



Crawley Local Plan

<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.

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:	C/O agent	Mr
First name:		David
Surname:		Hutchison
Organisation:		Pegasus Group
Address line 1:		Pegasus House

Address line 2:	<input type="text" value="Whitworth Road"/>
Town/city:	<input type="text" value="Cirencester"/>
Postcode:	<input type="text" value="GL7 1RT"/>
Telephone:	<input type="text" value="01285888027"/>
Email:	<input type="text" value="David.hutchison@pegasusgroup.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 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.

Please see the attached representations 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 the attached representations 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:

Please see the attached representations letter

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

A black rectangular box redacting the signature.

Date

30.06.2021

DH/P.0571

30th June 2021

Strategic Planning
Town Hall
The Boulevard
Crawley
RH10 1UZ

Dear Sir/Madam,

**CRAWLEY BOROUGH COUNCIL LOCAL PLAN REVIEW 2021- 2037 REGULATION 19
PUBLIC CONSULTATION
REPRESENTATIONS SUBMITTED ON BEHALF OF PERSIMMON HOMES**

Pegasus Group are pleased to submit representations to the Regulation 19 of the Crawley Borough Council Local Plan on behalf of our Clients Persimmon Homes with regard to their land interests within the Forge Wood Area.

I would be most grateful if you could please acknowledge the receipt of these representations.

Yours faithfully,



David Hutchison
Executive Director
Email: David.Hutchison@pegasusgroup.co.uk

Enc. Representation Statement

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CRAWLEY BOROUGH COUNCIL LOCAL PLAN REVIEW 2021-2037 REGULATION 19 PUBLIC CONSULTATION

ON BEHALF OF: PERSIMMON HOMES

Pegasus Group

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DESIGN | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

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APPENDICES:

APPENDIX 1: MASTERPLAN - LAND PARCELS

INTRODUCTION

- 1.1 These representations are made on behalf of Persimmon Homes.
- 1.2 Following our representations to Regulation 18 and 19 of the Crawley Borough Local Plan Review 2020-2035 consultations, Pegasus Group welcomes the opportunity to submit representations to the second round of the Regulation 19 Public Consultation to the Crawley Borough Council Local Plan Review 2021-2037.

2. MEETING THE HOUSING NEEDS WITHIN THE BOROUGH

- 2.1 Paragraph 11b of the NPPF requires that strategic policies provide for the objectively assessed needs for housing as well as any needs that cannot be met within neighbouring areas as a minimum unless either the application of specific policies that protect areas or assets of importance provide a strong reason for restricting the scale of development or any adverse impacts of meeting needs would significantly and demonstrably outweigh the benefits.
- 2.2 Strategic Policy H1 identifies that the Council will not be able to meet its own housing needs.
- 2.3 It sets out that the Local Plan will make provision for the development of a minimum of 5,320 dwellings across the plan period (2021-2037) in response to the minimum local housing need for 11,488 homes. Consequently, there will be a 6,168 dwelling shortfall over the plan period as compared to the shortfall of 5,925 dwellings identified in the previous consultations. The Council therefore propose to accommodate only **46%** of its housing need within its boundaries. The reasoned justification section states that the housing figure identified in the Policy H1 represents a 'supply-led' requirement.
- 2.4 In order to accord with paragraph 11b of the NPPF it would therefore be necessary to demonstrate both that the specific policies referred to in footnote 6 of the NPPF provide a clear reason to restrict the level of growth to this extent and that the adverse impacts of better responding to housing need would significantly and demonstrably outweigh the benefits.
- 2.5 The evidence base does not appear to undertake these necessary assessments to justify the proposed 'supply-led' requirement. As a result, the housing requirement of Strategic Policy H1 is unsound as it does not accord with national policy, it is not effective in responding to housing needs, it is not justified in accordance with the tests provided by national policy and it is not positively prepared.
- 2.6 Instead, the justification for the 'supply-led' housing requirement is identified in paragraph 12.38 as being provided by the SHLAA. A SHLAA does not determine whether or not sites should be allocated as set out in the PPG (3-001) and therefore it cannot be used as a substitute for the proper test to determine the ability of the Council to better respond to housing needs as articulated in paragraph 11b of the NPPF.

- 2.7 In order to rectify this departure from national policy it will be necessary to apply paragraph 11b of the NPPF and to identify any specified policies that may affect other sites and to consider whether these provide a strong reason for restricting development.
- 2.8 If not, it will then be necessary to consider whether any adverse impacts arising from other potential sites would significantly and demonstrably outweigh the benefits. Once this exercise has been undertaken, depending upon the findings it is likely that it will be necessary to modify the proposed housing requirement and the allocations proposed to better respond to housing need.
- 2.9 The sites proposed for intensification by Persimmon Homes as part of the Forge Wood development are not subject to any of the policies identified in footnote 6 of the NPPF such that the delivery of these parcels should be facilitated and reflected in the housing requirement of Strategic Policy H1 unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 2.10 These parcels could be delivered with appropriate mitigation to ensure that the residents are protected from the noise arising from Gatwick Airport and that they integrate with and complement the remainder of the Forge Wood development, such that any adverse impacts arising from these proposed developments will be minimal, as compared to the very significant benefits arising from the provision of housing to address some of the unmet need. Persimmon Homes look forward to working collaboratively with the Council to identify necessary solutions.
- 2.11 In such circumstances, paragraph 11b of the NPPF requires that the housing requirement is increased to reflect the opportunities provided by sites such as the parcels at Forge Wood.
- 2.12 Strategic Policy H1 also states that the Council will continue to work closely with its neighbouring authorities, particularly those which form the Northern West Sussex Housing Market Area, in exploring opportunities and resolving infrastructure and environmental constraints in order to meet this unmet need in sustainable locations.
- 2.13 Paragraph 12.39 indicates that the remaining unmet need will need to be considered through Duty to Cooperate discussions as part of the Local Plan Reviews of other authorities, primarily Horsham and Mid Sussex and a small part of Reigate and Banstead. It states that Horsham and Mid Sussex are anticipated

to identify an additional capacity of 3,000 towards Crawley's unmet need in their adopted Local Plans.

- 2.14 It is however acknowledged that the Standard Method also increases the housing needs in Horsham and Mid Sussex. Based on the updated results of the standard method the housing need has increased by 247 dwellings per annum in Horsham District and 217 in Mid Sussex District. These increases may reduce the contribution that Horsham and Mid Sussex are able to make to the unmet needs of Crawley as acknowledged in paragraph 12.39 of the draft Local Plan Review.
- 2.15 The North West Sussex Statement of Common Ground was signed in May 2020 by Crawley Borough Council, Horsham District Council, Mid Sussex District Council and West Sussex County Council. The document states that the authorities agree to continue to work positively together to seek to address the future housing needs of the Housing Market Area as far as possible, taking into account local constraints, and the need for sustainable development. It also states that the authorities will explore the potential opportunities and mechanisms for meeting the housing needs for different groups in the community across the Housing Market Area.
- 2.16 The document however refers to Crawley's total housing need for 11,281 dwellings and an unmet need of 5,995. It does not take into account the increase in the unmet need or provide any indication that the neighbouring authorities will be able to accommodate it, especially given the substantial increase of the housing need within those authorities.
- 2.17 There is therefore no effective plan in place to ensure that unmet need of 6,168 dwellings will be addressed at all.
- 2.18 Strategic Policy H1 states the Council will adopt a positive approach in considering proposals for residential developments and will take a pro-active approach to identifying suitable sites for housing development and working to overcome constraints wherever possible.
- 2.19 Pegasus Group welcomes this approach and the attempt to secure more development within the Borough where possible especially given the potential for unmet needs in Crawley.
- 2.20 However, whilst welcome, this is not a sufficient substitute for maximising the housing requirement and allocating sustainable sites.

3. HOUSING PROVISION ACROSS THE BOROUGH

- 3.1 Strategic Policy H1: Housing Provision indicates that all reasonable opportunities will be considered for residential developments, including parcels of brownfield land or surplus green spaces as long as consistent with other Local Plan Policies.
- 3.2 Pegasus Group promoted a number of parcels of land through the Regulation 18 and Regulation 19 consultation process on behalf of Persimmon Homes. Five parcels of land within the Forge Wood Area were identified by Persimmon Homes as available and suitable for development. These are presented on the appended plan (shown as highlighted against the background context of the approved Forge Wood Masterplan).
- 3.3 Pegasus Group would like to remind the Council that the attached sites are still suitable and available for the development.
- 3.4 Indeed, through the previous rounds of the consultation, Pegasus Group identified that the Policies Map indicating Key Housing Sites (Policy H2) was unclear. Therefore, the policy did not provide a clear indication as to which areas of land were subject to key housing allocations. It is acknowledged that the reviewed map provides redefined the allocation and includes one of the parcels of land Pegasus Group highlighted as suitable for an infill development which is to be welcomed.
- 3.5 However, the remaining parcels of land which were identified to the Council have not even been considered within the evidence base of the Draft Local Plan. As these parcels form reasonable alternatives for residential development which the Council were aware of, these must be assessed to accord with Regulation 12(2)(b) of the Environmental Assessment of Plans and Programmes Regulations 2004 and the reasons for selection or non-selection provided in accordance with the PPG (11-018)
- 3.6 These parcels provide reasonable opportunities in accordance with the wording of Strategic Policy H1 and should be allocated for development to accord with the paragraph 11a of the NPPF to ensure that the policies of the Local Plan “positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change”.

- 3.7 The delivery of these parcels will contribute towards reducing the unmet need that arises in Crawley. This would have positive implications for the households in Crawley and on a range of other policies set out in the Draft Local Plan.

4. HEALTH AND WELLBEING

4.1 One of the policies that would be more effective as a result of the better response to addressing housing needs that would arise from the allocation of additional sites including the parcels promoted on behalf of Persimmon Homes is Strategic Policy SD2: Enabling Healthy Lifestyles and Wellbeing.

4.2 Paragraph 3.6 of the supporting text to the policy states that

“There is now a strong evidence base that our health is impacted by the environments and places within which we live. Government planning policy is explicit that ‘planning for health’, achieving healthy and safe places is a material consideration to enable and support healthy lifestyles to address identified local health and wellbeing needs. Creating and enabling healthy places and improving the wider determinants of health can help to promote good health, better lifestyles, prevent poor health and have a positive impact on reducing health inequalities.”

4.3 The policy however fails to acknowledge that one of the key determinants of health and well-being is access to suitable housing.

4.4 As set out in the Strategic Policy H1: Housing Provision the Local Plan makes provision for the development of a minimum of 5,320 net dwellings. The remaining unmet housing need of 6,168 dwellings is not being planned for in Crawley, and the ability of neighbouring authorities to address this is uncertain.

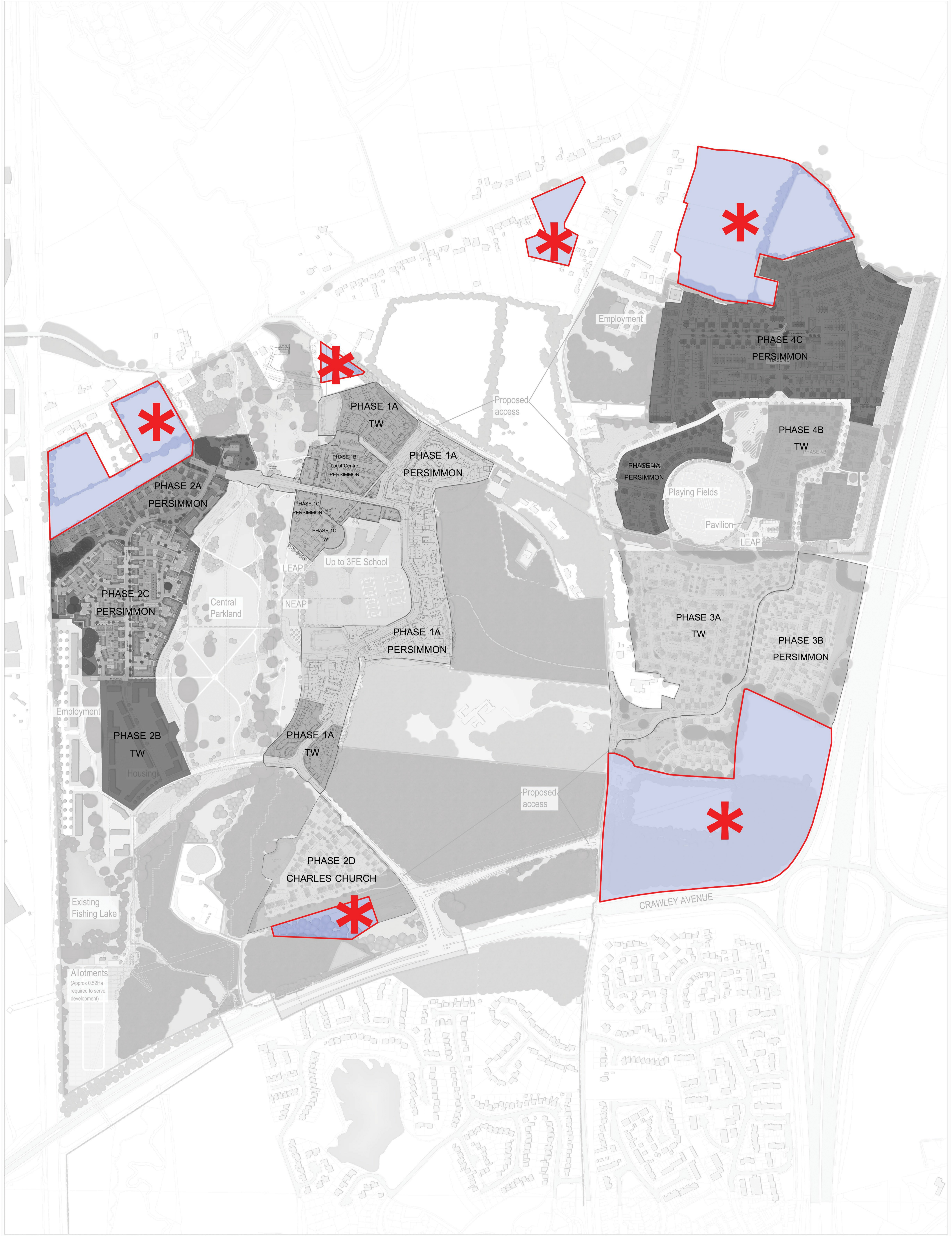
4.5 As a result, there will be a substantial under-provision of housing relative to need in at least the short-term with substantial adverse effects on the ability of households to access the housing they need and consequent adverse effects on the health and wellbeing of the population.

4.6 In order to make Strategic Policy SD2 more effective it will therefore be necessary to minimise the unmet need as far as is possible including through the allocation of the parcels of land promoted on behalf of Persimmon Homes at Forge Wood.

5. DEVELOPMENT AND NOISE

- 5.1 Strategic Policy EP4: Development and Noise states that people's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources.
- 5.2 The four land parcels to the north of Forge Wood have the potential to be affected by existing and possible future noise arising from Gatwick Airport. Nevertheless, we would hope that the Council would be prepared to work towards securing a suitable solution and maximise the potential of Forge Wood neighbourhood area by unlocking other potential land.
- 5.3 Our client is particularly concerned that Policy EP4 states that for aviation transport sources the Unacceptable Adverse Effect is considered to occur where noise exposure is above 60dB LAeq,16hr. (57dB LAeq,8hr at night). This is a stricter threshold than adopted Policy ENV11 which states that for transport sources, the Unacceptable Adverse Effect is considered to occur where noise exposure is above 66dB LAeq,16hr (57dB LAeq,8hr at night).
- 5.4 The effect of the change is to suggest that large parts of Forge Wood are not suitable for housing and it puts an even greater constraint on development in Crawley generally.
- 5.5 In light of the unmet housing need Persimmon would urge the LPA to look for more innovative solutions to the (potential future) noise issue to enable more housing to be delivered in and around Forge Wood.
- 5.6 Persimmon are also open to bringing that land forward for employment or other less noise sensitive uses. Pegasus Group would therefore like to highlight the appended parcels of land are suitable and available for a development.

APPENDIX 1:
Masterplan – Land Parcels



*** - Additional land available for the development**