

Local Plan modifications representation

FPLPM598897295

Crawley Local Plan

Part A personal details

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Has a planning agent been appointed?	No

Part B your representation

Which document would you like to make a representation on?	Crawley Borough Local Plan Main Modifications
Enter the Main Modification reference number that this representation relates to	GAT
Which policy or paragraph in the Local Plan does this representation relate to?	Policy
Please give details using the Schedule of Main Modifications	GAT2
Legally compliant?	No
Sound?	No
Please give details explaining your response	see attachment
Please set out what modification(s) you consider necessary to resolve the issues you have identified above	amendments to policy IN LINE with the Inspectors recommendation's.
Upload any supporting documentation or files	Main Mods Consultation Response.pdf,Main Mods Consultation Response.pdf
Form submitted by:	Ms. Mandip Malhotra on 23/03/2024

Your Ref: REP 127 (2021) Arora Group Policy GAT2

Further to the published Main Modifications to the Crawley Local Plan, it is noted that whilst the Inspectors have recommended changes to GAT2 to provide clarity/remove ambiguity, no changes have been proposed in the main modifications that are being consulted upon.

Objection is therefore raised that insufficient modifications have been made to GAT2. The current drafting of GAT2 does not accord with the Inspectors recommendations.

Set out below is a summary of the objections to the currently draft of Policy GAT2.

Policy GAT2

- It remains our opinion that the changes do not take account of the Inspectors comments and fail to provide sufficient clarity;
- Safeguarding around Gatwick has been in place since 2007 and the land within this zone has been effectively sterilised for some 16 years. It is for this reason that even CBC have looked to release 'Gatwick Green' to meet the Boroughs employment needs. To this end, the rigidity of safeguarding policies are unduly constraining the ability of the Borough to meet its strategic goals. Greater flexibility to allow the optimisation of the existing commercial sites in the safeguarding area should now be incorporated into Policy GAT2. The uncertainty around aviation at a national level should not be allowed to constrain development until 2040, which is the current plan period. That would lead to 33 years that swathes of the Borough have been unduly restricted.
- Furthermore, whilst it is noted that Policy GAT2 specifically seeks to prohibit the redevelopment of existing employment sites within the safeguarded zone, it is considered that there should be scope for some form of redevelopment if, for example, the resultant development does not significantly intensify or increase the scale of development. This, in turn, would allow some forms of redevelopment for existing employment sites without adding constraints or increasing the costs or complexity of delivering the second runway.
- The wording put forward in the Main Modifications mirrors that of the Dec 23 consultation and has failed to take on board the comments set out in the Inspectors report. The current policy wording could be open to misinterpretation, especially if the text were challenged. The terms 'minor [building works]' could be referring to the definition within the DMPO or the more subjective approach of proportionate to the size of the host building. The term 'small scale [extensions and refurbishments]' when discussed in the context of an employment building, which often have large floor areas/volumes is also open to abuse. An alternative approach, offering certainty for both CBC and applicants could be to offer a quantifiable approach such as '30%' or an alternative approach such as Floor Area Ratio (FAR). Similarly, 'significant intensification or significant increase in the scale of development' in the final part of para 2 of Policy GAT2 can be exploited, a large extension to a warehouse may not lead to significant intensification, whereas a small extension to a dense employment user, such as an office could have a greater intensity of use and only a result in a minor increase in the scale of development.
- Turning to paragraph 10.19, the term 'similar footprint' should be deleted from the supporting text. The air safeguarding restrictions in the safeguarding area will offer

limited (if any) opportunity for upward extension therefore permissible extensions will always alter the footprint of any given building.

- We are raising these matters today not to frustrate the process but to ask for clarity and to avoid lengthy case law debates following adoption of the Local Plan.

Please can you advise when the amended wording of Policy GAT2 will be consulted upon?