

Formal Objection & Response to the draft East Grinstead Area Action Plan

*Mid Sussex Local Development Framework East Grinstead Area Action Plan(EGAAP) Pre-Submission Document & Sustainability Appraisal(s)
Response Form - May 2006*

Title:

First name(s):

Last name:

Address:

Postcode

- **The following comments relate to Plan Pre-Submission Documents for the East Grinstead Area Action Plan & the associated Sustainability Appraisal.**
- **This representation relates to ALL pages of ALL documents.**

OBJECTION

- **I wish to OBJECT to the DOCUMENTS as a WHOLE.**
- **I am objecting on the following grounds:**

1. The AAP is not in conformity with the West Sussex County Council Structure Plan and should therefore not proceed.
2. In contravention of the necessary regulations, the spirit of your own Statement of Community Involvement and best practice, the process by which the papers necessary to allow this consultation to take place and which were put before the Council on 26th April 2006 was flawed and insufficient time was given for their examination prior to the Council meeting.
3. The Council has failed to show any realistic possibility of traffic relief being provided in accordance with the Structure Plan.
4. There is reasonable doubt that the extent of traffic relief envisaged by the Structure Plan would be delivered within the relevant period.
5. The Sustainability Appraisal does not fully comply with the requirements of the current European Union Directives or case law and is therefore inadequate.
6. Insufficient protection has been granted to the Area of Outstanding Natural Beauty, its setting and context.
7. The economic feasibility of the development has not been demonstrated. There is a consequent risk that elements which are proposed for developer funding will not be delivered.
8. The economic modelling used to assess the employment data is flawed and therefore, unrealistic.
9. The Area Action Plan is in contravention of a number of policies in the Council's Local Plan, the Structure Plan and the emerging South East Plan.
10. Credible alternatives to the location strategy adopted in this Area Action plan exist.

The traffic study should include the following, which the published study fails to do.

1. It should be based on the traffic generated by the 4,500 houses now planned not on 2,500 houses.
2. It should compare % increase/decrease against 2004 levels, as required by the Structure Plan, not 2016 estimations.
3. It should base its calculations on sound assumptions, in particular applying realistic figures regarding the numbers of additional commuters to Crawley/Gatwick.
4. It should properly inform the public consultation, enabling residents of East Grinstead and the nearby settlements to understand the likely consequences of the East Grinstead Area Action Plan proposals, since the plan affects the entire the northern part of Mid Sussex as well as neighbouring areas in Surrey, East Sussex and Kent – particularly as most of the new jobs would be at Crawley/Gatwick. For example, direct impacts on Turners Hill Road west of Turners Hill, East Street in Turners Hill, Wallage Lane, the B2110 west of Turners Hill, Bores Arms Road in Copthorne, Brookhill Road in Copthorne, Shipley bridge Lane in Copthorne, Old Hollow, Snowhill B2037, and Effingham Road.

• I am also objecting on the following grounds:

The above objections should also be read in conjunction with the representations of the Post Referendum Campaign submitted to the Council during this consultation period.

I wish to be represented at any Examination in Public into this Area Action Plan by the Post Referendum Campaign (PRC).

- I am seeking these changes:

- 1. This draft East Grinstead Area Action Plan is not fit for purpose and fails to meet the Mid Sussex District Council's obligations under the Structure Plan and other planning legislation. I demand that this Area Action Plan be abandoned and a new Area Action Plan be produced in conformity with the Structure Plan.**
- 2. This new Area Action Plan should be produced in accordance with the Resolution adopted by the town meeting, convened by the East Grinstead Town Council on the 30th May 2006.**
- 3. The new Area Action Plan should evaluate and compare all alternative house building sites with the proposed Strategic Development option at East Grinstead, against the relevant fundamental planning criteria and on the same terms.**
- 4. The alternatives are those to be set out within the PRC representations.**

5. Each of these alternatives would build the new homes in more sustainable locations, such as locations closer to Crawley where most of the jobs are expected to be sited.

These would:

- lead to significantly less
 - commuting,
 - environmental damage,
 - pollution,
 - congestion in all settlements of North Mid Sussex,
- promote better use of public transport,
- promote the use of less polluting forms of transport, such as walking and cycling.

These options would, generally, not compromise strategic gaps or cause environmental destruction on anything like the same scale as the proposed development at East Grinstead.

These locations would not involve or would greatly reduce:

- the destruction of acres of Ancient Woodland
- the destruction of acres of Ghyll Woodland
- the destruction of acres of ordinary woodland
- the amount of countryside needed to build an ineffective "relief" road
- serious damage to areas of Special Nature Conservation Importance
- serious damage to Areas of Outstanding Natural Beauty.

In each of these locations, there would be no need to squander most of the infrastructure monies (£100 million+) on building a "relief" road that, far from providing relief, would actually increase traffic and congestion for the North Mid Sussex communities. The alternative sites would allow all of the infrastructure gains to be spent closing the infrastructure deficit situation we already find ourselves with and to provide the necessary facilities for the settlements in North Mid Sussex.

I require Mid Sussex District Council to abandon this flawed draft East Grinstead Area Action Plan and to produce a new plan based on sound planning principles and on the needs of the communities in the north part of Mid Sussex – the East Grinstead "Area" – including a proper evaluation of all alternative house building sites. This should be carried out without further delay and the results issued for public consultation.

Mid Sussex District Council should consider a much lower amount of house building in East Grinstead, ensuring that employment and infrastructure would be provided in proportion to the number of houses built. Houses for Crawley workers should be built closer to Crawley jobs.

Existing roads and junctions must be improved to deliver real and demonstrable relief.

Traffic relief should be provided by less environmentally-damaging means. Any road building should *not* damage sites of Special Nature Conservation Importance or Areas of Outstanding Natural Beauty, nor should they destroy ancient or ghyll woodland.

- I wish to be notified when the submission draft is sent to the Secretary of State for independent examination.

Signed..... Dated.....

PLEASE RETURN YOUR OBJECTION BEFORE 5pm, 3 July 2006

to: Planning Policy Division
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

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