

EMPLOYMENT LAND TRAJECTORY 31 DECEMBER 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)	Industrial B1c/B2/B8 floor space (Sq.m)	A1/A2/A3/Other Employment Floorspace (Sq.m)	Office Land B1a/B1b (Ha)	Industrial Land B1c/B2/B8 floor space (Ha)
Manor Royal (Years 1-5)													
1	Wingspan Club Residual Land	CBC Property working on a scheme to submit to planning for the development of the site as either a single 30,000sq ft (2,787sqm) building or a number of smaller units. Possible to open up access to the site to accommodate the development. Seeking to attract warehouse users. The timescale is like to be about 18 months to 2 years time (completion Spring-Summer 2021)	N/A	Yes	Yes	Yes	0.64	2,787	0	2,787	0	0	0.64
2	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
3	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. Vail Williams, as agent, advises that will 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
4a	Gatwick Park (Site G1), 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.	CR/2016/0997/FUL	Yes	Yes	Yes	0.8	10,960	10,960	0	0	0.8	0.0
4b	Gatwick Park (Site G2), 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
5	Elekta, London Road and Fleming Way (Phase 2)	Phase 1, for Building A (11,828 sq.m B1a floorpace) is complete. Phase 2, for the erection of a second building to provide 4,345 sq.m B1a floorspace is not built out.	CR/2014/0760/FUL	Yes	Yes	Yes	0.4	4,345	4,345	0	0	0.4	0.0
6	Land at Jersey Farm (Site A)	Planning Permission for 3 x B1c/B8 industrial units on greenfield land outside the built up area boundary adjoining Manor Royal. Application CR/2019/0696/FUL submitted for planning permission to develop one B2/B8 industrial unit, associated landscaping and car parking.	CR/2015/0435/FUL	Yes	Yes	Yes	0.59	1,128	0	1,128	0	0.00	0.59
7	Units XA1 and XA2, Sussex Manor Business Park	Planning Permission (subject to S106) for an extension to the existing 9,500sqm building to provide an additional 1,688 sqm B2 floorspace.	CR/2019/0456/FUL	Yes	Yes	Yes	1.7	1,688	0	1,688	0	0.00	0.00
							5.61	28,978	23,375	5,603	87	2.33	1.55

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Town Centre and Other Locations (Years 1-5)													
8	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
9	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. Planning application CR/2017/0346/FUL (erection of 80 residential units) refused and appeal dismissed. SHW, on behalf of Bell Cornwall, has responded to Call for Site consultation and is of the view that site is unlikely to come forward for business use.	CR/2017/0346/FUL	Yes	Yes	Yes	0.9	4,630	4,630	0	0	0.9	0
10	Southways, London Road	Site is situated within land designated for the preparation of the North Crawley AAP. 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
11	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. WSCC advise that site is likely to come forward beyond 2020, we have plans moving to demolish the site in 2020. Advice suggests this will be a mixed use site but WSCC need to underrake further work before progressing. Completion likely post-2020, but no later than 2025.	N/A	Yes	Yes	Yes	1.04	5,200	5,200	0	0	0.26	0
11	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. Cat B completion late 2021, for occupation early 2022.	CR/2017/0997/OUT	Yes	Yes	Yes	1.23	14,695	14,695	0	370	0.56	0

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12	Moka, Station Way	Residential-led mixed-use development. Would deliver 650 sqm ground floor commercial floorspace, this being flexible within use classes A1, A3, A4, B1 and/or D1, and split between 2 to 4 units.	CR/2019/0542/FUL	Yes	Yes	Yes	0.36	650	650	0	650	0.36	0
							9.10	33,416	30,916	2,500	3,520	6.28	1.37

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Sites Within Area of Search (To be Assessed through Area Action Plan) (Years 6-15)													
13	Gatwick Green	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. The site is situated within the North East Crawley Rural Fringe landscape character area and a Biodiversity Opportunity Area (Gatwick Wood Biodiversity Opportunity Area). The site was actively promoted through the Local Plan 2015 process and discussed at Examination in Public, with supporting information advising that approx 60,500sqm could be dedicated to business use and approx 49,000sqm for supporting uses. This capacity has been re-assessed by the promoter, which is promoting up to 338,704 sqm of employment and related floorspace. Promoted by Savills on behalf of Wilky Group.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	58.7	338,704	Uncertain	Uncertain	Uncertain	29.35	29.35
14	Land at Rowley Farm	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. 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. The site is subject to a number of environmental designations. There are two areas of Ancient Woodland on the site. One is located in the northeast corner of the site and the other in the southwest corner (Rowley Wood) which is also a Site of Nature Conservation Importance. The Site contains two listed buildings, namely Rowley Farmhouse (Grade II*) and Crown Post Barn (Grade II). All land with the exception of the immediate areas adjacent to Crawter's Brook is within Flood Zone 1. Crawter's Brook forms the site's western boundary and it is partly in Flood Zones 2 and 3. Site promoter advises that the net developable area is estimated to be 35 hectares which allows for the structural landscaping around the site's boundary, the two areas of Ancient Woodland, the safeguarded corridor for the Crawley Western Relief Road and provision of an appropriate setting to the listed buildings. Site is promoted by Homes England.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	52	65,032	Uncertain	Uncertain	Uncertain	0	52
15	Land to the north and south of Hydehurst Lane	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. The Site is situated to the immediate north of Hydehurst Lane. It is situated in countryside within the Upper Mole Farmlands Rural Fringe landscape character area. A Public Right of Way passes through the site. It is largely located within Flood Zone 1 (Low Probability), however the eastern section of the Site is partially within Flood Zones 2 (Medium Probability) and 3 (High Probability) along Crawter's Brook. Three attenuation ponds are located within the Site boundary to the south (two north of Hydehurst Lane and one south of Hydehurst Lane). There is an area of ancient semi-natural woodland located immediately beyond the south-eastern corner of the Site. Site is promoted by Quod on behalf of Aberdeen Standard Investments and The Barker Trust.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	17.9	Uncertain	Uncertain	Uncertain	Uncertain	8.95	8.95
16	Land at Jersey Farm (Site B)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for industrial development by Vail Williams on behalf of Ardmore.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	2.18	Uncertain	Uncertain	Uncertain	Uncertain	0	2.18

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17	Land at Jersey Farm (Site C)	The site is situated within the Area of Search, the future planning of which will be determined through an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Subject to Flood Zone 2 along western boundary. Promoted for industrial development by Vail Williams on behalf of Ardmore.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	8.77	Uncertain	Uncertain	Uncertain	Uncertain	0	8.77
18	Land at Little Dell Farm (Site A)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Willmott.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	3.98	Uncertain	Uncertain	Uncertain	Uncertain	1.99	1.99
19	Land at Little Dell Farm (Site B)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Ohm and Hill.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	1.94	Uncertain	Uncertain	Uncertain	Uncertain	0.97	0.97
20	Land at Little Dell Farm (Site C)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Ohm and Hill.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	0.27	Uncertain	Uncertain	Uncertain	Uncertain	0.135	0.135
21	Land at Poles Lane (Site A)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Maxwell.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	1.43	Uncertain	Uncertain	Uncertain	Uncertain	0.715	0.715
22	Land at Poles Lane (Site B)	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. Promoted for flexible B-Class development by Vail Williams on behalf of Rixon and Crook.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	0.68	Uncertain	Uncertain	Uncertain	Uncertain	0.34	0.34
23	Land at Spikemead Farm	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. Site is located within Upper Mole Farmlands Rural Fringe landscape character area. It is affected by Flood Zones 2 and 3. Promoted for flexible B-Class development by Vail Williams on behalf of Ardmore.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	3.67	Uncertain	Uncertain	Uncertain	Uncertain	1.835	1.835
24	Land south of Southways	The site is situated on land identified through Local Plan Policy SD3 for an Area Action Plan that will assess the scope for Strategic Employment Site(s), Growth at Gatwick Airport, and other uses including infrastructure, and (where not affected by noise) residential uses. 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 previously promoted to the ELT by owners through the Local Plan process, potentially for office development as an extension to the extant Southways permission.	Promoted at Reg. 18 Call for Sites	Uncertain	Yes	Uncertain	3.13	Uncertain	Uncertain	Uncertain	Uncertain	3.13	0
							154.65	403,736.00	0.00	0.00	0.00	47.42	107.24

	Office B1a/b Floorspace (Sqm)	Industrial B1c/B2/B8 Floorspace (Sqm)	Total B-Class Floorspace (Sqm)	Office B1a/b Land (Ha)	Industrial B1c/B2/B8 Land (Ha)	Total B-Class Land (Ha)
Years 1-5	54,291	8,103	62,394	8.61	2.92	11.53
Years 6-15 (Area of Search)	N/A	N/A	N/A	47.42	107.24	154.65
				56.03	110.16	166.18