



Crawley

2035

Ref No:

Office use only

Crawley Submission draft Local Plan Representation

Please return your completed representation form to Crawley Borough Council
by 5pm on 2 March 2020.

Representations can be made via this form and emailed to forward.planning@crawley.gov.uk or sent via post to: Local Plan Consultation, Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, RH10 1UZ. Alternatively, representations can be made online using the [eform](#) which allows attachments of documents.

This form has two parts:

PART A – Personal details

By law, representations cannot be made anonymously. All representations will be published alongside your name, company name (if applicable), and your client's name/company (if applicable). The Council will use the information you submit to assist with formulating planning policy.

Further information about Data Protection Rights in line with the provisions of the General Data Protection Regulations and Data Protection Act 2018, for example, how to contact the Data Protection Officer, how long information is held or how we process your personal information can be found at www.crawley.gov.uk/privacy. Specific reference to the Local Plan and planning policy related public consultation can be found on: www.crawley.gov.uk/pw/web/PUB351893

PART B – Your representation

Please fill in a separate sheet for each representation you wish to make. You may submit multiple "PART B" sections with a single "PART A" completed.

PART A – Personal details

Please ensure that you complete all fields in 1. If a planning agent is appointed, please enter the Title, Name and Organisation in 1, and complete the full contact details of the agent in 2.

1. Personal details	2. Agent's details
Title:	
First name:	Deborah
Surname:	Shelton
Organisation:	West Sussex County Council
Address line 1:	Property and Assets Directorate

Address line 2:	2 nd Floor Northleigh, Tower Street	
Town/city:	Chichester	
Postcode:	PO19 1RF	
Telephone:	0330 2223950	
Email:	Deborah.shelton@westsussex.gov.uk	

The comments below are from the Resource Assets Team at West Sussex County Council (WSCC) and are supplied from a landowner perspective. They do not represent the comments of WSCC as a statutory consultee, which are forwarded separately from the Planning Policy and Infrastructure Team.

PART B – Your representation

3. Please tick the document that you would like to make a representation on:

- ☐ Crawley submission Local Plan
- ☒ Crawley submission Local Plan Map
- ☐ Crawley submission Sustainability Appraisal
- ☐ Habitats Regulation Assessment Screening Report

4. Which part of the Local Plan does this representation relate to?

Paragraph:

Policy:

G13, CL6

Other:

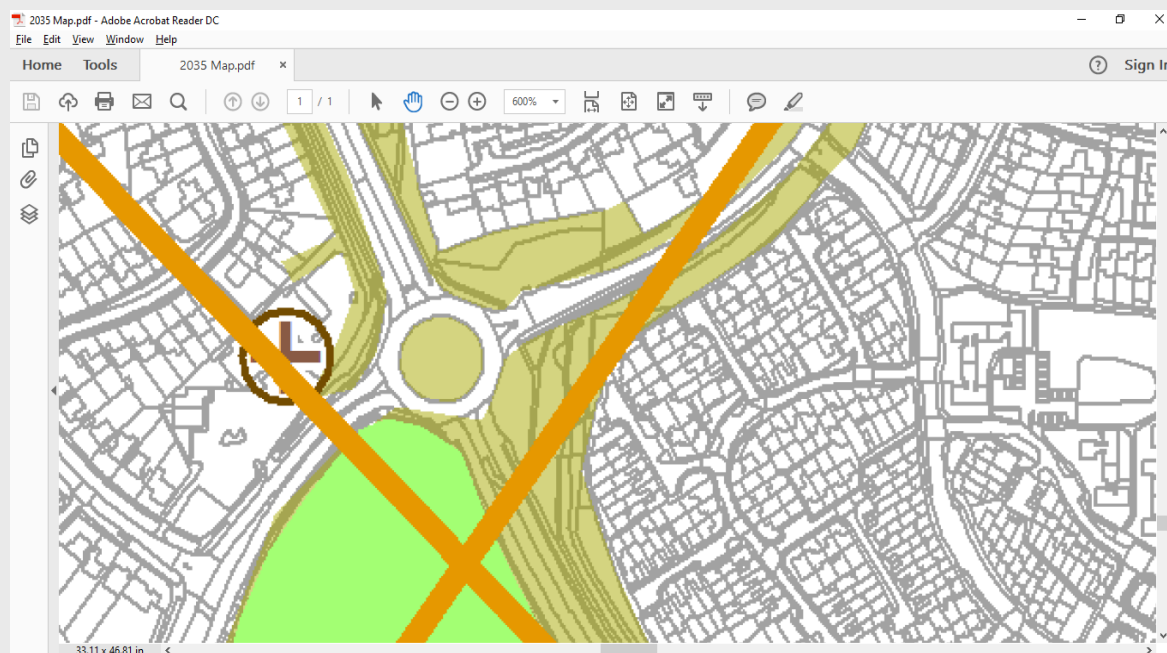
5. Do you consider the Local Plan to be: *(Please tick)*

5.1. Legally compliant?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input type="checkbox"/>	No	✓ <input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

The land at Cheals Roundabout is held for strategic infrastructure purposes, and to ensure that the road remains safe and can be well maintained. This representation was raised in our earlier response of 22 August 2019 in response to the Local Plan Review, and we would request reassurance that our objection has been considered and is reflected in this latest version in order to demonstrate that the plan is Positively Prepared.

A copy of the Local Plan Map with areas affected is attached below.



As a consequence we would request:

- Removal of the designations of 'Structural landscaping' to the areas to the north and east of the roundabout shaded olive green, and also

Removal of the designation as 'Biodiversity Opportunity Areas' of the area to the south of the roundabout shaded bright green.

If required, please continue your response on an additional piece of paper and securely attach it to this response

- 7. Please set out what modification(s) you consider necessary to resolve the issues you have identified above. You need to state why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to suggest how the wording of any policy or text should be revised. Please be as clear as possible. Any non-compliance with the duty to co-operate is incapable of modification at examination.**

In order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC we would request:

- Removal of the designations of 'Structural landscaping' to the areas to the north and east of the roundabout shaded olive green, and also
- Removal of the designation as 'Biodiversity Opportunity Areas' of the area to the south of the roundabout shaded bright green.

If required, please continue your response on an additional piece of paper and securely attach it to this response

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations. **After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues s/he identifies for examination.***

- 8. If your representation is seeking a modification, do you consider it necessary to participate in the public examination hearings? (Please tick)**

No, I do not wish to participate in the examination hearings	<input checked="" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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- 9. If you wish to participate in the public examination hearings, please outline why you consider this to be necessary:**

PART B – Your representation

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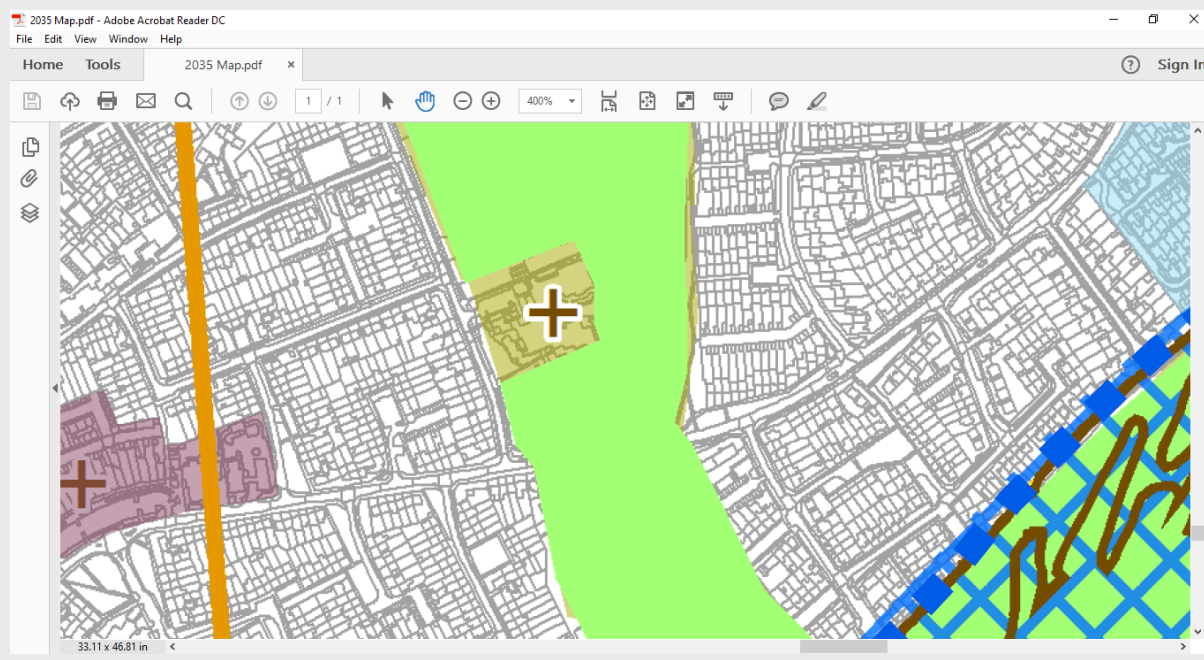
Other:

5. Do you consider the Local Plan to be: *(Please tick)*

5.1. Legally compliant?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input type="checkbox"/>	No	✓ <input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

The Oaks Primary School is proposed to be designated as a 'Biodiversity Opportunity Area' (bright green) and an area of 'Structural landscaping' (olive green). An extract of the Local Plan Map with areas affected is attached below. These designations may serve to compromise or constrain (see para 3.4) the statutory obligation placed upon the Council to meet any future need to create additional spaces at the school, particularly in view of the proposed new housing allocations in Tilgate.



We therefore wish to object to the proposed designations for the reasons set out above and in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC, namely that the areas are already protected due to their status, and that there may be a future requirement to increase the capacity of the schools to accommodate additional children.

If required, please continue your response on an additional piece of paper and securely attach it to this response

- 7. Please set out what modification(s) you consider necessary to resolve the issues you have identified above. You need to state why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to suggest how the wording of any policy or text should be revised. Please be as clear as possible. Any non-compliance with the duty to co-operate is incapable of modification at examination.**

To remove the school fields and buildings at The Oaks Primary School from the list of proposed designated areas of 'Biodiversity Opportunity Area' (bright green) and an area of 'Structural landscaping' (olive green) within the proposed Local Plan in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC.

If required, please continue your response on an additional piece of paper and securely attach it to this response

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- 8. If your representation is seeking a modification, do you consider it necessary to participate in the public examination hearings? (Please tick)**

No, I do not wish to participate in the examination hearings	<input checked="checked" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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Paragraph:

Policy:

G13

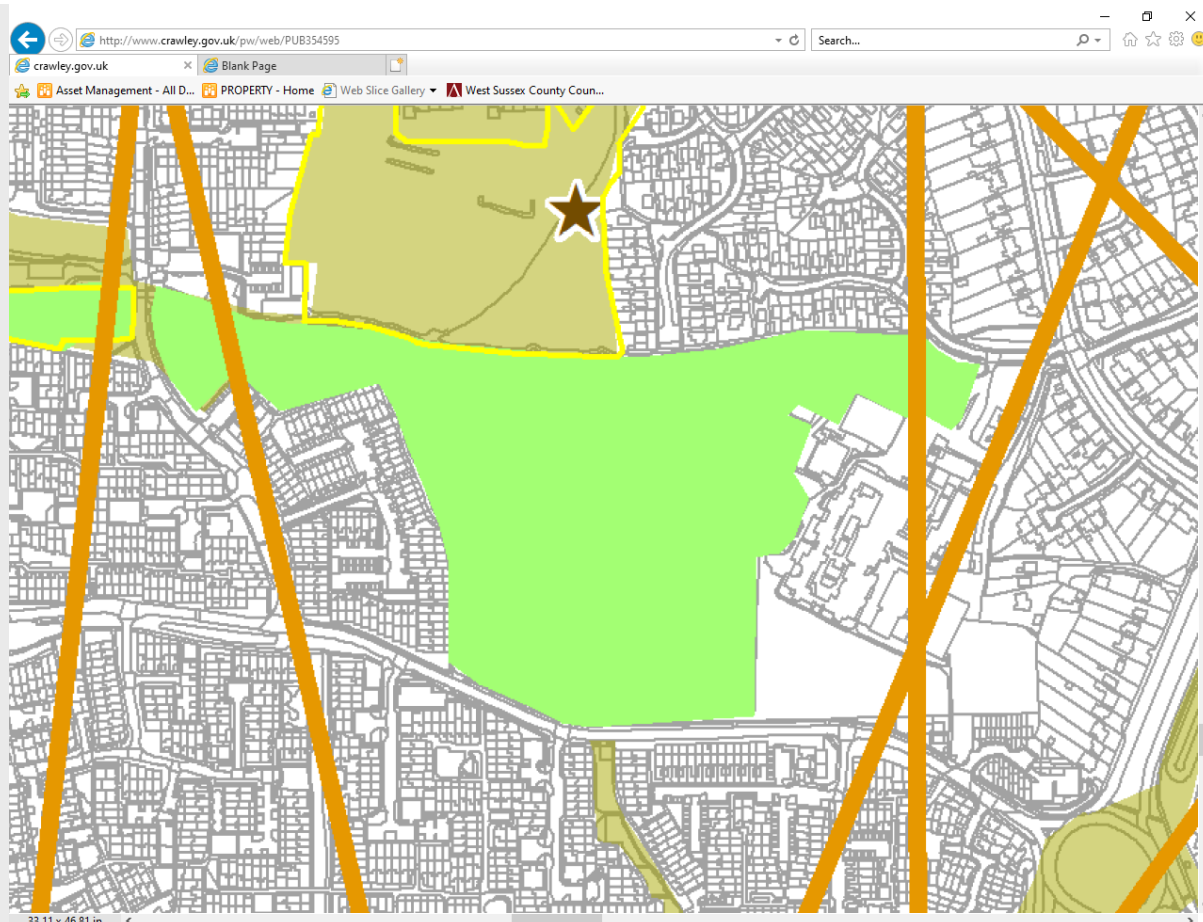
Other:

5. Do you consider the Local Plan to be: (Please tick)

5.1. Legally compliant?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input type="checkbox"/>	No	✓ <input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

Holy Trinity CE School is proposed to be designated as a 'Biodiversity Opportunity Area' (bright green). An extract of the Local Plan Map with areas affected is attached below. This designation may serve to compromise or constrain (see para 3.4) the statutory obligation placed upon the Council to meet any future need to create additional spaces at the school.



We therefore wish to object to the proposed designations for the reasons set out above, and in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC namely that the areas are already protected due to their status, and that there may be a future requirement to increase the capacity of the schools to accommodate additional children.

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To remove the school fields at Holy Trinity CE School from the list of proposed designated areas of Biodiversity Opportunity Areas within the proposed Local Plan in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC.

If required, please continue your response on an additional piece of paper and securely attach it to this response

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participate in the public examination hearings? *(Please tick)*

	No, I do not wish to participate in the examination hearings	<input checked="" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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CL6

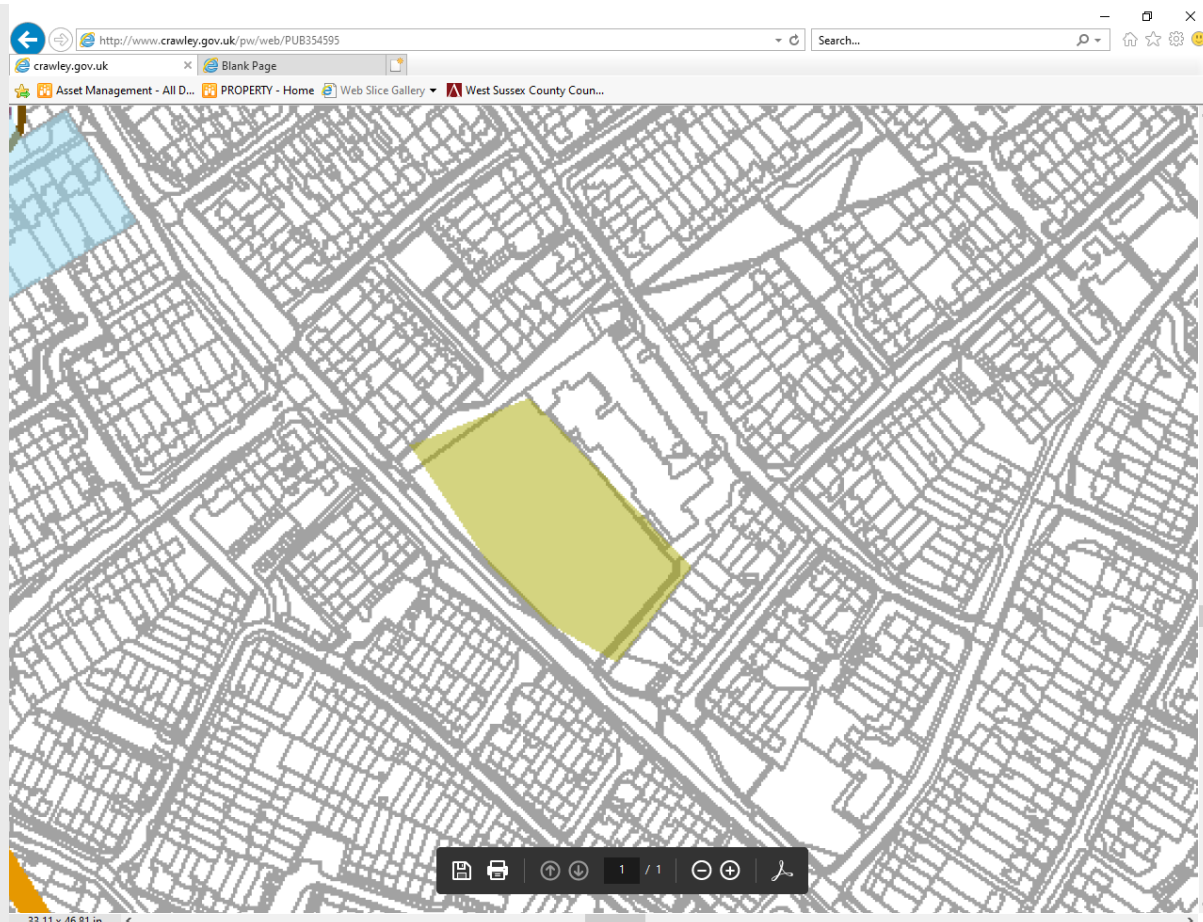
Other:

5. Do you consider the Local Plan to be: (Please tick)

5.1. Legally compliant?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input type="checkbox"/>	No	✓ <input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

Our Lady Queen of Heaven School is proposed to be designated as an area of 'Structural landscaping'. An extract of the Local Plan Map with areas affected is attached below. This designation may serve to compromise or constrain (see para 3.4) the statutory obligation placed upon the Council to meet any future need to create additional spaces at the school.



We therefore wish to object to the proposed designations for the reasons set out above, and in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC namely that the areas are already protected due to their status, and that there may be a future requirement to increase the capacity of the schools to accommodate additional children.

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To remove the school fields at Our Lady Queen of Heaven School from the list of proposed designated areas of Structural landscaping within the proposed Local Plan in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC.

If required, please continue your response on an additional piece of paper and securely attach it to this response

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	No, I do not wish to participate in the examination hearings	<input checked="checked" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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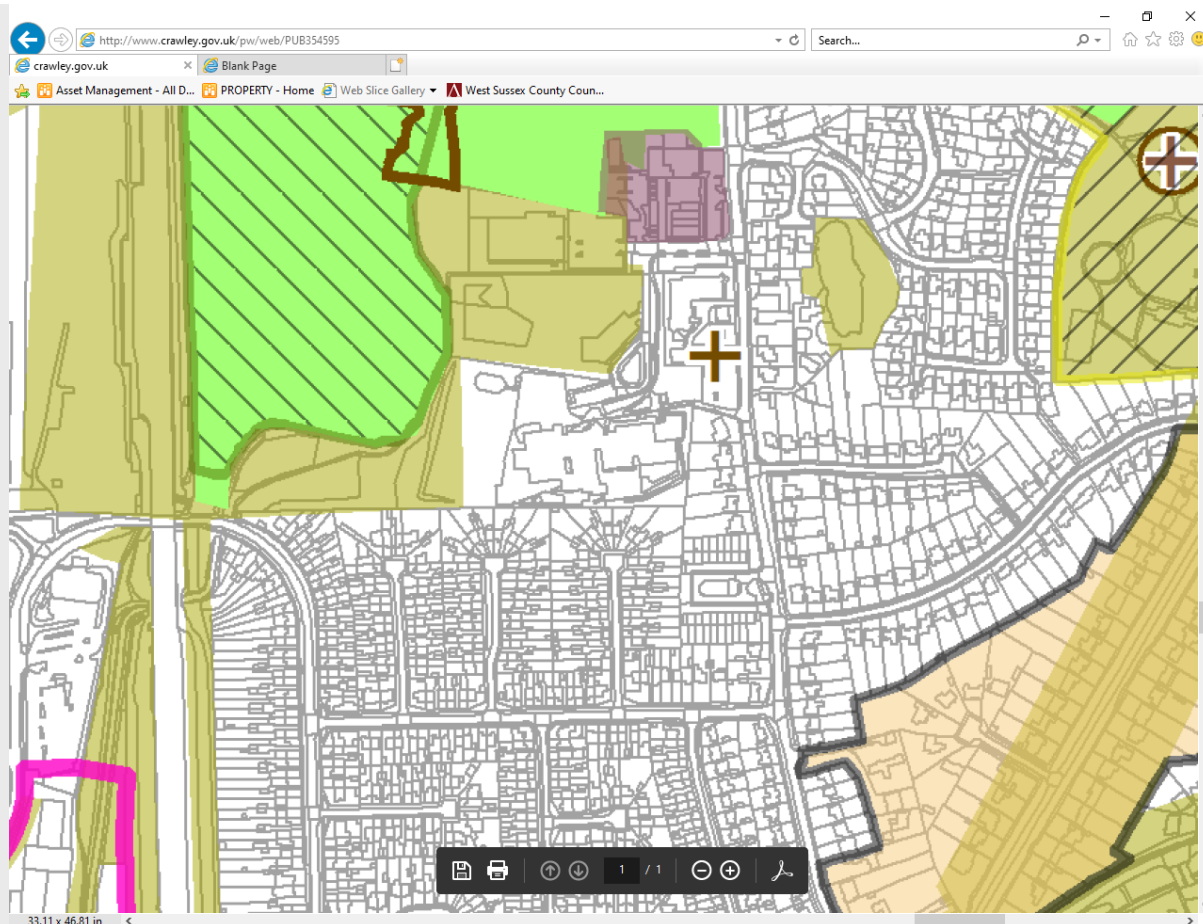
CL6

Other:

5. Do you consider the Local Plan to be: (Please tick)				
5.1. Legally compliant?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input type="checkbox"/>	No	✓ <input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

Areas in **Milton Mount Primary School** are proposed to be designated as areas of 'Structural landscaping'. An extract of the Local Plan Map with areas affected is attached below. This designation may serve to compromise or constrain (see para 3.4) the statutory obligation placed upon the Council to meet any future need to create additional spaces at the school.



We therefore wish to object to the proposed designations for the reasons set out above, and in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC namely that the areas are already protected due to their status, and that there may be a future requirement to increase the capacity of the schools to accommodate additional children.

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To remove the school fields at Milton Mount Primary School from the list of proposed designated areas of Structural landscaping within the proposed Local Plan in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC.

If required, please continue your response on an additional piece of paper and securely attach it to this response

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participate in the public examination hearings? *(Please tick)*

	No, I do not wish to participate in the examination hearings	<input checked="" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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Paragraph:

Policy:

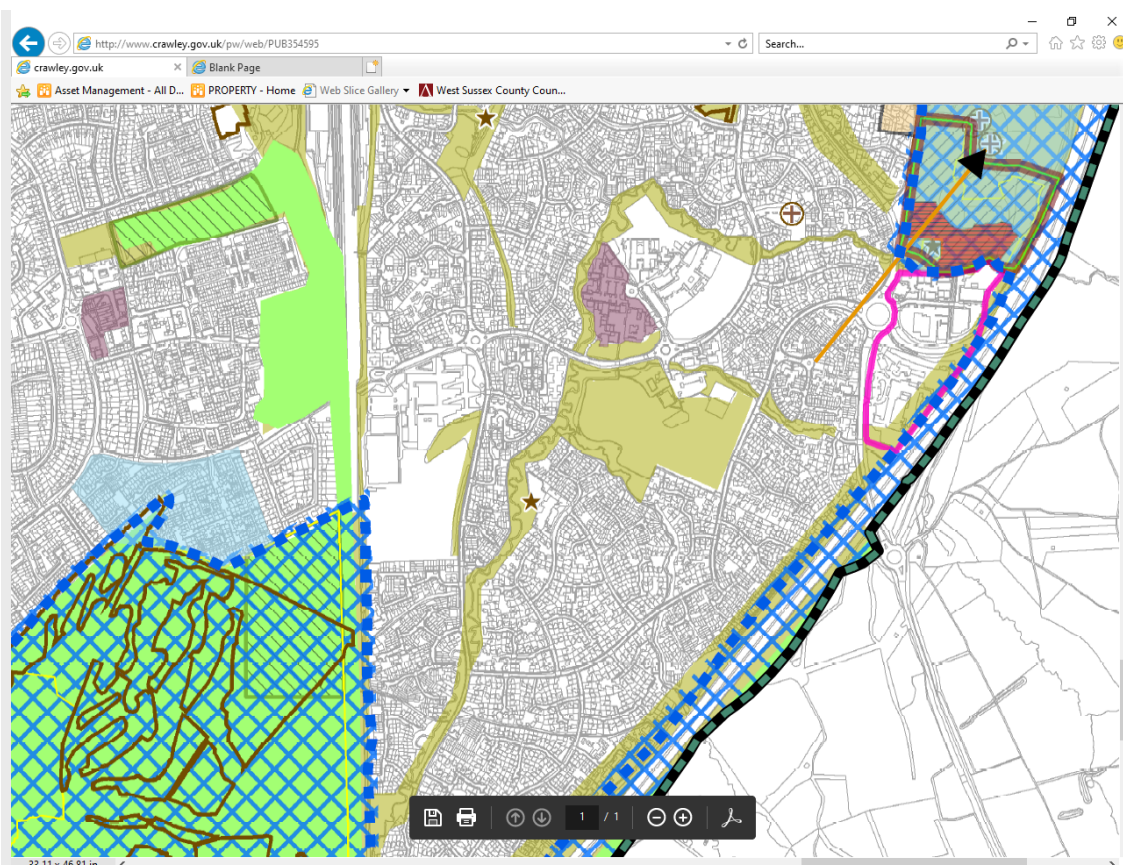
CL6

Other:

5. Do you consider the Local Plan to be: (Please tick)				
5.1. Legally compliant?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input type="checkbox"/>	No	✓ <input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

Areas within **Oriel High School** are proposed to be designated as areas of 'Structural landscaping'. An extract of the Local Plan Map with areas affected is attached below. This designation may serve to compromise or constrain (see para 3.4) the statutory obligation placed upon the Council to meet any future need to create additional spaces at the school.



We therefore wish to object to the proposed designations for the reasons set out above, and in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC namely that the areas are already protected due to their status, and that there may be a future requirement to increase the capacity of the schools to accommodate additional children.

If required, please continue your response on an additional piece of paper and securely attach it to this response

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To remove the school fields at Oriel High School from the list of proposed designated areas of Structural landscaping within the proposed Local Plan in order to demonstrate that the Plan is positively prepared and is informed by agreement with WSCC.

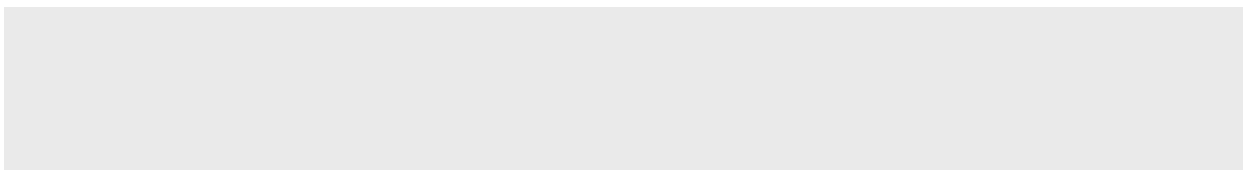
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No, I do not wish to participate in the examination hearings	<input checked="" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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4. Which part of the Local Plan does this representation relate to?

Paragraph: Page 147

Policy: H2 Key Housing Sites

Other:

5. Do you consider the Local Plan to be: (Please tick)

5.1. Legally compliant?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input type="checkbox"/> ✓	No	<input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

Developable land adjacent to Desmond Anderson, Tilgate (150 dwellings)

WSCC will actively support future proposals to put this land forward for residential development.

If required, please continue your response on an additional piece of paper and securely attach it to this response

7. Please set out what modification(s) you consider necessary to resolve the issues you have identified above. You need to state why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to suggest how the wording of any policy or text should be revised. Please be as clear as possible. Any non-compliance with the duty to co-operate is incapable of modification at examination.

None

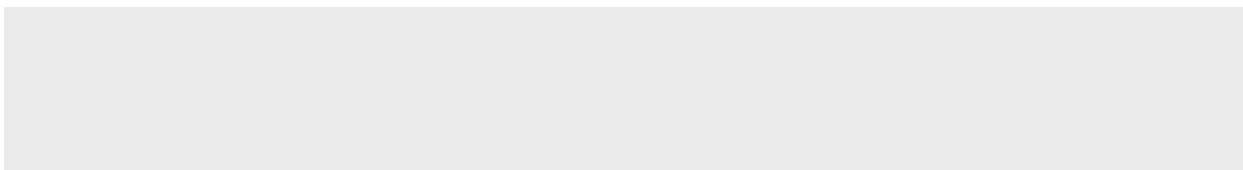
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No, I do not wish to participate in the examination hearings	<input checked="" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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Paragraph: Page 147

Policy: H2 Key Housing Sites

Other :

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5.1. Legally compliant?	Yes	<input checked="" type="checkbox"/> ✓	No	<input type="checkbox"/>
5.2. Sound?	Yes	<input checked="" type="checkbox"/> ✓	No	<input type="checkbox"/>
5.3. Compliant with the duty to co-operate?	Yes	<input checked="" type="checkbox"/> ✓	No	<input type="checkbox"/>

6. Please give details explaining your response to 5.1, 5.2, or 5.3 below. Please be as clear as possible.

Town Centre Key Opportunity Sites – County Buildings (deliverable)

WSCC will actively support future proposals to put this land forward as a key opportunity site for residential / mixed use development.

If required, please continue your response on an additional piece of paper and securely attach it to this response

7. Please set out what modification(s) you consider necessary to resolve the issues you have identified above. You need to state why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to suggest how the wording of any policy or text should be revised. Please be as clear as possible. Any non-compliance with the duty to co-operate is incapable of modification at examination.

None

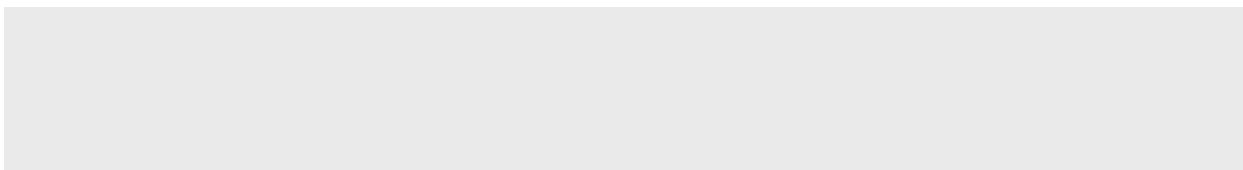
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No, I do not wish to participate in the examination hearings	<input checked="" type="checkbox"/>	Yes, I wish to participate in the examination hearings	<input type="checkbox"/>
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9. If you wish to participate in the public examination hearings, please outline why you consider this to be necessary:



The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

If you would like to make a representation on another policy or part of the Local Plan then please complete a separate PART B section of the form or securely attach an additional piece of paper. Copies of the representation form can also be downloaded from the council's website at: www.crawley.gov.uk/crawley2035

Signature

Deborah Shelton

Date

27 February 2020

From: [Deborah Shelton](#)
To: [Forward Plans](#)
Cc: [Eloise Short](#); [Marie Ovenden](#)
Subject: Crawley Local Plan Review - Consultation
Attachments: [image001.png](#)

The comments below are from the Asset Management and Estates Team at West Sussex County Council (WSCC) and are supplied from a landowner perspective. They do not represent the comments of WSCC as a statutory consultee, which are forwarded separately from the Planning Policy and Infrastructure Team. The numbered items can be identified on the map below.

1. **Regarding Item (1)**, Crawley County Buildings and the Local Plan, I am advised as follows:

Suitability of the site for employment development;

- Availability or likely availability of the site for employment development; it is likely to come forward beyond 2020, we have plans moving to demolish the site in 2020 making the site more attractive for development.
- The economic viability of delivering employment on the site; previous advice suggests this will be a mixed use site but we need to undertake further work before progressing.
- The amount of employment development which can be delivered on the site; unknown- as above further work needed.
- The likely time-frame for any employment delivery projected for the site. Beyond 2020- but by 2025.

2. **Regarding Items:**

- (6) The Oaks Primary School
- (9) Holy Trinity CE School
- (11) Our Lady Queen of Heaven School
- (13) Milton Mount Primary School
- (14) Oriel High School and The Brook School

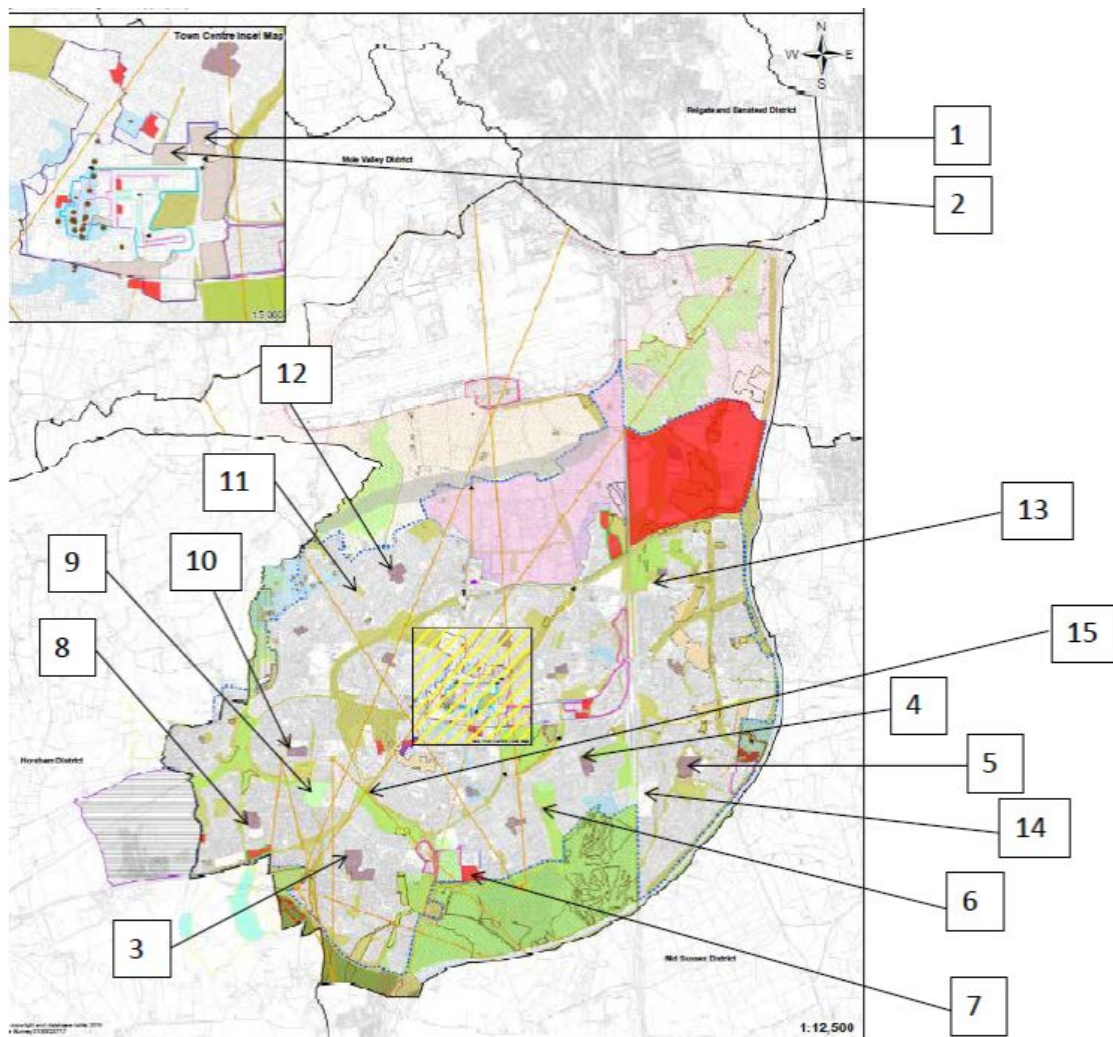
These sites are operational school playing fields under the ownership of West Sussex County Council. The fields are an integral and functional part of the schools. The Council, as Education Authority, has a statutory obligation to ensure that every child living in West Sussex is able to access a mainstream school in the county. Should there be a future requirement to create additional spaces at any of the schools in the planning area this would be in accordance with statutory obligations and a 'Biodiversity Opportunity Area' or 'Structural Landscaping' designation would serve to compromise the Council's ability to meet this need.

We therefore wish to object to proposals that the school playing are included as a 'Biodiversity Opportunity Area' or as 'Structural Landscaping', for the reasons set out above, namely that they are already protected due to their status, and that there may be a future requirement to increase the capacity of the schools to accommodate additional children.

3. **Regarding Item (15)** Land to the south of Cheals Roundabout appears to be designated as a 'Biodiversity Opportunity' – please advise. This is held by West Sussex County Council on behalf of our highways department and therefore unavailable for an alternative allocation.". It is land that is required to ensure that the road remains safe and can be well maintained. Future highways requirements are as yet unknown. However, we would be concerned if the land became unavailable for any necessary future improvements to take place due to the current designations"

(15)The land to the north of Cheals roundabout appears to be designated as 'Structural Landscaping'. Again, please advise and clarify This land is also owned by WSCC, and is **being held to fulfil future strategic requirements**.(?)

To resolve our concerns, we request removal of the areas of WSCC owned land known to the north and south of Cheals Roundabout (item 15) in Crawley from the proposed list of designated areas of Structural Landscaping or Biodiversity Opportunities as identified in the Local Plan.



Regards,
Deborah

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