

# Crawley 2037

Draft Crawley Borough Local Plan 2021 – 2037

June 2021

---

Regulation 19 Consultation

Representation on behalf of the Wilky Group



**GatwickGreen**

WHERE THE FUTURE WORKS

**Crawley: A Vision**

June 2021



# Crawley

Local Plan

Ref No:

Office use only

## Crawley Submission draft Local Plan Representation

Please return your completed representation form to Crawley Borough Council  
by 5pm on 17 February 2021.

Representations can be made via this form and emailed to [strategic.planning@ Crawley.gov.uk](mailto: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](http://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:	Ms	Mr
First name:	Sally	Simon
Surname:	Fish	Fife
Organisation:	Wilky Group	Savills
Address line 1:	Fetcham Park	Wessex House

Address line 2:	Lower Road	Priors Walk
Town/city:	Leatherhead	Wimborne
Postcode:	KT22 9HD	BH21 1PB
Telephone:	01483 230320	01202 856912
Email:	Sally.fish@Wilky.co.uk	sfife@savills.com

## PART B – Your representation

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

- Crawley submission Local Plan
- Crawley submission Local Plan Map
- Crawley submission Sustainability Appraisal
- Habitats Regulation Assessment Screening Report

### 4. Which part of the Local Plan does this representation relate to?

Paragraph:		Policy:		Other:	Vision
------------	--	---------	--	--------	--------

### 5. Do you consider the Local Plan to be: (Please tick)

- |   |   |                             |
|---|---|-----------------------------|
| 5.1. Legally compliant?                     | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 5.2. Sound?                                 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 5.3. Compliant with the duty to co-operate? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

### 6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

Please see response attached

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

### 7. 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.

N/A

*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. **After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues s/he identifies for examination.**

**8. If your representation is seeking a modification, do you consider it necessary to participate in the public examination hearings? (Please tick)**

No, I do not wish to participate in the examination hearings

Yes, I wish to participate in the examination hearings

**9. If you wish to participate in the public examination hearings, please outline why you consider this to be necessary:**

The Planning Inspectorate's procedure guide for Local Plan Examinations (Feb 2021) states at para 3.14 that where a representor supports a policy, the LPA has the discretion to include that representor as part of its team at the Hearings. On this basis, TWG could attend the Hearings, if requested by Crawley Borough Council.

*The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.*

If you would like to make a representation on another policy or part of the Local Plan then please complete a separate PART B section of the form or securely attach an additional piece of paper. Copies of the representation form can also be downloaded from the council's website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

**Signature**



**Date**

29/06/2021

**Draft Crawley Borough Local Plan 2021 - 2037  
January 2021**

**Regulation 19 Consultation**

**Representation on behalf of the Wilky Group**

**Crawley: A Vision**

**June 2021**



## 1.0 Introduction

- 1.1 This representation is submitted on behalf of The Wilky Group (TWG), which has a long-standing interest in the promotion of strategic employment land within the Crawley Borough Council (CBC) area. This representation relates to the Vision for Crawley continued in the draft Crawley Borough Local Plan, 2021 (DCBLP).
- 1.2 TWG owns about 48 ha (119 acres) of land east of Gatwick Airport. The land has been promoted by TWG as a strategic employment opportunity known as Gatwick Green (the Site). The Site is proposed for allocation as a Strategic Employment Location (SEL) of 47 ha (116 acres) in the DCBLP under Strategic Policy EC4 as a comprehensive industrial-led development of predominantly storage and distribution uses under use class B8.
- 1.3 This representation outlines TWG's strong support for the Vision for Crawley (DCBLP, page 17) and outlines its vision for Gatwick Green and how this will play a significant role in advancing the Vision for the town. The representation therefore focuses on that part of the Vision related to 'Improving Job Opportunities and Developing the Local Economy; Economic Growth and Social Mobility'.

## 2.0 Crawley: A Vision

- 2.1 The DCBLP Vision is for Crawley to be a modern, vibrant and sustainable town with strong and diverse communities and sustainable economic growth to make a place that people enjoy and want to live, work and visit. There are five key themes to the Vision relating to ensuring high-quality leisure and cultural facilities to support health and wellbeing; creating strong and diverse communities; improving job opportunities and developing the local economy to foster social mobility; delivering housing to meet local needs and reduce homelessness, and protecting the environment. In relation to the economy, the Vision provides a blueprint for a socially-sustainable, healthy and inclusive community in Crawley in line with the advice in the National Planning Policy Framework (NPPF) and which underpins the policies in the Plan.
- 2.2 The Vision sets out a forward thinking and ambitious prospectus for Crawley over the next 17 years. The key elements for the economy for Crawley are to (Savills emphasis):
  - Strive to be the premier town between London and the South Coast providing jobs and learning opportunities and a leisure and cultural offer that is attractive to residents and visitors.
  - Be an economic leader with a diverse, resilient and productive economy that meets local needs and supports the prosperity of the region.

- Have an environment that supports and encourages new and established businesses to grow and flourish, supported by the necessary infrastructure.
- Be the first choice of business location for domestic and international markets.
- Enable the community to benefit from access to high value and sustainable economic growth through thriving innovation, entrepreneurship and advanced technologies.
- Create additional jobs across a diverse range of sectors, supported by learning and development opportunities.
- Redevelop / revitalise the Town Centre and Manor Royal Business District.
- Identify land for a new industrial-led Strategic Employment Location to reinforce the status of Crawley as the place to do business in the South East.

2.3 TWG fully supports the Vision for Crawley and all the above elements aimed at delivering a vibrant and world-class business location that also complements and supports the recovery and growth of the UK's second largest airport at Gatwick. In addition to the policies on Economic Growth in the DCBLP, the Council is advancing its Vision for the town by putting in place a number of important initiatives – these include the regeneration of the Manor Royal Business District and the revitalisation of the Town Centre. These are key areas of investment to raise the quality of these key business quarters and will be supported by ambitious plans to improve the town's walking, cycling, bus and telecommunications infrastructure.

2.4 Whilst these initiatives will significantly enhance the quality of the business environment and related communication networks, the scope to expand and diversify the local economy has in the past been limited by the lack of any significant employment allocations, specifically of a strategy scale in a highly sustainable location. Overcoming this constraint has been a key objective for the Council, the importance of which was emphasised by the Planning Inspector at the Advisory Panel in April 2020. The Council's response has been both proactive and positive by allocating 47 ha for an industrial-led Strategic Employment Location (SEL) at Gatwick Green east of the Airport.

2.5 Gatwick Green, therefore, represents a critical part of the Council's Vision for Crawley with the ability to deliver on a range of critical success factors within the Vision.



Gatwick**Green**

WHERE THE FUTURE WORKS



GatwickGreen

# Where the Future Works

Welcome To Gatwick Green  
Capacity To Deliver  
For Growth & Recovery  
Sustainability Matters  
Better Together  
Perfectly Located



WHERE THE FUTURE WORKS

# Welcome to Gatwick Green

**One of the most significant commercial developments in the South East, Gatwick Green will be a brand-new logistics hub designed with the future in mind.**

A timely catalyst for diversification, investment and economic growth, Gatwick Green offers a unique opportunity for Crawley and the wider region; one that is perfectly placed to help power recovery with a next generation of logistics infrastructure, jobs, and training.



On the doorstep of Crawley and the UK's second largest airport, Gatwick Green will be a pioneering and sustainable place that offers forward-thinking occupiers and their staff a scale of brand-new logistics property and employment opportunities unavailable elsewhere south of the M25.

Its strategic location also offers both domestic and international businesses an exceptional quality of multi-modal connectivity, as well as direct access to a wide range of local skills and talent.

Designed to complement and enhance neighbouring economic anchors in and around Crawley, Gatwick Green will provide the essential foundations on which more productive, prosperous, and sustainable communities can be built.

Gatwick Green is being delivered by an experienced team whose long-term investment in the site, and record of successful property development and innovation across the UK, demonstrates their dedication to creating a brand-new place that will play a crucial role in Crawley's future success.



**47**  
hectares allocated



**2,000+**  
new jobs



**24.1**  
hectares (minimum)



**£79m+**  
GVA per annum



**77,800+**  
(GIA) sq m total floor space



**£55 million**  
business rates over 20 years



# Capacity to Deliver

With the pandemic reinforcing the growing importance of the logistics sector to the U.K. economy, market evidence demonstrates there is continued and strong demand for a scale and quality of prime logistics space currently unavailable in Crawley and the wider region.



This lack of available supply, developable strategic sites of scale and current safeguarding restrictions, all mean this significant occupier demand is a lost opportunity for the local economy. Uniquely placed to meet this demand is Gatwick Green, which provides the perfect blank canvas upon which the increasing need for high-specification, sustainable and hyper-connected logistics infrastructure can be met.

Sitting outside the Greenbelt and offering an unconstrained quantum of shovel-ready opportunities, Gatwick Green is an early-mover that has the capacity to deliver over 77,800 (GIA) sq m of floor space and more than 2,000 jobs.



**630**

on and off-site construction jobs over 2 years

---



**£115 million**

estimated construction cost

---



**£30 million**

(GVA) generated during construction

---



**£127,000**

social value of apprenticeships during construction

---



# For Growth & Recovery

**Gatwick Green is part of a wider solution for Crawley and the surrounding region. Not only will it complement and enhance neighbouring economic anchors, including Manor Royal, Crawley Town Centre and a recovering Gatwick Airport, it will help diversify the local economy and provide the necessary foundations on which a range of commercial, employment-focussed, facilities can be successfully delivered.**



Creating a minimum of 2,000 brand-new and well-paid logistics jobs within a high-growth sector, Gatwick Green will also open up the opportunity to reskill and upskill the local work force; helping address skills gaps and improving social mobility and inclusion in an area affected greatly by recent job losses.

The diverse business and employment activity planned on-site will also create a complementary offer to aviation, supporting future prosperity and resilience with little displacement for existing employers at Manor Royal and other industrial areas.



**1,470**

permanent on-site jobs (initial phase)

---



**1,290**

permanent on and off-site jobs for residents of Crawley

---



**£79 million**

GVA associated with the additional number of jobs per annum

---



**645**

director, management, professional and technical jobs up to £48,230

---



**454**

skilled trade occupations, process, plant, and machine operatives up to £31,712

---



**367**

admin, sales, service, and elementary occupations up to £26,891

---



WHERE THE FUTURE WORKS

# Sustainability Matters

Designed to support green growth and sustainable businesses, Gatwick Green will provide an exceptional quality of infrastructure and accommodation, all specified to achieve a BREEAM Excellent rating, as well as delivering Net Zero emissions and carbon neutrality by 2050.





WHERE THE FUTURE WORKS

# Better Together

**Gatwick Green is being delivered by The Wilky Group, and their team of industry experts, whose long-term investment in the site, and over 70-year track record of successful development and property innovation across the UK, demonstrates their dedication to creating brand new places that help fulfil the true potential of those they serve.**

The Wilky Group is committed to engaging with local authorities and key stakeholders to unlock the extraordinary potential at Gatwick Green, at a time when public and private sector collaboration had never been more needed to drive forward economic recovery and diversification.

Ready and able to promote the site for development, as part of achieving a long-term vision for the area, The Wilky Group and their professional team have the capability and experience to harness our collective ambition to deliver a 21st Century logistics hub for the benefit of Crawley and the wider region.



**£4.3 million**

business rates income per annum

---



**£55 million**

business rates income over 20 years

---



**£15.8 million**

corporation tax per annum

---



**£49 million**

private tax per annum

---



# Perfectly Located

**On the doorstep of Crawley town centre and the UK's second largest airport, Gatwick Green will offer both domestic and international businesses an exceptional quality of multi-modal connectivity, as well as direct access to a wide range of local skills and talent.**



## PERFECTLY LOCATED

One of the UK's best connected logistics hubs, Gatwick Green's strategic location will provide occupiers with seamless access to the M23 and wider M25 motorway network, as well as flights to over 230 international destinations.

Once complete, it will provide a truly unique opportunity for 21st Century businesses and their staff to prosper in a place where integrated transport networks, high-speed digital connectivity and futureproofed utilities come as standard.



### M23

adjacent to junction 9

---



### 15 mins

to Crawley Town Centre

---



### 27 mins

to London

---



### 2nd

largest airport in UK next door

---



### 230+

international flights from Gatwick

---



PERFECTLY LOCATED



For more information, please contact:

**Sally Fish BSc MRICS**

**Property Director**

**The Wilky Group**

T: 01483 230 320

[www.wilky.co.uk](http://www.wilky.co.uk)

W I L K Y

---

GROUP

## 4.0 Conclusion

- 4.1 The Wilky Group is a family owned and run company that has a 70-year track record of successful market-led development and property innovation across the UK. Their dedication to creating brand new places that help fulfil the true potential of those they serve has resulted in more than 80 successful development projects, all of which have led to a diverse range of job and training opportunities.
- 4.2 Gatwick Green is being delivered by the Wilky Group, and their team of industry experts, whose collective commitment to the project since 2015 will help support Crawley's ambition to become an economic leader by providing businesses and their staff a premium business location served by high-quality infrastructure.
- 4.3 Gatwick Green provides Crawley and the wider region with a unique and timely opportunity to catalyse diversification, investment and economic growth; one that is perfectly placed to help power recovery with a next generation of logistics infrastructure, jobs, and training.
- 4.4 The diverse business and employment opportunities planned on-site, supported by high-quality education and training, will create a much-needed complementary offer to aviation, supporting future prosperity and resilience for Crawley and the wider region, with little displacement for existing employers at Manor Royal and other industrial areas.
- 4.5 Through the provision of future-proofed infrastructure, sustainable transport and digital connectivity, and renewable energy provision, Gatwick Green will become a leading logistics destination where green space, the natural environment and technology are integral to its design.
- 4.6 The Wilky Group's long-term commitment to supporting local business, education and skills communities is evidenced by leadership and participation in numerous initiatives including: Business South, (previously Enterprise First), Enterprise M3 Local Enterprise Partnership and the CBI's South East Council and SME Council. Through this, the Group has a proven record of supporting start-up and small businesses.
- 4.7 With a track record of successful partnership and collaboration, the Wilky Group is keen to support communities by working closely with Crawley Borough Council, the Gatwick Diamond and local colleges to deliver the education and skills agenda through Gatwick Green.