



Crawley 2035

<p>Ref No:</p> <p><i>Office use only</i></p>
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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:	Mr	Mr
First name:	John	John
Surname:	Sneddon	Sneddon
Organisation:	Tetlow King Planning	Tetlow King Planning
Address line 1:	Unit 2, Eclipse Office Park	Unit 2, Eclipse Office Park

Address line 2:	High Street	High Street
Town/city:	Bristol	Bristol
Postcode:	BS16 5EI	BS16 5EL
Telephone:	07801307457 01179561916	07801307457 01179561916
Email:	john.sneddon@tetlow-king.co.uk	john.sneddon@tetlow-king.co.uk

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:	Strategic Policy H5: Affordable Housing	Other:	
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5. Do you consider the Local Plan to be: *(Please tick)*

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

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

No on first two points because of lack of precision in wording of policy H5

no interest in duty cooperate but would have answered don't know as can't have that as option. Question has bias and forcing an answer on something that has nothing to do with this rep.

See below for rep.

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.

Policy H5 says "...40% affordable housing will be required from all residential developments". But there is a lack of precision and certainty on what this means. While the policy goes onto explain it applies to sites of 10 dwellings or less (oddly there is no site size restriction) there is no definition in the glossary of what a "dwelling" is and that restriction on numbers conflicts with "all residential developments" which could include C2 and C1 use class developments including prisons, care homes, boarding schools, C2 extra care and so on.

The policy should precisely say what type of residential development it applies to differentiate it from "all residential developments" preferably by use class and a description. It should do this in the policy and the accompanying text. Not doing this will cause confusion and harm to development proposal due to a lack of clarity due to arguments over what it means.

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:

I will only wish to take part if no changes are made in submission version. I retain the right not to take part as the situation develops. I wish to attend to explain the impact and harm this lack of precision would cause.

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

Date

Mr. John Sneddon of Tetlow King
Planning completed online

28/02/2020

