



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:	<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 36]"/>	<input type="text"/>
Address line 1:	<input type="text"/>	<input type="text"/>

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 No
- 5.2. Sound? Yes No
- 5.3. Compliant with the duty to co-operate? Yes No

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

Please see attached file [below letter]

Four Winds

Balcombe Road

Horley

RH6 9SW

March 2021

Reference : New Industrial Units in North Eastern end of Balcombe Rd, - Gatwick Green

Dear Sir,

Thank you for your recent letter regarding this development.

We live in one of the properties immediately opposite this site and would like to voice our concerns regarding the development.

These concerns relate to increased traffic, existing local flooding issues, new jobs for the area, property values, wildlife present in the fields and destruction of the "green" habitat, all in an area already blighted by the airport and its possible expansion.

This section of the Balcombe Road is already one of the busiest in West Sussex. It caters for a large volume of traffic using it as an alternative to the M23 and the A23. This has not been helped by the construction of the Forge Wood housing developments. In recent years the road has become noisier than the airport and even during the pandemic we are experiencing a constant flow of vehicles past our residence.

During prolonged and heavy bouts of rainfall, the surrounding area is prone to flooding, including the area where the planned development will be (please see attached photos). This is not helped by the "Gatwick Clay" and the high water table. This was relatively infrequent when we moved here but has happened on a more regular basis for some years now. As a result our garden regularly becomes water logged and our cast iron manhole cover in our front garden lifts allowing untreated sewage to pour into the garden and then into the ditch between our property and the road. During this time we are unable to use our downstairs toilet as it would overflow if flushed. For some months Thames Water have been using tankers at the local pumping station in the Balcombe Road to try and remove some of this excess water, but sadly to little avail. We are sure that Thames Water can give you further details regarding this ongoing issue. In a meeting that we had with Thames Water they cited that a contributory factor to this flooding was due to local homeowners creating paved areas in their gardens. What effect would a large industrial estate with its foundations, network of roads and parking areas on this already untenable situation?

During a meeting with the planning office in Crawley some years back when we wished to extend our property, we were advised by the planning officer that the area we lived in was considered to be semi-rural and the council liked to keep a swathe of "green" land known as the "Strategic Gap" between the adjoining borough of Horley so as to provide a visual break, and potentially an "Impact Zone" for any aircraft experiencing trouble during landing or take-off. As a result we were advised that there were strict guidelines in place to restrict development in this area. We ourselves were told by our solicitor when we first moved here that there were building restrictions that still applied back to the time when Gatwick was part of Dorking Parish Council.

You make reference to the extending of Gatwick with a second Southerly runway, but as you know Gatwick Airport have shelved the idea of a second runway as they intend to upgrade the Northerly "emergency runway" as an alternative. Surely this would free up some of areas being safeguarded in the borough for the airport

Manor Royal along with the Airport must be one of the largest industrial developments in the South East and you state in your letter that some 40,000 plus people commute into the area for employment and only 30,000 of the work force are local residents. Driving through the existing industrial areas in the borough there has always been evidence of a number of vacant properties and large areas of under development. Surely it would be better to exploit and improve these existing areas than create new ones?

Your planned development for this area adjacent to the Balcombe Road states that it would be used for distribution centres and warehousing. Experience is that, by design these distribution centres only employ a relatively few members of staff in huge incongruous buildings. We doubt they would provide that many jobs for the available local workforce but are more likely to increase

the amount of commuters coming into the area.

Finally on an ecological note, now even more than ever it is important to retain these green spaces for the betterment of the environment. Apart from being used for grazing by local farmers these areas that you wish to develop attract a variety of wildlife including deer, foxes, owls, buzzards etc. Surely it is better for this area to stay undeveloped than destroy as a habitat for local flora and fauna.

Yours faithfully,

[REDACTED]

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.**

Not found

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:**

To monitor the progress of the planning application and ensure that all parties are aware of my objections.

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

[REDACTED]

Date

19/03/2021



