



# Crawley 2035

<b>Ref No:</b>          <i>Office use only</i>
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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](mailto: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](http://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](http://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"/>	Caroline
Surname:	<input type="text"/>	McDade
Organisation:	Universities Superannuation Scheme	Deloitte LLP

Address line 1:	<input type="text"/>	1 New Street Square
Address line 2:	<input type="text"/>	<input type="text"/>
Town/city:	<input type="text"/>	London
Postcode:	<input type="text"/>	EC4A 3HQ
Telephone:	<input type="text"/>	02070026831
Email:	<input type="text"/>	jhoban@deloitte.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:  Other:

### 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.

Please see attached letter.

*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.**

Please see attached letter.

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:**

*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](http://www.crawley.gov.uk/crawley2035)

**Signature**



**Date**

05/03/2020

5 March 2020

Strategic Planning  
Crawley Borough Council  
Town Hall  
The Boulevard  
Crawley  
RH10 1UZ

Dear Sir / Madam

## **Crawley Submission Draft Local Plan (Regulation 19)**

### **Representations on behalf of Universities Superannuation Scheme**

Deloitte Real Estate is instructed by Universities Superannuation Scheme (USS) to advise on planning matters in respect of its commercial asset at Denvale Trade Park, Haslett Avenue, Crawley ('the Site'). USS therefore has an active interest in the formulation of planning policy at Crawley Borough Council (CBC) and welcomes the opportunity to respond to the Crawley Submission Draft Local Plan (Regulation 19).

The Submission Draft Local Plan sets out planning policies to guide development in the borough from 2020 to 2035. The document, once adopted, will replace the currently adopted Crawley Borough Local Plan 2015 - 2030. CBC is inviting comments regarding the 'soundness' and legal compliance of the publication document as part of a formal consultation until 2 March 2020. On 26 February 2020, DRE and CBC agreed an extension of time to comment until 6 March 2020. All representations received will be forwarded to the Inspector alongside the document itself for Examination.

### **The Site and Surroundings**

The Site is located adjacent to the eastern boundary of Crawley Town Centre, approximately 400 metres north east of Crawley Train Station. The Site currently consists of 18 trade/commercial units that were originally granted planning permission under use classes B1c, B2, B8. The tenants include Screwfix, Halfords Autocentre, Bathstore, Energie Fitness Crawley and Formula One Autocentres. The Site is accessed off a roundabout on the A2220/Haslett Avenue. To the east, west and south of the Site there are industrial uses and to the north, beyond the A2220/Haslett Avenue, is a residential area.

### **Planning History**

Planning permission was granted on 9 June 2000 for the erection of 18 units, associated car parking and landscaping for either Use Class B1c, B2 and B8 uses with ancillary showroom or a Sui Generis (Motor/vehicle showroom) use in units 1, 2, 7, 8, 9 and 10. Since the original permission, there have been several applications relating to change of use and the Site now operates under a range of uses including Use Class A1, B1c, B2, B8 and D2.

### **Adopted Planning Policy**

The Crawley Borough Local Plan 2015 – 2030 was adopted in December 2015. Policy EC2 'Economic Growth in Main Employment Areas' designates the Site within the 'Three Bridges Corridor' Main Employment Area. The Site is also designated as part of a Priority Area for District Energy Networks as identified in Policy ENV7

'District Energy Networks'. The western part of the Site is also within a 'Long Distance View Splay' as designated by Policy CH8 'Important Views'.

## **Submission Draft Local Plan**

The Submission Draft Local Plan proposes to continue to designate the Site as a Main Employment Area under Draft Policy EC2 'Economic Growth in Main Employment Areas'. The Draft Policy seeks to protect and improve the existing economic areas, maximising the potential to utilise existing employment sites before other sites are considered.

The Draft Local Plan also proposes to continue to designate the Site within a Priority Area for District Energy Networks under Draft Policy SDC2 'District Energy Networks'. The Draft Policy identifies that all development proposals within a priority area that would involve the creation of a new dwelling or over 1000sqm of internal floor space, must incorporate an energy strategy.

Additionally, the Draft Local Plan Map shows that the western part of the Site is proposed to continue to be within a Long Distance View Splay as designated under Draft Policy CL7 'Important and Valued Views'.

## **USS Response**

The National Planning Policy Framework (NPPF) (2019) sets out that local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are 'sound'. There are a number of tests to determine whether a plan is sound, including that it would need to be effective and consistent with national policy (Paragraph 35, NPPF). The following sections discuss how USS considers the soundness of the Submission Draft Local Plan when assessed against the effective and consistent with national policy tests of the NPPF.

USS generally supports CBC's commitment to the proposed continued designation of the Site as a Main Employment Area under Draft Policy EC2 'Economic Growth in Main Employment Areas'. However, the Draft Policy identifies that any development which involves a net loss of employment land or floor space will only be permitted where it can be demonstrated that:

- "i. the site is no longer suitable, nor viable, nor appropriate for employment purposes, or that a small loss of employment floorspace will support the wider economic use of the site; and*
- ii. the loss of any land or floorspace will result in wider social, environmental or economic benefit to the town which clearly outweighs the loss; and*
- iii. there would be no adverse impact on the economic function of the Main Employment Area, nor the wider economic function of Crawley".*

For the Submission Draft Local Plan to be effective, USS recommends that more flexibility is applied to Draft Policy EC2 'Economic Growth in Main Employment Areas' to allow the potential for mixed use development on such sites to come forward. The draft policy, as it is worded, focusses on the loss of employment land and employment floor space in Main Employment Areas rather than the amount and type of employment itself. Draft policy EC2 should instead recognise that the amount of employment land or floorspace does not necessarily equate to the level of employment on a site. For example, a hotel use could have a smaller footprint, yet employ more people than a B8 use. The wider social and economic impacts could also be greater.

Employment areas are susceptible to change in line with economic circumstances and consequently require flexibility to adapt to these changes. This is acknowledged in the NPPF and paragraph 120 states that planning policies and decisions need to reflect changes in the demand for land. Paragraph 11a states that plans should positively seek opportunities to meet the development needs of their area, and be sufficiently

flexible to adapt to rapid change. Paragraph 81d is also of relevance and states that planning policies should *"be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances"*.

To ensure Draft Policy EC2 'Economic Growth in Main Employment Areas' is consistent with the aforementioned paragraphs of the NPPF, it is essential that it is sufficiently flexible to accommodate uses which support employment, such as cinemas, gyms and residential. These uses may require a much smaller footprint than the existing uses and therefore lead to the loss of employment land and floorspace, however the economic, social and environmental benefits can be far greater than the loss. A mixture of uses in employment locations can help support the vitality and character of the wider area, and support its economic performance. The potential introduction of well planned residential uses on such sites can support existing uses through potential custom but also in terms of potential recruitment. It would also help boost CBC's housing delivery.

The Submission Draft Local Plan makes provision for the development of a minimum of 5,355 net dwellings in the borough in the period 2020 to 2035. This leaves a remaining unmet housing need of approximately 5,925 dwellings. Paragraph 15 of the NPPF states that plans should provide a framework for addressing housing needs. CBC is proposing to work with neighbouring authorities to explore opportunities for providing for Crawley's housing need outside of the Borough. However, allowing residential uses to come forward alongside employment uses on suitable sites in Main Employment Areas could provide a significant contribution towards meeting CBC's housing target within the Borough. It is therefore important that Draft Policy EC2 gives greater flexibility to ensure a mixture of uses, including residential, can come forward alongside employment uses on suitable sites in Main Employment Areas. This would ensure Draft Policy EC2 is consistent with national policy by allowing Main Employment Areas to contribute to CBC meeting its housing target.

Draft Policy CL7 'Important and Valued Views' identifies that for Long Distance Views:

*"The points from which the view can be enjoyed must remain unobstructed by development in the foreground. Where the view is to an identified feature, development is required to protect and/or enhance this feature"*.

USS generally supports BCC's commitment to protecting and/or enhancing Important and Valued Views. However, it is important that Draft Policy CL7 does not overly restrict development. The western part of the Site is on the eastern boundary of a Long Distance View. Therefore, USS recommends that Draft Policy CL7 is updated to provide flexibility and an exception to the policy to allow for well-designed development to ensure it does not unnecessarily restrict sustainable development.

## **Conclusion**

In summary, USS considers that the emerging draft Crawley Local Plan can be considered 'sound', subject to implementing USS's recommendations, as set out above. USS strongly recommends that CBC ensure that the emerging document does not hinder the ability of Main Employment Areas to provide appropriate alternative development.

USS is pleased to have the opportunity to respond to the Regulation 19 consultation on the emerging draft Crawley Local Plan and requests to be informed on the progress of the document. In the interim, if you have any queries, please contact Cerys Hulbert on 020 7007 1347 or at [chulbert@deloitte.co.uk](mailto:chulbert@deloitte.co.uk).

Yours sincerely

A handwritten signature in blue ink that reads "CMcDade". The signature is written in a cursive, slightly slanted style.

**Caroline McDade**  
Deloitte LLP