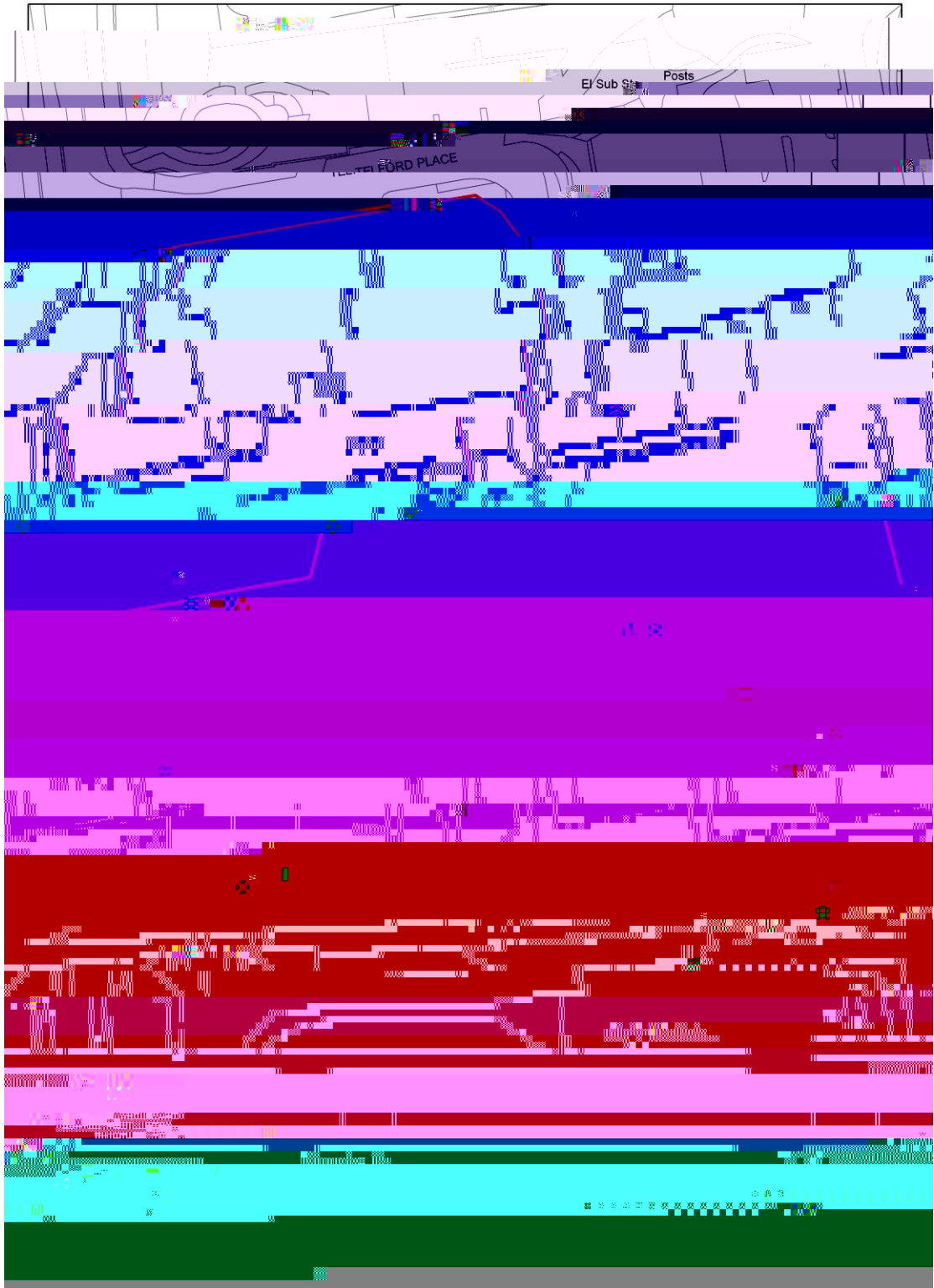


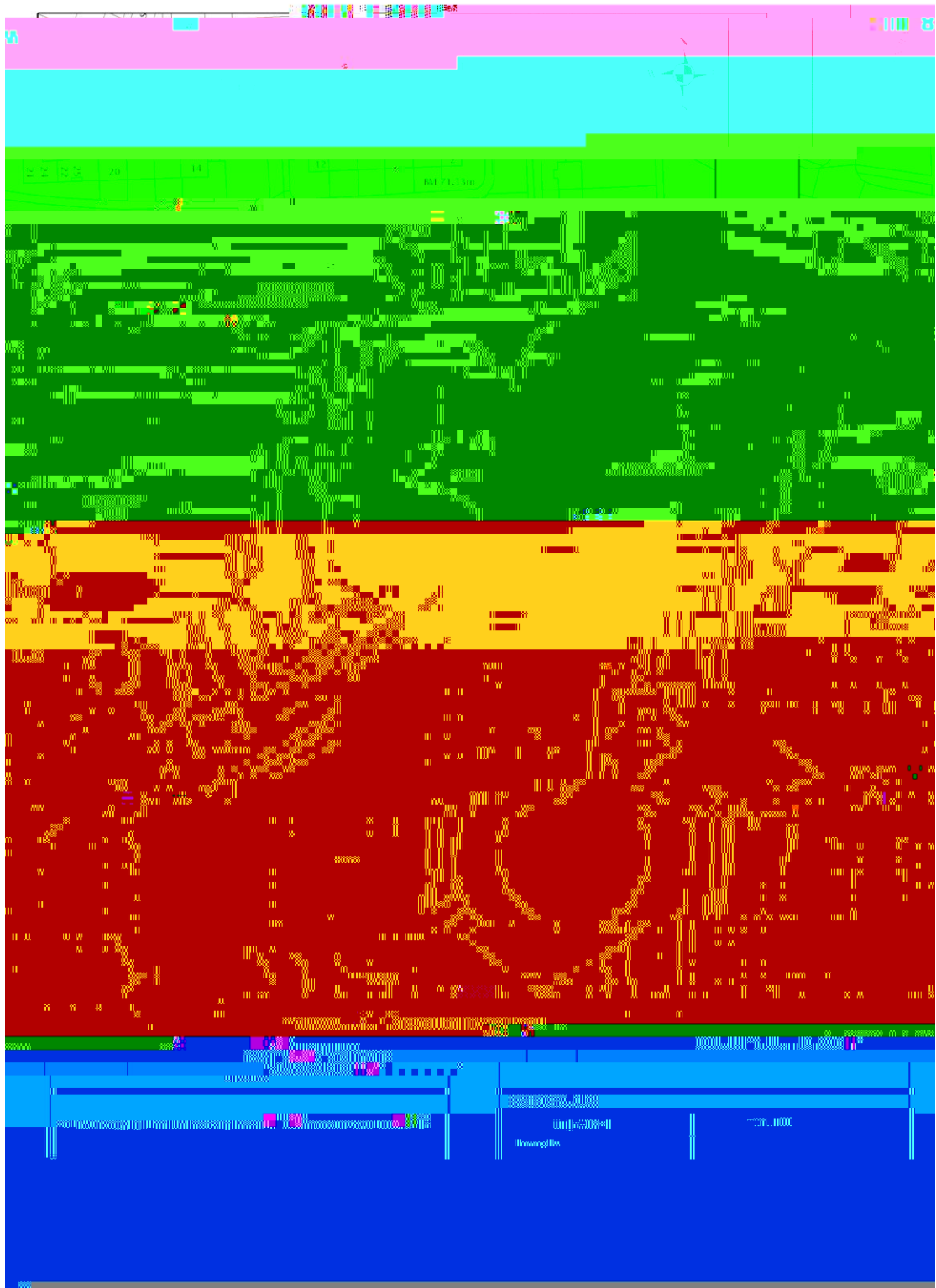
**E) Local Plan Key Town Centre  
Opportunity Sites (Policy H2)  
(30+ units)**



<b>Site Reference</b>	69	<b>Neighbourhood</b>	Three Bridges
<b>Site Name / Address</b>	Telford Place/Haslett Avenue		
<b>Existing Land Use (s)</b>	Previously Developed Land; Temporary Use of Site for car parking		
<b>Site Area (Gross hectares)</b>	0.75	<b>Gross Dwellings</b>	99
<b>Site Suitability</b>	Yes – The site was originally allocated for mixed use		







<b>Site Reference</b>	402	<b>Neighbourhood</b>	Northgate
<b>Site Name / Address</b>	County Buildings		
<b>Existing Land Use (s)</b>	Surplus office/educational buildings and parking		
<b>Site Area (Gross hectares)</b>	0.58	<b>Gross Dwellings</b>	50
<b>Site Suitability</b>	<b>Yes</b> – The site is situated in a highly sustainable town centre location and is allocated in the submission Local Plan as a Town Centre Key Opportunity Housing Site (Policy H2).		
<b>Site Availability</b>	<b>Yes</b> - The site is owned by West Sussex County Council who are currently considering options for redevelopment in the short to medium term.		
<b>Site Achievability</b>	<b>Yes</b> – The site contains a number of underutilised buildings with short-term leases. It is situated in a highly sustainable town centre location, identified for a flexible mix of main town centre uses including residential and office uses. Initial urban capacity work suggests that residential development of around three/four storeys including servicing and parking could be accommodated including the retention of the magistrate s court.		





<b>Site Reference</b>	403	<b>Neighbourhood</b>	Northgate
<b>Site Name / Address</b>	Land North of the Boulevard		
<b>Existing Land Use (s)</b>	<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>		
<b>Site Area (Gross hectares)</b>	0.70. (Woodall Duckham)	<b>Gross Dwellings</b>	50
<b>Site Suitability</b>	<b>Yes</b> – The site is situated in a sustainable town centre location.		
<b>Site Availability</b>	<b>Yes</b> – The landowners are currently exploring options for redevelopment in the medium term.		
<b>Site Achievability</b>	<b>Yes</b> – 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		