

EMPLOYMENT LAND TRAJECTORY JANUARY 2021 (BASE DATE 1 SEPTEMBER 2020)

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Industrial B1c/B2/B8 floor space (Sq.m)	Other Employment Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
Sites Deliverable Years 1-5													
A	Nexus, Gatwick Road (Parcel 3)	Outline permission CR/2014/0764/OUT for Parcel 3 (3 x A1 and A3/A5 buildings totalling 1,025 sq.m) has lapsed. Agent advises that site has potential for B1/B2/B8 plus other support facilities for the main employment area.	CR/2014/0764/OUT	Yes	Yes	Yes	0.64	0	0	0	0	0.32	0.32
B	Wingspan Club Residual Land	Landowner, CBC Property, assessing options for development of site as either a single 2,787sqm B8 building or a number of smaller units. Anticipate delivery by 2023.	N/A	Yes	Yes	Yes	0.64	2,787	0	2,787	0	0	0.64
C(i)	Rackspace, Former GSK site (south east land parcel)	Permission is for 2 x B8 data storage buildings (Rackspace) to provide 25,317sqm in total (12,658.5sqm each). Building 1 completed 2015/16. Work on Building 2 not yet started. Remaining site area is therefore 3.295ha, half that of total scheme (6.59ha).	Permitted CR/2013/0255/FUL	Yes	Yes	Yes	3.295	12,659	0	12,659	0	0	3.295
C(ii)	Former GSK Site (north and west land parcel)	Permission CR/2014/0415/ARM relates to the north and west land parcel. It permits development of 2 data storage halls (Buildings 1 and 2), an emergency power building (Building 3), and a business hub building comprising café at ground floor with offices above (Building 4) together with associated car parking, servicing arrangements and landscaping. Building 1 provides 13,431sqm B8 on a 2.106 ha plot. It is occupied by Digital Realty, and having been completed 2017/18, it is no longer included in the remaining site and floorspace figures. Building 2 provides approx 1,521sqm B1a and 19,391sqm B8 on a 2.59ha plot. Work is yet to commence on this building. Building 3 provides 2,696sqm plant on a 0.2ha plot. Building 4 provides 1,433sqm B1a office and 87sqm A3 cafe on a 0.4ha plot.	CR/2014/0415/ARM	Yes	Yes	Yes	3.19	22,345	2,954	19,391	2,783	0.565	2.4
D(i)	Gatwick Park (Site G1), Gatwick Road	Permission for demolition of 3 existing office buildings and erection of a new B1(a) office building. Being marketed as Gatwick Park.	CR/2016/0997/FUL	Yes	Yes	Yes	0.8	10,960	10,960	0	0	0.8	0.0
D(ii)	Gatwick Park (Site G2), BCL House, Gatwick Road	Permission for redevelopment of the site with a 5-storey (step down) office building. Being marketed as Gatwick Park.	CR/2017/1057/FUL	Yes	Yes	Yes	0.44	6,637	6,637	0	0	0.44	0.0
E	Elekta, London Road and Fleming Way (Phase 2)	Phase 1, Building A (11,828 sqm B1a floorpace) is complete. Phase 2, for the erection of a second building to provide 4,345 sqm B1a floorpace is not built out.	CR/2014/0760/FUL	Yes	Yes	Yes	0.4	4,345	4,345	0	0	0.4	0.0
F	Land at Jersey Farm (Site A)	Planning Permission CR/2019/0696/FUL for a B8 warehouse, associated landscaping and car parking.	CR/2019/0696/FUL	Yes	Yes	Yes	0.69	2,095	0	2,095	0	0.00	0.69
G	Units XA1 and XA2, Sussex Manor Business Park	Planning Permission for extension to the existing 9,500sqm building to provide an additional 1,688sqm B2 floorpace.	CR/2019/0456/FUL	Yes	Yes	Yes	1.7	1,688	0	1,688	0	0.00	0.00
H	Forge Wood Employment Land	Employment provision for Forge Wood neighbourhood, identified for delivery of 5,000 sqm flexible B1/B2/B8 business land.	CR/2016/0858/ARM	Yes	Yes	Yes	2.74	5,000	2,500	2,500	2,500	1.37	1.37
I	Tilgate Forest Business Park, Vacant Plot	Site is located in the Tilgate Forest Business Park Main Employment Area. Discharge of condition relating to permission CR/2013/0423/FUL for 2 x three storey office blocks extension of time. Office development is subject to a technical commencement and is therefore extant.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
J	Southways, London Road	Site is situated within land that is subject to Gatwick Airport Safeguarding. However, Certificate of Lawfulness CR/2013/0008/192 confirms that development for twin office buildings is commenced and extant.	CR/2013/0008/192 CR/2013/0094/FUL	Yes	Yes	Yes	2.83	3,241	3,241	0	0	2.83	0
K	County Buildings, Northgate Avenue	Site included in WSCC Asset Management Strategy and is identified as a priority for mixed-use residential and commercial (office) development. Assumption is for 75% of the site to be dedicated to housing, with 25% (plot ratio 2.0) dedicated to office use. Completion is anticipated no later than 2025.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0
L	Land North of The Boulevard	Permission CR/2017/0997/OUT for a.) demolition of existing council offices and erection of replacement town hall, offices, and public square, and b.) outline application for residential development comprising 182 units including commercial space. Provides a net gain of 4,173 sqm office space (14,695 sqm total). Office/civic sector of the site is 0.56ha, and this figure is counted towards the employment land supply.	CR/2017/0997/OUT	Yes	Yes	Yes	1.23	14,695	14,695	0	370	0.56	0
M	Moka, Station Way	Residential-led mixed-use development. Will deliver 650sqm ground floor commercial floorspace, this being flexible within use classes A1/A3/A4/B1/D1 and split between 2 to 4 units.	CR/2019/0542/FUL	Yes	Yes	Yes	0.36	650	650	0	650	0.36	0
N	Land at Station Hill, Pound Hill	Planning permission CR/2019/0588/FUL for erection of three storey office building with car park	CR/2019/0588/FUL	Yes	Yes	Yes	0.0379	414	414	0	0	0.0379	0
							20.93	97,346	56,226	41,120	6,303	8.84	8.72

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Allocation for a Strategic Employment Location (Deliverable Years 6-15)													
O	Land East of Balcombe Road and South of M23 Spur (Gatwick Green)	The Local Plan allocates land at East of Balcombe Road and south of the M23 spur, referred to as Gatwick Green, for development of an industrial-led Strategic Employment Location of 24.1ha predominantly B8 storage and distribution warehouse (Class B8) uses, potentially supported by light industrial and general industrial and a limited amount of complementary ancillary uses that support the principal storage and distribution function. The allocation will meet Crawley's outstanding business land supply requirement, which equates to 77,800sqm B8 floorspace. Development would come forward Years 6-15 of the Plan, with a seven to ten year build out anticipated for completion 2035. The site would therefore meet employment needs in the later part of the Plan period. 47ha of land are included in the allocation boundary but any industrial floorspace or ancillary uses beyond the 24.1ha allocation would have to be justified by appropriate evidence. The identified site is larger because of the potential, where justified by evidence, for supporting uses catering for the needs of employees, and because of the need for the strategic development to provide comprehensive supporting infrastructure, appropriate landscaping and to protect the amenity of neighbouring properties.	Allocated in Reg. 19 Local Plan	Yes	Yes	Yes	24.1	77,800	0	77,800	0	0	24.1
							24.10	77,800	0	77,800	0	0	24.1

	Office B1a/b Floorspace (Sq.m)	Industrial B1c/B2/B8 Floorspace (Sq.m)	Total B-Class Floorspace (Sq.m)	Office B1a/b Land (Ha)	Industrial B1c/B2/B8 Land (Ha)	Total B-Class Land (Ha)
Years 1-5	56,226	41,120	97,346	8.84	8.72	17.56
Gatwick Green SEL (Years 6-15)	0	77,800	77,800	0.00	24.10	24.10
Local Plan Total	56,226	118,920	175,146	8.84	32.82	41.66