



# 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:	<input type="text"/>	<input type="text"/>
First name:	<input type="text"/>	<input type="text"/>
Surname:	<input type="text"/>	<input type="text"/>
Organisation:	<input type="text" value="[Resident 33]"/>	<input type="text"/>
Address line 1:	<input type="text"/>	<input type="text"/>

Address line 2:	<input type="text"/>	<input type="text"/>
Town/city:	<input type="text"/>	<input type="text"/>
Postcode:	<input type="text"/>	<input type="text"/>
Telephone:	<input type="text"/>	<input type="text"/>
Email:	<input type="text"/>	<input type="text"/>

## 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.

I don't believe that the Airport City Business Park Proposal (HOR9) should go ahead due to the illegal felling of trees that took place at Meadowcroft Manor. Without seeking consultation from residents, and supposedly without the consent of Reigate and Bansteads councillors or MP (please see the attached emails) or even an ecology report, contractors from Bill Kear felled hundreds of trees on the 28th/29th of November.

This has had the following immediate effects for the residents of Meadowcroft Close (RH6 9EJ):-

Increased Light Pollution from Gatwick Airport, the M23, the B2036, and the train station at Gatwick Airport

Increased Noise Pollution from the above sources.

Increased Exposure to inclement weather, including wind, snow, rain and bright sunshine. The remaining trees are also at increased risk of collapsing in high winds and causing property damage. (please see

attached photo)

Decreased quality of life. Instead of a beautiful backdrop of trees there is now a field of rotting trees and mangled stumps.

Increased risk of flooding. (please see

<https://www.woodlandtrust.org.uk/media/1794/stemming-the-flow-trees-in-flood-protection.pdf>)

During construction of the Business Park the loss of the trees at Meadowcroft manor will also expose the residents of Meadowcroft Close to the following:

Increased Noise Pollution from Construction vehicles, both on the site and on the Balcombe Road (B2036)

Increased vehicular emissions from Construction vehicles

A sharp decrease in property values.

I also strongly disagree with the idea of Covid 19 being a justification for the business park. I would argue that the shuttering of Gatwick airport during Covid and the sudden uptick in remote working

actually make a case against building it.

*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 the proposal is to go ahead I believe Horley and Crawley Councils should reiterate what they intend to do to rectify the damage and restore the now severely reduced quality of life of the residents

of Meadowcroft Close. I also believe the following steps should be implemented:

Conduct a thorough review into why the trees were felled, who authorised the felling and what the plan is to rectify this horrible act of environmental damage.

Conduct a long term review into how residents of Meadowcroft Close will be affected by increased light and noise pollution, and take actions to reduce these effects.

Conduct a long term review into whether property values in Meadowcroft Close will or have been affected by both the felling of the trees and the plans for the business park.

Conduct a review into whether the Balcombe road is adequate to handle additional traffic caused by the business park.

Conduct a review into whether there will be an increased risk of flooding both on the Balcombe Road, at Gatwick Airport and Meadowcroft Close due to the loss of the trees at Meadowcroft Manor, in conjunction

with the additional risk of flooding that may be caused by the increased surface runoff from the Business park.

*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**

[Redacted Signature]

**Date**

24/03/2021

# Council did not have copy of ecology report before Horley tree felling

**AUTHORITY SAYS IT IS "IN THE PROCESS OF SECURING" REPORT**

BY JIMMY SEYMOUR

at the destruction of an woodland, on land east of Horley's vast business park, in connection with the council's relationship with developer Millall. It jumped into the project several months after the council had already been asked to produce an ecology survey in December. The council still says it is "in the process of securing" the report.

Joanna Barnett, who has long campaigned against the business park project, made a freedom of information request for the 2017 ecology survey in December. She was told neither the council nor the council's planning department had a copy of the report. "I personally find it very hard to believe that they don't have access to that survey," she said. "If they haven't, why not? You have to question their competency in dealing with a project of this scale. If they have got it, why are they not willing to share it? What don't they want the public to see? It is wrong."

At a council meeting last month, in answer to a question about the felling, the council's executive chairman for investment, Tim Archer, said "the actions were carried out by Millall Properties alone" and that the council "takes very seriously tree felling that is not properly carried out" but did not comment on the council's ongoing consultation with the developer. However, he said in this week's report that the council is "reviewing what this means for us and the future of the joint venture going forward. As soon as we are able to say more, we will."

Richard Biggs, a business consultant for Horley who also leads the planning policy brief, said he remains disgruntled by the destruction of the woodland. Asked if he thought the council's inability to get hold of an ecology survey commissioned by the project is shocking, he said "yes".

Also asked if people were right to be concerned that the council was in partnership with a company it has stated publicly was responsible for the destruction of trees, he said: "I expressed my concerns personally to our contractual partners on the site."



Trees felled in November

**"You have to question their competency in dealing with a project of this scale"**

Joanna Barnett

Despite the council's duties, Mrs Barnett has got hold of a copy of the preliminary ecology report, which she says highlights the presence of some wildlife which could be lost without design and mitigation measures. She recommends a number of further surveys are carried out.

# Business park project could continue... for nearly 25 years

low years for the knock-in trauma of the pandemic to pass. "My feeling is this is a very long-term project, perhaps 10 to 25 years, probably 25 years before it is all completed," he said. "If we are talking about term, three to five years, there is a different requirement. Going forward there will be a need for employment, even more so, even if Galwick is quiet. It is a strategic employment site in the DASH Employment is Key."



Protesters fighting plans for a business park in Horley

**Say NO!**

Cir Biggs said he ordered a needs assessment to be revisited and believes the use of the land should be widened. "I have asked for education to be looked at, whether that's an extension of a university campus, whether it's the extension of skills training centres, those sort of things we definitely need," he said. It has been revealed the council spent £1million in the last financial year to buy a 22-acre

section of the site, much of which it plans to redevelop. Read nearby Green Campaigner Joanna Barnett, who obtained the request, called it an "obscene" waste of taxpayer cash. But the council says the purchase was subject to the correct checks.

Councillor Tim Archer, who heads up commercial investment, said that land could become a needed town park, and was crucial to developing the site as a whole. Parts of which are also owned by Surrey County Council and the council's private development partner Millall Properties. He

believes the benefits of the development - for jobs, the town, and the local economy - are "potentially huge". Michael Humphreys, chair of the town's chamber of commerce, agreed quality of life and retail space are needed, but said it must be done in a environmentally friendly way that benefits the town. Mrs Barnett however, says the entire project remains a "hoax". "They have never shown any evidence to prove there is any need for the business park," she said. "Wow, Galwick is an excellent mix of business and people are working from home - and I don't see that changing. I don't think it is ever going to be quite the same." "In the past of that green belt, that natural habitat, worth what they would do to it and change it forever and I just think they have not demonstrated that the positive intention for progress."

The developer has been contacted for comment but has not responded.



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# Surrey Mirror

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CONCERN FOR  
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PROJECT

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AMBULANCE  
STATIONS  
UP FOR  
SALE

PAGE 10



**Re: Trees cut down at Meadowcroft Manor, Balcombe Road**

COUTINHO, Claire C &lt;claire.coutinho.mp@parliament.uk&gt;

Mon 07/12/2020 08:55

Dear [REDACTED]

Thank you for your email.

As a passionate environmentalist myself I can assure you that I very much appreciate – and share - your anger at the recent situation on the Meadowcroft House site.

As soon as this was brought to my attention my office contacted the council's Planning Department and Head of Legal services to advise them that this had happened. A member of my constituency team also visited the site on Monday morning to see what had happened and briefed me. The Council's Planning Enforcement Team and legal department immediately issued a site-wide Tree Protection Order (TPO) to ensure that no further damage to the site could be caused.

The council's Tree Officer and a representative of the Forestry Commission also visited the site on Tuesday. I have been assured that the council is undertaking a thorough investigation and I understand that they are collecting evidence for a potential prosecution.

East Surrey is an environmental treasure chest and it is appalling that such devastation was has taken place. I can assure you that I will be monitoring this extremely closely and I will keep you updated.

Best wishes,  
Claire

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**RE: Meadowcroft Tree Felling**

Cllr Biggs &lt;Cllr.Biggs@reigate-banstead.gov.uk&gt;

Tue 01/12/2020 17:01

Dear [REDACTED]

Thank you for asking, I'm happy for the email to be posted, I will be doing an update later and I am talking to Suzy Radio this evening.

Kind regards

Richard

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**From:** [REDACTED]**Sent:** 01 December 2020 16:12**To:** Cllr Biggs <Cllr.Biggs@reigate-banstead.gov.uk>**Subject:** Re: Meadowcroft Tree Felling

Dear Councillor Biggs,

Thank you for your very thorough email. It is a tremendous relief that yours and the council's view on the sudden felling of so many trees is in accordance with the views of so many of Horley's residents. With your permission, I would like to post your email onto the Horley Life Facebook group as there are still many residents that are confused and horrified by what has happened, and I think your email would go some way towards providing clarity and reassurance. If you would prefer me not to do this I completely understand.

I look forward to hearing the results of the various investigations into this situation, or meeting you in future should the occasion present itself.

Kind regards,

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**From:** Cllr Biggs <[Cllr.Biggs@reigate-banstead.gov.uk](mailto:Cllr.Biggs@reigate-banstead.gov.uk)>**Sent:** Tuesday, December 1, 2020 11:42:20 AM**Subject:** Meadowcroft Tree Felling

Dear [REDACTED]

Thank you for your email.

I appreciate your anger at this recent situation on the Meadowcroft House site. This shock is felt equally by the council. I can assure you that the first myself, or anyone from the council knew about this wanton destruction of trees and habitat was when I was contacted on Sunday afternoon.

I contacted our planning department and Head of Legal services to advise them that this had happened and visited the site on Monday morning to see for myself along with my colleague and Deputy Leader Cllr Schofield.

I was honestly shocked and saddened by what we saw. We also visited a local resident that had originally notified us of the situation. My first priority was to do whatever we could to ensure no further trees were

felled. Our planning enforcement team and legal department immediately issued a site wide Tree Protection Order (TPO)

An investigation will now be undertaken to discover how and why this totally unnecessary destruction of woodland and habitat took place. I can assure you that the council is using all possible means at its disposal to ensure the investigation is thorough.

Our tree officer and a representative of the Forestry Commission will be visiting the site today and I will await their report, which I will be happy to share.

I took on the role of Executive Member for Planning Policy following the DMP inspectors hearings but I am now involved with the planning department in producing the Supplementary Planning Document (SPD) that will be the guide and design principles that will need to be used by any developers plans for the full site. This document has been and will continue to be subject to ongoing consultation with local interested parties, councillors and landowners as well as a full public consultation.

The SPD will clearly state our vision for the area. Whilst I understand the cost of the land is a matter for discussion I think the actions carried out over the weekend prove that by RBBC and SCC owning the land we can ensure the development now in the plan can meet a vision that has both social and commercial value. To this end a significant part of the land owned by the Borough Council will be developed into a town park for the benefit of our residents. This park has the potential to incorporate flood alleviation for neighbouring properties and with the right design and management can have areas of strong biodiversity which I have witnessed on recent visits to a nearby nature reserve.

In addition, following the Covid pandemic, we are working to ensure the original planned uses are checked with the current and future expectations.

My aim is to ensure that we work together to provide amenity and employment that gives the residents of Horley both social and economic value. If we work together and set our aims high we can actually set the standards for the future.

I will be happy to meet in the near future once I have established the facts regarding the felling of the trees at the Mill House Properties site.

Kind regards

Richard Biggs

Horley West and Sidlow

Executive Member for Planning Policy and Place Delivery