

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

Policy EP1

Development and Flood Risk

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 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: | 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:

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 attached response

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

Signature



Date

29/06/2021

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

Regulation 19 Consultation

Representation on behalf of the Wilky Group

Policy EP1: Development and Flood Risk

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 Policy EP1 Development and Flood Risk 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 notes that Policy EP1 is broadly in accordance with the advice in the National Planning Policy Framework (NPPF, 2019) and the Planning Practice Guidance (PPG). It also confirms that Gatwick Green can be masterplanned and designed so as to be in accordance with the key objectives contained in Policy EP1.

2.0 Policy EP1 – intent of policy and compliance

Intention of the policy

- 2.1 The purpose of Policy EP1 is to ensure that development avoids areas that are exposed to flood risk and that could increasing the risk of flooding elsewhere .
- 2.2 Development within the Borough must be directed to areas of lowest flood risk, where necessary demonstrated by satisfying the sequential and exceptions tests; ensuring the risks of flooding are mitigated, taking account of climate change, including major development in Flood Zone 1; incorporating SuDS into surface water drainage to manage surface water runoff; avoiding impacts on watercourses, and providing certification of drainage works.

National planning policy and guidance

- 2.3 The NPPF sets out the objectives of the planning system with regard to meeting the challenges of climate change, flooding and coastal change (para 148).

- 2.4 The NPPF is supplemented by more detailed guidance in Planning Practice Guidance (PPG) on flood risk and coastal change¹. PPG provides more detail on the policy tests to be applied in determining if development is acceptable in flood risk terms. These cover more specific guidance on taking flood risk into account in local planning policy; assessing and avoiding flood risk; managing and mitigating flood risk; the application of the sequential and exceptions tests; the scope of flood risk assessments, and making development safe from flood risk.
- 2.5 It is considered that Policy EP1 provides an appropriate level of local policy control, including the key tests to be met in order to avoid or mitigate flood risk consistent with national planning policy and guidance. The policy has been designed to ensure that these matters are addressed in the planning process – in relation to Gatwick Green, this will include flood and land drainage investigations to inform the preparation of a masterplan and a Flood Risk Assessment and drainage strategy to address provisions ii, iii and iv of the policy. These reports and other design material will support an outline planning application in accordance with the requirements in Strategic Policy EC4.

3.0 Implications for Gatwick Green

- 3.1 The Gatwick Green allocation falls within Flood Zone 1, which means that the risk of fluvial flooding at the Site is less than a 1 in 1,000 year probability and where employment development is considered to be acceptable. In terms of surface water flooding, most of the Site is at very low risk affecting parcels on the west and north parts of the Site – typically in topographically low areas and along the routes of existing minor ditches and drains. These surface water flooding zones do not represent a constraints to the development of the site for at least 24.1 ha or more of employment land, but will require some mitigation measures.
- 3.2 The overall mastepanning of the Site under Strategic Policy EC4 will need to have regard to the surface water flood zones and any other surface water drainage considerations that arise from more detailed work. These consideration will be taken into account in the design and operation of the proposals for the Site. These will include:
- Re-profiling and extending the existing ditch system - there will be a requirement to get approvals for any changes to the existing ditches, which will require Land Drainage Consents (LDC).
 - Based upon micro-drainage quick storage estimates (QSE) and incorporating flood studies report rainfall data, the storage requirement for the whole Site will be around 27,200m³.

¹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

- Drainage infrastructure, including SuDS, would comprise:
 - Tanked permeable pavements.
 - Dry swales.
 - Dry basins.
 - Cellular tanks.
 - Oversized pipework/culverts.

3.3 The Appendices to TWG's representation on Policy EC1 of the DCBLP (2020) (2020 Appendices) form part of the Council's evidence base (Consultation appendix 4b: Wilky Group appendices combined). The environmental considerations relating to flood risk and drainage are addressed in the 2020 Appendices and subject to Addenda contained at Appendices 3 – 7 of TWG's representation on Strategic Policy EC4. These Addenda confirm that the original recommendations remain valid in the context of the proposed allocation of Gatwick Green under Strategic Policies EC1 and EC4 and any other changes in circumstances. The Addendum to the original Environmental and Utilities Preliminary Assessment Report (Appendix 3 to representation on Strategic Policy EC4), contains an outline assessment of flood risks and a policy-level drainage strategy, building on the work undertaken in the original report.

3.4 The Addendum to the Environmental and Utilities Preliminary Assessment Report confirms that the Site can be developed whilst avoiding flood risk on and off-site, and includes recommendations on appropriate avoidance and mitigation measures. These matters will be addressed at the planning application stage and set out in the Flood Risk Assessment, drainage reports and a Design and Access Statement.

4.0 Conclusions

4.1 TWG acknowledges the need for the Gatwick Green proposals to address flood risk and surface water drainage considerations relating to the Site and referenced in Policy EP1. All feasibility investigations to date indicate that the 24.1ha minimum requirement can be delivered in accordance with these requirements. The masterplan proposals for the Site required under Strategic Policy EC4 will have regard to these considerations in achieving a sustainable and well-designed scheme for the Site.

4.2 It is considered that Policy EP1 provides appropriate and proportionate requirements for addressing floor risk and surface water drainage considerations, consistent with national policy. Development at Gatwick Green as allocated in Strategic Policy EC4 will be

designed to incorporate appropriate flood risk mitigation measures and will incorporate innovative drainage solutions appropriate for the Site's location in proximity to an airport.