



# Crawley Local Plan

<p><b>Ref No:</b></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](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" value="Mr"/>
First name:	<input type="text" value="c/o Agent"/>	<input type="text" value="Peter"/>
Surname:	<input type="text"/>	<input type="text" value="Rainier"/>
Organisation:	<input type="text" value="Crawley Town Centre Bid Board"/>	<input type="text" value="DMH Stallard"/>
Address line 1:	<input type="text"/>	<input type="text" value="Griffin House"/>

Address line 2:	<input type="text"/>	135 High Street
Town/city:	<input type="text"/>	Crawley
Postcode:	<input type="text"/>	RH10 1DQ
Telephone:	<input type="text"/>	01293 605160
Email:	<input type="text"/>	peter.rainier@dmhstallard.com

## 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:	<input type="text"/>	EC 8,9,10,11 TC 1,2,3,4,5	Other:	<input type="text"/>
		Policy: H3 CL4 ST3		

### 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 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 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.**

None

*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**

5 May 2021



Strategic Planning  
Town Hall  
The Boulevard  
Crawley  
RH10 1UZ

Date 30 April 2021  
Our ref 0547

Dear Sirs

### **Draft Crawley Local Plan – Regulation 19 consultation**

Please see below representation on the Draft Crawley Local Plan, made on behalf of the Crawley Town Centre Business Improvement District (CTCBID).

The CTCBID supports Policy EC8. An enhanced night time economy will encourage the sustainable growth of the town, increasing its attractiveness as a place to live and visit for residents and business alike, whilst helping to meet other aims of the Plan in relation to sustainability and inclusion.

The CTCBID supports Policy EC9 and encourages flexibility in policy and development control decisions within the Town Centre, where change in the retail environment is likely to bring about the need for new uses.

The CTCBID TCP supports Policy EC10 and encourages flexibility in policy and development control decisions within the Town Centre, where change in the retail environment is likely to bring about the need for temporary or new uses. The encouragement to cultural and creative uses is fully supported.

The CTCBID TCP fully supports the aims of Policy EC11 in preserving the economic function of the Town Centre whilst seeking to ensure residential amenity is protected.



[www.crawleytowncentrebid.co.uk](http://www.crawleytowncentrebid.co.uk) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

Crawley Town Centre BID Ltd (Company number 12058421) is a company registered in England and Wales at: The Masters' House, 19 Lower Brook Street, Ipswich, Suffolk, IP4 1AQ.

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The CTCBID TCP fully supports the aims of Policy TC1 in preserving the retail function of the Primary Shopping Area, whilst allowing flexibility for other town centre uses to be justified. We support the policy in relation to amalgamation/sub-division and the encouragement of efficient use of upper floors.

The CTCBID TCP supports Policy TC2 and encourages flexibility in policy and development control decisions within the Town Centre, where change in the character and needs of the Town Centre given the increased provision of residential accommodation is likely to bring about demand for new uses.

The CTCBID TCP supports Policy TC3 but there should be sufficient flexibility to allow other sites to come forward rather than only those currently mentioned given the length of the plan period – the policy should acknowledge this.

The CTCBID TCP supports Policy TC4

The CTCBID TCP supports Policy TC5 and the 'Town Centre First' approach as advocated in the NPPF.

The CTCBID CP supports Policy H3c and H3d particularly as the more efficient use of town centre sites will aid sustainability and the aims of policy CL4 to drive up residential densities.

The CTCBID TCP supports Policy ST3. Enhanced pedestrian/cycling accessibility and public transport provision along with better integration with the main shopping area will enhance the attractiveness of the Town Centre and is welcomed

New permitted development (PD) rights coming into force on 1 August 2021 will enable the change of use from the new Class E (Commercial, Business and Service) to residential use (Class C3). The Government hopes this change will help support housing delivery and enable more homes to be created in town centres. However, the CTCBID are concerned that this could have a detrimental impact on the town centre. Consequently we would urge the LPA to consider imposing an Article 4 Direction, to restrict the PD right on the Primary Shopping frontages to ensure that the LPA retain control over ground floor uses.

Yours faithfully

Peter Rainier  
Principal Director of Planning  
For and on behalf of DMH Stallard LLP