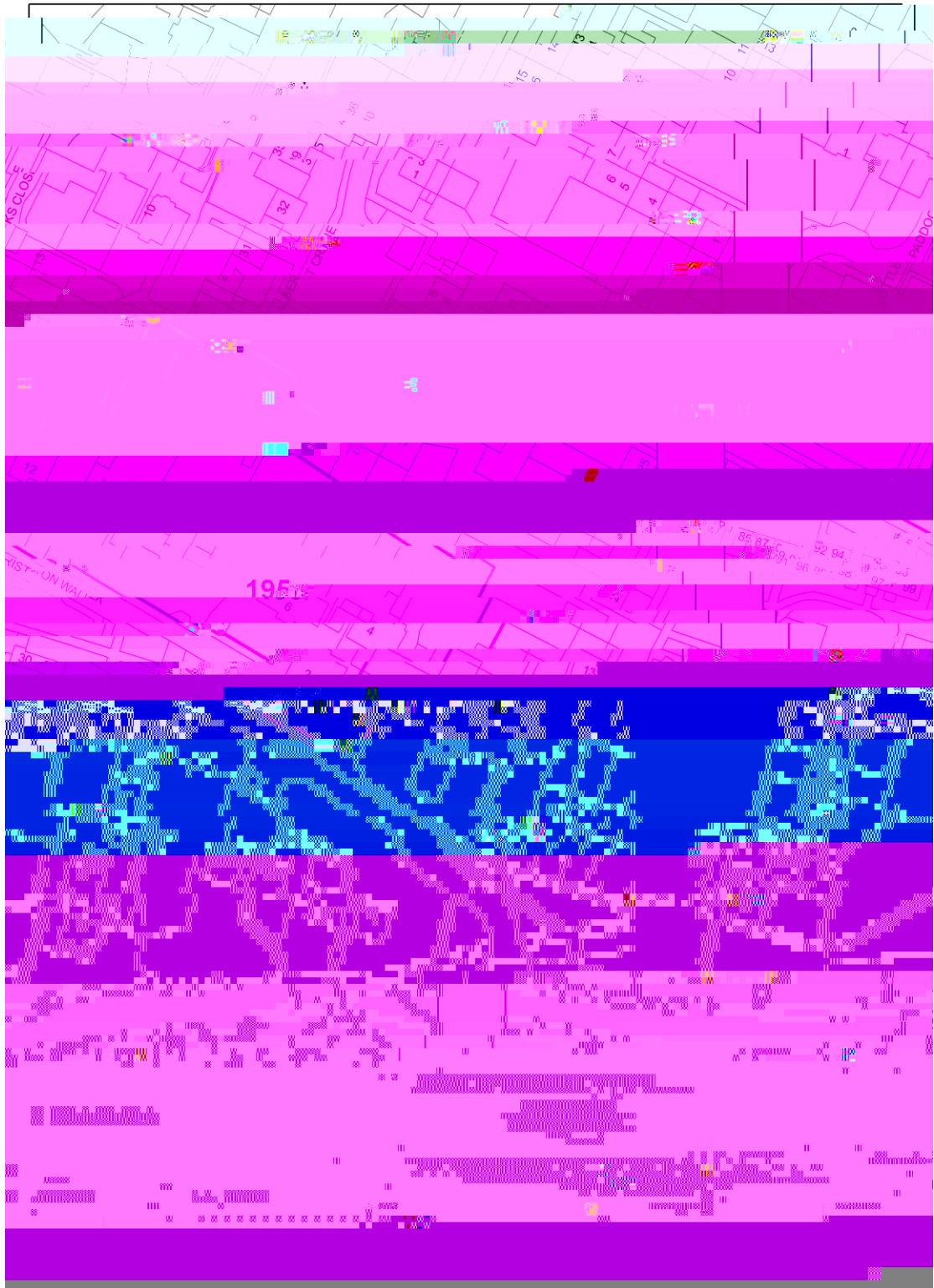
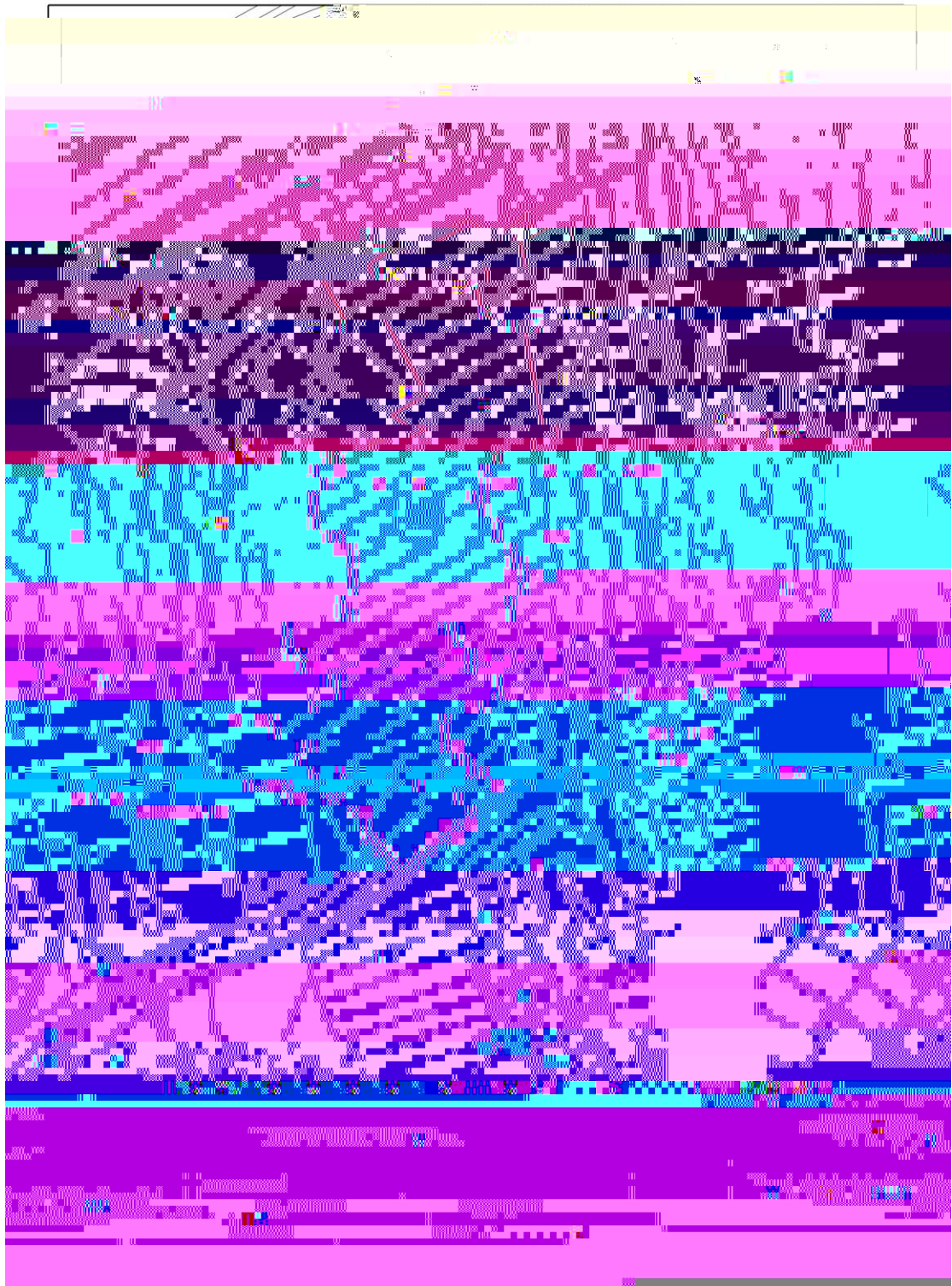
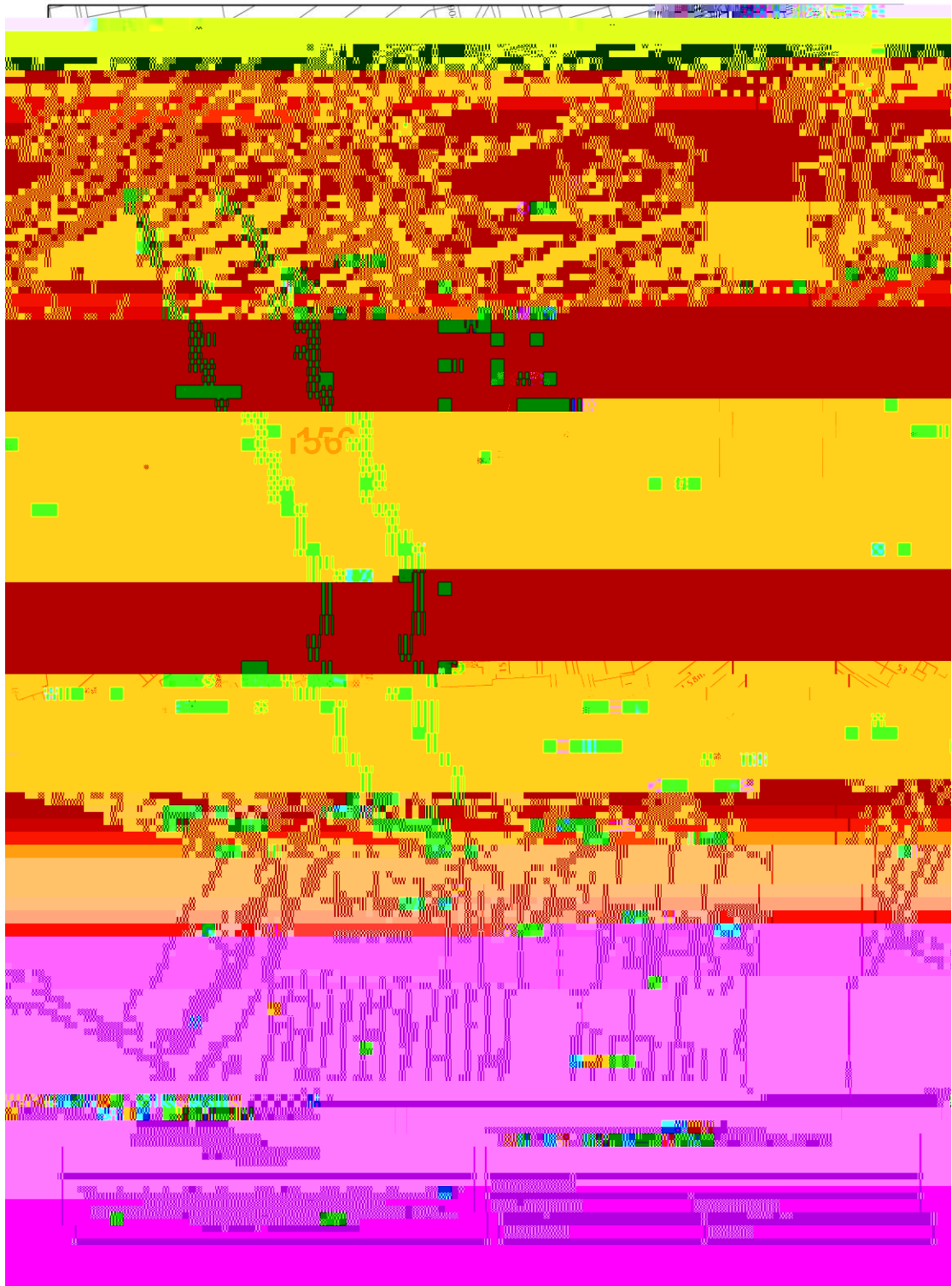


**H) Suitable sites that are developable
Years 6-10, 2020-2025
(30 September 2014)**

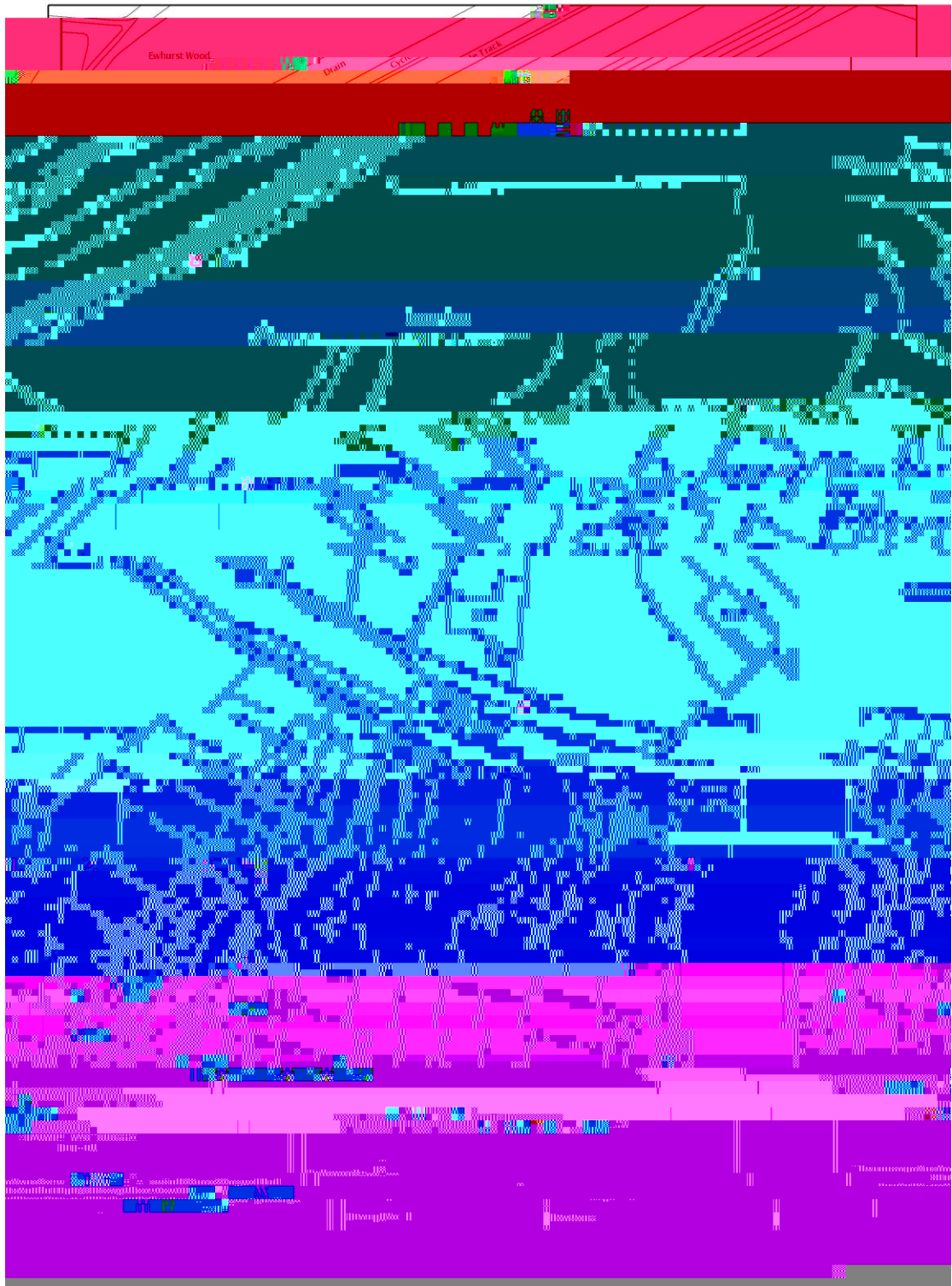




Site Reference	155	Neighbourhood	West Green
Site Name / Address	Dingle Close/lfield Road, Rear Gardens		
Existing Land Use (s)	Greenfield - Residential gardens		
Site Area (Gross hectares)	0.7	Current Density	-
Site Suitability	<p>Yes – In principle the site is suitable for residential development and a similar site was developed on the east side of lfield 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>No - The site has not been promoted by the council as the landowner and is not currently available.</p>		



Site Reference	156	Neighbourhood	West Green
Site Name / Address	Snell Hatch/Ifield Road, Rear Gardens		
Existing Land Use (s)	Greenfield - Residential gardens		
Site Area (Gross hectares)	0.50	Current Density	-



Site Reference	63	Neighbourhood	West Green													
Site Name / Address	Ambulance Station, Ifield Avenue															
Existing Land Use (s)	Previously developed land. Ambulance station / public service use.															
Site Area (Gross hectares)	0.4	Current Density	-													
Site Suitability	<p>Yes – There are a significant number of trees within the site particularly along the frontage and rear. The adjoining woodland is a Site of Nature Conservation Importance (SNCI). The impact of any development on trees within and adjoining the site would need to be considered and this is likely to constrain the site's capacity. Any development is likely to be limited to the footprint of the existing ambulance station although there may be potential for a three storey building providing there is sufficient clearance to the adjoining tree canopies.</p>															
Site Availability	<p>Yes – The landowner is proactively seeking to relocate the ambulance station within Crawley, and subsequently, the site at Ifield Road will become available for residential uses.</p>															
Site Achievability	<p>Yes – Despite the constraints listed, the site is likely to be achievable. However, the site's availability (and phasing) is likely to be reliant upon a replacement facility.</p>															
Action Required / Constraints	None. The yield of the site would be subject to a formal assessment of trees.															
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
											16					
Net Developable Area (hectares)	0.4	Proposed Site Density	40	Site Yield	16											
Summary	In principle, the site will be suitable for residential development. The re-provision of the ambulance facility elsewhere will															