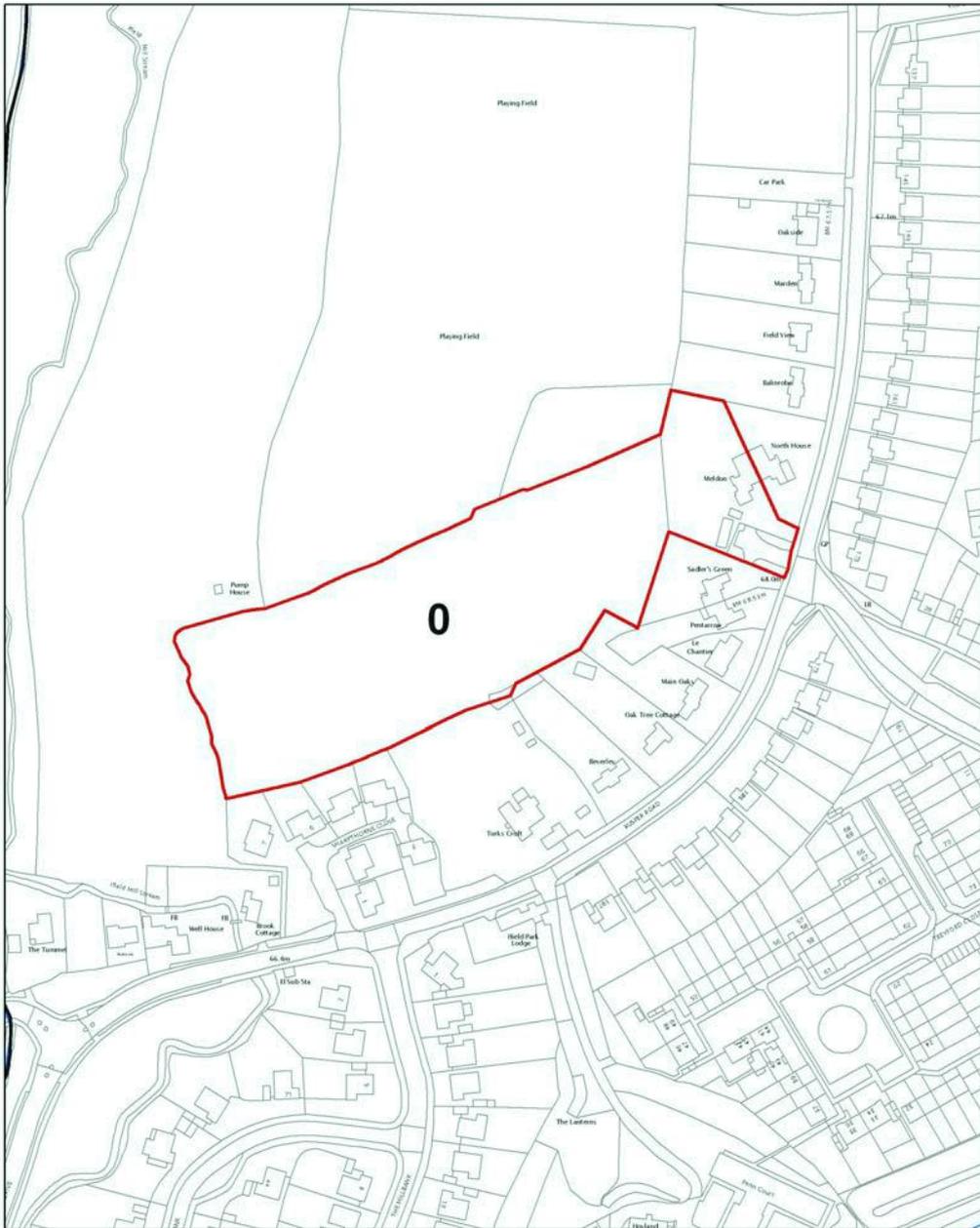
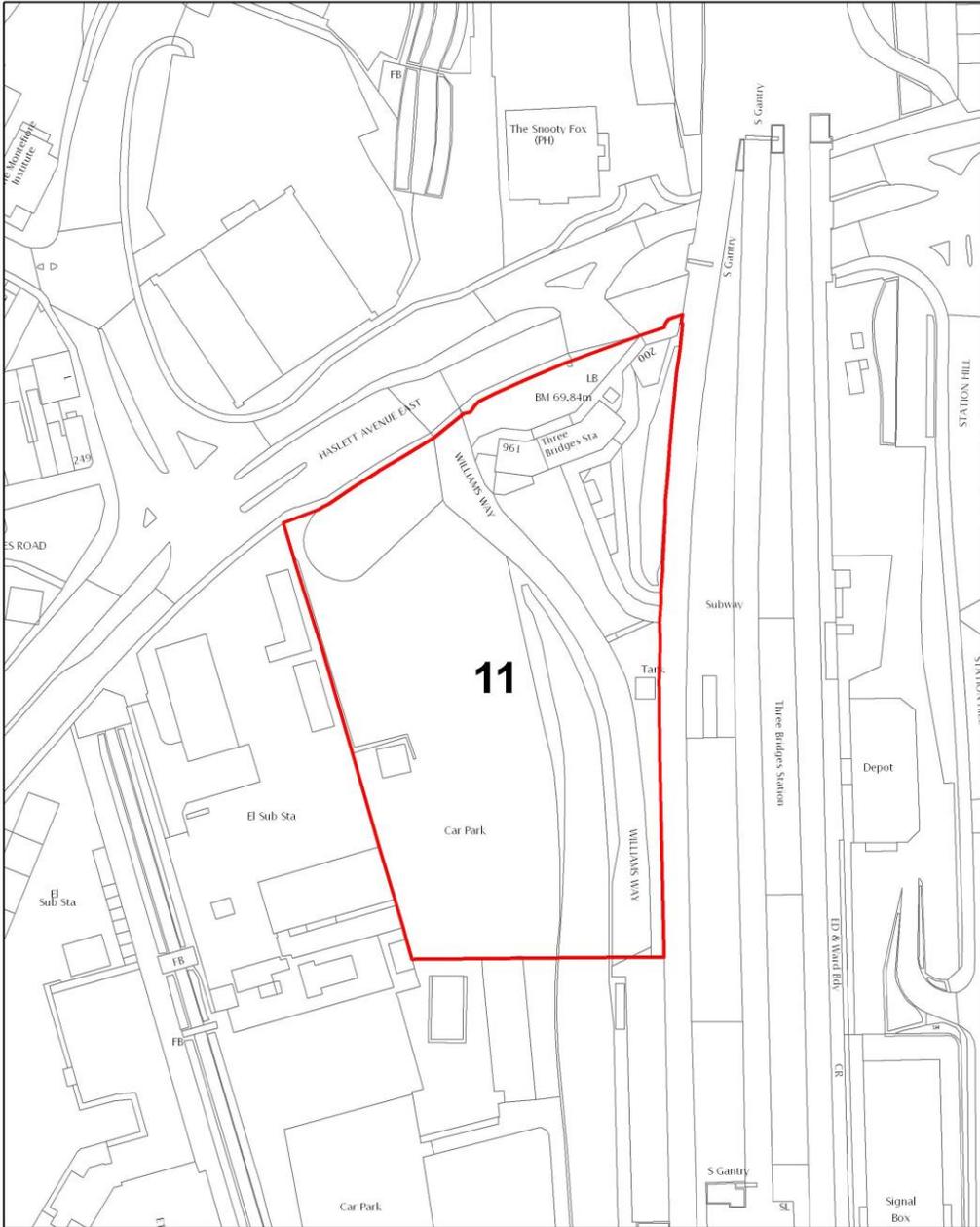


**J) Sites which are unsuitable
for development
(30 September 2014)**



CRAWLEY BOROUGH COUNCIL FORWARD PLANNING TOWN HALL, THE BOULEVARD CRAWLEY, WEST SUSSEX RH10 1UZ		Land at Meldon, Rusper Road	
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		Date : April 2009	Revisions :
		Drawing No : 1	

Site Reference	0	Neighbourhood	Ifield		
Site Name / Address	Land at Meldon, Rusper Road				
Existing Land Use (s)	Greenfield / Previously Developed Land. Countryside area plus adjoining residential dwellings.				
Site Area (Gross hectares)	1.48	Current Density	-		
Site Suitability	No – The majority of the site sits outside the Built-Up Area Boundary (BUAB). The western boundary of the site borders 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.				
Site Availability	Yes – According to the agent, the site could be made available within 12 months.				
Site Achievability	Yes – The site is considered achievable.				
Action Required / Constraints	None at present. Ongoing dialogue with the landowner, Environment Agency and West Sussex County Council regarding flood risk and highway issues are required.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site is not considered to be suitable for development at this stage, principally on the basis of flooding. The other issue which needs to be addressed relates to highway access constraints and the design of an appropriate scheme outside the Built Up Area Boundary, adjacent a listed building and adjacent a Local Green Space. Ongoing dialogue will be undertaken with the agent, the Environment Agency and West Sussex County Council to ascertain the extent to which the site may be constrained by flooding and highway issues.				



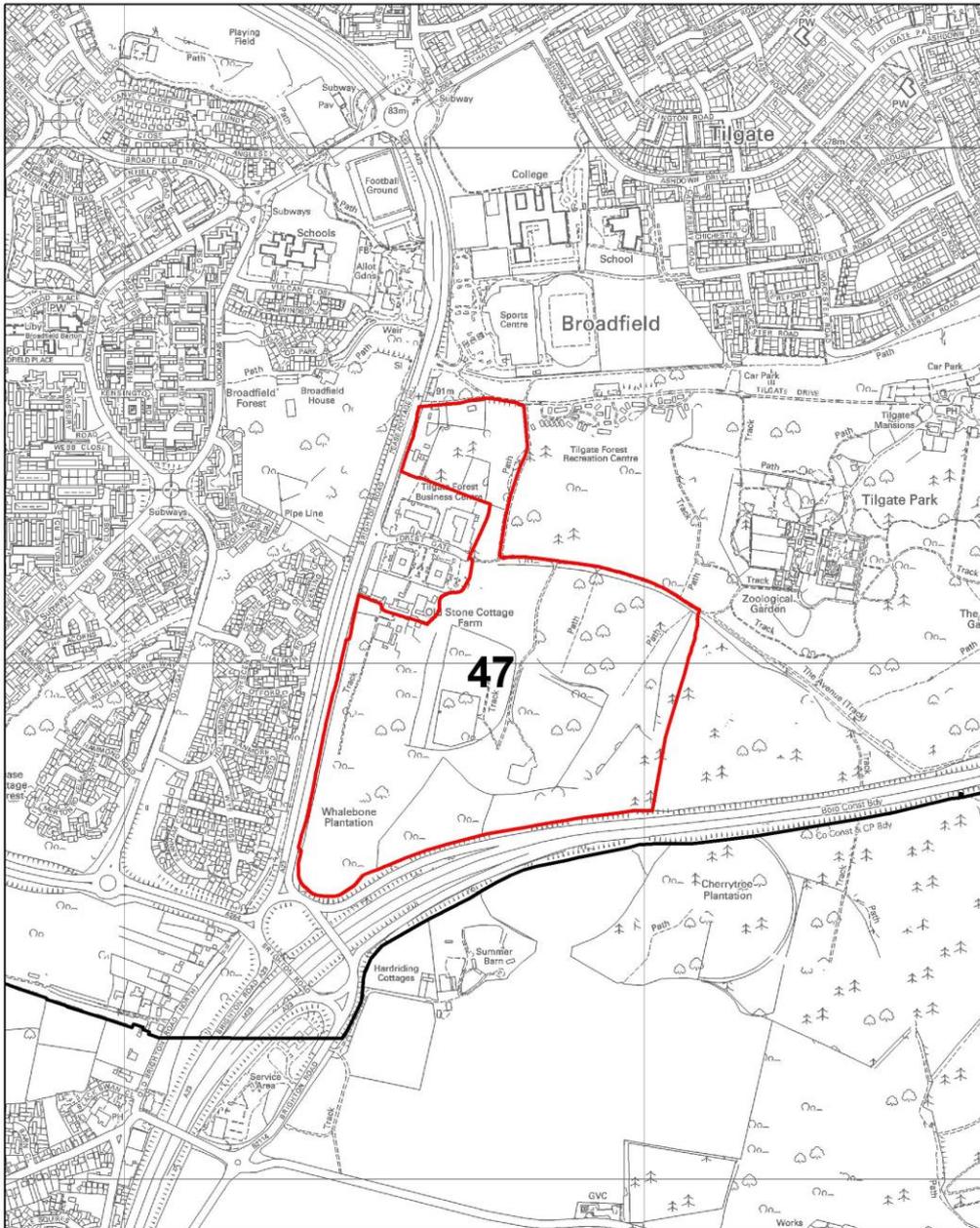
CRAWLEY BOROUGH COUNCIL
 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
 CRAWLEY, WEST SUSSEX
 RH10 1UZ

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Three Bridges Station

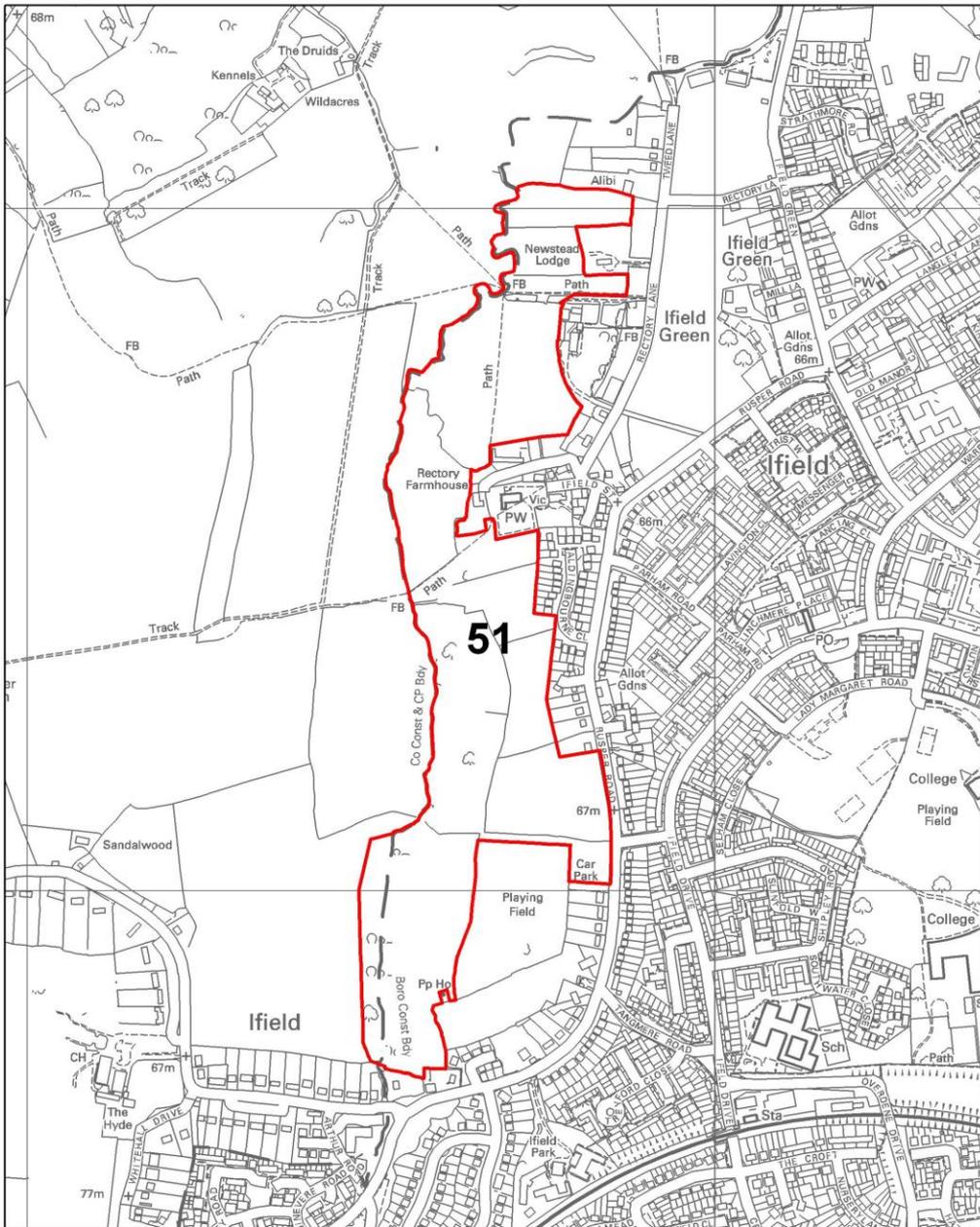
Reference No : 11	
Date : April 2009	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	11	Neighbourhood	Three Bridges		
Site Name / Address	Three Bridges Station				
Existing Land Use (s)	Previously developed land. Transport uses				
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, but this position is uncertain.				
Site Availability	No – Previous discussions with Network Rail have shown the site to be available. However, Network Rail has now confirmed that the site is no longer available at present.				
Site Achievability	Uncertain – Due to the costs of re-provision of this strategically important station facility, the need to mitigate flood risk and the lower values associated with flatted development, unless significant investment is made by Network Rail, the site is unlikely to be viable in the short to medium term. At this time no predictions of development timescale have been made.				
Action Required / Constraints	Further feasibility work as part of the preparation of the Local Plan is required to ascertain whether a scheme can be developed that facilitates the upgrade of the transport facilities. Ongoing dialogue with EDF, Network Rail and Environment Agency.				
Net Developable Area (hectares)	1.05	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
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.				



<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">Land East of Brighton Road</p>						
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Reference No : 47	Scale: 1:9,950						
Date : April 2009	Revisions :						
Drawing No : 1							

Site Reference	47	Neighbourhood	Tilgate		
Site Name / Address	Land East of Brighton Road				
Existing Land Use (s)	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	No – The north western part of the site was submitted during the 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.				
Site Availability	No – The site is a mix of landownership and option agreements. There is no land agreement between the parties at present.				
Site Achievability	Uncertain – The definitive capacity of the site is unknown and it remains uncertain whether the quantum of development will be sufficient to deliver the infrastructure necessary to support the development and this is provided viable access can be achieved.				
Action Required / Constraints	This site requires further work to see if a partial neighbourhood is a viable and sustainable option.				
Net Developable Area (hectares)	23 approx (excluding ancient woodland)	Proposed Site Density	-	Site Yield	unknown
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓	The site not currently developable for the reasons above.			
Summary	Development would be contrary to existing policy, being outside the Built-up Area Boundary and developed as a partial neighbourhood. The remaining developable land (not Ancient Woodland) is wooded and the net capacity of the site is 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.				

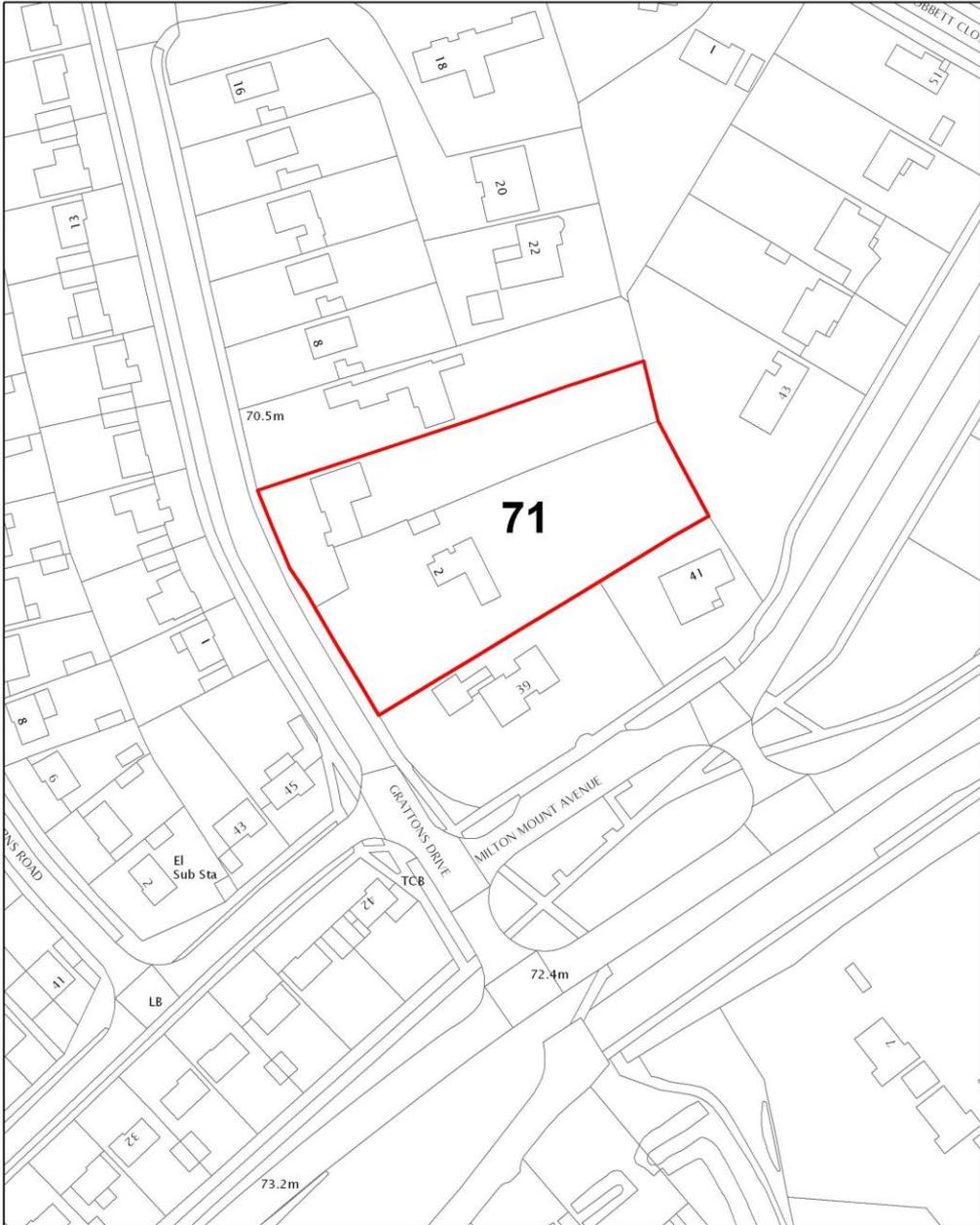


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 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
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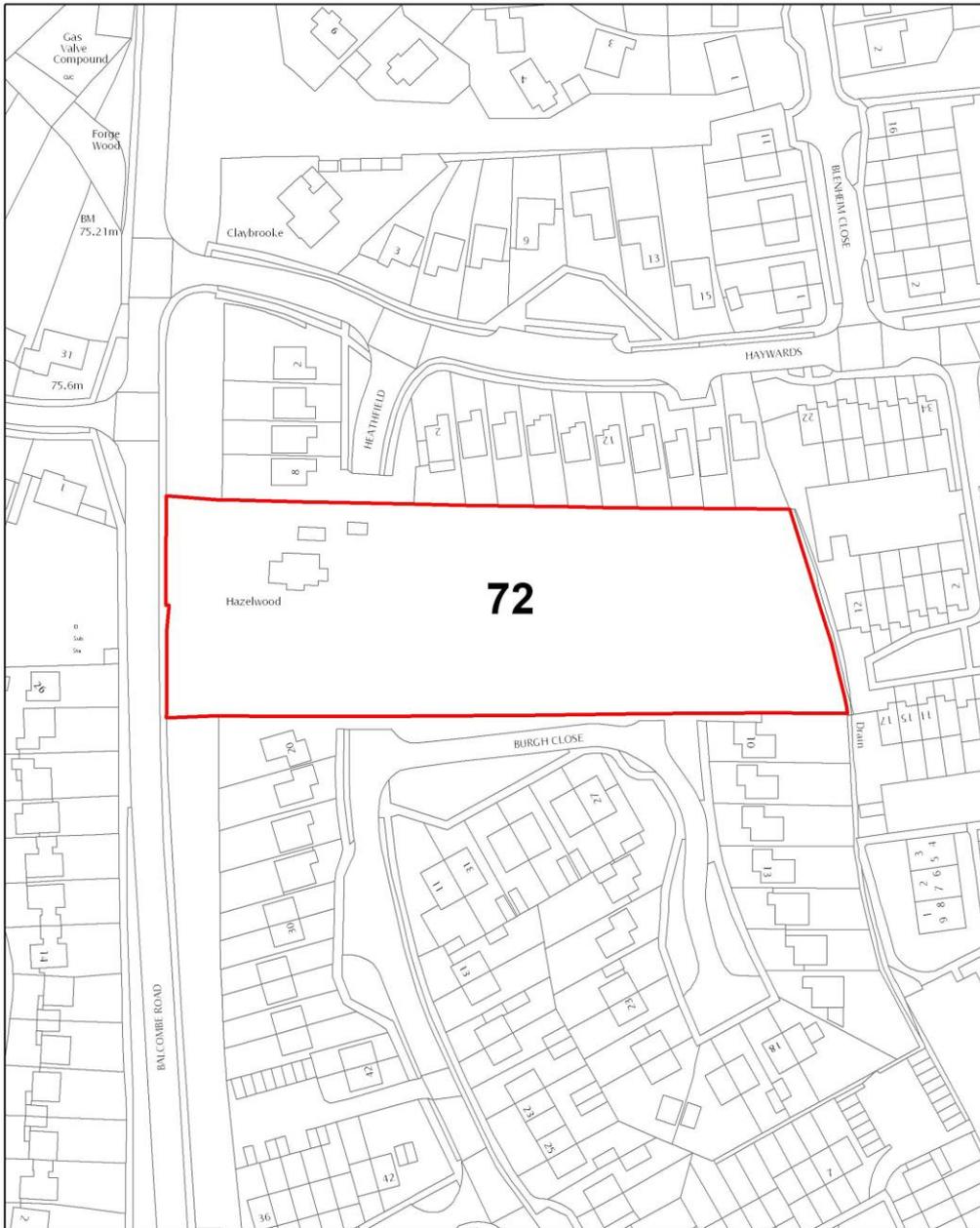
Land West of Ifield	
Reference No : 51	
Date : April 2009	Scale : 1:7,500
Drawing No : 1	Revisions :

Site Reference	51	Neighbourhood	Ifield		
Site Name / Address	Land West of Ifield				
Existing Land Use (s)	Greenfield. Natural and Semi Natural landscape.				
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.</p>				
Site Availability	<p>Yes – The site is owned by the Homes and Communities Agency, who also own large areas of land to the west of the site and are promoting the site as a recreational space for a new neighbourhood west of Ifield.</p>				
Site Achievability	<p>No – Owing to the site having a wide range of physical constraints and policy designations, the site is considered unsuitable for development.</p>				
Action Required / Constraints	Consideration of this site as a recreational space to serve a new neighbourhood west of Ifield, within Horsham District may be required.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
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. 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>				



<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">2 & 4 Grattons Drive</p>	
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	<p>Date : April 2009</p>	
	<p>Drawing No : 1</p>	<p>Revisions :</p>

Site Reference	71	Neighbourhood	Pound Hill		
Site Name / Address	2-4 Grattons Drive				
Existing Land Use (s)	PDL/Greenfield - Two detached properties in large plots.				
Site Area (Gross hectares)	0.34	Current Density	6 / hectare		
Site Suitability	<p>No – This site sits in an area characterised by larger detached homes within an Area of Special Local Character, 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>No – There is no evidence at this time to suggest the site is available for development.</p>				
Site Achievability	<p>No – There are no market or cost factors that would prevent the site from being developed. However, the limited developable land within the site is likely to limit development viability.</p>				
Action Required / Constraints	No action required at this stage.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
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.				

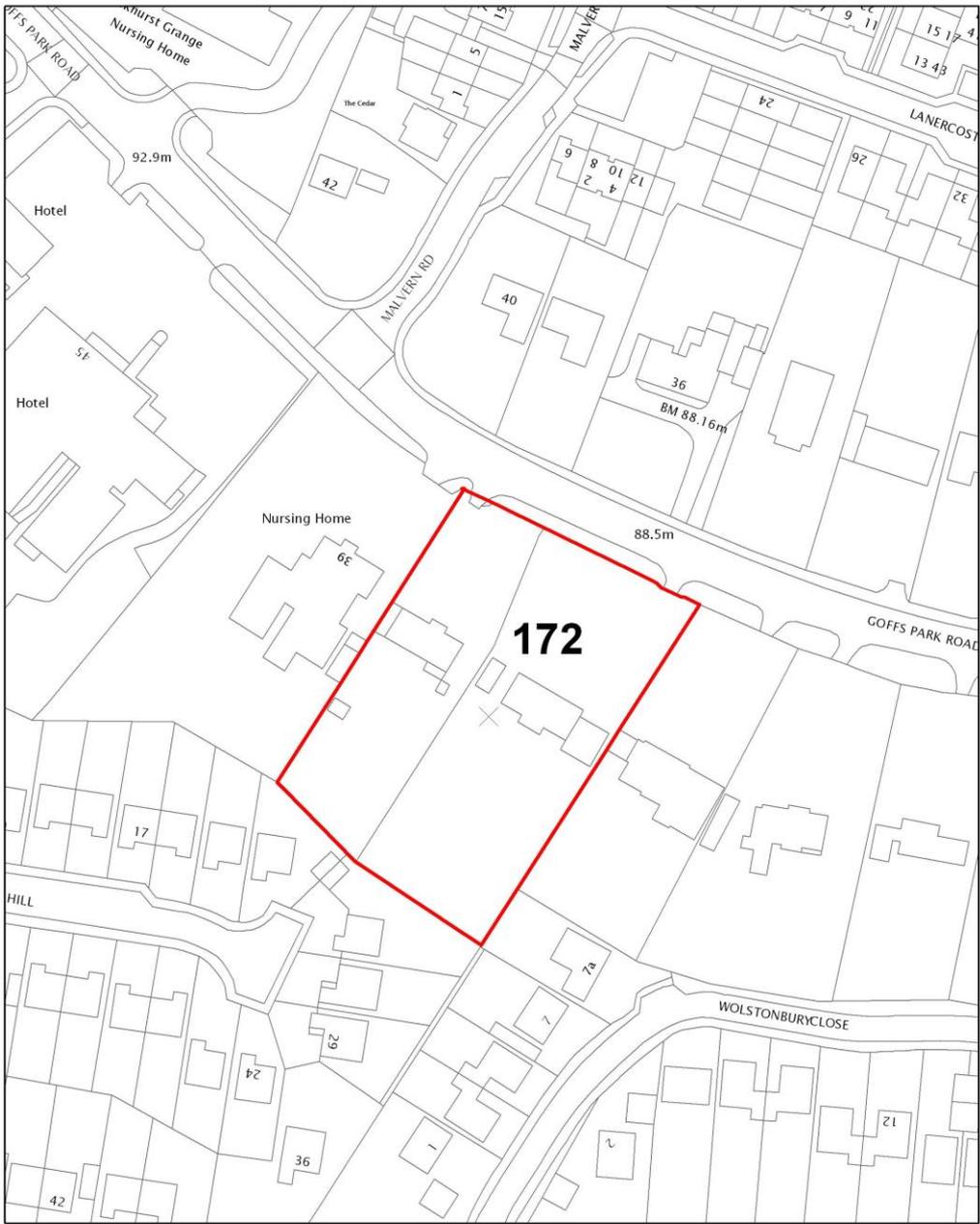


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 FORWARD PLANNING
 TOWN HALL, THE BOULEVARD
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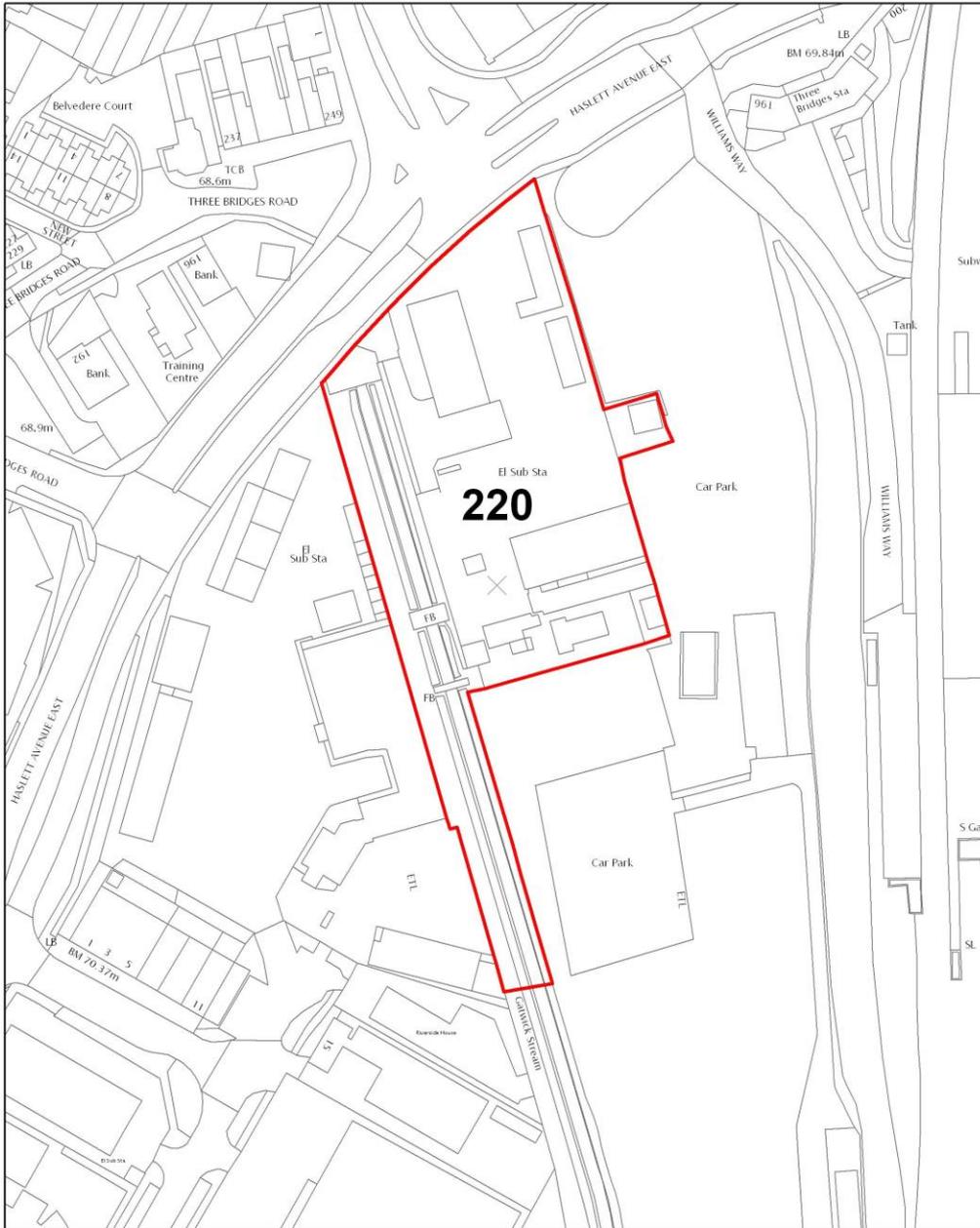
Hazelwood	
Reference No : 72	
Date : April 2009	Scale: 1:1,250
Drawing No : 1	Revisions :

Site Reference	72	Neighbourhood	Pound Hill		
Site Name / Address	Hazelwood				
Existing Land Use (s)	PDL/Greenfield - Single large detached house in a large plot				
Site Area (Gross hectares)	0.8	Current Density	1.25		
Site Suitability	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.				
Site Availability	No – There is currently no evidence to suggest that the site is available for redevelopment.				
Site Achievability	Unlikely – it is difficult to ascertain how the site could feasibly be redeveloped for housing in view of the extent of protected tree cover.				
Action Required / Constraints	No further action is required.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The level of tree cover and the Tree Preservation Orders (TPOs) make this site unsuitable for residential development.				



<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">35-37 Goffs Park Road</p>	
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	<p>Date: April 2009</p>	<p>Revisions:</p>
	<p>Drawing No: 1</p>	

Site Reference	172	Neighbourhood	Southgate		
Site Name / Address	35-37 Goffs Park Road				
Existing Land Use (s)	PDL/Greenfield - Two large detached dwelling houses and gardens.				
Site Area (Gross hectares)	0.38	Current Density	5 dwellings per hectare		
Site Suitability	No – The site is located within the Goffs Park Road Area of Special Local Character (ASLC), identified for its particular character in terms of density, landscaping and appearance. Planning Application CR/2008/0081/FUL was refused and it is unlikely that a suitable and viable development can be progressed that respects this designation. In addition, there are a number of protected trees on site, across the front boundary and the site is prominently located.				
Site Availability	Uncertain – Given the lack of recent planning history for this site, it is unknown whether the site is available for residential development.				
Site Achievability	No – The location of the site makes it desirable, however, a viable scheme may not be achievable within the ASLC given the likely value of the site comprising two substantial dwellings.				
Action Required / Constraints	None. The site is not considered suitable for development.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site is located within the ASLC and the intensification of the site would likely undermine this designation. Therefore, the site is not considered suitable for intensification.				



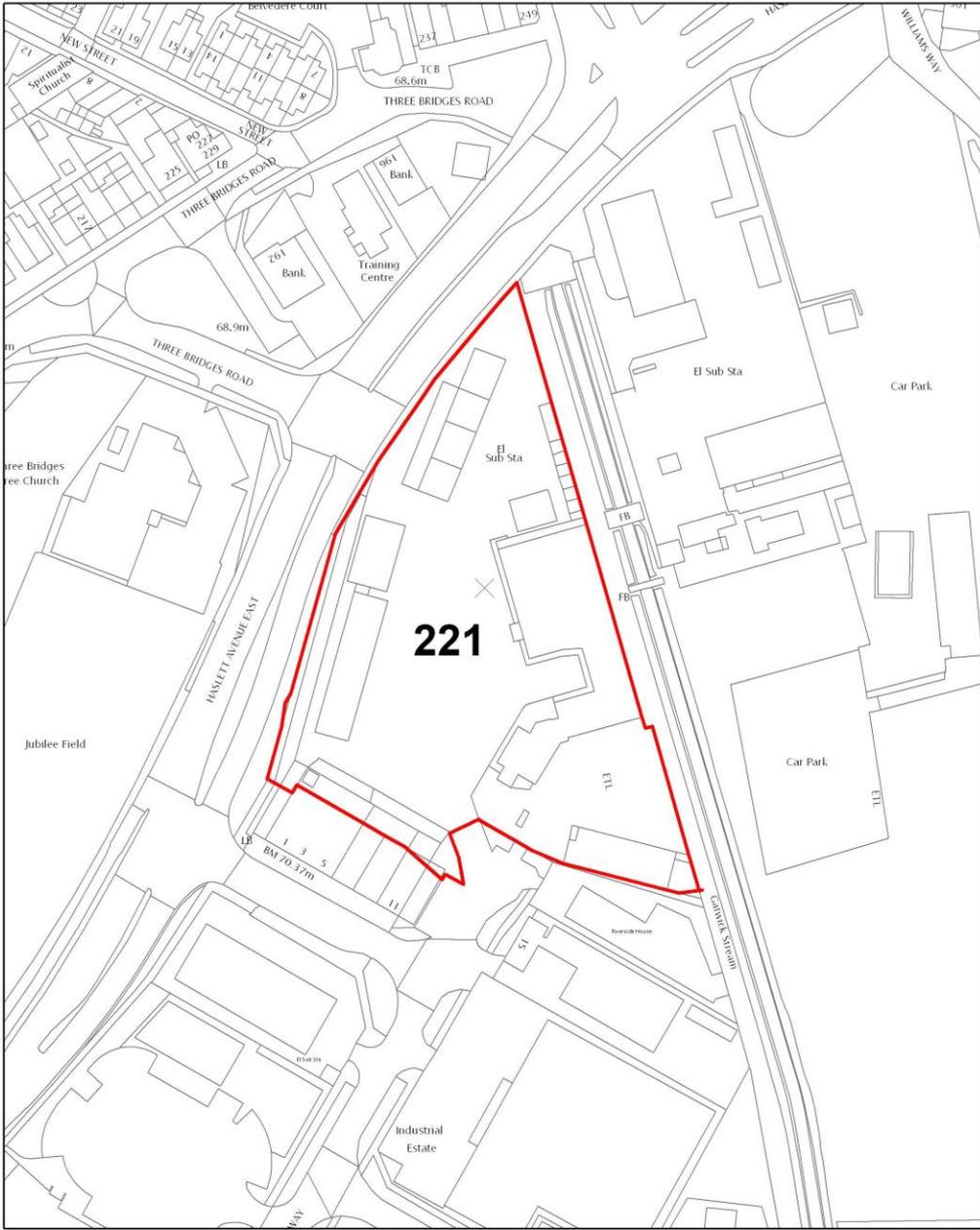
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Stephenson Way Industrial Area Site 1	
Reference No : 220	
Date : December 2009	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	220	Neighbourhood	Three Bridges		
Site Name / Address	Stephenson Way Industrial Area, Site 1				
Existing Land Use (s)	Industrial				
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 submission 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 – the constraints detailed above render the site unsuitable for residential development.</p>				
Action Required / Constraints	<p>The flood risks associated with the development of the site need to be examined to ascertain the extent to which this limits the development of the site, either in part or in its entirety. The infrastructure costs also need to be investigated and quantified in terms of the relocation of the overhead electricity pylons and potential ground contamination. Ongoing dialogue with Network Rail and EDF will be necessary.</p>				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
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. The development of the site needs to be considered as part of the development of the wider area, which may necessitate site assembly with adjoining</p>				

	sites to facilitate development. The council will continue dialogue with the landowner of this site to ascertain whether any of the identified constraints could be overcome.
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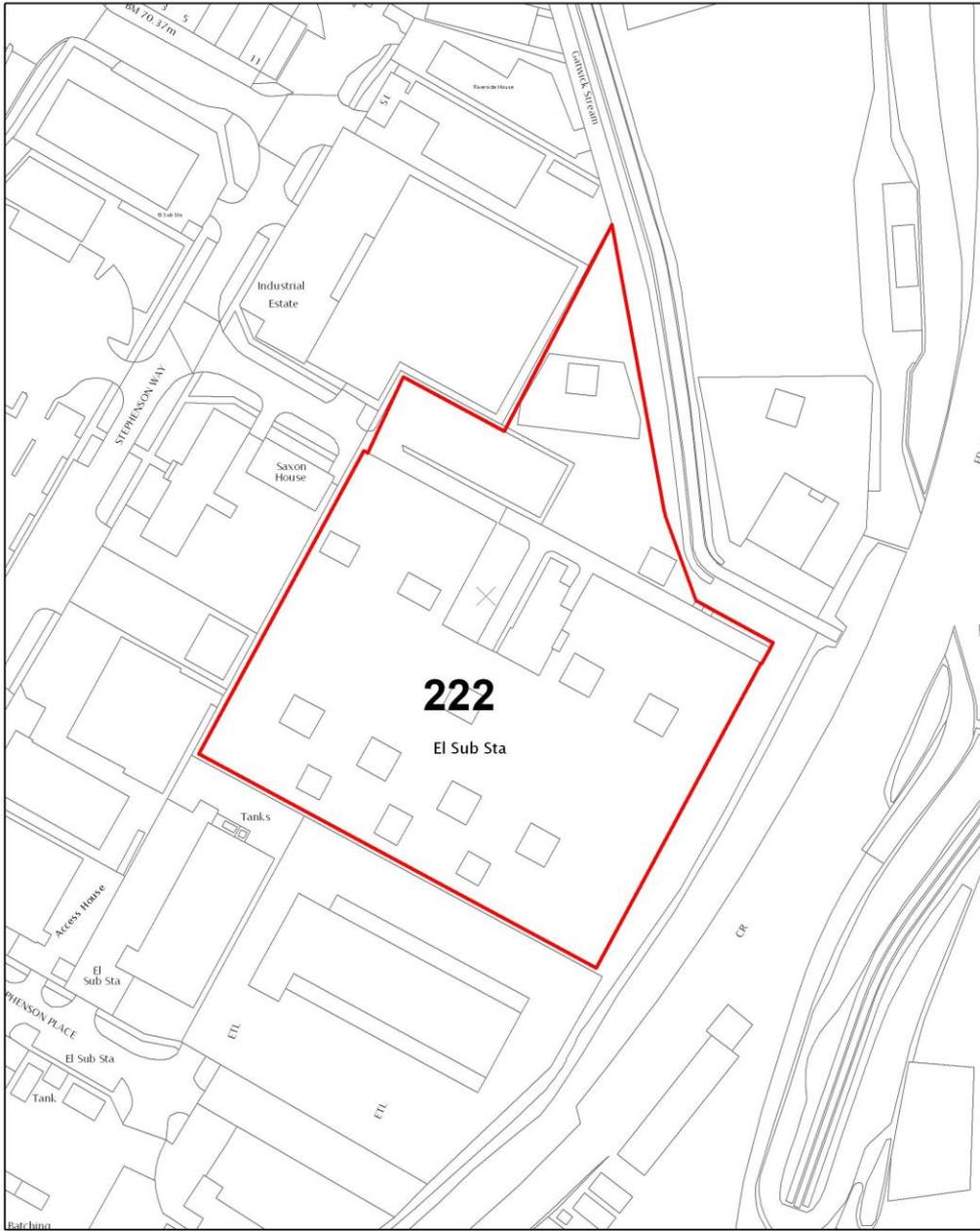
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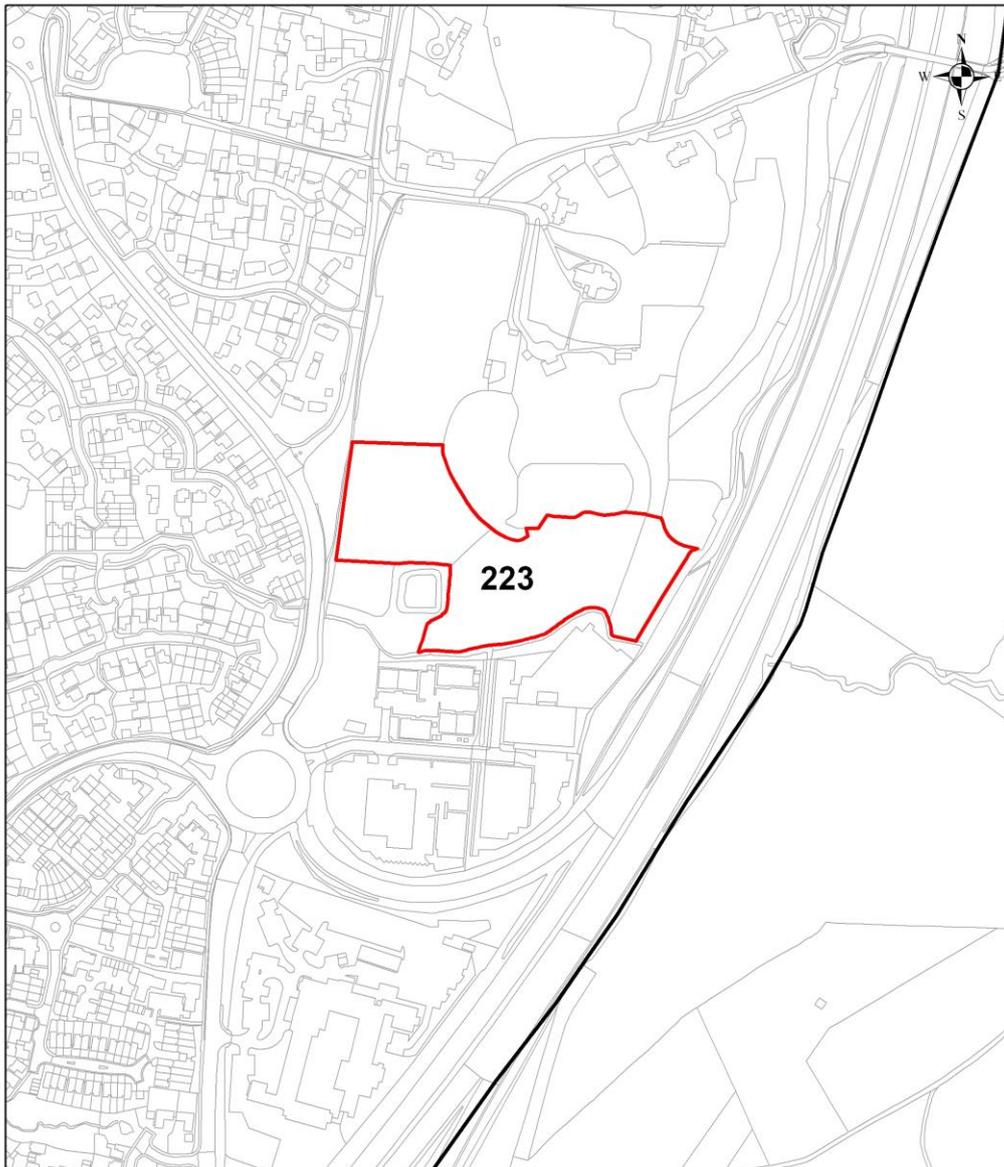
Stephenson Way Industrial Area Site 2	
Reference No : 221	
Date : December 2009	Scale : 1:1,250
Drawing No : 1	Revisions :

Site Reference	221	Neighbourhood	Three Bridges		
Site Name / Address	Stephenson Way Industrial Area, Site 2				
Existing Land Use (s)	Industrial				
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 submission 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 – the constraints detailed above are likely to render the site unsuitable for development.</p>				
Action Required / Constraints	<p>The flood risks associated with the development of the site need to be examined to ascertain the extent to which this limits the development of the site, either in part or in its entirety. The infrastructure costs also need to be investigated and quantified in terms of the relocation of the overhead electricity pylons and potential ground contamination. Ongoing dialogue with Network Rail and EDF will be required.</p>				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
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 owing to flood risk and infrastructure costs in terms of relocating the overhead electricity pylons and/or land contamination. The development of the site needs to be considered as part of the development of the area, which may necessitate site assembly with adjoining sites.</p>				



<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">Stephenson Way Industrial Area Site 3</p>	
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	<p>Date : December 2009</p>	
	<p>Drawing No : 1</p>	<p>Revisions :</p>

Site Reference	222	Neighbourhood	Three Bridges		
Site Name / Address	Stephenson Way Industrial Area, Site 3				
Existing Land Use (s)	Industrial				
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 submission 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>Yes – this site was promoted by the land owner who is attempting to progress the site as a development location.</p>				
Site Achievability	<p>Unknown – the constraints detailed above are likely to render the site unsuitable for development.</p>				
Action Required / Constraints	<p>The flood risks associated with the development of the site need to be examined to ascertain the extent to which this limits the development of the site, either in part or in its entirety. The infrastructure costs also need to be investigated and quantified in terms of the relocation of the overhead electricity pylons and potential ground contamination. Ongoing dialogue with EDF will be required.</p>				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	<p>The site is located within the Built Up Area Boundary and in a main employment area. 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. The development of the site needs to be considered as part of the development of the wider area, which may necessitate site assembly with adjoining sites to facilitate development.</p>				



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LAND EAST OF STREET HILL	
Reference No: 223	
July 2014	1:3,685
Drawing No: _____	

Site Reference	223	Neighbourhood	Pound Hill South
Site Name / Address	Land East of Street Hill		
Existing Land Use (s)	Greenfield		
Site Area (Gross hectares)	1.4	Current Density	N/A
Site Suitability	<p>No – The site sits outside the Built-up Area Boundary (which was reviewed to support the submission Local Plan) and within the Worth Conservation Area. It is therefore subject to countryside and conservation area policies.</p> <p>The Worth Conservation Area has been identified to preserve and enhance the rural character and open setting of St Nicholas Church. The rural character and appearance of the area is fundamental to the Conservation Area designation and although Conservation Area status does not preclude new development, it is considered that development would undermine the rural character and appearance of the Conservation Area and the open setting of the church as the key feature of the Conservation Area. The contribution the site makes to the significance of the church including any historical functional relationship with landscape/historic features must be established to be confident that sufficient land would remain to retain this sense of rural isolation and prevent harm to the value of its heritage asset.</p> <p>The site forms part of a Site of Nature Conservation Importance (SNCI) and immediately abuts an Archeologically Sensitive Area relating to the Moat and Bishops Lodge/Worth Rectory (now demolished). The site is also identified as Historic Parkland, which includes the rectory garden and parkland to the south and west. The site is located adjacent to the Gatwick Stream, although none of the site falls within the functional floodplain.</p> <p>The site is considered unsuitable for development, principally, in terms of its impact on the character and appearance of the Conservation Area and the setting of the listed church. The impact of any development on the Archeologically Sensitive Area and SNCI would also need to be carefully considered.</p> <p>The review of the Built-Up Area Boundary retains the existing boundary and the site remains outside the Built-Up Area, as countryside.</p>		
Site Availability	Yes – this site was promoted by the land owner who is attempting to progress the site as a development location.		
Site Achievability	Yes - there would appear to be no economic constraints which would prevent the site being redeveloped for housing.		

Action Required / Constraints	An assessment of the impact of the proposal on the setting of the Grade 1 listed church and the character and appearance of the Conservation Area must be undertaken to enable a judgement to be made regarding whether there would be harm to the significance of these designated assets. The impact of any development on the nature conservation value of the site would need to be carefully assessed, in addition to the impact on archaeology, in terms of the adjacent Moat and Bishops Lodge/Worth Rectory. The impact on the historic parkland would also need to be carefully assessed.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site is located outside the (recently reviewed) Built-Up Area Boundary and within Worth Conservation Area. In addition to the impact of development on the Conservation Area and church, there are a number of environmental issues which are likely to affect the development capacity of the site in terms of archaeology, ecology and historic parkland, and these are likely to significantly reduce the capacity of the site to accommodate development.				

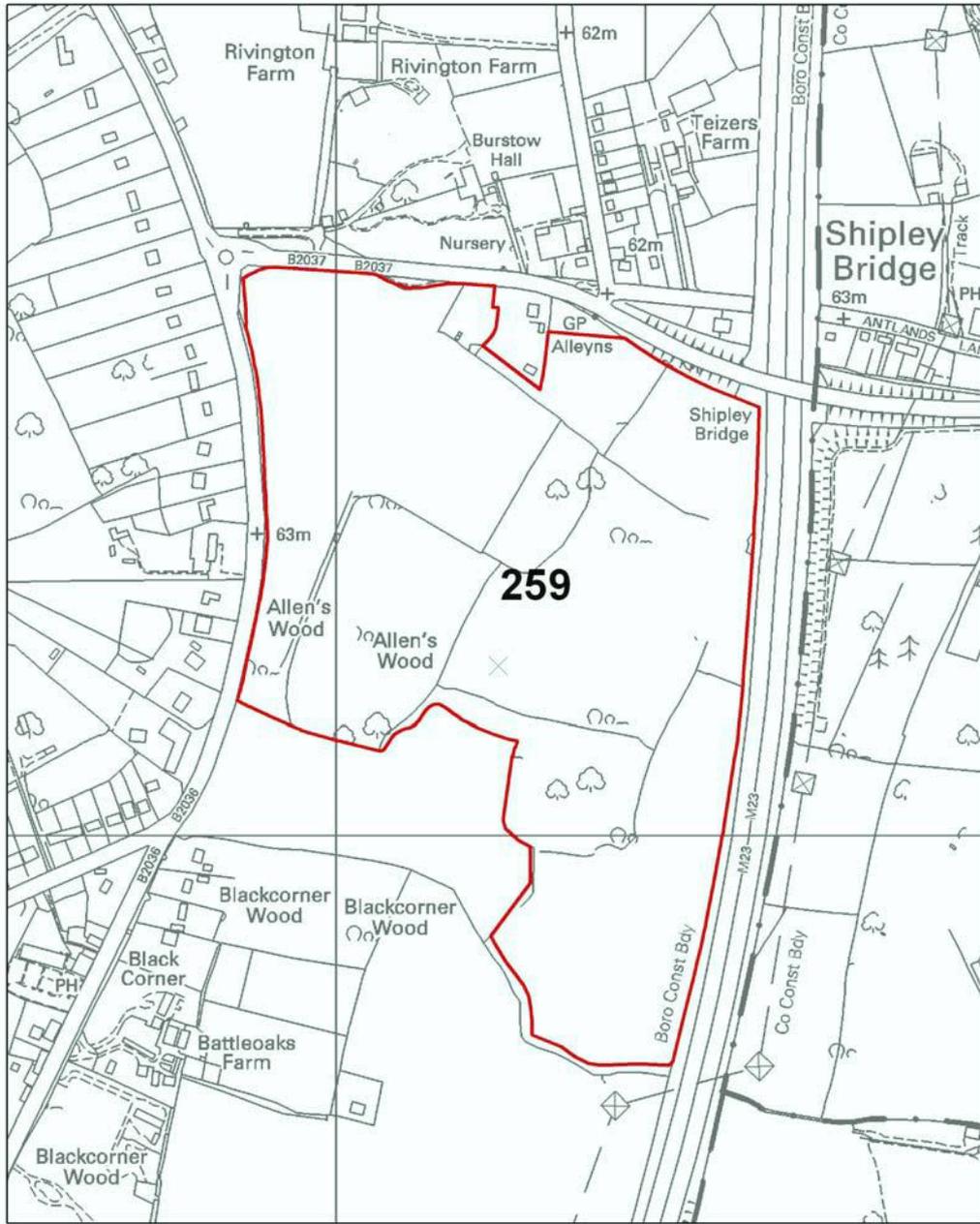


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 Crawley Borough Council, 100023717, 2009

Land East of Overdene Drive	
Reference No : 252	
Date : December 2009	Scale : 1:2,000
Drawing No : 1	Revisions :

Site Reference	252	Neighbourhood	Gossops Green		
Site Name / Address	Land East of Overdene Drive				
Existing Land Use (s)	Amenity green space				
Site Area (Gross hectares)	1.65	Current Density	-		
Site Suitability	<p>No – The majority of the site (approximately 1ha of land to the west) has 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 Local Plan (2015-2030) will 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	Yes – 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	No – both the access constraints and ownership issues detailed above render the site unsuitable for housing development.				
Action Required / Constraints	None – it is not considered appropriate to progress the site for housing development.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The planning constraints identified above render the site unsuitable for housing development.				



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Land East of Balcombe Road, Horley	
Reference No : 259	
Date : March 2010	Scale : 1:5,000
Drawing No : 2	Revisions :

Site Reference	259	Neighbourhood	Pound Hill		
Site Name / Address	Land East of Balcombe Road				
Existing Land Use (s)	Countryside				
Site Area (Gross hectares)	16ha	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 identified as Ancient Woodland (Allen’s Wood).</p> <p>The majority of the site is also located within the land safeguarded for a second wide-spaced runway at Gatwick. This effectively prevents development (such as housing) which would be incompatible with the expansion of the airport to accommodate an additional runway. The site is also significantly affected by airport noise and is located between the 69 and 72 dB(A) predicted air noise contours for a wide spaced second runway at Gatwick Airport as published by the CAA (2003). The Local Plan Noise Annex identifies that major residential development (greater than 100 units) above 66dB(A) is not considered acceptable due to the unacceptable adverse effect on people’s health, 69dBA for developments of 99 units or less. Whilst the site is currently considered unsuitable for development, the southern part of the site is identified on the submission Local Plan Key Diagram as part of a wider Area of Search for Future Housing and Employment Land should the need to safeguard the land to the north for an additional runway be removed.</p>				
Site Availability	Yes – this site is being promoted by the land owner who is attempting to progress the site as a development location.				
Site Achievability	Yes - there would appear to be no economic constraints which would prevent the site being redeveloped for housing.				
Action Required / Constraints	The site is located within the area Safeguarded for the development of a second wide-spaced runway and the development of the land would prejudice the expansion of the airport (contrary to national airport policy). The site is also significantly noise affected and contains a large area of Ancient Woodland. These factors and in particular, airport safeguarding, prevent the majority of the site being considered as suitable for housing.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					

Developable (11+ years)		
Not currently developable	✓	
Summary	<p>The site is located outside the Built-Up Area Boundary within the countryside. The majority of the site cannot be considered for housing development given that it is located within the area safeguarded for a second runway and is significantly affected by noise and Ancient Woodland. The southernmost part of the site does not fall within the safeguarded land and is located below the 69dB(A) noise contour. However, much of this land is identified as Structural Landscaping and development would need to demonstrate that it could protect and/or enhance this landscaping.</p>	

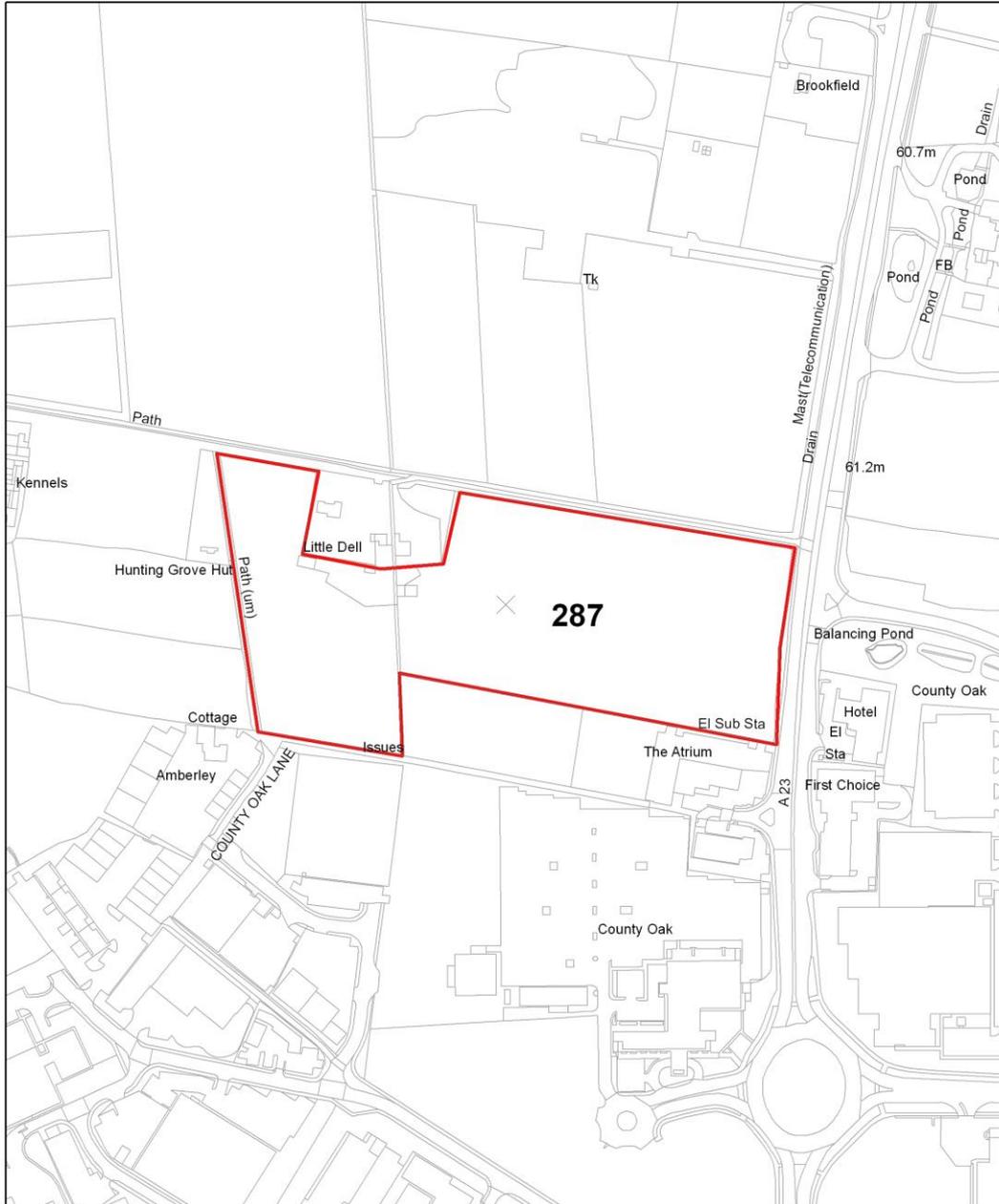


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North East Sector, Gas Holder	
Reference No : 285	
Date : November 2013	Scale : 1:2,000
Drawing No : 1	Revisions :

Site Reference	285	Neighbourhood	Pound Hill North		
Site Name / Address	North East Sector, Gas Holder site				
Existing Land Use (s)	PDL - Disused Gas Holder				
Site Area (Gross hectares)	1.85	Current Density	-		
Site Suitability	No – The site was within the North East Sector allocation for 2700 units within the adopted Core Strategy (2008), but it falls 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.				
Site Availability	Yes – the site is available for development.				
Site Achievability	No – the costs of preparing the site for development are unknown, and the possibility that land remediation will be required is a significant impediment.				
Action Required / Constraints	No action at present given the significant nature of constraints affecting the site.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site has significant flood risks and there is a high likelihood of contaminated land, which means that the site is unsuitable for housing development.				

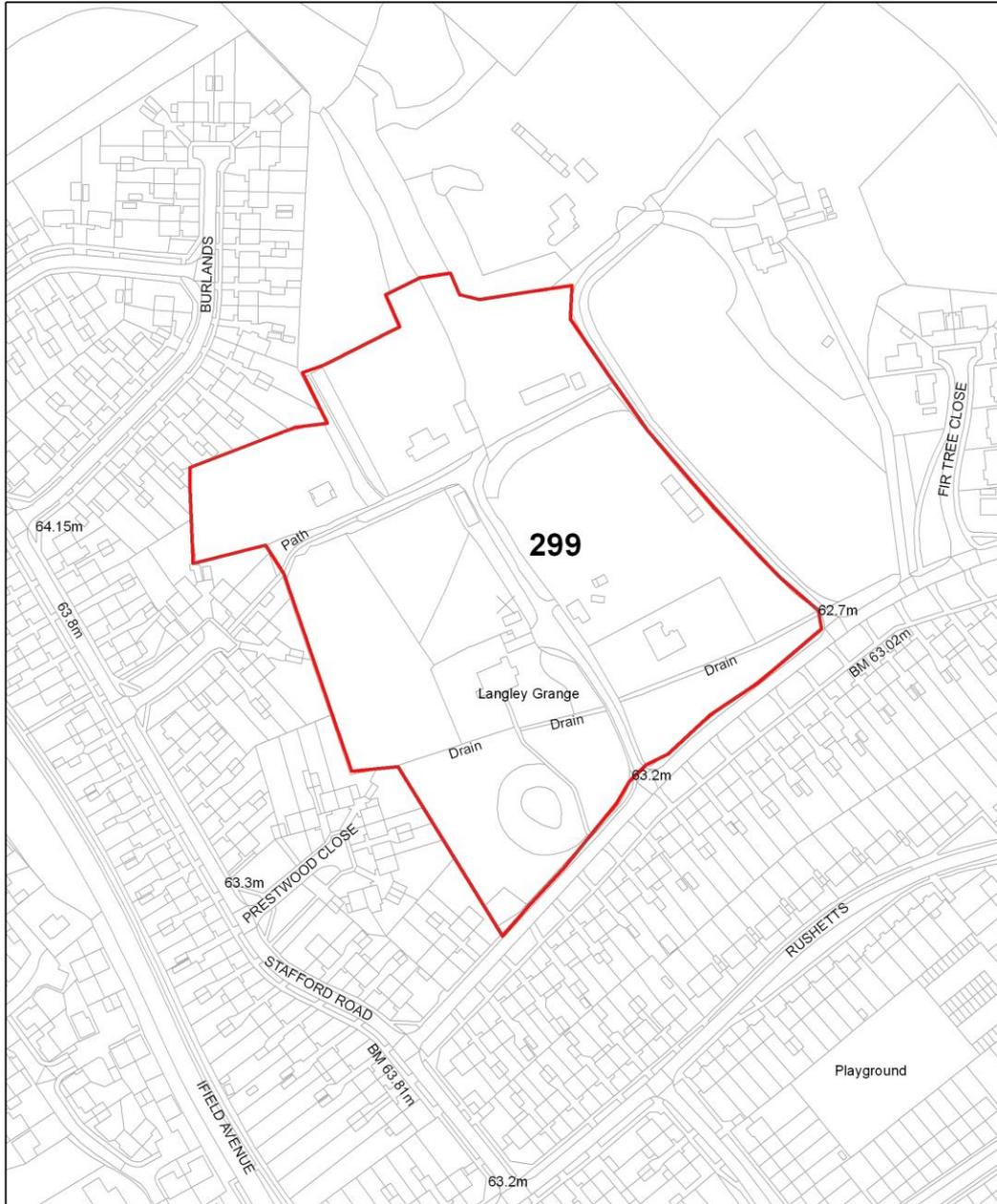


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Land at Poles Lane	
Reference No : 287	
Date : November 2013	Scale : 1:3,000
Drawing No : 1	Revisions :

Site Reference	287	Neighbourhood	Langley Green		
Site Name / Address	Land at Poles Lane				
Existing Land Use (s)	Agricultural use				
Site Area (Gross hectares)	3.8 hectares	Current Density	-		
Site Suitability	<p>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 Gatwick Airport Safeguarding, and is safeguarded from development that would be incompatible with the potential expansion of the airport to accommodate an additional wide-spaced runway (if required). However, if Gatwick Airport Safeguarding is removed, the site could become a logical extension to the Manor Royal as an employment site. Owing to aircraft noise constraints, the site would be incompatible for housing development.</p>				
Site Availability	Yes – The site is available and is being actively marketed.				
Site Achievability	No – Although the site is accessible, the constraints outlined above mean that development is unlikely to be acceptable on this site in the short term.				
Action Required / Constraints	None				
Net Developable Area (hectares)	3.8	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site is available, though due to the constraints outlined above, is not considered either suitable or achievable for residential development.				

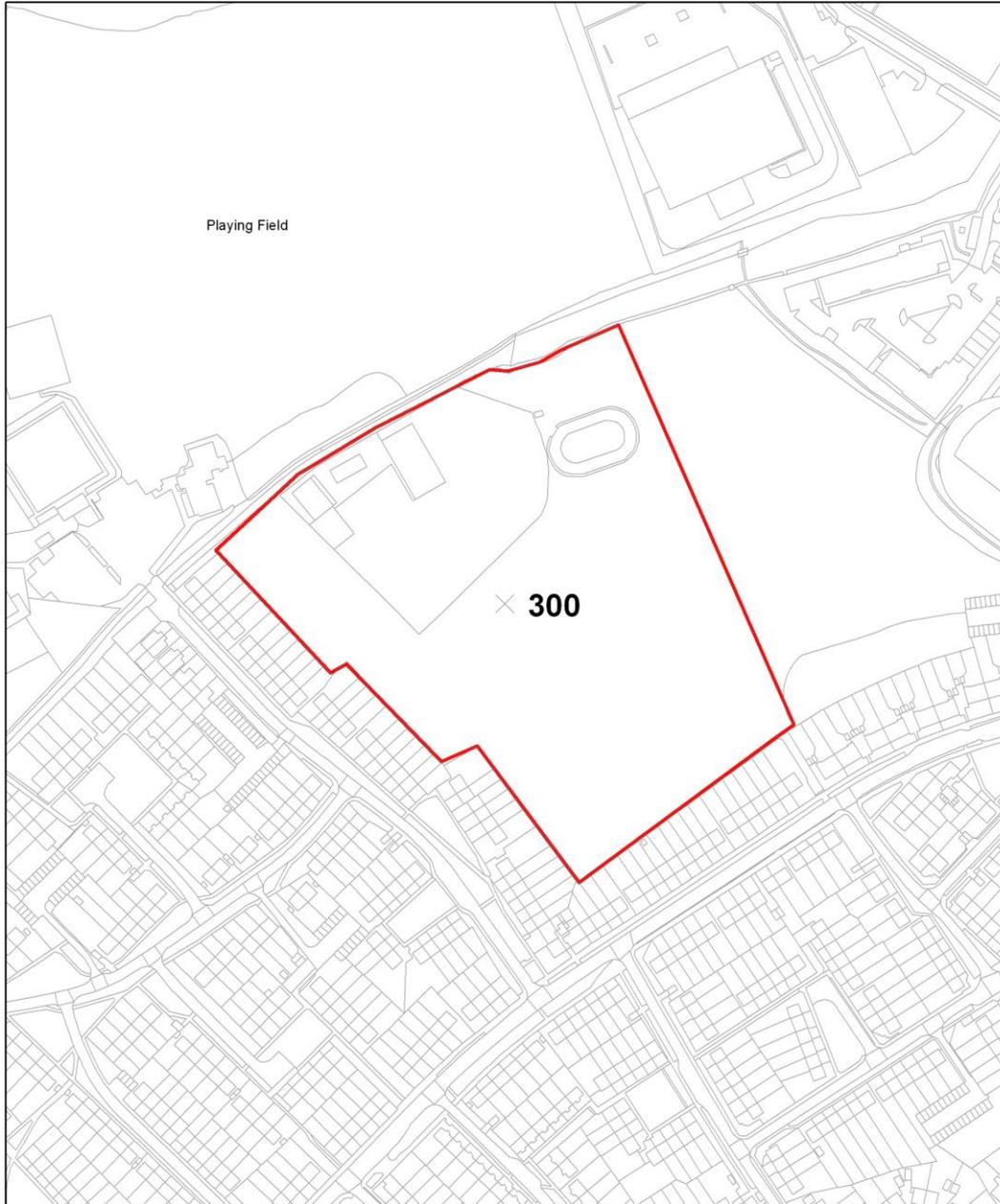


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Land Adjacent to Langley Walk and Burlands	
Reference No : 299	
Date : November 2013	Scale: 1:2,000
Drawing No : 1	Revisions :

Site Reference	299	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. A mixture of PDL and Greenfield.				
Site Area (Gross hectares)	3.38	Current Density	-		
Site Suitability	<p>No – The built-up area boundary (BUAB) review for the submission Local Plan proposed that this area remained outside the BUAB in the rural fringe. Detailed assessment of this site including a transport assessment/statement and Stage One Road Safety Audit would be required to ascertain whether limited intensification is acceptable providing the impact on the transport network, neighbour amenity, street scene, trees, character of the area, and parking can be adequately addressed. Whilst the site is currently considered unsuitable for development, the wider area is identified on the submission Local Plan Key Diagram as an Area of Search for Future Housing and Employment Land should the need to safeguard the land to the north for an additional runway be removed.</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>Yes – There are no known cost or market factors that would detract from the viability of the site at this stage.</p>				
Action Required / Constraints	No further action required at this stage.				
Net Developable Area (hectares)	-	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	<p>The transport issues associated with this site (principally access and highway capacity) would need to be addressed before the site could be considered for development. The location of the site outside the Built Up Area Boundary within the rural fringe limits the capacity of the site given that any development would need to comply with countryside policies with regard to achieving an acceptable design solution.</p>				



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Cherry Lane Playing Pitches	
Reference No : 300	
Date : November 2013	Scale: 1:2,500
Drawing No : 1	Revisions :

Site Reference	300	Neighbourhood	Langley Green		
Site Name / Address	Cherry Lane Playing Pitches				
Existing Land Use (s)	Formal playing pitches				
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 submission 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.</p> <p>In addition, road access to the site is likely to be problematic and the entire site is designated in the submission Local Plan as structural landscaping (Policy CH7).</p>				
Site Availability	No - The site is wholly owned by Crawley Borough Council and is not being promoted at this stage.				
Site Achievability	No – The site constitutes back land development and access may be problematic, possibly involving access via the existing playing fields entrance.				
Action Required / Constraints	No further action required at this stage.				
Net Developable Area (hectares)	4.0	Proposed Site Density	-	Site Yield	-
Deliverability / Developability					
Deliverable (1-5 years)					
Developable (6-10 years)					
Developable (11+ years)					
Not currently developable	✓				
Summary	The site is not available for development and comprises a protected piece of open space that is not suitable for development against the current evidence base for the Local Plan.				