Dear Sir/ Madam,

Gatwick Airport Limited Formal Comments to:

**Tandridge District Council Local Plan: Our Local Plan 2033.**

**Inspectors Consultation on Proposed Policy SGC01 / Improvement works for the M25 Jn6 Reference the Hearing session for the South Godstone Garden Community SCG01 on Tuesday 26th November 2019.**

Introduction

Gatwick Airport Ltd (GAL) has been notified about the aforementioned consultation calling for comments on the Tandridge District Council draft Local Plan ‘Inspectors Consultation’ in reference to the Hearing session for the South Godstone Garden Community SCG01 on Tuesday 26th November 2019

The Inspector has asked for brief comments to be provided in response to the two documents discussed during the Hearing session regarding the M25 Junction 6 - i.e.

1) TDC Document INFE29
2) Savills obo Thakeham Homes Document REP/1186160/007

These documents were issued to GAL on November 28th 2019
• This note sets out GAL’s formal comments as an interested party and as the owner and operator of Gatwick Airport.

• GAL has made previously made representations and provided further comment to Matter 6 and welcomes the opportunity to engage further. GAL’s representation is made with regard to the catchment of Tandridge District Council being in close proximity to the airport.

Gatwick Airport Limited Consultation Comments:

GAL would like to put forward the following comments:

South Godstone Garden Community Policy SCG01: Highway Improvements

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.

In response to submitted document INFE29 and the accompanying document “TN15 Review of TDC M25 J6 Feasibility Note” on behalf of Thakeham Homes, Gatwick Airport Limited (GAL) would wish to make the following comments:

GAL has not sought to undertake a technical review of the junction modelling undertaken by DHA on behalf of TDC nor the work by WSP on behalf of Thakeham Homes. Our comments relate to the wider context for traffic arising as a result of the proposed South Godstone development and the need for a comprehensive assessment of plans affecting the Strategic Road Network and Major Road Network in the vicinity of Gatwick Airport.

The Transport Technical Note prepared on behalf of Tandridge District Council concerns only the operation and proposed end-state junction arrangement of M25 Junction 6. The assessment does not reflect the wider distribution of traffic, nor the performance of the A22, M25 and M23 more
generally in the assessment years. Our understanding of the impacts of congestion in this part of the network is such that we would wish to see further information on the distribution of traffic from the planned development and its impacts. We are also concerned that the impacts of M25 Junction 6 operating at capacity by 2020 are not reflected in terms of the isolated junction assessment. In addition, the assessment does not consider the impacts during construction, the timing or duration of works and potential disruption affecting the wider network. Whilst the junction assessment indicates a small amount of reserve capacity with the proposed improvement (ref. Table 0-6: Option 2 – Summary of LinSig Results) a number of links remain close to 90% saturation, suggesting that there is relatively little resilience in the proposals. Any significant reduction in capacity during construction, which is inevitable, should therefore be considered alongside the assessment of the final junction arrangement.

We have significant concerns and interest in the impacts of the development on the A22 at least as far as the junction with the A264 at Felbridge and at both M25 Junction 6 and M25 Junction 7 (interchange with the M23) during construction. In particular, the impact on air passengers and airport staff travelling through this part of the network, and highway performance, resilience of diversion routes and safety. Whilst we cannot at this stage comment on the voracity of either piece of technical work provided in the two documents the note submitted on behalf of Thakeham Homes raises a number of significant concerns that GAL would wish to be addressed through examination and satisfactory comment provided by the relevant statutory authorities. In particular these relate to the issues raised for road safety, M25 slip road capacity and the feasibility of delivering the scheme.

GAL would wish to see more information of the impacts during and post-construction to provide a more comprehensive understanding of the effects of the proposed development and proposed junction improvements on wider traffic distribution and network performance and safety.
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.