

Crawley Regulation 19 Local Plan (Jan 2021)

4th March 2021



Support

Policy in 2021 Reg 19 DCLP

GAT2: Reinstatement of Safeguarded Land

GAT3: Gatwick Airport Related Parking

GAT4: Employment Uses at Gatwick

EC7: Visitor Accommodation

DD5: Aerodrome Safeguarding

DD7: Advertisements

IN1: Infrastructure Provision

IN2: The Location and Provision of New Infrastructure

H3d: Housing Typologies: Upward Extensions

ST1: Development and the Requirements for Sustainable Transport

ST3: Improving Rail Stations



Matters of Concern

Policy in 2021 Reg 19 DCLP	
GAT1: Development of the Airport with a Single Runway	Broad support but maintain objections to detailed aspects of the policy wording and supporting text.
EC1 / EC4: Gatwick Green	Minded to Object <ol style="list-style-type: none">1. Setting aside inefficient configuration, the residual land is not capable of meeting car parking required for a R2.2. Does not protect efficient access to residual land from R2 road network.3. Concerns about<ol style="list-style-type: none">i. Suitability of surface access (road access and public transport) to serve the development; andii. employment land evidence base4. If safeguarding was removed, configuration of the allocation does not provide for making efficient use of the residual land for other comprehensive development, including access to strategic road network.



Matters of Concerns

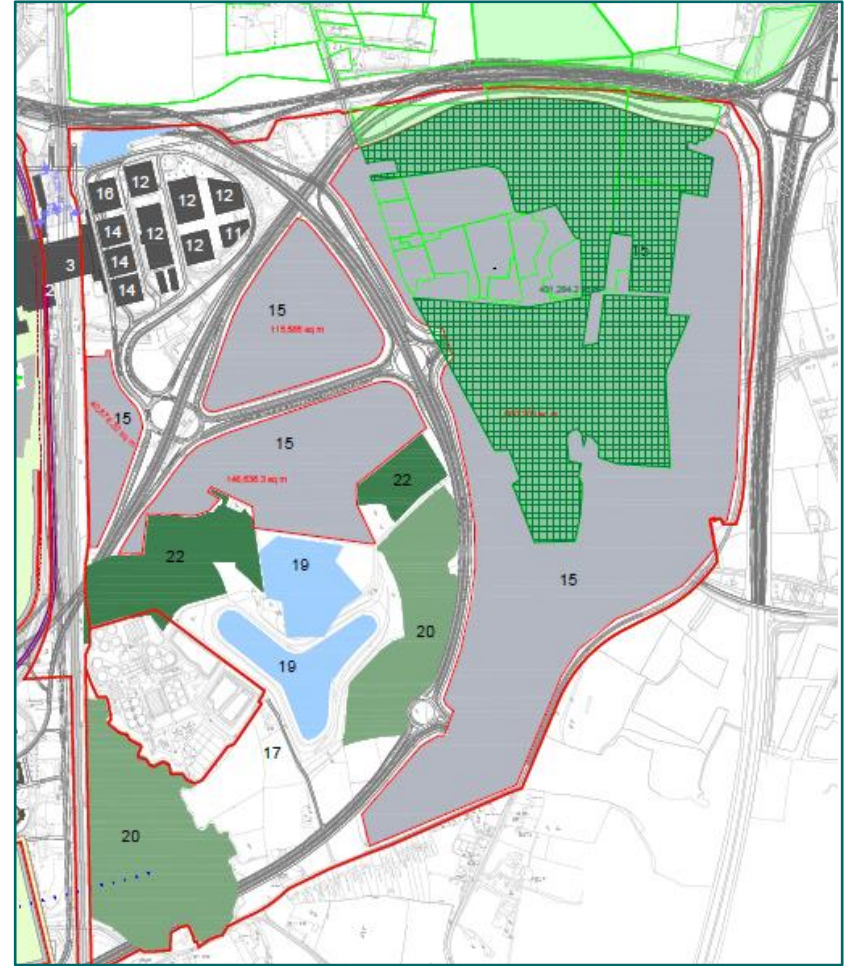
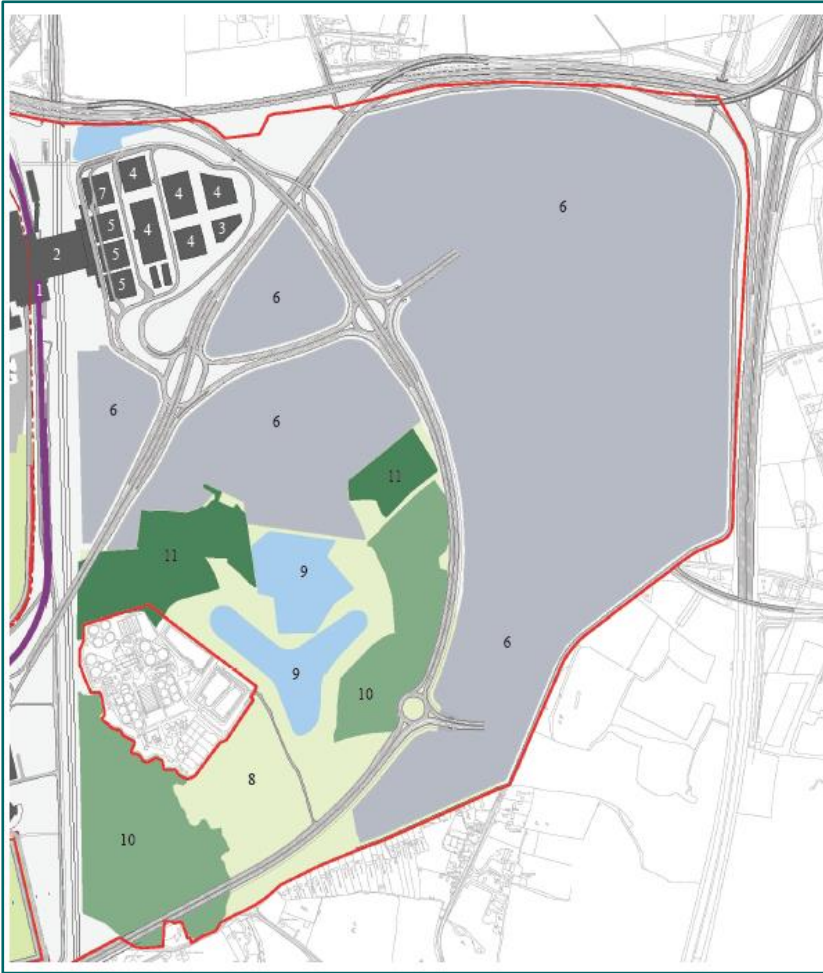
Policy in 2021 Reg 19 DCLP	
ST4: Safeguarding a Search Corridor for Crawley Western Relief Road	Minded to Object <ol style="list-style-type: none"><li data-bbox="678 496 1779 596">1. Vast majority of the corridor incompatible with R2 (and policy GAT2)<li data-bbox="678 625 1779 725">2. Boundaries of search corridor do not resemble options prepared by Homes England options
EC2: Economic Growth in Main Employment Areas	Minded to object in relation to Lowfield Heath <p data-bbox="678 882 1576 982">Potential for major employment development in safeguarded land - incompatible with GAT2</p>
EP4: Development and Noise (and Noise Annex)	Support but with Suggested Changes <p data-bbox="678 1068 1717 1216">Thresholds set for noise sensitive development from aviation sources considered to be more restrictive than strictly necessary.</p>



Gatwick Green



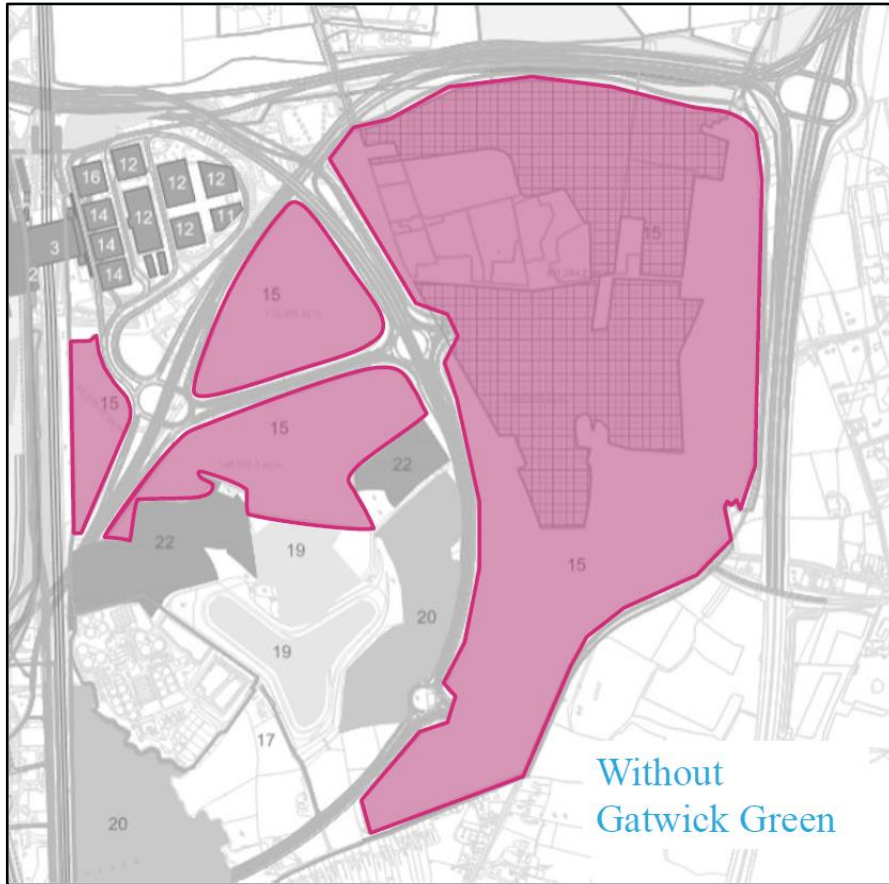
Long Stay and Staff Parking Areas (with and without Gatwick Green)



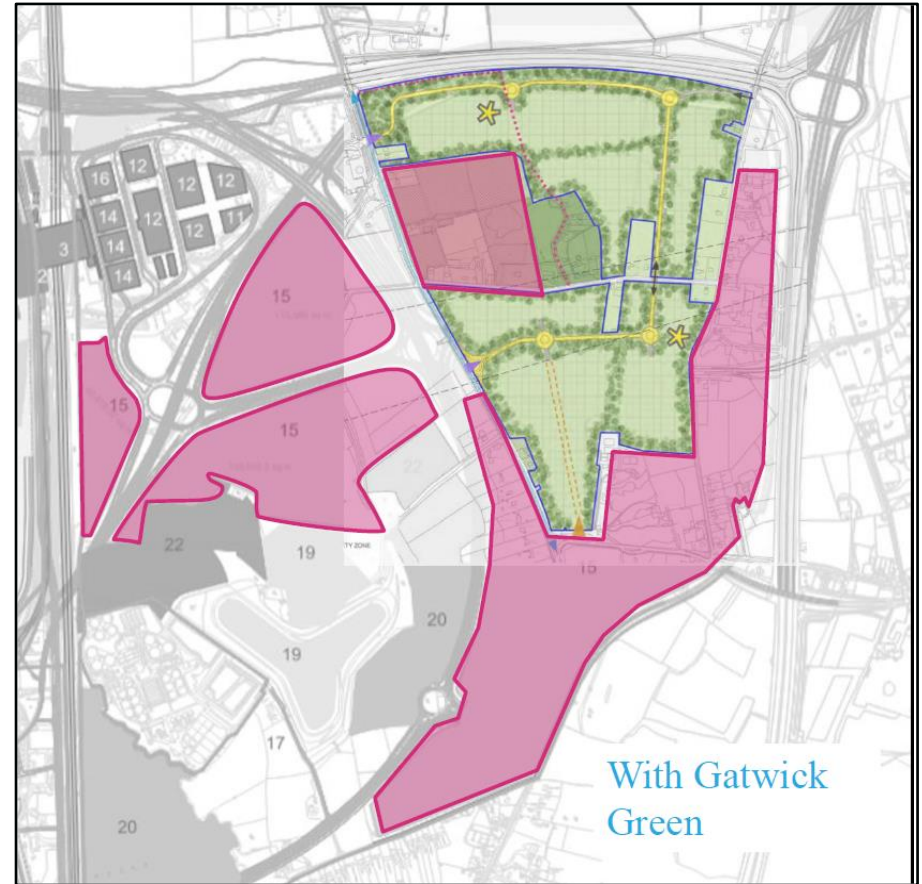
- Land East of Railway line planned to accommodate all passenger long stay and staff parking (for all three terminals)
 - replacement and additional required
 - 95,750 spaces (assuming PT Mode Share at all times of 60%)



Long Stay and Staff Parking Areas (with and without Gatwick Green)



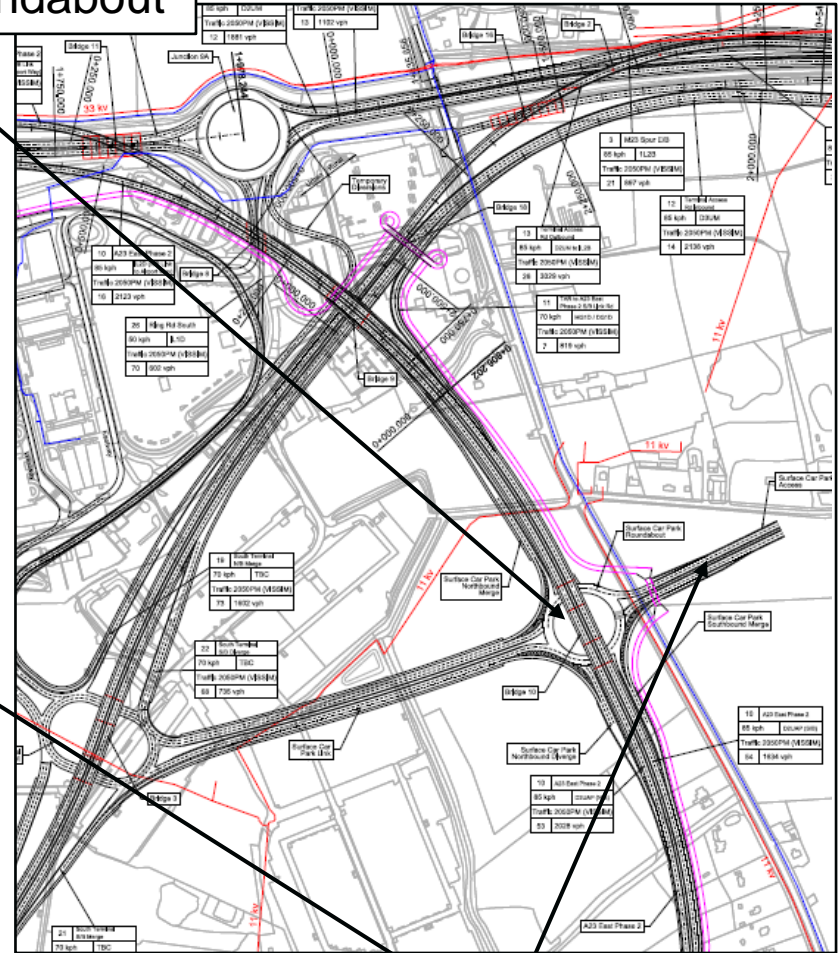
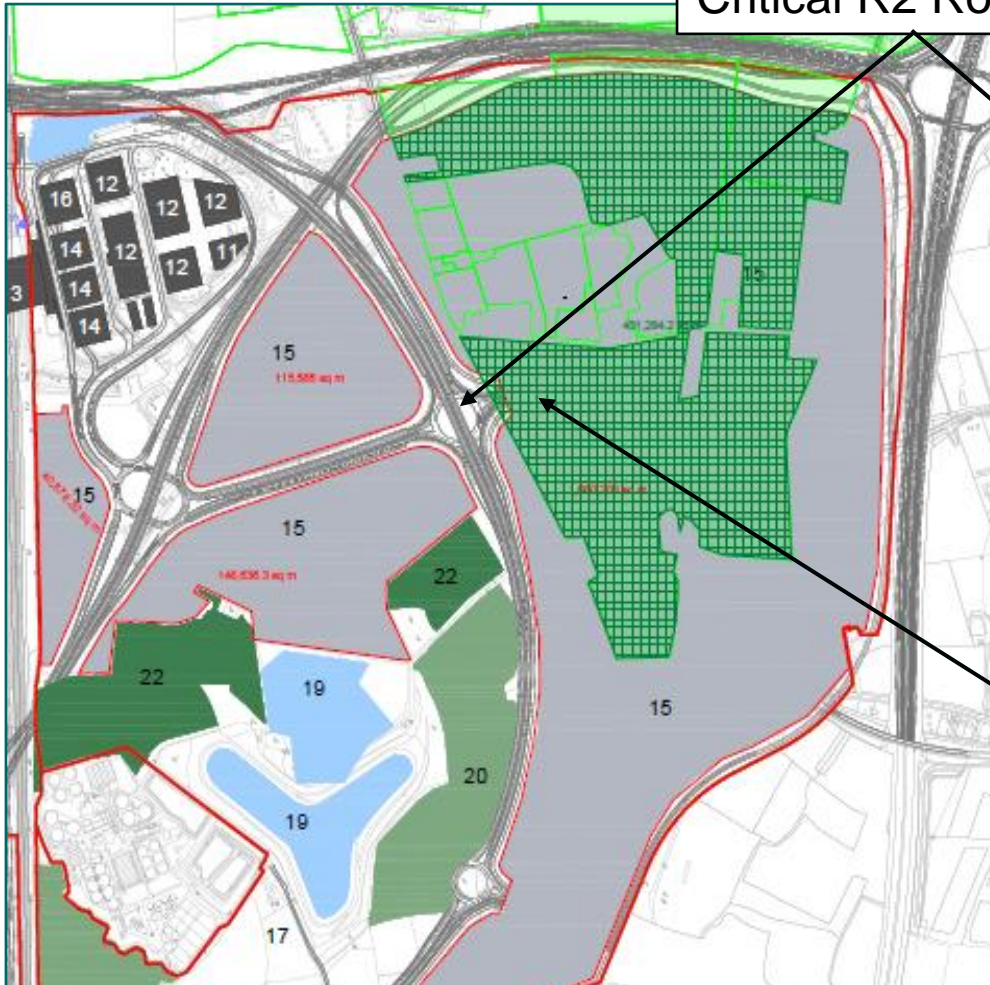
- c. 138 hectares available
- Highly efficient use to meet R2 Car Parking Needs (including 'decked' and block parking)



- c. 81 hectares available
- Setting aside inefficient configuration and access - cannot meet R2 parking requirements without extensive MSCPs

Access to residual land from R2 Road Network

Critical R2 Roundabout



GG allocation does not appear to protect for access to the residual car parking land east of the A23 diversion



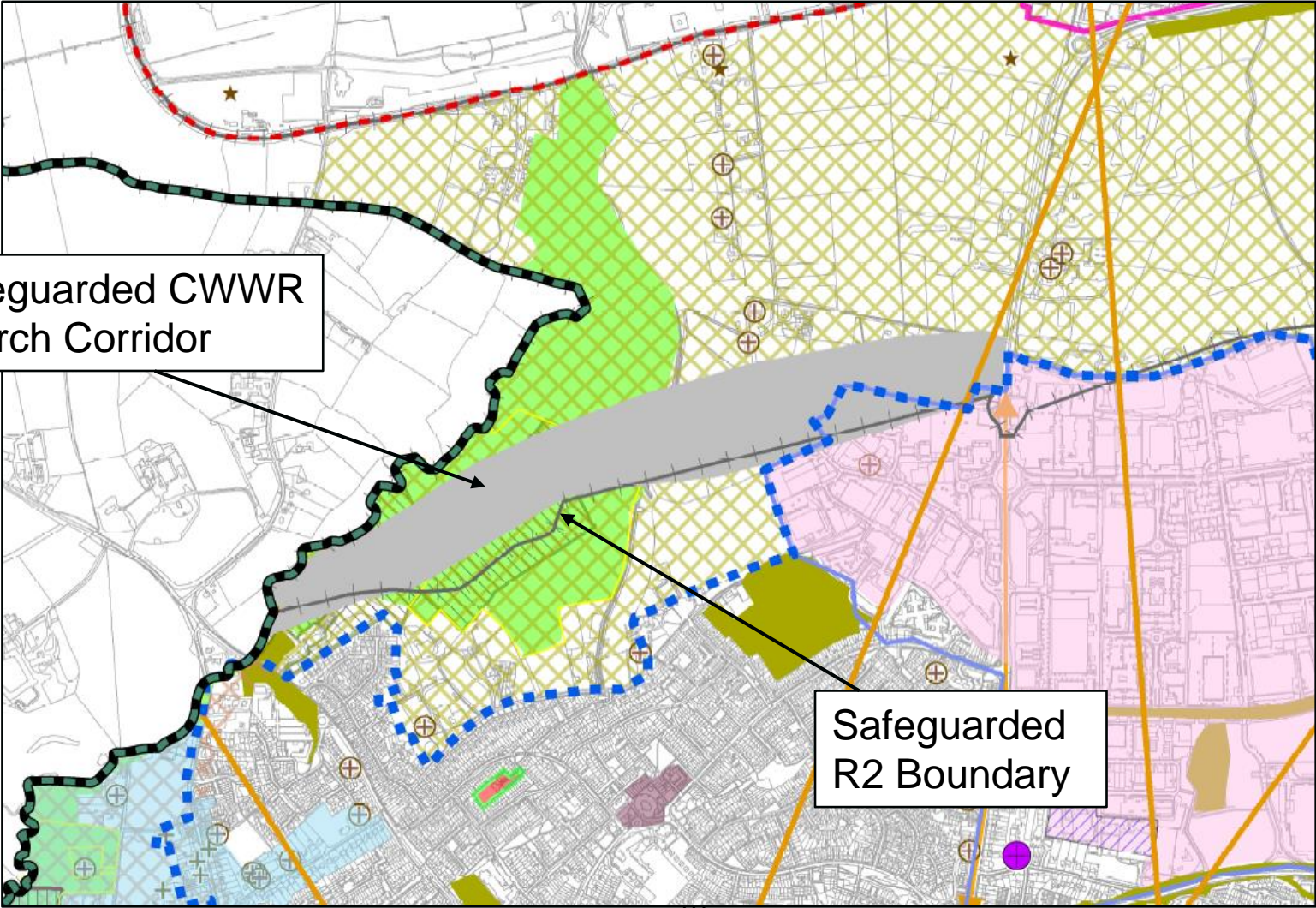
Search Corridor for CWWR



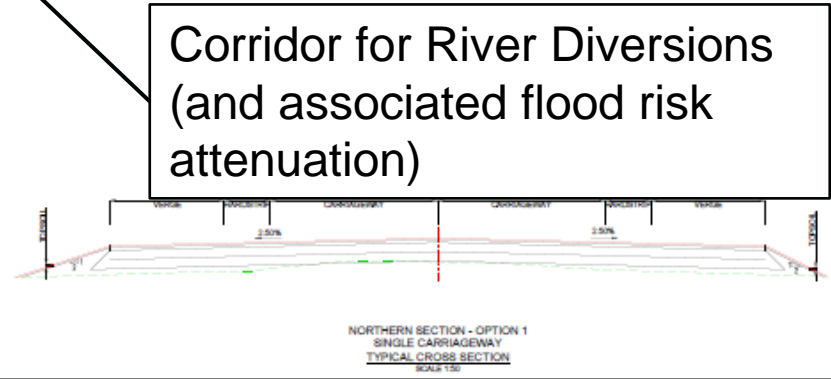
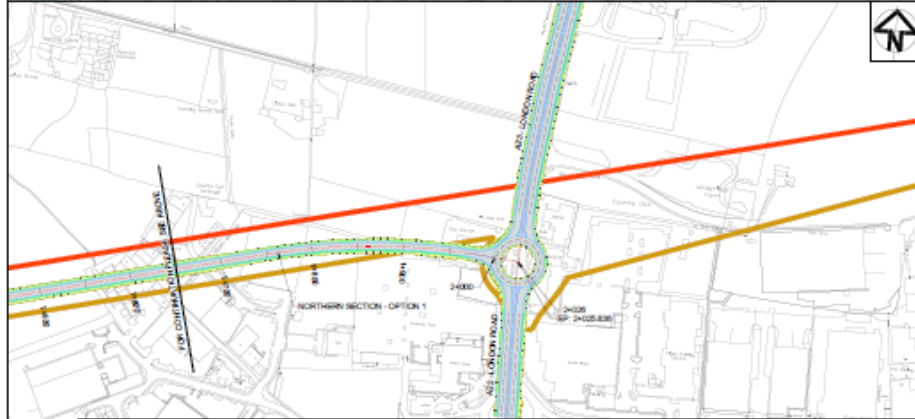
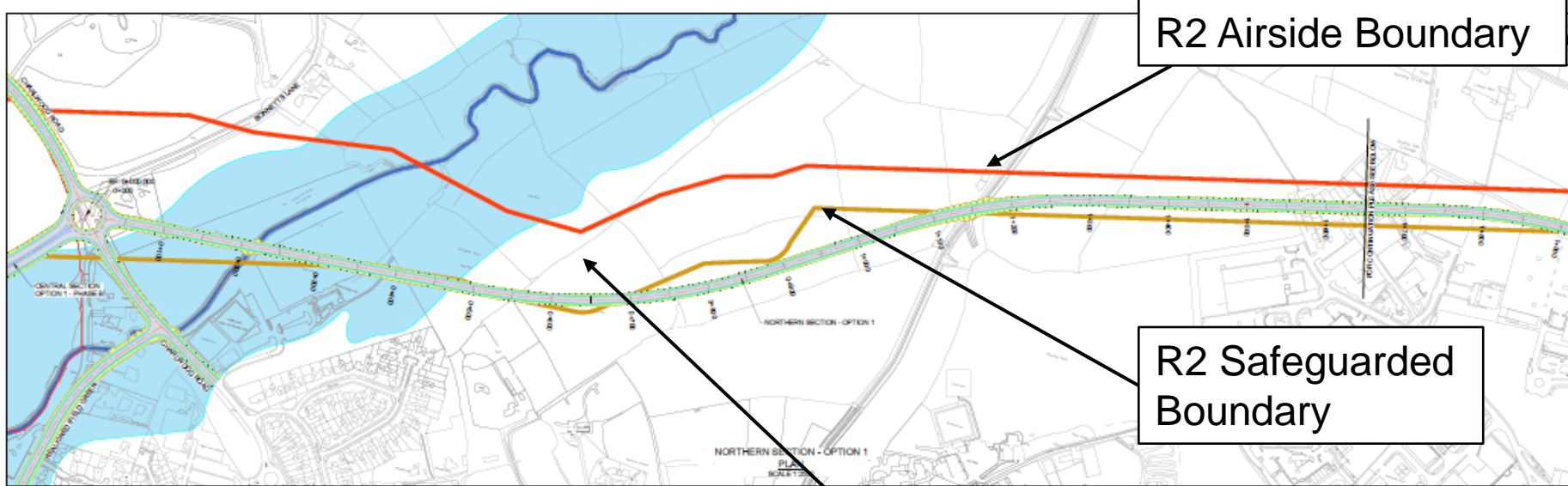
Crawley Western Relief Road Safeguarded Search Corridor)

Safeguarded CWWR Search Corridor

Safeguarded R2 Boundary



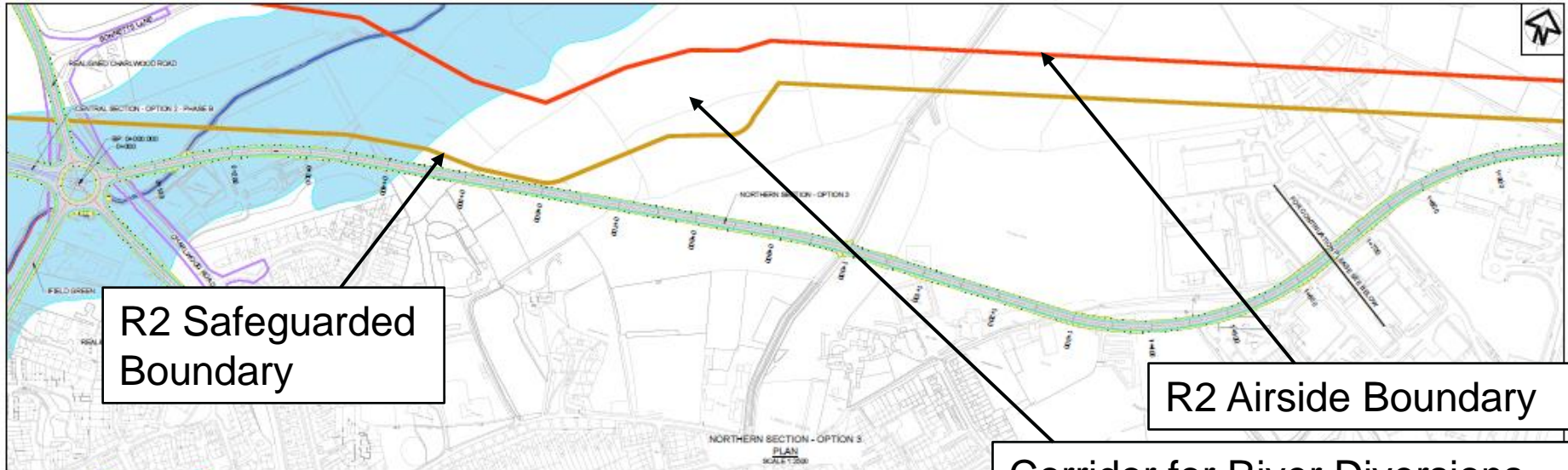
Homes England - CWRR Option 1 (Northernmost Option)



Safeguarded CWRR Search Corridor - no resemblance to HE Options

<p>LEGEND:</p> <p>PLAN:</p> <ul style="list-style-type: none"> ROAD CENTER LINE EXISTING DETAILS SAFEGUARDED BOUNDARY IN GATWICK R2 MASTERPLAN FENCELINE IN GATWICK MASTERPLAN HIGHWAY BOUNDARY HOMES ENGLAND LAND OWNERSHIP RIVER MILLS <p>SECTION:</p> <ul style="list-style-type: none"> PROPOSED GROUND EXISTING GROUND 		<p>NOTES:</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED THE BATHINGS SLOPES ARE PROPOSED TO BE 1:2 UNLESS OTHERWISE STATED 	<p>Client</p> <p>HOMES ENGLAND</p> <p>Client</p> <p>Company name 1 Company name 2 Address City</p>	<p>Activity Description</p> <p>FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION</p> <table border="1"> <tr> <td>Designer</td> <td>N. HILLMAN</td> <td>REVISED</td> </tr> <tr> <td>Checked</td> <td>C. JOYNS</td> <td>REVISED</td> </tr> <tr> <td>Approved</td> <td>S. GAMES</td> <td>REVISED</td> </tr> <tr> <td>Scale</td> <td>As shown</td> <td>DATE: A/C/D</td> </tr> <tr> <td>Original Scale</td> <td>A1</td> <td>DATE: C/S</td> </tr> <tr> <td>Submitter Code</td> <td>02</td> <td>Project Number: 10020728</td> </tr> </table>	Designer	N. HILLMAN	REVISED	Checked	C. JOYNS	REVISED	Approved	S. GAMES	REVISED	Scale	As shown	DATE: A/C/D	Original Scale	A1	DATE: C/S	Submitter Code	02	Project Number: 10020728	<p>PROJECT:</p> <p>LAND WEST OF IFIELD</p> <p>TITLE:</p> <p>NORTHERN SECTION OPTION 1 GENERAL ARRANGEMENT SHEET 01</p>	<p>ARCADIS</p> <p>Registered office: Arcadis House 24 York Way London E1 9AN</p> <p>Coordinating office: Arcadis House 24 York Way London, N1 4AG UK. Tel: +44 (0)20 7193 3000</p> <p>www.arcadis.com</p> <p>Drawing Number: 10020728-ARC-XX-GR-E-0043 Revision: IP01</p>
Designer	N. HILLMAN	REVISED																						
Checked	C. JOYNS	REVISED																						
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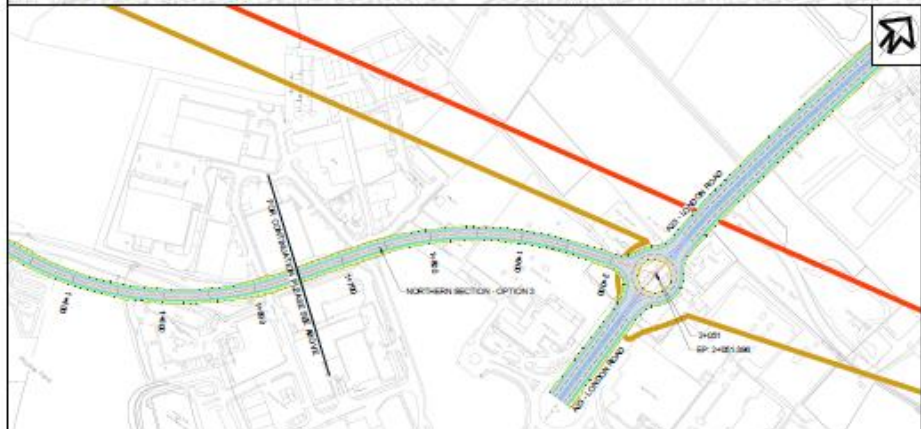
Homes England - CWRR Option 3 (Southernmost Option)



R2 Safeguarded Boundary

R2 Airside Boundary

Corridor for River Diversions (and associated flood risk attenuation)



NORTHERN SECTION - OPTION 3
SINGLE CARRIAGEWAY
TYPICAL CROSS SECTION
SCALE 1:50

Safeguarded CWRR Search Corridor - no resemblance to HE Options

NO	REVISED	DATE	BY	CHKD	APPD
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

LEGEND:

PLAN:

- ROAD CENTER LINE
- EXISTING DETAILS
- SAFEGUARDING BOUNDARY IN GATWICK R2 MASTERPLAN
- CONCRETE IN
- CENTRAL RESERVE
- GATWICK MASTERPLAN
- ROADWAY BOUNDARY
- HOMES ENGLAND LAND OWNERSHIP
- RIVER MOLS

SECTION:

- PROPOSED GROUND
- EXISTING GROUND

NOTES:

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED
- THE SAFEGUARDING BOUNDARIES ARE PROPOSED TO BE 1:2 UNLESS OTHERWISE STATED.

Client

HOMES ENGLAND

Client

Company Name 1
Company Name 2
Address
City and postcode
Phone +44 (0)20 800 00 00
Fax +44 (0)20 800 00 00
Email client@he.com
www.he.com

Site
Address
City

For Information

NOT TO BE USED FOR CONSTRUCTION

Drawn	By	Checked	By	Approved	By	Scale	As Issued	Date	ACD
5/10/2018	BRV/18	5/10/2018	BRV/18	5/10/2018	BRV/18	1:1000			
5/10/2018	BRV/18	5/10/2018	BRV/18	5/10/2018	BRV/18	1:1000			
5/10/2018	BRV/18	5/10/2018	BRV/18	5/10/2018	BRV/18	1:1000			
5/10/2018	BRV/18	5/10/2018	BRV/18	5/10/2018	BRV/18	1:1000			
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PROJECT:

LAND WEST OF IFIELD

TITLE:

NORTHERN SECTION
OPTION 3
GENERAL ARRANGEMENT
SHEET 01

ARCADIS



Registered office: Arcadis House, 24 York Way, London, N1 1AB, UK
Coordinating office: Arcadis House, 24 York Way, London, N1 1AB, UK
Tel: +44 (0)20 700 3000

www.arcadis.com

Drawing Number: 10020728-ARCADIS-HOMES-ENG-0048
Revision: P01

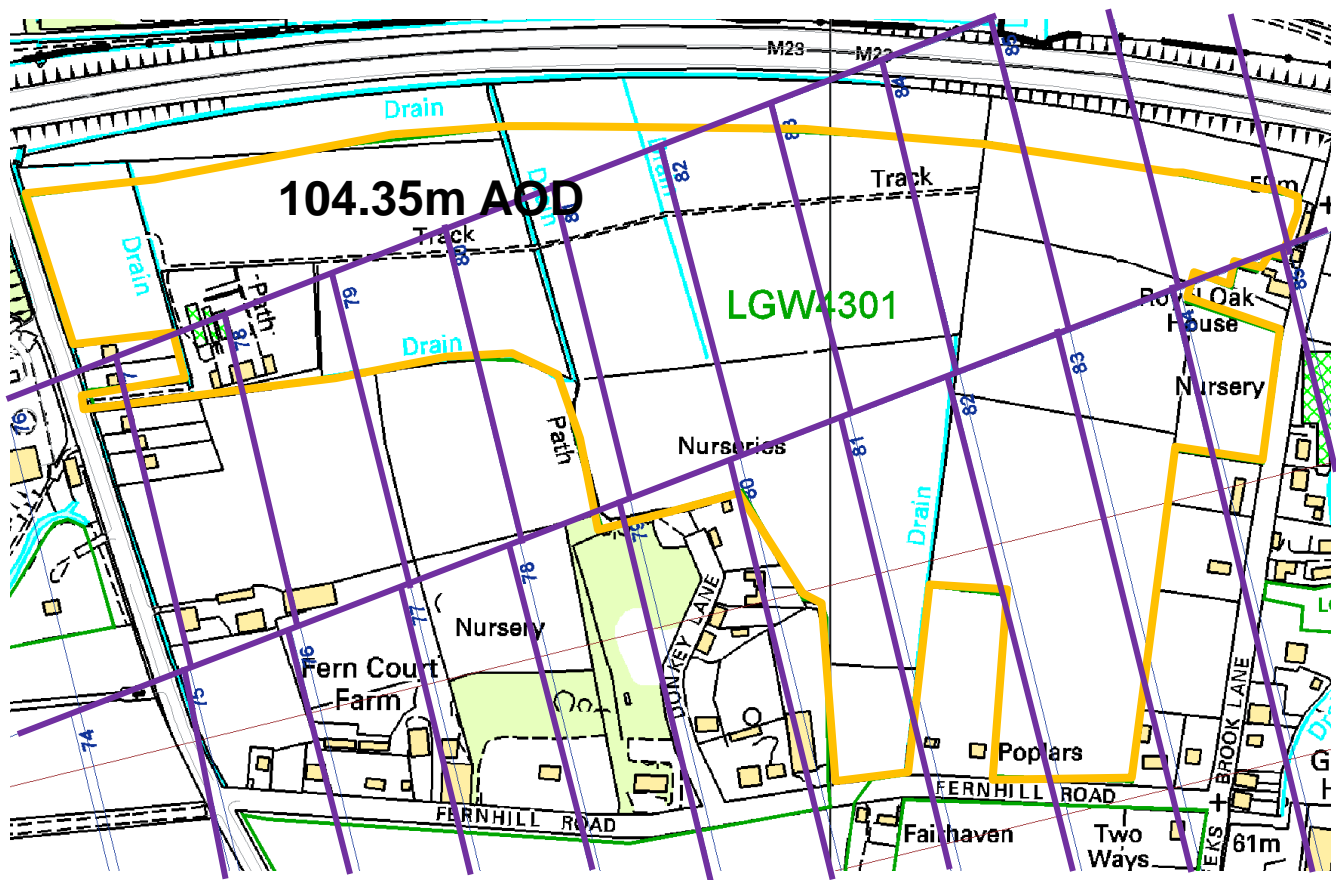
Aerodrome Safeguarding Surfaces



-  08R/26L Type A
-  08L/26R Type A

All Heights Shown in
Metres AOD

Existing
ground level
across the GG
site is c 60m
AOD



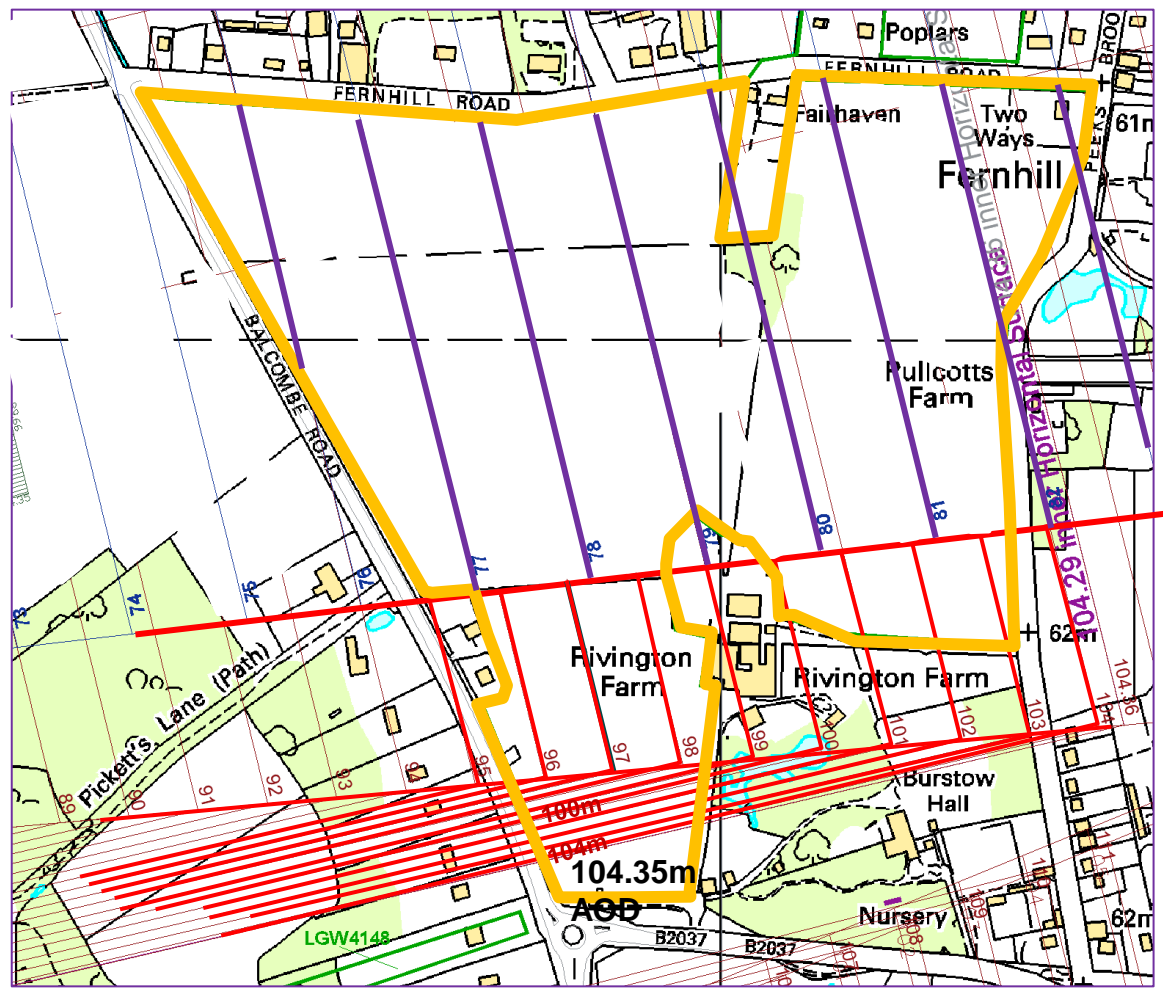
Strategic Employment Area – North Site – LGW4301



-  08R/26L Type A
-  08R/26L APPS
-  26L TRANS

All Heights Shown in Metres AOD

Existing ground level across the GG site is c 60m AOD

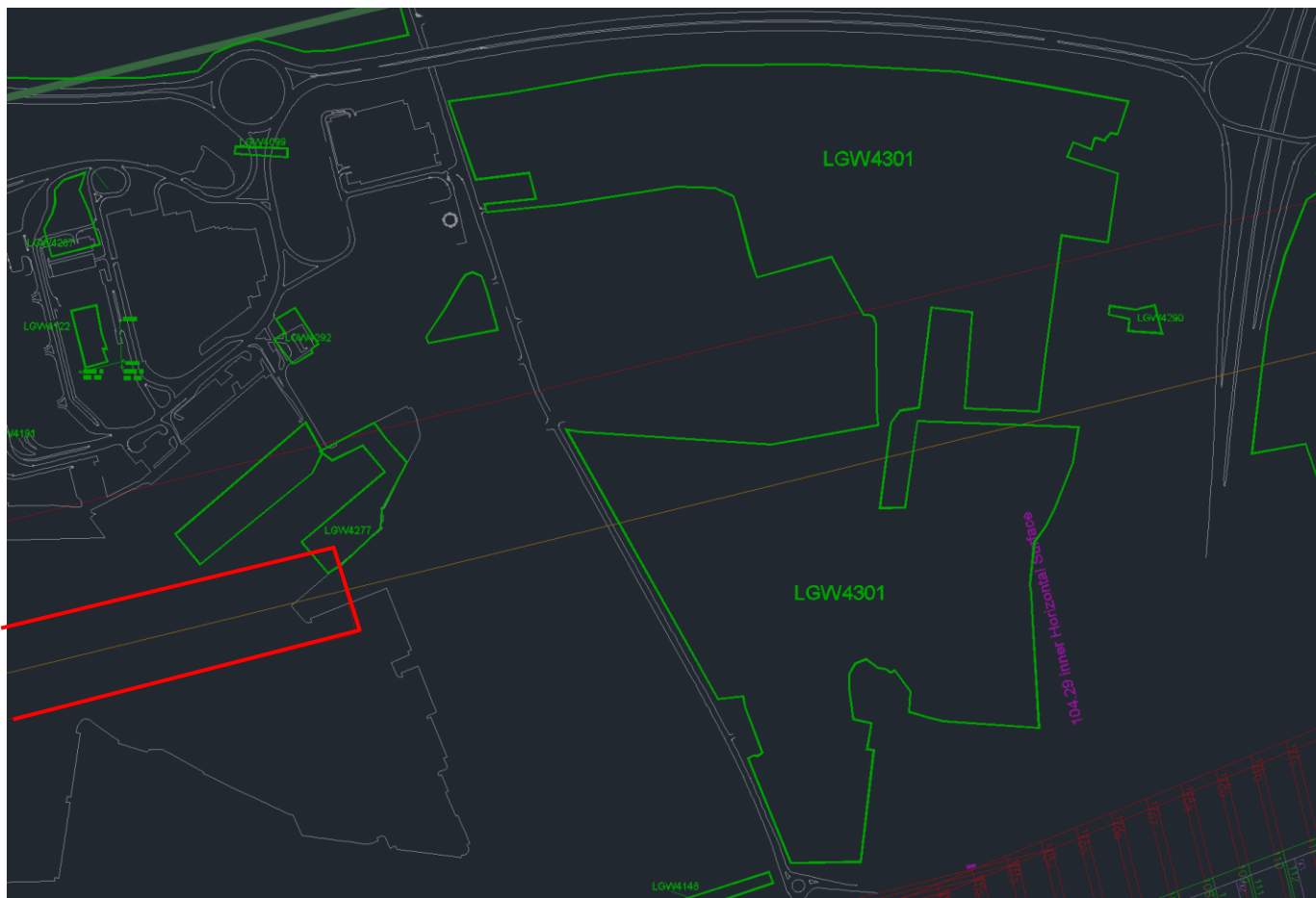


Strategic Employment Area – South Site – LGW4301





Approach
Lights Plane



Strategic Employment Area – LGW4301

