

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 GI3

Biodiversity and Net Gain

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 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

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 GI3: Biodiversity and Net Gain

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 GI3 Biodiversity and Net Gain 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 GI3 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 GI3.

2.0 Policy GI3 – intent of policy and compliance

Intention of the policy

- 2.1 The purpose of Policy GI3 is to ensure a net gain in biodiversity, with development proposals expected to incorporate features to encourage biodiversity and enhance existing features of nature conservation value. In line with Government expectation in the Environment Bill (Defra, 2019), the policy also requires development proposals to make provision for a 10% net gain in biodiversity.
- 2.2 Policy GI3 contains some more detailed guidance with regard to provision for pollination, green roofs / walls, landscape proposals and tree planting.
- 2.3 Larger development proposals, such as Gatwick Green, must also provide an Ecological Management Plan/Biodiversity Offset Management Plan. Trees and soft landscaping would normally be expected within the development site, although off-site mitigation may be acceptable.

National planning policy and guidance

- 2.3 Paragraph 170 requires planning policies and decisions to enhance the local and natural environment, including through net gains in biodiversity. The NPPF also requires plans

to distinguish between the hierarchy of international, national and locally designated sites.

- 2.4 The NPPF policy is supplemented by more detailed guidance in Planning Practice Guidance (PPG) on biodiversity¹. PPG sets out guidance on the natural environment, the statutory basis for conserving and enhancing the natural environment and the approach to planning policies to achieve these objectives.
- 2.5 It is considered that Policy GI3 provides appropriate and proportionate guidance on the conservation and enhancement of biodiversity and the provision of net gain on sites in the Borough, consistent with national planning policy and guidance. Policy GI3 has been designed to ensure that these matters are appropriately addressed in the planning process – in relation to Gatwick Green, this will include the preparation of the masterplan, and an outline planning application supported by ecological assessments in accordance with the requirements in Strategic Policy EC4.

3.0 Implications for Gatwick Green

- 3.1 Most of the Gatwick Green allocation forms part of the Gatwick Woods Biodiversity Opportunity Area (BOA) to which Policy GI2 applies. The overall masteplanning of the Site under Strategic Policy EC4 will need to have regard to the BOA and any other biodiversity and ecology considerations that arise from more detailed work. There will be a range of biodiversity considerations taken into account in the design and operation of the proposals for the Site. These will include:
- The integration of trees, hedgerows and biodiversity into the layout and design and enhance blue/green infrastructure in the context of the Gatwick Woods Biodiversity Opportunity Area.
 - The integration of ‘important’ hedgerows and retaining a green buffer along Balcombe Road.
- 3.2 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 biodiversity 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.

¹ <https://www.gov.uk/guidance/natural-environment>

- 3.3 The Addendum to the Updated Preliminary Ecological Appraisal confirms that the Site can be developed whilst respecting the biodiversity in and around it, and includes recommendations on appropriate avoidance and mitigation measures. These will be designed in accordance with the sequential approach to addressing harm contained in Policy GI2. The proposals will also address the need to deliver a 10% net gain in biodiversity under Policy GI3. These matters will be addressed at the planning application stage and set out in a report on biodiversity and ecology and a Design and Access Statement.

4.0 Conclusions

- 4.1 TWG acknowledges the need for the Gatwick Green proposals to address the biodiversity considerations relating to the Site referenced in Policy GI3, including a 10% net gain in biodiversity. The masterplan proposals for the Site required under Strategic Policy EC4 will comply with these provisions so as to achieve a sustainable and well-designed scheme for the Site.
- 4.2 It is considered that Policy GI3 provides appropriate and proportionate requirements for addressing biodiversity and net gain, consistent with national policy. Development at Gatwick Green as allocated in Strategic Policy EC4 will be designed to incorporate biodiversity which interlinks with that on adjoining land, where appropriate. A 10% net gain in biodiversity will also be delivered in line with national policy and Policy GI3.