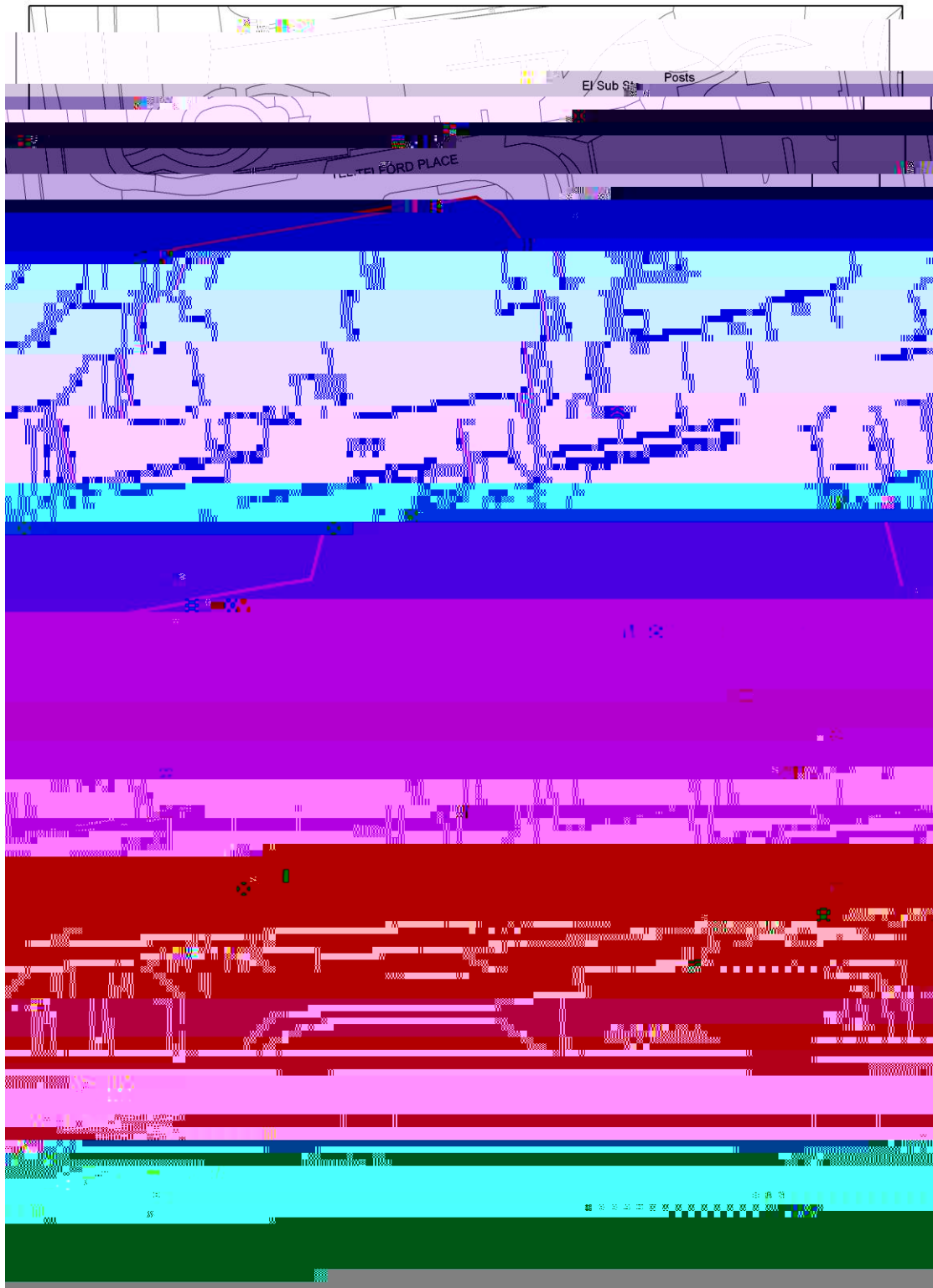


**E) Local Plan Key Town Centre
Opportunity Sites (Policy H2)
(30+ units)
(30 September 2014)**



Phasing for development

12/13

13/14

14/15

15/16

16/17

17/18

18/19

19/20

20/21

21/22

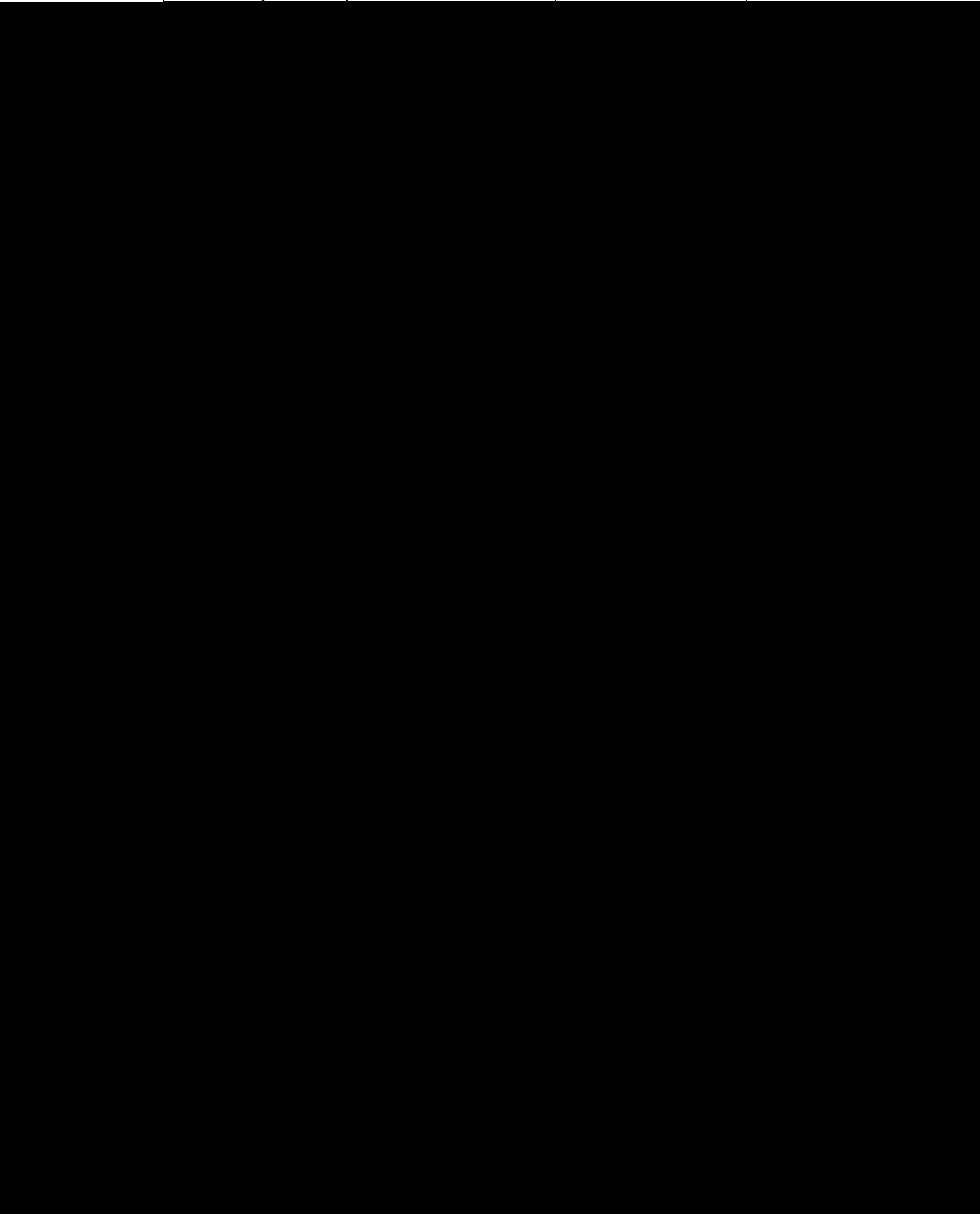
22/23

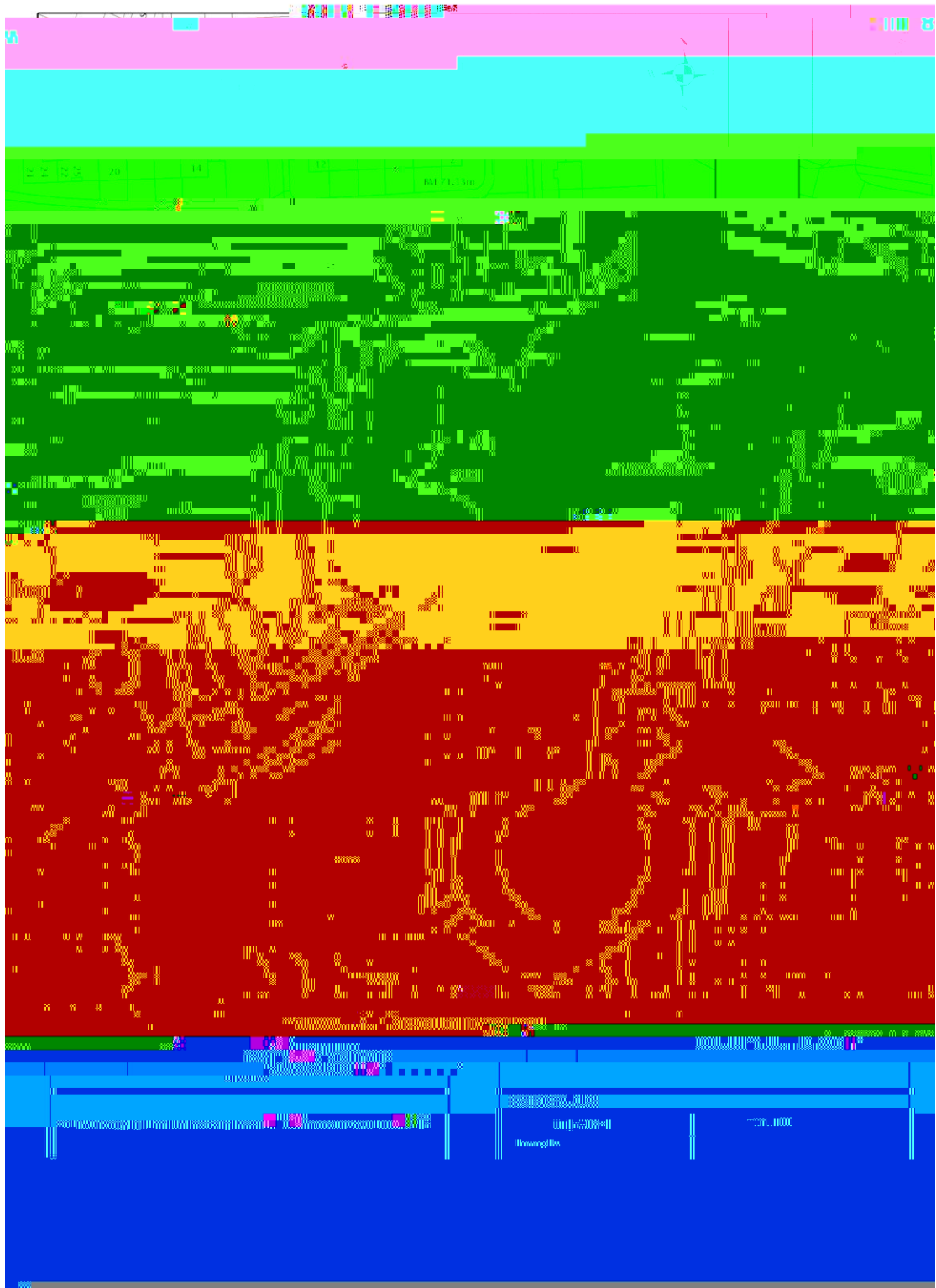
23/24

24/25



Site Reference	297	Neighbourhood	Northgate
Site Name / Address	Crawley Station and Car Parks		
Existing Land Use (s)	Railway Station and Car Parks		
Site Area (Gross hectares)	0.89	Gross Dwellings	300





Site Reference	402	Neighbourhood	Northgate
Site Name / Address	County Buildings		
Existing Land Use (s)	Surplus office		



Site Reference	403	Neighbourhood	Northgate
Site Name / Address	Land North of the Boulevard		
Existing Land Use (s)	<p>Office buildings (some occupied), including the Post Office, Woodall Duckham House, and Town Hall. Land North of the Boulevard represents one of a number of suitable town centre sites identified as being appropriate for residential development.</p> <p>The allocation of Land North of The Boulevard is identified as having potential to deliver a minimum of 50 dwellings (Woodall Duckham House), with additional flexibility to accommodate a flexible mix of town centre uses, including retail, leisure and offices, and potentially residential development, at the rest of the site. As such, it is recognised that the site may have potential to accommodate a greater yield of residential development than the figure identified in this assessment.</p>		
Site Area (Gross hectares)	0.70. (Woodall Duckham)	Gross Dwellings	50
Site Suitability	Yes The site is situated in a sustainable town centre location.		
Site Availability	Yes The landowners are currently exploring options for redevelopment in the medium term.		
Site Achievability	Yes The site is situated in a highly sustainable town centre location identified for a flexible residential-led mix of town centre uses. Initial capacity work suggests that a minimum of 50 units could be accommodated in a flatted scheme on Woodall Duckham House with suitable servicing and parking on site. The land also includes the existing Post Office site, and Royal Mail		