

Local Plan Representation

FPLP524474502

PART A Personal details

Title	Mr.
First name	Andrew
Last name	Thornley
Organisation	Arora Management Services Ltd
Is the address	Outside Crawley, or not found
Flat name or number	World Business Centre 2
House name or number	World Business Centre 2
Street	Newall Road
Neighbourhood	Hounslow
Town	London
County	Greater London
Postcode	TW6 2SF
Email	andrew.thornley@aroraproperty.co.uk
Confirm email	andrew.thornley@aroraproperty.co.uk
Other phone number	+44 (0) 20 8757 7413
Has a planning agent been appointed?	No

PART B Your representation

Which document would you like to make a representation on?	Crawley submission Local Plan Map
Which part of the Local Plan does this representation relate to?	Policy
Please give details.	Gatwick Airport Safeguarding Zone on Local Plan Map and Policy GAT2.
Legally compliant?	Yes
Sound?	No
Compliant with the duty to co-operate?	Yes
Please give details explaining your response.	Policies do not appear to have been fully justified and are detrimental to existing landowners' commercial interests.

Please set out what modification(s) you consider necessary to resolve the issues you have identified above.

Thank you for notifying us of the amended Regulation 19 Consultation of Crawley's draft Local Plan. We provided detailed comments on the last round of consultation (dated 29-06-21) and we confirm that our comments on the previous version of the draft Local Plan should still stand. We would like to additionally highlight, however, that the proposed removal of Schlumberger House (Use Class E) from the Airport Boundary means that the Arora Group are more likely to explore alternative uses for this site, and it would be possible to secure residential uses on the site using the Prior Approval (Class MA) route, subject to satisfying Transport, Noise, Contamination (etc) considerations. The Arora Group currently have no intention of introducing residential uses onto this site and would rather pursue airport-associated uses, which would be consistent with the current designation, however if the site is removed from the airport boundary and added to the safeguarding zone, we would need to consider alternative uses for this site which are not linked to the airport, which could include the introduction of C3 uses. As a final point, and expanding on the concerns over safeguarding set out in the previous June 2021 response and the uncertainty surrounding the delivery of a main second runway (ignoring the proposals to allow use of the northern runway for some departing planes), we suggested a modification to Policy GAT2 (Safeguarded Land). Having considered this further, we suggest that Policy GAT2 be amended to allow temporary or meanwhile uses of safeguarded land, provided these meanwhile uses are consistent with surrounding land uses/planning designations, as relevant, on the basis that this would still allow local business to make efficient use of their land, expand and grow (in accordance with the NPPF) whilst satisfying the government's safeguarding requirements in respect of the draft national Aviation Strategy, Aviation 2050 (December 2018). On this basis, we suggest the following modification to Policy GAT2: Small scale development within this area such as residential extensions, the redevelopment of existing employment / commercial sites, or temporary uses consistent with other local plan policies, will normally be acceptable. The airport operator will be consulted on all planning applications within the safeguarded area.

If your representation is seeking a modification, do you consider it necessary to participate in the public examination hearings?

Yes, I wish to participate in the examination hearings

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

To effectively make our case and explore alternative policies and/or solutions to address long-term difficulties associated with the defined airport boundaries, and the limits on redevelopment imposed on landowners within the airport safeguarding zone. Moreover, we are requesting a minor but important modification to Policy GAT2 and would like the opportunity to explain the rationale for this modification to the Inspector (and Council).

Form submitted by:

Mr. Andrew Thornley on 16/06/2023