

Appendix 5 Employment Site Appraisals

Site Reference	Site Name	Site Size (ha)	Site Overview			Current Characteristics				Site Opportunities			Site Constraints		
			Current site status (allocated, non allocated etc)	Current / recent planning appraisal	Has the site been subject to PDR conversions?	Existing buildings on site and condition. (Office / industrial, old / new)	Occupier(s) (Type and mby, % occupied / vacant	General market attractiveness. (Quality of premises, profile/location within the town, quality of occupiers)	Accessibility: (Strategic road access, local pedestrian accessibility)	Does the site have emerging proposals for development / redevelopment?	Scope to use site more efficiently / maximise employment uses on site?	Future development potential and uses: (B1/B2/B8 or other?)	Do adjoining uses act as constraints to future development?	Environmental constraints: (e.g. flood zone, SPAs, AONBs, etc.)	Infrastructure constraints: (e.g. transport, services, etc.)
1	Lowfield Heath	16.3	Main Employment Area	CR/2014/0830/FUL, WESTFIELD HOUSE LOWFIELD HEALTH ROAD LANGLEY GREEN, B1A offices. (Development started)	N/A	The existing buildings are very mixed with industrial, office and warehousing all present. The existing stock looks very dated, and in some cases in poor condition.	The site is around 80% occupied. The most obvious vacancy is a large office block situated in the middle of the site. There are also potentially some smaller sites also vacant.	The site is in close proximity to both Manor Royal and Gatwick Airport. However, the sites are very spread out and are dissected by a roundabout and road system. The site is a good business location.	Close to a main road (A23, London Road), with good pedestrian access.	Yes - B1a offices (development started) - single storey side extension	There are vacant buildings and large empty spaces that could be utilised.	Offers some scope for redevelopment with a large vacant building in the middle. The rest of the site seems very busy and active, therefore limited scope for further development.	Constrained by being adjacent to Gatwick Airport boundary and land safeguarded for potential future airport expansion.	N/A	N/A
2	Hazelwick Avenue	6.3	Main Employment Area	N/A	Ocean House: CR/2016/0237/PA3 approval of 26 units, not progressed. Pacific House: CR/2018/0110/PA3 approval of 20 units, work not started yet. Energy House: CR/2018/0107/PA3, approval of 40 units, work not started yet. Ocean House: CR/2016/0755/PA3, approval of 29 apartments, work now completed and occupied	Mix of old and new office stock. Good condition and in use.	The site is mainly occupied by energy companies, namely EDF and UK Power Networks. There is also some retail present (Lidl and Iceland)	The site benefits from being close to a main road, very close to Three Bridges train station and the town centre. There are two main offices rented to 2 individual companies. The site is a good business location due to the location and accessibility.	Close to main road (Haslett Ave), lack of public parking but easily accessible by foot.	A number of office to resi PDR prior approvals yet to commence - coupled with existing PDR have potential to undermine longer term employment role of site	The site is rather compact, the only space available is the allotments.	Limited scope for further development as all the buildings are currently in use and working effectively.	Train line running down the back, public footpath and allotments dissecting the site. There are electrical pylons also present on the plot.	N/A	No public services in the office site, surrounded by residential, main road and train line.
3	Three Bridges Corridor (Stephenson Way)	14.96	Main Employment Site	CR/2017/0265/FUL, 11 STEPHENSON WAY THREE BRIDGES CRAWLEY, B8 storage. (Permitted)	N/A	Combination of industrial/office/car parking/ workshops. All low value apart from a new BMW car show room and self storage facility	Occupied, apart from Crawley Business Centre	The site is attractive due to being very close to Three Bridges Railway Station and Haslett Avenue. However, the site is not of the best quality in terms of the stock and the businesses on site.	Easy access by car and foot, close to main road and train station. Congestion at peak times.	Yes - B8 storage (permitted)	Scope to upgrade uses on site.	Limited scope for further development, however there is potential to develop new B class uses in the place of old poor quality stock.	Train line and accompanying offices and storage is adjacent to the site. Main road running adjacent on the opposite side and very near a residential area.	N/A	Few small cafes
4	Three Bridges Corridor (Spindle Way)	5.66	Main Employment Area	CR/2016/0989/FUL, UNIT 1 SPINDLE WAY THREE BRIDGES CRAWLEY, A1 retail. (Occupied)	International Business Centre: CR/2017/0748/PA3 approval for 10 flats, not started yet	Very mixed stock, and range of quality. There is a relatively new office area adjacent to secondary stock. Additionally there are car repair workshops, industrial buildings and old warehouses.	Majority occupied with at least two very obvious vacancies which are the old lazer world and one old set of offices. Some of the lots seem very busy, especially the Enterprise rent-a-car which is situated at the front of the lot.	The site is situated in a good location near the train station and town centre.	Near the A20, and easily accessible by foot	N/A	Scope for intensification on site.	Limited scope for new development due to the space constraints on the site.	Playing fields (Southgate Park) behind the site on the other side of the train tracks. A county council library on the site. Next door there is a large employment area that consists of more modern stock including a Halfords, Majestic Wine and a big gym.	N/A	One obvious cafe on site and a council library
5	Maidenbower Business Park	6.3	Main Employment Area	CR/2015/0736/FUL, MAIDENBOWER OFFICE PARK, BALCOMBE ROAD CRAWLEY, B2 General Industry. (Permitted)	N/A	Site consist of a pub, a selection of offices, an Audi car showroom and a large self storage facility. All modern and in use. Europa Hotel occupies the entire bottom section which is located across the road.	Seems to be fully occupied.	The site is located on the outskirts of Crawley, however it does benefit from being close to a main road (M23), and has lots of space and parking. The site is of good quality and the stock onsite is all in good condition.	Direct access to B2036, also accessible by foot but made harder due to the main road crossing.	Yes - B2 general industrial (permitted)	Lots of space taken up by large self-storage and parking, intensification could be achieved through redevelopment.	Further development opportunities are limited, the site is virtually at capacity in terms of buildings with the small size of the site.	Has a main road on two of the sides, and it is also situated in a very residential area.	N/A	The Coaching Halt Pub, residential area and main roundabout
6	Broadfield Business Park	1.48	Main Employment Area	N/A	Maplehurst House: CR/2015/0374/PA3 69 units completed. CR/2015/0373/PA3 53 units, completed Ashburn House: CR/2015/0090/PA3 92 units, completed	Consists of relatively new office stock.	Occupied, two of the main buildings by William Reed. Those 2 buildings were noticeably the busiest. The others appear to be in use but not very busy. Also some old offices on edge of site are now residential flats (through PDR).	Generally good quality with lots of parking available. However, the site is relatively isolated, apart from the residential housing behind.	Directly adjacent to the main road (A23) but indirect access. Poor access by foot, unless you are coming from Broadfield town.	N/A	There is some unused parking space available.	Due to surrounding constraints and limited space available, future development opportunities are very limited. PDR has undermined employment role of part of site.	Football stadium (Crawley Town FC) next door, also the main road restricts further development at the front of the site.	N/A	Main road, no services available on site
7	Tilgate Forest Business Centre	3.33	Main Employment Area	CR/2015/0733/FUL, ELM PARK COURT TILGATE FOREST BUSINESS CENTRE, BRIGHTON ROAD, B1a Offices. (Permitted)	N/A	Four large office blocks, all looks relatively new stock.	At least one block vacant (which looks more dated), with another block being refurbished. KPMG occupy one of the large office blocks.	Site is directly adjacent to main road (Brighton Road and M23), although the site is situated outside of town and is rather isolated with Tilgate Forest surrounding the majority of the site. The site is of good quality but represents a secondary business location.	Direct turn off from Brighton road, which leads up to the M23 just down the road. Poor access by foot.	Yes - B1a offices (permitted)	The site is relatively low density, with space between buildings and large unused car parking.	There is room for limited further development.	There is a main road acting as a boundary, and there is a public footpath/road at the back of the site. Additionally, the site is surrounded by Tilgate Forest.	N/A	N/A

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8	Brinsbury (Chichester College)	195.37 (across 3 site parcels)	Centre for Agricultural Excellence.	There has been growth around the college, and is now home to Architectural Plants and Hepworth's Brewery. More recently applications for commercial use have been submitted and recently permitted to allow for a car showroom on land on the eastern side of the A29. (DC/16/2963), together with a range of B1, B2 and B8 uses (DC/17/0177).	N/A	Parts of the site are dominated by College buildings with additional farm buildings, greenhouses and an equine centre.	All buildings appear to be occupied, but also significant area of open land.	Nearest facilities are 4km away south or north along the A29 to Billingshurst or Pulborough. Untested market location.	Site has good access from entrances on the A29	Yes - car showroom (DC/16/2963) plus range of B1, B2 and B8 uses (DC/17/0177).	N/A	Significant scope for future development linked to rural based sectors and/or the educational offer at this campus, to help support the future of this organisation. Largest site parcel (to east of railway line) subject to proposed new settlement so not available for employment use in its entirety.	The site is surrounded by fields and open space.	Land falling within Flood Zones 2 and 3. Proximity to barbastelle bats and their flight path (recorded in the area)	Limited public transport means there will be a greater reliance on cars to access
9	Daux Road Industrial Estate	4.23	Key Employment Area	DC/04/1118 Change of Use from B8 Warehouse to B1 Light Industrial PERMITTED 23/07/2004 DC/10/1912 Construction of 14 houses PERMITTED 05/04/2011	N/A	Mix between old industrial, warehousing and office buildings. There are two newer buildings (Anco Warehouse & Premier Energy offices)	Almost fully occupied mostly by small industrial (B2) businesses with some storage (B8) and office (B1) use with one vacant unit.	Good location next to the train station, Tesco's and other services are present at the end of the road. To get to the main shops you have to cross a level crossing. Therefore, it acts as a good business location, however the stock is generally of low quality.	Very easily accessible for pedestrians and the site is situated near the A29	N/A	The Economic Growth Assessment 2014 described the site as having limited scope for expansion or intensification. This is still the position today.	Little to no room for future development at this site.	Great Daux Farmhouse at the far end which is a listed building. Very close to residential uses.	There are 36 horse chestnut trees which are subject to a TPO on the western boundary of the site, however this is the area covered by the residential application. Proximity to barbastelle bats and their flight path (recorded in the area)	There is a main train line that runs along the side of the site.
10	Eagle Industrial Estate/ Huffwood	1.18	Huffwood is an existing KEA, but the Eagle site is not	On the Eagle site an application for 19 dwellings B1/154/03 (later reduced to 17) was dismissed on appeal in 2005.	N/A	The site comprises a mix of warehousing and industrial stock and poor quality offices. The site mainly comprises of little sheds most of which are relatively run down. Occupied by Low value repair workshops, pallet storage and I.T. support services. ACS have the main offices at the back and they supply services and tools for printing industries. Both date back to the 1970s and comprise a mix of B1, B2 and B8 uses over both sites.	Virtually all occupied, clearly a vacancy at the front adjacent to the street which appears to be the prime area (in Eagle ind. Estate)	Close proximity to Billingshurst train station and a Tesco/café at the end of the road as well as a community/leisure centre/school. So there are lots of services near by making it an attractive location, although the current uses are of low quality and the buildings are in poor condition.	Public Footpath ROW1938 runs to the north of the site along Brookers Road	N/A	Limited scope for expansion	Little to no room for future development at this site.	Residential buildings surround the estates	Proximity to barbastelle bats and their flight path (recorded in the area)	Main train line runs behind the sites, and access to the site can be difficult for larger vehicles.
11	Gillman's	3.27	Key Employment Area	N/A	N/A	Industrial and warehousing all relatively old stock (1980-90s) all relatively large in size, with some accompanying old office buildings. A bigger more modern warehouse at the back occupied by BPH (plant hire).	Entirely occupied. Engineers/HydrachemPlant Hire	Quiet road access off Natts Lane, relatively close to Billingshurst. The EGA 2014 described the site as an average quality employment site that is fulfilling its local and district wide role. That is still the case today.	Accessible on foot and located near the A29	N/A	The industrial estate is fully occupied with no room for further expansion, although it may be possible to intensify existing uses with the estate.	The site is busy, with all the warehouses occupied and in working order, therefore limited scope for future development.	There are sports fields across the road and a pre-school group. Residential area and what looks like a power grid down the road	The site is accessed directly off Natts Lane. The entrance from Natts Lane is subject to flooding. The northern boundary to the site is located within Flood Zone 2. Proximity to barbastelle bats and their flight path (recorded in the area)	N/A
12	Land North of Hilland Farm	8.25	Non-allocated	DC/18/2122 hybrid app seeks to deliver 19,073 B1c/B2/B8 and Petrol Filling station with A1 retail and drive through coffee unit (8.2 hectare) - Decision Approved	N/A	No buildings on site	N/A	It is 600m to the services and facilities within the centre of Billingshurst. There is a station in the village but this is in the southern part of the settlement and is not within easy walking distance to this site. It is likely to be attractive to the market due to the access and location that it offers in a prime spot at the edge of the town.	Very close to main road (A29), there is a road turning making the site accessible. There is currently no pedestrian access to this site.	N/A	N/A	Significant scope for employment development on site.	Farm building next door. No obvious constraints.	Ecological surveys may be necessary to identify impacts on the flight path of barbastelle bats which are a protected species and have been recorded in the area.	There is a pylon in the middle of the field with cables overhead. The field is not flat, creating potential landscape issues.

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13	Land North West of Hilland Roundabout	7.09	Non-allocated	N/A	N/A	No buildings on site	N/A	The site is 550m away from the services and facilities within the centre of Billingshurst. There is a station in the village but this is in the southern part of the settlement and is not within easy walking distance of this site. The site is attractive as it provides the opportunity of a prime, high profile employment location along the main road into the town.	N/A	Near to a main road, but no direct access currently. No pedestrian access currently exists into the site.	N/A	N/A	Significant scope for employment development on site.	Council recycling site/ Billingham recreational ground/ cricket ground/ football pitches/ skate park/ good quality astro pitch.	Barbastelle bats, which are a protected species, have been recorded in the area.	N/A
14	Mackley	6.99	Key Employment Area	DC/18/2236 permitted 19/02/2019 the COU from light industrial (578.4sqm) to leisure use as a ski training centre (use class D2)	N/A	This site covers a large area and consists of very old office, both new & old industrial, coach storage, logistics, and warehousing. Some of the companies are Organic Vegan Chocolate, Truffle bakers, furniture makers, old car/sports car dealer.	Occupied, looks very busy (some busier than others).	Appears to be attractive based on current occupation, but peripheral. Quality logistics, big warehousing, but very far from town centre and Crawley and Horsham.	N/A	Difficult to locate, but relatively near a main road	N/A	Scope for some intensification of current use.	Due to the unrestricted nature of the surrounding area the site has potential for further development.	Surrounded by fields/farmland	N/A	No services on site.
15	Novartis	7.54	Non-allocated	Novartis left site in 2014 and has been vacant since. West Sussex County Council bought the site in 2016 to create a world leading science park. Plan is to now split it into 3 areas; housing, business and social.	DC/14/1624 Novartis phase one. 160 units	Existing office buildings on site appear to be old and run down. There were two security huts by the main gates to the north, and a set of turnstiles at the second set of main gates.	Currently vacant	Great location near to Horsham train station and Horsham town centre, offers a very attractive business location within Horsham town centre.	N/A	Easily accessible	Significant potential for re-use to provide a key employment site within the town. It will be necessary to ensure that the site retains the locally listed building and TPOs.	N/A	Scope for further development to maximise site's location/proximity to town centre.	Train line running down the side of the site, and recently built new residential buildings on the other side. The Art Deco building is Locally Listed and should be retained as part of any development.	There is an avenue of cedar trees lining the approach to the main building which are subject to TPOs	N/A
16	Platts Roundabout	4.96	Non-allocated	DC/19/0295 hybrid app seeks to deliver 4.627sqm B1b/B1c/B2/B8 and Petrol filling station with convenience store, sandwich bar and car wash; motorcycle showroom and workshop – Decision Approved	N/a	None - currently a field in agricultural use	N/A	Good location on the outskirts of Billingshurst which provides an attractive location with good access, in close proximity to the town.	N/A	Very good access adjacent to A272 with Newbridge Road that goes over the A29 and gives public access to Billingshurst on foot.	4,627sqm B1b/B1c/B2/B8 and Petrol filling station with convenience store, sandwich bar and car wash; motorcycle showroom and workshop (DC/19/0295) – Decision Approved	N/A	Significant scope for employment development on site.	Main road surrounds 3/4 of the site	Proximity to barbastelle bats and their flight path (recorded in the area)	N/A
17	Rosier Business Park	8.83	Non-allocated	N/A	N/A	Mix of uses	Mainly occupied but not all the space used effectively with large car parks and storage areas, the office section seems fully occupied.	Relatively remote location. Easy access from the road and from Billingham town centre by car. New housing being built down the road by Bellway, and across the road is a luxury bungalow park. Appears to be attractive to range of uses.	N/A	Site is connected to the wider strategic road network as it directly joins the A272. Whilst the site is only 500m east of the BUAB of Billingham, there is no direct pedestrian access from Billingham town centre.	N/A	Potential for intensification of current use due to the sizeable area used for storage. The easy access to the strategic road network adds to the potential for future employment growth on the site.	Some scope for employment development on site.	A low pressure gas pipeline runs along the western boundary of the site north to south	Ecological surveys may be necessary to identify impacts on the flight paths of Barbastelle bats which are a protected species and have been recorded in the area. Listed Building lies within the site.	N/A
18	Water Lane	7.33	Key Employment Area	New Tesla warehousing facility being built at the back of the site, with boundary site changes being made to accommodate the new Tesla expansion at the north of the site. The site is identified as a Key Employment area in 2015. Application for 98 residential units was granted planning permission on the southern (formerly Paula Rosa) portion of the site in December 2016 (DC/15/2788).	N/A	This site is divided into two main areas, with the low value old stock at the front, and the Tesla workshops at the back which are of higher quality.	Well occupied	The site is in a very residential area, but appears to be attractive to the market.	N/A	Easily accessible for local pedestrians. It is near to the A24, but the site is far away from major settlements/centres.	N/A	Limited scope, following expansion of the Tesla site opposite.	Within the current boundary there is limited scope for further development, however, as with the new Tesla shed there is potential to expand onto the surrounding land.	Public footpath at the rear of the site, very residential area. Also a school nearby with an active crossing at the front.	Proximity to barbastelle bats and their flight path (recorded in the area)	N/A