

Local Government Boundary
Commission For England

Report No. 589

Review of non-Metropolitan
counties

COUNTY OF WEST SUSSEX
AND ITS BOUNDARY WITH
SURREY

THE RT HON CHRIS PATTEN, MP SECRETARY OF STATE FOR THE ENVIRONMENT

REVIEW OF NON-METROPOLITAN COUNTIES

THE COUNTY OF WEST SUSSEX AND ITS BOUNDARY WITH SURREY

COMMISSION'S FINAL REPORT AND PROPOSALS

INTRODUCTION

1. On 27 January 1986 we wrote to West Sussex County Council announcing our intention to undertake a review of the county under section 48(1) of the Local Government Act 1972. Copies of the letter were sent to the principal local authorities and parishes in West Sussex and in the surrounding counties of East Sussex, Hampshire and Surrey; to the National and County Associations of Local Councils; to Members of Parliament with constituency interests; and to the headquarters of the main political parties. In addition, copies were sent to those government departments, regional health authorities, water authorities, electricity and gas boards which might have an interest, as well as to British Telecom, the English Tourist Board, the local government press, and to local television and radio stations serving the area.
2. The County Councils were requested, in co-operation as necessary with the other local authorities, to assist us in publicising the start of the review by inserting a notice for two successive weeks in local newspapers so as to give a wide coverage in the areas concerned. They were also asked to ensure that the consultation letter was drawn to the attention of those involved with services such as the police and the administration of justice, in respect of which they have a statutory function.
3. A period of six months from the date of the letter was allowed for all local authorities, including those in the surrounding counties, and any person or body interested in the review, to send us their views in detail

on whether changes to the county boundary were desirable and, if so, what those changes should be and how they would best serve the interests of effective and convenient local government.

THE SUBMISSIONS MADE TO US

4. In response to our letter we received representations from West Sussex County Council, Surrey County Council, and a number of other local authorities, as well as from various other interested organisations and persons in the area, as listed in Schedule 1 to this report. We also received individual representations from 65 members of the public, one of which enclosed a petition signed by 624 residents of Hammer and Camelsdale. In addition, a further 15 representations had been made to the Commission prior to the formal start of the review.

5. The submissions made to us included various suggestions for changes to West Sussex's boundary with Surrey. Details of these suggestions, and our initial conclusions regarding them, are set out in the paragraphs below. Suggestions for changes to West Sussex's boundaries with East Sussex and Hampshire have already been considered and a report containing our final proposals for Hampshire, including this boundary, has already been sent to you. Suggestions for changes to West Sussex's boundary with East Sussex are currently under consideration and a report will be sent to you in due course.

SUGGESTIONS FOR CHANGES AND OUR INITIAL CONCLUSIONS

(a) Bell Vale Lane, Camelsdale

6. West Sussex County Council proposed bringing the whole of Bell Vale Lane into its county. It claimed that the present boundary was erratic, divided the lane and that the area as a whole looked to, and was served from, West Sussex. The proposal was supported by Surrey County Council and Chichester District Council, while Haslemere Town Council did not object to it. We concluded that the suggested change was an improvement and decided to adopt it as the basis of our draft proposal.

(b) Chase Lane, Haslemere

7. West Sussex County Council suggested an alteration to the existing boundary to bring the whole of the built-up area of Chase Lane into Surrey. It claimed that the present boundary was erratic and stated that the community looked towards Surrey, where the major part of it was already located. The proposal was supported by Surrey County Council, Chichester District Council and Haslemere Town Council. Surrey County Council, however, suggested a slightly more extensive transfer in order to achieve a better boundary, which West Sussex County Council later accepted. Lurgashall Parish Council acknowledged that the proposed boundary would be neater administratively, but opposed the change since it would transfer one resident to Surrey against her wishes.

8. We noted that there was general agreement amongst the principal authorities that the whole of Chase Lane should be in Surrey. We sympathised with the desire of one resident to remain in West Sussex, but we did not think that it was possible to accede to her request without perpetuating the division of the community in Chase Lane. In the circumstances we decided to adopt West Sussex County Council's suggestion, as amended by Surrey County Council, as the basis of our draft proposal.

(c) Ansteadbrook, Haslemere

9. Surrey County Council, supported by West Sussex County Council and Chichester District Council, proposed a realignment of the boundary, where it splits Anstead Brook House, to place the whole property in Surrey. Lurgashall Parish Council suggested an alternative alignment to place the property and its adjoining land wholly in West Sussex. It claimed its alternative proposal was endorsed by the owner.

10. We noted that Lurgashall Parish Council's alternative suggestion would, however, split the land associated with Anstead Brook Stud between the two counties, and would not bring about any improved patterns of service delivery. We therefore decided to adopt Surrey County Council's suggestion, which had the support of the other principal authorities involved, as the basis of our draft proposal.

(d) Dungate Farm, Durfold Wood

11. Surrey County Council, supported by West Sussex County Council and Chichester District Council, recommended an alteration to the boundary where it divides Dungate Farm to place the farm and its associated buildings wholly in Surrey. We thought that the change would be a worthwhile improvement and decided to adopt it as the basis of our draft proposal.

(e) Alfold Bars, Alfold

12. Surrey County Council, supported by West Sussex County Council and Chichester District Council, suggested transferring three areas of land from the parish of Alfold in Surrey to the parish of Loxwood in West Sussex. It said that the existing boundary divided property, and the areas in question had closer affinity with Alfold Bars, in West Sussex, than with Alfold, in Surrey. Alfold Parish Council however supported an objection from the residents of one of the properties affected, who preferred the Surrey education system. The Parish Council also claimed that the community life of these properties centred on Alfold.

13. We established that the properties concerned were a continuation of the community of Alfold Bars, separated from Alfold by tracts of open land. We thought that the line suggested by the principal local authorities would facilitate service provision, and we accordingly decided to adopt it as the basis of our draft proposal. We did not think that, in this instance, the choice of schools was likely to be affected by the proposed change to the county boundary.

(f) Rikkyo School, Rudgwick

14. Surrey County Council, supported by West Sussex County Council and Horsham District Council, suggested a realignment of the existing boundary where it divides the school site. This would unite the school, together with its associated grounds and buildings, in West Sussex. We thought that the change was desirable in the interests of effective and convenient local

government, and accordingly decided to adopt it as the basis of our draft proposal.

(g) Oakwood Hill, Rudgwick

15. Surrey County Council, supported by West Sussex County Council and Horsham District Council, suggested a series of realignments in this area where the existing boundary divides property. It initially proposed that the Honeywood House Nursing Home and the property known as "Monks" should both be placed wholly in Surrey, and also that Ridge Farm should be placed wholly in West Sussex. Following a request from the trustees of Honeywood House, however, Surrey subsequently amended its proposal, and suggested that Honeywood House should be placed wholly in West Sussex.

16. We considered that the existing boundary in the area was unsatisfactory, and that Surrey County Council's revised suggestion best reflected the community ties of the properties concerned. We accordingly adopted it as the basis of our draft proposal but also included in the transfer the properties "Anglewood" and "South Lodge" in order to achieve a better boundary.

(h) Stammerham Farm, Muggeridge's Hill, Rusper

17. Surrey County Council, supported by West Sussex County Council, proposed the transfer of land from the parish of Capel in Surrey to the parish of Rusper in West Sussex. The change would bring the whole of Stammerham Farm and its associated buildings, except for Nos 1 and 2 Stammerham Cottages, into West Sussex. Surrey County Council had originally intended to include the cottages in the transfer, but had subsequently established that they were in separate ownership, and the owners did not wish to be moved. Horsham District Council reserved its position on the matter. It wanted to be assured that the children from the cottages would be able to continue to attend Surrey schools and to receive free transport to them.

18. We considered that the existing boundary was unacceptable since it divided property, and we were minded to adopt the realignment agreed

locally. We did not think however that, in terms of service provision, it would be appropriate to leave the two cottages isolated in Surrey. Although we sympathised with the desire of the owners of one of the cottages to send their children to Surrey schools, we did not think that should outweigh the other considerations. We accordingly decided to include the two cottages with the area already agreed between the two county councils for transfer to West Sussex, and also the adjoining length of Muggerridge's Hill, in our draft proposal.

(i) Copthorne

19. Surrey County Council, supported by West Sussex County Council, Tandridge District Council and Burstow Parish Council, proposed that the smaller part of the built-up area of Copthorne, currently in Surrey, should be united with the larger part currently in West Sussex. This would reflect the pattern of community life, and also promote more effective and convenient local government. Mid Sussex District Council and Worth Parish Council however, while supporting the proposal, suggested that an adjoining playing field and some allotment gardens immediately to the north should also be transferred. Worth Parish Council claimed that they were used mainly by residents of Copthorne itself, and could therefore be administered more effectively from the West Sussex side. This addition was opposed by all the Surrey authorities, and not supported by West Sussex County Council. Burstow Parish Council said that it owned the allotment gardens, and that the playing field was managed by Tandridge District Council. Tandridge District Council said that it was opposed to the transfer of any green belt land into West Sussex. Surrey County Council claimed that the facilities were used by people from a wider area than just the part of Copthorne in question, and that they should remain in Surrey.

20. We noted that a poll taken by Burstow Parish Council in 1985 had shown that a majority of the residents of the Surrey side of Copthorne had favoured transfer to West Sussex. We were therefore minded to adopt the line agreed by the two county councils. We thought however that, as the main users of the playing field and allotment gardens appeared to be the residents of Copthorne, then, notwithstanding their present ownership, it would be logical to include them in the transfer to West Sussex. We

therefore decided to adopt, as the basis of our draft proposal, both the agreed transfer of the built-up area of Copthorne and the playing field and allotment gardens.

(j) Snow Hill Furnace Wood, Felbridge and Baldwins Hill

(i) Snow Hill/Furnace Wood

21. Surrey County Council, supported by West Sussex County Council and Tandridge District Council, proposed a series of minor adjustments at Snow Hill, where the existing boundary was said to divide property and split a community. Worth Parish Council, supported by Mid Sussex District Council, however suggested that a wider area to the east of Snow Hill should be transferred to West Sussex, in order to unite all the property in Lake View Road, Furnace Wood in that county. This further suggestion was opposed by both Surrey County Council and Tandridge District Council, and not supported by West Sussex County Council. Tandridge District Council stated that the proposed additional transfer would hinder proper planning restraints, and would move an area of green belt into West Sussex. Felbridge Parish Council submitted a counter-proposal that the whole of the Furnace Wood Estate as far as Felbridge Water to the south should be transferred to Surrey, claiming that the residents there looked to Felbridge for facilities. Its proposal was not however supported by any other local authority.

(ii) Felbridge

22. Surrey County Council, supported by West Sussex County Council, Mid Sussex District Council, Tandridge District Council, East Grinstead Town Council and Felbridge Parish Council, proposed that the small part of Felbridge now in West Sussex should be united with the main part in Surrey. The existing boundary divides properties, and it suggested that Felbridge Water should be the new boundary. Felbridge Parish Council agreed but, as mentioned in paragraph 21 above, also suggested that the new boundary to the west of Felbridge should continue along Felbridge Water, so that the whole of the Furnace Wood Estate would then be in Surrey.

(iii) Baldwins Hill

23. Surrey County Council, West Sussex County Council Tandridge District Council, Mid Sussex District Council and East Grinstead Town Council were all agreed in principle that the built-up area of Baldwins Hill in Surrey should be transferred to join the main part of East Grinstead in West Sussex. The existing boundary divides properties, and the pattern of community life was said to be focussed on East Grinstead. The Surrey authorities however requested the transfer of a slightly smaller area than that proposed by West Sussex. Tandridge District Council in particular requested that the new boundary should follow the line shown in Proposals Map 3 of the South of the Downs Local Plan, and stated that it did not wish any green belt land to be moved to West Sussex. The reduced proposal by the Surrey authorities would, however, have left four properties on the edge of Baldwins Hill isolated in Surrey. The East Grinstead Society agreed that a minor alteration to remove anomalies at Baldwins Hill was called for, but had no firm views about the boundary further to the west.

(iv) Our assessment of the area as a whole

24. We took the view that Domewood, to the north of Snow Hill, Snow Hill itself, and Felbridge all looked to East Grinstead for services. We did not think that there was any abrupt change in character between Furnace Wood (West Sussex) and Felbridge (Surrey), or any clear break between Felbridge and East Grinstead. We thought that the links of these outlying Surrey areas with Tandridge were somewhat tenuous. We noted moreover that the existing boundary was difficult to follow on the ground and appeared to lack any consistent logic.

25. These considerations suggested to us that a rather wider change than had been put forward by the local authorities would be appropriate in order to bring about more effective and convenient local government in the area. We accordingly suggested in our draft proposal that the whole of the built-up area of Felbridge should be transferred to West Sussex, as well as the built-up area at Baldwin's Hill. With regard to the latter, we adopted the wider line suggested by West Sussex County Council, including the four additional properties. We also included the property "Baldwyns" on the

western side of Lingfield Road as it was adjacent to the agreed transfer area. At Snow Hill and Furnace Wood, we proposed using the A264 as the boundary. It seemed to us this would remove the existing anomalies, bring the whole of the Furnace Wood Estate into West Sussex and provide a firm, durable boundary. Domewood had appeared to us, however, to be a self-contained settlement, and we did not think that there was sufficient evidence to justify its inclusion in the transfer.

(k) Stonequarry Estate

26. Surrey County Council, supported by West Sussex County Council, Tandridge District Council, Mid Sussex District Council and East Grinstead Town Council, proposed that parts of the back gardens of some properties on the northern side of Woodlands Road, together with a small additional area and part of a road, should be transferred from Surrey to West Sussex. The existing boundary divides property, and the proposed change would place the whole of the Stonequarry Estate in East Grinstead. We thought that this was a worthwhile change and we accordingly decided to adopt it as the basis of our draft proposal.

(l) Rudgwick

27. Surrey County Council, supported by West Sussex County Council, suggested a very minor adjustment to transfer part of a garden from West Sussex to its county. West Sussex County Council had earlier proposed the transfer of 33 properties fronting Church Street from Surrey to West Sussex, but had not pursued this idea in the face of opposition from local residents. Both Waverley Borough Council and Ewhurst Parish Council said they were opposed to any change in the area. The latter stated that its residents were satisfied with Surrey County Council's services and that a transfer to West Sussex would lower both house values and educational standards. Horsham District Council and Rudgwick Parish Council, however, both maintained that there was a case for uniting the village in West Sussex. The latter stated that Cox Green (Surrey) residents used the facilities of Rudgwick (West Sussex), and considered themselves to be part of the village.

28. Responsibility for county and district services is at present split between Surrey and West Sussex and we noted that Rudgwick Parish Council had claimed that the existing boundary caused difficulties in policing the area. We thought that, in view of these considerations, effective and convenient local government would best be served by uniting the village. We observed that Ewhurst was some four miles from Rudgwick, and that all the village's facilities were on the West Sussex side. We accordingly decided to use as the basis of our draft proposal the scheme originally put forward by West Sussex County Council to transfer 33 properties fronting Church Street with the addition, however, of two properties on the southern side of Hermongers Lane, which seemed to us to be associated with the main area of Rudgwick and Cox Green, and of some open land between Cox Green and the existing boundary, to produce a better defined boundary.

(m) Fernhill

29. Crawley Borough Council proposed that Fernhill, to the north-east of Crawley, should be transferred from Surrey to West Sussex. It claimed that the area was separated from Surrey by the M23, and that its inhabitants shared a community of interest with the town. It thought that, as the area was so close to Gatwick Airport, it should come under the same planning authority. Surrey County Council, Tandridge District Council and Burstow Parish Council all objected. Surrey County Council did not accept that the M23 acted as a barrier, and Burstow Parish Council said the residents of Fernhill wished to remain in Surrey. Tandridge District Council wanted to retain an influence over planning policies, both in Fernhill and the adjoining area of West Sussex. West Sussex County Council, while not unsympathetic to Crawley Borough Council's proposal, did not support it.

30. We considered that Fernhill was isolated from the rest of Surrey, and that its proximity to Gatwick Airport indicated that it should be within the same planning authority. We thought therefore that effective and convenient local government in the area would be enhanced if Fernhill were to be transferred from Surrey and Tandridge to West Sussex and Crawley. We accordingly adopted this suggestion as the basis of our draft proposal.

(n) Haslemere, Hammer and Camelsdale

31. Waverley Borough Council, supported by Surrey County Council, suggested minor adjustments, where the existing boundary split property, which would realign it with the existing course of the River Wey. West Sussex County Council did not object. Chichester District Council, however, while accepting the majority of the suggestions, objected to others which it said would split land between counties against the wishes of the owner. Surrey County Council had originally proposed a wider change, to transfer the built-up areas of Hammer and Camelsdale from West Sussex to Surrey but, in view of the opposition from the West Sussex authorities and local residents, it had decided not to pursue this. The West Sussex Family Practitioners Committee said that consideration should be given to uniting the area round Haslemere in one county.

32. We considered that the adjustments proposed by Waverley were a worthwhile improvement to the boundary and we accordingly decided to adopt them as the basis of our draft proposal. We did not think that there was sufficient justification for wider change as had been suggested earlier.

INTERIM DECISIONS TO MAKE NO PROPOSALS

33. Suggestions for changes to the boundary in two further areas were made. We took an interim decision to make no proposals in respect of these areas for the reasons explained below:-

(o) Charlwood

34. Surrey County Council, supported by West Sussex County Council, proposed the transfer of Brook Farm, south of Horley Road, from West Sussex to Surrey. It stated that the area was served from Surrey, and had not been incorporated into Gatwick Airport as had previously been proposed. The transfer had originally been suggested by Mole Valley District Council and Charlwood Parish Council, who had both proposed that Charlwood Park Farm, to the north east of Brook Farm, should also be transferred to Surrey. The latter suggestion was not supported by either West Sussex

County Council or Surrey County Council. West Sussex stated that the land in this particular area was used for purposes related to Gatwick Airport (ie car parking), and thought that it should therefore remain in its county. Crawley Borough Council objected to the proposed transfer of the two farms to Surrey. It said that it had not been consulted and stated that while the West Sussex local authorities had supported the development of Gatwick Airport, particularly in relation to housing for employees, land and factories for commerce and industry, and social infrastructure, the Surrey local authorities, by concentrating on Green Belt policy and making very little provision for housing, had done almost nothing for the airport.

35. Despite the measure of local agreement regarding Brook Farm we did not think that the transfer of either of the areas concerned would be justified. We noted that other parts of West Sussex, including Gatwick Airport, were served (in part) from Surrey. We felt therefore that the transfer of the two farms in isolation would be anomalous.

(p) Gatwick Airport

(i) Major Proposals

36. Horley Town Council and Reigate and Banstead Borough Council both proposed that Gatwick Airport should be taken back into Surrey. The former suggested a return to the pre-1974 line. The latter thought that two further areas of West Sussex should also be taken into Surrey, although the industrial area immediately to the south of the Airport should not be moved. Horley Town Council claimed that the Airport was Surrey-orientated and that the Surrey authorities should therefore have a greater say in its planning and operation. Horley Town Council's proposal was supported by Mole Valley District Council, the parish councils of Burstow and Salfords and Sidlow, the Surrey County Association of Parish and Town Councils, Mr James Moorhouse MEP, the Horley Residents' Association and one private individual. Both Horley Town Council's proposal and Reigate and Banstead Borough Council's scheme were opposed by West Sussex County Council, Crawley Borough Council, BAA, the Federation of Sussex Industries and Chamber of Commerce, and one private individual. Neither suggestion was supported by Surrey County Council.

37. We noted that Gatwick Airport had, particularly since 1974, developed strong links with Crawley and West Sussex in terms of employment and housing. We also noted that, whereas the West Sussex Structure Plan First Alteration made provision for the airport's growth and its associated needs, such as accommodation for airport workers, no such provision was made in the Surrey Structure Plan First Alteration. We considered that the transfer of the airport back to Surrey would sever its economic ties with the urban areas closest to it and that it could also lead to a division of responsibility concerning fire and emergency cover for both the airport and the surrounding areas. These factors would be against the interests of the airport as a major national asset and as an important local employment centre. Nor were the airport's proximity to Horley, or its environmental effects on the adjoining parts of Surrey, sufficient justification in themselves for the wide-ranging changes being sought. We accordingly decided to reject both proposals as they would not be conducive to ECOLOG.

(ii) Minor Proposals

38. BAA proposed that two small areas of land should be transferred from Surrey to West Sussex. The first area, mainly owned by BAA, was in the parish of Charlwood and lay south of Charlwood Road at Povey Cross. The second, wholly owned by BAA, lay in the parish of Horley. It was a triangle of land immediately north of Airport Way and west of the London-Brighton railway line, currently used for car parking by Airport staff. BAA stated that access to the latter area could only be obtained from its own land in West Sussex via an underpass.

39. The suggested transfer at Povey Cross to West Sussex was opposed by Surrey County Council, Mole Valley District Council and Charlwood Parish Council, and was not supported by any of the West Sussex authorities. Surrey County Council said that the area was largely in private residential use and formed part of the Hookwood community. Mole Valley District Council said that the properties involved were more easily served from Surrey. Charlwood Parish Council said that it wanted to keep the land north of the Airport rural.

40. The suggested transfer of the land north of Airport Way to West Sussex was opposed by Surrey County Council, and not supported by any of the West Sussex authorities. Surrey County Council stated that the area had not originally been intended for Airport use, and that access to it could be provided from the Surrey side.

41. We took the view that land ownership was not in itself a sufficient reason to justify a boundary alteration. It appeared to us that, in service provision terms, the case for change had not been made out in either area. We accordingly decided to reject both proposals.

PUBLICATION OF OUR DRAFT PROPOSALS AND INTERIM DECISIONS

42. Our draft proposals and interim decisions were published on 29 November 1988 in a letter to West Sussex County Council. Copies were sent to all those who had received a copy of our letter of 27 January 1986, and to those who had made representations to us. West Sussex County Council was asked to arrange, in conjunction with Surrey, for the publication of a notice giving details of our draft proposals and interim decisions, and to post copies of it at places where public notices are customarily displayed. The County Councils, along with the District Councils concerned, were also asked to place copies of our draft proposals letter on deposit for inspection at their main offices for a period of eight weeks. Comments were invited by 26 January 1989. In the light of a meeting between the Secretariat and local representatives from the Felbridge area, however, the deadline was extended to 15 March 1989.

RESPONSE TO OUR DRAFT PROPOSALS AND INTERIM DECISIONS; OUR FINAL PROPOSALS AND DECISIONS

43. We received 273 representations in response to our draft proposals. They included comments from West Sussex County Council, Surrey County Council, and many of the other local authorities concerned, together with the views of various interested organisations and representatives, which are listed in the attached Schedule 2. We also received individual representations from 197 members of the public.

44. As required by section 60(2) of the Local Government Act 1972, we have considered the representations made to us. Our conclusions, in the light of the representations concerning each area, and our final proposals, are set out in the following paragraphs.

(a) Bell Vale Lane, Camelsdale

45. Waverley Borough Council and two private individuals supported our draft proposal and no objections were received. We accordingly decided to confirm it as final.

(b) Chase Lane, Haslemere

46. Waverley Borough Council supported our draft proposal and, again, no objections were received. Surrey County Council however pointed out that there was a discrepancy in our letter announcing the draft proposals between the text and one of the maps. We had stated that we were adopting Surrey County Council's proposal but had omitted from the map the additional plot of land (no 3324) that it wished to be included in the transfer. This extended line had in fact subsequently been agreed by West Sussex County Council.

47. We established that the owner of the land in question had no comment to make on its proposed transfer to Surrey, and that no property was involved. We accordingly decided to confirm our draft proposal as final.

(c) Ansteadbrook, Haslemere

48. Waverley Borough Council and one private individual supported our draft proposal and no objections to it were received. We accordingly decided to confirm it as final.

(d) Dungate Farm, Durfold Wood

49. Waverley Borough Council supported our draft proposal, and no objection to it were received. We accordingly decided to confirm it as final.

(e) Alfold Bars, Alfold

50. Waverley Borough Council supported our draft proposal but Alfold Parish Council maintained its original objection to any change, claiming that the residents affected would face difficulties over the choice of schools for their children, and over educational grants. No other comments on the draft proposal were received.

51. We considered Alfold Parish Council's letter but did not think that it raised any fresh issues. We accordingly decided to confirm our draft proposal as final.

(f) Rikkyo School, Rudgwick

52. Waverley Borough Council, Horsham District Council and Rudgwick Parish Council supported our draft proposal, and Cranleigh Parish Council did not object. No other comments were received. We accordingly decided to confirm our draft proposal as final.

(g) Oakwood Hill, Rudgwick

53. Horsham District Council and Rudgwick Parish Council supported our draft proposal and no other comments were received. We accordingly decided to confirm it as final.

(h) Stammerham Farm, Muggeridge's Hill, Rusper

54. Horsham District Council requested that either the boundary remain unchanged or that nos 1 and 2 Stammerham Cottages should be omitted from the transfer to West Sussex. It informed us that Surrey and West Sussex County Councils had not been able to agree on arrangements for the children of the occupants of one of the cottages to continue their education in Surrey, or to receive free transport to Surrey schools, in the event of a change. Rusper Parish Council said that it would only support our draft proposal if the wishes of the residents of Stammerham Cottages regarding education could be met. Surrey County Council had no comment to make on

our draft proposal, but pointed out that the difficulties the residents of one of the cottages would face over education, following a boundary change, related less to parental choice of school than to West Sussex County Council's unwillingness to provide transport to Surrey schools for certain categories of pupil. The occupants of one of the cottages objected to our draft proposal. They said that the transfer of the property to West Sussex would mean the loss of their free school transport to Surrey schools. They also claimed that they would suffer much hardship as a result.

Our conclusion

55. We reconsidered our draft proposal in the light of these objections and comments. We did not think that the improvements to local government services which would be achieved by the inclusion of the two cottages in the area to be transferred to West Sussex would be so great as to outweigh the school transport disadvantages which would be suffered by the present occupants of the cottages. We accordingly decided to modify our draft proposal by omitting nos 1 and 2 Stammerham Cottages from the area to be transferred to West Sussex. Our proposal, as modified, would still have the benefit of placing the whole of Stammerham Farm in one county.

(i) Copthorne

56. Surrey County Council supported the broad terms of our draft proposal but opposed the transfer of the playing field and allotment gardens to West Sussex. It claimed these amenities were used by Surrey residents, particularly those of Smallfield, as well as Copthorne residents, and it said that the existing arrangements caused no difficulty. Tandridge District Council also opposed their transfer. It wished to retain the Green Belt status of these areas and was concerned about the future management of the two facilities. Burstow Parish Council, while supporting most of our draft proposal, said that it too opposed the transfer of the playing field and allotment gardens. It claimed that the allotments were amenity land for the community of Smallfield in Surrey and should therefore remain in a rural setting.

57. We noted that our draft proposal had been generally supported, and

that there was no opposition to the principle of transferring the built up area of Copthorne to West Sussex. The Surrey local authorities had, however, opposed the transfer of the playing field and allotment gardens. We accepted that these amenities were used - and would continue to be used - by residents on both sides of the boundary. We accordingly decided to modify our draft proposal by excluding both the playing field and allotment gardens from the area proposed for transfer.

(j) Snow Hill/Furnace Wood, Felbridge and Baldwins Hill

(i) Snow Hill/Furnace Wood

58. Surrey County Council supported our draft proposal only where it coincided with the minor realignment it had previously agreed with West Sussex and provided that it was not overtaken by our wider proposal to the east at Felbridge. Mid Sussex District Council supported both our draft proposal for this area, and the other draft proposals which affected it, as it thought they would remove the anomalies of split settlements, and were logical for service provision. Tandridge District Council opposed our draft proposal, as it had previously opposed the similar suggestions of Worth Parish Council and Mid Sussex District Council, on planning grounds. Two private individuals supported it and two opposed it. Three other people suggested, in objecting to our draft proposal at Felbridge, that the whole of Furnace Wood should be in Surrey. One person suggested that it was illogical for our draft proposal to leave Domewood in Surrey while uniting Furnace Wood in West Sussex.

(ii) Felbridge

59. We received objections to our draft proposal from Surrey County Council; Tandridge District Council; Felbridge Parish Council; Horne Parish Council; Crowhurst Parish Council; Salfords and Sidlow Parish Council; and Lingfield Parish Council. In addition, personal representations were received from the Rt Hon Sir Geoffrey Howe QC MP; the Rt Hon Timothy Renton MP; County and District Councillor Mrs S Liddell; Councillor D Webb; Councillor A C King; the Chairman of Felbridge Parish Council; Councillor K Houseman; the Vice-Chairman of Felbridge Parish

Council; Felbridge Parish Councillor Mrs V G Brown; the Surrey County Association of Parish and Town Councils; the Surrey Family Practitioner Committee; the Surrey Archaeological Society; the Felbridge and District Horticultural Society; the Chairman of the Governors of Felbridge County Primary School; the Vice-President of the Felbridge Division of St John Ambulance; the Felbridge Mother and Toddlers Group; the Chairman and the Treasurer of the Hedgecourt Area Residents' Association; the Crawley Mariners Yacht Club Ltd; and 170 private individuals. Our proposal was supported by Mid Sussex District Council, East Grinstead Town Council and one private individual. Mid Sussex District Council also commented on Felbridge Parish Councils representation. West Sussex County Council, however, had no comment to make on our proposal.

60. Surrey County Council regretted that we had "overridden" the proposal agreed between itself and West Sussex County Council and that we had suggested that Felbridge should be transferred to West Sussex against the residents' wishes. It claimed that the transfer of the area from Surrey would result in a weakening of the control over development provided by the existing Green Belt policy. Tandridge District Council said that our suggestion, by transferring land to West Sussex instead of Surrey, would open the door to a massive new development at Imberhorne Farm, just to the south of Felbridge. It was also concerned about the future funding and management of Felbridge Village Hall and some associated facilities in the event of a change. Felbridge Parish Council said that, at a meeting it had held on 9 February 1989 to discuss the issue, a resolution opposing our proposed boundary and supporting that originally agreed by the two County Councils (ie Felbridge Water) had been carried unanimously. The parish council stated that the village needed the backing of Surrey County Council in its fight against both the proposed Imberhorne Farm development and the various proposed by-pass schemes for East Grinstead. It stressed its links with Surrey and contested the suggestion that it relied on East Grinstead for facilities. It said that there was a clear gap of fields between Felbridge and East Grinstead, and it thought that the best way of preserving this was to adopt Felbridge Water as the new boundary, and to retain the protection afforded by the village's Green Belt status in Surrey.

61. Many of the private individuals who wrote to us expressed a desire to retain the village's separate identity and parish council, and to preserve its rural character. They also wanted to secure the rebuilding of Felbridge County Primary School, which Surrey County Council had provisionally programmed for the early 1990s. They did not want to become part of East Grinstead, and said that the Surrey district and county council offices were more convenient than those of West Sussex. There was also vigorous opposition to the Imberhorne Farm and East Grinstead by-pass proposals, which they saw our proposed boundary as facilitating. There was much support for Felbridge Water as the boundary, particularly from residents of Crawley Down Road, whose properties were divided. One of them suggested that, if Felbridge Water was not acceptable, the backs of the properties on the southern side of Crawley Down Road could be used as the boundary. There was also criticism of our proposed boundary line, and a resident in Mill Lane and another in Copthorne Road suggested amendments where it affected their properties and adjoining land in their ownership. Several people suggested that it would be more logical for the whole of East Grinstead to be transferred to Surrey.

(iii) Baldwins Hill

62. Surrey County Council, Tandridge District Council, Lingfield Parish Council and Crowhurst Parish Council all supported our draft proposal in principle. They objected though to the transfer of Green Belt land comprising the property known as "Baldwyns" in its 17 acres of land on the western side of Lingfield Road, and three small areas containing four properties between Lingfield Road and the railway, at Frith Manor, south of Brown's Wood and at the eastern end of Alders View Drive respectively. Tandridge District Council stressed that the revised boundary should follow precisely the extent of the Green Belt in Surrey.

63. We also received objections, mainly to the transfer of "Baldwyns" to West Sussex, from the Lingfield and District Amenity Society and the Dormans Park Roads Trust. Their principal concern was the retention of Green Belt status for the land in question and the preservation of the gap between Lingfield and East Grinstead. A further representation was received from estate agents, on behalf of the owners, requesting that part

of Brown's Wood, Eden Vale, East Grinstead be transferred to West Sussex in addition to the area we proposed.

64. Our draft proposal was supported by Mid Sussex District Council and East Grinstead Town Council. Mid Sussex however suggested that, if "Baldwyns" was to transfer to West Sussex, the four properties opposite, on the eastern side of Lingfield Road, should also transfer, as they too related to East Grinstead.

65. We noted the very strong concern felt locally over the Imberhorne Farm development and the East Grinstead bypass proposals and the future status of Green Belt land after a transfer. We had to accept therefore that any proposal we might make for changes to the county boundary in this area might be regarded, however wrongly, as an intervention in the proper planning process - something we have always been anxious to avoid. We thought that, bearing in mind a future review might well need to address the county boundary in this area after any development had taken place, it would not be appropriate to make even limited proposals for change now. We accordingly decided to withdraw our draft proposals for Snow Hill/Furnace Wood and Felbridge in their entirety.

66. With regard to Baldwin's Hill, we noted that this area would not be directly affected by any of the known development proposals. There had however been strong objections to our inclusion of the property "Baldwyns" in the transfer to West Sussex on the grounds that this was a particularly vulnerable area of Green Belt land in Surrey, and that it had not been part of the proposal generally agreed between the two county councils. On reflection we thought that the property "Baldwyns" and its surrounding grounds related more to the adjoining Green Belt area of Surrey than to urban East Grinstead and we therefore decided to modify our draft proposal by excluding it. We also considered the objections of the Surrey local authorities to our inclusion of the three small areas of Green Belt land at Baldwin's Hill, between Lingfield Road and the railway line. We took the view, however, that the four properties were quite closely linked to East Grinstead, and we accordingly decided to retain these areas in our proposed transfer. Finally, we considered the request that part of Brown's Wood should be included in the transfer to West Sussex. We did not think

however that any justification for the change had been made in terms of service provision and we therefore decided to take no action on the request.

67. We took the unusual step of issuing a press notice on 19 February 1990 announcing our final proposals for the Snow Hill/Furnace Wood, Felbridge and Baldwyns Hill areas in advance of this report, because speculation about development proposals had led to some misunderstanding locally that our review was in some way linked to these. Following publication of our final proposals for the area, correspondence was received from Surrey County Council about our proposals for the Felbridge area in general, Worth Parish Council and a local resident objecting to our final decision as it affected the Furnace Wood area; and from Mid-Sussex District Council, East Grinstead Town Council and the new owner of "Baldwyns" objecting to our final proposal that this property should remain in Surrey. All these letters have been forwarded for your information.

(k) Stonequarry Estate

68. No comments were received on our draft proposal, and we accordingly decided to confirm it as final.

(l) Rudgwick

69. Surrey County Council, Waverley Borough Council and Ewhurst Parish Council all opposed our draft proposal, supporting only the minor change previously agreed between the two county councils. Surrey pointed out that Horsham was approximately twice as far from the area as Cranleigh or Ewhurst. Waverley contended that the existing boundary caused no difficulties with regard to either policing or the provision of local services. Ewhurst Parish Council referred to a meeting it had held on 12 January 1989, at which the residents of Cox Green had voted by 53 to 1 against transfer to West Sussex. It suggested our proposed line would split a community in Cox Green. The Surrey County Association of Parish and Town Councils supported Ewhurst's objection.

70. West Sussex County Council did not comment on our draft proposal.. Horsham District Council said that, while there were arguments that a strong community of interest existed between the area of Cox Green proposed for transfer and Rudgwick, it had now decided to object to our draft proposal as a result of the intense local opposition on the Surrey side. Rudgwick Parish Council, in its initial response, supported our draft proposal, although it too thought that the wording in paragraph 29 of our letter about development having spread over the boundary was misleading and unhelpful to the case we were putting forward. Following the hostile reception given to its representative at the meeting held on 12 January 1989, however, the parish council wrote again to say that it had changed its mind and that it now thought that a transfer would create more problems than it would solve.

71. Mr David Howell MP forwarded a letter from one of his constituents who, along with thirteen others, also wrote direct to us making representations against our proposal. The main concern they voiced was that transfer to West Sussex would lead to more development, with a consequent increase in traffic. Most of the writers said that they used Surrey facilities (eg at Cranleigh and Ewhurst) rather than those of Rudgwick, that they wished to preserve the countryside and that our proposal was undemocratic. There were also claims that a move to West Sussex would cause problems over education, hospitals for geriatric patients and local authority representation on water authorities.

72. Our proposal was supported by the Rudgwick Preservation Society and one private individual. The Society stated that Cox Green was a clear extension of Rudgwick, and that the Surrey residents enjoyed all the facilities provided by West Sussex at no cost to themselves. It also felt that the fears of Cox Green residents regarding development in the area in the event of a change were unfounded, as both Horsham District Council and Waverley Borough Council operated strict development control policies. The private individual who wrote to us hoped that a change to the boundary would enable the existing 40 mph speed limit in Rudgwick to be extended to the northern end of Church Street in Cox Green.

73. We had some sympathy with those residents who said they preferred the services provided by the Surrey local authorities and who did not wish to lose their links with that county, and we noted the claims made that West Sussex residents use Surrey facilities as much as Surrey residents use those of West Sussex. However, we did not consider that their arguments overcame the strength of our original case for change, namely that the properties along Church Street form one continuous village, with all the amenities (eg church, chapel, primary school, village hall, post office, shops, public house, garage, health centre etc) lying on the West Sussex side; and that the nearest Surrey centres, Cranleigh and Ewhurst, were both at least four miles north of the existing boundary. (We noted, incidentally, that the present line divided the church from its vicarage). We remained of the view that Rudgwick Village in West Sussex and its extension into Cox Green in Surrey (ie the 33 properties fronting Church Street) form one community and should be united in West Sussex where by far the greater part of that community, and all its facilities, already lie. In reaching this conclusion, we took full account of the opposition of a large number of local residents but we noted that their concern was largely based on their fears of a difference in future planning policies between the two counties which, even if warranted, is not something we take into account. We believe that uniting the village in one county, and hence in one district and one parish, will not only properly reflect the pattern of existing links but lead over time to more effective and convenient local government.

74. We noted again however that many of those who had objected to our draft proposal had referred particularly to the inclusion in the transfer of the open land to the east of Church Street. We did not think, on reflection, that the inclusion of this land was essential to the logic of our proposal, and we accordingly decided to exclude it. Our proposal had also been criticised on the grounds that it split the community of Cox Green. Again on reflection, we considered that the two properties fronting the southern side of Hermongers Lane (ie Trade Winds and Dukes Cottage) were sufficiently separate from the centre of Rudgwick to be regarded as relating more to the eastern part of Cox Green. We accordingly decided to exclude these two properties also from our proposal.

(m) Fernhill

75. Surrey County Council, Tandridge District Council and Horley Town Council all opposed our draft proposal. Surrey County Council said that Fernhill would lose its parish council representation if it were transferred to West Sussex, as Crawley was unparished. It also stated that the local residents were still opposed to any change, and that Fernhill was not isolated from the rest of Surrey by the M23. Finally, the County Council said that, if Fernhill were nevertheless to be transferred to West Sussex, it would support Surrey Constabulary in objecting to the inclusion of the M23 south of Junction 9 and the Surrey section of the Gatwick Link Road. It pointed out that, under an Agency Agreement with the Department of Transport, it maintained the whole of the M23 and the Link Road including those parts currently in West Sussex. It claimed that our proposals would require the Department to review the agreement, enabling West Sussex County Council to become the Agent authority for those lengths of motorway in West Sussex, but disturbing the existing arrangements.

76. Tandridge District Council said that the Fernhill area was excluded from the Green Belt under the South of the Downs local plan, and could face the threat of development if transferred to West Sussex. Horley Town Council stressed that Fernhill residents had close ties with the adjacent Surrey communities. Neither West Sussex County Council nor Burstow Parish Council made any comment on our proposal, although the parish council was said by Surrey County Council still to be opposed to it. Crawley Borough Council supported our draft proposal.

77. Further objections to our draft proposal were received from Councillor D N Simpson, the Surrey County Council member for Horley East, Salfords and Sidlow, and one private individual. Councillor Simpson stated that the 60 households affected by the proposal had strong links with Horley and Surrey. He also denied that the M23 acted as a barrier. He pointed out that there were three minor roads running eastwards from Fernhill, either over or under the motorway, to Surrey, as well as an additional route to the north under the Gatwick Link Road. The private individual said that he

feared a transfer of Fernhill to West Sussex would lead to another expansion of the built-up area of Crawley. He also stressed that Fernhill was not cut off from the rest of Surrey as it was within easy reach of Horley along the B2036. A comment on our draft proposal was also received from Royal Mail Letters, Crawley. It said that transferring Fernhill to West Sussex could give rise to complaints, as the area was postally Horley, Surrey. It did not foresee any undue problems, however, as other adjoining parts of West Sussex were already similarly designated.

78. The remaining two representations concerned our inclusion of sections of the M23 motorway, rather than the proposed transfer of Fernhill itself. Surrey Constabulary requested that our draft proposal be modified to exclude from the transfer the M23 south of Junction 9, Junction 9 itself and the Gatwick Link Road between Junction 9 and the existing boundary. It also requested that the section of the Gatwick Link Road now in West Sussex should be transferred to Surrey.

79. Surrey Constabulary was concerned that our proposal could lead to a further division of responsibility between itself and Sussex Police regarding these sections of motorway. Since the two police forces do not have direct radio communications with each other it feared that its response to accidents and emergencies could be hampered. It considered that its own proposal to unite the Gatwick Link Road in Surrey would avoid the current necessity for overlapping police patrols along this particular stretch of the motorway. It pointed out that the eight emergency telephones and six matrix signals on the sections of motorway proposed for transfer were linked to its control room at Godstone. It also stressed that this control room was the focus for the Department of Transport's strategy for motorway communications in the South East. It thought therefore that it would be illogical for Sussex Police to assume responsibility for the lengths of motorway in question. It quoted as an example the fact that the Department of Transport was seeking to install television cameras overlooking both Junction 9 and the Gatwick Link Road, and said that it would be impossible to monitor this coverage from the Sussex Police's control room. Finally it said that it now dealt with all the accidents on the West Sussex section of the M23 Gatwick Link Road, and also shared with Sussex Police responsibility for patrolling the whole of

the M23 and Gatwick Link Road between Gatwick Airport roundabout and Junction 10.

80. Sussex Police supported our draft proposal and opposed Surrey Constabulary's alternative suggestion. It said that only one third of the Gatwick Link Road was at present policed by Surrey Constabulary and two thirds by itself. It therefore thought that, as the majority of the traffic using the link was in transit either to or from the Airport (which was also policed by Sussex) it would be more logical and more efficient for it to assume responsibilities for the entire link road together with Junction 9. It considered too that the section of the M23 between Junction 9 and the existing boundary should be included in West Sussex, in order to make best use of police patrols between Junctions 9 and 10. In reply to Surrey Constabulary, it pointed out that a number of motorway telephones were already installed on the West Sussex side of the boundary, despite being linked to the Godstone Control room. It added that as it now responded to incidents on the southern section of the M23, where these telephones were located, it did not think that patrolling a further 1.1 miles of motorway would strain its resources.

81. We noted that our draft proposal was opposed by the Surrey local authorities, but none of the residents of Fernhill directly affected by the proposal had taken the opportunity to comment. Although the Surrey local authorities still claimed that the local residents were opposed to our draft proposal, we felt that the absence of comment from them indicated that the depth of local feeling was not as great as the local authorities had claimed. We also took account of the arguments that Fernhill had good road links to the adjacent Surrey communities of Horley and Burstow, of the concern about possible development in the area, and of the loss of parish council representation if the transfer went ahead. However, we concluded that the M23 was still a barrier - notwithstanding the crossing points - and that in planning and service provision terms Fernhill appeared to relate closely to Crawley.

82. We considered the arguments put forward by the two police forces separately from the main issue of Fernhill, as their sole area of contention was the M23 south of Junction 9 and the Gatwick Link Road. The

main thrust of Surrey Constabulary's case was that our draft proposal would undermine the Department of Transport's strategy for communications and signalling. It was backed up by Surrey County Council's argument that the agency agreement between itself and the Department of Transport would have to be reviewed. We gave serious consideration to Surrey Constabulary's proposal to unite the Gatwick Link Road in Surrey and leave Junction 9 and the section of the M23 between these and the current boundary in Surrey too, bearing in mind the Department of Transport's strategy for motorway communications and signalling. However we noted that even if Surrey Constabulary's proposal was adopted there would still be some emergency telephones in the West Sussex section of the M23 linked to Surrey Constabulary's control room at Godstone, and furthermore that the Department of Transport proposed to install a further 16 telephones on the southernmost section of the M23 to Junction 11 at Pease Pottage. We also noted that Trunk Road Agency Agreements are not necessarily determined by county boundaries and took the view that any problems with communications and road maintenance following a transfer were likely to be short-term and could be resolved through negotiation between the Department of Transport and the police forces and the county councils concerned. We noted that Sussex Police currently responds to incidents on the section of the M23 currently in West Sussex, where emergency telephones linked to Surrey Constabulary's control room are installed, which appeared to us to run counter to Surrey Constabulary's argument that such an arrangement could hinder the police's response to an accident or emergency.

83. As regards policing the motorway, we were convinced by the case put by Sussex Police. The thrust of their argument was that our draft proposal would streamline policing responsibilities on the M23 between Junctions 9 and 10 and on the Gatwick Link Road, and end the present duplication of police patrols by the two forces. We noted that Surrey Constabulary's proposal would simplify policing responsibilities on the Gatwick Link Road, but that the M23 between Junctions 9 and 10 would continue to be divided between the Surrey and Sussex forces. Sussex Police also argued that, as it was already responsible for the policing of Gatwick Airport and much of the traffic entering the airport approached via the link road, it was in the interests of efficient policing on the approaches to the airport to put the whole of the link road into West Sussex.

84. We concluded that the transfer to West Sussex of the Fernhill area, the M23 south of Junction 9, Junction 9 itself and the Gatwick Link Road would be conducive to more effective and convenient local government in the area as a whole and to more efficient policing of the M23 motorway. We felt that these considerations outweighed the concerns about maintenance, communications, and signalling on the motorway and decided to confirm our draft proposal as final, except as described in paragraph 85 below.

85. As part of our draft proposal for Fernhill we had also recommended that a roughly triangular area of land immediately to the north of both Fernhill and Junction 9 of the M23, including part of the motorway, should be transferred from the district of Tandridge and the parish of Burstow to the borough of Reigate and Banstead and the parish of Horley. Although no objections to this proposed change were received, we felt that, on further reflection, it was not appropriate in the context of a county boundary review, since it could not be regarded as directly consequential to a change in the county boundary. We have accordingly decided to withdraw this part of our proposal.

(n) Haslemere, Hammer and Camelsdale

86. Waverley Borough Council supported our draft proposal. Linchmere Parish Council welcomed the decision not to transfer all of Hammer and Camelsdale to Surrey, and had no objection to the proposed changes by the sewage works and by the railway line to the south of Critchmere Lane. However, it opposed realignment of the boundary in three places from the former course of the River Wey to the present course. It stated that the land was a site of particular botanic and archaeological interest, which should be retained in West Sussex and designated a Conservation Area. It was also very concerned about land filling in the eastern part of the area, which it claimed was taking place mainly in Surrey but which had also intruded across the West Sussex boundary. It feared that, if the transfer went ahead, the Surrey local authorities would allow development to take place on this land and also the adjoining land. Surrey County Council, West Sussex County Council and Chichester District Council did not comment on our draft proposal. West Sussex County Council however welcomed our decision not to propose wider change at Hammer and Camelsdale.

87. One private individual gave general support to our draft proposal, but another objected to the proposed re-alignment to the present river course saying she was the owner of the river frontage at Hammer. She claimed that both her own land and the adjoining property were of historical and archaeological importance, and in an Area of Outstanding Natural Beauty. She suggested that Surrey local authorities had a poor record in conservation compared with West Sussex and Hampshire, and transfer of the land to Surrey could lead to the site being destroyed. She claimed that both she and her neighbours were satisfied with the services of the West Sussex authorities and that a change would not benefit the local community.

88. Prior to the issue of our draft proposals letter, we received a representation from J & L Hutchinson Ltd, a firm which owns land on the northern side of the River Wey. Most of this land is in Surrey but there are two areas, falling within the former meanders of the River Wey, which are in West Sussex. It requested the realignment of the boundary to the existing course of the Wey, to reflect current land ownership. It said that it had recently agreed to an exchange of land with its neighbour on the West Sussex side of the boundary. The firm has since indicated, however, that it now supports our draft proposal. It has also explained that the land filling mentioned by Linchmere Parish Council had been undertaken solely to raise the area to the level of the nearby road.

89. We noted that Waverley Borough Council supported our draft proposal and that Surrey County Council had previously supported the suggestion and West Sussex County Council had not objected. We also noted that Chichester District Council, which had previously opposed the transfer of the areas within the former river meanders to Surrey, had not commented. We reconsidered the matter in the light of all the representations received. We did not feel however that the objections, which had been made mainly on planning grounds, should outweigh the need to propose a more identifiable boundary in the area which would follow the present, rather than the former, course of the River Wey. When considering boundary matters we do not take into account any claimed differences in planning policies between local authorities. We did not think that in any case a change to the county boundary should affect the conservation status or designation of the

land. We have accordingly decided to confirm our draft proposal as final.

RESPONSE TO OUR INTERIM DECISIONS TO MAKE NO PROPOSALS

(o) Charlwood

90. Surrey County Council, opposing our interim decision to make no proposal, requested that Brook Farm be transferred to Surrey, stating that it was isolated from Crawley and West Sussex, and would be better served from Surrey. West Sussex County Council, reversing its previous view, and Crawley Borough Council both supported our interim decision to make no proposal, while Reigate and Banstead Borough Council, although disappointed with that decision, did not contest it.

91. Mole Valley District Council, Charlwood Parish Council and Mrs H Sewill, the Mole Valley District Councillor for Charlwood and Hookwood, all opposed our interim decision, and requested that both Brook Farm and Charlwood Park Farm be transferred to Surrey. Mole Valley District Council said that the areas concerned were part of the community of Charlwood. It did not think that Crawley Borough Council's case for keeping the two farms in West Sussex was supported by any evidence. It pointed out that, although the use of Charlwood Park Farm related to Gatwick Airport, the environmental effects of the airport-related parking there were felt in Mole Valley. Charlwood Parish Council was particularly concerned about Crawley Borough Council's permission for the land at Charlwood Park Farm to be used for off-airport car parking. It considered that this resulted in increased traffic, loss of amenity and inconvenience to people on the Surrey side who had no say in the decision. It claimed that even West Sussex County Council had objected to the idea. Mrs Sewill said that the Surrey local authorities wished to preserve the rural character of the area north of Gatwick and to prevent development associated with the Airport from spreading into it. She stated that the residents of the properties concerned looked to Charlwood and Horley for services and facilities, and claimed that parliamentary and local government representation from Crawley were therefore of little use to them. She thought that the existing county boundary had been drawn up hurriedly in 1974, and that there was now an opportunity to change it.

92. We also received a late representation from a firm of solicitors acting on behalf of the owners of Vallance By-Ways (formerly Orchard Farm) which adjoins Brook Farm. They requested that Vallance By-Ways should be transferred from Surrey to West Sussex. They said that it would be logical for the boundary in this area to continue westwards from Brook Farm to the end of Horley Road, rather than to deviate to the south through fields as at present. They stated that the use of their clients' property for light industrial purposes, and the fact that most of the employees concerned were drawn from Crawley made it more appropriate for transfer to Crawley, which included many similar developments around Gatwick Airport. It considered that Mole Valley had a less realistic attitude to planning and its offices were, in any case, much further away.

93. The main arguments put forward for opposing our interim decision were that the area was isolated from Crawley by Gatwick Airport, that the Surrey side of the boundary suffered the effects of airport-related uses of land in West Sussex (ie Charlwood Park Farm) whereas they had no say in decisions; that the area was rural in character and had more in common with the district of Mole Valley than with the borough of Crawley; and that it relied upon Charlwood and Horley for services. We noted that the opposition to our interim decision came from the Surrey local authorities and the district councillor for the area and that the support came from the West Sussex local authorities. However we also noted that the occupants of neither Brook Farm nor Charlwood Park Farm had commented on our interim decision, which suggested that the issue may be of greater interest to the local authorities than to the people living there.

94. We had some sympathy with the arguments put forward by the Surrey local authorities and the District Councillor, particularly where they related to service provision and the fact that the airport car park at Charlwood Park Farm increased traffic levels on Surrey roads. On the other hand, we also recognised that the proximity of Charlwood to Gatwick Airport implied a possible case for transferring the whole of Charlwood to West Sussex. We concluded however that, in the particular local circumstances of Gatwick, to propose change was more likely to give rise to difficulties than to propose no change.

95. We also reassessed our interim decision in the light of representations from solicitors acting for the owners of Vallance By-Ways. We noted their arguments but felt obliged to conclude that much of their case was based upon their client's dissatisfaction with the planning policies of Mole Valley District Council rather than a desire to produce a better boundary. We did not feel it added any fresh arguments for change which should cause us to reverse our previous conclusion.

96. We therefore decided to confirm our interim decision to make no proposal for the area as final.

(p) Gatwick Airport (i) Major Proposals

97. Our interim decision to make no proposal to transfer Gatwick Airport back to Surrey was supported by the West Sussex local authorities. Although Reigate and Banstead Borough Council and Horley Town Council expressed their disappointment, there were no further objections. We accordingly decided to confirm our interim decision to make no proposal for major change as final.

(ii) Minor Proposals

98. B A A Gatwick objected to our interim decision to make no proposals to transfer two small areas of land north of Gatwick Airport, at Povey Cross and Airport Way respectively, from Surrey to West Sussex. It stated that it now owned all the properties at Povey Cross, some of which were used to house staff employed at Gatwick. It thought it was anomalous that, in this area only, the boundary departed from Charlwood Road and followed the River Mole. It added that the land at Airport Way was used as a car park by airport staff, and was only accessible via West Sussex. It did not think that it would be acceptable to Horley residents to form an entrance to the car park from the Surrey side. It also stated that it could find nothing in local plans to suggest that the land was not intended for airport use.

99. We noted that BAA Gatwick was the only body or person to respond to our interim decision. Its argument for change was still based however upon its claim that the land at both Povey Cross and Airport Way was put to

airport-related uses. We maintained over view that it would be better to make no change. We accordingly decided to confirm our interim decision to make no proposal as final.

CONCLUSION

100. We are satisfied that the changes set out in the preceding paragraphs, and illustrated in the maps at Annex A to this report, are desirable in the interests of effective and convenient local government, and we propose them to you accordingly. We further propose the consequential electoral changes set out in Annex B to this report.

101. A separate letter enclosing copies of this report is being sent to the County Councils of Surrey and West Sussex asking them to deposit copies of it at their main offices for inspection for six-months. The County Councils are also asked to co-operate in putting notices to this effect on public notice boards and in the local press. The text of the notices will explain that the Commission has fulfilled its statutory role in the matter, and that it now falls to you to make an Order implementing the proposals, if you think fit, though not earlier than six weeks from the date they are submitted to you. Copies of this report are also being sent to those who received our consultation letters and to those who made comments.

Signed

G J ELLERTON (Chairman)

J G POWELL (Deputy Chairman)

K F J ENNALS

G R PRENTICE

HELEN SARKANY

S T GARRISH

Secretary

26th April 1990

L.S.

SCHEDULE 1

REPRESENTATIONS RECEIVED FOLLOWING OUR LETTER OF 27 JANUARY 1986,
ANNOUNCING THE START OF THE REVIEW:-

1. Surrey County Council
2. West Sussex County Council
3. Chichester District Council
4. Crawley Borough Council
5. Horsham District Council
6. Mid Sussex District Council
7. Mole Valley District Council
8. Reigate and Banstead Borough Council
9. Tandridge District Council
10. Waverley Borough Council
11. Alfold Parish Council
12. Burstow Parish Council
13. Charlwood Parish Council
14. East Grinstead Town Council
15. Felbridge Parish Council
16. Haslemere Town Council
17. Horley Town Council
18. Lurgashall Parish Council
19. Salfords and Sidlow Parish Council
20. Worth Parish Council
21. The Surrey County Association of Parish and Town Councils
22. The East Grinstead Society
23. The Horley Residents' Association
24. Mr James Moorhouse, MEP
25. The West Sussex Family Practitioner Committee
26. BAA Gatwick
27. The Federation of Sussex Industries and Chamber of
Commerce
28. Sixty-five private individuals

SCHEDULE 2

REPRESENTATIONS RECEIVED FOLLOWING PUBLICATION OF OUR DRAFT PROPOSALS
LETTER OF 29 NOVEMBER 1988:-

1. Surrey County Council
2. West Sussex County Council
3. Crawley Borough Council
4. Horsham District Council
5. Mid Sussex District Council
6. Mole Valley District Council
7. Reigate and Banstead Borough Council
8. Tandridge District Council
9. Waverley Borough Council
10. Alfold Parish Council
11. Burstow Parish Council
12. Charlwood Parish Council
13. Cranleigh Parish Council
14. Crowhurst Parish Council
15. East Grinstead Town Council
16. Ewhurst Parish Council
17. Felbridge Parish Council
18. Horley Town Council
19. Horne Parish Council
20. Linchmere Parish Council
21. Lingfield Parish Council
22. Rudgwick Parish Council
23. Rusper Parish Council
24. Salfords and Sidlow Parish Council
25. The Surrey County Association of Parish and Town Councils
26. The Dormans Park Road Trust
27. The Hodgecourt Area Residents' Association
28. The Lingfield and District Amenity Society
29. The Rudgwick Preservation Society
30. Councillor Mrs S Liddell
31. Councillor Mr D N Simpson

32. Councillor Mrs H Sewill
33. Councillor Mr D Webb
34. Councillor Mrs V G Brown
35. Councillor Mr K Houseman
36. Councillor Mr A C King
37. The Rt Hon Sir Geoffrey Howe QC MP
38. The Rt Hon David Howell MP
39. The Rt Hon Tim Renton MP
40. Mrs H Cooper, the Chairman of the Governors of Felbridge County Primary School
41. The Surrey Family Practitioner Committee
42. Surrey Constabulary
43. Sussex Police
44. BAA, Gatwick
45. The Surrey Archaeological Society
46. The Felbridge and District Horticultural Society
47. Royal Mail Letters, Crawley
48. The Crawley Mariners Yacht Club Ltd
49. The Felbridge Division of St John Ambulance
50. The Felbridge Mothers and Toddlers Group
51. Messrs Taylor Tester
52. Burstows, Solicitors
53. One hundred and ninety-seven private individuals

LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

COUNTY BOUNDARY REVIEW

WEST SUSSEX

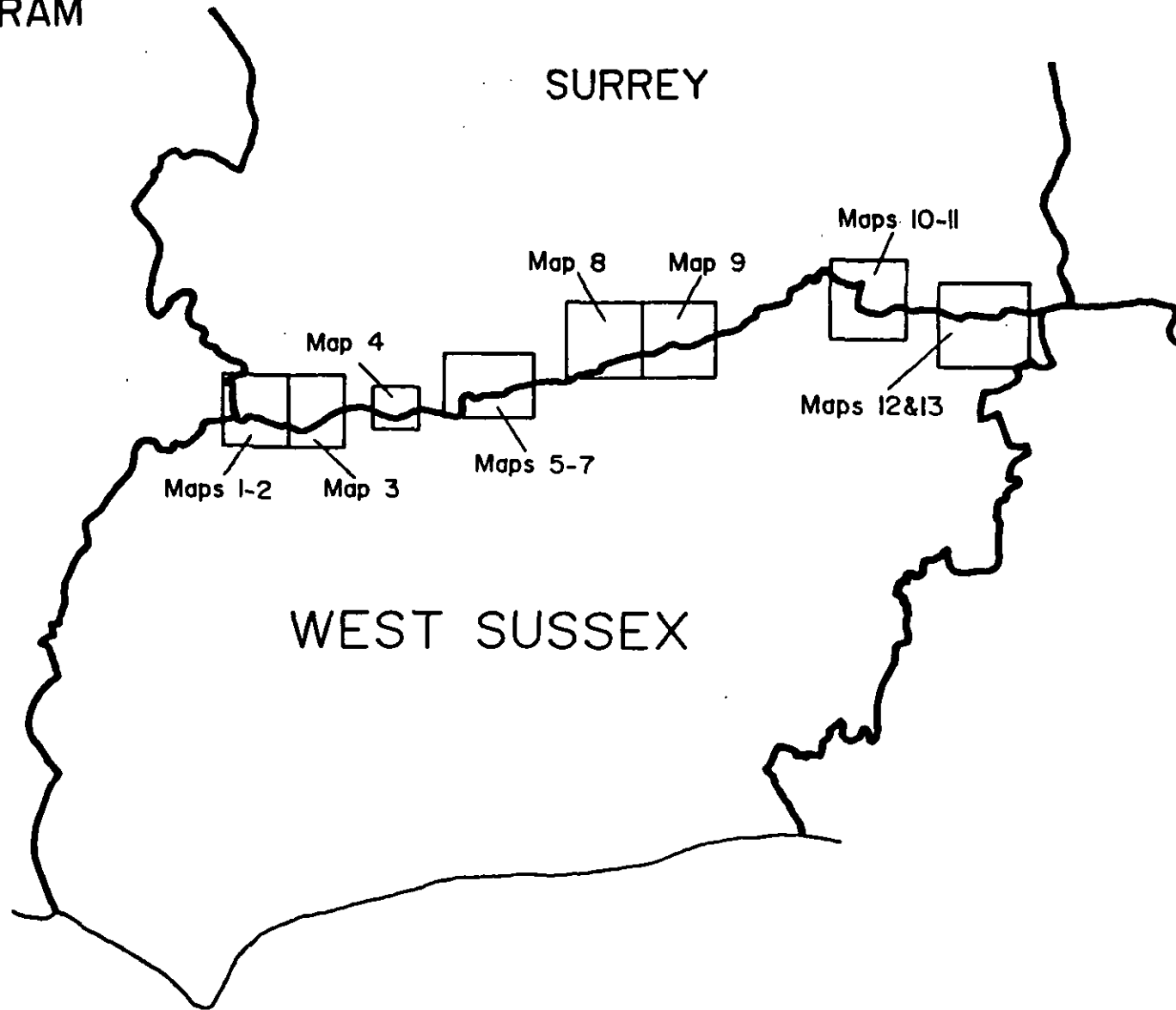
AFFECTING SURREY

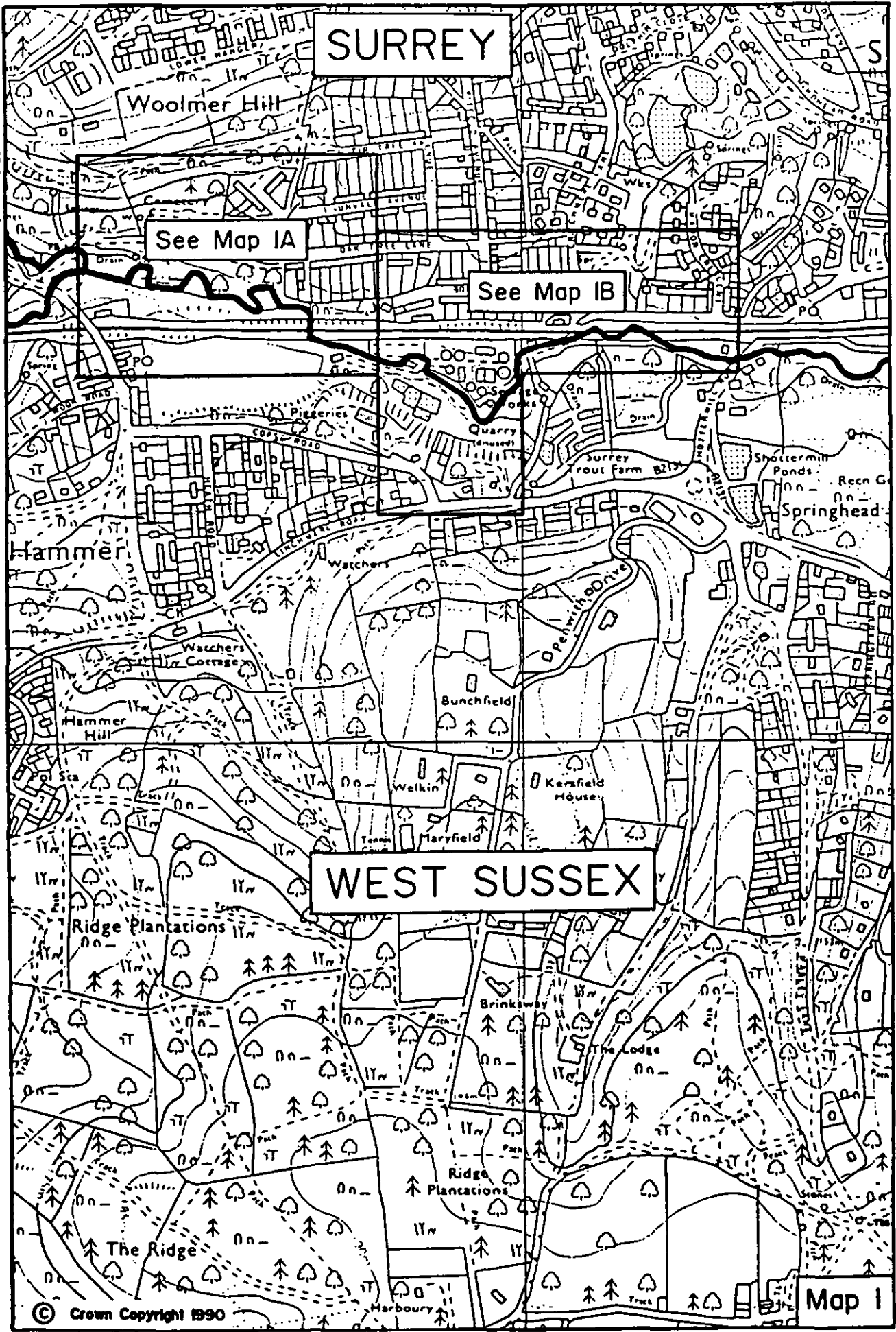
FINAL PROPOSALS

 Existing County boundary

 Proposed County boundary

LOCATION DIAGRAM





SURREY

Woolmer Hill

See Map IA

See Map IB

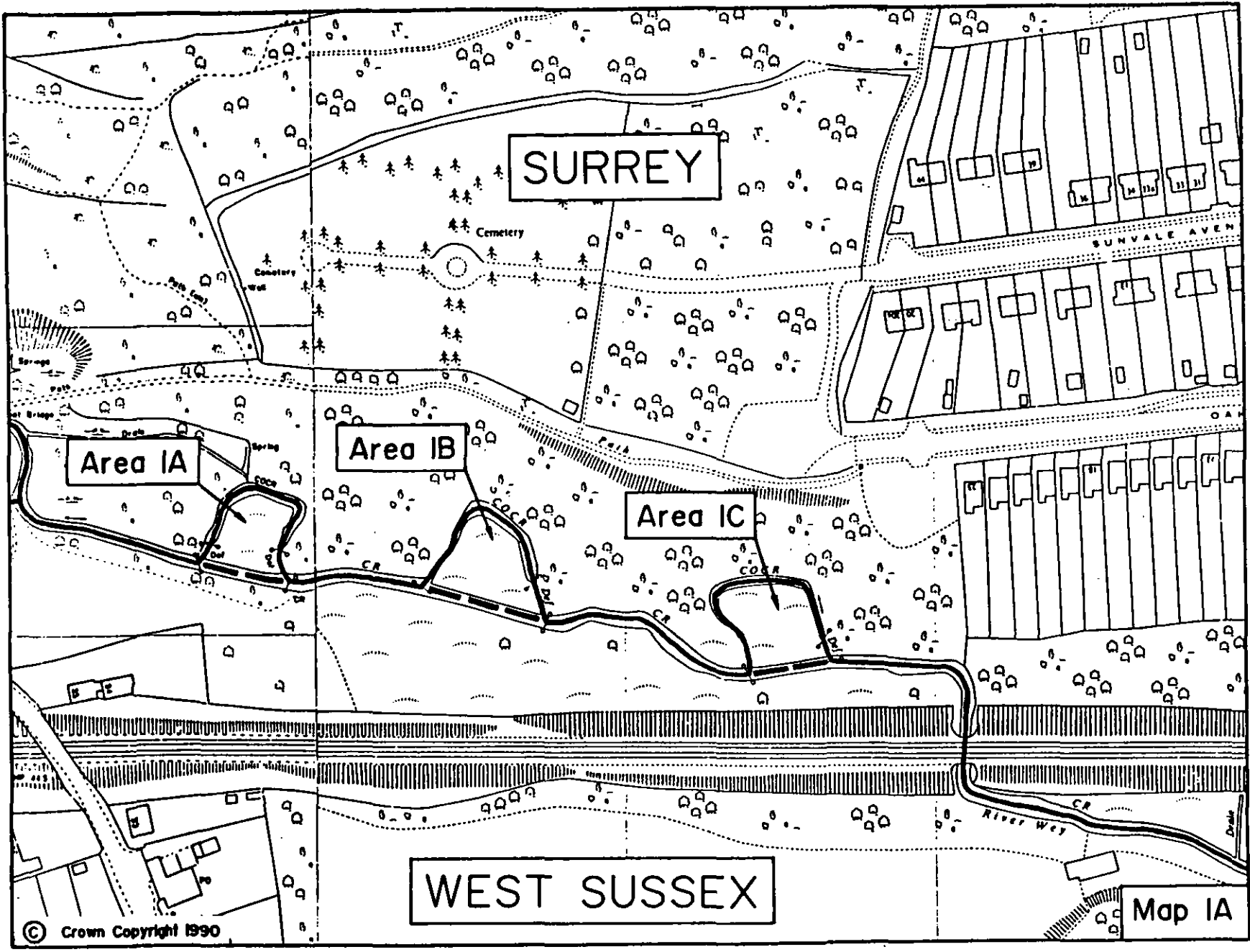
Hammer

WEST SUSSEX

Ridge Plantations

The Ridge

Map 1



SURREY

Area IA

Area IB

Area IC

WEST SUSSEX

Map IA

SUNVALE AVENUE

Cemetery

Bridge

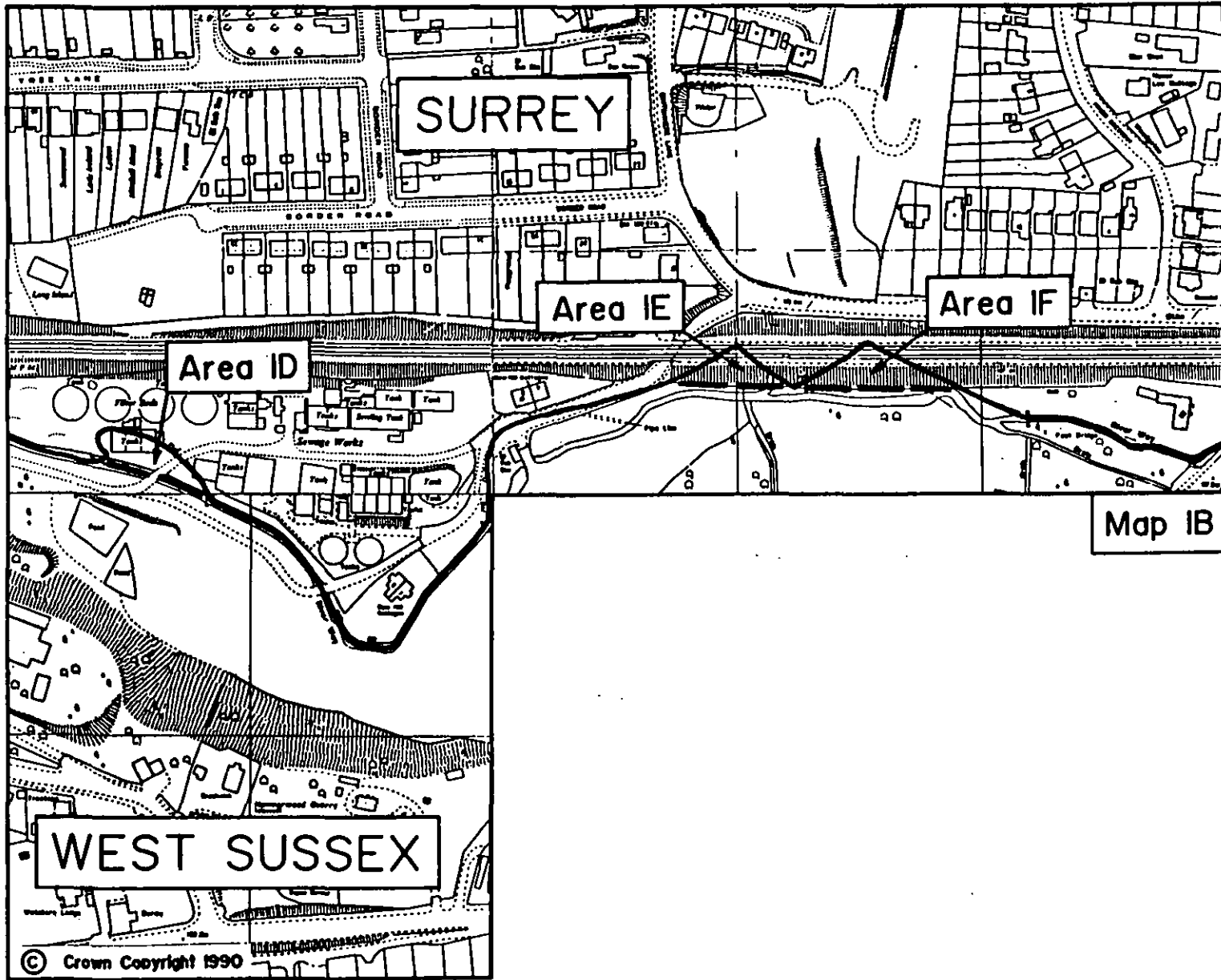
Bridge

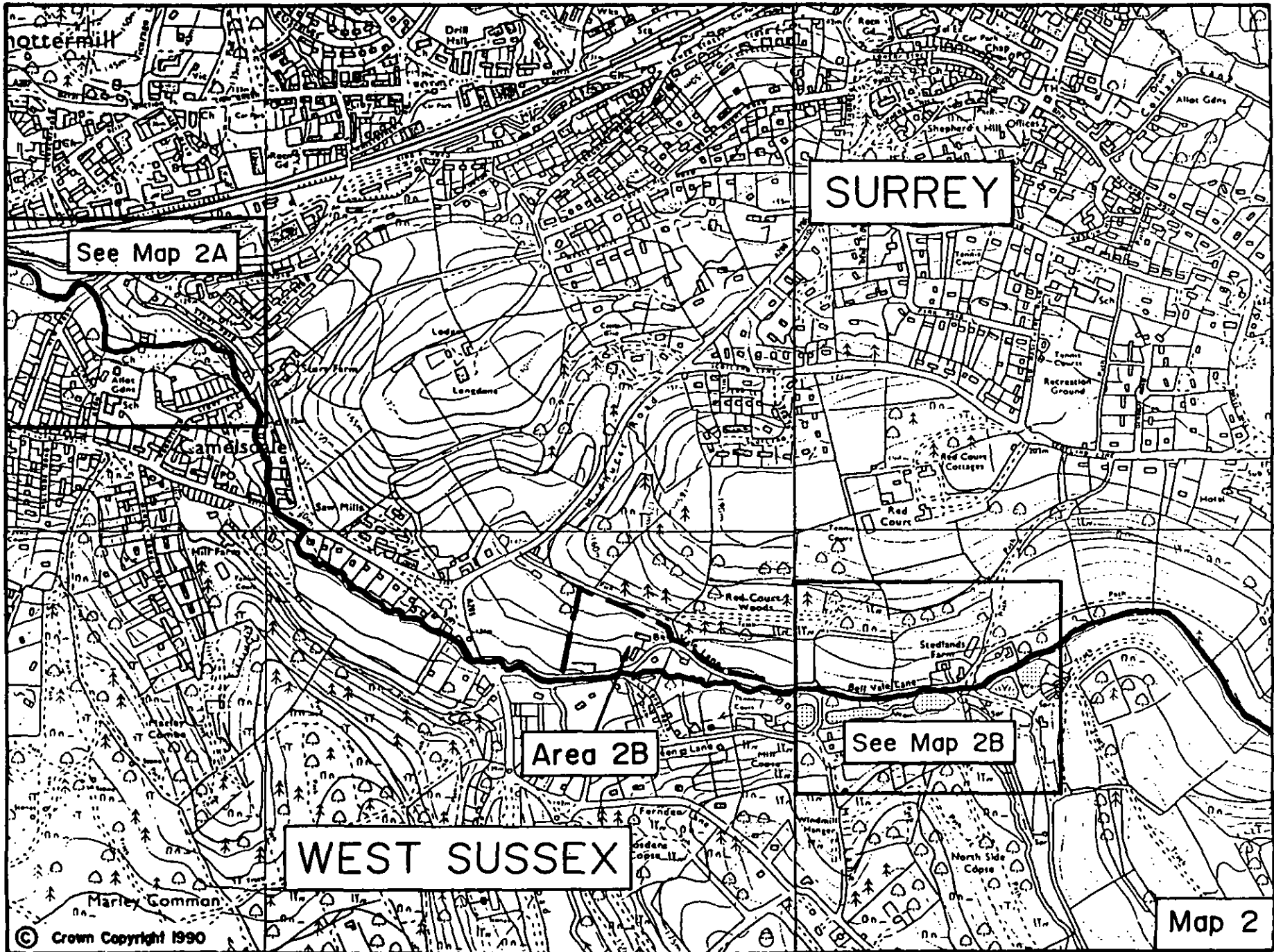
Cemetery

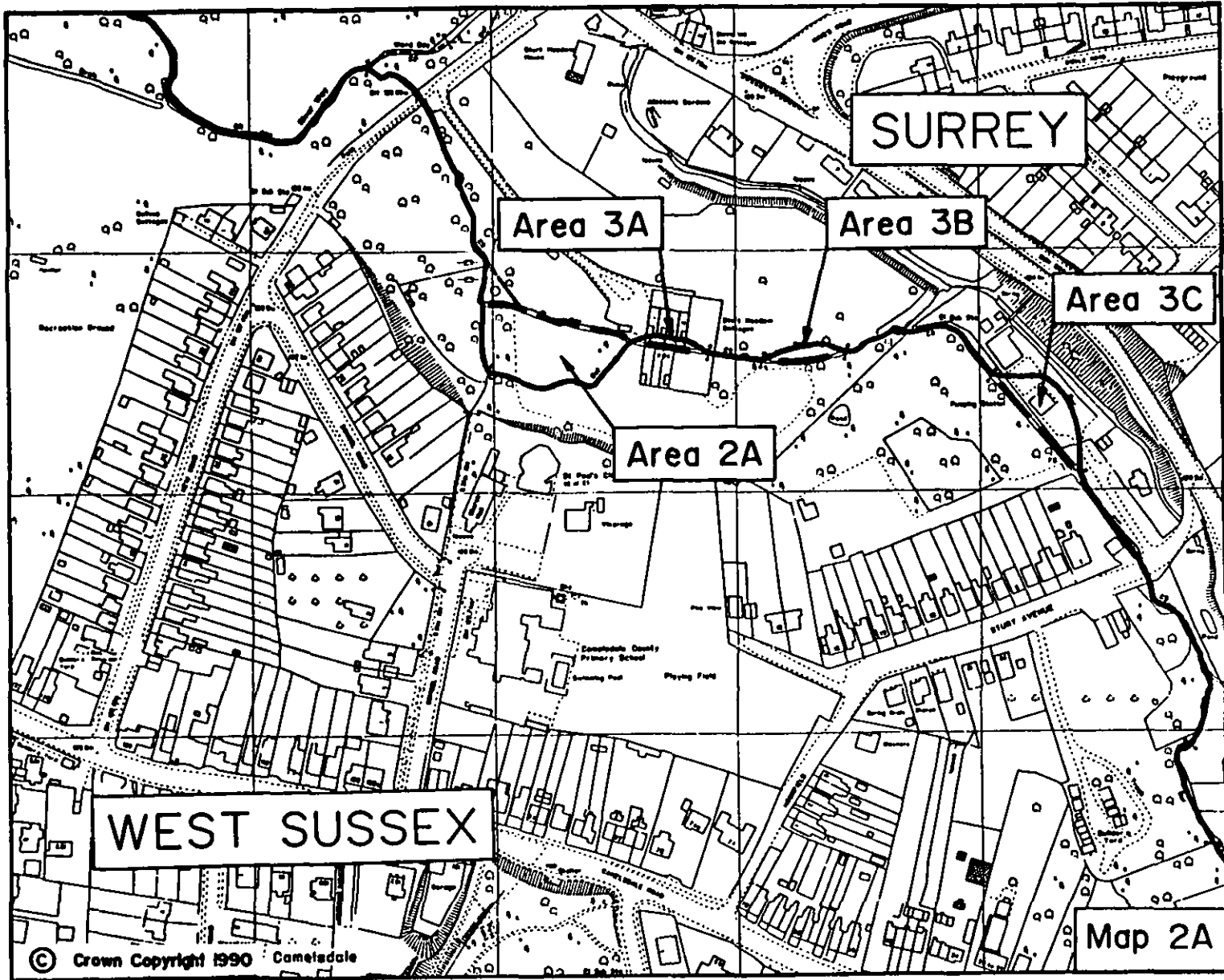
Spring

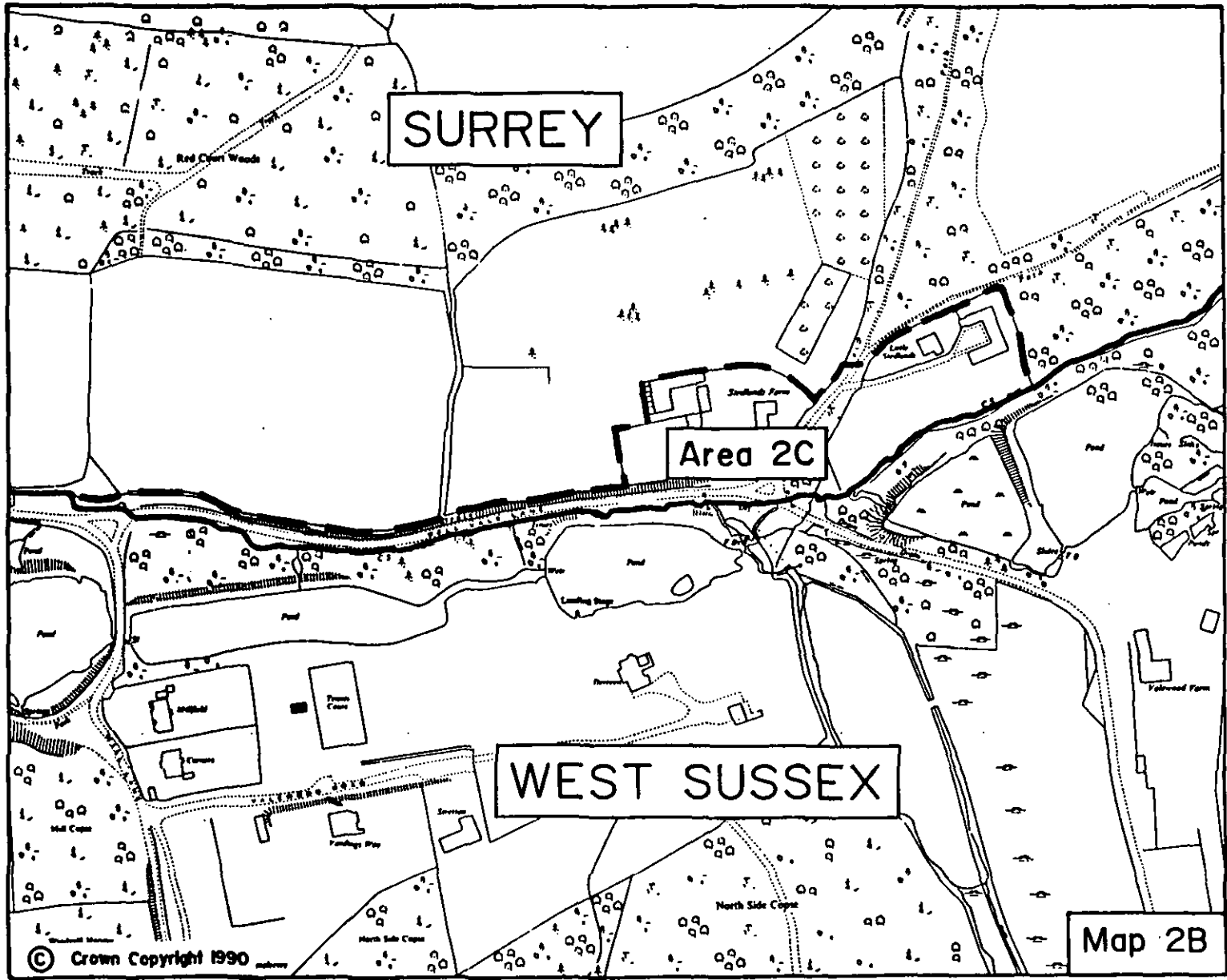
River Way

© Crown Copyright 1990









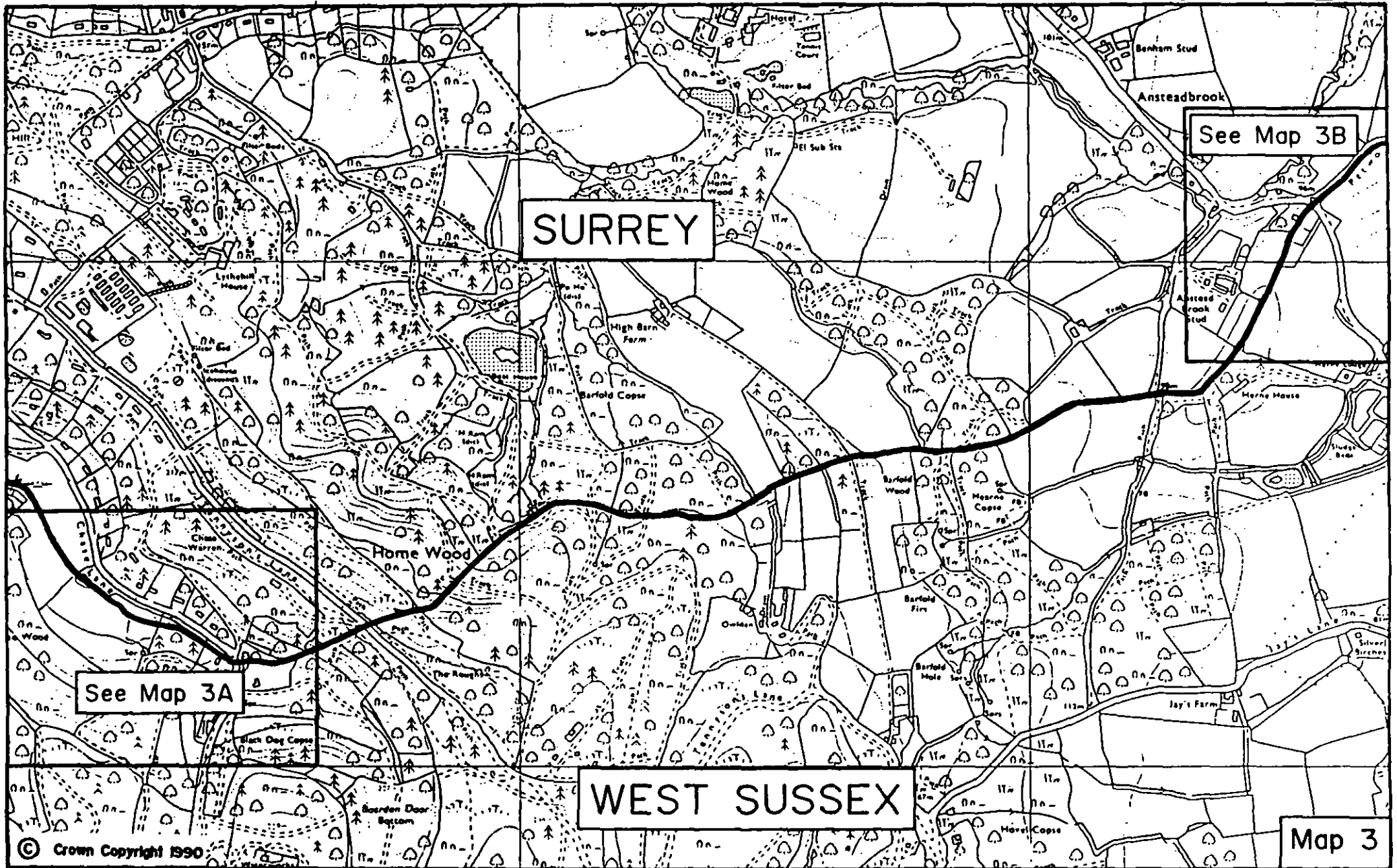
SURREY

Area 2C

WEST SUSSEX

© Crown Copyright 1990

Map 2B



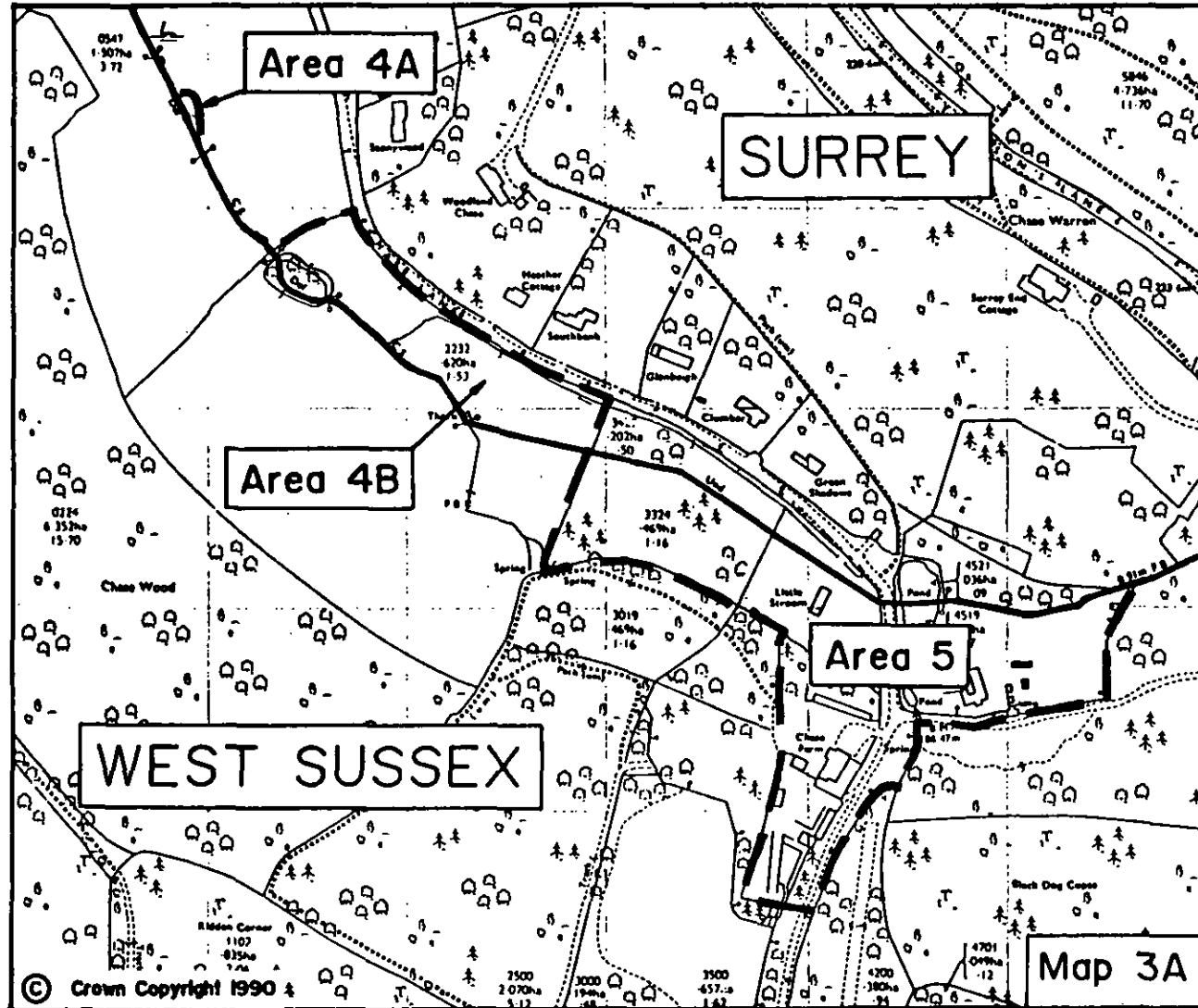
SURREY

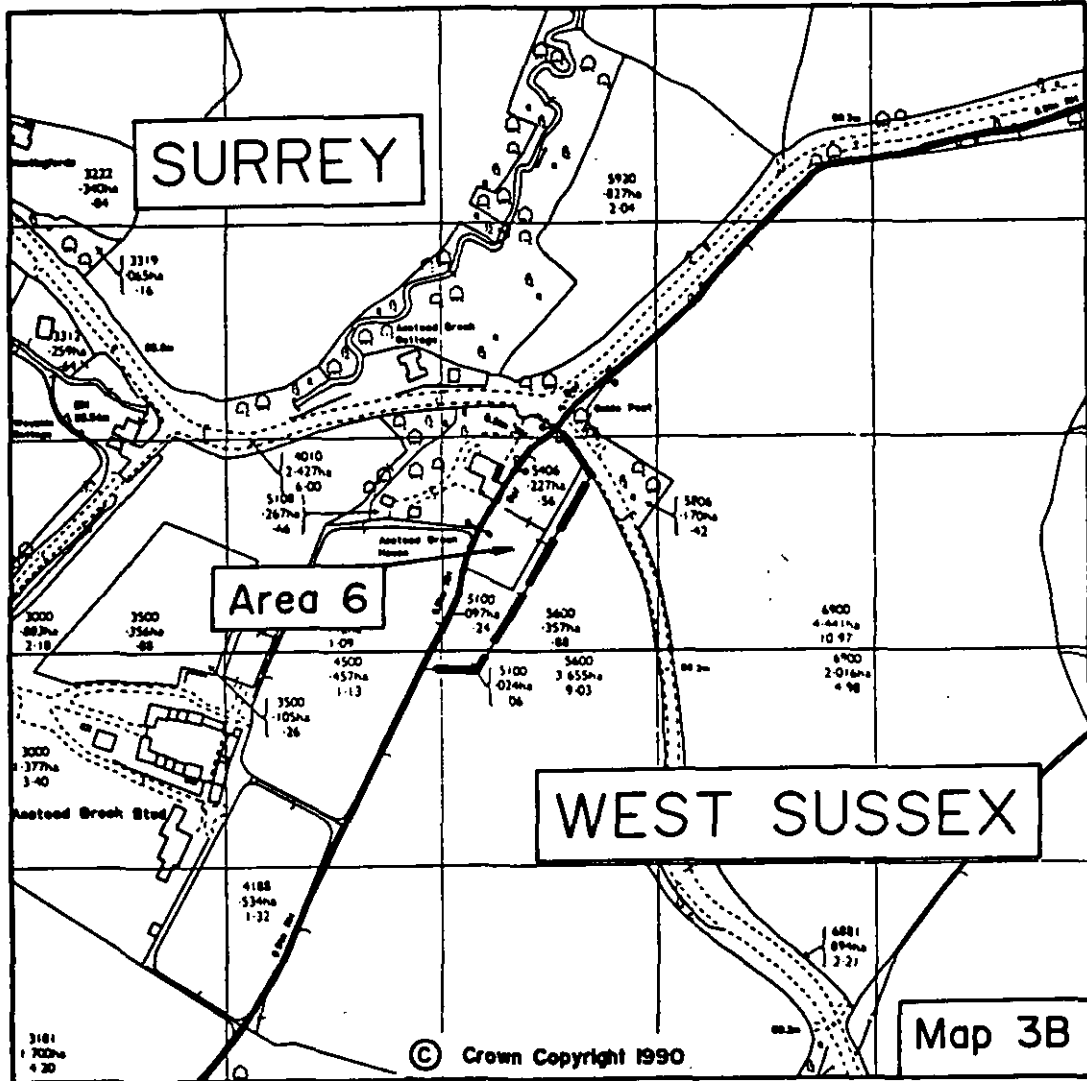
See Map 3B

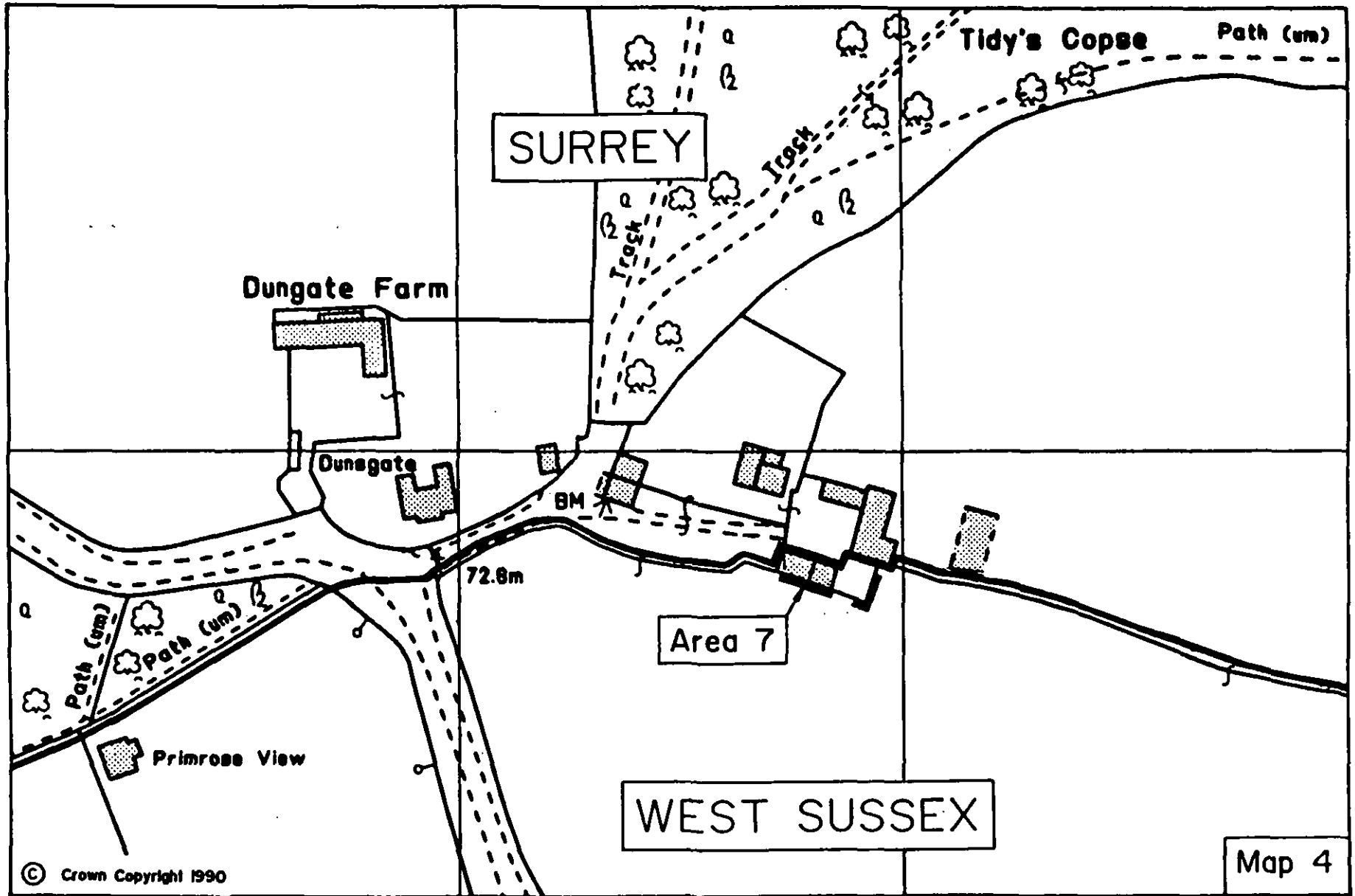
See Map 3A

WEST SUSSEX

Map 3







SURREY

Area 8B

Area 8C

Area 8A

Area 9A

Area 9B

Area 8D

Area 8D

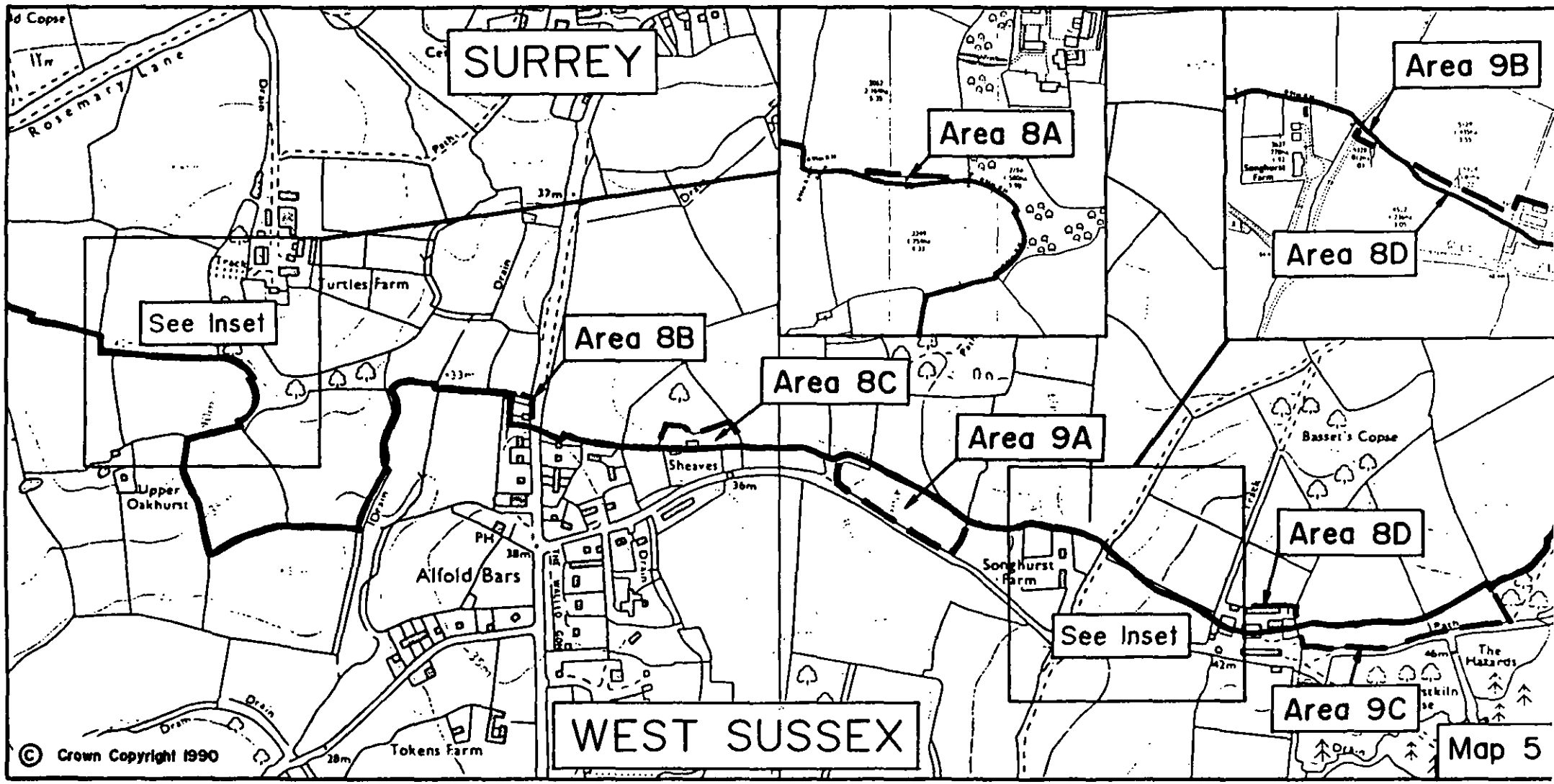
Area 9C

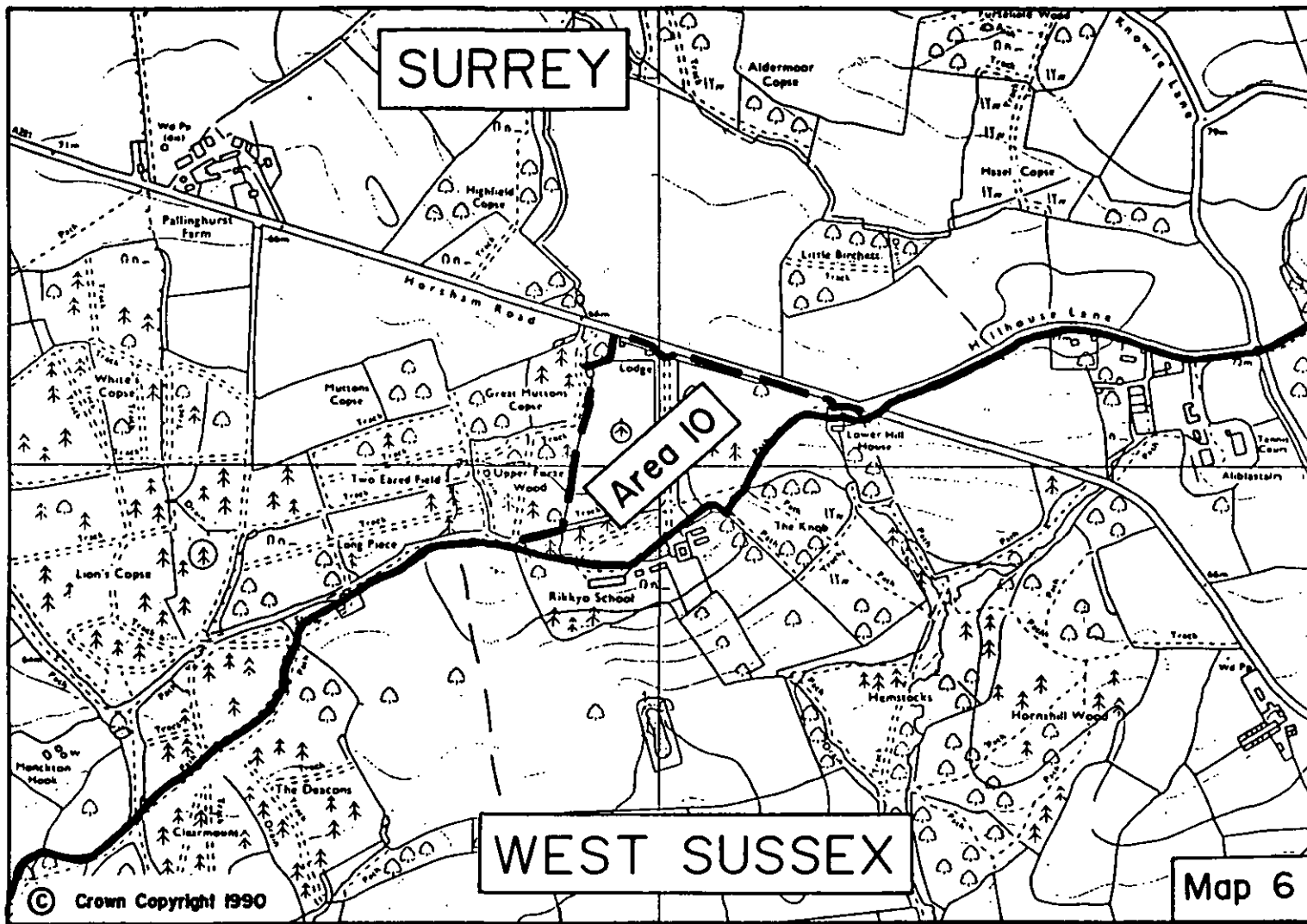
WEST SUSSEX

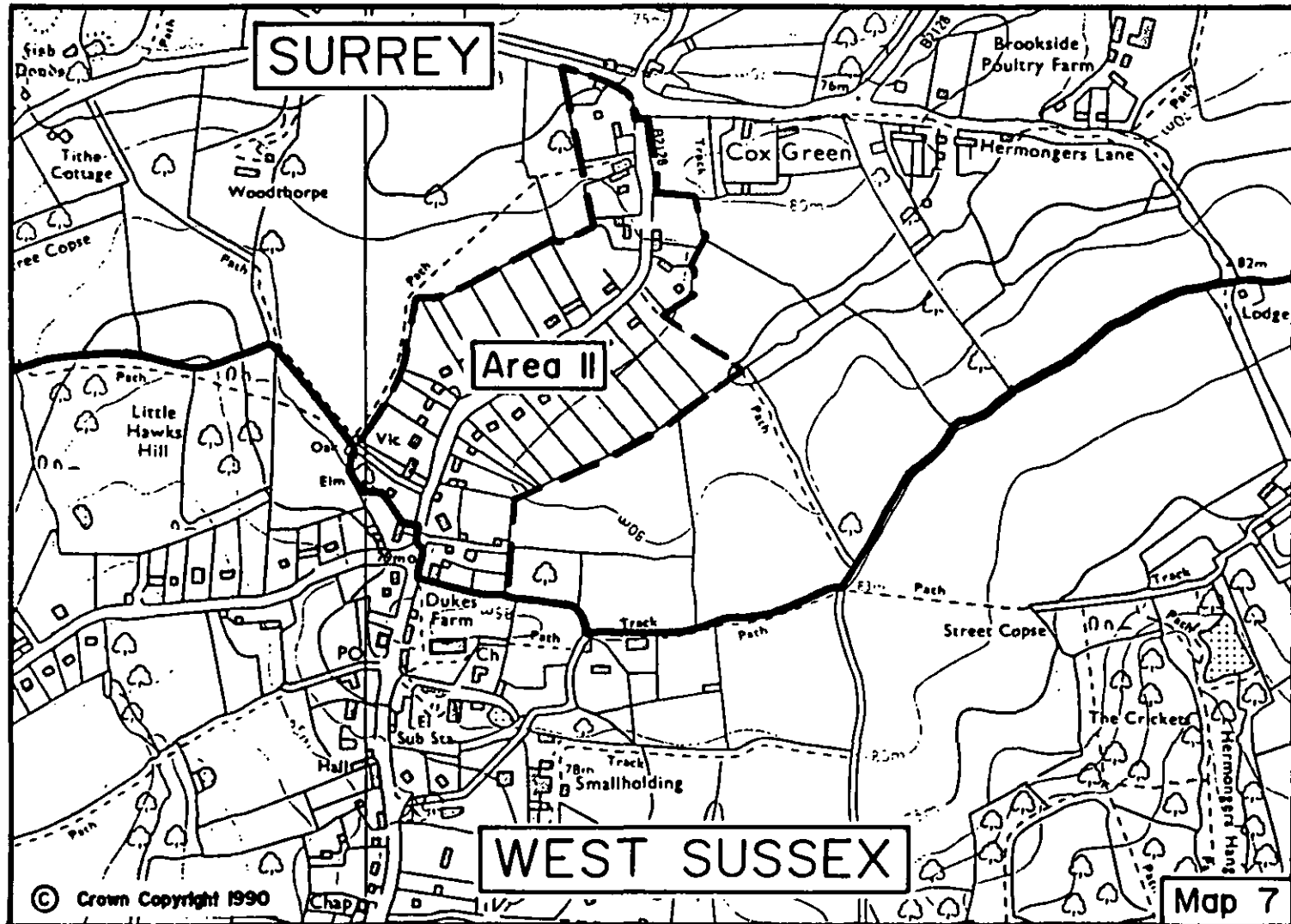
Map 5

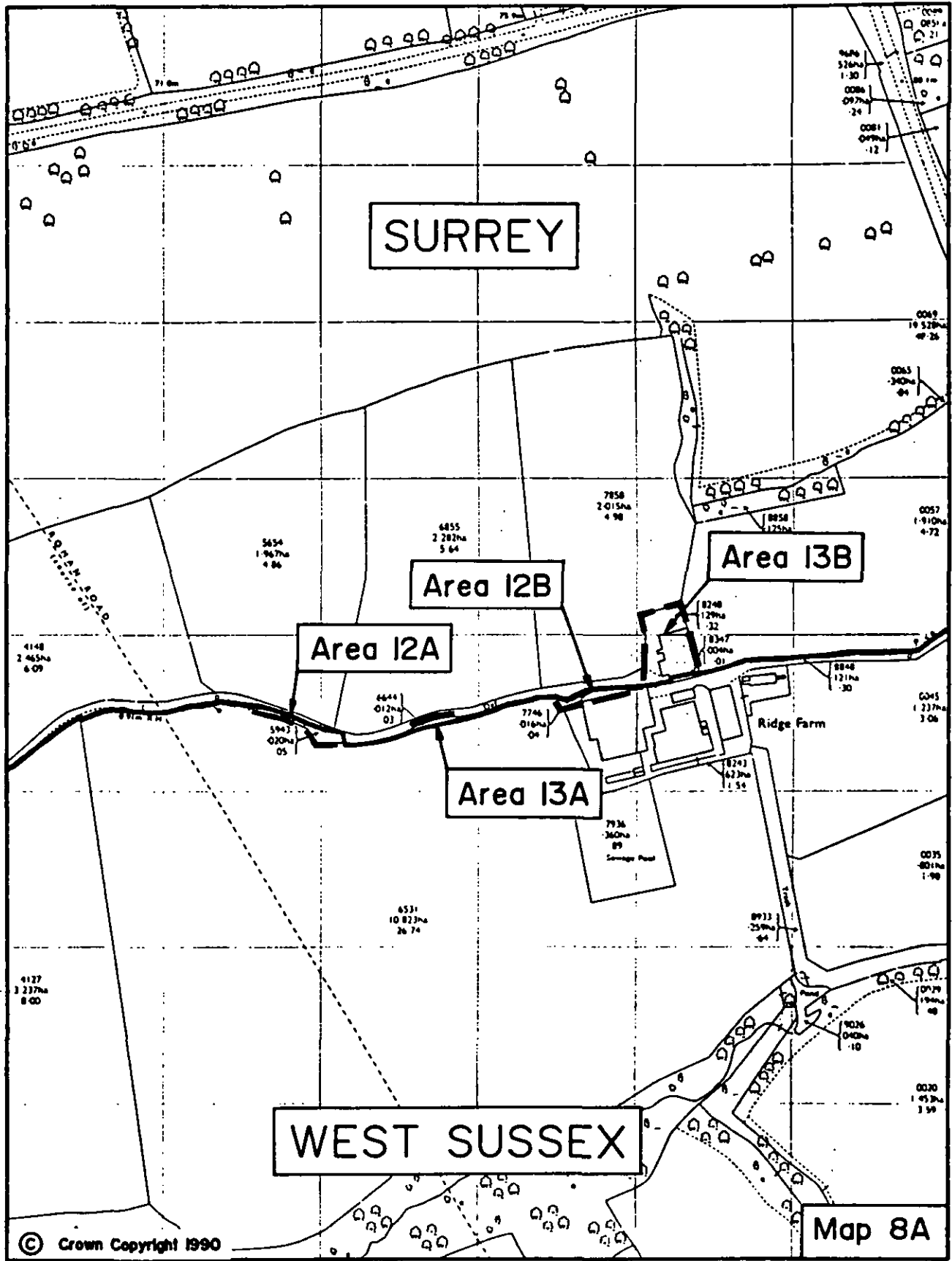
See Inset

See Inset









SURREY

Area I2B

Area I2A

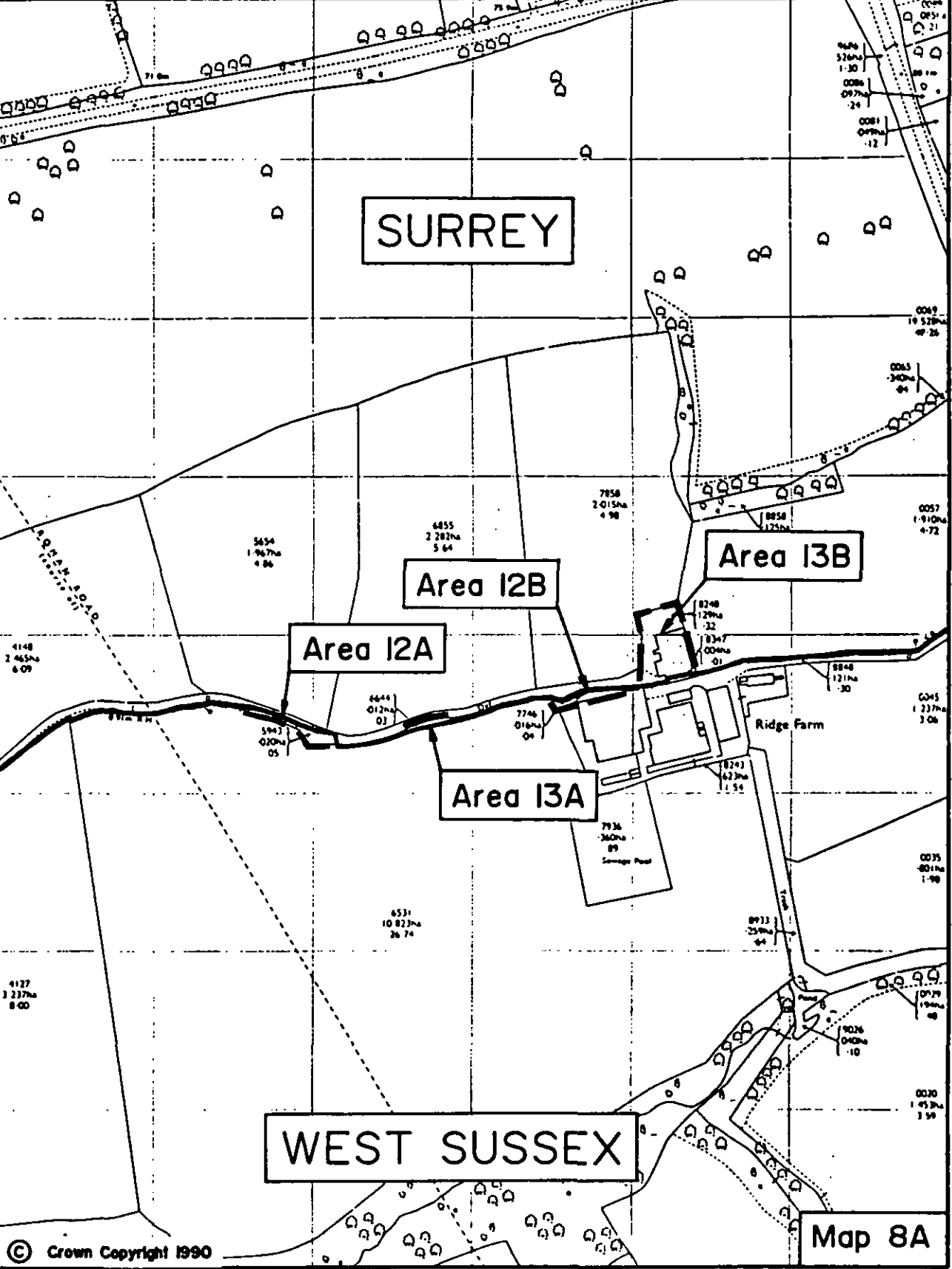
Area I3B

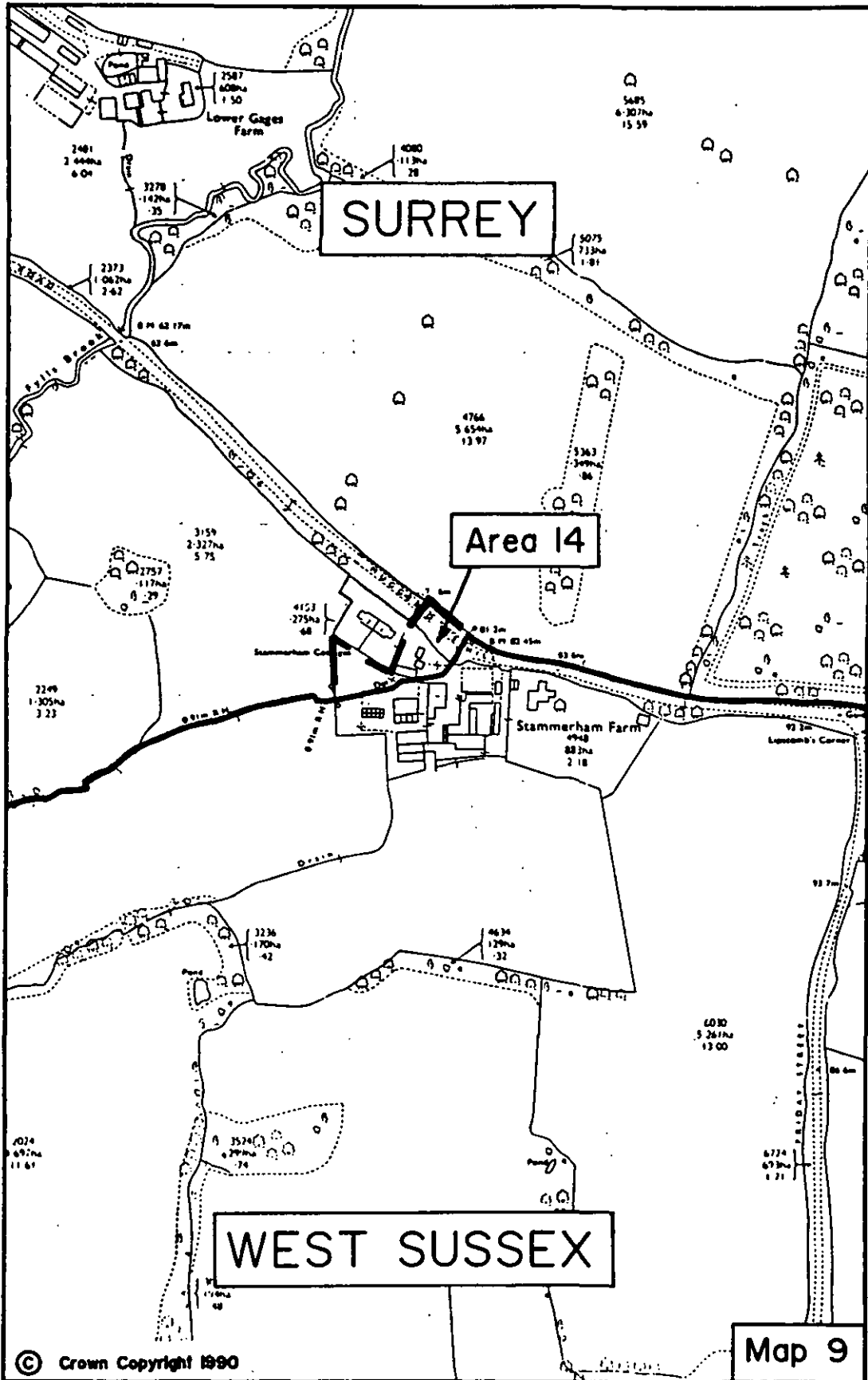
Area I3A

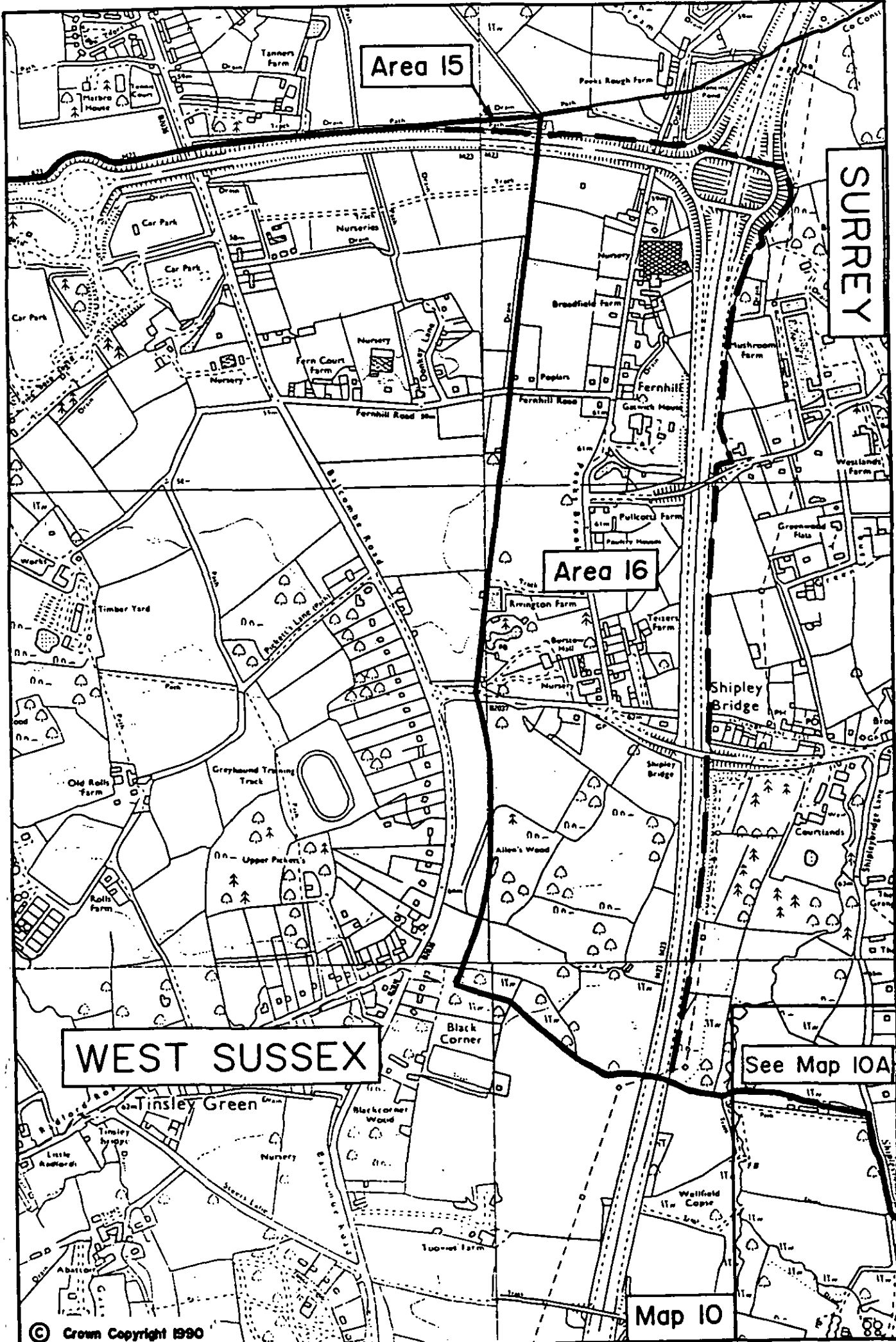
Ridge Farm

WEST SUSSEX

Map 8A







Area 15

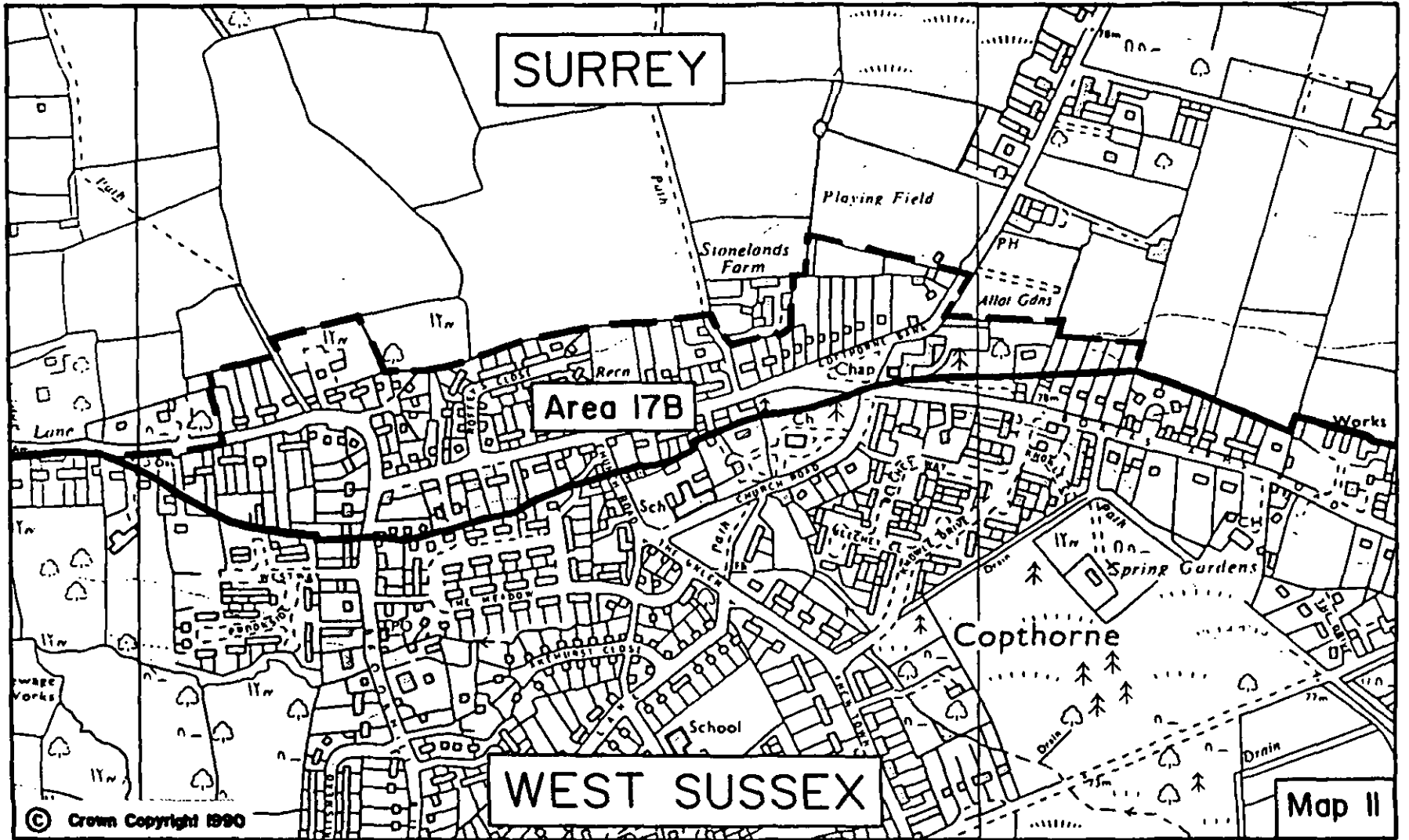
SURREY

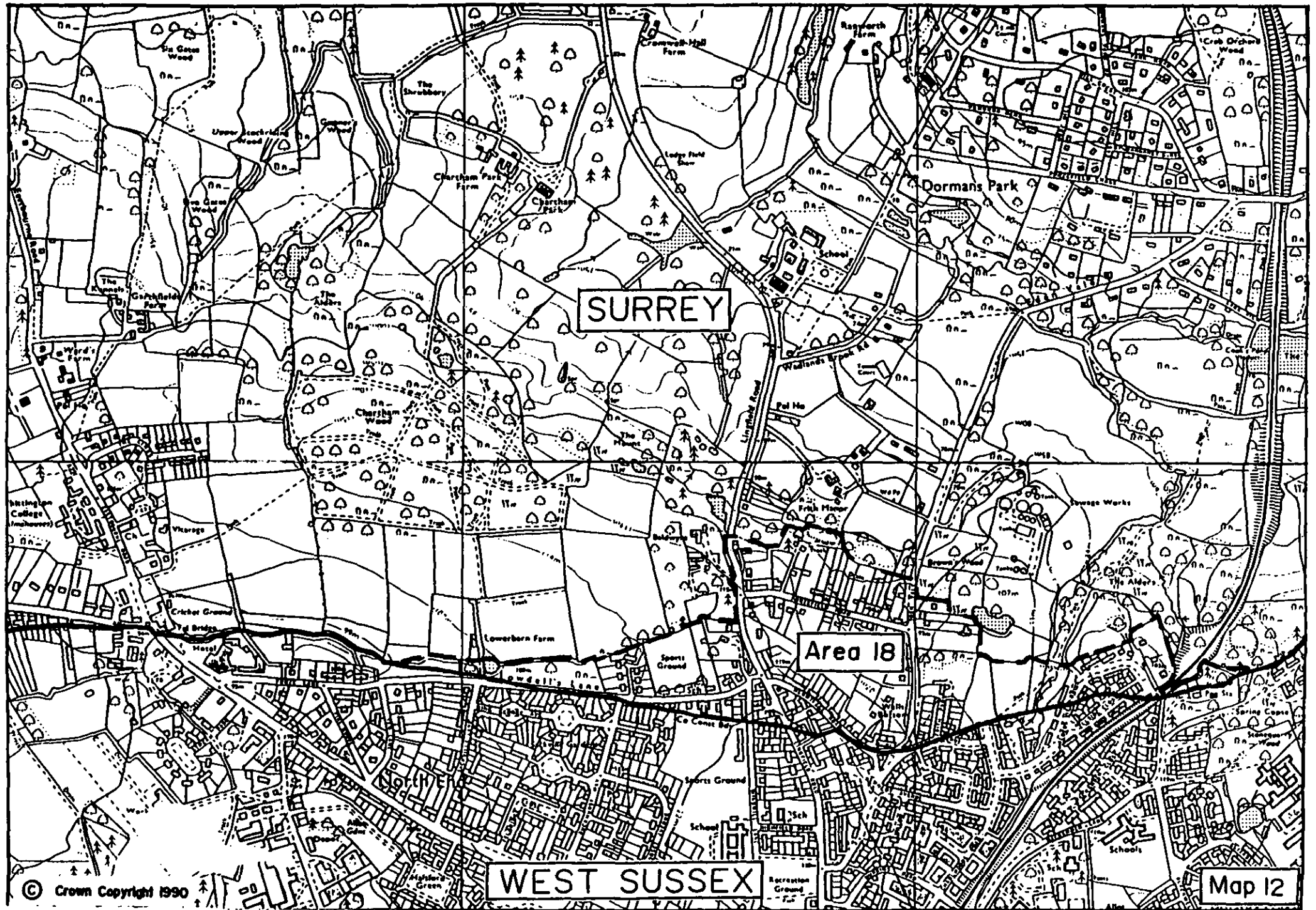
Area 16

WEST SUSSEX

See Map 10A

Map 10





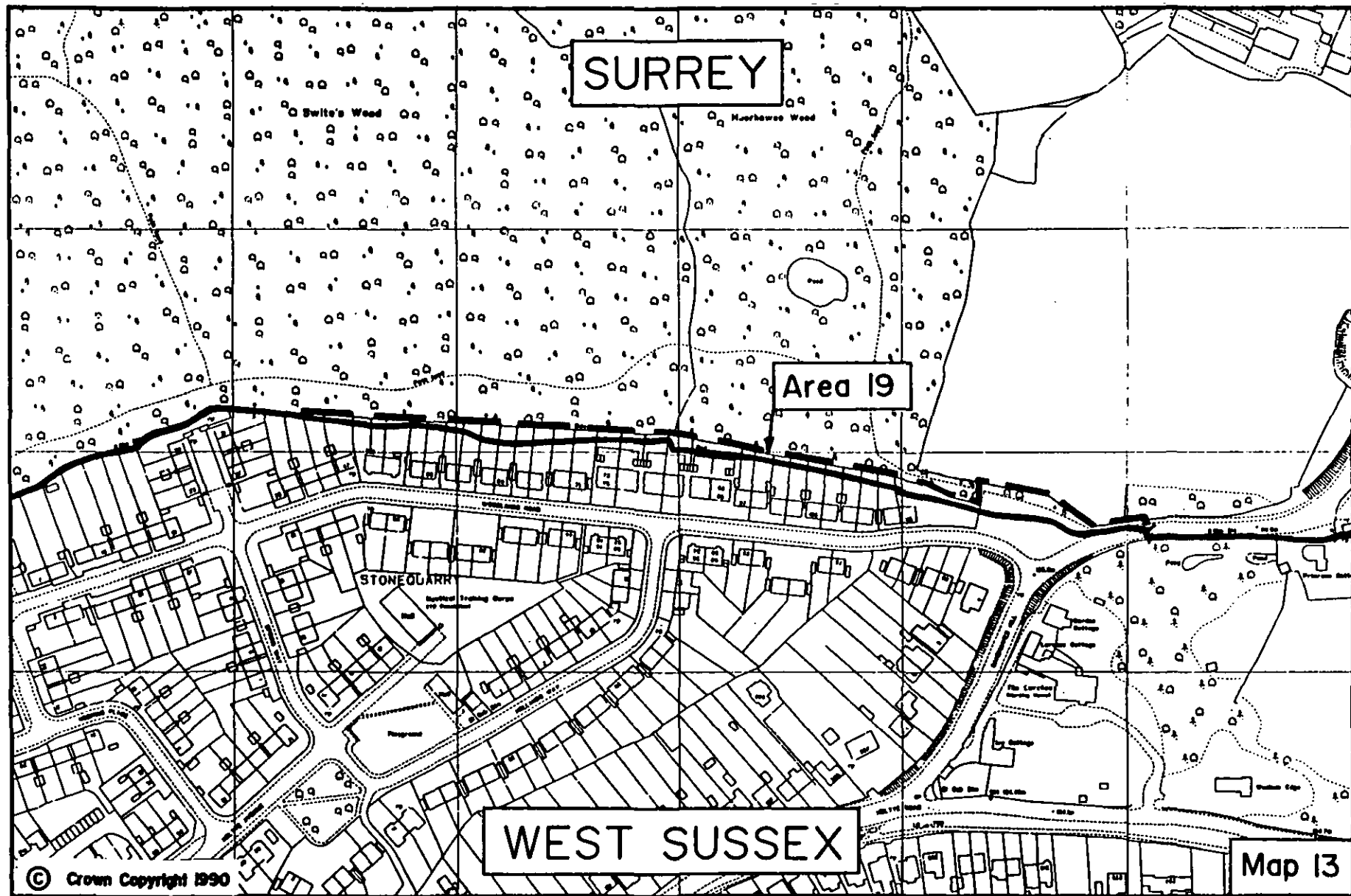
SURREY

Area 18

WEST SUSSEX

Map 12

© Crown Copyright 1990



SURREY

Swite's Wood

Moorhouse Wood

Area 19

STONEQUARR

Swite's Wood

WEST SUSSEX

Map 13

© Crown Copyright 1990

CONSEQUENTIAL CHANGES			
Map No.	Area Ref.	From	To
IA IB	IA to IF	West Sussex County Chichester District Linchmere CP Linchmere Ward Fernhurst ED	Surrey County Borough of Waverley Haslemere CP Shottermill Ward Haslemere ED
2 2A 2B	2A to 2C	Surrey County Borough of Waverley Haslemere CP Haslemere South Ward Haslemere ED	West Sussex County Chichester District Fernhurst CP Fernhurst Ward Fernhurst ED
2A	3A to 3C	West Sussex County Chichester District Fernhurst CP Fernhurst Ward Fernhurst ED	Surrey County Borough of Waverley Haslemere CP Haslemere South Ward Haslemere ED
3A	4A 4B	Surrey County Borough of Waverley Haslemere CP Haslemere South Ward Haslemere ED	West Sussex County Chichester District Lurgashall CP Lodsworth Ward Fernhurst ED
	5	West Sussex County Chichester District Lurgashall CP Lodsworth Ward Fernhurst ED	Surrey County Borough of Waverley Haslemere CP Haslemere South Ward Haslemere ED
3B	6	West Sussex County Chichester District Lurgashall CP Lodsworth Ward Fernhurst ED	Surrey County Borough of Waverley Chiddingfold CP Chiddingfold Ward Godalming South and Rural ED
4	7	West Sussex County Chichester District Plalstow CP Plalstow Ward Petworth ED	Surrey County Borough of Waverley Dunsfold CP Alfold and Dunsfold Ward Godalming South and Rural ED
5	8A to 8D	Surrey County Borough of Waverley Alfold CP Alfold and Dunsfold Ward Godalming South and Rural ED	West Sussex County Chichester District Loxwood CP Plalstow Ward Petworth ED
	9A to 9C	West Sussex County Chichester District Loxwood CP Plalstow Ward Petworth ED	Surrey County Borough of Waverley Alfold CP Alfold and Dunsfold Ward Godalming South and Rural ED

CONSEQUENTIAL CHANGES

Map No.	Area Ref.	From	To
6	10	Surrey County Borough of Waverley Cranleigh CP Cranleigh West Ward Waverley East ED	West Sussex County Horsham District Rudgwick CP Rudgwick Ward Warnham ED
7	11	Surrey County Borough of Waverley Ewhurst CP Ewhurst Ward Waverley East ED	West Sussex County Horsham District Rudgwick CP Rudgwick Ward Warnham ED
8 8A	12A to 12D	West Sussex County Horsham District Rudgwick CP Rudgwick Ward Warnham ED	West Sussex County Mole Valley District Abinger CP Okewood Ward Dorking Rural ED
	13A to 13D	Surrey County Mole Valley District Abinger CP Okewood Ward Dorking Rural ED	West Sussex County Horsham District Rudgwick CP Rudgwick Ward Warnham ED
9	14	Surrey County Mole Valley District Capel CP Rural South Ward Dorking Rural ED	West Sussex County Horsham District Rusper CP Rusper Ward Holbrook ED
10	15	West Sussex County Borough of Crawley non-parished area Pound Hill North Ward Pound Hill Ward	Surrey County Borough of Reigate and Banstead Horley CP Horley East Ward Horley East and Salfords ED
	16	Surrey County Tandridge District Burstow CP Burstow and Horne Ward Lingfield ED	West Sussex County Borough of Crawley non-parished area Pound Hill North Ward Pound Hill ED
10A 11	17A 17B	Surrey County Tandridge District Burstow CP Burstow and Horne Ward Lingfield ED	West Sussex County Mid Sussex District Worth CP Cophorne and Worth Ward Mid Sussex North ED
12	18	Surrey County Tandridge District Lingfield CP Dormans Ward Lingfield ED	West Sussex County Mid Sussex District East Grinstead CP East Grinstead West Ward Imberdown ED
13	19	Surrey County Tandridge District Lingfield CP Dormans Ward Lingfield ED	West Sussex County Mid Sussex District East Grinstead CP East Grinstead North Ward East Grinstead East ED

