

EMPLOYMENT LAND TRAJECTORY JULY 2019

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Employment Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space (Ha)
<b>Manor Royal (Years 0-5)</b>													
1	Astral Towers/The White House, Betts Way (marketed as Nova)	Planning permission for erection of a new office building comprising 11,362 square metres of office floorspace is anticipated to remain unimplemented. CR/2018/0433/FUL for 2,961sqm B8 warehouse permitted subject to S106. It is anticipated that it is this more recent permission that comes forward.	CR/2018/0433/FUL	Yes	Yes	Yes	0.57	2,961	0	2,961	0	0.00	0.57
2	Wingspan Club Residual Land	Site is vacant with permission for surface car parking associated with Nova (CR/2016/0501/FUL) Site is only available if Nova does not come forward with the permitted office development, as under this scenario the site would not be required for car parking. With Nova offices considered unlikely to be implemented, Wingspan site is added back to ELT.	CR/2016/0501/FUL	Yes	Yes	Yes	0.64	0	0	0	0	0.32	0.32
3	Former GSK Site, Phase Two Residual Land	Remaining parcel of undeveloped land, identified for a business hub. Current permission, as part of hybrid application, permits Building 4 to provide approximately 1433 sqm B1a and 87 sqm cafe.	CR/2014/0415/ARM	Yes	Yes	Yes	0.4	1,433	1,433	0	87	0.37	0.00
4	Space Gatwick, Faraday Road	Redevelopment of the site with three no. B2/B8 24 hour operation warehouses with ancillary office, and provision of associated car-parking and landscape. Anticipated completion 2018/19. New planning permission CR/2017/0228/FUL allows Unit 3 to come forward as a Sui Generis flight training centre, providing an additional 872 sqm floorspace. Conditions discharged and under construction.	CR/2016/0722/FUL CR/2017/0228/FUL	Yes	Yes	Yes	1.2	7,568	0	7,568	3,741	0.00	0.80
5	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.	CR/2014/0764/OUT	Yes	Yes	Yes	0.49	0	0	0	0	0.25	0.25
7	Gatwick Park, Gatwick Road	Demolition of 3 existing office buildings and erection of a new B1(a) office building. Permitted (subject to S106) at April 2017 Planning Committee. WSCC highways comfortable for a commuted sum to be agreed provided that Nexus	CR/2016/0997/FUL	Yes	Yes	Yes	0.8	10,960	10,960	0	0	0.8	0.0
8	BCL House, Gatwick Road	Permission for redevelopment of the site with a 5-storey (step down) office building. S106 legal agreement has been signed. Being marketed at Gatwick Park.	CR/2017/1057/FUL	Yes	Yes	Yes	0.44	6,637	6,637	0	0	0.44	0.0
9	Land at Jersey Farm	Planning Permission (subject to legal agreement) to develop 3 x B1c/B8 industrial units on greenfield land outside the built up area boundary adjoining Manor Royal.	CR/2015/0435/FUL	Yes	Yes	Yes	0.59	1,128	0	1,128	0	0.00	0.59
							<b>5.13</b>	<b>30,687</b>	<b>19,030</b>	<b>11,657</b>	<b>3,828</b>	<b>2.18</b>	<b>2.53</b>

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space (Ha)
<b>Out of Centre Locations (Years 0-5)</b>													
10	Forge Wood (North East Sector) Employment Land	Employment provision for Forge Wood neighbourhood, identified for delivery of 5,000 sqm business land. Approved subject to S106. Flexible B1/B2/B8.	CR/2016/0858/ARM	Yes	Yes	Yes	2.74	5,000	2,500	2,500	2,500	1.37	1.37
11	Tilgate Forest Business Park, Vacant Plot	Site is located in Tilgate Forest Business Park, a designated Main Employment Area. Discharge of condition relating to permission CR/2013/0423/FUL for 2 x three storey office blocks extension of time. Planning application CR/2017/0346/FUL (erection of 80 residential units) refused and appeal dismissed.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
12	Southways, London Road	Site falls within land identified for Gatwick Safeguarding. Certificate of Lawfulness CR/2013/0008/192 confirms that development for twin office buildings is implemented and extant. Landowner intention is to implement the office permission once the issue of the second runway is resolved. Trajectory assumes 100% of floorspace is used for offices.	CR/2013/0008/192 CR/2013/0094/FUL	Yes	Yes	Yes	2.83	3,241	3,241	0	0	2.83	0
							<b>6.47</b>	<b>12,871</b>	<b>10,371</b>	<b>2,500</b>	<b>2,500</b>	<b>5.10</b>	<b>1.37</b>

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space (Ha)
<b>Town Centre Locations (Years 0-5)</b>													
13	County Buildings, Northgate Avenue	Site is on 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 B1 office use.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0

EMPLOYMENT LAND TRAJECTORY JULY 2019

14	Town Hall and Boulevard Car Park (excluding CBC car park), The Boulevard	Permission CR/2017/0997/OUT for a.) detailed application for demolition of existing council offices and erection of replacement town hall, offices, and a 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	4,173	4,173	0	370	0.56	0
							2.27	9,373	9,373	0	370	0.82	0.00

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)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space (Ha)
<b>Outside Built up Area Boundary (Not Subject to Safeguarding) (Years 6-10)</b>													
15	Land at Jersey Farm (not safeguarded)	Site falls outside safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Agent promoted site through Local Plan 2015 process. Planning view is that it will likely be very challenging for this particular site to come forward at present without unacceptably impacting on the character of the countryside location. ELT assumes that any development would take the form of industrial units given the permission (subject to S106) on the adjacent site. EGA methodology has been used to estimate amount of indicative floorspace that could come forward.	N/A	Uncertain	Yes	Uncertain	2.18	8,720	0	8,720	0	0	2.18
16	Land at Little Dell Farm (not safeguarded)	Site falls outside safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Agent actively promoted site through Local Plan 2015 process. ELT assumes site would come forward for industrial development of circa 840 sqm (as per EGA site/floorspace assumptions).	N/A	Uncertain	Yes	Uncertain	0.21	840	0	840	0	0	0.21
17	Donkey Field (not safeguarded)	Site falls outside safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Site has not been specifically promoted for economic development. May be scope for business floorspace on the land outside safeguarding, possibly alongside Land at Little Dell Farm and/or Wingspan Club. ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate potential floorspace.	N/A	Uncertain	Uncertain	Uncertain	0.39	1,560	780	780	0	0.195	0.195
18	Hydehurst and Windyridge Farms (not safeguarded)	Site forms part of a larger land parcel that is located predominantly within the safeguarded area. 2.32ha of the site is located outside of the safeguarded area, but is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Located in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Site was promoted through the Local Plan 2015 process, though understood that developer preference would be to bring forward the non-safeguarded parcel in conjunction with the larger land parcel that is subject to safeguarding. However, it is possible that the non-safeguarded land could come forward earlier in the Plan period subject to planning. ELT assumes the non safeguarded site could provide 9,280sqm floorspace in total (as per EGA site/floorspace assumptions) on a 50:50 office/industrial split.	N/A	Uncertain	Yes	Uncertain	2.32	9,280	4,640	4,640	0	1.16	1.16
							5.10	20,400	5,420	14,980	0	1.36	3.75

EMPLOYMENT LAND TRAJECTORY JULY 2019

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Acheivable	Site Area (Ha)	Business Floor space (Sq.m)	Office B1a/B1b floor space (Sq.m)	Commercial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Economy Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Commercial Land B1c/B2/B8 floor space (Ha)
<b>Outside Built up Area Boundary Subject to Safeguarding (Suitability will need to be fully assessed were safeguarding to be lifted) (Years 11-15)</b>													
19	Land at Jersey Farm (safeguarded)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. Site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Agent promoted the site for development, in conjunction with the other Jersey Farm land parcels, through the Local Plan 2015 process. However, as recognised by the Local Plan Inspector, safeguarding will continue to represent an over-riding constraint to development at this site until such time as it is lifted. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment. ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate indicative potential floorspace were safeguarding to be lifted.	N/A	Uncertain	Yes	Uncertain	8.12	32,480	16,240	16,240	0	4.06	4.06
20	Land at Little Dell Farm (safeguarded)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. Site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Agent actively promoted the site through the Local Plan 2015 process alongside the smaller land site that is located outside of safeguarding. However, as recognised by the Local Plan Inspector, safeguarding will continue to represent an over-riding constraint to development at this site until such time as it is lifted. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment. ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate indicative potential floorspace were safeguarding to be lifted.	N/A	Uncertain	Yes	Uncertain	6.27	25,080	12,540	12,540	0	3.135	3.135
21	Gatwick Green	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. It is situated in countryside beyond the Built Up Area Boundary and within the North East Crawley Rural Fringe landscape character area. The site was actively promoted through the Local Plan 2015 process and discussed at Examination in Public, with supporting information provided at the Local Plan Examination suggesting that approx 60,500sqm could be dedicated to business use and approx 49,000sqm for supporting uses. In his report, the Local Plan Inspector was clear that safeguarding will continue to represent an over-riding constraint to development until such time as it is lifted, and on this basis concluded that it would not be appropriate to allocate the promoted site in the Crawley Borough Local Plan. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.	N/A	Uncertain	Yes	Uncertain	58.7	60,500	30,250	30,250	49,000	29.35	29.35
22	Southways (potential intensification site one - Brookfield Nursery)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. It is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. The site was initially promoted to the ELT by the owners through the Local Plan process, though no follow up information was provided. It is currently operating as Brookfield Nursery. Assume site would come forward for 100% office as per extant Southways permission, with EGA methodology used to identify indicative floorspace that could come forward were safeguarding to be lifted.	N/A	Uncertain	Uncertain	Uncertain	2.86	11,440	11,440	0	0	2.86	0
23	Southways (potential intensification site two)	Site is located within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. It is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. The site was initially promoted to the ELT by owners through the Local Plan process, potentially for office development as an extension to the extant Southways permission. ELT therefore assumes 100% office, with EGA methodology used to identify indicative floorspace that could potentially come forward were safeguarding to be lifted. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.	N/A	Uncertain	Yes	Uncertain	3.13	12,520	12,520	0	0	3.13	0

EMPLOYMENT LAND TRAJECTORY JULY 2019

24	Hydehurst and Windyridge Farms (safeguarded)	Site is located predominantly within the safeguarded area. A 2.32ha parcel to the south falls outside of the safeguarded area, though is situated on land identified to accommodate airport expansion as per Gatwick Airport Limited case submitted to Airports Commission. Site is located in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. The site was promoted through the Local Plan 2015 process, and has been further promoted post Local Plan adoption. Developer preference would be to bring forward both the safeguarded and non-safeguarded parcels on a comprehensive basis to provide some 50,000 sqm of B1/B2/B8 employment space with 1,000 jobs across the total 14ha site. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.	N/A	Uncertain	Yes	Uncertain	11.64	40,720	20,360	20,360	0	5.82	5.82
25	Land at Rowley Farm	Site is located in countryside adjacent to the northern boundary of Manor Royal and western boundary of City Place, within the Upper Mole Farmlands Rural Fringe landscape character area. It predominantly falls within the safeguarded area on land identified to accommodate airport expansion as per the case submitted by Gatwick Airport Limited to the Airports Commission. A smaller parcel of land is located outside of safeguarding, though the presence of ancient woodland represents a significant environmental constraint to development in this part of the site. Understood that HCA preference would be for the entire land parcel within its ownership to come forward for development on a comprehensive basis, subject to safeguarding being lifted. ELT assumes that were site to come forward, this would be on a 50:50 split between office and industrial. EGA methodology has been applied to estimate potential floorspace. Should safeguarding be lifted, promoted sites within the Area of Search would need to be considered as part of a comprehensive assessment.	N/A	Uncertain	Yes	Uncertain	45.75	183,000	91,500	91,500	0	22.875	22.875
							<b>136.47</b>	<b>365,740.00</b>	<b>194,850.00</b>	<b>170,890.00</b>	<b>49,000.00</b>	<b>71.23</b>	<b>65.24</b>

Crawley Borough Overall Land Supply Position To 2030

	Non Safeguarded		Safeguarded		Total		
	Office	Industrial	Office	Industrial	Office	Industrial	
Land Supply Years 0-5	5.27	3.90	2.83	0.00	8.10	3.90	11.99
Land Supply Years 6-10	1.36	3.75	0.00	0.00	1.36	3.75	5.10
Land Supply Years 11-15	0.00	0.00	71.23	65.24	71.23	65.24	136.47
<b>LAND SUPPLY TO 2035</b>	<b>6.62</b>	<b>7.64</b>	<b>74.06</b>	<b>65.24</b>	<b>80.68</b>	<b>72.88</b>	
	<b>14.26</b>		<b>139.30</b>		<b>153.56</b>		