

20th June 2019

Development Management Team
Planning Services
West Sussex County Council
Ground Floor, Northleigh, County Hall
Chichester
PO19 1RQ

Dear Mr. Neave,

Re: Planning Application No. WSCC/041/19 – Erection of a soil recycling and crushing facility at Kilmarnock Farm, Charlwood Road, Charlwood, RH11 0JY.

Gatwick Airport Limited (GAL) have been consulted on the aforementioned planning application for the creation of a soil recycling and concrete crushing facility at Kilmarnock Farm, Charlwood Road (**WSCC/041/19**).

The proposed site falls within the land which is safeguarded by national policy for a possible additional runway at Gatwick Airport. Gatwick Airport Limited therefore wishes to lodge an **Objection** to this planning application.

While GAL are not actively pursuing an additional runway to the south at Gatwick it remains in the national interest to continue with this strategy of land safeguarding. If realized such a runway scheme would be a major infrastructure development of national importance. The safeguarding of land will preserve the option of building an additional runway to meet the future airport capacity gap that the Government's forecasts indicate will occur beyond 2030.

The land safeguarded is illustrated in Plan 21 of the 2018 Gatwick Draft Master Plan (attached).

Government Policy: Safeguarding of Land

Government policy currently requires land around Gatwick to be safeguarded for an additional runway and associated facilities in the future. Government's requirement to safeguard land at Gatwick derive from the Air Transport White Paper (ATWP) 2003. The ATWP required that land should be safeguarded for the potential future development of a wide spaced runway and associated facilities at Gatwick after 2019.

In addition, the current Aviation Policy Framework (2013) clearly sets out Governments support for the need to safeguard land.

Paragraph 5.9 of the Aviation Policy Framework states:

***“Land outside existing airports that may be required for airport development in the future needs to be protected against incompatible development*”**

Government has been preparing a new Aviation Strategy which is due to be published at the end of 2019. There has been no suggestion from Government that safeguarding of land at Gatwick for a possible additional runway is no longer required therefore paragraph 5.9 of the APF continues to remain extant.

As is clearly set out in the APF, the purpose of the safeguarding is to protect the safeguarded land from development that would be incompatible with the bringing forward of proposals for an additional runway in the future. GAL considers that the proposal for erection of a soil recycling and concrete crushing facility at Kilmarnock Farm constitutes major development and therefore to afford the application planning permission would be contrary to the national policy for the safeguarding of land at Gatwick.

GAL recognizes that the proposed development at Kilmarnock Farm falls within the catchment of Horsham District Council. The Horsham District Planning Framework (2015) Policies Map does identify the Gatwick Safeguarded Land.

Almost the entirety of the safeguarded land falls within the catchment of Crawley Borough Council (CBC). GAL work constructively with Crawley Borough Council to ensure that, in the safeguarded land area, new development does not take place which would be incompatible with an additional runway to the south. Land is safeguarded within the adopted Crawley Borough Council Local Plan 2015 – 2030 by means of Local Planning Policy GAT2. The Policy GAT2 sets out the types of developments that will and will not be permitted in the safeguarded land. It distinguishes between minor developments and, by implication other 'non-minor' development. The former, which include *“changes of use and small scale building works, such as residential extensions”* are regarded as being compatible with safeguarding. The proposed site at Kilmarnock Farm is approximately 0.6km from the boundary of CBC and GAL believes that the safeguarding of land within the catchment of Horsham District Council should be consistent with the policy approach of its neighbouring authority with regards to the safeguarding of land

from development which would add to the complexities and costs of bringing forward an additional runway.

GAL therefore considers that the proposed development at Kilmarnock Farm should be refused planning permission as it is incompatible with the bringing forward of proposals for an additional runway in the future and is clearly contrary to the national aviation policy requirements to safeguard land at Gatwick for longer term airport capacity development

The proposed development has been also been examined from an aerodrome safeguarding perspective. My colleague Amanda Purdye will therefore also submit comments on this application in terms of compliance with the technical aerodrome safeguarding requirements and the Public Safety Zone.

If you have any further queries or would like to discuss matters further, please do not hesitate to contact me.

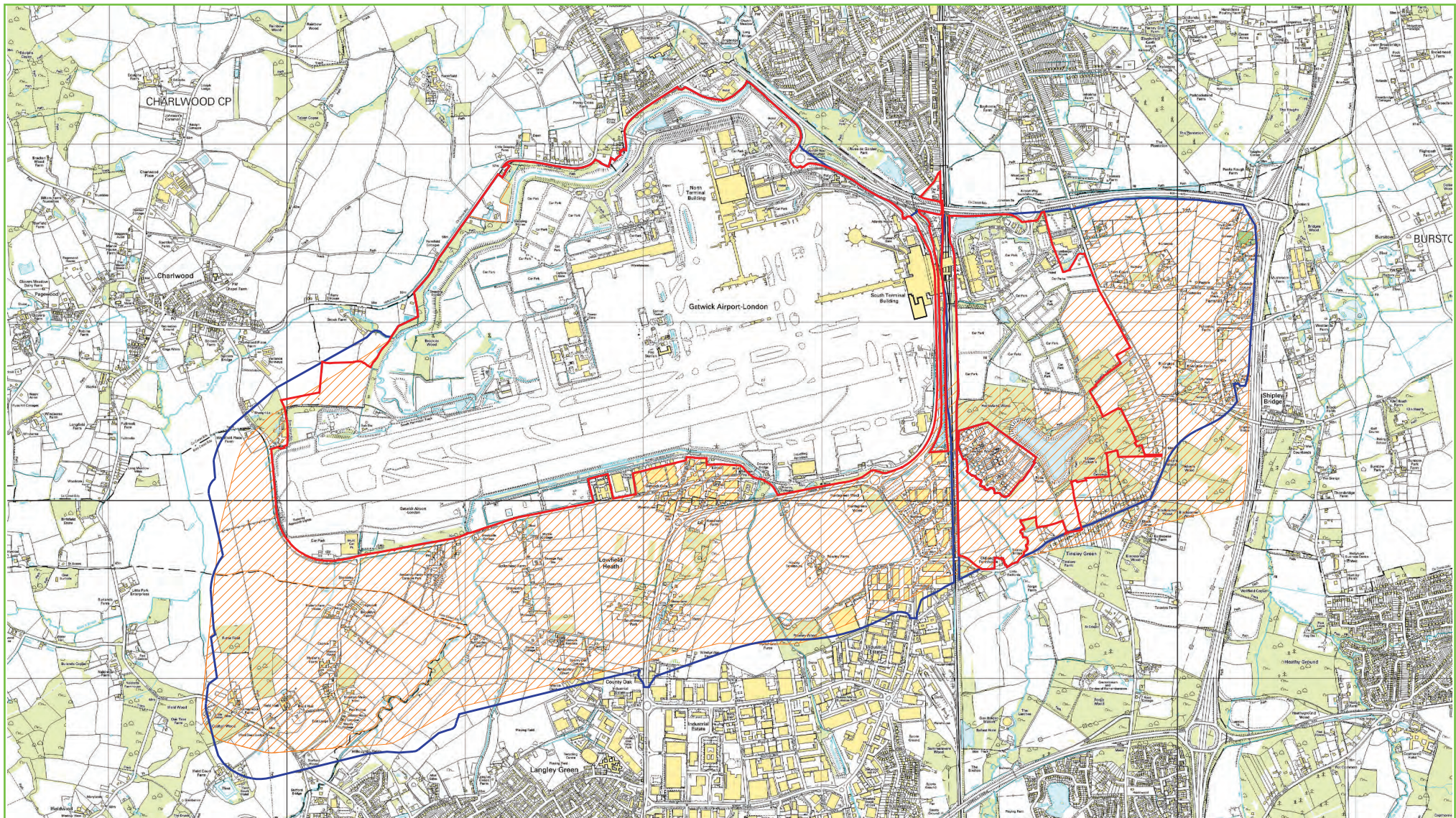
Yours sincerely

Rita Burns

**Planning Manager
Gatwick Airport Limited**

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Gatwick



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PLAN 21 - Safeguarded land Additional Runway

 Existing Airport Boundary	 Proposed Additional Runway Airport Boundary	 Land Currently Safeguarded For The Additional Runway	
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