

From: Tim Norwood <[REDACTED]>
Sent: 15 February 2021 16:35
To: Smith, Clem <[REDACTED]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Super – many thanks

Tim

From: Smith, Clem <[REDACTED]>
Sent: 15 February 2021 16:29
To: Tim Norwood <[REDACTED]>
Subject: [EXTERNAL SENDER] RE: Local Plan Review Update
Sensitivity: Confidential

CYBER AWARE - Caution, this is an external email. Unless you recognise the sender and know the content is safe, **do not** click links or open attachments

Thanks Tim. 12pm on 4th March it is. It will Sallie Lappage and myself. I'll send you an MS Teams invitation.

Regards

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Tim Norwood <[REDACTED]>
Sent: 15 February 2021 16:13
To: Smith, Clem <[REDACTED]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Thanks Clem

Can we go for 12:00 on Thursday 4th March ? It would be myself and Rob Matthews for GAL

Regards

Tim

From: Smith, Clem <[REDACTED]>
Sent: 11 February 2021 18:55
To: Tim Norwood <[REDACTED]>
Subject: [EXTERNAL SENDER] RE: Local Plan Review Update
Sensitivity: Confidential

CYBER AWARE - Caution, this is an external email. Unless you recognise the sender and know the content is safe, do not click links or open attachments

Evening Tim

Sorry I couldn't get back to you sooner. Thanks for your offer a meeting – that would be very helpful.

Sallie and I can make 5pm on 3rd March or 9am or 12pm on 4th if that works for you and colleagues?

Yes, the Regulation 19 consultation deadline is pushed back until 31st March so this is a real opportunity for us to make progress with you on a joint way forward.

Looking forward to catching up soon. In the meantime Tim, we would be happy to assist if you and your team have queries you want to raise with us.

Regards

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Tim Norwood [REDACTED]
Sent: 04 February 2021 10:58
To: Smith, Clem <[REDACTED]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Morning Clem

Just to update you – the results of the work should be known in the next couple of weeks so happy to set up a meeting to go through our work and then move the SOCG forward. I also notice the deadline for submissions to the Local Plan has moved back.

In addition, we had a useful update with the Homes England team to work through the implications of the search corridor for the western relief road which is almost entirely located within the safeguarded area. We will be sharing some drawings so they understand our southern boundary and the extent of the scheme.

Happy to suggest Weds 3rd or Thurs 4th March to meet if that's helpful

Regards

Tim

From: Smith, Clem <[REDACTED]>
Sent: 26 January 2021 18:40
To: Tim Norwood <[REDACTED]>
Subject: [EXTERNAL SENDER] RE: Local Plan Review Update
Sensitivity: Confidential

CYBER AWARE - Caution, this is an external email. Unless you recognise the sender and know the content is safe, do not click links or open attachments

Dear Tim

Many thanks for your early response and for advising me of the piece of work you are having done over the next few weeks to assess the potential impact of the employment allocation on the safeguarded land.

The results of your analysis of the strategic employment site and its relationship with the safeguarded zone will be very interesting – we would be very grateful for an opportunity for an early discussion about the outcomes of your internal work when you are in a position to discuss it. It would be great to work together on that to seek common ground to be defined so it can be incorporated into the draft GAL / CBC Statement of Common Ground.

Perhaps we could set up a meeting for a couple of weeks time to discuss?

Thanks also for sharing your detailed road network plans with the developer. Having met with them, they are keen to explore with you and ourselves the ways in which the site and its road access could be developed in such a way for it to help “future proof” road network access to the safeguarded

zone - and therefore deliver infrastructure enhancements which accord with your Gatwick Masterplan proposals for phase 3.

Best wishes

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Tim Norwood [redacted]
Sent: 25 January 2021 09:47
To: Smith, Clem <[redacted]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Dear Clem

Hope you had a good weekend. Thank you for the email and the proposed draft SOCG.

We are currently reviewing the draft local plan and doing some internal work to better understand the impact of the employment allocation on the safeguarded land and utilisation of the land that remains. Hopefully this work will be complete in the next couple of weeks. We are concentrating on this aspect as a priority but in terms of many of the other policies we welcome the changes you have made and would hope that this will enable some common ground to be reached.

Once we have completed the work to meet the local plan deadline for responses, we will turn our attention to the statement and look to engage with you in further discussions as soon as possible.

Best wishes

Tim

From: Smith, Clem <[REDACTED]>
Sent: 20 January 2021 18:44
To: Tim Norwood <[REDACTED]>
Subject: [EXTERNAL SENDER] RE: Local Plan Review Update
Sensitivity: Confidential

CYBER AWARE - *Caution, this is an external email. Unless you recognise the sender and know the content is safe, do not click links or open attachments*

Dear Tim

I hope you are well in these very difficult times.

With apologies for the small delay, please find attached the draft Statement of Common Ground document which Sallie and I and the Team have been working on.

We look forward to hearing from you and to continuing our dialogue. Happy to discuss any queries you may have and we look forward to meeting to discuss further very soon.

Best wishes

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Smith, Clem
Sent: 06 January 2021 14:49
To: Tim Norwood <[REDACTED]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Dear Tim,

Thank you for your message and my best wishes to you for a happy and a healthy 2021.

The easiest way to clarify the Council's position on this would be for you to read the draft Topic Paper on Gatwick Airport:

https://crawley.gov.uk/sites/default/files/2021-01/Topic_Paper_2_Gatwick_Airport.pdf. This sets out our rationale for all the Gatwick policies, including safeguarding and covers the Supreme Court decision. The draft Topic Papers are published today alongside the Local Plan documentation, and we invite comments before finalising them when we submit the Plan.

It is highly likely that there will be a number of landowners who will be unhappy with the changes made to the Local Plan in relation to the proposed reinstatement of safeguarded land and we would therefore very much welcome the opportunity to co-operate on progressing these proposals through the process on the basis that they achieve a strong and effective balance between the imperative of unlocking new strategic employment land and the Borough meeting its employment land needs to drive Crawley's economic recovery - and the need to retain safeguarded land for any future southern runway provision for enhanced airport capacity. I very much hope we can work together closely on this matter so we can together champion the Local Plan as a key component of Crawley's economic revival to help drive us out of the COVID crisis.

Sallie and I have been working on the Statement of Common Ground we discussed and will send a draft through to you in the next week.

Regards

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Tim Norwood <[redacted]>
Sent: 23 December 2020 14:37
To: Smith, Clem <[redacted]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Dear Clem

Hope you are well and are winding down for Christmas

In terms of the local plan review – I wanted to check an important point related to the safeguarding of land. You will probably have seen that last week the Supreme Court overturned the ruling of the Court of Appeal and decided that the Airports National Policy Statement was lawfully made and therefore still has effect. I know from previous correspondence (see highlighted section below in email trail) that your basis for reinstating safeguarding in the forthcoming draft local plan was on the basis of the Court of Appeal ruling and therefore “in the interim, the national policy regarding safeguarding falls back to the 2013 Aviation Policy Framework”. Indeed GAL's position has always been the 2013 APF is the relevant policy as far as safeguarding is concerned.

Could you let me have your thoughts on the outcome of the Supreme Courts ruling on the proposed policy position as prepared in the forthcoming draft Local Plan and whether you still regard the 2013 Aviation Policy Framework as setting the national policy position relating to the safeguarding of land.

Appreciate its close to Christmas but if we could pick this up early in the New Year given the consultation on the draft local plan will be underway – that would be much appreciated

I hope you have a good break over Christmas

Regards

Tim

From: Smith, Clem

Sent: 19 November 2020 17:40

To: Tim Norwood <[REDACTED]>

Cc: Lappage, Sallie <[REDACTED]>; Robert Matthews

<[REDACTED]> Brigden, Elizabeth <[REDACTED]>

Subject: RE: Crawley Revised Local Plan - A note from our meeting last week as promised

Sensitivity: Confidential

Hi Tim

I hope you are both well. Thanks for your queries below.

I have discussed with Sallie and we would advise you to look at Section 4, page 30 of the Consultation Statement main document: <https://crawley.gov.uk/sites/default/files/2020-11/4.%20Consultation%20Statement%20-%20November%202020.pdf> In paragraph 4.4, we state that we do not in this document directly respond to representations made to the consultation held in January 2020 (the Initial Publication Regulation 19 Consultation). Instead, representations duly made during that consultation will be retained and submitted in their entirety to the Inspector, unless new representations clearly state they supersede those made previously. Representations received during the Initial Publication Consultation are set out in Appendix 4.

Paragraph 4.3 also picks up the matter that we made comments to the Reg. 18 consultation responses which led us to the previous Reg. 19 version, but that the council's position may have changed since then.

The council's narrative for the revised Reg. 19 Plan will be set out in our Topic Papers, rather than as responses directly to the representations made at the previous consultation. The intention is for these to be published alongside the Local Plan as part of consultation in January.

I hope this helps. If you have any further queries on the above, feel free to contact us. I have copied in Sallie or Elizabeth so they can respond to you directly.

Best wishes

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Tim Norwood [redacted]
Sent: 19 November 2020 11:53
To: Smith, Clem <[redacted]>
Cc: Lappage, Sallie <[redacted]> Robert Matthews
<[redacted]>
Subject: RE: Crawley Revised Local Plan - A note from our meeting last week as promised
Sensitivity: Confidential

Dear Clem,

As a follow up to our recent discussions, with the benefit of the report and documents published for next week's Overview and Scrutiny Committee we have now had sight of the revised Local Plan and have started to review the changes being proposed compared with the January 2020 version. We are naturally pleased that some of the changes we proposed have been adopted, but naturally disappointed that others have not been.

We note that one of the supporting documents is a c.400 page Consultation Statement that reports the representations received to the last round of consultation. However, we cannot find a report that sets out the Council's considerations of representations (i.e. a report / commentary that explains the reasons why policies have been changed, or not changed, as the case may be). Is there such a report available and could you point me in the right direction to where it is ?

Many thanks

Tim

From: Tim Norwood
Sent: 13 November 2020 16:21
To: 'Smith, Clem' <[redacted]>
Cc: Lappage, Sallie <[redacted]> Robert Matthews
<[redacted]>
Subject: RE: Crawley Revised Local Plan - A note from our meeting last week as promised
Sensitivity: Confidential

Dear Clem

Thank you for your note and for taking the time to provide us with a briefing on the revised draft Local Plan submission document. Naturally I'm pleased that our previous

representations were carefully considered and the intention is to reinstate 2nd runway safeguarding.

As you will appreciate, as regards the proposed Strategic Employment land allocation for industrial / warehousing at "Gatwick Green", I will need to consider carefully how we respond once full details emerge as part of the draft local plan / Reg 19 process.

Looking forward to discussing the draft SOCG in due course

Have a good weekend

Tim

From: Smith, Clem <[REDACTED]>
Sent: 12 November 2020 14:51
To: Tim Norwood <[REDACTED]>
Cc: Lappage, Sallie <[REDACTED]>
Subject: [EXTERNAL SENDER] Crawley Revised Local Plan - A note from our meeting last week as promised
Sensitivity: Confidential

CYBER AWARE - Caution, this is an external email. Unless you recognise the sender and know the content is safe, do not click links or open attachments

Hi Tim

Thank you for your time when we met with Sallie and Rob on Tuesday of last week. It was really good to catch up and understand more about the acute challenges currently facing the airport in view of the COVID-19 crisis. It was also helpful to get an update from you on the Aviation Recovery Plan and your understanding of the government's intentions regarding the future draft national Aviation Strategy document.

This is just a quick note to capture the way forward we agreed with you at the meeting regarding the revised draft Local Plan submission document.

At the meeting, we verbally summarised our proposed revisions to the draft Local Plan 2021-2037, including the proposals to reinstate safeguarded land but with an amended boundary configuration compared to the current Local Plan. As explained at our meeting, this amendment is in order to enable the allocation of a strategic employment location at Gatwick Green to help Crawley meet its unmet employment land need, which has been identified with a particular emphasis on the industrial sector – logistics / warehouse facilities. Gatwick Green is considered to be the only location in Crawley that is capable of providing the required quantum of industrial land and floor space without prejudicing the possible future delivery of a southern runway on the safeguarded land since in Gatwick Airport's masterplan the Gatwick Green land is identified solely as extensive surface car parking. You confirmed that you are willing to consider revisions to the current boundaries of the safeguarded land and to work with CBC on a Statement of Common Ground (SoCG) to cover all the Gatwick and related policies as part of the Local Plan examination process.

You also stated that you felt the Local Plan SoCG should take a longer term view of the future of the airport and be tied into discussions about your Northern Runway DCO project, in view of your advice that GAL's intention is to recommence the DCO process next spring. You considered that any in

principle support from GAL for changes to safeguarding and the Gatwick Green allocation would be conditional provided that as part of that work on the draft SoCG we also give consideration to the Airport's aspirations to progress your proposals for an additional Northern runway. We explained that the Local Plan does not cover implications of the Northern Runway project, but we agreed that we would seek to define a form of words for the SoCG which would be acceptable to both GAL and CBC, bearing in mind that we need to take account of the Council's formal position on the Northern runway proposals as declared at the CBC Full Council meeting in December 2018 and taking into account the numerous questions posed by CBC Members at that meeting about GAL's proposals.

Sallie will be starting work on that draft SoCG document, which we agreed we would work on with you to try to reach an agreed draft with proposals for us to discuss with our Chief Executive, Corporate Management Team and with Members.

Finally, you also confirmed that you would recommence discussions in due course with regard to a PPA, to support LPAs in responding to the Northern Runway DCO proposals.

We look forward to working with you to progress the draft SoCG document. If you have any queries, please let us know.

Regards

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Smith, Clem
Sent: 27 October 2020 08:56
To: Tim Norwood <[redacted]>
Cc: Lappage, Sallie <[redacted]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Morning Tim

That's great. Many thanks. "See" you on 3rd November. I'll send you an MS Teams invitation.

Regards

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Tim Norwood <[REDACTED]>
Sent: 26 October 2020 20:04
To: Smith, Clem <[REDACTED]>
Cc: Lappage, Sallie <[REDACTED]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Evening Clem

Sorry for the delay

Tuesday 3rd Nov at 10am works best – can we go with that ?

In terms of the s106 – Tuesday 8th Dec works best for us (it would more than likely be myself and Robert Herga)

I hope you have a good break for the back end of half term

Regards

Tim

From: Smith, Clem <[REDACTED]>
Sent: 26 October 2020 18:25
To: Tim Norwood <[REDACTED]>
Cc: Lappage, Sallie <[REDACTED]>
Subject: [EXTERNAL SENDER] RE: Local Plan Review Update
Sensitivity: Confidential

CYBER AWARE - Caution, this is an external email. Unless you recognise the sender and know the content is safe, do not click links or open attachments

Evening Tim

I hope you are well. I am going on leave from Wednesday through to Friday this week (half term).

I just wondered whether you had seen my message below from last week and whether you could meet Sallie and I via MS teams on Monday or Tuesday next week at the times below?

Regards
Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Smith, Clem
Sent: 22 October 2020 12:46
To: Tim Norwood <[redacted]>
Cc: Lappage, Sallie <[redacted]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Hi Tim

Thanks very much for your encouraging response and sorry I haven't been able to get back to you earlier.

Sallie and I would very much like to "meet" you (via MS Teams) to talk you through in more detail our proposals concerning the Local Plan and safeguarding and to discuss way forward, ahead of the revised proposals going public in mid-November.

Sallie and I are available to meet the afternoon of Monday 2nd November or morning of Tuesday 3rd November. How about 3pm on 2nd or 10am on 3rd?

In addition, we are also keen to start conversations with you alongside WSCC in regard to refreshing the S106 agreement. Would you be available on 3rd Dec, or sometime between 7-10 December to discuss the S106?

Regards

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Tim Norwood
Sent: 09 October 2020 19:47
To: 'Smith, Clem' <[REDACTED]>
Subject: RE: Local Plan Review Update
Sensitivity: Confidential

Dear Clem

Hope you are well

I've been meaning to get back to you on this for some time and so many apologies for the very slow response.

Firstly – thank you for the update on the local plan timetable. I appreciate that there have been some significant changes to the national policy picture on aviation since the initial consultation and so welcome the news that changes to the current Reg 19 consultation draft are required. I also acknowledge that continued safeguarding (in line with the 2013 APF) may not be welcomed by some landowners, however for the purposes of making the local plan sound – alignment with government policy will be essential and so would support your approach. We will look out for the next round of consultation towards the end of the year.

Moving on to discussing the impact of continued safeguarding on the Crawley economy, we would be very willing to have further discussions with you and better understand how we could contribute to your work. I agree that on going dialogue and close co-operation provides the right way to work together to support not just the recovery of the airport but also the future prosperity and recovery of Crawley. We believe the development of our Northern Runway project will be really important for the long term employment prospects of the town and the benefits this will bring to the local economy and supply chain.

As you are probably aware from discussions at the Taskforce, we (GAL) are currently in the middle of a restructuring exercise which we hope to complete by the end of this month. This will see the establishment of a new team in my department focussed on fostering strong economic partnerships and stakeholder engagement and once in place, I'm sure will be able to add value to our discussions.

In the meantime, I am more than happy to have a call with you next week to discuss next steps. Please let me know a convenient time and we will get something arranged.

I hope you have a good weekend

Regards

Tim

From: Smith, Clem <[REDACTED]>
Sent: 24 September 2020 15:28
To: Tim Norwood <[REDACTED]>
Subject: [EXTERNAL SENDER] RE: Local Plan Review Update
Sensitivity: Confidential

CYBER AWARE - Caution, this is an external email. Unless you recognise the sender and know the content is safe, **do not** click links or open attachments

Dear Tim

I hope you are well.

I am conscious that I have not heard back from you regarding my message below providing you with a confidential update on our Local Plan Review intentions.

Would be really good to discuss. Are you able to share your thoughts on this Tim? Happy to talk on the phone or via MS Teams? How about sometime next week?

Regards

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk
www.crawley.gov.uk/planning
www.investcrawley.co.uk

From: Smith, Clem
Sent: 22 August 2020 07:39
To: Tim Norwood <[REDACTED]>
Cc: Lappage, Sallie <[REDACTED]>
Subject: Local Plan Review Update
Sensitivity: Confidential

Private & Confidential

Dear Tim,

I hope you are well and that you are enjoying a good August with some time off.

Thank you for your email received by Sallie Lappage on 18th August, asking for an update on the Local Plan timetable, and also for GAL's detailed representations on the Crawley Borough Local Plan Regulation 19 consultation which ended in early March.

We are very much minded of the importance of aligning as closely as possible our approach to Local Plan policy with Crawley's imperative for economy recovery, which includes the Airport, in view of the COVID-19 crisis and we are really pleased to be working with you, Stewart and colleagues at GAL through the Crawley Economic Recovery Taskforce and its Executive.

We also want to ensure maximum join up with growth and regeneration aspirations being worked up and articulated by the Coast to Capital Local Enterprise Partnership through the Local Industrial Strategy work. You may know that the LEP have identified Crawley as being a major part of an economic growth corridor in the Gatwick Diamond area stretching from Horley through to Horsham.

We have been working through the representations received from the Regulation 19 consultation earlier in the year, and we have also been progressing our various evidence base studies, including updating some in view of the current Covid-crisis, as well as taking legal advice. As a consequence of this work, and also due to changes since the consultation to the national policy picture on aviation, we have concluded that changes are required to some of our Local Plan policies and we are reviewing the Local Plan timetable. We are likely to be repeating our Regulation 19 consultation in November/December, with the Local Plan progressing through Cabinet and Full Council in September and October respectively.

One of the issues we are taking account of is the outcome of the Court of the Appeal decision on 26 February about the Airports National Policy Statement regarding Heathrow. Due to this decision, we are advised that the APNS will have no legal effect unless and until the Government carries out a statutory review of it and in the interim, the national policy regarding safeguarding falls back to the 2013 Aviation Policy Framework. This means that, at the current time, we are required to safeguard land for the future possible expansion of Gatwick Airport. This will be extremely controversial with the landowners in the area, many of whom have supported the proposed Local Plan approach in designating the area for the preparation of an Area Action Plan and considering the growth needs of the airport alongside other economic needs. However, the Plan would include a review trigger advising that, should national aviation policy change, the safeguarding policy of the Plan would be reviewed.

I know you appreciate the impact that continued safeguarding of such a large area of land south and east of Gatwick has on the potential for future economic growth in Crawley. We are undertaking an update of our Economic Growth Assessment (EGA) to take account of the current Covid crisis and economic recession which as you know is hitting Crawley harder than anywhere else in the country given its reliance on the Airport and aviation-related supply chains for employment. The emerging findings of the EGA Update still conclude that over the 15 year period of the Local Plan Crawley has substantial employment land needs assessed against Crawley's housing growth need. Approximately half of this housing will be accommodated within Crawley, and you will be aware that Homes England are promoting a major housing site immediately to the west of Crawley as part of the Horsham District Local Plan. Whilst it is not known if this site will be allocated in Horsham's Plan, both Horsham and Mid Sussex Councils have confirmed they will do all they can to accommodate Crawley's unmet needs and it is likely, therefore, that these will be built close to Crawley, to the east and/or the west. Crawley only has approximately 18ha of unconstrained land for employment and therefore the vast majority of Crawley's employment land needs could not be met within the borough.

I am therefore, hoping that you would be willing to work with us in two distinct ways:

Firstly, we believe it would be appropriate to review the extent of safeguarding to determine the efficiency of restricting such a large extent of land, particularly those areas of land to the East of the airport and on the northern edges of Manor Royal.

As you are aware, East of the airport, there is a landowner interested in bringing forward employment land in this location and your 2018 Airport Masterplan shows this area is solely identified for surface parking. In an area as constrained as Crawley, this is an extremely inefficient land use, located some way from the terminals, and it also seems unlikely that such large areas will be required for parking in the future as we move toward net zero emissions. Moreover, we note that in your DCO proposals you are advocating much more efficient parking arrangements with multi-storey and robotic parking, and therefore there is every reason to believe that greater parking density can be achieved elsewhere within the airport boundary. Releasing some or all of this area from safeguarding would enable it to be considered for other uses and could be a major help in meeting Crawley's employment needs. Moreover this would present an excellent opportunity to ensure the borough itself would benefit from some of the new indirect jobs anticipated to be generated by the Northern Runway project, should the DCO be approved. We are assessing this site as part of our transport modelling and are aware that strategic road access is constrained, and we would urge you to work proactively with ourselves, the Highway Authority and the developer to consider options for access to the strategic road network across GAL's land. Similarly, more direct footpath and cycle access to Gatwick Station would also be greatly beneficial to this scheme.

In addition, there are existing uses and development sites at the northern edge of Manor Royal which would be adversely affected by the new safeguarding boundary shown in your current masterplan, some of which are not affected by safeguarding under the existing adopted Local Plan boundary. We would be interested to explore the detailed boundary of safeguarding with you to ascertain whether any of these sites (or even small portions of them) could be excluded from future safeguarding as another mechanism for enabling fresh employment site development. Again this would present an excellent opportunity to link to Airport activity through the development of off-site aviation supply chain uses, alongside a variety of employment uses to support economic diversification .

Secondly, in your representation, you mention potential employment land at the Airport which could be used to help meet Crawley's unmet employment needs. This was mentioned prior to our last Local Plan Examination but GAL never confirmed what area of land could potentially be available. Since then, GAL did not respond to our Call for Sites for employment purposes at Regulation 18 stage, and therefore we have been unable to include any land within the Airport within our Employment Land Trajectory. If there is land within the Airport which is not necessary for the future expansion of the Airport, (including with a future southern runway) then please can we discuss this with you.

Finally we would like to work with you to agree a Statement of Common Ground which comprises safeguarding, a clear definition of the appropriate boundary, taking account of the above considerations and the vital importance of stimulating economic recovery in Crawley by identifying new employment land for investment, both to help the aviation sector in Crawley to rebound, and to support diversification of Crawley's economy so it has greater future resilience.

Through ongoing dialogue and close co-operation we believe we have an excellent opportunity to work together with you both to unlock the required employment land supply to fuel Crawley's long term economic recovery and growth and to provide complementary impetus to the recovery of the Airport too.

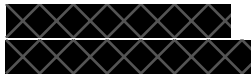
We look forward to hearing from you and very much hope to be able to work with you to progress this in alignment with our co-operation within the Crawley Economic Recovery Taskforce.

I am away on annual leave until 1st September but very happy to discuss this with you in more detail after I get back.

Best wishes

Clem

Clem Smith
Head of Economy & Planning
Crawley Borough Council



www.crawley.gov.uk

www.crawley.gov.uk/planning

www.investcrawley.co.uk