

To: The Examining Authority

14 August 2024

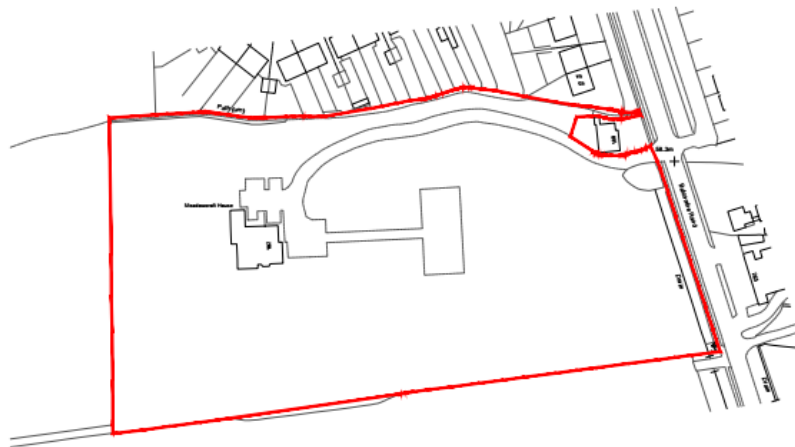
Dear Sir or Madame

APPLICATION BY GATWICK AIRPORT LIMITED FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE GATWICK AIRPORT NORTHERN RUNWAY PROJECT REFERENCE: TR020005

DEADLINE 8A REPRESENTATION ON BEHALF OF: SACKVILLE UK PROPERTY SELECT IV (GP) NO.1 LIMITED - INTERESTED PARTY REFERENCE NUMBER: 20046726

INTRODUCTION

We act on behalf of Sackville UK Property Select IV (GP) No.1 Limited, a subsidiary of Columbia Threadneedle Investments, in respect of their freehold ownership of land and buildings at Meadowcroft, 182 Balcombe Road, Horley RH6 9ER ("the Site"). A site plan is attached for reference, extract below:



Columbia Threadneedle Investments a leading manager of UK Real Estate, established in 1994, with clients including UK Pension Funds, Life Funds, Local Authority Pension Schemes and Corporate Pension Schemes. CTI manages over 1,000 property assets across the UK including warehouses, offices and retail units and has extensive experience of development and asset management throughout the full property lifecycle.

You will recall that we formally registered Sackville UK Property Select IV (GP) No.1 Limited (the “Site Owner”) as an “Interested Party” in respect of the application by Gatwick Airport Limited for an Order Granting Development Consent for the Gatwick Airport Northern Runway Project: Reference TR020005. The representations dated 27 October 2023 are attached for ease of reference.

These further representations in respect of Deadline 8A demonstrate how the Site Owner has sought to progress options to develop the Site at a future date in consultation with other landowners and the Local Planning Authority. They also confirm ongoing support to facilitate development of the Site in line with commitments of the statutory Development Plan in relation to Policy HOR9 “Horley Strategic Business Park”.

BACKGROUND SUMMARY

To recap details of the Site, its relationship with the Development Plan and the Site Owners Intentions are set out below:

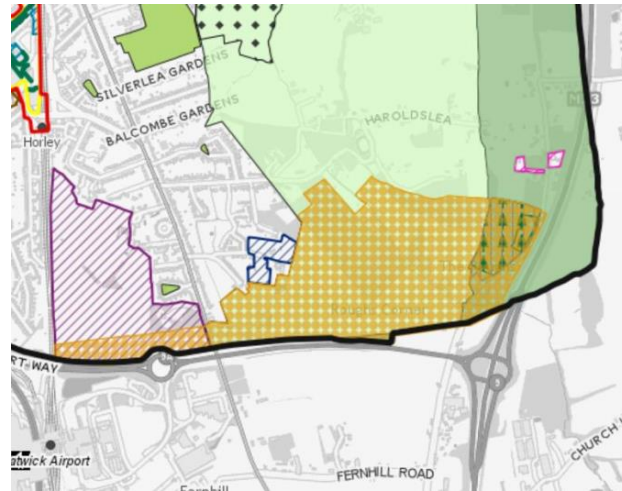
The Site: the Site comprises 2.4ha of land accessed via Balcombe Road which provides a north – south route between Horley and Crawley. It is occupied by a single two storey building comprising 330sqm accessed via a long private driveway. The building was originally a residential dwellinghouse and subsequently converted to offices in the early 1980s. It was last used as serviced offices but has been vacant for a considerable amount of time due to a lack of demand. The surrounding gardens have not performed an amenity function for many years and are now of poor quality and subject to regular basic maintenance. There are mature trees on the site boundaries with are subject to Tree Protection Order RE1503/2021.

Relationship with Development Plan: The statutory Development Plan relevant to the Site is up to date and comprises the following:

- Core Strategy (adopted July 2014 and reviewed July 2019)
- Development Management Plan (adopted September 2019)
- Policies Map

The Site comprises approximately 2.4ha acres of land which forms part of the “Policy HOR9 - Horley Strategic Business Park” allocation within RBBC’s updated Core Strategy as shown below:

Extract RBBC Proposals Map: Core Strategy 2014 and Development Management Plan 2019



Horley Strategic Business Park



Gatwick Open Setting

Additional land covered by the allocation falls within the ownership of Surrey County Council (19.5ha) and RBBC (8.9ha). The land parcels are indicated below:



Site Owner 2.4ha



Surrey County Council 19.5ha



RBBC 8.9ha

The core requirements of the statutory Development Plan set out within Policy HOR9 are as follows:

- 1) A strategic business park of predominantly B1a offices (now Class E) with limited B1b, B1c (now Class E) and B8 and non-B Class uses include appropriate airport related sui-generis uses.
- 2) A complementary range of commercial retail and leisure facilities to serve and facilitate the main business use of the site to include catering, limited retail, hotel and conference, gym, creche and medical services.
- 3) At least 5ha of new high quality public open space, including park land and outdoor sports facilities.
- 4) Direct access to strategic road network (M23 spur)
- 5) Secondary access from Balcombe Road for emergency services; public and other sustainable transport modes; and local employees.
- 6) Landscape buffer and public open space to reinforce the distinctive identity of Horley and its separation from Gatwick Airport and the wide countryside to the east.
- 7) Protection and enhancement of existing trees and hedgerows where possible and retention of the green corridor along Balcombe Road.

Site Owners Intentions: The Site Owner is seeking to redevelop the Site at a future point for business use which is supported in principle by the above allocation. The Site is capable of being developed independently of the wider site allocation and options are being considered in this regard.

Delivery of the wider Business Park offers longer term potential and benefits relating to enhanced accessibility to the strategic road and transport network and synergies with commercial uses on adjacent sites. Significant economic, social and environmental benefits would be delivered by a scheme of this scale and nature.

SITE DELIVERY ACTIVITIES

In order to explore and progress the development aspirations for the Site, a series of activities have taken place over the last 12 months. These are summarised below:

Survey Effort: A number of surveys have taken place to establish baseline site constraints in respect of the natural environment. This has included arboricultural surveys and assessments related to biodiversity in order to guide an appropriate approach to site layout and density. There are no in-principle barriers to future business development at the Site in respect of the natural environment.

Highways and Transport Input: Specialist input has been provided in respect highways and transport matters to understand any sensitivities of the local highway network and guide how the Site could be appropriately accessed in relation to future development scenarios. It has been confirmed that there are no in-principle barriers to developing the site on an independent basis or in conjunction with the wider Horely Strategic Business Park allocation (which includes a requirement for secondary access through the Site from Balcombe Road).

Occupier Demand: The Site Owners have explored the nature of occupier demand in this location and have been approached independently by a number of parties to discuss requirements. This has revealed that there is strong demand for business space in this location from a number of commercial occupiers.

Initial Pre-Application Engagement with RBBC as Local Planning Authority: There has been engagement with the LPA to discuss the development potential of the site on either a standalone basis or as part of the wider Horley Strategic Business Park allocation. This included discussions with the Head of Planning and Regulatory Services and Principal Policy Development Officers. The LPA supports development of the Site for mixed business purposes as a matter of principle. Whilst independent development has not been ruled out, the clear preference of the LPA is for the Site to be included in comprehensive proposals for the wider Horley Strategic Business Park.

Engagement with RBBC as Landowner: There has been engagement with RBBC in respect of its 8.9ha landholding forming part of Horley Strategic Business Park allocation. This included discussions at Director level and with senior members of the property investment team. The clear intention of RBBC as landowner is to realise development potential within the context of the wider Horley Strategic Business Park allocation and working in conjunction with other landowners including our client and Surrey County Council.

Engagement with Surrey County Council as Landowner: There has been engagement with SCC in respect of its 19.5ha landholding forming part of Horley Strategic Business Park allocation. This included discussions with Managing Director of SCC's property group and its strategic property and planning advisors at Lambert Smith Hampton. The clear intention of SCC as landowner is to realise development potential within the context of the wider Horley Strategic Business Park allocation and working in conjunction with other landowners including our client and RBBC.

It is therefore clear that the Site Owners are actively engaged with the LPA and other landowners in order to realise the development potential of the Site. The basis for this sits with the Horley Strategic Business Park allocation which is a live commitment forming part of the statutory Development Plan last reviewed in 2019 and covering the plan period to 2027. This demonstrates that there is a willingness on the part of the LPA and the landowners to continue to bring forward significant business-led development in this location within the relative short term.

POTENTIAL IMPLICATIONS OF THE GATWICK AIRPORT LIMITED DCO

The extent of the GAL application is defined by the redline of the Site Location Plan which excludes the Site but includes land to the south owned by Surrey County Council. This area has been identified as a location for surface water attenuation in connection with proposed highway works to the Gatwick M23 Spur Road and a temporary construction compound that is anticipated to be required for a 12-year development period.

We are aware that SCC is in discussions with GAL regarding the implications of these proposals. These matters are presently subject to objection due to concerns that they may prevent delivery of critical infrastructure requirements enshrined by Policy HO9 in respect of Horley Strategic Business Park. This would impact delivery of a key strategic employment site within RBBC's Development Plan and prevent the multiple economic, social and environmental benefits associated with a scheme of this scale and nature.

Our client continues to lend support to SCC and RBBC is seeking to secure the future development of the Site and the wider Horley Strategic Business Park. Accordingly, we would be grateful if the examining Authority would give due consideration to this position in the ongoing consideration of this matter.

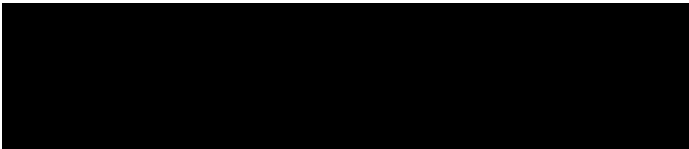
Closing

We trust that you will find this submission in order and look forward to hearing from the Examining Authority in due course.

Yours faithfully,

EDWARD LEDWIDGE

Partner



CC: **Surrey County Council**
Reigate and Bansted Borough Council

To: The Examining Authority

27 October 2023

Dear Sir or Madame

APPLICATION BY GATWICK AIRPORT LIMITED FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE GATWICK AIRPORT NORTHERN RUNWAY PROJECT REFERENCE: TR020005

REPRESENTATION ON BEHALF OF: SACKVILLE UK PROPERTY SELECT IV (GP) NO.1 LIMITED TO REGISTER AS AN “INTERESTED PARTY”

Introduction

We act on behalf of Sackville UK Property Select IV (GP) No.1 Limited, a subsidiary of Columbia Threadneedle Investments, in respect of their freehold ownership of land and buildings at Meadowcroft, 182 Balcombe Road, Horley RH6 9ER (“the Site”). A site plan is attached for reference.

Columbia Threadneedle Investments a leading manager of UK Real Estate, established in 1994, with clients including UK Pension Funds, Life Funds, Local Authority Pension Schemes and Corporate Pension Schemes. The Applicant manages over 1,000 property assets across the UK including warehouses, offices and retail units and has extensive experience of development and asset management throughout the full property lifecycle.

We are instructed to register Sackville UK Property Select IV (GP) No.1 Limited (the “Site Owner”) as an “Interested Party” in respect of the application by Gatwick Airport Limited for an Order Granting Development Consent for the Gatwick Airport Northern Runway Project: Reference TR020005. This will enable the Site Owner and its advisors to participate in future stages of the process as necessary.

This letter provides a brief description of the Site and the Site Owner’s intentions for it. It outlines aspects of the Gatwick application that could give rise to potential impacts to future development of the Site.

The Site

The Site comprises 2.4ha of land accessed via Balcombe Road which provides a north – south route between Horley and Crawley. It is occupied by a single two storey building comprising 330sqm accessed via a long private driveway. The building was originally a residential dwellinghouse and subsequently converted to offices in the early 1980s. It was last used as serviced offices but has been vacant for a considerable amount of time due to a lack of demand. The surrounding gardens have not performed an amenity function for many years and are now of poor quality and subject to regular basic maintenance. There are mature trees on the site boundaries with are subject to Tree Protection Order RE1503/2021.

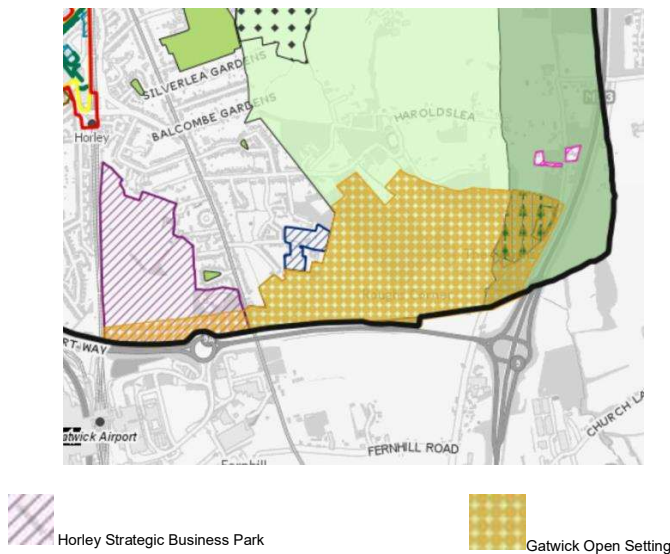
Relationship with Development Plan

The statutory Development Plan relevant to the Site is up to date and comprises the following:

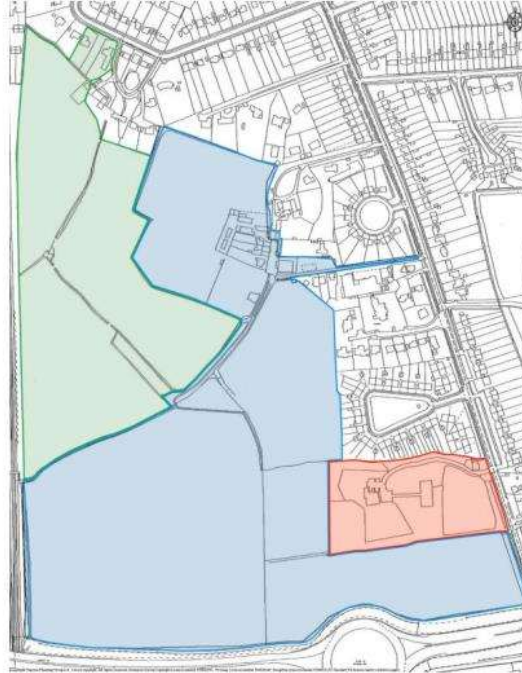
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The Site comprises approximately 2.4ha acres of land which forms part of the “Policy HOR9 - Horley Strategic Business Park” allocation within RBBC’s updated Core Strategy as shown below:

Extract RBBC Proposals Map: Core Strategy 2014 and Development Management Plan 2019



Additional land covered by the allocation falls within the ownership of Surrey County Council (19.5ha) and RBBC (8.9ha). The land parcels are indicated below:



Site Owner 2.4ha



Surrey County Council 19.5ha



RBBC 8.9ha

The aspirations of the statutory Development Plan set out within Policy HOR9 are as follows:

- 1) A strategic business park of predominantly B1a offices (now Class E) with limited B1b, B1c (now Class E) and B8 and non-B Class uses include appropriate airport related sui-generis uses.
- 2) A complementary range of commercial retail and leisure facilities to serve and facilitate the main business use of the site to include catering, limited retail, hotel and conference, gym, creche and medical services.
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- 6) Landscape buffer and public open space to reinforce the distinctive identity of Horley and its separation from Gatwick Airport and the wide countryside to the east.
- 7) Protection and enhancement of existing trees and hedgerows where possible and retention of the green corridor along Balcombe Road.

Site Owner's Intentions

The Site Owner is seeking to redevelop the Site at a future point for business use which is supported in principle by the above allocation. The Site is capable of being developed independently of the wider site allocation and options are being considered in this regard.

Delivery of the wider Business Park offers longer term potential and benefits relating to enhanced accessibility to the strategic road and transport network and synergies with commercial uses on adjacent sites.

POTENTIAL IMPLICATIONS OF THE GATWICK PROPOSALS

The extent of the Gatwick application is defined by the redline of the Site Location Plan. The redline includes land within the ownership of the Airport and extensive areas outside of its ownership including highway and other third-party land.

The Site is not included within the redline boundary and hence is not subject to any specific proposals. Accordingly, the Gatwick proposals are unlikely to have a significant direct impact on the ability to carry out independent development of the Site.

The proposed highway works in the vicinity of the Site comprise construction of a flyover above the Gatwick M23 Spur Road roundabout and improvements to the existing bridge over Balcombe Lane. The existing roundabout appears to be left unaltered with three arms providing access to the east, south and west. A strip of land to the north owned by Surrey County Council is included within the redline and has been identified as a location for surface water attenuation in connection with proposed highway works to the Gatwick M23 Spur Road to the south.

The above proposals have potential implications for the delivery of the Horley Strategic Business Park as follows:

- 1) The principal access from the Gatwick M23 Spur Road to the Business Park would be via a fourth arm to the northern part of the roundabout.
- 2) The Surrey County Council land within the redline is required to deliver the principal access road to the Business Park providing access to Gatwick M23 Spur Road and the surrounding road network including the M23.
- 3) The Gatwick application does not demonstrate how critical infrastructure components of Horley Strategic Business Park could be delivered in conjunction with these highway proposals.

We note that the Examining Authority has requested additional technical analysis in respect of highway and transport matters. It is critical that due consideration is given to relevant commitments with the development plans of the affected local authority areas. This includes that Horley Strategic Business Park commitment which forms part of a relatively recently adopted development plan which was subject to rigorous scrutiny at the examination stage. This included detailed consideration of evidence related to highway/transport infrastructure and capacity in order to establish key components of now adopted Policy HOR0 including the primary access from the Gatwick M23 Spur Road and a secondary access from Balcombe Lane.

In relation to the surface water attenuation facility, the potential implications are noted as follows:

- 1) The redline and proposed area required for the drainage facility noted in the application are extensive and no justification is provided for this extent of land. It is our understanding that any third-party land required to deliver such measures should be defined on a precise basis. This does not appear to be the case in this instance.
- 2) It is our understanding that all reasonable options should be explored before it can be determined that the third-party land is required for an identified purpose. The application does not include an assessment of reasonable alternatives.

- 3) The acquisition of land may not be necessary if a reasonable alternative can be agreed with a third-party landowner that would secure use of land for a defined purpose. The application does not identify such alternatives or explain the nature of discussions with the landowner to date.

The above matters represent the initial observations of the Site Owner at this stage. However, the Site Owner reserves the right to make additional submissions on these matters and any other topics that may have material implications to the development of land within its control.

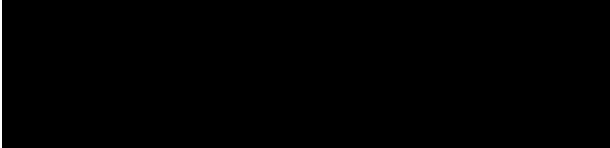
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We trust that you will find this submission in order and look forward to hearing from the Examining Authority in due course.

Yours faithfully

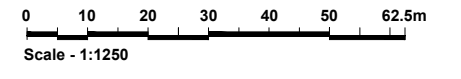
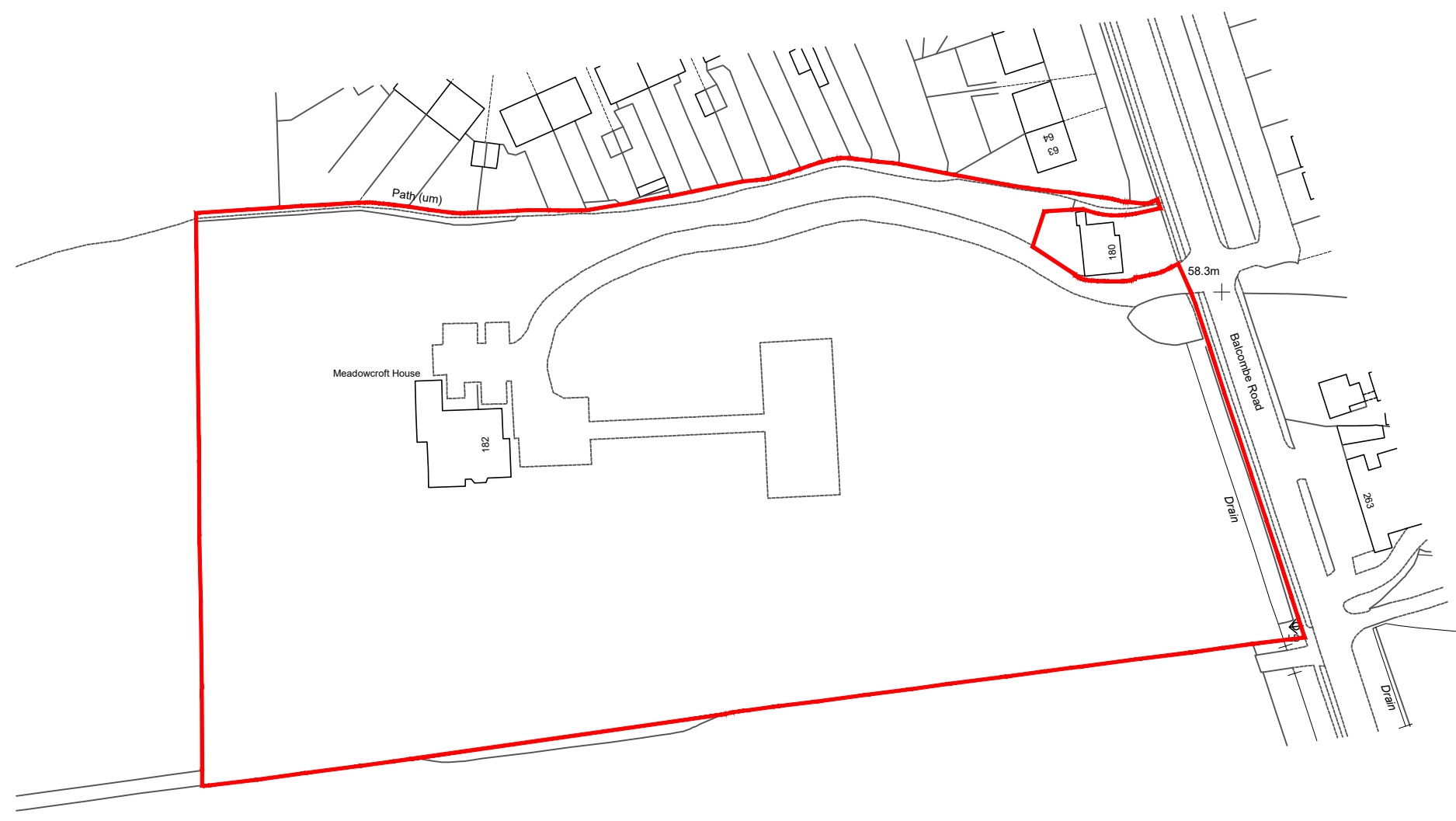


Partner



NB Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only

A3



DRAFT

Rev	Description	By	Date



Project
MEADOWCROFT HOUSE,
182 BALCOMBE ROAD, HORLEY

Client
SACKVILLE UK PROPERTY
SELECT IV (GP) NO 1 LTD

Title
TITLE PLAN

Drawn by ACD	Surveyor JRB	Date SEPTEMBER 2023
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Scale
1:1250 @ A3

Drawing Number U231227-D01-01	Revision
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