

From: [Brigden, Elizabeth](#)
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Cc: [Brigden, Elizabeth](#)
Subject: FW: Draft Crawley Borough Local Plan 2020-2035 consultation response
Date: 03 March 2020 07:27:30

From: Vivienne Riddle [mailto:VRiddle@tandridge.gov.uk]
Sent: 02 March 2020 16:14
To: Forward.Plans <Forward.Plans@crawley.gov.uk>
Subject: Draft Crawley Borough Local Plan 2020-2035 consultation response

Dear Planning Policy Team,

Thank you for giving us the opportunity to comment on your Draft Crawley Borough Local Plan 2020-2035. We have the following comments to make.

It is noted that against the Standard Methodology you have a housing need of 11, 280 (752 dpa) but that the draft Local Plan is proposing provision of 5,355 dwellings, with the majority provided in the first 5 years of the Local Plan through Forge Wood and the Town Centre. However, it is noted that there remains an unmet need of 5,925 over the plan period and that Crawley will be looking to the adjoining authorities to help meet this need, albeit primarily those within the same HMA, which Tandridge does not fall within.

Similar to Crawley, Tandridge is also a heavily constrained district and given those constraints it is unable to meet its identified need. Our Spatial Strategy proposes 6,056 dwellings to 2033, leaving us with an unmet need of 3, 344. Our Local Plan 2013-2033, which is being assessed against the NPPF 2012, is currently going through the examination process and we are waiting on the Inspector's response following the hearings last year.

Tandridge notes that the draft Local Plan proposes a North Crawley Area Action Plan, which will assess the land between Gatwick Airport and the town to determine the most appropriate use of the land. This will include consideration of the future growth and operational needs of the airport and the development needs of Crawley, including economic and housing development needs. It is understood that this work could conclude that this land still needs to be safeguarded but also that it may conclude that some land is available to meet housing and/or employment need. However, it is understood that the first step will be to understand the expansion needs of the airport, followed by an understanding of noise contours to be applied in the future, and the need to create an access.

Some of this land abuts our administrative area and as such there could be implications for our residents and our infrastructure. We already have concerns about the significant growth in the use of Gatwick Airport and its associated surface access arrangements and the consequential impact on our highway infrastructure. We also have concerns that the development of the North Crawley Area Action Plan area could have significant implications for the highway network within our district. In terms of transport modelling we would expect that regard is had to the cumulative impact of proposed development within nearby authority areas, including our proposed Garden Community at South Godstone and our proposed site allocations, particularly around Smallfield. We would also recommend that your Highway Authority works together with Surrey County Council, as our County Highway Authority, in order to ensure the impact is adequately assessed.

We therefore have concerns about the impact upon infrastructure, primarily around transport, but including such things as the treatment of waste water. As such Tandridge would like to be involved in any future consultations in relation to the Local Plan and the proposed AAP.

Regards,

Vivienne Riddle

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