



# Crawley

Local Plan

Ref No:

Office use only

## Crawley Submission draft Local Plan Representation

Please return your completed representation form to Crawley Borough Council by 5pm on 17 February 2021.

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: Director

First name: [REDACTED]

Surname: [REDACTED]

Organisation: Radford Road Community Ltd

Address line 1: [REDACTED]

Address line 2: [REDACTED]

Town/city: [REDACTED]

Postcode: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

## 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: [REDACTED]

Policy: [REDACTED]

Other: [REDACTED]

### 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 type="checkbox"/>            | No <input checked="" 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.

Radford Road Community Ltd consists of over 20 residents in the Radford Road area. This was formed to comply with the CBC Assets of Community Value Scheme. Whilst we would rather not have to make an official submission under this scheme, obviously, it is something we will do in order to protect community space and protect wildlife etc.

We have concerns for the people that live in the area as there is no mention of compensation for further blight and there doesn't appear to be any road improvements for heavy goods vehicles to emerge safely. Also, the B roads are inadequate to carry further traffic which will presumably appear in our road too, adding to the already perpetual noise.

We also have precious little green space left in Crawley and yet there are plenty of empty buildings on the industrial estate which could be redeveloped. Wildlife is being squeezed out of the area and we now have deer in all our gardens as they have nowhere to go.

Also, is it really wise to put a whole load of buildings at the threshold of a major runway? If an aircraft was to have a total engine failure on take-off (such as a bird strike), it would be preferable to land in fields than hard buildings, to say nothing of the people working in them and Fernhill already has one fatal airliner crash on record.

We also note that the airport boundary for future provision has now been moved to the middle of Radford Road so presumably, developers can now build to our boundaries on the south side of the road and also, we assume that we can redevelop on this side of the road now too subject to planning?

*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.**

If any development for warehouses or factory building is to proceed, then adequate compensation needs to be paid and particularly to those whose houses are blighted immediately in the area. Unfortunately, councils adopt a policy of "it's not my back yard" when deciding to ruin people's lives. Dare we ask how many CBC members live in the proposed area?

Perhaps a smaller development which is out of sight of dwellings and away from the runway centre line would be more appropriate or better still leave the land alone and allow free access to walkers and make it a space to be enjoyed. There will be plenty of warehouse space in all the empty shops such as Debenhams, Sainsbury's, Morrisons (town centre) etc! Making the town centre a warehouse facility is far more appropriate with online sales booming as they are. The high street is dead or at the very least, dying and no matter what initiatives are taken, it will just end up as coffee shops and restaurants. Office requirements are dwindling too and you only need to walk around the industrial estate to see how many buildings are empty. We feel your plan was pre-pandemic and the world has changed considerably since then. It needs revising to reflect the downward spiral of retail shops and your revenues from business rates and rents so a town centre makeover would be far better use of scarce land resources.

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

Signature

Date

11/2/2021  
