



# 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](mailto: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](http://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:          | Mr                                   |                    |
| First name:     | Andrew                               |                    |
| Surname:        | Benson                               |                    |
| Organisation:   | Reigate and Banstead Borough Council |                    |
| Address line 1: | 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:  Other:

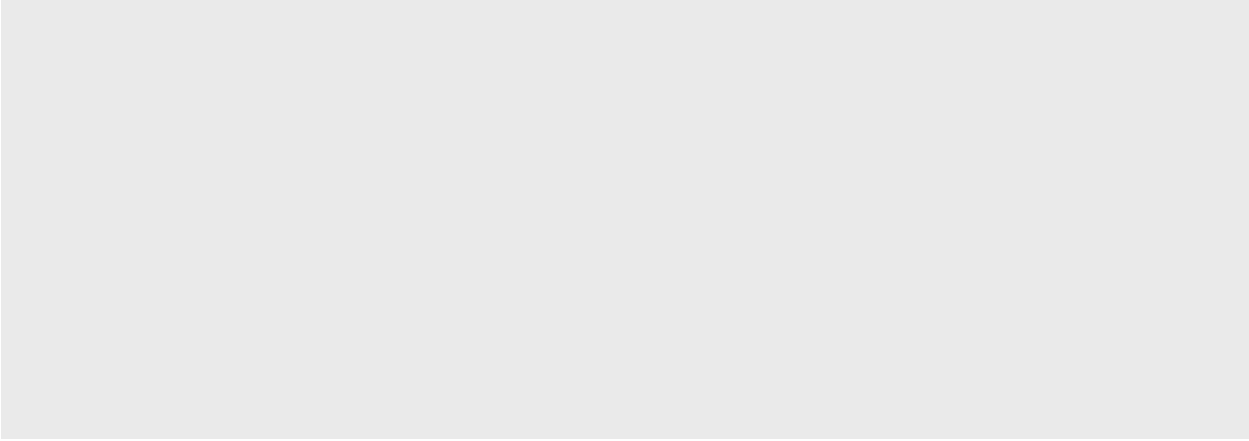
### 5. Do you consider the Local Plan to be: *(Please tick)*

- |   |   |  |
|---|---|--|
| 5.1. Legally compliant?                     | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| 5.2. Sound?                                 | Yes <input 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.

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.***

See attached letter



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:**

We wish to have the opportunity to put our concerns regarding the allocation of this site and likely impacts to the Inspector in person

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

**Signature**



**Date**

30/06/2021





# Planning Policy

*By email to [strategic.planning@ Crawley.gov.uk](mailto:strategic.planning@ Crawley.gov.uk)*

Our Ref: CLP/2021

Date: 30 June 2021

Dear Strategic Planning,

## **Crawley 2037 – Local Plan Review – Regulation 19 Publication Local Plan and supporting evidence**

Thank you for the opportunity to comment on the Regulation 19 Crawley Borough Local Plan 2021-2037 (January 2021), draft Sustainability Appraisal (January 2021), Local Plan Map (May 2021), Viability Study (March 2021), Transport Study (December 2020), and draft Habit Regulation Assessment (January 2021). We previously submitted our response to the Regulation 19 Crawley Borough Local Plan 2020-2035 (January 2020) and associated key documents on the 2nd March 2020. We will therefore focus this response on the new changes since then, on the understanding that our response to the previous Regulation 19 consultation will be submitted in full, to the Secretary of State for the Local Plan's examination, along with responses received in this consultation.

### Strategic Employment Location, Policy EC4 and Transport modelling

Reigate and Banstead Borough Council ("RBBC") note that the new Strategic Employment Location known as 'Gatwick Green' (Policy EC4) is proposed for the first time in this Publication Local Plan and was not included in the 2020 publication plan. It is included to aim to address Crawley's identified need for industrial business floorspace as the land is no longer proposed to be safeguarded to Gatwick airport expansion. We would like to share some of the following comments/concerns.

Under the proposed allocation Policy EC4, no detail of vehicle access is provided. Rather we have been recommended by Crawley Borough Council ("CBC") to view the 1<sup>st</sup> Regulation 19 comments made by Savills obo the site promoter, Wilky Group (with site layout drawings by Lyons + Sleeman

and Hoare Architect). The “preliminary” site layout plan 11/091/SK-62 shows two points of “Primary Site Access”, both off Balcombe Road (B2036), with secondary site access from Peeks Brook Lane.

The drawing also shows existing public rights of way improvements in the site to be investigated. We object to the inclusion of the word “minimum” in front of the site area 24.1ha that is allocated for B8 (with some B2 if needed). This word allows for too much uncertainty within the site allocation, and should be removed, and potentially replace by “up to”.

The Transport Study (May 2021) produced by Stantec highlights that the Gatwick Green employment site will be 70% B8 and 30% B2, and would predominantly generate freight/HGV traffic, “with the greatest impacts on Balcombe Road”. The impact of the proposed site allocation on the road networks is modelled in Scenario 2. The Study notes (para 7.7.2) that cross-boundary impacts into Surrey have been reviewed. We therefore strongly support the proposed ban for HGV’s left turn in and right turn out at the access/egress junctions on Balcombe Road to mitigate the adverse impacts on Balcombe Road in Surrey County. For reasons of soundness, we recommend that the suggested requirement from the Transport Study: “left turn in and right turn out bans for HGV’s at Gatwick Green’s access/egress junctions” are reflected strongly as a policy requirement in Policy EC4. We note that the Transport Study has also tested the Gatwick Green site (zones 320 and 321) for suburban offices, C1 use and hotel uses.

Whilst we appreciate that CBC have considered the transport impact on RBBC’s site allocation at Horley Strategic Business Park (HOR9), we would recommend that the views of Surrey County Council, the Highway Authority, for the northern part of Balcombe Road are sought.

We welcome the amendment to the proposed submission plan that it is also important now makes it clear that there is a distinction between the site allocation area and site uses that have been put forward for allocation at Gatwick Green by the site promoter, and the council’s specific requirements for the proposed allocation site set out in the council’s evidence and allocated through draft Policy EC4 of the draft Submission Local Plan.

### Statement of Common Ground

In our last response to the Regulation 19 Local Plan Review (2020) we noted our concern that we had not been approached to produce a Statement of Common Ground (“SoCG”) as advised by the National Planning Practice Guidance (“PPG”). However, both CBC and RBBC have since agreed to a

SoCG, which was signed by both parties in February 2021. We fully appreciate CBC's initiative in preparing a SoCG with us.

### Draft Habitat Regulation Assessment

We note that the draft Habitat Regulation Assessment ("HRA") has been prepared. We appreciate that the HRA takes into account our previous representation made in March 2020 to the Regulation 19 Local Plan and we look forward to seeing the results of the "in-combination" air quality effects assessment. The results of which will have an effect on the Mole Gap to Reigate Escarpment Special Area of Conservation ("SAC").

As the Plan area is at least 9.6km from the SAC, the draft HRA considers that the Bechstein's bat habitat will not be affected by the Local Plan and habitat loss and fragmentation will not be considered further in the HRA process. The Bat Conservation Trust ("BCT") guidance on thresholds for Core Sustenance Zones ("CSZ") is in line with the HRA findings and RBBC therefore do not dispute the decision.

We note that the draft HRA states that the site will not be considered further in the HRA process in terms of public access and disturbance. Again, RBBC do not dispute this decision in light of the draft HRA's findings but would recommend that strong consideration is taken for any large development sites.

RBBC would also like to stress the importance of the HRA's commitment to assessing the SAC site in further details in relation to air quality impacts (particularly NOx) and hydrological impacts. The findings of such impacts will be of great interest to us.

Draft HRA Table 6.1: presents a summary of "screened in" policies shows that Policy EC4 Strategic Employment Provision Screening category I and L was "screened in". In Appendix E, the conclusion for the site is RED, i.e. Screened in. The recommendation is for "further work" – "Detailed air quality modelling is currently underway to further define impacts associated with increased traffic movements. This will inform the HRA and Local Plan."

The draft HRA advises that "modal shift and behavioural changes could be encouraged – with consideration given to car free options, 20-minute neighbourhoods and developing strong links with

LTP3. It is noted that the Local Plan contains good sustainable transport policies ST1, ST2 and ST3. Employment allocations to be selected to reduce reliance on the car.”

This raises significant concern for us with regards to potential impacts from site development as it does not include freight traffic to / from the planned logistics site, which will be a much more significant part of the site traffic than employees’ cars. This is planned to access the site from the local road network with all the implications for air quality adjacent to an AQMA close by to the north of the site on the opposite side of the M23.

#### Sustainability Appraisal / Strategic Environmental Assessment (January 2021)

The SA/SEA (page 29) the assessment of the sustainability of the proposed allocation site of Gatwick Green is less than neutral, with only one SA objectives being positive “green”. Whilst we accept the Council’s statement that this is the only “reasonable option” to accommodate the identified B8 logistics floorspace need identified, as all other sites promoted as currently in the airport safeguarding land for a second (southern) runway and A23 re-alignment (whereas this site is also safeguarded land for the airport’s expansion, but for surface car parking), we do not see that the Council has assessed the sustainability of the option of not allocating a land to meet this identified B8 need. This is considered a failure of the SA/SEA to consider all reasonable options. This is an issue of legal compliance with regards to this proposed site allocation.

#### Conclusion

We hope that you find these comments helpful. Should you have any queries, please do not hesitate to contact us. We note that there are still outstanding results from some of the assessments in the HRA, so we wish to be notified when such results are published. We will be happy to discuss this, and any other comments made in the representation above in more detail.

Yours faithfully,



**Andrew Benson**  
Head of Planning