

# Consultation Statement

## January 2023



Appendix 5:  
Additional Publication Consultation  
Materials

Crawley Borough Council draft Regulation 19 Consultation Statement  
*for consideration alongside the draft Submission Local Plan*

## **APPENDIX 5: ADDITIONAL PUBLICATION CONSULTATION MATERIALS**

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Crawley Borough Council draft Regulation 19 Consultation Statement  
*for consideration alongside the draft Submission Local Plan*

# Crawley Borough Local Plan 2021-2037

Statement of Representation Procedure and Notification of Public Consultation Submission Local Plan: 6 January – 17 February 2021

Regulation 19, 20 and 35 of the Town and Country Planning (Local Planning) (England) regulations 2012



The submission Local Plan sets out the council's vision for the development of Crawley from 2021-2037. This is a Local Plan Review that contains strategic planning policies and principles which will shape the future of the town and will be used in the consideration of planning applications.

The publication of the submission Local Plan for Crawley is being made available for representations over a six week statutory consultation period starting on Wednesday 6 January – Wednesday 17 February 2021. During this period the Local Plan will be published and made available alongside other supporting documents, including the draft Sustainability Appraisal and Habitat Regulations Assessment.

## **Making a representation**

If you would like to comment on the submission Local Plan you will be required to comment on whether you consider the plan to comply with legal requirements, the duty to cooperate, and whether the document is sound.

Representations must be received by the Borough Council no later than 5pm on 17 February 2021 or they will not be considered.

All representations received within the statutory consultation period will be submitted to the Secretary of State, who will appoint an Inspector to carry out an independent examination of the Local Plan and its evidence base.

Representations should be provided in writing. This can be done by completing and submitting the standard representation form using the following methods:

Online: using the council's eform at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

- Email: [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk)
- Post: Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.

Paper copies of the representation form and guidance notes can be viewed online, and printed out, at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

## **Document availability**

During the representation period the submission Local Plan and all of its supporting documents will be available to view online at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

Due to the Covid-19 restrictions, paper copies of the documents are not currently available in the Town Hall or the Libraries.

Please indicate in your representations if you would like to be notified of future stages of the Local Plan, including the submission of the Local Plan for independent examination, the publication of the Inspector's recommendations and the adoption of the Local Plan.

For more information visit [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview), email us at [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk) or call us on 01293 438624.



# 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.

	<b>1. Personal details</b>	<b>2. Agent's details</b>
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"/>	<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.

*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 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



# Crawley

Local Plan

**Ref No:**

*Office use only*

## Crawley Submission draft Local Plan Representation

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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.

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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
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- 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.

*If required, please continue your response on an additional piece of paper and securely attach it to this response*

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*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.***

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*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**

# Crawley

Local Plan

The Local Plan is published so that formal comments supporting or objecting to the Local Plan can be made before it is submitted to the Secretary of State. These comments will be considered alongside the submitted Plan, which will be examined by a Planning Inspector.

If you previously submitted a response to the Regulation 19 consultation carried out between 20 January and 2 March 2020, you do not have to re-submit your response. However, new responses on the changes which have been made to the Local Plan subsequently or the new updated evidence documents are welcomed. Responses from the previous Regulation 19 consultation will be submitted along with responses received in this consultation. Please let us know in writing if you are responding to withdraw your previous objections.

This six-week consultation will run from 6 January 2021 until 5pm on 17 February 2021. Any responses received after this date will not be accepted.

For further information please see the website [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview) or call us on **01293 438624**.



All comments must be submitted in writing. You can do this:

- Online: We have created an easy to use online eform to save you time. To submit your response online, visit [crawley.gov.uk/localplanreview](https://www.crawley.gov.uk/localplanreview) where you can find the form, write your comments and upload any additional information that you would like to submit to support your representation. Once you have left your comments click 'submit' and we will do the rest.
- On paper: There is also a paper form you can use if you prefer. Once you have completed the paper form, please send it to the Town Hall, along with any additional information you would like to submit, either:
- By post to: Local Plan Consultation  
Strategic Planning  
Crawley Borough Council  
Town Hall  
The Boulevard  
Crawley  
RH10 1UZ
- By email to: [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk)

Copies of the representation forms can be found online at [crawley.gov.uk/localplanreview](https://www.crawley.gov.uk/localplanreview).

Documents and forms are not available within the Town Hall due to the current COVID-19 restrictions.

# Crawley Submission Local Plan consultation notes and representation guidance

Please use these notes to help you complete your comments.

## 1. Introduction

1.1. Formal comments supporting or objecting to the Local Plan can be made before it is submitted to the Secretary of State for independent examination by a Planning Inspector. The purpose of the examination is to consider whether the Local Plan complies with legal requirements, including the duty to co-operate and is sound. In order for your comments to be considered by the Inspector alongside the submitted Local Plan, all comments must adhere to the guidelines outlined in this document.

1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the Local Plan. Crawley Borough Council will therefore ensure that the names and addresses of those making representations can be made available and taken into account by the Inspector.

## 2. Legal compliance and duty to co-operate

2.1. The Inspector will first check that the Local Plan meets the legal requirements and the duty to co-operate before moving on to test for soundness.

2.2. You should consider the following before making a comment on legal compliance:

- The Local Plan should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is a programme of work prepared by Crawley Borough Council, which sets out details of the **Local Development Documents** (LDDs) that the council intends to produce, and outlines the key stages and timetable involved in producing each document. The LDS is on the council's website and available at the Town Hall.

- The process of community involvement should be in accordance with the council's **Statement of Community Involvement** (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of LDDs (including Local Plans) and the consideration of planning applications.

- The Local Plan should comply with the **Town and Country Planning** (Local Planning) (England) Regulations 2012. This requires that upon publication of the Local Plan, the council must publish the necessary documents and make them available to view at the Town Hall and on its website. The council must also inform the Local Plan bodies and anyone who has asked to be notified.

- The council is required to provide a **Sustainability Appraisal Report** when it publishes its Local Plan. This should identify how the Sustainability Appraisal has been carried out, the baseline information used to inform the process and the outcomes. The Sustainability Appraisal helps to assess policies to ensure they reflect social, environmental and economic factors.

2.3. The Local Plan must comply with the duty to co-operate. This is a legal duty requiring local planning authorities, county councils and public bodies to engage constructively and actively on an ongoing basis to take account of cross-boundary issues. You should consider the following before making comments on compliance with the duty to co-operate:

- Councils will be expected to provide evidence of how they have complied with the duty to co-operate.



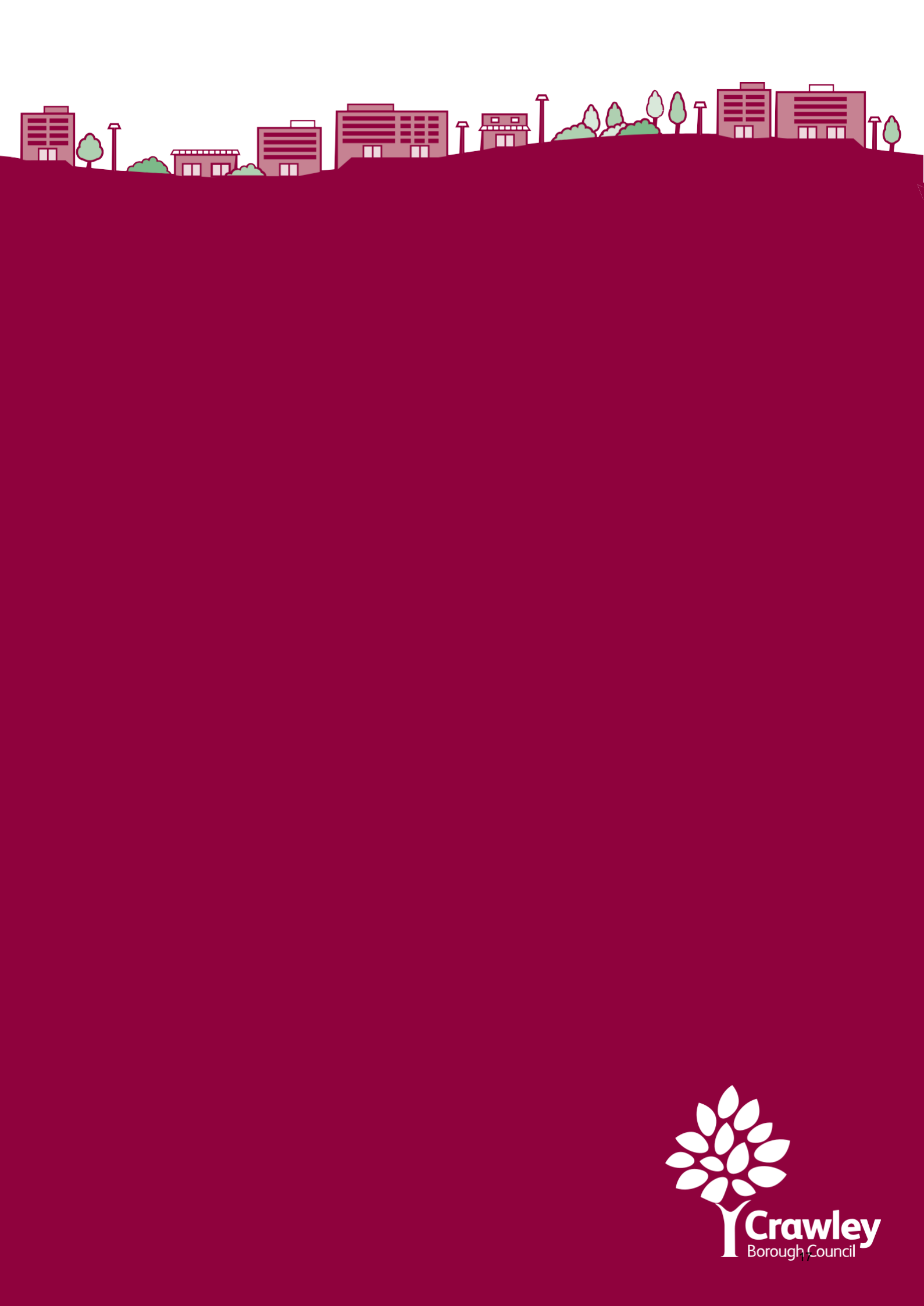
- Non-compliance with the duty to co-operate cannot be rectified after the submission of the Local Plan. The Inspector has no power to recommend modifications. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Local Plan.

### 3. Soundness

- 3.1. The Inspector has to be satisfied that the Local Plan is positively prepared, justified, effective and consistent with national policy.
- Positively prepared – providing a strategy which, as a minimum seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  - Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  - Effective – deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
  - Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.
- 3.2. If you think the content of the Local Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making comments:
- Is the issue with which you are concerned already covered specifically by national planning policy? If so it does not need to be included.
  - Is the issue with which you are concerned already covered by another policy in this Local Plan?
  - If the policy is not covered elsewhere, in what way is the Local Plan unsound without the policy?
  - If the Local Plan is unsound without the policy, what should the policy say?

### 4. General advice

- 4.1. If you wish to make a comment which is seeking a modification to the Local Plan or part of the Local Plan you should set out clearly in what way you consider the Local Plan or part of the Local Plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence where possible. It will be helpful if you also say precisely how you think the Local Plan should be modified.
- 4.2. You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the Local Plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.
- 4.3. Where groups or individuals share a common view on the Local Plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the Local Plan have a right to be heard at the hearing sessions(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.



# Crawley

Local Plan

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- On paper: There is also a paper form you can use if you prefer. Once you have completed the paper form, please send it to the Town Hall, along with any additional information you would like to submit, either:
- By post to: Local Plan Consultation  
Strategic Planning  
Crawley Borough Council  
Town Hall  
The Boulevard  
Crawley  
RH10 1UZ
- By email to: [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk)

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# Crawley Submission Local Plan consultation notes and representation guidance

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- 1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the Local Plan. Crawley Borough Council will therefore ensure that the names and addresses of those making representations can be made available and taken into account by the Inspector.

## 2. Legal compliance and duty to co-operate

- 2.1. The Inspector will first check that the Local Plan meets the legal requirements and the duty to co-operate before moving on to test for soundness.
- 2.2. You should consider the following before making a comment on legal compliance:
  - The Local Plan should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is a programme of work prepared by Crawley Borough Council, which sets out details of the **Local Development Documents** (LDDs) that the council intends to produce, and outlines the key stages and timetable involved in producing each document. The LDS is on the council's website and available at the Town Hall.

- The process of community involvement should be in accordance with the council's **Statement of Community Involvement** (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of LDDs (including Local Plans) and the consideration of planning applications.
- The Local Plan should comply with the **Town and Country Planning** (Local Planning) (England) Regulations 2012. This requires that upon publication of the Local Plan, the council must publish the necessary documents and make them available to view at the Town Hall and on its website. The council must also inform the Local Plan bodies and anyone who has asked to be notified.
- The council is required to provide a **Sustainability Appraisal Report** when it publishes its Local Plan. This should identify how the Sustainability Appraisal has been carried out, the baseline information used to inform the process and the outcomes. The Sustainability Appraisal helps to assess policies to ensure they reflect social, environmental and economic factors.

- 2.3. The Local Plan must comply with the duty to co-operate. This is a legal duty requiring local planning authorities, county councils and public bodies to engage constructively and actively on an ongoing basis to take account of cross-boundary issues. You should consider the following before making comments on compliance with the duty to co-operate:
  - Councils will be expected to provide evidence of how they have complied with the duty to co-operate.

- Non-compliance with the duty to co-operate cannot be rectified after the submission of the Local Plan. The Inspector has no power to recommend modifications. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Local Plan.

### 3. Soundness

- 3.1. The Inspector has to be satisfied that the Local Plan is positively prepared, justified, effective and consistent with national policy.
- Positively prepared – providing a strategy which, as a minimum seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  - Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  - Effective – deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
  - Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.
- 3.2. If you think the content of the Local Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making comments:
- Is the issue with which you are concerned already covered specifically by national planning policy? If so it does not need to be included.
  - Is the issue with which you are concerned already covered by another policy in this Local Plan?
  - If the policy is not covered elsewhere, in what way is the Local Plan unsound without the policy?
  - If the Local Plan is unsound without the policy, what should the policy say?

### 4. General advice

- 4.1. If you wish to make a comment which is seeking a modification to the Local Plan or part of the Local Plan you should set out clearly in what way you consider the Local Plan or part of the Local Plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence where possible. It will be helpful if you also say precisely how you think the Local Plan should be modified.
- 4.2. You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the Local Plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.
- 4.3. Where groups or individuals share a common view on the Local Plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the Local Plan have a right to be heard at the hearing sessions(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.



## **Crawley Local Plan Consultation**

Crawley Borough Council has launched the next stage of consultation on its Local Plan.

The six-week consultation, which begins on Wednesday 6 January, is for local residents, businesses and other interested stakeholders to make formal representations on any policy or allocation in the Local Plan.

If you previously submitted a response to the Regulation 19 consultation, carried out between 20 January and 2 March 2020, you do not have to re-submit your response. However, new responses on the changes which have been made to the Local Plan subsequently or the new updated evidence documents are welcomed. Responses from the previous Regulation 19 consultation will be submitted along with responses received in this early 2021 consultation. Please let us know in writing if you are responding to withdraw your previous objections.

Crawley Borough Council's vision for Crawley is "a modern, vibrant town that stands proud of its achievements and uses its strengths to reach its potential. Its strong and diverse communities, neighbourhood structure, sustainable economic growth and excellent connections within and beyond the region will make it a place that people enjoy and want to live, work and visit".

The Local Plan is an important document, setting out the strategic priorities for Crawley and the planning policies to deliver:

- Homes and jobs
- Provision of retail, leisure and other commercial development
- Provision of infrastructure for transport, telecommunications, water supply, wastewater, flood risk management, and energy
- Provision of community, social and cultural infrastructure and other local facilities
- Climate change mitigation and adaptation
- Conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure
- Sustainable Growth of Gatwick Airport.

The draft submission Local Plan includes:

- Planning for a minimum of 5,320 new homes within the borough, meeting the local housing needs for a mix of house types and sizes, and including affordable housing.
- Meeting the borough's future employment needs through protection and improvement of existing Main Employment Areas and the allocation of a new Strategic Employment Site, alongside supporting skills development, arts and culture and office provision.
- Enabling healthy lifestyles and well-being through good urban design, securing accessible and inclusive design from all new developments, protection and enhancements of existing open space, sports, play and recreation facilities, prioritising the use of accessible and reliable



sustainable transport and active travel, and ensuring new development is supported by necessary infrastructure provision.

Councillor Peter Smith, Cabinet member for Planning and Economic Development, said: "This consultation is the last chance for residents to tell us what they think before it is examined by a Planning Inspector.

"So if you're interested in the future sustainable development of our town please take part in this stage of consultation."

The consultation runs until 5pm on 17 February. Comments must be based on whether you consider the plan to comply with legal requirements, the duty to co-operate and whether the plan is sound.

All responses will go to a Planning Inspector appointed by the Secretary of State.

To have your say and for more information on the Crawley Local Plan visit <http://www.crawley.gov.uk/localplanreview>

You can also email your comments to [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk) or send them to Local Plan Consultation, Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.

# Planning News Email Notifications

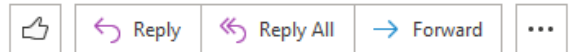
## a. Consultation Commencement Alert: 6.1.21

### Regulation 19 Consultation



Crawley Borough Council <crawley@public.govdelivery.com>

To [redacted]



Wed 06/01/21 12:22

#### Planning News



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## Crawley Local Plan

### Crawley Borough Local Plan Review

We are seeking views on the Crawley Submission draft Local Plan (known as Regulation 19). This is the next stage in producing a Local Plan that will guide development in the borough for a 15-year period. It contains strategic planning policies and principles which will shape the future of the town and will be used in the consideration of planning applications.

We would like to thank everyone that has participated in the process to date, as the feedback provided at each stage has enabled us to prepare a document that we believe to be a robust plan for the future.

If you have already submitted a response to the Regulation 19 consultation, carried out between 20 January and 2 March 2020, you do not have to re-submit these comments. Responses from the previous Regulation 19 consultation will be submitted, in full, to the Secretary of State for the Local Plan's examination, along with all responses received during this consultation.

New responses on the changes which have been made to the Local Plan subsequently or the new evidence documents are welcomed. Please let us know, in writing, if you are responding to withdraw your previous objections.

Please note that given the current national COVID-19 lockdown, the Strategic Planning team is currently working from home. Upgrades to the council's telephony system are being implemented to ensure the team can be contacted by telephone, and these are expected to be in place by 12 January. Until this time, email is the preferred and most effective form of communication.

Furthermore, due to the Covid-19 restrictions, paper copies of the documents are not currently available in the Town Hall or the Libraries. You can view the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment and the accompanying documents on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

#### Comments

Feedback on the Crawley Local Plan Review is invited during the statutory formal six-week consultation period which starts on **6 January 2021** and ends at **5pm on 17 February 2021**. Any comments submitted after the six-week period cannot be accepted.

During this time, if you would like to make a comment, you are asked to consider whether the document complies with legal requirements, the duty to co-operate and is sound.

All comments received within the consultation period will be submitted to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination of the Local Plan and its evidence base. There will also be an opportunity to participate in specific public examination hearings for those who indicate that they wish to do so when completing the representation form.

All comments made must be submitted in writing by completing the representation form. This can be done by using one of the following methods:

Online using the council's eform available at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

Or our paper form which is also available on the above website and can be sent by:  
Email: [strategic\\_planning@crawley.gov.uk](mailto:strategic_planning@crawley.gov.uk)

Post: Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.

Copies of the representation form and supporting guidance on how you can respond can be downloaded online at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

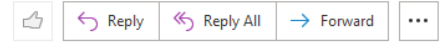
## b. Notification of Habitats Regulations Assessment Publication: 19.1.21

Courtesy Copy: Crawley Local Plan Update



Crawley Borough Council <crowley@public.govdelivery.com>

To: [crowleybc](#); [redacted]





Tue 19/01/21 13:46

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**Planning News**



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# Crawley

Local Plan

The Council is currently consulting on the Submission draft Reg. 19 Local Plan and is inviting feedback until 5pm on 17 February 2021. The Local Plan Review webpage at [crowley.gov.uk/localplanreview](http://crowley.gov.uk/localplanreview) has been updated with the following information:

The draft [Habitats Regulations Assessment](#) has been published for consultation.

We have updated some of our economic evidence documents, and made correlating factual changes to the Local Plan and the draft Sustainability Appraisal/Strategic Environmental Assessment. These are available to access from the Local Plan Review webpage. Further detail regarding the changes made and the new and replacement documents which have been published can be viewed [here](#).

Further alerts will be sent as additional evidence is added to the website.

**Contact:**

email: [strategic.planning@crowley.gov.uk](mailto:strategic.planning@crowley.gov.uk)

telephone: 01293 438512

web: [crowley.gov.uk/planning](http://crowley.gov.uk/planning)



Questions? [Contact Us](#)

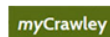
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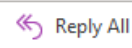
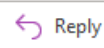
## c. Consultation Extension Alert: 3.2.21

### Extended Consultation Local Plan Regulation 19



Crawley Borough Council <crawley@public.govdelivery.com>

To [REDACTED]



Wed 03/02/21 12:32



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# Crawley Local Plan

## Crawley Borough Local Plan Review

### Notification of Extension to draft Submission Crawley Borough Local Plan Regulation 19 Consultation to 31 March 2021

Consultation on the draft Submission (Regulation 19) Crawley Borough Local Plan has been extended to 31 March 2021 as a minimum.

The extended consultation period is a result of work continuing on key evidence documents, including the Viability Study and Transport Modelling. It had been anticipated that these documents would be published at the start of the current consultation, and the extended consultation period is considered necessary to enable sufficient time for interested parties to review and comment upon these studies following their publication.

The council will keep you informed as and when these studies are finalised and added to the website, and may extend consultation beyond 31 March depending upon the date on which the outstanding evidence is published. A further alert will be sent to confirm any further extension to the consultation period and to provide sufficient notice of a final closing date for responses.

If you are not waiting on either of the two documents mentioned above, you are welcome to submit your feedback any time prior to the closing of the consultation. Further detail is available on the council's website at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

We would like to thank everyone that has participated in the process to date, as the feedback provided at each stage has enabled us to prepare a document that we believe to be a robust plan for the future.

#### Comments

You can view all available evidence base documents and the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

You can fill in our [online form](#) or download our paper copy on the above website. Due to Covid-19 restrictions paper copies of documents are not currently available. However, you can print the form and send replies to Strategic Planning.

During this time, if you would like to make a comment you are asked to consider whether the document complies with legal requirements, the duty to co-operate and is sound. Any comments submitted after the close of consultation cannot be accepted.

All comments received within the consultation period will be submitted to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination of the Local Plan and its evidence base. There will also be an opportunity to participate in specific public examination hearings for those who indicate that they wish to do so when completing the representation form.

All comments made must be submitted in writing by completing the representation form. This can be done by using one of the following methods:

- Online using the council's eform available at: <http://www.crawley.gov.uk/localplanreview>
- Or our paper representation form which is also available on the above website link and can be sent by:
  - Email: [strategic\\_planning@crawley.gov.uk](mailto:strategic_planning@crawley.gov.uk); or
  - Post: Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.
  - Copies of the representation form and supporting guidance on how you can respond can be downloaded online at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

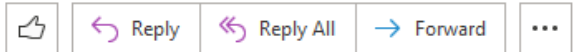
## d. Consultation Extension Alert – Notification of Viability Study Publication: 19.3.21

### Local Plan Extension Consultation Closes 30 April



Crawley Borough Council <crawley@public.govdelivery.com>

To [REDACTED]



Fri 19/03/21 12:30

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## Crawley

Local Plan

### Crawley Borough Local Plan Review

#### Notification of Extension to draft Submission Crawley Borough Local Plan Regulation 19 Consultation to 30 April 2021

Consultation on the draft Submission (Regulation 19) Crawley Borough Local Plan has been extended to **30 April 2021** as a minimum.

This is a written notification as a result of recent updates to Crawley's Regulation 19 consultation key evidence documents. There is still sufficient time for interested parties to review and comment upon these studies.

#### Updates:

##### Viability Study

The Viability Study is now published and is available on [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

##### Transport Study

The Transport Study is an outstanding evidence document. Once it is published, the final closing date of this consultation will be announced.

#### Comments:

You can view all available evidence base documents and the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

You can fill in our [online form](#) or download our paper copy on the above website. Due to Covid-19 restrictions paper copies of documents are not currently available. However, you can print the form and send replies to Strategic Planning.

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All comments received within the consultation period will be submitted to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination of the Local Plan and its evidence base. There will also be an opportunity to participate in specific public examination hearings for those who indicate that they wish to do so when completing the representation form.

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  - Email: [strategic\\_planning@crawley.gov.uk](mailto:strategic_planning@crawley.gov.uk); or
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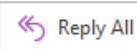
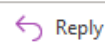
## e. Consultation Extension Alert – Notification of Duty to Cooperate Statement Publication: 15.4.21

### Consultation Extension Renewal



Crawley Borough Council <crawley@public.govdelivery.com>

To [redacted]



Thu 15/04/21 09:57

#### Planning News



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## Crawley Local Plan

### Consultation Extension Renewal

The Draft Duty to Co-operate Statement is now published. The consultation will continue on an extension to at least **5pm Friday 28 May**. When we publish the Transport Modelling Study there will be six weeks consultation thereafter.

You are still welcome to submit comments on the Local Plan.

#### Comments:

You can view all available evidence base documents and the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

You can fill in our [online form](#) or download our paper copy on the above website. Due to Covid-19 restrictions paper copies of documents are not currently available. However, you can print the form and send replies to Strategic Planning.

During this time, if you would like to make a comment you are asked to consider whether the document complies with legal requirements, the duty to co-operate and is sound. Any comments submitted after the close of consultation cannot be accepted.

All comments received within the consultation period will be submitted to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination of the Local Plan and its evidence base. There will also be an opportunity to participate in specific public examination hearings for those who indicate that they wish to do so when completing the representation form.

All comments made must be submitted in writing by completing the representation form. This can be done by using one of the following methods:

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- Or our paper representation form which is also available on the above website link and can be sent by:
  - o Email: [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk); or
  - o Post: Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.

Copies of the representation form and supporting guidance on how you can respond can be downloaded online at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

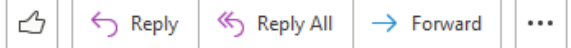
## f. Consultation Extension Alert: 14.5.21

### Local Plan Reg 19 Consultation Extended



Crawley Borough Council <crawley@public.govdelivery.com>

To [REDACTED]



Fri 14/05/21 15:31

You replied to this message on 14/05/21 15:47.

#### Planning News



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#### Local Plan Regulation 19 Consultation

The Crawley Local Plan Regulation 19 consultation will be further extended, and **will not** close on Friday 28 May as was previously suggested. Once the Transport Modelling Report is published there will be a final six week period before consultation is closed. A further update will inform you when this is the case and will confirm the final consultation deadline date.

You are still welcome to submit comments on the Local Plan. Read below for how to comment.

#### Comments:

You can view all available evidence base documents and the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

You can fill in our [online form](#) or download our paper copy on the above website. Due to Covid-19 restrictions paper copies of documents are not currently available. However, you can print the form and send replies to Strategic Planning.

During this time, if you would like to make a comment you are asked to consider whether the document complies with legal requirements, the duty to co-operate and is sound. Any comments submitted after the close of consultation cannot be accepted.

All comments received within the consultation period will be submitted to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination of the Local Plan and its evidence base. There will also be an opportunity to participate in specific public examination hearings for those who indicate that they wish to do so when completing the representation form.

All comments made must be submitted in writing by completing the representation form. This can be done by using one of the following methods:

- Online using the council's eform available at: <http://www.crawley.gov.uk/localplanreview>.
- Or our paper representation form which is also available on the above website link and can be sent by:
  - Email: [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk); or
  - Post: Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.

Copies of the representation form and supporting guidance on how you can respond can be downloaded online at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

## g. Consultation Extension Alert – Notification of Transport Modelling Study Publication: 18.5.21

### Local Plan Reg 19 Consultation End Date



Crawley Borough Council <crawley@public.govdelivery.com>

To [REDACTED]



Tue 18/05/21 13:04

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## Crawley<sup>Local Plan</sup>

### Local Plan Regulation 19 Consultation

#### Publication of Transport Modelling Report & Local Plan Review Consultation End Date

The council has today (18 May 2021) published the Transport Modelling Report and its accompanying appendices.

As previously advised, from today's date, a further final six weeks of consultation will now take place. This means that the Regulation 19 Consultation on the Draft Crawley Local Plan will close at **5pm on Wednesday 30 June 2021**. There will be no further extensions.

You are still welcome to submit comments on any part of the Local Plan. Please read below for how to comment.

#### Comments:

You can view all available evidence base documents and the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

You can fill in our [online form](#) or download our paper copy on the above website. Due to Covid-19 restrictions paper copies of documents are not currently available. However, you can print the form and send replies to Strategic Planning.

During this time, if you would like to make a comment you are asked to consider whether the document complies with legal requirements, the duty to co-operate and is sound. Any comments submitted after the close of consultation cannot be accepted.

All comments received within the consultation period will be submitted to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination of the Local Plan and its evidence base. There will also be an opportunity to participate in specific public examination hearings for those who indicate that they wish to do so when completing the representation form.

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Copies of the representation form and supporting guidance on how you can respond can be downloaded online at [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).



## h. Final Close of Consultation Alert: 23.6.21

### Consultation Closing



Crawley Borough Council <crawley@public.govdelivery.com>  
To [REDACTED]



Reply

Reply All

Forward



Wed 23/06/21 10:58

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## Crawley Local Plan

### Regulation 19 Consultation Closes

Wednesday 30 June 2021 at 5pm

Thank you for those who have submitted representations during this extended period of Local Plan Review Regulation 19 consultation. There is still time to submit your feedback should you wish to, though your representations will need to be submitted ahead of the consultation deadline of 5pm Wednesday 30 June.

#### Comments:

If you would like to make a comment you are asked to consider whether the document complies with legal requirements, the duty to co-operate and is sound. Any comments submitted after the close of consultation cannot be accepted.

You can fill in our [online form](#) or download our paper copy on the above website. Due to Covid-19 restrictions paper copies of documents are not currently available. However, you can print the form and send replies to Strategic Planning.

You can view all available evidence base documents and the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview).

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#### Contact:

email: [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk)

telephone: 01293 438512

web: [www.crawley.gov.uk/planning](http://www.crawley.gov.uk/planning)



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# Local Plan Review

**Published:** 21 February 2021

**From:** Planning

The draft Crawley Local Plan Regulation 19 public consultation closed on 30 June. Representations received are being collated and will be made publicly available in due course.

We are seeking views on the Crawley Submission draft Local Plan. This is the next stage (known as Regulation 19) in producing a new Local Plan for the borough.

The Local Plan is an important document, setting out planning policies to guide development in the borough over the 15-year plan period. The Local Plan:

- sets out the amount and location of housing and employment development
- supports the growth of the Town Centre as a new neighbourhood
- makes sure that the right infrastructure is in place to meet the needs of Crawley's growing population
- protects the important historic assets and open spaces that are valued by residents and visitors.

We are also inviting views on several accompanying key and draft evidence documents. In particular, the draft Sustainability Appraisal and draft Habitats Regulations Assessment.

Comments on the Crawley Local Plan Review documents are invited during the consultation period.

[Visit our Local Plan Review page](#) for full details.



Opened 06 January 2021



Closed 30 June 2021

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# Local plan



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[Make a representation on the draft Local Plan](#)

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[Local Plan review](#)

[Previous Local Plan consultations](#)

[Supplementary planning documents](#)

## Local Plan Review consultation

The draft Crawley Local Plan Regulation 19 public consultation closed on 30 June. Representations received are being collated and will be made publicly available in due course.

Comments on the Crawley Local Plan Review documents are invited during the consultation period which started on 6 January 2021 and ends at 5pm on 30 June 2021. Please read our [guidance note](#) for further details.

You can submit your comments:

- by using our [online eform](#) or our [paper form](#)
- by emailing the [Strategic Planning team](#)
- in writing to Strategic Planning, Town Hall, The Boulevard, Crawley, RH10 1UZ

You can view all key documents, draft topic papers and new evidence base documents on the [Local Plan Review page](#). Paper copies of the documents are not available at any physical location at the current time due to Covid-19 restrictions.

If you would like to comment on the Submission draft Local Plan, you will be asked to comment on whether you consider the Plan to comply with legal requirements, including the duty to cooperate, and whether the document is sound. Please read our [guidance note](#) for further details.

We must receive representations no later than 5pm on the last day of the consultation period or they will not be considered.

All representations received within the statutory consultation period will be submitted to the Secretary of State, who will appoint an Inspector to carry out an independent examination of the Local Plan and its evidence base.

By law, representations cannot be made anonymously. All representations will be published alongside your name, company name (if applicable), and your client's name or company (if applicable). We will use the information you submit to assist 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 is on our [privacy page](#).

## Staying in touch

If you would like to be notified of future stages in the preparation of the Crawley Local Plan Review, including the submission stage, details of any recommendations made at examination, and the formal adoption of the Local Plan please [register for email updates](#) .

For further information, please email the [Strategic Planning team](#) or call us on 01293 438624.

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# Local plan



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[Make a representation on the draft Local Plan](#)

## In this section

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Local Plan review

[Previous Local Plan consultations](#)

[Supplementary planning documents](#)

## Local Plan Review

The draft Crawley Local Plan Regulation 19 public consultation closed on 30 June. Representations received are being collated and will be made publicly available in due course.

This consultation was seeking views on the Crawley Submission draft Local Plan. This is the next stage (known as Regulation 19) in producing a new Local Plan for the borough.

The Local Plan is an important document, setting out planning policies to guide development in the borough over the 15-year plan period. The Local Plan:

- sets out the amount and location of housing and employment development
- supports the growth of the Town Centre as a new neighbourhood
- makes sure that the right infrastructure is in place to meet the needs of Crawley's growing population
- protects the important historic assets and open spaces that are valued by residents and visitors.

We also invited views on several accompanying key and draft evidence documents. In particular, the draft Sustainability Appraisal and draft Habitats Regulations Assessment.

### **Previous Regulation 19 representations**

If you submitted a response to the Local Plan Regulation 19 consultation carried out between 20 January and 2 March 2020, you do not need to resubmit your response. However, we welcome new responses on the changes which have been made to the Local Plan or the new evidence documents since then.

Responses from the previous Regulation 19 consultation will be submitted in full, to the Secretary of State for the Local Plan's examination, along with responses received in this consultation. Please let us know in writing if you would like to withdraw your previous objections.

### **Regulation 19 2021: Key documents**

Use the separate Local Plan map document to support the Submission Draft Crawley Local Plan as the map in the main document is pixelated.

[Notification of Public Consultation January 2021 \(PDF,129.35 KB\)](#)

[Submission Draft Crawley Local Plan January 2021 \(PDF,13.4 MB\)](#)

[Local Plan Map May 2021 \(PDF,4.94 MB\)](#)

[Draft Sustainability Appraisal January 2021 \(PDF,4.25 MB\)](#)

[Consultation Statement January 2021 \(PDF,1.19 MB\)](#)

[Consultation statement appendix 1: Early engagement consultation materials \(PDF,7.72 MB\)](#)

[Consultation statement appendix 2: Early engagement representations \(PDF,7.48 MB\)](#)

[Consultation statement appendix 3: Initial publication materials \(PDF,1.94 MB\)](#)



[Consultation statement appendix 4: Initial publication representations \(PDF,4.51 MB\)](#)

[Consultation statement appendix 4b: Wilky Group appendices combined \(PDF,30.31 MB\)](#)

[Infrastructure Plan January 2021 \(PDF,631.98 KB\)](#)

[Northern West Sussex Statement of Common Ground May 2020 \(PDF,518.85 KB\)](#)

[Gatwick Diamond Local Strategic Statement 2016 \(PDF, 1.03 MB\)](#)

[Draft Habitats Regulations Assessment of Crawley Local Plan January 2021 \(PDF,3.31 MB\)](#)

[Crawley Borough Council and Mole Valley District Council Statement of Common Ground \(January 2021\) \(PDF,2.06 MB\)](#)

[Crawley Borough Council and Reigate and Banstead Borough Council Statement of Common Ground \(February 2021\) \(PDF,2.11 MB\)](#)

[Draft Duty to Cooperate Statement March 2021 \(PDF,7.69 MB\)](#)

[Draft Duty to Cooperate Statement Appendix J - signed Statements of Common Ground \(PDF,9.4 MB\)](#)

[Worthing Borough Council and Crawley Borough Council Statement of Common Ground \(May 2021\) \(PDF,943.46 KB\)](#)

[Arun District Council and Crawley Borough Council Statement of Common Ground July 2021 \(PDF,868.49 KB\)](#)

## **Topic papers**

[Topic Paper 1: Unmet needs and Duty to Cooperate \(PDF,759.66 KB\)](#)

[Topic Paper 2: Gatwick Airport \(PDF,1.08 MB\)](#)

[Topic Paper 3: Housing needs \(PDF,969.94 KB\)](#)

[Topic Paper 4: Housing supply \(PDF,728.88 KB\)](#)

[Topic Paper 5: Employment needs and land supply \(PDF,1.11 MB\)](#)

[Topic Paper 6: Climate change \(PDF,831.3 KB\)](#)

[Topic Paper 7: Development and noise technical appendix \(PDF,672.74 KB\)](#)

## **Evidence base**

[Housing Trajectory \(1 September 2020\) \(PDF,127.25 KB\)](#)

[Strategic Housing Land Availability Assessment September 2020 \(PDF,10.32 MB\)](#)

[Strategic Housing Market Assessment November 2019 \(PDF, 2.71 MB\)](#)

[Northern West Sussex Economic Growth Assessment Jan 2020 \(PDF, 26.19 MB\)](#)

[Economic Growth Assessment - focused update for Crawley \(PDF,1.26 MB\)](#)

[Employment Land Availability Assessment January 2021 \(PDF,2.43 MB\)](#)

[Employment Land Trajectory January 2021 \(PDF,36.46 KB\)](#)

[Retail\\_ Commercial Leisure and Town Centre Needs Assessment 2020 \(PDF, 6.73 MB\)](#)

[Retail\\_ Commercial Leisure and Town Centre Needs Assessment 2020 - Appendices \(PDF, 6.81 MB\)](#)

[Eco-Serv-GIS Report January 2020 \(PDF, 36.94 MB\)](#)

[Strategic Flood Risk Assessment September 2020 \(PDF,4.21 MB\)](#)

[Appendix A Historic flooding \(PDF,13.53 MB\)](#)

[Appendix B Watercourses \(PDF,16.73 MB\)](#)

[Appendix C Fluvial flood zones \(PDF,1.27 MB\)](#)

[Appendix D Fluvial climate change flood risk mapping \(PDF,1.25 MB\)](#)

[Appendix E Risk of flooding from surface water \(PDF,16.63 MB\)](#)

[Appendix F Risk of flooding from surface water - climate change \(PDF,16.58 MB\)](#)

[Appendix G Groundwater \(PDF,14.39 MB\)](#)

[Appendix H Risk of flooding from reservoirs \(PDF,14.14 MB\)](#)

[Appendix I.1 Flood defences \(PDF,14.34 MB\)](#)

[Appendix I.2 Flood defence type \(PDF,14.34 MB\)](#)

[Appendix I.3 Flood defence standard of protection \(PDF,14.34 MB\)](#)

[Appendix I.4 Flood defence condition \(PDF,14.34 MB\)](#)

[Appendix J Flood warnings and alerts \(PDF,14.01 MB\)](#)

[Site allocations and flood risk background paper \(PDF,1.28 MB\)](#)

[Open Space, Sport and Recreation Assessment \(December 2020\) \(PDF,9.39 MB\)](#)

[Indoor Sports Facilities Assessment \(January 2021\) \(PDF,5.53 MB\)](#)

[Playing Pitch Strategy Stage C Needs Assessment \(March 2021\) \(PDF,11.94 MB\)](#)

[Playing Pitch Strategy Stage D Strategy and Action Plan \(March 2021\) \(PDF,1.62 MB\)](#)

[Draft Gypsy and Traveller needs assessment \(January 2021\) \(PDF,1.14 MB\)](#)

[Draft Densification Study Part 1 \(January 2021\) \(PDF,622.19 KB\)](#)

[Safely Landed? Lichfields Report \(July 2018\) \(PDF,7.41 MB\)](#)

[Gatwick Sub-Region Water Cycle Study \(August 2020\) \(PDF,8.05 MB\)](#)

[Crawley Heritage Assets Review Overarching Document \(January 2021\) \(PDF,228.12 KB\)](#)

[Crawley Heritage Assets Review Appendix A1 Local Heritage List \(January 2021\) \(PDF,14.27 MB\)](#)

[Crawley Heritage Assets Review Appendix A2 Buildings Not Recommended for Local Heritage List \(PDF,2.72 MB\)](#)

[Crawley Heritage Assets Review Appendix B1 Historic Parks and Gardens Review \(PDF,5.49 MB\)](#)

[Crawley Heritage Assets Review Appendix B2 Historic Parks and Gardens Assessment \(PDF,4.22 MB\)](#)

[Crawley Heritage Assets Review Appendix C1 Areas of Special Local Character Review \(PDF,3.54 MB\)](#)

[Crawley Heritage Assets Review Appendix C2 Areas of Special Local Character Assessment \(PDF,4.56 MB\)](#)

[Crawley Heritage Assets Review Appendix D Conservation Area Review \(PDF,8.07 MB\)](#)

[Water Cycle Study Crawley Addendum \(Appendix A\) January 2021 \(PDF,378.85 KB\)](#)

[Addendum to Water Cycle Study \(January 2021\) \(PDF,508.08 KB\)](#)

[Crawley Borough Council - Climate Emergency Support \(PDF,2.03 MB\)](#)

[Air quality and emissions mitigation guidance for Sussex \(2020\) \(PDF,696.03 KB\)](#)

[Land-Use Planning & Development Control: Planning for Air Quality \(PDF,743.63 KB\)](#)

[Planning Noise Advice Document Sussex \(2021\) \(PDF,1.33 MB\)](#)

[Water neutrality study part A - individual authority areas \(PDF,907.99 KB\)](#)

[Local Plan and Community Infrastructure Levy Viability Assessment \(PDF,2.87 MB\)](#)

[Appendix I - Development Appraisal Assumptions \(PDF,1.04 MB\)](#)

[Appendix IIa EF Stage 1 - Sample Residential Typology Results \(PDF,826.78 KB\)](#)

[Appendix IIb EF Stage 2 - Sample Matrix Testing Results \(PDF,815.27 KB\)](#)

[Appendix IIc EF Stage 3 - Policy Development Sensitivity analysis \(PDF,837.33 KB\)](#)

[Appendix IId EF Stage 4 - Updated Policy Development Sensitivity Surplus \(PDF,836.7 KB\)](#)

[Appendix IIe EF Stage 5 - Sample Residential Typology Results \(PDF,1.1 MB\)](#)

[Appendix IIIa - Residential results with summaries \(PDF,1.02 MB\)](#)

[Appendix IIIb - Site allocations with summaries \(PDF,1.44 MB\)](#)

[Appendix IIIc - Commercial results with summaries \(PDF,1.48 MB\)](#)

[Appendix IV - Market Research and Value Assumptions with CoStar \(PDF,8.55 MB\)](#)

[Crawley Transport Study \(May 2021\) \(PDF,4.64 MB\)](#)

[Appendix A - Crawley Transport Strategy New Directions for Crawley \(PDF,3.54 MB\)](#)

[Appendix B - Crawley Transport Model \(validation report\) \(PDF,6.93 MB\)](#)

[Appendix C - Crawley Transport Model \(forecast report\) \(PDF,1.69 MB\)](#)

[Appendix D - New CTM zones \(PDF,287.7 KB\)](#)

[Appendix E - Reference case development assumptions list \(PDF,461.82 KB\)](#)

[Appendix F - TRICS TRIP rates combined TRICS \(PDF,2.09 MB\)](#)

[Appendix G - Reference case schemes with WSCC comments \(PDF,436.02 KB\)](#)

[Appendix H - Without mitigation flow difference plots \(PDF,2.1 MB\)](#)

[Appendix J - Metrobus Crawley network December 2019 \(PDF,1.54 MB\)](#)

[Appendix K - With sustainable mitigation flow difference plots \(PDF,1.59 MB\)](#)

[Appendix L - Volume to capacity ratio and delays summary \(PDF,751.48 KB\)](#)

[Appendix M - Junction modelling outputs \(PDF,3.28 MB\)](#)

[Appendix N - SRN merge diverge assessments \(PDF,8.74 MB\)](#)

[Appendix O - Delays VC queues reference Vs Local Plan scenario 2 sustainable \(PDF,2.99 MB\)](#)

[Appendix P - CWLR scenario 3 with and without CWLR flow difference plots \(PDF,702.22 KB\)](#)

[Crawley Windfall Statement \(January 2021\) \(PDF,787.44 KB\)](#)

Additional background information supporting the draft Local Plan is available in the wider [planning policy evidence](#) supporting the adopted Local Plan (Crawley 2030).

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## Related pages

[Planning policy evidence](#)

[Gatwick Diamond local strategic statement](#)

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## Economy and Planning

Contact name: Clem Smith

Email: [strategic.planning@ Crawley.gov.uk](mailto:strategic.planning@ Crawley.gov.uk)

Date: 6 January 2021

Direct line: 01293 438567

Name

Address line 1

Address line 2

Address line 3

Post code

Dear Sir/Madam,

You may be aware that Crawley Borough Council is in the process of preparing an updated Local Plan. When adopted, the new Local Plan will set out planning policies to guide development in the borough until 2037. It is an important document that is required by national policy to ensure that Crawley plans for its current and future needs as the town's population grows, including those relating to housing, employment, infrastructure and open space.

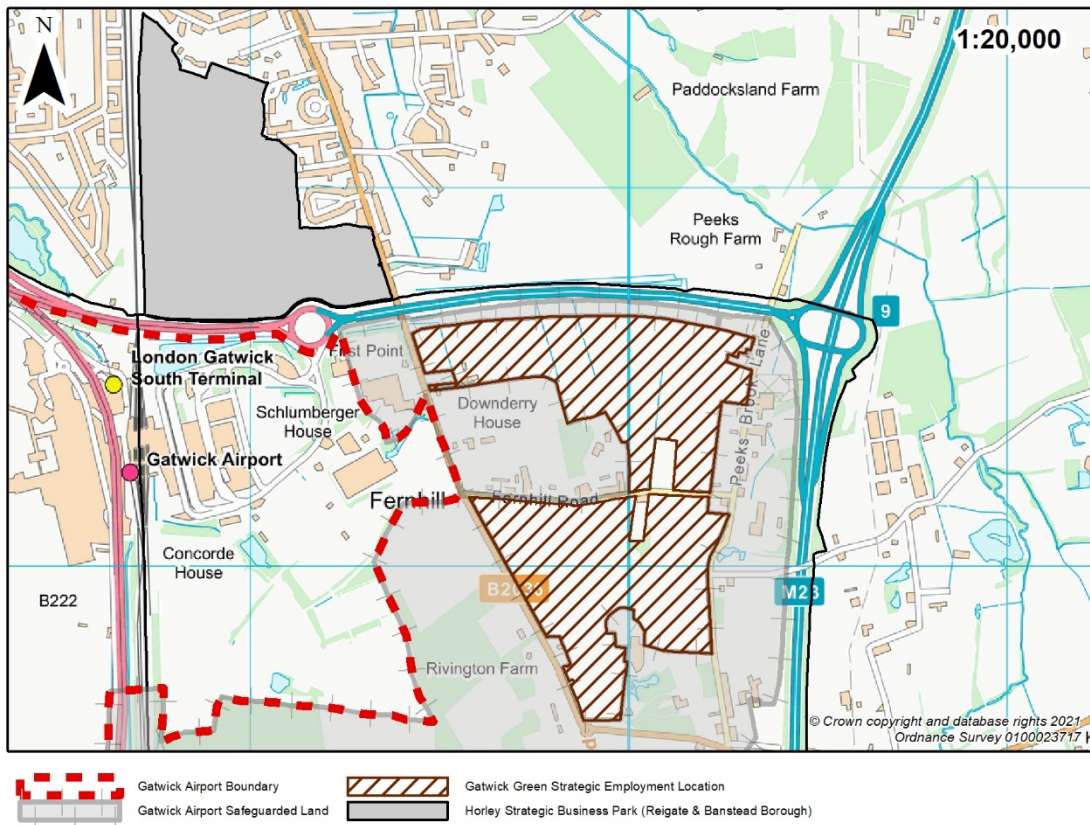
Crawley is one of the leading employment locations in the south east, with around 36,500 Crawley residents working in the borough, and a further 43,000 people commuting in from the wider area. However, as a result of Crawley's limited land supply, which has been significantly constrained as a result of the requirement to safeguard land for a possible southern runway at Gatwick Airport, it has not historically been possible to meet Crawley's employment land needs. This has meant that Crawley has required support from its neighbours in meeting its employment land needs, with the recently designated Horley Strategic Business Park helping to meet office needs that could not be provided for within Crawley due to a lack of land supply.

The council is now reviewing its Local Plan, and as part of this process, we are required to undertake an assessment of employment land needs and supply. This has identified that taking account of existing planning permissions and available sites in main employment areas, there is a need for a minimum 24.1 hectares of new industrial and warehouse land over the plan period to 2037. Crawley's economy has been significantly affected by the current pandemic, particularly given the impacts on aviation and related sectors, with 41 per cent of eligible local jobs being supported by the Job Retention Scheme as of August 2020. Identification of new land for employment will be key in supporting Crawley's economic recovery and helping it diversify to make it more resilient.

For these reasons, there is a pressing need to identify new land for employment growth in Crawley. Through the Local Plan process, a number of sites have been promoted to the council for the development of a strategic employment location that is capable of meeting the outstanding business land needs. In light of continued uncertainty regarding national policy and the requirements to safeguard land in the

Local Plan for a potential southern runway at Gatwick Airport, only one of the sites promoted for employment growth can be allocated at this time.

This is at land east of Balcombe Road and south of the M23 spur road, referred to as Gatwick Green (please see location map below). It is proposed that this site will be allocated through the Local Plan for delivery of a strategic employment location that will provide, as a minimum, 24.1 hectares of new industrial land, predominantly for B8 storage and distribution uses.



It will be vital that development is carefully planned to ensure it is delivered in a sustainable manner and that it is appropriate to its surroundings. In recognition of the sensitive location of the site, draft Local Plan Policy EC4, which allocates the site, has been drafted to outline clear parameters that the development will be required to address.

This will ensure that development is carefully designed and laid out to achieve an appropriate transition to, and relationship with, neighbouring residential and countryside, requiring that appropriate landscaping and public open space is in place to reinforce the identity of the site and its separation from Gatwick, Horley and wider countryside. Other issues covered in detail include the proposed uses on the site, site transport and access, sustainable design, protection of ecology and important natural features, and ensuring it complements other employment locations including Crawley town centre, Manor Royal and the proposed office-led Horley Strategic Business Park.

It is important to be clear that the anticipated built area of any scheme is much smaller than the allocated site boundary shown in the Local Plan, with the expectation that development is comprehensively masterplanned with appropriate supporting transport infrastructure and landscaping provided to ensure protection of the amenity of nearby properties. Issues that will merit particularly careful consideration will include the relationship of the site with the designated Gatwick Wood Biodiversity Opportunity Area and existing properties that border the site, and an appropriate landscape buffer will be required to retain a sense of separation between the site and adjoining countryside and settlements.

The proposed allocation of this site is one of the main reasons that the council is repeating consultation on its draft Local Plan, to ensure that residents and businesses in the area are able to comment, both on the principle of the allocation and on the detail of the policy itself. The draft Crawley Local Plan has been published for a period of public consultation that commences 6 January 2021 and will run until 5pm on 17 February 2021. Further detail on the Local Plan can be viewed at [crawley.gov.uk/localplanreview](https://www.crawley.gov.uk/localplanreview)

All feedback received will be considered by an independent Planning Inspector, who will determine whether the proposed allocation, and the Local Plan as a whole, is sound and legally compliant. There will also be an opportunity to take part in the formal examination hearings should you wish to raise any points before the Inspector.

We are writing to let you know about this change so that you can use this opportunity to send in comments if you wish.

Yours faithfully,

Clem Smith

A handwritten signature in black ink, appearing to read 'Clem Smith', written in a cursive style.



## **Economy and Planning**

Contact name: Anthony Masson / Ian Warren  
Email: [strategic.planning@Crawley.gov.uk](mailto:strategic.planning@ Crawley.gov.uk)

Date: **6 January 2021**  
Direct line: **01293 438644**

Name  
Address line 1  
Address line 2  
Address line 3  
Post code

Dear

### **Regulation 19 Consultation – 6 January 2021 to 17 February 2021**

We are writing to you as someone who may have an interest in land or property which is directly referred to in the Local Plan or in one of the following supporting documents:

- Housing Trajectory
- Employment Land Trajectory
- Strategic Housing Land Availability Assessment

We are seeking views on the Crawley Submission draft Local Plan (known as Regulation 19). This is the next stage in producing a Local Plan that will guide development in the borough for a 15-year period. It contains strategic planning policies and principles which will shape the future of the town and will be used in the consideration of planning applications.

We would like to thank everyone that has participated in the process to date, as the feedback provided at each stage has enabled us to prepare a document that we believe to be a robust plan for the future.

If you have already submitted a response to the earlier Regulation 19 consultation, carried out between 20 January and 2 March 2020, you do not have to re-submit these comments. Responses from the previous Regulation 19 consultation will be submitted, in full, to the Secretary of

State for the Local Plan's examination, along with all responses received during this consultation.

New responses on the changes which have been made to the Local Plan subsequently or the new evidence documents are welcomed.

Representations will need to be properly made to be considered by the Inspector as part of the examination. Please let us know, in writing, if you are responding to withdraw your previous objections.

You can view the consultation Submission draft Local Plan, Sustainability Appraisal and Habitats Regulation Assessment and the accompanying documents on our website at: [www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)  
Due to the Covid-19 restrictions, paper copies of the documents are not currently available in the Town Hall or the Libraries.

All comments made must be submitted in writing by completing the representation form. This can be done by using one of the following methods:

Online using the council's eform available at:  
<http://www.crawley.gov.uk/localplanreview>

Or our paper form which is also available on the above website and can be sent by: Email: [strategic.planning@crawley.gov.uk](mailto:strategic.planning@crawley.gov.uk)

Post: Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ.

Copies of the representation form and supporting guidance on how you can respond can be downloaded online at  
[www.crawley.gov.uk/localplanreview](http://www.crawley.gov.uk/localplanreview)

Yours Sincerely

Strategic Planning Team