

Employment Land Trajectory  
Base Date 31 March 2023

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (SqM)	Office floor space (SqM)	Industrial & Warehouse floor space (SqM)	Other Employment Floorspace (SqM)	Office (Ha)	Industrial & Warehouse Land (Ha)
<b>Sites Deliverable</b>													
A	Wingspan Club	Landowner, CBC Property, assessing options for development of site.	N/A	Yes	Yes	Yes	0.43	0	0	0	0	0	0.43
B	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). Building 1 is complete and occupied - it provides 13,431sqm B8 on a 2.106 ha plot and is no longer included in the ELT.  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	87	0.565	2.4
C	Elekta, London Road and Fleming Way (Phase 2)	Phase 1, Building A (11,828 Sqm B1a floorspace) is complete. Phase 2, for the erection of a second building to provide 4,345 Sqm 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
D	Land at Jersey Farm (Site A)	Planning Permission CR/2019/0696/FUL for a B8 warehouse, associated landscaping and car parking. Development commenced.	CR/2019/0696/FUL	Yes	Yes	Yes	0.69	2,095	0	2,095	0	0.00	0.69
E	The Base, Fleming Way	Planning Permission CR/2021/0248/FUL for demolition of existing office building and redevelopment of the site to provide two warehouse buildings with ancillary offices.	CR/2021/0248/FUL	Yes	Yes	Yes	4.2	21,422	0	21,422	0	0.00	4.20
F	Land at Faraday Road & Manor Royal	Planning permission for demolition of the existing B8 warehouse and B1a office buildings and the construction of a new warehouse with ancillary offices.	CR/2021/0174/FUL	Yes	Yes	Yes	1.45	7,397	0	7,397	0	0.00	1.45
G	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
H	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. Site is currently in depot use on a temporary basis.	CR/2013/0008/192 CR/2013/0094/FUL	Yes	Yes	Yes	2.83	3,241	3,241	0	0	2.83	0
I	County Buildings, Northgate Avenue	Site included in WSSC 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
J	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	0	0.36	0
							<b>15.49</b>	<b>71,325</b>	<b>21,020</b>	<b>50,305</b>	<b>87</b>	<b>5.32</b>	<b>9.17</b>

Site Reference	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (SqM)	Office floor space (SqM)	Industrial & Warehouse floor space (SqM)	Other Employment Floorspace (SqM)	Office (Ha)	Industrial & Warehouse Land (Ha)
<b>Allocation for a Strategic Employment Location</b>													
K	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 a minimum 13.73ha, predominantly of B8 storage and distribution warehouse (Class B8) uses, 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 a minimum of 41,315sqm B8 floorspace.  A total area of 44ha land is included in the allocation boundary - however, any industrial floorspace or ancillary uses beyond the identified 13.73ha need must be justified by appropriate evidence. The identified site is larger because of the need for the strategic development to provide comprehensive supporting infrastructure, appropriate landscaping and to protect the amenity of neighbouring properties. There may be scope, where justified by evidence, for further industrial uses and supporting uses catering for the needs of employees.	Allocated in Reg. 19 Local Plan	Yes	Yes	Yes	44	41,315	N/A	41,315	N/A	0	13.73
							<b>44.00</b>	<b>41,315</b>	<b>0</b>	<b>41,315</b>	<b>0</b>	<b>0</b>	<b>13.73</b>

	Office floor space (SqM)	Industrial & Warehouse floor space (SqM)	Total Business Floorspace (SqM)	Office (Ha)	Industrial & Warehouse Land (Ha)	Total Business Land (Ha)
Sites Deliverable	21,020	50,305	71,325	5.32	9.17	14.49
Gatwick Green SEL	0	41,315	41,315	0.00	13.73	13.73
Local Plan Total	21,020	91,620	112,640	5.32	22.90	28.22