

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)
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											



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14 Town Hall and Boulevard



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24	Hydehurst and Windyridge Farms (safeguarded)	<p>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.</p>	N/A	Uncertain	Yes	Uncertain	11.64	40,720	20,360	20,360	0	5.82	5.82
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