



Crawley

Local Plan

Ref No:

Office use only

Crawley Submission draft Local Plan Representation

Please return your completed representation form to Crawley Borough Council.

Representations can be made via this form and emailed to strategic.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 [here](#).

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:	Mrs	
First name:	Caroline	
Surname:	Searle	
Organisation:	Homes England	
Address line 1:	5 th Floor, Town Hall	

Address line 2:

Town/city:

Postcode:

Telephone:

Email:

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: H2 (Tinsley Lane allocation) Other:

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

- 5.1. Legally compliant? Yes re H2 No
- 5.2. Sound? Yes re H2 No
- 5.3. Compliant with the duty to co-operate? Yes re H2 No

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

NB: Separate Homes England reps will be sent in relation to other key sites/ matters. This representation relates to Tinsley Lane allocation only

The allocation of 120 units is not based on the most up to date / credible evidence. We propose that **138 units** is a suitable allocation quantum for the reasons below:

The site's northern land parcel has been proven to accommodate the sports facilities and all associated infrastructure, leaving the central and southern land parcels entirely free for residential development. Masterplanning work has determined that approximately 138 units can be comfortably achieved.

For context, the Inspectors Report (Nov 2014) on the Examination of the 2015-2030 Local

Plan concluded that:

Para 44... it is evident that the stated capacity of 138 dwellings involves the full range of facilities being provided on the retained playing field. Given my concern about whether this can be achieved, it is prudent to allow for the possibility that some of these facilities (most likely the car park) might have to be sited on the northern part of the adjacent housing site, with a consequent reduction in the number of dwellings. Thus a modest reduction in site capacity to 120 dwellings is a more robust figure at this stage, though the potential for 138 dwellings remains if at detailed design stage the northern field is found to have the capacity to deliver the full range of playing pitch facilities

Homes England recently submitted an outline application in line with adopted allocation requirements. Whilst refused (against officer's advice) due to concerns regarding amenity impacts, the sports provision delivered entirely on the northern land parcel was fully discussed with, and supported by, Sport England and the Council. Homes England will shortly prepare a revised application enhancing the scheme layout, however the northern sports provision will remain as proposed, leaving the remainder of the site with capacity for 138 dwellings in line with the Inspector's conclusions. Increasing the allocation quantum to 138 dwellings is therefore appropriate given Sport England and Council endorsement during the application process.

NB: The 138 dwelling number is proposed in the context that all allocations are indicative (as per policy text in H2). We support this approach - placing maximum limits on allocated sites will limit development and may impact on Crawley's housing supply.

- 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.**

Homes England supports retained allocation Tinsley Lane, Three Bridges (within Policy H2 Key Housing Sites), however the following changes are sought:

1. Site Capacity

Homes England seeks the replacement of 120 dwellings with **138 dwellings**.

In line with the above, this is based on the latest credible evidence and approved by Sport England as Crawley planning DM officers as statutory consultees. Increasing the allocation quantum to acceptable agreed levels will enable Crawley BC to make the most of allocated sites.

2. Allotments

Regarding vi the provision of allotments. Proposed rewording to **Consideration of** provision of allotments **subject to need and viability**.

The addition of 'Consideration of' will ensure consistency with the adopted Tinsley Lane Development Brief SPD. The addition of 'subject to need and viability' will enable provision to reflect local need at the time of development and within the context of overall scheme viability.

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

Homes England do not wish to appear at EiP in relation to Tinsley Lane but may wish to appear on other matters – separate representations will be sent in due course.

9. If you wish to participate in the public examination hearings, please outline why you consider this to be necessary: N/a in relation to Tinsley lane

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/localplanreview

Signature

Caroline Searle

Date

25.03.21

