



Crawley 2035

Ref No: <i>Office use only</i>

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:	<input type="text"/>	<input type="text"/>
First name:	<input type="text"/>	<input type="text"/>
Surname:	<input type="text"/>	<input type="text"/>
Organisation:	<input type="text"/>	<input type="text"/>
Address line 1:	<input type="text"/>	<input type="text"/>

Address line 2:	<input type="text"/>	<input type="text"/>
Town/city:	<input type="text"/>	<input type="text"/>
Postcode:	<input type="text"/>	<input type="text"/>
Telephone:	<input type="text"/>	<input type="text"/>
Email:	<input type="text"/>	<input type="text"/>

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:	<input type="text"/>	Policy:	Policy ST4, Safeguarding of a Search Corridor for a Crawley Western Link Road	Other:	<input type="text"/>
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5. Do you consider the Local Plan to be: *(Please tick)*

- | | | | | |
|---------------------------------------------|-----|-------------------------------------|----|--------------------------|
| 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.

1. I understand that the relief road, proposed by Homes England as part of the new neighbourhoods development proposal west of Ifield, is approximately the relief road referred to in the local plan.

2. Much of the road traffic approaching Crawley from Horsham is destined for Manor Royal and Gatwick Airport.

3. In the Crawley/Manor Royal/Gatwick Airport geographical area, road and rail traffic is concentrated into a north/south axis.
4. There is a lack of east/west road and rail access to this area. From the east there is only the A264 through East Grinstead/Felbridge/Copthorne and which is wholly inadequate for the volume of traffic to/from the said geographical area. Essentially, there is only one small road to/from the east.
5. From the east also, the rail connection to/from Crawley was disconnected during the 1960s, compounding the road traffic inadequacy.
6. From the west there is only the A264 from the south-west - from as far afield as Worthing Chichester and Guildford, i.e. not from the west. Although this road is dualled, there is no direct access to/from Manor Royal/Gatwick Airport, so, traffic flows east to Crawley and then north to said area.
7. With regard to traffic converging from the west, this is from the Dorking direction. Although Dorking is farther to the north than both Manor Royal and Gatwick Airport, there is no direct access, so traffic is travelling further south, before turning east to Crawley, and then north through Crawley.
8. Crawley South-West Bypass was built in the 1970s, and much of the traffic heading towards Crawley re-directs to Pease Pottage and to the M23. This, however, compounds the existing limitation of the north/south traffic corridor.
9. To the east of Crawley, there is only one access from the M23 to Manor Royal, and only one access from the M23 to Gatwick Airport.
10. Due to lack of road access from the west, and the limited accesses from the M23, much traffic also goes along the A23 Crawley Avenue and through the town and through local residential streets and through local rural areas, creating rat-runs which compare to an 'ant city' under the ground.
11. Current house-building to the south and west of Crawley is generating more traffic and, planned house-building will generate even more. This will compound the increasing congestion around and through the town.
12. That much traffic rat-runs through what were designed as quiet residential neighbourhoods around Crawley, is a consequence of poor initial planning and, subsequent ill-advised planning decisions. Only one of these latter has been reversed - at Broadfield and where the link to/from Southgate Avenue was subsequently closed, returning Broadfield to a quiet residential neighbourhood. Two others remain unchanged - the link from Bewbush to Gossops Green and the link from Gossops Green to Ifield (instead of the Rusper Radial and which would have provided a direct link from the Rusper Road to the A23).
13. The relief road suggested in the Homes England proposals runs through the proposed three residential neighbourhoods, thus creating an even worse situation than exists through

the three neighbourhoods of Bewbush Gossops Green and Ifield (and fourthly Langley Green). When that relief road becomes congested, more traffic will find its way through the same routes as described above, compounding the existing situation.

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.**

14. To the west, there is a missing link in the dual-carriageway of the A24, between Capel Roundabout and the Great Daux Roundabout. This is, to me, clearly intentional. The western relief road should run from both the Great Daux Roundabout and the Capel Roundabout, joining to run directly eastwards to Manor Royal and Gatwick Airport.

15. I concur with the Borough Council's decision to safeguard land within the borough to the north of Langley Green for the relief road.

16. West Sussex County Council cannot be expected - as some local residents would have it, to deliver any such relief road - including the one included in the Homes England proposals, on their budget.

17. Many businesses, on the other hand, stand to gain from a western relief road. These include the owner of Gatwick Airport, and some or many or all of the other 3,400 businesses in and around Crawley. We cannot expect something for nothing - those who stand to gain ought to contribute to its creation.

18. There will be many stakeholders involved in and who stand to gain from creating the proposed three new neighbourhoods to the west of Ifield, and the several other new villages proposed to the south of Horsham. All of these developments will generate additional road traffic to/from Manor Royal and Gatwick Airport, with consequences for the roads and environment including the quality of life in rat-run areas. These stakeholders should mitigate the consequences by contributing to the relief road.

19. By requiring stakeholders to contribute, the relief road can become a reality. Without contributions, the relief remains wishful thinking.

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

Yes, I wish to participate in the examination hearings

9. If you wish to participate in the public examination hearings, please outline why you consider this to be necessary:

[Redacted area]

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

[Redacted signature]

Date

28/02/2020