



Crawley

Local Plan

Ref No:

Office use only

Crawley Local Plan Main Modifications Representation

Please return your completed representation form to Crawley Borough Council.

Representations can be made via this form and emailed to strategic.planning@ Crawley.gov.uk or sent via post to: Local Plan Consultation, Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, RH10 1UZ. Alternatively, representations can be made online using the [eform](#) which allows attachments of documents.

This form has two parts:

PART A – Personal details

By law, representations cannot be made anonymously. All representations will be published alongside your name, company name (if applicable), and your client's name/company (if applicable). The Council will use the information you submit to assist with formulating planning policy.

Further information about Data Protection Rights in line with the provisions of the General Data Protection Regulations and Data Protection Act 2018, for example, how to contact the Data Protection Officer, how long information is held or how we process your personal information can be found at www.crawley.gov.uk/privacy. Specific reference to the Local Plan and planning policy related public consultation can be found [here](#).

PART B – Your representation

Please fill in a separate sheet for each representation you wish to make. You may submit multiple "PART B" sections with a single "PART A" completed.

PART A – Personal details

Please ensure that you complete all fields in 1. If a planning agent is appointed, please enter the Title, Name and Organisation in 1, and complete the full contact details of the agent in 2.

	1. Personal details	2. Agent's details
Title:		Mr
First name:		Michael
Surname:		Rees
Organisation:		LRM Planning
Address line 1:		22 Cathedral Road

Address line 2:		
Town/city:		Cardiff
Postcode:		CF11 9LJ
Telephone:		07788277150
Email:		michaelrees@lrmpanning.com

PART B – Your representation

3. Please tick the document that you would like to make a representation on:

- Crawley Borough Local Plan Main Modifications
- Crawley Borough Local Plan Map Main Modifications
- Crawley Borough Sustainability Appraisal Main Modifications
- Habitats Regulation Assessment Report

4. Which Main Modification does this representation relate to? (Required)

Modification Reference Number :

13,14,15,17

5. Which Paragraph / Policy of the Local Plan does this representation relate to?

Local Plan
Page number:

Policy /
Paragraph:

6. Do you consider the Main Modification to be: (Please tick)

5.1. Legally compliant?

Yes

No

5.2. Sound?

Yes

No

7. Please give details explaining your response to 5.1 or 5.2 below. Please be as clear as possible.

Please refer to attached representation

If required, please continue your response on an additional piece of paper and securely attach it to this response

- 8. Please set out what modification(s) you consider necessary to resolve the issues you have identified above. You need to state why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to suggest how the wording of any policy or text should be revised. Please be as clear as possible. Any non-compliance with the duty to co-operate is incapable of modification at examination.**

Please refer to attached representation

If required, please continue your response on an additional piece of paper and securely attach it to this response

Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations.

9. Do you wish to be notified on future progress of the Crawley Borough Local Plan *(Please tick)*

No, I do not wish to be notified of
future progress

Yes, I wish to be notified of
future progress

If you would like to make a representation on another main modification of the Local Plan then please complete a separate PART B section of the form or securely attach an additional piece of paper. Hard copies of the representation form are available in the Town Hall.

Signature

Michael Rees

Date

25/3/24

CRAWLEY LOCAL PLAN 2024 – 2040 – MAIN MODIFICATIONS

MM13, MM14, MM16 and MM17

Response on behalf of WT Lamb Property (hereafter WT Lamb), the Dye Family and Elliott Metals/the Simmonds Family.

March 2024

1. Our clients object to the modifications in respect of policies EC1 and EC4.
2. HJA attended hearing sessions on behalf of W T Lamb (alongside LRM Planning) on 22nd and 23rd November 2023. These sessions dealt with Matter 4: Economic Growth within the Inspectors' Matters and Issues. Within their Local Plan consultation responses, as well as Examination Hearing Statements and oral evidence, HJA has consistently made the point that the provisions of the Crawley Borough Local Plan for employment development are insufficient, and the evidence fails to comply with the guidance on assessing economic needs set out within Planning Practice Guidance. In particular, they highlighted that the need for industrial and warehousing space is underserved. A number of other parties at the hearing sessions made the same, or very similar, points.

Inspectors' response

3. Paragraph 7 of the Inspectors' letter acknowledges that on the basis of the alternative evidence on the need/demand for logistics and distribution uses, the plan needs to be modified to be more positively prepared. The letter notes that "the principal way to do this would be a more positive approach to the 44ha of allocated strategically employment land at Gatwick Green (Policy EC4)".
4. In the first instance, we welcome the Inspectors' acknowledgment that the plan, as submitted was not positively prepared.

Relying on minimum provision is inadequate

5. Paragraph 7 also considers the use of the term 'minimum' within policy EC1. It notes that the stated employment land provision "must be regarded as a minimum and the plan must provide for sufficient flexibility given the significance of Crawley to the wider Gatwick Diamond economy".
6. We continue to have major concerns that the proposed modifications will not provide the sufficient flexibility required. Whilst there may be downside risk, particularly for office-based uses as a result of the Covid-19 pandemic, there is no robust consideration of what upside flexibility may be required, particularly for industrial and logistics uses.
7. Paragraph 8 proposes a slight revision to the residual employment land requirement to 17.93ha. Our previous submissions, evidencing that this level of provision significantly under-represents need, as endorsed by the Inspectors at paragraph 7, remain. This proposed modification does nothing to address the market signals evidence. Without taking an evidence-based view of upside potential it is not possible to have any confidence that utilising the balance of land allocated at Gatwick Green through policy EC4 (as proposed) is in any way sufficient. Our previously submitted evidence clearly suggests it is not. On this basis there remains considerable risk to the continued economic success of Crawley, and therefore the wider Gatwick Diamond.
8. Further, paragraph 19 creates further uncertainty with no clarity on the ultimate net developable area of the EC4 Gatwick Green allocation. It is noted that it will be less than 44ha, but more than 17.93ha. Any flexibility can therefore be considered to be less than 26.07ha, but how much below is not

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articulated. Under any circumstances we can assume a proportion of the total is lost in order to provide access roads, landscaping, surface water attenuation and other infrastructure (e.g. power).

9. Logistics development can be land hungry. Typically, development plots achieve 40-50% site coverage. On this basis a plot of 3-5ha would be considered 'small', a plot of 5-10ha 'medium' and 10-20ha 'large'. To meet the needs of a 16-year plan period, the Gatwick Green site will have capacity to accommodate only a handful of medium sized projects. By comparison, employment land provision close to other English airports include 60+ha at Stansted Northside, 160ha across the Luton Airport Enterprise Zone and 75+ha in close proximity to Exeter Airport. None of these airports achieve passenger numbers close to Gatwick's level.
10. Whilst the 'principal way' the Plan can be modified will be to unlock more of the Gatwick Green site identified in the plan, a further adjustment to expand the site across the Fernlands site should also be made to increase overall capacity and ensure comprehensive masterplanning. This will also provide flexibility to enable a range of plot sizes.

Other Issues

11. It is clear that there is significant unmet housing needs (paragraph 4). What remains unclear is how the economic needs associated with this unmet housing need are to be met. Whilst housing may be provided in adjacent districts the role of Crawley as the sub-regional economic hub means the economic and employment needs need to be considered properly as part of the Crawley Borough Local Plan and this does not appear to be fully acknowledged.
12. Paragraph 12 of the Inspectors' letter highlights the potential for 35ha of existing employment uses to be displaced by a second wide-spaced runway at Gatwick Airport. Whilst we await the Inspectors' report, which promises to address this, there can be no assumption the provisions of EC1 and EC4 can meet this need and clearly suggest additional provisions would be required. From an operational perspective any such provisions for this displaced activity should be in close proximity to the existing uses to minimise disruption and reduce any risk of loss from the area.

CONCLUSION AND REQUIRED CHANGES IN RESPECT OF THE MODIFICATIONS TO THE PLAN TO MAKE IT SOUND

13. In order to make the plan sound, as a minimum the following amendment to Policy EC1 is required as set out previously.

Strategic Policy EC1: Sustainable Economic Growth

Crawley's role as the key economic driver for the Coastal to Capital and Gatwick Diamond areas will be protected and enhanced. Suitable opportunities are identified within the borough to enable existing and new businesses to grow and prosper.

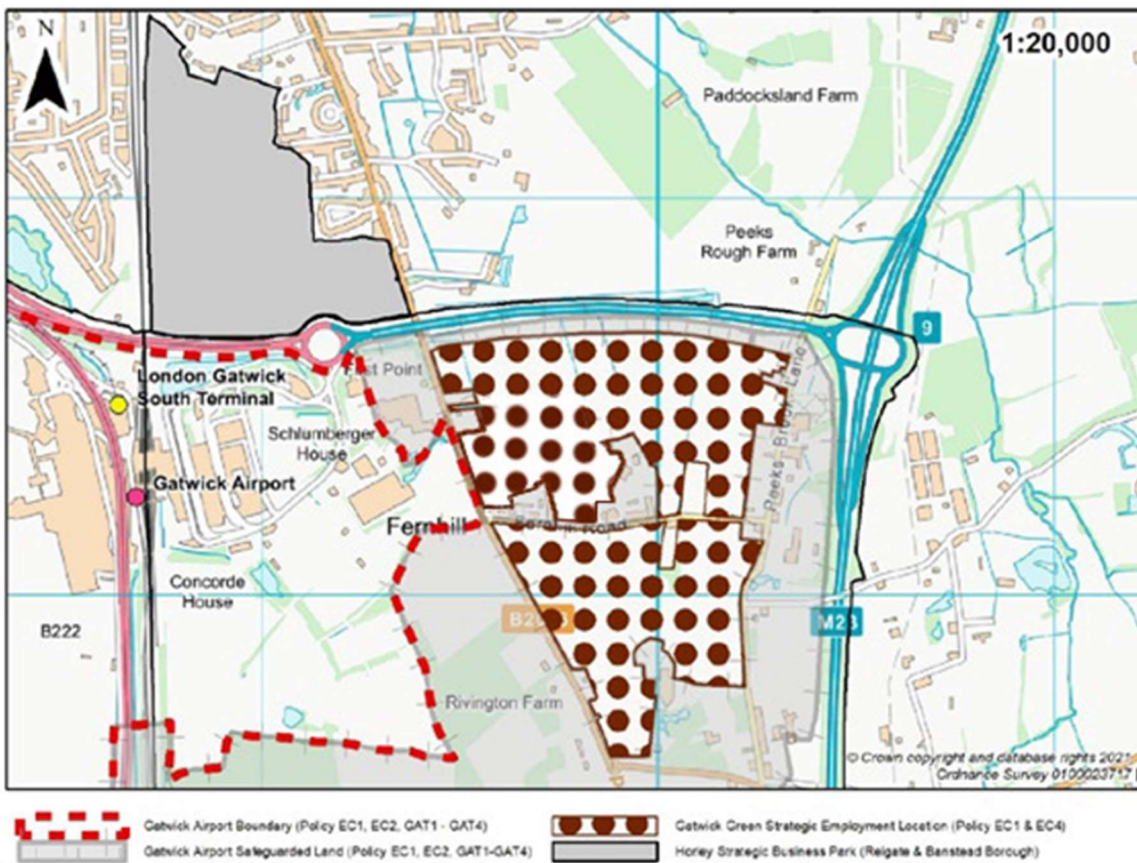
There is need for a minimum of 48 hectares new business land in the borough which, taking off the opportunities identified in the Employment Land Trajectory, results in an outstanding requirement for a minimum 34ha industrial and warehousing land over the period to 2040.

Crawley's recognised economic role and function will be maintained and enhanced through:

- i) Building upon and protecting the established role of Manor Royal as the key mixed business location for Crawley at the heart of the Gatwick Diamond and Coast to Capital areas;*
- ii) Ensuring that the borough's Main Employment Areas are protected as locations for sustainable economic growth;*
- iii) Encouraging the redevelopment and intensification of under-utilised sites in Main Employment Areas for employment use;*
- iv) Supporting small extensions to Manor Royal, outside of safeguarding, where this would deliver additional business land, and can be achieved in a manner that is consistent with other Local Plan policies; and*

v) *Allocation of an industrial-led Strategic Employment Location at Gatwick Green, on land east of Balcombe Road and south of the M23 spur*

14. Further, as we have indicated we are supportive of the allocation of Gatwick Green as a strategic employment allocation under policy EC4. However, as set out in our representations in respect of Policy EC1 we consider that there is an under estimation of the amount of land requirement for employment purposes during the plan period. We have set out the change in respect of the strategic policy that we believe is required in order to make the plan sound in particular it requires that a minimum of 34ha of employment land is required over the course of the Plan period.
15. Our clients reiterate that they would be happy to work with TWG and the Council in order to ensure a comprehensive approach to the master planning of the site. In this regard they would be willing to enter into a Statement of Common Ground with TWG to confirm their commitment to joint working, collaboration and delivery.
16. It is considered therefore that in order to make the plan sound, two changes are required.
1. The proposals map for Policy EC4 should be redrawn as below to include land within our clients control:



2. The policy wording of Strategic Policy EC4: Strategic Employment Location should be amended under the heading “Employment Uses” to read:

- a. *provide as a minimum 34ha of new industrial land and warehousing land including for B8 storage and distribution along with smaller scale general industrial land to meet local needs, demonstrating through appropriate evidence the justification for any further industrial floorspace beyond this amount;*
- b. *justify any limited complementary ancillary uses such as office floorspace, small-scale convenience retail and small-scale leisure facilities that would support the principal industrial-led storage and distribution function.*

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20, 21

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Signature

Michael Rees

Date

25/3/24

CRAWLEY LOCAL PLAN 2024 – 2040 – MAIN MODIFICATIONS

MM20 and MM21

Response on behalf of WT Lamb Property (hereafter WT Lamb), the Dye Family and Elliott Metals/the Simmonds Family.

March 2024

1. Our clients object to the modifications in respect of policy GAT 2.
2. LRM Planning attended hearing sessions on behalf of W T Lamb (alongside HJA) on 22nd and 23rd November 2023. Matter 5 Issue 2 dealt with safeguarded land. Within our Local Plan consultation responses, as well as Examination Hearing Statements and oral evidence, we have consistently raised concerns about the soundness of the approach to safeguarding and the practical effects of left over parcels of land on the proper and comprehensive master planning of the area alongside the insufficient employment land proposed initially and now within the proposed modifications. It is now apparent that the left over pieces of land do not serve a purpose either in respect of Gatwick Green (and meeting the significant unmet employment needs) or in respect of Gatwick Airport (who confirmed at the examination hearings that left over “slithers” of land were of little use to them).
3. Indeed, the Council were explicitly clear in their evidence presented at the examination with regards to the test required to be passed in order to designate land to be safeguarded, they stated (via Mr David Forsdick KC) that:

“any land that is going to be safeguarded has got to be shown by robust evidence to be potentially critical to the delivery of the nationally important infrastructure”.
4. Mr Forsdick KC immediately followed that statement with his own qualification that:

“It’s a very high test.”
5. It follows that if any area of land is to remain safeguarded, it must meet this very high test at this stage.
6. This is not the case, at the examination hearing, Mr Norwood on behalf of Gatwick Airport confirms that
“the size and shape of the site wouldn’t have any relationship at all with the existing airport today....leaving slithers of land isn’t an efficient use of land and it’s not really a sustainable use of land as well.”
7. It is apparent that the leftover / residual parts of safeguarded land to the east of Balcombe Road do not meet the **“very high test”** for safeguarded land that the Council set out in evidence at the examination hearing and no new evidence is provided in response to the Gatwick stated position. This was confirmed in the verbal evidence presented at the Examination, it follows that the Plan can not support the retention of the “slithers” of land on the other side of Balcombe Road. Indeed, this is now a restricted employment site alongside left over pieces of land that Gatwick Airport stated at the examination is not an efficient use of land.

CONCLUSION AND REQUIRED CHANGES IN RESPECT OF THE MODIFICATIONS TO THE PLAN TO MAKE IT SOUND

8. For the reasons set out herein, the current approach to safeguarding is not based on robust evidence to meet the very high test stated by the Council.

9. Accordingly, in order to provide a comprehensive approach to the delivery of the full level of employment land need, our clients land holdings should be included in the Gatwick Green allocation in order to meet employment needs and accordingly, the area for safeguarding should be redrawn either as below or alternatively to remove all of the land to the east of Balcombe Road.

