Crawley Local Plan Employment (Business) Land Trajectory (2015-2030)

November 2014

	Deliverable Years 0-5 (2015-2020)											
Site Ref	Site/Location	Available Site Area (Ha)	Business Floor space (Sq.m)	Suitable	Available	Achievable	Planning Status*	Planning Reference	Greenfield/ Brownfield	Inside or Outside BUAB	Commentary	
1	Manor Royal Astral Towers/The White House, Betts Way (marketed as Nova)	2.7	11,362	Yes	Yes	Yes	Р	CR/2012/00 34/FUL	Brownfield	Inside	The site is currently cleared and vacant with planning permission (CR/2012/0034/FUL) for erection of a new office building comprising 11,362 square metres of office floorspace.	
2	Premiere House, Betts Way	0.75	9588	Yes	Yes	Yes	Expired	CR/2008/00 22/FUL	Brownfield	Inside	The site is currently cleared and vacant. The site had benefited from planning permission CR/2008/0022/FUL for erection of 9,588 square metres of office floorspace. This permission has since expired, with application CR/2011/0335/FUL (seeking renewal) disposed of with no decision issued. The land is however recognised as representing an appropriate for business use, and is included in the trajectory on this basis.	
3	Former County Oak Business Centre, Betts Way*			Yes	No	Yes	P	CR/2010/00 33/FUL	Brownfield	Inside	This 1.265 ha site is currently cleared, with development having commenced to implement a 3,997 sgm food store (planning permission CR/2010/0033/FUL refers). The applicant has confirmed its intention to bring forward the site for retail use, and the site is removed from the Trailectory.	
4	Manor Royal Opportunity Area, Welland Medical Site	1.8	8818	Yes	Yes	Yes	UC	CR/2013/06 20/FUL	Greenfield	Inside	The site is identified by the Core Strategy (2008) as an opportunity area for employment. Planning Permission CR/2013/0620/FUL has been granted for erection of a Class B1C production building and ancillary offices to provide 8,818 sqm business floorspace. Conditions discharging.	
5	Former GSK Site, Phase One (CR/2013/0255/FUL)	6.59	25,317	Yes	Yes	Yes	UC	CR/2013/02 55/FUL	Brownfield	Inside	The site is cleared with planning permission for 2 x B8 data storage buildings, associated external plant, HV sub-station, future siting of prefabricated data storage building and associated plant. Development has commenced.	
6	Former GSK Site, Phase Two (CR/2014/0415/ARM)	7.7	38,559	Yes	Yes	Yes	Р	CR/2014/04 15/ARM	Brownfield	Inside	The site is cleared with planning permission (Reserved Matters) for design, appearance and layout of 4 buildings to include 2 data storage halls, 1 business hub building, comprising café at ground floor with offices above and an emergency power building together with associated car parking, servicing arrangements and landscaping.	
7	SECAMB, Faraday Road, Manor Royal	0.46		Yes	Yes	Yes	Р	CR/2014/01 02/FUL	Brownfield	Inside	The site is cleared and vacant, with planning permission (CR/2014/0102/FUL) for a new Ambulance Make Ready Centre (MRC) and Hazardous Area Response Team Unit (HART).	
8	Former BOC Edwards site, Manor Royal	2.62	15,282	Yes	Yes	Yes	Р	CR/2014/04 37/FUL	Brownfield	Inside	The site is cleared and vacant. CR/2014/0437/FUL grants permission for construction of new car showroom, vehicle servicing workshops and smart repair workshop, all with associated storage, delivery & administration facilities, car parking and landscaping.	
9	Former BOC Edwards site (Residual Land)	1.2		Yes	Yes	Yes	P	CR/2014/06 15/FUL	Brownfield	Inside	Design & Access Statement submitted alongside Planning Application CR/2014/0437/FUL se that land does not form part of the application, and will be used for vehicle parking short-term a suitable development proposal or sale is agreed. The current intention is that the land will bused for B1, B2, or B8 use. Consent CR/2014/0615/FUL grants temporary consent for a 3-ye period for airport related car parking.	
10	Thales, Gatwick Road	4.1		Yes	Yes	Yes	PRA		Brownfield	Inside	Site is cleared, vacant and is actively being promoted for development.	
11	Segro West, Manor Royal	2.1		Yes	Yes	Yes	PRA		Brownfield	Inside	Site is cleared and vacant. The site has historically been subject to planning permission for B1 employment (CR/2005/0856/ARM refers) that have since expired, and continues to be promoted for development.	
12	E2 Crawley Business Quarter	1.43	11,525	Yes	Yes	Yes	Р	CR/2014/03 52/FUL	Brownfield	Inside	Site is cleared and vacant, with planning permission for erection of a four-storey office building (CR/2014/0352/FUL refers). Discharging Conditions	
13	Former Pasta Reale Site, Fleming Way	1.2		Yes	Yes	Yes		32/FUL	Brownfield	Inside	Pasta Reale is in administration, with administrator exploring options for the site.	
14	Former Mercedes Site, County Oak Way*			Yes	No	Yes	Р	Advert	Brownfield	Inside	0.46 Site is now operating as Tesla Car Showroom following relocation of Mercedes to Gatwick	
15	Harwoods Jaguar and Land Rover, Crawley	0.48	1206	Yes	Uncertain	Yes		applications	Brownfield	Inside	Road Site. No permission required for change of use. Site is situated at the heart of Manor Royal, and is anticipated to become available when existing business relocates.	
16	Other Locations Southways (Planning Permission)	2.83	3,241	Yes	Yes	Yes	P	CR/2013/00 08/192 CR/2013/00 94/FUL	Brownfield	Outside	Site falls within land identified for Gatwick Safeguarding, though Planning Permission CR/2013/0094/FUL and Certificate of Lawfulness CR/2013/0008/192 respectively permit the erection of twin office buildings and confirm that development has been implemented and is extant. Landowner has confirmed the intention to implement the office permission once the is of the second runway is resolved, with current airport parking only representing a temporary of the second runway is resolved, with current airport parking only representing a temporary of the land owner has advised that the land can be delivered in Years 2-5.	
17	Tilgate Forest Business Centre Vacant Plots	0.9	4630	Yes	Yes	Yes	Р	CR/2013/04 23/FUL	Brownfield	Inside	Site comprises vacant plots within the existing Tilgate Forest Business Centre, which have plannin permission for office development (2 blocks, three storeys). Permission was most recently renewed through CR/2013/0423/	
18	Wingspan Club Residual Land	0.64		Yes	Yes	Yes			Greenfield	Inside	Crawley Borough Council owned parcel of land adjacent to the former Wingspan Club, off County Oak Way.	
19	Forge Wood (North East Sector) Employment Land	3.93	5000	Yes	Yes	Yes	Р	CR/1998/00 39/OUT	Greenfield	Inside	Vacant greenfield land being brought forward as part of new Forge Wood neighbourhood. Planning Permission CR/1998/0039/OUT granted to be implemented 2014, with conditions being discharged.	
20	Sutherland House	1.64		Yes	Yes	Yes			Brownfield	Inside	Part Vacant Office. Active Interest.	
21	Land at Russell Way	1.06		Yes	Yes	Yes			Brownfield	Inside	Site comprises a partly cleared land parcel and part vacant office. Active interest	
	Total Site Area/Floorspace (Years 0-5)	44.13	134528									

Total Permission 16.11ha
Total Under
Construction (UC):

Total Pre-Application (PRA):

(PRA):

6.2ha

*Not currently available due to recent occupation or development proposals

	Years 6-10 (2021-25) Not Subject to Safeguarding										
Site Ref	Site/Location	Available Site Area (Ha)	Business Floor space (Sq.m)	Suitable	Available	Achievable	Planning Status*	Planning Reference	Greenfield/ Brownfield	Outside	Commentary
22	Land at Jersey Farm (Site A)	0.7		Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, though falls outside of the safeguarded area. The site is situated in countryside beyond the Built Up Area Boundary, and impact in terms of environmental designation constraints and design & access would need to be considered at detailed design stage. Active interest. Planning Agent/Promoter View: The site is actively being promoted for development, and the planning agent has confirmed that the site could come forward earlier (within years 0-5 of the plan period) if required. The planning agent considers the site to be well located in relation to the strategic road network, proximity to Gatwick Airport and links to Manor Royal/County Oak, within ar area of strong demand for commercial property. The planning agent also notes that access could potentially be made available from County Oak Way, with capacity to support development of up to 6,000 sqm off existing road network and further development dependent on improvements to Tushmore roundabout.
23	Land at Jersey Farm (Site B)	2.18		Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, though falls outside of the safeguarded area. The site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area, and impact in terms of environmental designation constraints and design & access would need to be considered. Flood risk is a consideration at the western extent of the site. Planning Agent/Promoter View: The site is actively being promoted for development, and the planning agent has confirmed that the site could come forward earlier (within years 0-5 of the plan period) if required. The planning agent notes that the site is well located in relation to the strategic road network, proximity to Catwick Airport and links to Manor Royal/County Oak, within an area of strong demand for commercial property. The planning agent considers that access could potentially be made available from County Oak Way, with capacity to support development of up to 6,000 sqm off existing road network and further development dependent on improvements to Tushmore roundabout. It is also advised that scope exists to achieve acceptable design and layout in accordance with the Upper Mole Rural Fringe policy.
24	Land at Little Dell Farm (Not Safeguarded)	0.21		Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, though falls outside of the safeguarded area. The site is situated in countryside beyond the Built Up Area Boundary and with the Upper Mole Farmlands Rural Fringe landscape character area, and impact in terms of environmental designation constraints and design & access would need to be considered. Planning Agent/Promoter View: The site is actively being promoted for development, and the site owners have confirmed that the site could come forward earlier (within years 0-5 of the plan period) if required. The owners note that the site is well located in relation to the strategic road network and Manor Royal.
25	Hydehurst and Windyridge Farms (Not Safeguarded)	2.32		Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airpon Expansion, although part of the site falls outside of the safeguarded area. See commentary in relation to Site 27 for full discussion.
	Land at Rowley Farm (Not Safeguarded)			Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site forms part of a larger site that is being promoted for development in the event that safeguarding is lifted. Part of the site (1.25 hectares) falls outside of the safeguarded area, and could in principle be available for development. It is however, understood that the HCA would prefer this site to come forward on a comprehensive basis, and the 1.25 hectare area is therefore not considered separately. Please see commentary in relation to Site 28 for full discussion.

Crawley Local Plan Employment (Business) Land Trajectory (2015-2030)

November 2014

	Years 6-10 (2021-25) Subject to Safegua										
Site Ref	Site/Location	Available Site Area (Ha)	Business Floor space (Sq.m)	Suitable	Available	Achievable	Planning Status*	Planning Reference	Greenfield/ Brownfield	Outside	Commentary
26	Land at Jersey Farm (Site C)	8.12		Uncertain	Yes	Uncertain			Greenfield		Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, and falls within the safeguarded area. The site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area, and impact in terms of environmental designation constraints and design & access would need to be considered. Flood risk would be a consideration. Planning Agent/Promoter View: The site is actively being promoted for development. Although the site is subject to the safeguarding area for Gatwick Airport 2nd runway, it is in a suitable location for business park development, being well located in relation to the strategic road network, proximity to Gatwick Airport and links to Manor Royal/County Oak, and within an area of strong demand for commercial property. It is advised that scope exists to achieve acceptable design and layout in accordance with the Upper Mole Rural Fringe policy, and noted that only a small area of the site is affected by flood risk. Access is considered achievable in association with adjoining land. Capacity exists for development up to 6,000 sqm off existing road network; further development dependent on improvements to Tushmore roundabout.
27	Land at Little Dell Farm (Safeguarded)	6.27	Unknown	Uncertain	Yes	Uncertain			Greenfield		Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, and falls within the safeguarded area. The site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area, and impact in terms of environmental designation constraints and design & access would need to be considered. Flood risk would be a consideration. Planning Agent/Promoter View: The site is actively being promoted for development. Although the site is subject to the safeguarding area for Gatwick Airport 2nd runway, it is in a suitable location for business park development, being well located in relation to the strategic road network, proximity to Gatwick Airport and links to Manor Royal/County Oak, and within an area of strong demand for commercial property. It is advised that scope exists to achieve acceptable design and layout in accordance with the Upper Mole Rural Fringe policy, and noted that only a small area of the site is affected by flood risk. Access is achievable either by a new junction with A23 or in association with adjoining land. Capacity exists for development up to 6,000 sqm off existing road network; further development dependent on improvements to Tushmore roundabout.
	Total Site Area/Floorspace (Years 6-10)	44.20									

	Years 11-15 (2026-30) Not Subject to Safeguarding										
Site Ref	Site/Location	Available Site	Business Floor	Suitable	Available	Achievable	Planning	Planning	Greenfield/	Outside	Commentary
		Area (Ha)	space (Sq.m)				Status*	Reference	Brownfield		
		1.1									
	Not Applicable										
	Not Applicable										
	Total (Years 11-15) Not Subject to										

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Site Ref	Site/Location	Available Site Area (Ha)	Business Floor space (Sq.m)	Suitable	Available	Achievable	Planning Status*	Planning Reference	Greenfield/ Brownfield	Outside	Commentary
28	Gatwick Green Promoted Land	58.7		Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, and falls within the safeguarded area. The site is situated in countryside beyond the Built Up Area Boundary and within the North East Crawley Rural Fringe landscape character area, and impact in terms of environmental designation constraints and design & access would need to be considered. Planning Agent/Promoter View: The land is considered to be suitable, available, and achievable for business development, and could come forward from 2017/18-2030 subject to safeguarding. The site falls within the Area of Search for Future Employment under Policy EC1 - this confirms the council's view that the land is suitable in principle for employment development. The land can be developed in a manner that is acceptable in environmental terms including biodiversity and habitat provision, and engineering studies have shown that infrastructure and access can be satisfactorily provided. The land can be secured to enable it to be made ready for development. Evidence has been provided to demonstrate that land east of Balcombe Road is not needed for safeguarding, or is otherwise needed for ancillary facilities that do not represent airport operational uses. On this basis, and given the need for the council to review the safeguarding policy, the land could be made available. The site is deliverable within the period of the Local Plan to 2030. Evidence has demonstrated that development of a high quality business hub and innovation park can be delivered for which there is market demand - the development of the land can fund access and additional highway capacity; sustainable surface water management; foul water drainage; utility services; green infrastructure and biodiversity enhancement; on-site access roads; improved public transport services, and integration with London Gatwick Airport under a one or two runway scenario. The existing Public Safety Zone (PSZ) would be respected within the overall development concept. The d
29	Southways (Potential Intensification) Site One (Brookfield Nursery)	2.86		Uncertain	Uncertain	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, and falls within the safeguarded area. The site is currently operating as Brookfield Nursery. It is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area, and impact in terms of environmental designation constraints and design & access would need to be considered. Planning Agent/Promoter View: Further evidence is anticipated at the submission Local Plan stage.
30	Southways (Potential Intensification) Site Two	3		Uncertain	Uncertain	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, and falls within the safeguarded area. The site is situated in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area, and impact in terms of environmental designation constraints and design & access would need to be considered. Planning Agent/Promoter View: The site adjoins Southways Business Park to the north which is in the same ownership and where there is an implemented permission for 2 new office buildings (ref: CR/2013/0008/192). Site 2 could be incorporated as an extension providing further office/employment floorspace and would utilise the existing vehicular access to the permitted office buildings to the north. The site is available now. Infrastructure is available via the existing Southways site and the development company is able to fund and develop a commercial scheme.
31	Hydehurst and Windyridge Farms (Safeguarded)	11.64	50,000	Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, and falls within the safeguarded area. The site is situated adjacent to the northern extent of Manor Royal, in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Impact in terms of environmental designation constraints and design & access would need to be considered. Flood risk would be a consideration at eastern extent of site. Planning Agent/Promoter View: This site would offer a more sustainable alternative to many of the sites considered within the Northern West Sussex Economic Growth Assessment. The site is located to the east of the A23, immediately to the north of a recently constructed access road, and is considered to represent a natural extension to Manor Royal. The 14 hectare site is of sufficient size to provide some 50,000 sqm of employment space with 1,000 jobs. It could accommodate a variety of employment-falled uses, including business (8/182/88 and supporting ancillary uses). Should the Airports Commission decide that Gatwick Airport is not an appropriate location to accommodate future airport capacity, safeguarding should be lifted to enable this land to become available for development.
32	Land at Rowley Farm	45.75		Uncertain	Yes	Uncertain			Greenfield	Outside	Initial Council View: Potential uncertain. The site is currently subject to Option 3 for Airport Expansion, and falls within the safeguarded area. The site is situated adjacent to the northern boundary of Manor Royal and western boundary of City Place, in countryside beyond the Built Up Area Boundary and within the Upper Mole Farmlands Rural Fringe landscape character area. Impact in terms of environmental designation constraints and design & access would need to be considered. Flood risk would be a consideration at the western extent of site. Planning Agent/Promoter View: The site at Rowley Farm lies on the northern edge of Crawley and sits between the town and Gatwick Airport. The 45.75 hectare site is bounded by the A23 London Road to the north, Gatwick Road to the east and open fields to the west. It is agricultural land though is surrounded by predominantly commercial land uses and occupies an ideal location for rounding of the built up area boundary of Crawley and an extension to Manor Royal Business District. The land is currently within the Gatwick Safeguarding Area, which is safeguarded from development which would be incompatible with the expansion of the airport. However, should the plans for future expansion of Gatwick Airport and the status of its safeguarded land status change, the HCA would wish to discuss.

	Non Safeguarded	Safeguarded	Total
Land Supply Years 0-5	44.13	0	44.13
Land Supply Years 6-10	5.41	14.39	19.8
Land Supply Years 11-15	0	121.95	121.95
LAND SUPPLY 2015-2030	19.51	136 3/	195 99

Crawley Local Plan Employment Land Trajectory (November 2014)

Years 0-5 (Not subject to safeguarding) Years 6-10 (Not subject to safeguarding) Years 6-10 (Subject to safeguarding) Years 11-15 (Subject to safeguarding) Local Plan

Main Employment Area (Policy EC2, EC3, EC5, GAT4)

Manor Royal (Policy EC2, EC3)

Town Centre Boundary (Policy EC2, EC5, EC6, EC7, H2)
Gatwick Airport Boundary (Policy EC2, GAT1, GAT3, & GAT4)
Gatwick Safeguarded Land (Policy GAT2)

1 - Astral Towers/The White House, Betts Way

2 - Premiere House, Betts Way

3 - Former County Oak Business Centre, Betts Way

4 - Manor Royal Opportunity Area, Welland Medical Site

5 - Former GSK Site, Phase One (CR/2013/0255/FUL)

6 - Former GSK Site Phase Two (CR/2014/0415/ARM)

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8 - Former BOC Edwards Site, Manor Royal

7 - SECAMB, Faraday Road, Manor Royal

9 - Former BOC Edwards Site (Residual Land)

10 - Thales, Gatwick Road

11 - Segro West, Manor Royal

12 - E2 Crawley Business Quarter

13 - Former Pasta Reale Site, Fleming Way

14 - Former Mercedes Garage, County Oak Way

15 - Harwoods Jaguar and Land Rover, Crawley

16 - Southways (Planning Permission)

17 - Tilgate Forest Business Centre Vacant Plots

18 - Wingspan Club Residual Land)

19 - Forge Wood (North East Sector) Employment Land

20 - Sutherland House

21 - Land at Russell Way

22 - Land at Jersey Farm (Site A)

23 - Land at Jersey Farm (Site B)

24 - Land at Little Dell Farm (Not Safeguarded)

25 - Hydehurst and Windyridge Farms (Not Safeguarded)

26 - Land at Jersey Farm (Site C)

27 - Land at Little Dell Farm (Safeguarded)

28 - Gatwick Green Promoted Land

29 - Southways (Potential Intensification) Site 1

30 - Southways (Potential Intensification) Site 2

31 - Hydehurst and Windyridge Farms (Safeguarded)

32 - Land at Rowley Farm

