



Horsham  
District  
Council

# Horsham District Local Plan Examination

## Employment Topic Paper

March 2026

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# Employment Topic Paper

## Introduction

1. This topic paper has been produced to highlight and update relevant parts of the evidence base which underpins the submission Horsham District Local Plan 2023-2040. It focuses on the Inspector's Hearing Agenda Matter 4: Business and industrial needs question: g

### **Whether the plan makes sufficient provision for business, industrial and logistics needs.**

2. The Council has considered whether the removal of the requirement for water neutrality has an impact on the need for additional employment allocations in the Local Plan alongside any increased housing target.

## Evidence Base – Assessed Employment Needs Position at Submission

3. The Northern West Sussex Economic Growth Assessment (January 2020) (**EC02**) and its Horsham focused update (November 2020) (**EC01**) are the key evidence base documents which help establish Horsham's future employment needs in terms of job growth, business floorspace and land take in respect of B2, B8 and E(g) Use Classes. Together these cover general industrial, storage and distribution, offices, research and development, and light industrial processes.
4. Overall, the studies have confirmed that the Northern West Sussex authority areas (NWS) (comprising Horsham, Crawley and Mid Sussex) continue to operate as a broad functional economic market area (FEMA). Crawley represents the dominant commercial centre in NWS and drives demand for employment space, attracting the most activity and commands the highest rents. By comparison, Horsham and Mid Sussex districts tend to operate as secondary property markets but are also accommodating new (predominately industrial) development and continue to attract demand from a range of occupiers.
5. The study found that whilst industrial activity remains robust there was a clear need for Local Plans to identify further opportunities for industrial development. The office market was identified as relatively weak, with a shortage of modern Grade A premises, especially in Horsham town. This has been exacerbated by loss of office floorspace through permitted development rights (PDR)—with 11% of Horsham's office stock already lost and a further 12% vulnerable.
6. Within Horsham District, employment is concentrated with Horsham town, accounting for almost 40% of all jobs. The district's employment base is dominated by small firms, complemented by a small number of large employers. Industrial and warehousing floorspace is widely distributed, with major sites located close to key transport routes and smaller clusters in rural areas.
7. Economic performance trends are mixed. Horsham district has experienced slower job growth than regional and national benchmarks and is the only NWS authority to record a decline in B-class jobs. However, it demonstrates strong enterprise performance, rising productivity, a high-skilled workforce, and a relatively strong base of knowledge-intensive employment. Population growth remains high, although the working-age proportion is shrinking.

8. The District's Key Employment Areas (KEAs) were found to continue to perform well and remain central to meeting business needs. Continued protection of employment sites is recommended to avoid future supply constraints. While overall employment land supply appears balanced, there is potential for a future shortfall in industrial land, which could be addressed through intensification of existing sites or new allocations.
9. Overall, the evidence highlighted the importance of safeguarding employment land, supporting industrial growth, improving the quality of office provision, and planning positively for future economic opportunities to maintain Horsham District's competitive position within NWS.

#### Identification of future employment needs – Submission draft plan

10. **EC02** sets out relevant employment data for each of the local authorities and the Northern West Sussex area as a whole. The study assessed a number of different scenarios of future economic growth, focusing upon growth in labour demand, labour supply and continuation of past B class development (completions of employment space). These produced a series of B class floorspace requirements. This included a 10% buffer or margin to allow for flexibility and choice in the local market, to provide an illustration of indicative gross employment floorspace requirements.
11. These figures were then revisited in **EC01** to reflect any revised macroeconomic assumptions and the impact of the Covid-19 pandemic. The study also took account of updated monitoring and provided initial observations on the likely changes arising from the Use Classes Order which came into effect on the 1 September 2020 and created a new 'E' use class to replace a number of other use classes including 'B1'. It also considered an amended timeframe of 2019-2037. Both documents should be read alongside one another.
12. The Scenarios are as follows. Table 1 overleaf sets out a summary of the conclusions reached<sup>1</sup>
  - Scenario 1 – Baseline Job Growth
  - Scenario 2 – Past Development Rates
  - Scenario 3 – Baseline Labour Supply (2020 standard Method of 920 homes per year)
  - Scenario 4 – Medium Labour supply: 1,200 homes per year
  - Scenario 5 – High Labour supply: 1,400 homes per year.

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<sup>1</sup> Based on a merger of *EGA Focused Update Nov 2020 Tables 2.5, 2.6, 2.8, 2.9, 2.10, 3.1, 3.2*

**Table 1: Indicative Gross Land and Floorspace Requirements by Scenario to 2037 (ha / sqm)**

Use type	Requirement				
	Scenario 1 Baseline job growth	Scenario 2 Past development rates	Scenario 3 Baseline labour supply	Scenario 4 Medium labour supply	Scenario 5 High labour supply
Office (B1a / B1b)	3.7ha (28,130sqm)	-0.3ha (-2,520sqm)	4.7ha (35,776sqm)	6.7ha (51,612sqm)	8.5ha (65,090sqm)
Manufacturing (B1c / B2)	-5.2ha (-20,970sqm)	38.5ha (154,040sqm)	14.3ha (57,366sqm)	20.7ha (82,759sqm)	26.1ha (104,370sqm)
Distribution (B8)	1.5ha (6,140sqm)		18.5ha (73,849sqm)	26.6ha (106,538sqm)	33.6ha (134,359sqm)
Mixed B	n/a	6.9ha (27,720sqm)	n/a	n/a	n/a
<b>All B Uses</b>	0ha (13,300sqm)	45.1 (179,240sqm)	37.5ha (166,990sqm)	54ha (240,910sqm)	68.1ha (303,820sqm)
<b>Available Employment Space (Oct 2020)<sup>2</sup></b>	All B Uses = 215,296sqm				
<b>Surplus or Shortfall<sup>3</sup></b>	+201,996sqm (c.+45.3ha)	+36,056sqm (c.+8.0ha)	+48,306sqm (c.+10.8ha)	-25,614sqm (c.-5.7ha)	-88,524sqm (c.-19.8ha)

13. The figures in the table indicate that for scenarios 1-3 a surplus of floorspace exists once commitments have been taken into account. The EGA studies did however conclude that

<sup>2</sup> Taken from table 3.1 in the EGA Focused Update Nov 2020.

<sup>3</sup> Taken from table 3.2 in the EGA Focused Update Nov 2020. The surplus / shortfall hectareage has been calculated by HDC. It divides all the other floorspace figures by their hectareage to provide the median & mode figure. (4,461sqm per ha). This was then used to provide an approximate hectareage for the resultant floorspaces provided in the EGA Focused Update Nov 2020.

Scenario 1 offers the least robust future 'growth' scenario and is not recommended therefore as a scenario to plan 'positively' for in respect of economic growth.

### Assessed Employment Needs Applying Latest data

14. It is recognised that some time has now elapsed since the submission of the draft plan, and that the position in relation to E class uses has changed. The employment land trajectory has therefore been updated to reflect the most recent completions to include the year 2024/25 in alignment with the latest Authority Monitoring Report (AMR). This is set out in Appendix 1.
15. Table 2 overleaf provides an updated residual employment land requirement. It updates Table 1 in respect of completions between 2019 and 31 March 2025, and also reflects the commitments as at 1 April 2025. These include the allocations in the submitted Local Plan (see Appendix 2 for the corresponding employment land trajectory). There is no corresponding land hecтарage for completions. This is because an accurate figure is hard to provide as growth will be as a result of intensification of sites rather than additional land. In addition multiple applications on one site makes double counting land hard to identify and eradicate. This means the resultant supply "hecтарage" is below what will be provided in reality.

### Surrounding Authority employment needs

16. As part of the ongoing examination of the emerging plan, the Council is considering the implications of meeting half of Crawley's unmet housing needs. It is therefore important to consider whether the requirement to meet additional housing needs for Crawley will generate further demand for employment allocations in Horsham District.
17. There is a need for caution when considering the employment requirements arising from Crawley Borough Council (CBC). It has different demographic variables including the working-age population, commuting rates, unemployment levels and the amount of double jobbing. Crawley is a net importer of labour whilst Horsham is a net exporter of labour. This means that equivalent levels of housing growth do not generate equivalent floorspace requirements. Crawley's baseline labour supply based on a standard method figure of 752 dpa equates to a need for 113 hectares of employment land. This compares with Horsham's baseline labour supply based on a standard method figure of 965 dpa which equates to a need of 35.3 hectares (page 114 of **EC02**).
18. Paragraph 10.38 Northern West Sussex Economic Growth Assessment (January 2020) (ECO2), also notes that in a scenario where Crawley's business land requirements could not be located within Crawley, this would not necessarily translate into a commensurate increase in land requirements for adjoining authorities, reflecting that some businesses, if unable to locate in Crawley, may locate outside the sub-region entirely.

**Table 2: Updated Indicative Gross Land and Floorspace Requirements by Scenario 2019 to 2037 (ha / sqm)**

Use type	Requirement				
	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Office (B1a / B1b)	3.7ha (28,130sqm)	-0.3ha (-2,520sqm)	4.7ha (35,776sqm)	6.7ha (51,612sqm)	8.5ha (65,090sqm)
Manufacturing (B1c / B2)	-5.2ha (-20,970sqm)	38.5ha (154,040sqm)	14.3ha (57,366sqm)	20.7ha (82,759sqm)	26.1ha (104,370sqm)
Distribution (B8)	1.5ha (6,140sqm)		18.5ha (73,849sqm)	26.6ha (106,538sqm)	33.6ha (134,359sqm)
Mixed B	n/a	6.9ha (27,720sqm)	n/a	n/a	n/a
<b>All B Uses</b>	0ha (13,300sqm)	45.1 (179,240sqm)	37.5ha (166,990sqm)	54ha (240,910sqm)	68.1ha (303,820sqm)
<b>Completions 2019 - 2025</b>	<p style="text-align: center;"><b>All B Uses = 71,510sqm (net)</b></p> <p>(split as follows: 3,463sqm Office [B1a/Eg(i)]; 12,031sqm Light Ind [B1c/Eg(iii)]; 10,481sqm Gen Ind [B2]; 34,020sqm [B8]; 11,515sqm Mixed B)</p>				
<b>Available Employment Space (commitments at 01.04.25)</b>	<p style="text-align: center;"><b>All B Uses = 174,856sqm / 56.61ha</b></p> <p>(split as follows: 1,298sqm/3.89ha Office [B1a]; 3,070sqm/0.98ha Light Ind [B1b &amp; c]; 1,218sqm/3.41ha Gen Ind [B2]; 24,882sqm/12.67ha [B8]; 144,388sqm/35.66ha Mixed B)</p>				
<b>Completions and Commitments (from Apr 2019)</b>	<p style="text-align: center;"><b>All B Uses = 246,366sqm (net) / 56.61ha+</b></p> <p>(split as follows: 4,761sqm Office [B1a]; 15,101sqm Light Ind [B1c]; 11,699sqm Gen Ind [B2]; 58,902sqm [B8]; 155,903sqm Mixed B)</p>				
<b>Surplus or Shortfall<sup>4</sup></b>	<b>+233,066sqm</b> (+56.61ha+)	<b>+67,126sqm</b> (+11.51ha+)	<b>+79,376sqm</b> (+19.11ha+)	<b>+5,456sqm</b> (+2.61ha+)	<b>-59,454sqm</b> <b>(-11.49ha)</b>
<b>Employment Requirement</b>	<b>0ha</b> <b>(0sqm)</b>	<b>0ha</b> <b>(0sqm)</b>	<b>0ha</b> <b>(0sqm)</b>	<b>0ha</b> <b>(0sqm)</b>	<b>Potential requirement for circa 60,000sqm and 11.5ha</b>

19. The adopted Crawley Local Plan employment need figure is based on a labour demand approach, using the 2022 Experian Baseline Growth forecast for a minimum 26.2ha business land over the period to 2040. Crawley's employment needs are met in full by the Crawley Local Plan (Strategic Policies EC1 and EC4), which makes provision for a minimum of 17.93 hectares of land over the plan period to 2040. This is principally through the allocation of a site called Gatwick Green. The total developable area of Gatwick Green is considered to be some 30ha to potentially provide some flexibility to meet employment needs which may arise as part of the wider pattern of growth around Crawley, and potentially exceed its identified employment requirements.
20. Given the surplus of some 12.07 hectares within Crawley's boundary, it is not considered that the requirement for HDC to provide for Crawley's unmet housing needs will place increased demands for further employment land in addition to the scenarios set out in table 2.
21. As reported in their equivalent Topic Paper<sup>5</sup>, Mid Sussex District Council has an oversupply of employment land within existing commitments and remaining allocations. Collectively therefore, the needs across the NWS FEMA will be met.
22. Whilst unmet employment needs exist within the wider subregion, Brighton and Hove City Council recognise the approach that has been pursued by HDC and set out later in this document will help ensure that rates of commuting outside the District are not exacerbated, and that the allocations allow for choice and flexibility as well as offering an opportunity to make a positive contribution to the sustainable economic development of the wider sub-region (Brighton & Hove Statement of Common Ground [DC07] and their Regulation 19 Representation #1193347<sup>6</sup>).

### Plan period considerations

23. Since the EGA update in Nov 2020, the Local Plan timeframe has been altered to 2023 - 2040. The ability to accurately predict long term employment requirements becomes increasingly difficult later in the period, given the inherent difficulties in predicting ever changing market trends. On this basis it is considered the EGA reports as updated with current completions are proportionate and remain fit for purpose for plan making in the period to 2040. In any event, there will be further opportunities to consider long term employment needs as part of the preparation of the new local plan under the new planning regulations.

## **Policy Outcomes**

### Policy 29 – Additional Allocations

24. Table 2 above identifies that the outstanding employment requirement ranges between zero to 11.5 hectares (0sqm to 60,000sqm) depending on the scenario applied. Taking into account

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<sup>5</sup> <https://www.midsussex.gov.uk/media/hkzjdeiy/ms04-matter-4-business-and-industrial-needs.pdf>

<sup>6</sup> [https://strategicplanning.horsham.gov.uk/Regulation\\_19\\_Local\\_Plan/showUserAnswers?qid=9331459&voteID=1193347&nextURL=%2FRegulation%5F19%5FLocal%5FPlan%2FquestionnaireVotes%3Fqid%3D9331459%26status%3Dcomplete%26sort%3Drespondent%5F%5FcommonName%26dir%3Dasc%26showNum%3D10%26startRow%3D1%26search%3DBrighton%2520%2526%2520Hove](https://strategicplanning.horsham.gov.uk/Regulation_19_Local_Plan/showUserAnswers?qid=9331459&voteID=1193347&nextURL=%2FRegulation%5F19%5FLocal%5FPlan%2FquestionnaireVotes%3Fqid%3D9331459%26status%3Dcomplete%26sort%3Drespondent%5F%5FcommonName%26dir%3Dasc%26showNum%3D10%26startRow%3D1%26search%3DBrighton%2520%2526%2520Hove)

paragraph 16.b) of the NPPF, it is considered a plan that makes no employment land allocations would not provide a plan ‘prepared positively, in a way that is aspirational but deliverable’. It is therefore appropriate that the Local Plan includes employment allocations that facilitate the creation of sustainable communities

25. Policy 29 therefore allocates some 17ha of additional employment land, which contributes to an overall housing supply set out in table 3 below.

**Table 3: Horsham District: Employment Land Supply**

<b>Supply</b>	<b>Hectares</b>	<b>Floorspace</b>
<b>Completions 2019-2023</b>	<i>Completion “hectares” not included as several are intensification not new land</i>	54,783sqm
<b>Completions 2023-2025</b>		16,727sqm
<b>Commitments (01.04.25)</b>	56.1ha	174,856sqm
<b>SP29 Allocations</b>	17ha	51,200sqm
<b>TOTAL SUPPLY</b>	<b>73.1ha+</b>	<b>297,566sqm</b>

26. Table 4 summarises the employment requirements and supply. Notwithstanding that a negligible outstanding need of 6,254sqm arises if the highest alternative Labour Supply Scenario 5 is applied, it helps to show that the Local Plan allocations will suitably and adequately address needs. Any theoretical and negligible deficit would arise late in the Plan period and can be addressed in future rounds of plan-making.

27. Approximately a third (6.5ha) of the employment land allocations fall within the three strategic site allocations and is considered essential to help ensure sustainable communities are created. The other two thirds (10.5ha) will enable the expansion and continued success of three existing thriving and /or managed employment sites. It should be noted that further opportunities to allocate land for employment uses exist as part of the ongoing work to assess additional strategic scale housing developments, all of which have some potential to deliver a degree of employment growth. This would offset any undersupply of employment at higher levels of housing growth.

**Table 4: Horsham District Employment Land Requirements and Supply**

	<b>Hectares</b>	<b>Floorspace</b>
<b>Overarching Identified Need/Requirement (2019-2037)</b>	<b>0ha – 68.1ha</b>	<b>13,300sqm - 303,820sqm</b>
<b>Past Supply (2019-2025) (Completions)</b>	<i>Completion “hectares” not included as several are intensification not new land</i>	<b>71,510sqm</b>
<b>Need (2025-2037) (excluding 2019-2025 completions)</b>	<b>0ha – 68.1ha</b>	<b>0sqm to 232,310sqm</b>
<b>Future Supply (2025-2037/40) (Commitments as at 1 April 2025 and SP29 Allocations)</b>	73.1ha+ <i>(comprising 56.1ha commitments and 17ha allocations)</i>	<b>226,056sqm</b> <b>(comprising 174,856sqm commitments and 51,200sqm allocations)</b>
<b>Total Supply (2019 – 2037/40)</b>	<b>73.1ha+</b>	<b>297,566sqm</b>
<b>Outstanding Need (to 2037/40)</b>	<b>0ha</b>	<b>0sq to 6,254sqm</b>

29. The mix of uses on proposed allocations have been informed by the needs identified within the Economic Growth Assessments (**EC01** and **EC02**). It also considers changes over time to the Use Classes. It has also regard to the NPPF’s sequential approach to offices which it considers form a main town centre use (and therefore less suited to edge-of-settlement sites), and takes into account office to residential permitted development rights. It also considers the nature of the existing sites which will in effect be expanded by three of the allocations. In light of these factors, and given that four of the allocations lie on the edge of settlements, the Council considers that the policy should specify a mix of uses to ensure it addresses demand for employment, as defined in paragraph 9.18 of the Plan (**SD01**), and to resist any inappropriate formation of out of retail centres which could have significant implications for the respective village/town centres.

30. The proposed allocations also take into account that some of the existing employment sites in the District are not fit for the more modern business needs so new sites are needed to address this and provide flexibility for existing businesses to evolve and expand. This will facilitate the market in delivering employment space to meet modern requirements. Any future repurposing of older employment sites to alternative uses (if appropriate) may in any case offset to an extent any ‘oversupply’ of employment land.

31. The allocations are considered to meet or exceed land requirement for meeting the objectively assessed needs and scenarios tested, and therefore will help to redress the decline in the pace of job growth in the District, particularly the decrease in B class jobs over the past decade which is thought to be due in part to a lack of available space. They will also help to augment the currently limited industrial / warehouse supply in appropriate locations, help address the imbalance in different types of employment uses between the identified needs and the commitments, and facilitate the provision of new green industries.

### Strategic Policy 30 – Enhancing Existing Employment

32. The EGA January 2020 (**EC02**) endorsed the continued protection of the District's stock of employment sites to ensure that economic development in the District is not undermined by a lack of suitable space. This has informed Policy 30 which seeks to ensure the ongoing protection of existing employment land. This approach is considered appropriate in recognition of a need to sustain economic growth, which is a strategic objective, by ensuring that well located sites (in terms of sustainability/self-containment and/or for logistics) and the best of what we have is protected with opportunities for modernisation to protect and provide local jobs, and to support a flexible local economy. This approach also helps to protect existing 'B2' general industrial from alternative uses given the sensitivities of a number of uses to the potential noise and other effects of general industrial activities.

### Policy 31 – Rural Economic Development

33. The policy reflects the need to support the rural economy whilst protecting the rural character and landscape of the District in accordance with the NPPF. It is to be read alongside Strategic Policies 29 and 30 as appropriate. It remains similar to the adopted policy, Policy 10 in the Horsham District Planning Framework. However, the revised policy places greater, but proportionate, emphasis on biodiversity, the intrinsic character and beauty of the countryside, and sustainable custodianship of the countryside.

### **Conclusion**

34. The Council considers the evidence to be robust and proportionate. It demonstrates sufficient employment supply is available over the plan period, accepting some flexibility, and that even taking account of the requirement for additional housing needs, the employment requirement is likely to be more than met. The approach will therefore help to address the issues raised in supporting text paragraphs 9.15 to 9.17 of the Plan and may also offer the opportunity to make a positive contribution to the sustainable economic development of the wider sub-region.

## Appendix 1: Employment Land Trajectory 2024/25 Including Proposed Employment Allocations

The following is an Employment Land Trajectory applying the latest monitoring data from the year 2024/25 (detailed in the Authority Monitoring Report 2024/2025), which has been reviewed to take account of potential delays in delivery and removal of E Use Class sites unlikely to deliver E(g) Use classes. The proposed employment allocations have then been added to the base trajectory.

NB: B1a (use class) relates to office space; B1b,c (use class) relates to light industrial space; and B mixed relates to mixed B type uses (B1, B2, B8, E(g)). The E Use Class shown includes the consents likely to deliver some or all E(g) uses.

Figure A1

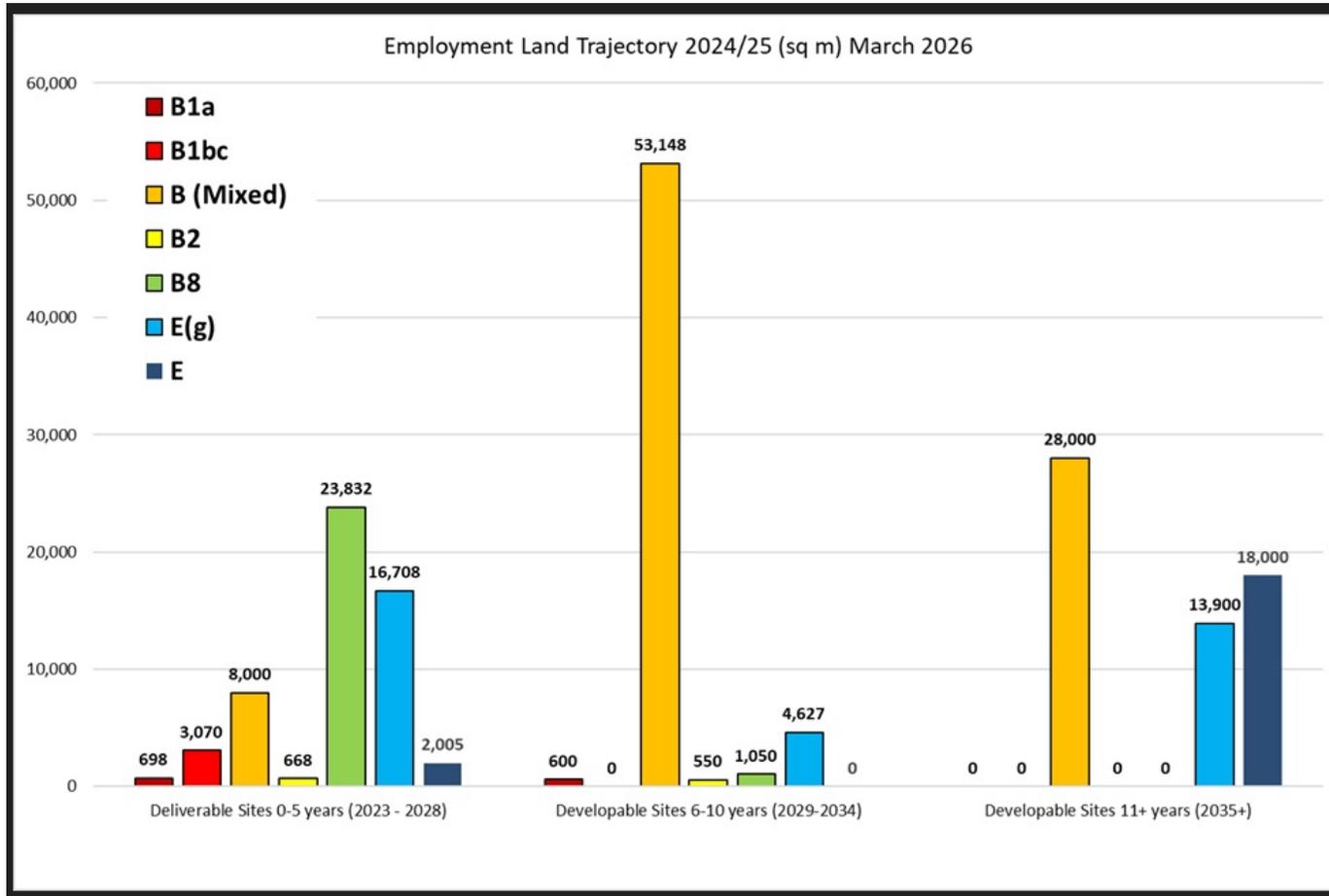
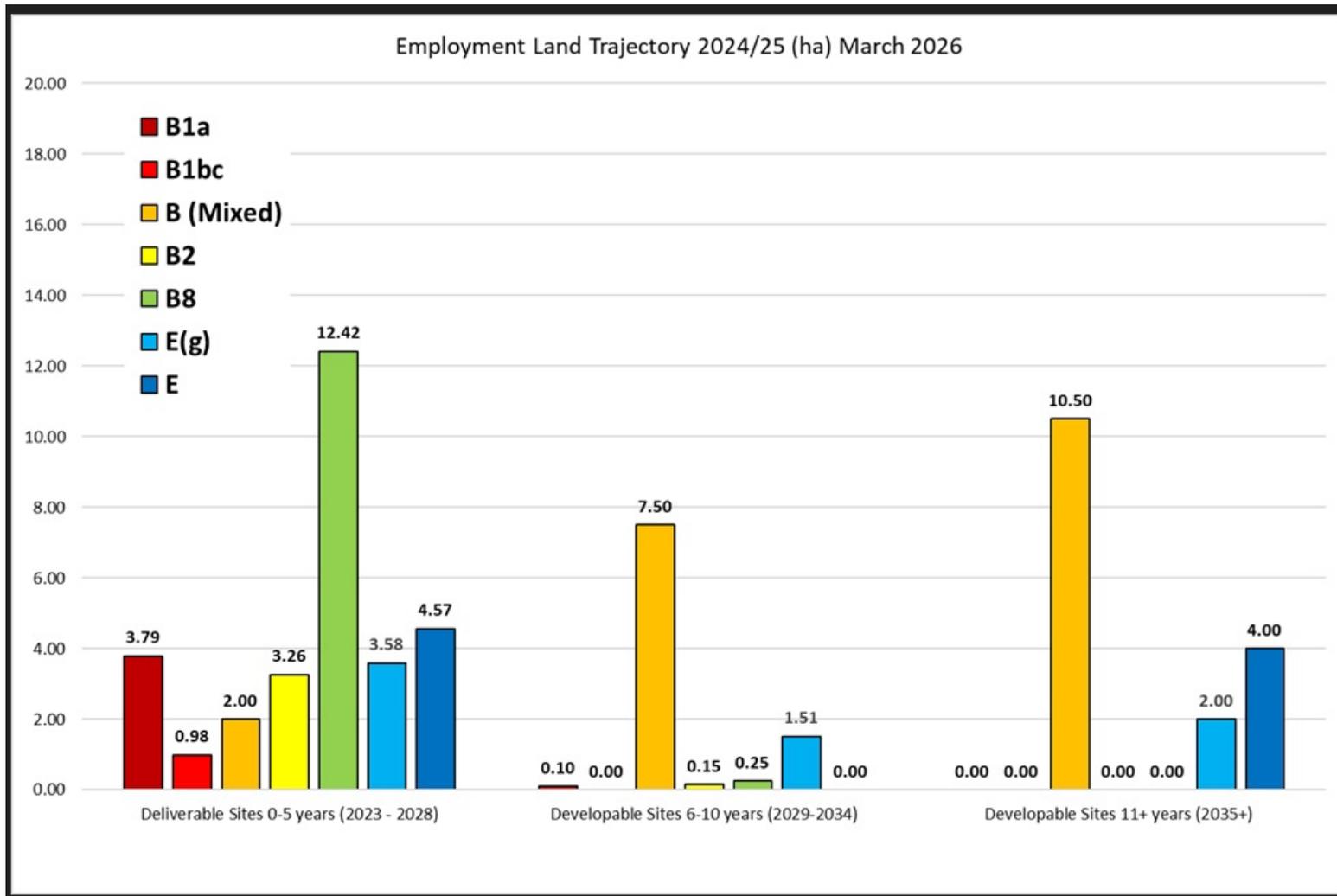


Figure A2



The following tables provides details of the sites included within the employment trajectory (1 April 2025). Pink are permissions, blue are Local Plan allocations (HDPF, West of Bewbush JAAP, and submitted Local Plan), and purple are Neighbourhood Plan allocations.

Table A1

Time Period	Employment floorspace (sqm)								Land Area (Hectares)							
	B1a	B1b,c	B(mixed)	B2	B8	E(g)	E	TOTAL	B1a	B1b,c	B (mixed)	B2	B8	E(g)	E	TOTAL
Deliverable Sites 0-5 years (2021 - 2026)	698	3,070	8,000	668	23,832	16,708	2,005	54,981	3.79	0.98	2.00	3.26	12.42	3.58	4.57	30.60
Developable Sites 6-10 years (2027-2031)	600	0	53,148	550	1,050	4,627	0	59,975	0.10	0	7.50	0.15	0.25	1.51	0	9.51
Developable Sites 11+ years (2032+)	0	0	28,000	0	0	13,900	18,000	59,900	0	0	10.50	0	0	2.00	4.00	16.50
<b>TOTAL</b>	<b>1,298</b>	<b>3,070</b>	<b>89,148</b>	<b>1,218</b>	<b>24,882</b>	<b>35,235</b>	<b>20,005</b>	<b>174,856</b>	<b>3.89</b>	<b>0.98</b>	<b>20.00</b>	<b>3.41</b>	<b>12.67</b>	<b>7.09</b>	<b>8.57</b>	<b>56.61</b>

Table A2

Deliverable Sites 0-5 years (2025-30)												
Site Ref	Site Name	Site Address	Parish / Settlement	Occupier	Available Site Area (Ha)	Main Use	Business Floor Space (sq m)	Suitable	Available	Acheivable	Planning Status	Planning Reference
	New Wharf Farm	Horsebridge Common	Ashurst	Unknown	0.05	B8	260.0	YES	YES	YES	ICE	DC/21/0969
	Jessups Farm	Honeybridge Lane	Ashurst	Unknown	0.07	B8	481.0	YES	YES	YES	ICE	DC/24/1407
	Station Works	Myrtle Lane	Billingshurst	Lamina Dialectics	0.40	B1_O	314.0	YES	YES	YES	ICE	DC/13/1346
	Coneyhurst Road	Coneyhurst	Billingshurst	Four Seasons Fuel	1.90	B8	60.0	YES	YES	YES	ICE	DC/17/0596
	Stane Street	Adversane	Billingshurst	McVeigh Parker and Co Ltd	0.60	B8	4,700.0	YES	YES	YES	ICE	DC/18/2658
	Denver Storage	Okehurst Lane	Billingshurst	Unknown	0.68	B8	1,896.2	YES	YES	YES	DET	DC/22/1458
	Hilland Farm	Hilland Road	Billingshurst	Unknown	0.87	E(g)(i)	1,889.0	YES	YES	YES	DET	DC/23/2103
	Holmbush Farm	Crawley Road	Faygate	Unknown	2.10	E	380.0	YES	YES	YES	DET	DC/22/0413
	Senlac	Shoreham Road	Henfield	Unknown	0.45	E(g)(iii) / B8	1,034.0	YES	YES	YES	ICE	DC/23/2064
	Pear Tree Farm	Furners Lane	Woodmancote	Unknown	0.71	B8	654.0	YES	YES	YES	DET	DC/23/0639

	Whiteoaks	Shoreham Road	Small Dole	Unknown	0.10	B8	279.0	YES	YES	YES	DET	DC/23/1002
	Greenacres	New Barn Lane	Henfield	Greenacres	2.16	B8	255.0	YES	YES	YES	DET	DC/23/0222
	Unit 6 Redkilm Close	Horsham	Horsham	HTS Spares Ltd	0.03	B8	246.0	YES	YES	YES	DET	DC/21/2027
	Land at Sumners Ponds	Chapel Road	Barns Green	Unknown	1.90	E	1,073.2	YES	YES	YES	ICE	DC/21/2697
	Graylands Estate Unit 8	Langhurst Wood Road	Horsham	Unknown	0.04	B8	458.0	YES	YES	YES	DET	DC/23/1013
	Stane Farm	Stane Street	Codmore Hill	Unknown	0.27	B8	299.0	YES	YES	YES	DET	DC/24/1528
	Raidons Nursery	Nutbourne Lane	Pulborough	Unknown	0.10	B8	375.0	YES	YES	YES	DET	DC/22/1967
	Barnwood	Faygate Lane	Rusper	Unknown	0.10	B8	126.0	YES	YES	YES	ICE	DC/19/1964
	Units 1-3	Millfields Barn	Rowhook	Not known	0.20	B8	412.0	YES	YES	YES	ICE	RW/9/02
	Smithers Farm	Guildford Road	Rudgwick	Unknown	0.05	B1_I	560.0	YES	YES	YES	ICE	DC/19/1787
	Land at 511449 130746	Maydwell Avenue	Slinfold	Unknown	0.03	E(g)(i)	394.3	YES	YES	YES	DET	DC/23/2029
	Units 1 To 7 and 6B Spring Copse Business Park	Stane Street	Slinfold	Unknown	0.45	B8	1,440.0	YES	YES	YES	ICE	DC/20/0279
	Bridge Farm	Stane Street	Slinfold	Unknown	0.78	B8	401.0	YES	YES	YES	ICE	DC/22/0887
	Woodside	Guildford Road	Clemsfold	L Laker LTD	0.03	B1_I	150.0	YES	YES	YES	ICE	DC/12/0804

	Barn To The East of Stane Street	Dedisham Farm Guildford Road	Slinfold	Unknown	0.01	E	165.6	YES	YES	YES	DET	DC/24/0666
	West Wantley Farm	Fryern Road	Storrington	Unknown	0.09	B8	95.0	YES	YES	YES	DET	DC/24/1408
	West Wantley Farm	Fryern Road	Storrington	Unknown	0.14	B8	150.0	YES	YES	YES	DET	DC/22/2252
	Baileys Farm	Brooks Green Road	Coolham	Unknown	0.42	E	180.0	YES	YES	YES	DET	DC/23/1792
	Ex Arun Feed Mills	Sincox Lane	Shipley	Not known	0.40	B1_I	1,235.0	YES	YES	YES	ICE	SP/48/98
	Thornhill Court	Billingshurst Road	Coolham	Unknown	1.35	B8	1,320.0	YES	YES	YES	DET	DC/22/0877
	Orchard Farm	Emms Lane	Brooks Green	Unknown	0.42	E(g)(iii) / B8	4,280.0	YES	YES	YES	DET	DC/24/0185
	Sony Dadc Uk Limited Southwater Business Park	Worthing Road	Southwater	Unknown	1.81	E(g)(iii) / B2 / B8	9,111.0	YES	YES	YES	ICE	DC/23/1843
	RSPCA Headquarters Oakhurst Business Park	Wilberforce Way	Southwater	Unknown	2.53	B8	9,144.0	YES	YES	YES	ICE	DC/22/2077
	Butlers Ghyll Farm	Pollards Way	Southwater	Unknown	0.26	B2	128.4	YES	YES	YES	DET	DC/24/0836
	Former B and W Building	Elm Grove Lane	Steyning	Unknown	0.15	B1_O	139.0	YES	YES	YES	ICE	DC/20/0789

	Abingworth Nurseries	Storrington Road	Thakeham	Unknown	0.10	B1_I	957.0	YES	YES	YES	ICE	DC/10/1314
	Fly Farm (Units Y)	Sinnocks	West Chiltington	Not known	0.40	B1_I	168.0	YES	YES	YES	ICE	DC/06/0828
	Swallows Farm	Swallows Lane	Dial Post	Building D	3.14	B1_O	121.0	YES	YES	YES	ICE	DC/19/2014
	Firsland Park Estate	Henfield Road	Albourne	Unknown	3.00	B2	540.0	YES	YES	YES	ICE	DC/23/2037
	Field Place Farm House	Field Place Byfleets Lane	Broadbridge Heath	Unknown	0.10	B1_O	124.0	YES	YES	YES	DET	DC/22/1298
	Northlands Business Park	Bognor Road	Warnham	Unknown	0.14	E	206.0	YES	YES	YES	DET	DC/23/0903
	Broomlands Farm	Robin Hood Lane	Warnham	Unknown	0.07	B8	780.8	YES	YES	YES	ICE	DC/24/1459
<b>TOTALS</b>	<b>Non Strategic</b>				<b>28.60</b>		<b>46,981.5</b>					
SA286	Kilnwood Vale	Land West of Bewbush	Colgate	Unknown	2.00	B1_F	8,000.0	YES	YES	YES	O/L	DC/10/1612
<b>TOTALS</b>	<b>Strategic</b>				<b>2.00</b>		<b>8,000.0</b>					
<b>TOTALS</b>	<b>(0-5 years)</b>				<b>30.60</b>		<b>54981.52</b>					

Deliverable Sites 6-10 years (2032-2036)												
Site Ref	Site Name	Site Address	Parish / Settlement	Occupier	Available Site Area(Ha)	Main Use	Business Floor Space (sq m)	Suitable	Available	Acheivable	Planning Status	Planning Reference
2025	Land North & East of Hilland Farm/Billingshurst Business Park & South	Stane Street	Billingshurst	Unknown	0.35	B1_F	6,698.00	YES	YES	YES	Hybrid	Numerous (DC/18/2122 + many others)
2025	Land at Platts Roundabout	Newbridge Road	Billingshurst	Unknown	1.51	E(g) (ii) (iii) / B2 / B8	4,627.00	YES	YES	YES	O/L	DC/22/0518
<b>TOTALS</b>	<b>Non Strategic</b>				<b>1.86</b>		<b>11,325.00</b>					
SA854	Land North of Horsham	Horsham	West Sussex	Unknown	7.15	B1_F	46,450.00	YES	YES	YES	O/L	DC/16/1677
SA118	Land East of Billingshurst		Billingshurst	Unknown	0.10	B1_O	600.00	YES	YES	YES	AVL	
SA118	Land East of Billingshurst		Billingshurst	Unknown	0.15	B2	550.00	YES	YES	YES	AVL	
SA118	Land East of Billingshurst		Billingshurst	Unknown	0.25	B8	1,050.00	YES	YES	YES	AVL	
<b>TOTALS</b>	<b>Strategic</b>				<b>7.65</b>		<b>48,650.00</b>					
<b>TOTALS</b>	<b>(6-10 years)</b>				<b>9.51</b>		<b>59,975.00</b>					

Deliverable Sites 11+ years (2036+)												
Site Ref	Site Name	Site Address	Parish / Settlement	Occupier	Available Site Area(Ha)	Main Use	Business Floor Space (sq m)	Suitable	Available	Acheivable	Planning Status	Planning Reference
EM1	Land South of Star Road Industrial Estate	Star Road	Partridge Green		3.80	B1_F	9,000.0	YES	YES	YES		
EM2	Land to the West of Graylands Estate	Langhurstwood Road	North Horsham		3.00	B1_F	9,000.0	YES	YES	YES		
EM3	Land at Broomers Hill Business Park	Codmore Hill	Pulborough		2.70	B1_F	7,000.0	YES	YES	YES		
EM4	Land South West of Hop Oast Roundabout		Southwater		1.00	B1_F	3000.00	YES	YES	YES		
SA101	Land West of lfield		Rusper	Unknown	2.00	E(g)(i)(ii)(iii), B2, B8	13,900.0	YES	YES	YES	AVL	DC/25/1312
SA119	Land NW of Southwater		Southwater	Unknown	4.00	E	18,000.0	YES	YES	YES	AVL	
<b>TOTALS</b>	<b>(11+ years)</b>				<b>16.50</b>		<b>59900.00</b>					

## Appendix 2: Net Employment Floorspace (m<sup>2</sup>) developed between 1 April 2019 to 31 March 2025<sup>7</sup>

Use type	Year						TOTAL
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
<b>B1a/Eg(i)</b> (Office)	481	258	1,104	348	1,194	78	<b>3,463</b>
<b>B1c/Eg(iii)</b> (Industrial processes)	5,099	360	931	743	4,898	-	<b>12,031</b>
<b>B2</b>	5,173	3,745	570	-	620	373	<b>10,481</b>
<b>B8</b>	12,439	7,701	2,897	3,929	3,414	3,640	<b>34,020</b>
<b>Mixed B1 / Mixed B / E</b>	1,181	5,970	-468	2,322	1,878	632	<b>11,515</b>
<b>TOTAL</b>	<b>24,373</b>	<b>18,034</b>	<b>5,034</b>	<b>7,342</b>	<b>12,004</b>	<b>4,723</b>	<b>71,510</b>

<sup>7</sup> (source: Authority Monitoring Reports sense checked to clarify E Use Classes and remove any unlikely to deliver E(g) uses))