EMPLOYMENT LAND AVAILABILITY ASSESSMENT (BASE DATE 30 SEPTEMBER 2022)

Site Ref	Site/Location	Commentary	Planning Reference	Suitable	Available	Achievable	Site Area (Ha)	Business Floor space (Sqm)	Office floor space (Sqm)	Industrial floor space (Sqm)	Other Employment Floorspace (Sqm)	Office Land (Ha)	Industrial Land (Ha)
Sites Deliverable Years 1-5													
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) together with associated car parking, servicing arrangements and landscaping. Building 1 provides 13,431sqm B8 on a 2.106 ha plot. It is occupied by Digital Realty, and having been completed 2017/18, it is no longer included in the remaining site and floorspace figures. 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	2,783	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	The Office, Crawley Business Quarter	Planning permission for demolition of the existing Class E (former B1a) office and the construction of a new warehouse building with ancillary office space.	CR/2021/0247/FUL	Yes	Yes	Yes	3	6,978	0	6,978	0	0.00	3.00
G	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
H	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
I	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
J	County Buildings, Northgate Avenue	Site included in 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 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
K	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	650	0.36	0
							18.49	**78,303**	**21,020**	**57,283**	**3,433**	**5.32**	**12.17**

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Gatwick Green Strategic Employment Location													
	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 predominantly storage and distribution warehouse (Class B8) uses. The scheme that has been promoted to the council (by Savills on behalf of Wilky Group) would provide 160,000sqm industrial floorspace, 52,500sqm office floorspace, and 52,500sqm other uses, including hotels. This differs to Crawley's outstanding need, which is for a minimum 10.7ha (minimum 34,337sqm floorspace) industrial land for predominantly B8 storage and distribution use. The promoted site measures approx. 44ha. The site is located in countryside adjacent to Gatwick Airport, beyond the Built Up Area Boundary within the North East Crawley Rural Fringe landscape character area. It is majority greenfield, containing Gatwick Wood Biodiversity Opportunity Area, and features small clusters of rural properties, including listed buildings. Land to the south of Gatwick Airport is safeguarded for a possible southern runway, and Gatwick Green therefore represents the only available site that is of a sufficient scale and location to deliver the quantum of required industrial and warehouse floorspace without prejudicing the potential delivery of a southern runway should the Government decide that additional runway capacity is required at Gatwick Airport. The council is of the view that identification of the allocation site within the Gatwick Airport Master Plan for surface car parking does not make for an efficient nor sustainable use given the significant need for new employment land in Crawley. The Local Plan safeguarded boundary therefore excludes the Gatwick Green site, whilst retaining the safeguarded status of land to the south of the airport which may be required for a southern runway and airport operations. The site allocated in the Local Plan and included in the ELAA is for the same 44ha area, to address the outstanding need for a minimum 10.7ha land for industrial, predominantly B8 storage and distribution floorspace, potentially supported by B2 general industrial and a limited amount of complementary ancillary uses that support the principal storage and distribution function. Any additional land or floorspace beyond the identified minimum 10.73ha need must be justified by appropriate evidence. Further work is required to demonstrate how the quantum of floorspace can be delivered within the identified allocation, in particular given the requirement for careful master planning including comprehensive landscape buffers to ensure an appropriate relationship between employment and existing residential/amenity sensitive uses. Evidence from the developer relating to any additional land and floorspace beyond the identified 10.7ha (34,337sqm) minimum must demonstrate that the amount and type of floorspace provided responds to Crawley's needs and provides an offer that is complementary to Manor Royal, Crawley Town Centre, the allocated Horley Strategic Business Park, and planned strategic employment within the functional economic market area.	Allocated in Reg. 19 Local Plan but for different amount and configuration of floorspace and uses	Yes	Yes	Yes	44	265,000	52,500	160,000	52,500	8.7	26.4
							44.00	**265,000**	**52,500**	**160,000**	**52,500**	**8.7**	**26.4**

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Sites Not Allocated													
1	Land to the north and south of Hydehurst Lane	The site measures around 17.9 hectares in area and is promoted by Quod on behalf of Aberdeen Standard Investments and The Barker Trust. The Landowner's aspirations for the Site are for between 700,000 sqft and 800,000 sqft of industrial/storage & distribution floorspace. For an entirely B8 scheme, the landowner assumes that 700,000 sqft would be delivered and this figure is applied on a provisional basis by the ELAA. The site is situated adjacent to the northern boundary of Manor Royal, mainly to the north of Hydehurst Lane, and with a smaller area of the site to its south. It is located outside of the Built-up Area Boundary, 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 adjoining the south-eastern corner of the site. The vast majority of the site is located on land that is safeguarded from development in order to ensure that a southern runway could be provided at Gatwick Airport, should the Government require. Specifically, the promoted site is situated on land that is shown in the Gatwick Airport Master Plan as being required to accommodate the physical land take needed for a southern runway and other operational requirements, and delivery of a Strategic Employment Location at this site would therefore prejudice the potential future delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport therefore continues to be safeguarded and cannot be considered for allocation as a Strategic Employment Location at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	17.9	74,000	0	74,000	Uncertain	0	17.9
2	Land at Rowley Farm	52 hectare site located in countryside adjacent to the northern boundary of Manor Royal and western boundary of City Place, and south of Gatwick Airport. Promoted by Homes England. The site is situated within the Upper Mole Farmlands Rural Fringe landscape character area, and 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 this area of the site is partly in Flood Zones 2 and 3. Site promoter advises that the net developable area is estimated to be 35 hectares to allow for 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. The vast majority of the site is located within the area of land that safeguarded from development in order to ensure that a southern runway could be provided at Gatwick Airport, should the Government require. Specifically, the promoted site is situated on land that is shown in the Gatwick Airport Master Plan as being required to accommodate the physical land take needed for a southern runway and other operational requirements, and delivery of a Strategic Employment Location at this site would therefore prejudice the potential future delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport therefore continues to be safeguarded and cannot be considered for allocation as a Strategic Employment Location at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	51	Uncertain	Uncertain	Uncertain	Uncertain	0	35
3(i) to 5(ii) inclusive	Jersey Farm Business Park	Jersey Farm Business Park (19ha) is promoted by Vail Williams on behalf of various landowners. The master planned site includes Land at Jersey Farm Site A (with extant planning permission for B8 warehousing, forming part of the existing employment land supply), Land at Jersey Farm Site B and Site C, Land at Little Dell Farm (Sites A, B, C), and Land at Poles Lane (Sites A & B). The sites are promoted for industrial and/or storage & distribution use on a collective master planned basis, and also individually. This assessment considers the collective of sites under the Jersey Farm Business Park banner, with individual sites assessed subsequently. A separate site, Land at Spikemead Farm, does not form part of the Jersey Farm Business Park master plan area and is assessed separately. The Jersey Farm Business Park sites is located north of County Oak, beyond the Built-up Area Boundary in countryside that falls within the Upper Mole Farmlands Rural Fringe landscape character area. The site is situated within the Area of Search for a Western Multi-Modal Transport Link. Two listed buildings are situated either within, or adjacent to the site boundary. There are no specific environmental designations within the promoted site, though a Local Wildlife Site and Biodiversity Opportunity Area is located to its west. Jersey Farm Site B is situated outside of the Gatwick Airport safeguarded land, west of the permitted scheme at Jersey Farm Site A, and extends west into the countryside. However, the other promoted land parcels are located on land that is safeguarded for development of a potential future southern runway at Gatwick Airport. Given that the site is located predominantly on land safeguarded for a possible southern runway at Gatwick Airport, on land that is directly required for runway and operational uses. As required by national policy, land to the south of Gatwick Airport continues to be safeguarded and cannot be considered for allocation as a Strategic Employment Location at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	19	53,000	0	53,000	0	0	*19
3(i)	Land at Jersey Farm (Site B)	The site (2.18ha) is promoted by Vail Williams on behalf of Ardmore, and is one of eight sites put forward on an individual or collective basis for industrial use. It is located to the north east of County Oak, west of Land at Jersey Farm Site A, and is situated beyond the Built-up Area Boundary in countryside that falls within the Upper Mole Farmlands Rural Fringe landscape character area. On a standalone basis, the site is not of a sufficient size and scale to accommodate an industrial and warehouse-led Strategic Employment Location, and would not therefore be capable of meeting Crawley's employment land requirements on a comprehensive basis, potentially necessitating the need to identify additional sites. Taken alongside other sites being promoted to deliver the Jersey Farm Business Park, the site would represent a natural extension to Manor Royal. The site is situated outside of the safeguarded land, though would result in a significant westward extension into the countryside were it to come forward on a standalone basis, and becomes less logical as an extension to Manor Royal without its companion sites. The relatively small scale of employment that could be accommodated were the site to come forward in isolation is considered unlikely to outweigh the other negative impacts.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	2.18	Uncertain	Uncertain	Uncertain	Uncertain	0	2.18
3(ii)	Land at Jersey Farm (Site C)	The site (8.77ha) is owned by Ardmore, and is one of eight sites promoted by Vail Williams on an individual or collective basis for industrial use. It is located to the north east of County Oak, north of Land at Jersey Farm Sites A and B, and is situated beyond the Built-up Area Boundary in countryside that falls within the Upper Mole Farmlands Rural Fringe landscape character area. The site is subject to Flood Zone 2 along its western boundary. On a standalone basis, the site is not of a sufficient size and scale to accommodate an industrial and warehouse-led Strategic Employment Location, and would not therefore be capable of meeting Crawley's employment land requirements on a comprehensive basis, potentially necessitating the need to identify additional sites. The promoted site is located within proximity of Manor Royal and County Oak and presents an opportunity for an extension to Manor Royal, though coming forward on an individual basis would deliver reduced sustainability benefits compared with the collective sites promoted as Jersey Farm Business Park. Critically, the site is located on land safeguarded for a possible southern runway at Gatwick Airport, specifically on land that is directly required for runway and operational uses. Allocation of this site would therefore prejudice the potential delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport therefore	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	8.77	Uncertain	Uncertain	Uncertain	Uncertain	0	8.77
4(i)	Land at Little Dell Farm (Site A)	The site (3.98ha) is promoted by Vail Williams on behalf of Willmott, and is one of eight sites put forward on an individual or collective basis for flexible business use. It is located to the north of County Oak and Astral Towers, close to London Road, in a countryside location beyond the Built-up Area Boundary. It falls within the Upper Mole Farmlands Rural Fringe landscape character area. On a standalone basis, the site is not of a sufficient size and scale to accommodate an industrial and warehouse-led Strategic Employment Location, and would not therefore be capable of meeting Crawley's employment land requirements on a comprehensive basis, potentially necessitating the need to identify additional sites. The promoted site is located within proximity of Manor Royal, presenting the opportunity for an extension to the main employment area accessed via London Road. However, the site is located on land that is safeguarded for a possible southern runway at Gatwick Airport, specifically on land that is directly required for runway and operational uses. Allocation of this site would therefore prejudice the potential delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport continues to be safeguarded and cannot be considered for allocation as a Strategic Employment Location at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	3.98	Uncertain	Uncertain	Uncertain	Uncertain	0	3.98

4(ii)	Land at Little Dell Farm (Site B)	The site (1.94ha) is promoted by Vail Williams on behalf of Ohm and Hill and is one of eight sites put forward on an individual or collective basis for flexible business use. It is located to the north of County Oak and Astral Towers, to the west of Land at Little Dell Farm Site A, in a countryside location beyond the Built-up Area Boundary. It falls within the Upper Mole Farmlands Rural Fringe landscape character area. On a standalone basis, the site is not of a sufficient size and scale to accommodate an industrial and warehouse-led Strategic Employment Location, and would not therefore be capable of meeting Crawley's employment land requirements on a comprehensive basis, potentially necessitating the need to identify additional sites. The promoted site is located within proximity of Manor Royal, presenting the opportunity for an extension to the main employment area accessed via London Road. However, the site is located on land that is safeguarded for a possible southern runway at Gatwick Airport, specifically on land that is directly required for runway and operational uses. Allocation of this site would therefore prejudice the potential delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport continues to be safeguarded and cannot be considered for allocation as a Strategic Employment Location at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	1.94	Uncertain	Uncertain	Uncertain	Uncertain	0	1.94
4(iii)	Land at Little Dell Farm (Site C)	The site (0.27ha) is promoted by Vail Williams on behalf of Ardmore and is one of eight sites put forward on an individual or collective basis for flexible business use. It is located to the north of County Oak and Astral Towers, largely surrounded by Land at Little Dell Farm Site A, in a countryside location beyond the Built-up Area Boundary. It falls within the Upper Mole Farmlands Rural Fringe landscape character area. On a standalone basis, the site is not of a sufficient size and scale to accommodate an industrial and warehouse-led Strategic Employment Location, and would not therefore be capable of meeting Crawley's employment land requirements on a comprehensive basis, potentially necessitating the need to identify additional sites. The promoted site is located within proximity of Manor Royal, presenting the opportunity for an extension to the main employment area accessed via London Road. However, the site is located on land that is safeguarded for a possible southern runway at Gatwick Airport, specifically on land that is directly required for runway and operational uses. Allocation of this site would therefore prejudice the potential delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport continues to be safeguarded and cannot be considered for allocation as a Strategic Employment Location at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	0.27	Uncertain	Uncertain	Uncertain	Uncertain	0	0.27
5(i)	Land at Poles Lane (Site A)	The site (1.43ha) is promoted by Vail Williams on behalf of Maxwell and is one of eight sites put forward on an individual or collective basis for flexible business use. It is located to the north of Land at Jersey Farm Site C and west of Land at Little Dell Farm Site B, in a countryside location beyond the Built-up Area Boundary. It falls within the Upper Mole Farmlands Rural Fringe landscape character area. Listed Buildings border the site. On a standalone basis, the site is not of a sufficient size and scale to accommodate an industrial and warehouse-led Strategic Employment Location, and would not therefore be capable of meeting Crawley's employment land requirements on a comprehensive basis, potentially necessitating the need to identify additional sites. Whilst located within proximity of Manor Royal, the site be separate from the main employment area and in isolation would not benefit from a logical access to Manor Royal. The site is located on land that is required to be safeguarded for a possible southern runway at Gatwick Airport, being situated directly on land that is required for the physical land take of a runway and operational uses. Allocation of the sites would therefore prejudice the potential delivery of a southern runway at Gatwick Airport, contrary to national policy. Therefore the sites are unable to meet Crawley's employment needs on an individual or collective basis.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	1.43	Uncertain	Uncertain	Uncertain	Uncertain	0	1.43
5(ii)	Land at Poles Lane (Site B)	The site (0.68ha) is promoted by Vail Williams on behalf of Rixon and Crook and is one of eight sites put forward on an individual or collective basis for flexible business use. It is located to the north of Land at Jersey Farm Site C and west of Land at Little Dell Farm Site B, in a countryside location beyond the Built-up Area Boundary. It falls within the Upper Mole Farmlands Rural Fringe landscape character area. On a standalone basis, the site is not of a sufficient size and scale to accommodate an industrial and warehouse-led Strategic Employment Location, and would not therefore be capable of meeting Crawley's employment land requirements on a comprehensive basis, potentially necessitating the need to identify additional sites. Whilst located within proximity of Manor Royal, the site be separate from the main employment area and in isolation would not benefit from a logical access to Manor Royal. The site is located on land that is required to be safeguarded for a possible southern runway at Gatwick Airport, being situated directly on land that is required for the physical land take of a runway and operational uses. Allocation of the sites would therefore prejudice the potential delivery of a southern runway at Gatwick Airport, contrary to national policy. Therefore the sites are unable to meet Crawley's employment needs on an individual or collective basis.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	0.68	Uncertain	Uncertain	Uncertain	Uncertain	0	0.68
6	Land at Spikemead Farm	The site (3.67ha) is promoted by Vail Williams on behalf of Ardmore and is one of eight sites put forward on an individual or collective basis for flexible business use. It is significantly isolated from the other sites promoted by Vail Williams, being located much further into the countryside, to the north of these sites. It falls within the Upper Mole Farmlands Rural Fringe landscape character area and is affected by Flood Zones 2 and 3. Listed Buildings border the promoted site. The site is located within the area of land that safeguarded from development in order to ensure that a southern runway could be provided at Gatwick Airport, should the Government require. Specifically, the promoted site is situated on land that is shown in the Gatwick Airport Master Plan as being required to accommodate the physical land take needed for a southern runway and other operational requirements, and delivery of employment land at this site would therefore prejudice the potential future delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport is safeguarded and cannot be considered for allocation as part of a Strategic Employment Location or standalone site at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	3.67	Uncertain	Uncertain	Uncertain	Uncertain	0	3.67
7	Land south of Southways	The site (3.13ha) is promoted by the Arora Group, potentially for office development as an extension to the extant Southways permission to the north. It is located to the north of the promoted Jersey Farm Business Park, close to London Road, in a countryside location beyond the Built-up Area Boundary. It falls within the Upper Mole Farmlands Rural Fringe landscape character area. The site is located within the area of land that safeguarded from development in order to ensure that a southern runway could be provided at Gatwick Airport, should the Government require. Specifically, the promoted site is situated on land that is shown in the Gatwick Airport Master Plan as being required to accommodate the physical land take needed for a southern runway and other operational requirements, and delivery of employment land at this site would therefore prejudice the potential future delivery of a southern runway at Gatwick Airport, contrary to national policy. As required by national policy, land to the south of Gatwick Airport is safeguarded and cannot be considered for allocation as an employment site at this time.	Promoted at Reg. 18 Call for Sites	No	Yes	Uncertain	3.13	Uncertain	Uncertain	Uncertain	Uncertain	3.13	0
8	Land West of Buttermere Close	The site (3.14ha) is promoted by Pegasus Group on behalf of Persimmon. It is advised to be available for development, though the promoter has not specified if the site is being promoted for residential or employment development. It is situated within the Forge Wood neighbourhood allocation, though is not identified for housing. The site represents an area of open space, with structural landscaping bordering the east and west of the site. Residential properties are situated to the north and south of the site. There may be some risk of flood (Flood Zone 2) at its eastern extent. The site would be exposed to potential future noise (Summer Day Wide Spaced Runway 2040) of between 63dB and 66dB, rendering it unsuitable for residential use. Noise from the railway is also likely to be a consideration on the western side of the site. Employment use could be acceptable in noise terms, but the wider acceptability of the site for employment use would need to be demonstrated, having regard to the site context and constraints. Overall, employment development of site could potentially add to the overall employment land supply pipeline in Crawley, though the site is not of a sufficient scale to meet Crawley's strategic employment land requirements. It is uncertain whether the land is being promoted for employment development, so the site cannot be added to the employment land supply pipeline without further information.	Promoted at Reg. 19	Uncertain	Yes	Uncertain	3.14	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
9	Land south of Tinslow Farm	The site (0.25ha) is promoted by Pegasus Group on behalf of Persimmon. It is advised to be available for development, though the promoter has not specified if the site is being promoted for residential or employment development. It is situated within the Forge Wood neighbourhood allocation, though is not identified for housing. A number of residential properties are situated south of the site, with the Listed Tinslow Farmhouse located to the north on Steers Lane. The site is largely designated as structural landscaping, and is subject to risk of flood (Flood Zone 2 and partly Flood Zone 3a). The site would be exposed to potential future noise (Summer Day Wide Spaced Runway 2040) of between 63dB and 66dB, rendering it unsuitable for residential use. Flood risk is likely to present a key constraint to the development potential of the site. Overall, the site is subject to environmental designations and constraints that limit its suitability for development. The site is not of a sufficient scale to meet Crawley's strategic employment land requirements, and development would be unlikely to add significantly to the available employment land supply pipeline.	Promoted at Reg. 19	No	Yes	Uncertain	0.25	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
10	Land south of Radford Road	The site (0.82ha) is promoted by Pegasus Group on behalf of Persimmon. It is advised to be available for development, though the promoter has not specified if the site is being promoted for residential or employment development. It is situated within the Forge Wood neighbourhood allocation, though is not identified for housing. The site is wooded, containing a number of mature trees, with the northern site extent designated as structural landscaping. A cluster of locally listed buildings are located to the east of the site. A small area at the north of the site is subject to flood risk (Flood Zone 2). The site would be exposed to potential future noise (Summer Day Wide Spaced Runway 2040) of between 63dB and 69dB, rendering it unsuitable for residential use. The presence of structural landscaping and site location is likely to limit the scope for development. Overall, the site is subject to environmental designations and constraints that limit its suitability for development. The site is not of a sufficient scale to meet Crawley's strategic employment land requirements, and development would be unlikely to add significantly to the available employment land supply pipeline.	Promoted at Reg. 19	No	Yes	Uncertain	0.82	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain

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11	Land at Black Corner	The site (5.45ha) is promoted by Pegasus Group on behalf of Persimmon. It is advised to be available for development, though the promoter has not specified if the site is being promoted for residential or employment development. It is situated within the Forge Wood neighbourhood allocation, though is not identified for housing. The site is situated close to existing properties along Balcombe Road. The site is largely greenfield, though contains significant mature tree coverage, particularly at the north of the site which is designated ancient woodland. The site abuts the North East Crawley rural fringe along its northern boundary, with an area of structural landscaping bordering the site to its west. The site would be exposed to potential future noise (Summer Day Wide Spaced Runway 2040) of between 63dB and 69dB, rendering it unsuitable for residential use. The site does not adjoin the public highway and no means of access has been identified. There is no clear means of accessing to the site. The presence of ancient woodland would mean that development is unlikely to acceptable for a large part of the site, with the site also constrained by biodiversity and/or landscape assets.	Promoted at Reg. 19	No	Yes	Uncertain	5.45	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
12	Additional Land south east of Heathy Farm	The site (3.31ha) is promoted by Pegasus Group on behalf of Persimmon. It is advised to be available for development, though the promoter has not specified if the site is being promoted for residential or employment development. It is situated within the Forge Wood neighbourhood allocation, though is not identified for housing. The site is entirely covered with significant mature trees, with a significant part of the site designated as ancient woodland. The site is designated as structural landscaping, and abuts the North East Crawley rural fringe along its eastern boundary. Given the significant site constraints, particularly those posed by the structural land designation and the presence of ancient woodland, it is unlikely that the site could be brought forward for development. Given the significant site constraints, particularly those posed by the structural land designation and the presence of ancient woodland, it is unlikely that the site could be brought forward for development.	Promoted at Reg. 19	No	Yes	Uncertain	3.31	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
13	Land at Fernlands	The site (8.8ha) is promoted by LRM Planning Ltd on behalf of WT Lamb Properties, Staminier Group & Elliott Metals/the Simmonds family. The site was initially promoted at the first Reg. 19 consultation for airport parking, though that is superseded by the current representation promoting the site for B2/B8 industrial use. The site has been promoted as either an extension to, or an alternative layout for, the proposed Gatwick Green allocation for strategic employment. Were the site to come forward as part of Gatwick Green as a comprehensively planned strategic employment site, it would broadly be comparable to that site in sustainability terms. However, Gatwick Green is capable of accommodating Crawley's outstanding employment needs in full, and there is not an employment land supply based justification for identifying further land beyond this. It is possible that inclusion of the Land at Fernhill as part of an alternative Gatwick Green land area could achieve sustainability benefits, but in the absence of the two site promoters working together it cannot be demonstrated with certainty that such a scheme would be suitable, available and achievable, bringing into question the overall deliverability of a Strategic Employment Location. On a standalone basis, Land at Fernlands would be an isolated site and it would not be able to meet Crawley's employment land requirements in full, nor would it be able to offer the wider sustainability benefits that a larger more comprehensive scheme could deliver. The suitability of the site is therefore Uncertain	Promoted at 2nd Reg. 19 Consultation	Uncertain	Yes	Uncertain	8.8	14,780	0	14,780	0	0	8.8
14	East of Brighton Road	Countryside location falling within the Tilgate/Worth Forest Rural Fringe landscape character area. Greenfield land in the south of the borough, adjacent to the junction with the M23/A23. Majority of the land is in the Forestry Commission ownership with an element of private ownership adjacent to A23. It is largely separate from Crawley's urban area. The land abuts the A23 to the west, with the junction with the A264 to the south west. It is subject to several environmental designations, including ancient woodland and is identified as a Site of Nature Conservation Importance. Given the substantial open space, structural landscaping, and environmental value of the site, the presence of significant environmental constraints, and its separation from Crawley's main employment areas, the Town Centre and Gatwick Airport employment areas, this site would not be appropriate for allocation as a new Main Employment Area. The economic benefits of new employment land and floorspace must be considered against the significant negative impacts its development would have on an important environmental asset.	Site has been promoted to CBC previously	No	Uncertain	Uncertain	34	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
15	Tilgate Country Park	Countryside location. Greenfield. South of the borough, adjacent to Tilgate, Furnace Green and Maidenbower neighbourhoods abutting the M23. Land in council ownership. Tilgate Park is an area of countryside and mature woodland, with a golf course, lake and recreational facilities and open space. Identified at the Tilgate/Worth Forest Rural Fringe, it is largely separate from Crawley's urban area. The land abuts the Tilgate Forest Business Park to the west, the M23 to the east at its junction with the A264. . It is subject to a number of environmental and historic designations. Given the substantial open space and environmental value of the site, the presence of significant environmental and historic constraints of the site, and its separation from Crawley's main employment areas, this site would not be appropriate for allocation as a new Main Employment Area. The economic benefits of new employment land and floorspace must be considered against the significant negative impacts its development would have on one of the most important environmental and recreational assets in the borough.	CBC land	No	No	Uncertain	187	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
							356.72	**141,780**	**0.00**	**141,780**	**0.00**	**3.13**	**84.62**

*Jersey Farm has been assessed based on the collective master planned scheme and also its individual components. Collective scheme is not added to land area totals in order to avoid double counting.

	Office Floorspace (Sqm)	Industrial Floorspace (Sqm)	Total Floorspace (Sqm)	Office Land (Ha)	Industrial Land (Ha)	Total Business Land (Ha)
Site Deliverable Years 1-5	21,020	57,283	78,303	5.32	12.17	17.49
Gatwick Green SEL	52,500	160,000	212,500	8.70	26.40	35.10
Sites Not Allocated	N/A	N/A	N/A	3.13	84.62	87.75
Land Supply Pipeline + Promoted Sites Total	**N/A**	**N/A**	**N/A**	**17.15**	**123.19**	**140.34**

CRAWLEY BOROUGH EMPLOYMENT LAND AVAILABILITY ASSESSMENT (BASE DATE 30 SEPTEMBER 2022)

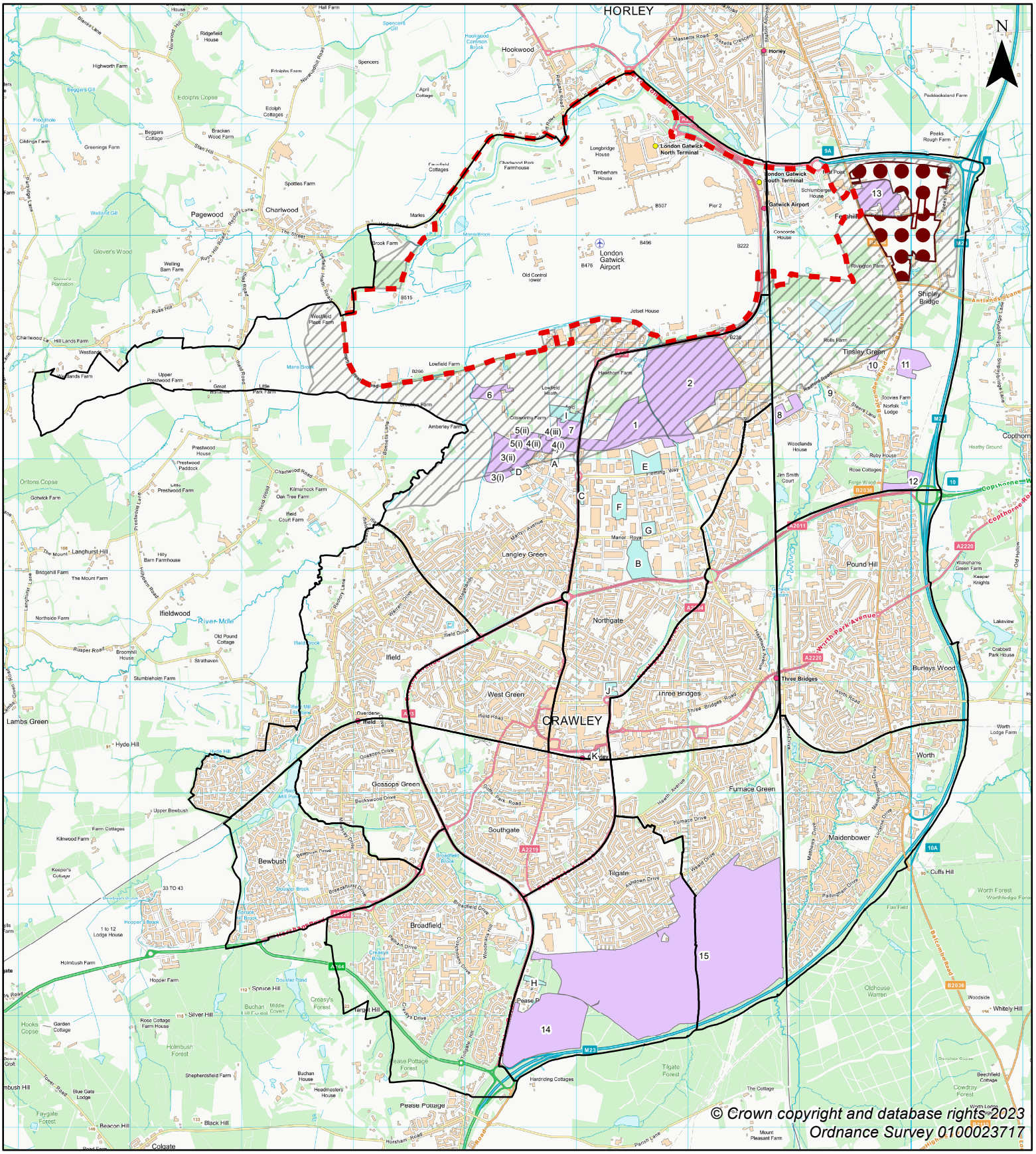
- Gatwick Airport Boundary
- Gatwick Airport Safeguarded Land
- Gatwick Green Strategic Employment Location

Employment Sites Deliverable

- A. Wingspan Club
- B. Former GSK Site (North & West Parcel)
- C. Elekta (Phase 2)
- D. Land at Jersey Farm (Site A)
- E. The Base, Fleming Way
- F. The Office, Crawley Business Quarter
- G. Land at Faraday Road & Manor Royal
- H. Tilgate Forest Business Park
- I. Southways
- J. County Buildings
- K. Moka

Site Not Allocated

- 1. Land North and South of Hydehurst Lane
- 2. Land at Rowley Farm
- 3(i) Land at Jersey Farm (Site B)
- 3(ii) Land at Jersey Farm (Site C)
- 4(i) Land at Little Dell Farm (Site A)
- 4(ii) Land at Little Dell Farm (Site B)
- 4(iii) Land at Little Dell Farm (Site C)
- 5(i) Land at Poles Lane (Site A)
- 5(ii) Land at Poles Lane (Site B)
- 6. Land at Spikemead Farm
- 7. Land South of Southways
- 8. Land West of Buttermere Close
- 9. Land South of Tinslow Farm
- 10. Land South of Radford Road
- 11. Land at Black Corner
- 12. Additional Land South East of Heathy Farm
- 13. Land at Fernlands
- 14. East of Brighton Road
- 15. Tilgate Country Park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CRAWLEY
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Hookwood
Pagewood
Charlwood
London Gatwick North Terminal
London Gatwick South Terminal
Gatwick Airport
London Gatwick Airport
Shipley Bridge
Tinsley Green
Langley Green
Northgate
Ifield
West Green
Three Bridges
Pound Hill
Furnace Green
Maidenbower
Southgate
Gossops Green
Bewbush
Broadfield
Tilgate
Burleys Wood
Worth
Lambs Green
Colgate
Pease Pottage
Fernhill
Rivington Farm
Rolls Farm
Woodlands House
Jetset House
Concorde House
Schlumberger House
Timberham House
Longbridge House
Manor Royal
Fleming Way
Faraday Road
Crawley Avenue
Haslett Avenue
Three Bridges Road
North Park Avenue
Copthorne Road
Balcombe Road
Worth Road
Furnace Drive
Maidenbower Drive
Tilgate Drive
Broadfield Drive
Bewbush Drive
Gossops Drive
Ifield Drive
Ifield Road
Ifield Avenue
Ifield Brook
River Mole
Mans Brook
Mole Valley
Crawley Borough
Horsham District
Mid Sussex District
Tandridge District
Reigate and Banstead Borough
Epsom and Ewell Borough
Elmbridge Borough
Surrey Heath Borough
Woking Borough
Guildford Borough
Waverley Borough
Chichester District
Arun District
Adur District
Brighton and Hove
Lewes District
Wealden District
Rother District
Hastings Borough
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