

**CRAWLEY LOCAL PLAN  
EMPLOYMENT (BUSINESS) LAND TRAJECTORY 2015-2030  
GUIDANCE NOTE**

1. Crawley is firmly established as one of the key economic drivers in the South East of England and is a vital component in the functionality of the Gatwick Diamond Economic Area. However, Crawley's tight administrative boundary and the safeguarding of land for a possible second runway at Gatwick Airport presents challenges to accommodating identified need for business-led employment land.
2. To understand the need for business land over the Plan period, Crawley Borough Council, Horsham District Council, and Mid Sussex District Council commissioned NLP to undertake the 2014 Northern West Sussex Economic Growth Assessment (LP062). This study forecast significant economic growth in Crawley over the Plan period, identifying baseline need for 77.2 hectares business land up to 2030, including a qualitative and quantitative need for a strategic business location. However, the Economic Growth Assessment also recognised that land supply is severely constrained within the borough, meaning that the study could only identify an initial available land supply of 42 hectares. Further detail on the EGA is provided in *Topic Paper 4: Economy*.
3. The National Planning Policy Framework and its supporting Planning Policy Guidance, require that Crawley Borough Council must pro-actively identify sites to meet local employment needs by undertaking an assessment of land availability in the borough. This process must identify a future supply of land which is suitable, available and achievable for economic development over the Plan period (2015-2030).
4. The council has therefore built upon the land supply work undertaken by NLP to bring forward the Employment Land Trajectory. This takes account of planning permissions, pre-application discussions, and active engagement with land agents and site owners, to provide an up-to-date picture of the available pipeline of business land in the borough. Through this approach, the Local Plan will be informed by the most current position on employment land supply.
5. In doing so, the Employment Land Trajectory reflects the approach of submission Local Plan Policy EC1. This recognises that through directing economic growth to existing locations, it is forecast that there will be an existing pipeline of land supply to accommodate business needs during the first 5 years of the Plan period. Intensification of existing sites offers scope to further accommodate existing business floorspace demands within the borough's existing Main Employment Areas.
6. However, existing sites are only able to accommodate a proportion of the forecast growth, and it is necessary establish a framework through the Local Plan to explore and where possible identify new employment sites, potentially including minor extensions to Manor Royal, and/or new strategic employment location(s). This builds on recognition within the EGA that minor extensions to Manor Royal could represent opportunities to provide additional economic land supply, potentially coming forward in the mid years of the Plan period.

7. There remains an identified qualitative and quantitative requirement for additional employment land in the form of a Strategic Employment Location, particularly in the mid to later years of the Plan period following a decision as to whether land south of Gatwick Airport will continue to be subject to safeguarding. Recognising that Crawley should remain the sub-regional focus for economic development, the most appropriate and sustainable location for any Strategic Employment Location would be within Crawley. Land to the north of Manor Royal and south or east of the airport is the preferred location for a SEL, representing an opportunity to complement the existing offer of Manor Royal and close proximity to Gatwick Airport, whilst building upon established transport and infrastructure connections.
8. Based on this approach, the Employment Land Trajectory details the expected rate at which employment land is anticipated to come forward for development over the Plan period. It should be noted that although sites may have been identified as potentially suitable for economic development through the trajectory, this does not mean that they are formally allocated or that planning permission is certain, and in many cases further evidence will be required.
9. Having regard to the above, it should be recognised that the Employment Land Trajectory represents a point in time, and will need to be updated annually during the Plan period. It is therefore the intention that the trajectory will be revised prior to submitting the Local Plan in order to ensure that Examination in Public is informed by the most up-to-date available evidence. Likewise, the trajectory is viewed very much as a living document, and will be updated annually alongside the Authority's Monitoring Report.