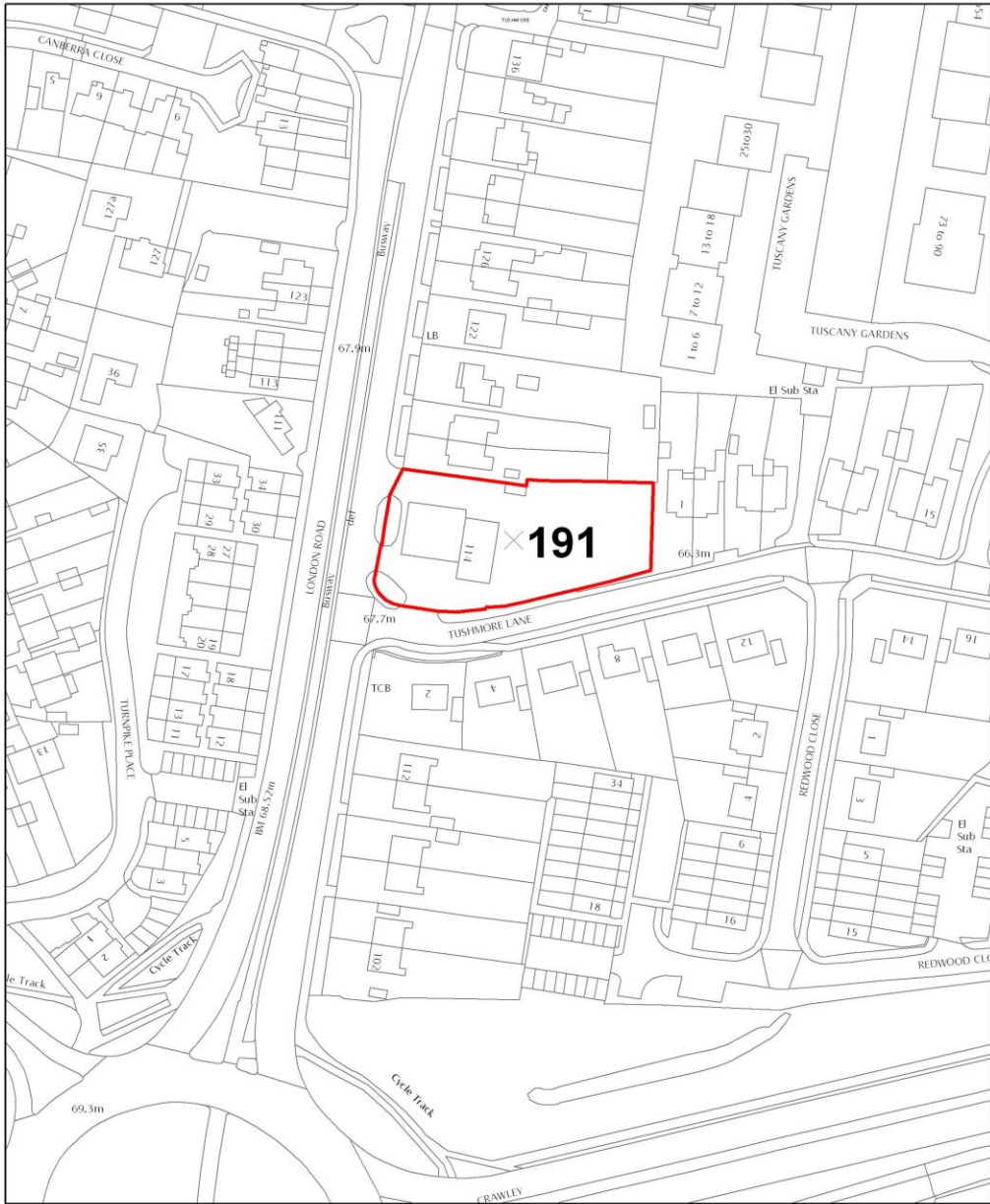
**G) Suitable sites that are 'deliverable'
(6-29 units), Years 1-5 (2015-2020)
(30 September 2014)**



CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
 CRAWLEY, WEST SUSSEX
 RH10 1UZ

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TRADERS MARKET, PEGLER WAY	
Reference No : 53	
July 2014	1:654
Drawing No :	



<p align="center">CRAWLEY BOROUGH COUNCIL</p> <p align="center">FORWARD PLANNING TOWN HALL, THE BOULEVARD CRAWLEY, WEST SUSSEX RH10 1UZ</p>	<p align="center">Oak Tree Filling Station, 114 London Road</p>	
<p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Crawley Borough Council, 100023717, 2009</small></p>	<p>Reference No : 191</p> <p>Date : December 2009</p> <p>Drawing No : 1</p>	<p>Scale: 1:1,250</p> <p>Revisions :</p>

Site Reference	191	Neighbourhood	Northgate													
Site Name / Address	Oak Tree Filling Station, 114 London Road															
PDL / Greenfield	PDL	Net Dwellings	17													
Existing Land Use (s)	Petrol filling station, but now operated as a car valet.															
Site Suitability	Yes – The site is located within the built up area boundary and is suitable for development. Planning permission for 14 residential units lapsed in April 2011. A resubmitted application was refused after the developer failed to complete the S106. More recent urban capacity work has demonstrated that the site could easily accommodate 17 residential units.															
Site Availability	Yes – The developer has indicated that the site is available.															
Site Achievability	Yes – Although a flatted development, its location near to Gatwick Airport means the site is likely to be achievable.															
Action Required/ Constraints	Yes – The council will have to enter into dialogue with the landowner to progress a scheme and submit a planning application.															
Phasing for Development																
12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
					17											
Summary	The site is suitable for development and available. Failure of the developer to sign the S106 for the permitted scheme could indicate that the development is not currently achievable. However, it might be achievable in short to medium term if brought forward with other adjacent housing sites along London Road currently identified as a Broad Location for Housing.															

Site Reference	203	Neighbourhood	Three Bridges													
Site Name / Address	Gales Place															
Existing Land Use (s)	PDL - Surface parking, public convenience and access road															
Site Area (Gross hectares)	0.32	Current Density	-													
Site Suitability	<p>Yes - the site forms part Previously Developed Land in a residential neighbourhood. It comprises an area of vacant land, surface parking, public convenience and part access road to a Community Centre. The principle of residential development is considered acceptable, however, planning permission was refused in February 2009 (and subsequently dismissed on appeal) for a development of 37 dwellings (including adjoining garden land to the north). Reasons for refusal centred around massing, layout and design. Lack of parking and impact on the access road in terms of congestion and manoeuvring was also identified as a reason for refusal. These issues will need to be addressed in order for the site to be considered suitable for residential development.</p>															
Site Availability	<p>Yes – The site is controlled by a number of landowners including Crawley Borough Council and Crawley College. The County Council are unwilling to dispose of the adjoining educational land on the basis that it may be required in the future to meet the capacity needs of the school.</p>															
Site Achievability	<p>Yes – there would appear to be no overriding constraints which would prevent the site being redeveloped for housing.</p>															
Action Required / Constraints	<p>A fresh planning application comprising of an appropriate mix of housing and parking.</p>															
Phasing for Development																
12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
				9												
Net Developable Area (hectares)	0.25	Proposed Site Density	36 d/ha	Site Yield	9											
Summary	<p>The site is considered suitable for a low density housing scheme. The Council is currently negotiating with the other key landowner (Crawley College) to purchase their land and bring forward a scheme of 9 units. Particular consideration needs to be given to the parking requirements of any development and achieving safe access and egress via Gales Place.</p>															