Dear Sir/ Madam,

Gatwick Airport Limited Formal Comments to:

Inspectors Matters, Issues and Questions for the Tandridge District Council Local Plan: Our Local Plan 2033.

Introduction

- Gatwick Airport Ltd (GAL) has been notified about the aforementioned consultation calling for comments on the Tandridge District Council draft Local Plan ‘Inspectors Matters and Issues’ (MIQ’S).

- This note sets out GAL’s formal comments as an interested party and as the owner and operator of Gatwick Airport.

- GAL representation provides further comment to Matter 6 of the MIQ’s. GAL’s representation is made with particular regard to the catchment of Tandridge District Council being in close proximity to the airport.

- GAL would like to highlight that we do wish to participate in the Examination in Public of the draft Local Plan.
Gatwick Airport Limited Consultation Comments:

In response to the draft Local Plan MIQ Matter 6 Policy SCGC01 (South Godstone Garden Community) GAL would like to put forward the following comments:

South Godstone Garden Community

Inspectors Matter 6. South Godstone Garden Community Policy SCG01:

Issue: Is the policy for the allocation of a broad location for a Garden Community at South Godstone justified, effective and consistent with national policy?

Matter 6.7 Is there sufficient evidence in regard to possible infrastructure requirements to suggest that there is a reasonable prospect that homes could be built at the proposed Garden Community in the Plan period as set out in the Plan’s trajectory? Points to consider include:

- Any necessary improvements to Junction 6 of the M25;
- Any necessary improvements to the A22;
- Any necessary improvements to South Godstone Railway Station;
- Whether there are any infrastructure requirements which would mean that the site could not be viably developed at the point envisaged?

Policy SGC01 within the proposed draft Local Plan is of key interest to Gatwick Airport Limited due to the proximity of the proposed South Godstone Garden Community development to the airport. GAL therefore wishes to make further comments to the Inspectors MIQ Matter 6, specifically Issue 6.7.

GAL is particularly concerned about the potential cumulative impacts of development-related road traffic on the main access routes serving the airport including its potential effects on the existing and future airport operations. GAL has now published the Gatwick Airport Master Plan 2019 which identifies development options for the sustainable growth of the airport. GAL has also brought forward an application for a Development Consent Order to bring into regular use the Northern Runway at the airport (rather than its existing use as a standby runway only). In addition, the Gatwick Master Plan 2019 also identifies the longer term growth scenario which includes a possible future additional runway, built to the south of the airport. Land around Gatwick Airport continues to be safeguarded by national policy for a potential
additional runway (to the south) to be realised in the future if Government considers such significant infrastructure development is in the national interest.

GAL therefore cannot wholly support the proposed South Godstone Garden Community (Policy SGC01) until issues primarily relating to surface access and the environment have been satisfactorily addressed and greater details are provided. GAL requests further information on the significant infrastructure and surface access improvements that will be required to accompany any such development proposal at South Godstone and how that may impact upon and consider those travelling to and from Gatwick Airport. The draft Plan in the opinion of GAL has not provided sufficient detailed information of how the proposed road and infrastructure improvements required to make the South Godstone Community Garden a viable proposal will potentially impact upon the surface access for the airport in both its current configuration but also given the future growth plans for the airport and the intensification of the airport operations.

The draft Local Plan must ensure that sustainability is at the centre of the proposed development in order for it to be acceptable and sound in planning terms. This has not yet been sufficiently demonstrated at this stage of the Plan making nor by Policy SGC01. Therefore GAL seeks further information to be made available on the proposed South Godstone Garden Community development and specifically how this will integrate with the key surface access routes to the airport.

If you have any queries or would like to discuss the comments made by GAL in further detail please do not hesitate to contact me.

Yours sincerely

Rita Burns
Planning Manager
Gatwick Airport Ltd.