

CRAWLEY BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE - 1 February 2016

REPORT NO: PES/180

B

<u>ITEM</u>	<u>REF NO</u>	<u>LOCATION</u>	<u>RECOMMEND</u>
001	CR/2012/0371/LBC	LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY	CONSENT
002	CR/2015/0747/FUL	151 LONDON ROAD, LANGLEY GREEN, CRAWLEY, RH10 8LB	PERMIT
003	CR/2015/0763/ARM	27 - 45 IFIELD ROAD, WEST GREEN, CRAWLEY	APPROVE
004	CR/2015/0811/CON & CR/2015/0821/CON	LAND EAST OF BRIGHTON ROAD, PEASE POTTAGE, WEST SUSSEX	OBJECTION
005	CR/2015/0834/LBC	LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY	CONSENT
006	CR/2015/0856/RG3	WESTERN SIDE OF CRAWLEY LIBRARY, SOUTHGATE AVENUE, SOUTHGATE, CRAWLEY,	PERMIT

REFERENCE NO: CR/2012/0371/LBC

LOCATION: LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY
PROPOSAL: LISTED BUILDING CONSENT TO REBUILD CHIMNEYS, REMOVE ROOFLIGHTS AND REINSTATE ROOF, REMOVE INTERNAL PARTITIONS, ERECT PARTITION ON GROUND FLOOR AND ANCILLARY INTERNAL & EXTERNAL ALTERATIONS (AMENDED INFORMATION RECEIVED)

TARGET DECISION DATE: 5 September 2012

CASE OFFICER: Mr M. Robinson

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME: Stiles Harold Williams

PLANS & DRAWINGS CONSIDERED:

CY11 10 0008/101 Location Plan, CY11 00 0008/102 Existing Floorplans, CY11 10 0008/103 Existing Roof Plan, CY11 10 0008/104 Existing Chimney Elevations , CY11 10 0008/201 Proposed Floorplans, CY11 10 0008/202 Proposed Roof Plan, CY11 10 0008/203 Proposed Chimney Elevations, CY11 10 0008/201 Proposed Ground, First & Second Floor Plans for Building Regulations Application, 15-134-sk20 Existing & Proposed Roof Plan, LG/2015/01 Proposed Removal of Rooflights

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|---|
| 1. | GAL - Aerodrome Safeguarding | No comment received |
| 2. | Historic England | No objection. Determine in accordance with national and local policy guidance and on the basis of your conservation advice. |
| 3. | National Air Traffic Services (NATS) | No objection |
| 4. | CBC - Property Division | No comment received. |
| 5. | Listed Building Officer | No objection subject to a number of conditions to control methodologies and materials to be used in the work. |

NEIGHBOUR NOTIFICATIONS:-

The application was advertised via site notices and press advertisement.

RESPONSES RECEIVED:-

No responses have been received

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 Langley Grange is a Grade II Listed building located to the west of Langley Way. The site is flat and is access by a CBC access track. There are ditches forming the eastern and southern boundaries of the site. There is a detached garage to the north east of the building.
- 1.2 The building itself is in use as a Hostel.
- 1.3 Listing description Early C17 3 bay timber-framed house, altered and enlarged in C19. Two storeys. Ground floor painted brick. First floor tile hung with bands of fishscale tiles. Hipped modern tiled roof

broken on the north side by a timber-framed staircase with exposed timberwork. Three modern leaded casements. Fine projecting chimneybreast at east end, the lower courses of local dressed stone, the upper portion of brick, the stack rebuilt. West gable end tile hung. C19 2-storey additions, red brick on north side. Interior has staircase with newel post which extends from the ground to the second floor.

THE PROPOSED DEVELOPMENT:-

2.1 The Listed Building application seeks consent to restore and repair the building. The works are required to remove a number of unauthorised elements undertaken internally to the building and to the exterior. These works have been undertaken without Listed Building Consent.

2.2 The works comprise the following:

Externally:

- Rebuild two chimney stacks to the east elevation that have been partially demolished.
- Remove 5 roof lights inserted in to north facing roof slope of the attic rooms, repair and make good the damage to the timber structure, roof and ceilings.
- Remove and make good the waste pipes installed to provide wash facilities within the bedrooms.
- Reinstall a porch and more appropriate door to the north elevation of the building.
- Remove or replace a number of vents punched through internal and external walls on the north elevation.
- Remove vents from glazing in north elevation kitchen window and re-glaze.
- Reinstate timber framed casement window to the north elevation.

Internally:

- Remove glazed partition on ground floor.
- Reinstate an exposed timber framed partition along the line of the original ground floor division.
- Remove modern partitions and doors from bedrooms and make good.
- Remove modern partition installed around the staircase leading from the 1st floor to the attic rooms. Make good.

2.3 A number of other works are indicated on the schedule of works including the removal of radiators and kitchenette sink areas but these do not and did not require consent.

PLANNING HISTORY:-

3.1 There is no planning or Listed building history for this building although there is a current application for further works to the Listed Building submitted under ref. CR/2015/0834/FUL.

PLANNING POLICY:-

The National Planning Policy Framework 2012

- 4.1 Chapter 12 addresses conserving and enhancing the historic environment. Paragraph 131 sets out that it is desirable to sustain and enhance the significance of heritage assets and use them for viable uses consistent with their conservation value and that they make a positive contribution to local character and distinctiveness. Paragraph 132 highlights the importance of considering the significance of the heritage asset and that any harm or loss should require clear and convincing justification. Para. 134 further expands upon this and requires the harm caused to be weighed against the public benefits.
- 4.2 Chapter 12 para 133 provides guidance on where a proposed development will lead to substantial harm or total loss of a heritage asset. It states that: *“Local Planning Authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss,…”*

Crawley Borough Local Plan 2015-2030.

- 4.3 Policy CH12 seeks to ensure heritage assets are not lost to development and the impact on their setting is acceptable.
- 4.4 Policy CH15 recognises that the Council will ensure that works to Listed Buildings are consistent with their character, appearance and heritage value. All changes must preserve or enhance the design and character of the Listed building.

PLANNING CONSIDERATIONS:-

- 5.1 The determining considerations for this Listed Building Application are the impacts on the special architectural and historic character and setting of the Listed Building.
- 5.2 A significant number of alterations and demolitions have been undertaken to this Listed Building without the benefit of Listed Building Consent. The applicant has submitted this application to enable the repair and restoration of important architectural and historic elements of the building to an acceptable condition. As noted in the section related to the proposed development above, a significant number of alterations are proposed, and these have been considered in regard to their impact upon the building.
- 5.3 There is particular concern regarding the works to the roof resulting in the loss of historic and important timber framing, and the poor quality of the partition installed at ground floor level to create the living room and entrance hall. A number of the other works including the removal of partitions within rooms to create lobbies, and the enclosure of the staircase are reversible and should not have caused any long term damage to the fabric of the building, whilst restoring the original layout. Other alterations to remove external pipework and flues and make good, and repairs to glazing would all enhance the building externally and restore original features.
- 5.4 The applicant has submitted additional information and revised the proposals during the course of the application and notwithstanding that further details regarding the specific methodologies for how the works will be undertaken and more detailed information regarding proposed materials would be required, with particular reference to the repairs to the roof subsequent to the removal of the roof-lights, rebuilding of the chimney stacks and the new ground floor partition. The Councils Listed Building Consultant has confirmed that there is no objection in terms of the impact upon the special architectural and historic character, and setting of the Listed Building subject to conditions requiring the submission of methodologies and materials for a number of the works proposed.

CONCLUSIONS:-

- 6.1 The works proposed would all enhance the character of the existing building and would return it to a condition similar to that before its conversion into a Hostel. It is therefore considered that the development would accord with the National and Local Plan policies set out above.

RECOMMENDATION RE: CR/2012/0371/LBC

CONSENT - Subject to the following condition(s):-

1. The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.
2. The works hereby granted consent shall be completed within 6 months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure the unauthorised works to the Listed Building are rectified in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.

3. No works shall be undertaken to the following features unless and until method statements, the precise materials (including mortar/pointing mixes), to be used and methods of attachment have been submitted to and been approved in writing by the Local Planning Authority:
 - a. The removal of the roof-lights and the restoration of the timber frame and roof;
 - b. The removal of the ground floor partition and the erection of the new Oak framed partition between the Front Living Room and the entrance hall;
 - c. The restoration of the two chimney stacks to the west elevation of the building;The works shall thereafter be carried out in accordance with the approved details.

REASON: To ensure the special architectural and historic character of the Listed Building is preserved and enhanced in accordance with Policy CH15 of the Crawley Borough Local Plan 2015-2030.
4. Upon completion of the work for which Listed Building Consent is hereby granted, any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

REASON: To preserve the special character of the building for the future in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
5. At all times during the progress of the work hereby approved, adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

REASON: To preserve the character of the locality in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
6. No lath and plaster / wattle and daube infilling material between internal timber framed walls/lathe and plaster fixed to ceilings shall be removed without the prior written approval of the Local Planning Authority.

REASON: To preserve the special character of the building and its features of architectural interest.
7. The making good of all repairs to the building shall be done in materials to match the existing.

REASON: In the interests of the local environment in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.



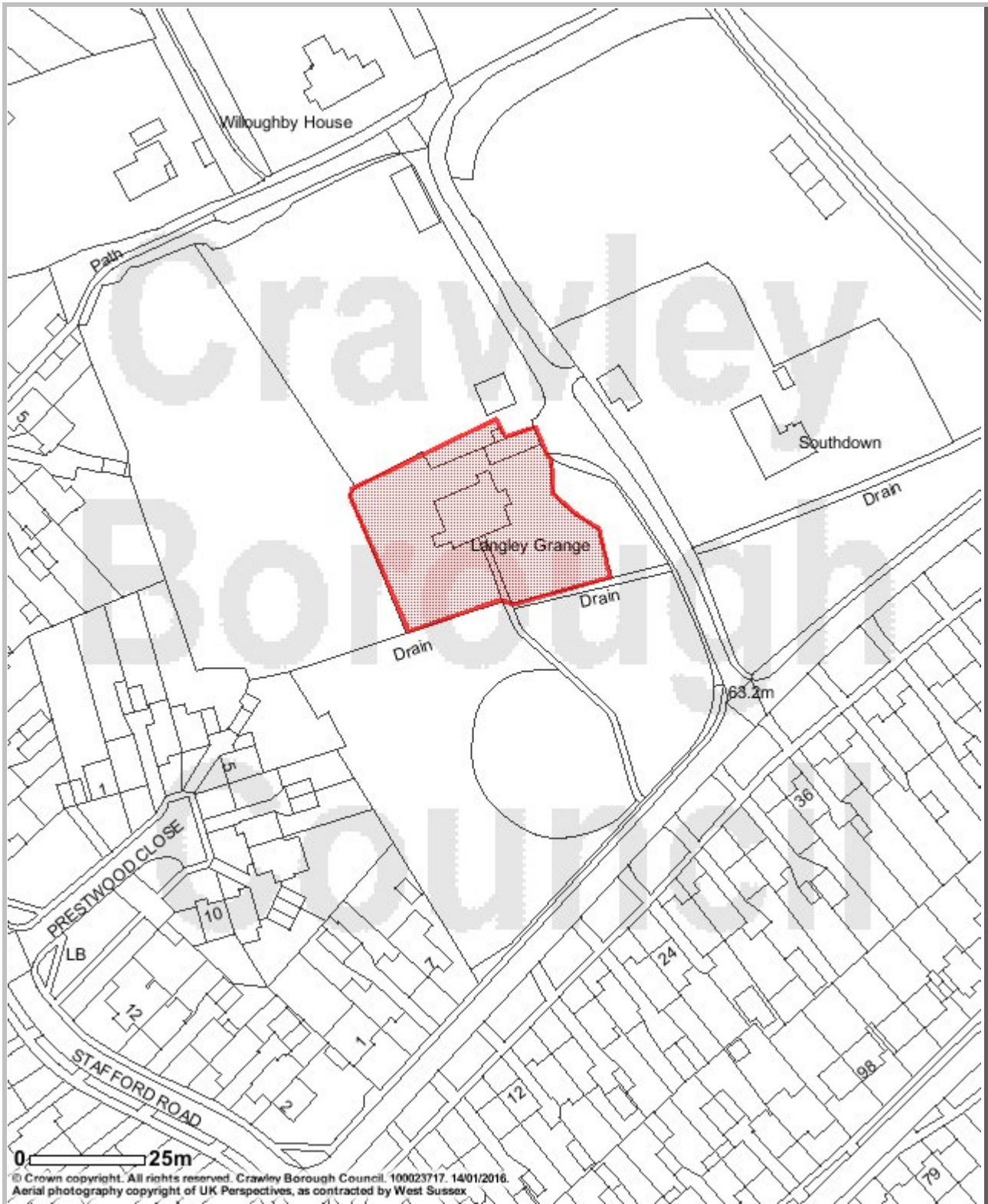
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CR/2012/0371/LBC

Date 13 January 2016

Approx. Scale 1:1,250

LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY



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REFERENCE NO: CR/2015/0747/FUL

LOCATION: 151 LONDON ROAD, LANGLEY GREEN, CRAWLEY, RH10 8LB
PROPOSAL: ERECTION OF A TWO STOREY X 4 BEDROOM DETACHED DWELLING ON LAND
ADJACENT TO 151 LONDON ROAD

TARGET DECISION DATE: 29 December 2015

CASE OFFICER: Mr D. Wright

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: GWP Architects

PLANS & DRAWINGS CONSIDERED:

CBC2 Block Plan, CBC1 Location Plan , CBC3 Proposed Site Plan, CBC4 Proposed Floor and Roof Plans, CBC5 Proposed Elevations, CBC6 Proposed Street Elevation, CBC7 Site Survey, CBC8 Arboricultural Survey and Constraints

CONSULTEE NOTIFICATIONS & RESPONSES:-

1.	GAL - Aerodrome Safeguarding	No objection
2.	WSCC - Highways	No objection
3.	CBC - Property Division	No objection
4.	CBC - Planning Arboricultural Officer	No objection
5.	CBC - Environmental Health	No objection

NEIGHBOUR NOTIFICATIONS:-

No's 149, 151 & 157 London Road, Langley Green; 209 and 211 Martyrs Avenue, Langley Green

RESPONSES RECEIVED:-

A letter of objection has been received by the occupants of 151 London Road on the following grounds:

- Impact upon pedestrians access to No. 151
- Loss of daylight

REASON FOR REPORTING TO COMMITTEE:-

The application site is CBC owned and the applicant is also Crawley Borough Council.

THE APPLICATION SITE:-

- 1.1 The application site comprises an area of unused land, formerly part of garden of 151 London Road, consisting of a number of trees, varying in height and species. The site is bounded on all sides by close boarded fencing. The site is situated on the southern corner of London Road and Martyrs Avenue. To the south of the site is No.151 London Road, which is a semi-detached dwelling and forms part of a row of buildings fronting London Road, predominantly residential use. To the west of the site is a private car park serving Dobson Road. Vehicular Access is from Martyrs Avenue.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the construction of a detached 2 storey dwelling with 4 bedrooms along with associated car parking, bin store and cycle shed.
- 2.2 The front element of the proposed dwelling would be more of a one and half storeys with a pitched roof with a main gable front elevation, similar to the neighbouring semi-detached dwellings to the south of the application site. It also would have a pitched roof canopy above the front entrance door. The rear element of the building would have a hipped pitched roof containing a number of dormer windows allowing for accommodation in the roof.
- 2.3 The proposed materials include Sussex stock face brickwork with contrasting brick features with concrete roof tiles. Whilst the windows and doors would be uPVC.
- 2.4 The existing access in the north west corner of the site would be retained and would provide access to 4 parking spaces to the western side of the proposed building. The car parking area would be constructed of a permeable block paving and would provide 2 spaces for each of the proposed dwelling and No.151 London Road.
- 2.5 A detached cycle store for two cycles to the north of the proposed parking and would measure 2.4m in depth and 1.8m in width. It would be made of timber and tiled roof to match new building.
- 2.6 A refuse bin store would be located in the north west corner of the site adjacent to the vehicular access, measuring approximately 2m in width with a depth of 1.4m.
- 2.7 The proposed boundary treatment would be 1.8m high close boarded panel fencing.

PLANNING HISTORY:-

- 3.1 CR/2012/0226/RG3 – Erection of 2 x two storey four bed dwelling - Withdrawn

PLANNING POLICY:-

- 4.1 The National Planning Policy Framework 2012 (NPPF) has a golden thread running through it which seeks to ensure a presumption in favour of sustainable development. The NPPF states that there are three dimensions to sustainable development and the planning system performs an economic, social and environmental role. These roles are mutually dependent. The Framework requires applications to be determined in accordance with the development plan.
- 4.2 Relevant sections are:
 - Paragraph 14: presumption in favour of sustainable development – this means that development that accords with the development plan should be approved without delay, or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts which would outweigh the benefits or it would be contrary to the policies in the NPPF
 - Paragraph 17 : core planning principles
 - Section 6: delivering a wide choice of high quality homes – this seeks to significantly boost the supply of housing. Applications should be considered in the context of the presumption in favour of sustainable development and are to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
 - Section 7: requiring good design - this emphasises the importance of good design to achieve high quality and inclusive design for all development. Including individual buildings, public and private spaces and wider development schemes. It is proper to seek to promote or reinforce local distinctiveness and the policies and decisions should address the integration of new development into the natural, built and historic environment.

4.3 Relevant policies include:

- **Policy SD1 - Presumption in favour of Sustainable Development**
In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- **Policy CH1 - Neighbourhood Principle**
The neighbourhood principle will be protected and enhanced by maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features
- **Policy CH2 - Principles of Good Urban Design**
To assist in the creation, retention or enhancement of successful places in Crawley
- **Policy CH3 - Normal Requirements of All New Development**
Development should be based on a thorough understanding of the significance and distinctiveness of the site and its wider context and demonstrate how attractive or important features of the site will be retained. They should also retain existing individual and groups of trees. Meet the requirements for their safe and proper use, in particular in regard to access, circulation and manoeuvring and in this case vehicle parking.
- **Policy CH5 - Standards for all New Dwellings – this includes the Nationally Described Space Standards**

Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and therefore sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standard.
- **Policy IN4 - Car and Cycle Parking Standards**
Development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council's car and cycle parking standards
- **Policy H1 - Housing Provision**
The council will positively consider proposals for the provision of housing to meet local housing needs, taking a pro-active approach to identifying suitable sites for housing development and working to overcome constraints wherever possible.
- **Policy H3 - Future Housing Mix**
All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme.
- **Policy H4 - Affordable and Low Cost Housing**
For sites of 5 dwellings or less, or less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.
- **Policy ENV6 - Sustainable Design and Construction**
In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations, and any subsequent increased requirements.
- **Policy ENV9 - Tackling Water Stress**
New dwellings should where viable and technically feasible, meet the Building Regulations optional requirement for tighter water efficiency.

4.4 Planning Obligations and s106 Agreements - Supplementary Planning Document 2008:

Annex B contains the adopted parking standards and details of required infrastructure mitigation.

4.5 Standards for Private Outdoor Space - Supplementary Planning Guidance Note: 4 - contains guidelines on the standards the Council expects for amenity space for dwellings.

PLANNING CONSIDERATIONS:-

5.1 In determining this application, it is necessary to consider the following issues:

- The principle of residential development
- The scale and form of development, and its impact upon the character of the area;
- The impact on the amenity of neighbouring residents;
- Parking and traffic issues;
- The suitability of the accommodation in terms of the future occupiers

The principle of residential development:

5.2 The application site is located within the built up area boundary of the Crawley Borough, as defined within the Crawley Local Plan. Policy H1: Housing Provision, states that the council will positively consider proposals for the provision of housing to meet local housing needs, taking a pro-active approach to identifying suitable sites for housing development and working to overcome constraints wherever possible. All reasonable opportunities will be considered including: brownfield sites; surplus green space; town centre living; and opportunities on the edge of Crawley, where these are consistent with the other policies and proposals in this Local Plan and the principle of sustainable development.

The scale and form of development, and its impact upon the character of the area:

5.3 The site area lies within a built up area and is surrounded by a variety of two storey dwellings along the western side of London Road and Martyrs Avenue. Whilst the eastern side of London Road consists of large commercial buildings within the Manor Royal estate. Although the surrounding area does consist of a variety of designs, the proposed dwelling has been designed to be of a similar scale and appearance of the neighbouring dwellings to the south of the site. Therefore the proposal is considered to have an acceptable impact on the visual amenity, the street scene, and the character of the surrounding area.

Impact upon trees

5.4 There are a number of trees within the site, however none are covered by a tree preservation order. The trees located along the boundary are considered to be a high quality and of amenity value and therefore are scheduled to be retained within the site. However a number of smaller trees are proposed to be removed, due to their proximity to the siting of the proposed dwelling. The Council's Arboricultural Officer has raised no concern over the impact of the proposed dwelling upon the existing trees to be retained or the proposed loss of some existing trees within the site.

The impact on the amenity of neighbouring residents:

5.5 Due to the location of the application site on the corner of London Road & Martyrs Avenue, No. 151 London Road would be the only neighbouring dwelling affected by the proposal. There are no side windows on the south elevation and as such no loss of privacy or overlooking is considered to result from the proposed development towards no. 151 London Road.

5.6 The Council's Supplementary Planning Document in respect of Extensions (SPG5), states that in order to prevent overshadowing or loss of light, proposed extensions should not break a 45o line taken from the rear facing window of the neighbouring dwelling. Whilst this document relates to house extensions, the same principle would apply to the construction of the new dwellings. The proposed dwelling would have a 2m separation gap from the northern elevation of No.151 London Road, whilst being 1m away from the adjoining boundary. The proposed dwelling is set back from

the front elevation of the No.151, so naturally overlaps to the rear of the property, however the southern elevation would not break a 45o line. It is therefore considered that the proposal would not have an overbearing impact or cause a loss of light upon the occupants of No.151. As such would accord with Policy CH5 of the Crawley Local Plan and SPG5: Extensions.

Access and Parking;

- 5.7 The proposed level of parking provision for the new dwelling of 2 spaces. 2 cycle parking would also be provided. Based on adopted parking standards set out in SPD1, for dwellings (including flats) in this location, a 4 bed dwelling should be provided 2 spaces as a maximum standard. The proposed provision of 2 car parking spaces and 2 cycle parking spaces is considered adequate and accords with Policy IN4: Car & Cycle Parking Standards of the Local Plan.
- 5.8 The proposal seeks to utilise the existing access in the north west corner of the site. West Sussex County Council, Highways department have been consulted and raised concern with the width of the access, given its shared use of the site and introduce the possibility of vehicle conflict at the vehicle access point. As such it has been recommended that the access be increased in width to 4.1m to allow vehicles to pass and re-pass at slow speed at the point of access. Amended plans have therefore been submitted to reflect the increase in width and the highways department are now satisfied with the proposed access.

The adequacy of the accommodation for future occupants;

- 5.9 Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and therefore sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standard. A two storey 4 bedroom dwelling for 5 persons should provide a minimum internal floorspace of 97m². The proposed layout is considered acceptable and the proposed dwelling would provide living accommodation of approx. 127m². As such the proposal would accord with Policy CH5: Standards for all New Dwellings.

Affordable Housing;

- 5.10 Policy H4 in respect of Affordable Housing states that developments of 5 dwellings or less, a commuted sum towards off-site affordable housing provision will be sought. As yet the Supplementary Planning document in relation to this policy has not been published, further update on the interpretation of this policy in the interim period will be advised at the meeting.

CONCLUSIONS:-

- 6.1 The development proposed for this site is considered to comply with the relevant development plan policies. The development protects the amenities of the adjoining residents and would provide a satisfactory environment for future occupiers. It is therefore recommended that planning permission be granted.

RECOMMENDATION RE: CR/2015/0747/FUL

Permit subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
3. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls (and roofs) of the proposed building(s) have been submitted to and approved by the Local Planning Authority.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy GD1 of the Crawley Borough Local Plan 2000.

4. No windows other than those shown on the plans hereby approved shall be constructed in the southern elevation of the building hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.
REASON: To protect the amenities and privacy of the adjoining property in accordance with Policies GD1 and H19 of the Crawley Borough Local Plan 2000.
5. The use hereby permitted shall not be occupied until provision for cycle parking has been made within the site in accordance with approved drawing no. 15/120/sk20. The cycle parking facilities shall then be maintained and shall not be used for any other purpose other than the parking of cycles.
REASON: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with Policies GD3 of the Crawley Borough Local Plan 2000, T3 of the Crawley Borough Local Development Framework Core Strategy 2008 and SPD 'Planning Obligations and S106 Agreements'.
6. The use hereby permitted shall not be occupied until provision for refuse bin storage area has been made within the site in accordance with the approved plans drawing no. 15/120/sk20. The refuse bin storage area shall then be maintained and shall not be used for any other purpose other than the storage of bins.
REASON: To ensure that adequate and satisfactory provision is made for the storage of waste in accordance with Policy GD3 of the Crawley Borough Local Plan 2000.
7. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
 - the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate
 - the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - Details of public engagement both prior to and during construction works.REASON: In the interests of highway safety and the amenities of the area.
8. No part of the development hereby permitted shall be occupied until the parking spaces and turning facilities shown on the approved plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.
REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Policy GD3 of the Crawley Borough Local Plan 2000 and in the interest of road safety.
9. The vehicle parking area (hardstanding) proposed as shown on drawing numbers 15/120/sk20 shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.
REASON: To reduce the potential for surface water run-off in accordance with saved policy GD25 of the Crawley Borough Local Plan 2000.
10. The residential unit shall not be occupied until details have been submitted to the Local Planning Authority to demonstrate that each unit shall achieve a water efficiency standard by consuming not more than 110 litres per person per day maximum water consumption.

REASON: In the interests of sustainable design and efficient use of water resources in accordance with emerging policy ENV9 of the Crawley Borough Local Plan 2015-2030 Modifications Consultation Draft.

11. Before any work for the implementation of this permission commences, detailed plans and particulars of the land levels and the finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority, and the building shall be constructed in accordance with the approved levels.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
12. No trees to be retained on the site shall be damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority until two years after completion of the development hereby permitted. Any trees removed without such consent or being severely damaged or becoming seriously diseased or dying before the end of that period shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.
REASON: To ensure the retention of vegetation important to the visual amenity and for the environment of the development.

INFORMATIVES

1. Within the boundaries of Crawley Borough Council the Control of Pollution Act 1974 is used to control noise from construction sites. Section 60 of the Act permits Local Authorities to specify the hours the noisy works are permitted.

The permitted hours for noisy construction work in the Borough of Crawley are as follows:
0800 to 1800 Monday to Friday and 0800 to 1300 on Saturday. With no noisy construction works taking place on Sundays, Bank Holidays, Public Holidays, Christmas Day, Boxing Day or New Years' Day.

The developer shall employ at all times the best practical means to minimise noise disturbance to nearby residents. All construction work practises shall comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'.

Any exemptions to the above hours must be agreed with The Environmental Health Team in advance.

2. The applicant is advised to contact the Community Highways Officer covering the respective area (01243642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

NPPF Statement

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



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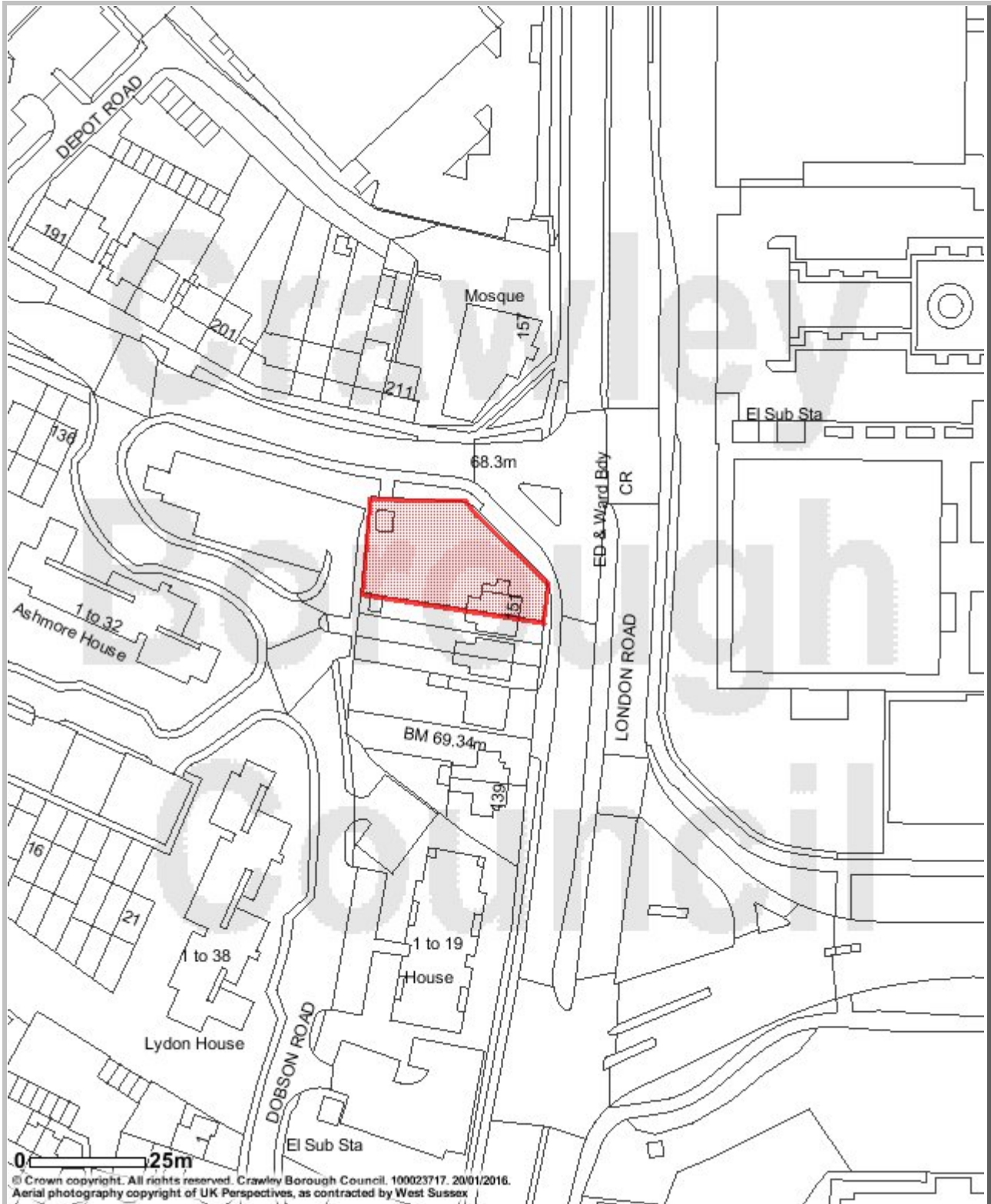
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CR/2015/0747/FUL

Date 20 January 2016

Approx. Scale 1:1,250

**151 LONDON ROAD, LANGLEY GREEN,
CRAWLEY, RH10 8LB**



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REFERENCE NO: CR/2015/0763/ARM

LOCATION: 27 - 45 IFIELD ROAD, WEST GREEN, CRAWLEY
PROPOSAL: APPROVAL OF RESERVED MATTERS FOR APPEARANCE, LANDSCAPING AND LAYOUT PURSUANT TO CR/2013/0517/OUT - OUTLINE APPLICATION FOR DEMOLITION OF 45 IFIELD ROAD AND ERECTION OF UP TO 218 FLATS TOGETHER WITH CRECHE, GYM, MANAGEMENT ESTATES OFFICE AND BASEMENT CAR PARK

TARGET DECISION DATE: 5 February 2016

CASE OFFICER: Mr M. Robinson

APPLICANTS NAME: Crest Nicholson Operations Ltd
AGENTS NAME: Savills UK

PLANS & DRAWINGS CONSIDERED:

4688 3 40 Rev E Basement Plan, 4688 3 42 Rev E First Floor Plan, 4688 3 43 Rev E Second Floor Plan, 4688 3 44 Rev E Third Floor Plan, 4688 3 45 Rev E Fourth Floor Plan, 4688 3 46 Rev E Fifth Floor Plan, 4688 3 47 Rev E Sixth Floor Plan, 4688 3 80 Rev E Street Facing Elevations, 4688 3 81 Rev E Communal Area Elevations, 4688 3 83 Rev E Street Facing Elevations Detail, 2416/001C Landscaping Proposals, 4688 3 41 F Proposed Ground Floor Plans , 4688 3 48 Rev F Roof Plan, 14646PA-SK003.1 P2 Appendix A - Proposed Basement Plan, 14646PA-SK003.2 P2 Appendix A - Proposed Ground Floor Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|-----|--|---|
| 1. | GAL - Aerodrome Safeguarding | No objection subject to a bird management plan and a cranes informative. |
| 2. | Environment Agency | No comment received. |
| 3. | WSCC - Highways | No objection to the revised plans and additional information submitted. Condition recommended. |
| 4. | National Air Traffic Services (NATS) | No objection |
| 5. | Thames Water | No objection subject to a drainage condition. |
| 6. | Sussex Building Control Partnership | No comments received |
| 7. | Central Crawley CAAC | No objection subject to the following comments:
Concerns about the materials impact on the setting of the Conservation Area and window panels. Concerns regarding fumes from the ducts for the underground car-park. |
| 8. | Police | Comments on security measures for the development have been made. |
| 9. | CBC - Property Division | No objection |
| 10. | CBC - Housing Enabling & Development Manager | No objection as 40% would be affordable with 70% being for rental. |
| 11. | CBC - Environment Team | Objects that the applicant has only considered electric vs CHP option and has disclaimed communal gas as an option although this would be the cheapest option to heat the building and would be much more network ready. The information submitted is disputed and it is argued that a combined heat and power system would actually produce savings for future tenants as it |

		would produce cheaper electricity and the heating cost particularly for Crawley Homes residents as it would be borne by the landlord. The proposal does not take into account the work already undertaken by CBC into CHP.
12.	CBC - Contaminated Land	No comments received.
13.	CBC - Environmental Health	No comments received.
14.	Cycle Forum	No comment received.
15.	CBC - Refuse & Recycling Team	Initial concerns regarding servicing the site have been overcome by the submission of amended plans.
16.	CBC - FP - Energy Efficiency & Sustainability	Comments that notwithstanding what the applicant has submitted, CHP would cut emissions by 37% compared to the emissions of an electrical system.
17.	CBC - FP - Urban Design	No objection in principle to the revised submission subject to conditions to ensure that further details are provided of windows etc... to ensure they are acceptable within the fabric of the building.
18.	Ecology Officer - Mike Bird	No objection subject to ensuring the measures in the ecological appraisal report are implemented.
19.	WSCC - Surface Water Drainage (SWD)	No objection subject to a condition requiring a drainage strategy to be provided and implemented.
20.	CBC - Planning Arboricultural Officer	No objection

NEIGHBOUR NOTIFICATIONS:-

The application was advertised via site notice and press advert.

The following neighbours were also notified.

47, 49A, 49B, 51A, 51B, 55, 57A, 59, New Dragon, Ifield Road, West Green;
1A, 1B, 3, 5, 7, 9, 11, 13, 15, 17, 19 St Johns Road

RESPONSES RECEIVED:-

The following comments have been received from the occupiers of three properties:

- What evergreen trees along the boundary with St Johns Road will be retained /planted?
- Light/Noise nuisance to neighbours from the car-park entrance.
- What boundary will be provided with the properties along St Johns Road?
- Materials should be sympathetic to the conservation area.
- Concerns about the effect of Elector Magnetic Fields from the substation on children and nearby residents.
- Is the determination of the application lawful?
- Does the applicant need permission to provide a current public access across a part of the site?

REASON FOR REPORTING TO COMMITTEE:-

This is a major application.

THE APPLICATION SITE:-

- 1.1 The site is roughly triangular in shape with West Green Drive to the north east boundary, Ifield Road to the south and the rear gardens of the houses in St Johns Road to the west. There is a roundabout junction to West Green Drive, Ifield Road, Peglar Way and Haslett Avenue to the east.
- 1.2 The site slopes from its highest points close to the southern boundary down to the north-west corner of the site. The site has been cleared of all buildings except for the structure enclosing the electricity

sub-station towards the southern boundary. Much of the site has been laid to hardstanding, although there are the remains/foundations of the former buildings demolished towards the west of the site. The area was previously in recent use as a car-park.

- 1.3 The site is located within the defined Town Centre boundary, and the St Peter's Conservation Area is adjacent to the site to the west. To the east of the roundabout junction is the rear of the George Hotel, that also forms the edge of the High Street Conservation Area.
- 1.4 There are predominantly late C19th 2 storey residential buildings to the west and south west. To the south east is an access to Asda, and a 6 storey modern block of flats. To the north of the site is a public multi-storey car-park and the former nurses home currently being built out as two block of flats. Further to the north-west there are predominantly 2 storey "New Town" dwellings.

THE PROPOSED DEVELOPMENT:-

- 2.1 The site has outline planning permission for the access, layout and scale of the development. Notwithstanding the layout is identified as a reserved matter for this application the current application seeks approval of the appearance of the building and the landscaping only. A non-material amendment to the outline permission in 2015 changed the description to allow the construction of up to 218 flats. The layout of the site is fundamentally unaltered and the design revised to accommodate the level of accommodation to be provided.
- 2.2 The development comprises an application for 216 flats, a gym, a crèche and an estate office in a building of up to 7 storeys in height with a basement providing 181 car-parking spaces. The development would be 7 storeys in height towards the eastern end of the site adjacent to the roundabout, lowering in stages towards the western boundary with St Peters Conservation Area where the building would be 2 storeys in height. It would be a linear building following the curve of the site boundary along Ifield Road and along West Green Drive. There would a central landscaped area within the centre of the site providing amenity space for future residents.
- 2.3 Vehicular access would be from the north-west corner of the site from West Green Drive. Two laybys would be provided, one on West Green Drive and one on Ifield Road to provide access for service vehicles. The building would be constructed in a red brick and render, with the roof level defined by a parapet. The applicant is also proposing photovoltaic panels on the flat roofs.
- 2.4 Landscaping would be provided along the West Green Drive and roundabout frontages with more limited provision made along the Ifield Road frontage. Further planting is shown along the majority of the boundary with the rear gardens of the houses in St Johns Road to the west.
- 2.5 The 216 flats would be provided in the following sizes and tenures:

	Affordable	Shared Ownership	Market	Total
1 Bed 1 Person	3			3
1 Bed 2 Person	35	16	65	116
2 Bed 3 Person	9	6	7	22
2 Bed 4 Person	13	4	58	75
Total	60	26	130	216

PLANNING HISTORY:-

The former Southern Counties Garage site and 45 Ifield Road.

- 3.1 In 2010 planning permission was granted for the erection of 218 flats, a crèche, a gym, a management estates office and a basement car-park. Ref CR/2009/0352/OUT. This permission was subject to an unsuccessful judicial challenge that extended the time for implementation by one year until 28th January 2014. The floor-plan for this development would involve the demolition of 45/45a Ifield Road, the subject of this application.

- 3.2 In March 2014 planning permission was granted for an extension of the time to implement CR/2009/0352/OUT, outline permission for the erection of 218 flats, a crèche, a gym, a management estates office and a basement car-park. Ref CR/2013/0517/OUT.
- 3.3 In 2015 an application for a non-material amendment to alter the description to include up to 218 flats was granted under ref. CR/2013/0517/NM1.
- 3.4 An application for the erection of 171 x residential dwellings, 51 x bed hotel and 15 x bed apart-hotel. This development ranges in height from 2 - 7 storeys (plus basement parking) incorporating car parking and landscaping and includes demolition of no 45 lfield Road). It has yet to be determined. Ref CR/2015/0087/FUL.
- 45 lfield Road.
- 3.5 In 2012 planning permission was granted for the erection of a two storey rear extension and a change of use of the ground floor from a shop into a self-contained flat. This has been implemented. Ref. CR/2012/0292/FUL.
- 3.6 In 2015 planning permission was granted for the erection of a new electricity sub-station on the site of 45 lfield road. Ref CR/2015/0639/FUL.

PLANNING POLICY:-

The National Planning Policy Framework (2012):

- 4.1 The National Planning Policy Framework (NPPF) was published in March 2012 and introduced the presumption in favour of sustainable development in approving developments that accord with the development plan without delay or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts or it would be contrary to the policies in the NPPF.
- 4.2 Part 2 seeks to ensure the vitality of Town Centres.
- 4.3 Part 6 applies specifically to delivering homes and seeks to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development and are to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 4.4 Part 7 emphasises the importance of good design to achieve high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes. Design codes can be used to achieve high quality outcomes, and decisions should promote and reinforce local distinctiveness without imposing forms, styles or particular tastes on development.
- 4.5 Part 12 seeks to conserve and enhance the historic environment including assessing the impact on the heritage asset including its setting.

The Crawley Borough Local Plan (2015-2030)

- 4.6 The plan was adopted 15th December 2015.
- 4.7 Policy SD1 states that there will be a presumption in favour of sustainable development
- 4.8 Policy CH2 'Principles of Good Urban Design' seeks to assist in the creation, retention or enhancement of successful places in Crawley. In particular it seeks to reinforce locally distinctive patterns of development, create continuous frontages onto streets, create public spaces and routes that are attractive whilst integrating land uses and transport networks.
- 4.9 Policy CH3 'Normal Requirements of All New Development' states that all proposals should be based on a thorough understanding of the significance and distinctiveness of the site, is of a high

quality in terms of its design, is sympathetic to its surroundings, provides a good standard for of amenity for future occupants, retains trees which contribute positively to the area, meets its own operational requirement and demonstrates that it addresses the principles included within both 'Secure by Design' and 'Building for Life' criteria.

- 4.10 Policy CH5 'Standards for All New Dwellings' requires development to accord with the nationally described internal space standards.
- 4.11 Policy CH12 relates to Heritage Assets and requires the setting of the heritage assets to be considered in the determination of any application to ensure the impact is acceptable. This would include conservation areas.
- 4.12 Policy EC6 Deals with development sites within the Town Centre boundary and requires them to promote town centre vitality and viability in a sustainable location through mixed use schemes that meet housing and economic needs.
- 4.13 Policy H1 Housing provision states that all reasonable opportunities for provided housing will be considered including brownfield sites, surplus green space, town centre living and opportunities on the edge of Crawley where these are consistent with the other policies and proposals in the Local Plan,
- 4.14 Policy H2 recognises the site as key deliverable housing site for a mixed use of the site with priority for up to 218 dwellings.
- 4.15 Policy H3 states that all housing development should provide a mix of dwelling types whilst policy H4 requires 40% affordable housing from all residential development of 11 dwellings or more.
- 4.16 Policy IN3 seeks to concentrate development in locations where sustainable travel patterns can be achieved through the use of the existing transport network.
- 4.17 Policy IN4 'Car and Cycle Parking Standards' states that the appropriate amount of car and cycle parking to meet the needs of a development is assessed against the Council's car and cycle parking standards.
- 4.18 Policy EC5 defines the primary shopping area and recognises this site as a Key Housing Site.
- 4.19 Policy ENV5 requires development to make provision for open space and recreational facilities.
- 4.20 Policy ENV6 requires all development to demonstrate how it will meet sustainability objectives both in its design and construction processes and ENV7 encourages the delivery of district energy networks and associated infrastructure.
- 4.21 Policy ENV9 requires development to minimise its impact on water resources and promote water efficiency.
- 4.22 Policy ENV10 deals with pollution management and land contamination.

Other Material Considerations:

- 4.23 Detailed design advice is provided in the Councils adopted Supplementary Planning Guidance/ Documents including SPG Note 3 'Standards for new housing development', SPG Note 4 'Standards for Private Open Space' and SPG Note 6 'Trees'. Supplementary Planning Document 'Planning Obligations and S106 Agreements' sets out the nature and extent of planning obligations and also includes the adopted parking standards.
- 4.24 The Town Centre SPD recognises this site as an opportunity area that should create landmark gateway to the town, whilst being integrated with the adjoining neighbourhood and conservation area. This includes preserving and enhancing the St Peters Conservation Area, stepping up the building scale from the Conservation Area to create a local landmark, create a sense of enclosure

without being overbearing, provide space for landscaping and provide active frontages, reduce the number of vehicular access points and provide parking and service areas under amenity space decking.

PLANNING CONSIDERATIONS:-

- 5.1 This application seeks approved of the reserved matters comprising the appearance and landscaping of the development. The principle of the development, including the general massing, numbers of units and uses within the building have already been considered and were approved when outline planning permission was granted.
- 5.2 The determining issues are therefore:
- The impact on the street scene, visual amenity and the character of the area including the impact upon the setting of St Peter's Conservation Area;
 - The impact on neighbouring occupiers amenities;
 - The impact on the highway;
 - The acceptability of the accommodation for future occupiers;
 - Sustainability measures;
 - Landscaping;
 - Affordable Housing.
 - Localism, Growth and Economic Considerations

The impact on the street scene, visual amenity and the character of the area including the impact upon the setting of St Peter's Conservation Area;

- 5.3 The principle of the siting, layout and general massing of the development has been accepted with the granting of the outline planning permission. The overall massing of the building remains unchanged with the building rising from 2 storeys in height at its western ends to 7 storeys in height at its eastern end adjacent to the roundabout junction. Notwithstanding the layout has resulted in a change to the points at which the storeys changes in height, this has resulted in the taller parts of the building being located further from the western boundary with St Peter's Conservation Area, whilst maintaining the permitted stepped appearance of the building. The overall scale and massing of the building is therefore in accordance with the outline permission.
- 5.4 Conceptually the building would appear as a number of projecting full height bays, finished in either brick or render. The bays would be at arranged different angles, creating projecting returns and adding interest to the building. Finished with a flat roof behind a parapet, the bays would be punctuated by relatively regular patterns of windows and balconies. The design has also been altered during the consideration of the application with the brick work now being limited to the ground floor storey, (compared to initial drawings showing elements of it over two storeys), and the grey brick originally proposed now replaced by a red brick. Concern regarding the potential appearance of the windows, with particular regard to the colour panels, can be controlled through the use of conditions to require further details of the colours and framing.
- 5.5 The design rises to its highest point facing roundabout to the east, and it is considered that this would form a local landmark at this location. The use of a red brick and render as the main materials for the elevations would be in keeping with the main material for the buildings within the adjacent Conservation Area whilst the modern design would be acceptable. It is therefore considered that the proposal would accord with the requirements of the Town Centre SPD and there would not be harm to the setting of the adjacent St Johns Conservation Area, visual amenity, the street scene or the character of the area.

The impact on neighbouring occupiers' amenities;

- 5.6 The development maintains the basic layout and massing of the outline permission, whilst the proposal would result in the greater massing of the building being sited towards the east end of the site away from the neighbours most affected by the development backing onto the site from St

Johns Road. The impact of the siting and massing of the building is therefore considered acceptable.

- 5.7 Notwithstanding balconies are proposed to face the amenity space within the centre of the site, with unit 1.14 being approximately 9m from the boundary with 47 Ifield Road and the balcony for unit 5.5 proposed to be 10m from the rear of the gardens of the closest house in St Johns Road to the west. It is therefore recommended that the balconies to these units should be provided with privacy screens to the west to prevent overlooking. Other balconies are either a significantly greater distance away or would be afforded some screening from these neighbouring occupiers by the resultant building.
- 5.8 The closest other windows at 1st floor level that could overlook the neighbours gardens would be in unit 5.5 and would be at least 15m away from the boundary. There would be 3 windows in the 1st floor units 5.12 and 5.13 facing west that, could potentially overlook neighbouring properties. They are however secondary windows and can therefore be required by condition to be obscure glazed and fixed shut to prevent harmful a loss of privacy.
- 5.9 The boundary with the houses in St Johns Road has not been defined and some screening would be required to prevent overlooking from the central amenity area. A condition requiring further details of fencing and other boundaries around is expedient. Furthermore, existing trees in neighbours gardens are shown retained and the landscaping proposed would also mature over time and provide neighbours with additional limited screening of the building.
- 5.10 Balconies to the elevations facing West Green Drive and Ifield Road would be onto busy public roads, and given that the front of neighbours houses are already viewed from these busy thoroughfares, it is not considered there would be harmful overlooking of existing occupied buildings or those being erected on the former Fairfield House site to the north.
- 5.11 Concern from the neighbouring occupier in no.47 Ifield Road regarding the health impact of the electricity sub-station adjacent to her property has already been considered and permitted by this committee in 2015 under application CR/2015/0639/FUL. It is not considered that this element of the development would harm neighbouring occupiers.

The impact on the highway:

- 5.12 Initial issues regarding the suitability of the locations of the access points for service vehicles to attend the building have been mitigated by the applicant revising the layout of the proposal and providing an extended layby on West Green Drive. West Sussex County Council as the highway authority and the Council's own refuse and recycling team have therefore confirmed that there are now no objections to the development in this regard. As there are a number of existing conditions on the outline permission relating to the developer undertaking alterations to the road, access and laybys, and there is also a requirement for a Travel Plan to be operated, there is no requirement for additional conditions as regards highways issues.
- 5.13 In terms of parking, 181 spaces are proposed for 216 units, which equates to 0.83 spaces per flat, although if the link to the neighbourhood CHP is enacted the number of spaces would again be reduced back down to 178. The initial parking provided would therefore be slightly higher than the 178 spaces for 218 flats permitted in the outline planning permission. The Councils adopted standard for this site would be for a maximum of 1 space per 1 or 2 bed units provided and the development would still accord with this requirement.
- 5.14 The site is in a highly sustainable location being identified in the adopted Crawley Local Plan as being within the Town Centre and there is therefore easy access to both the town centre facilities and public transport. There is also a multi-storey car-park available opposite the site on the north side of West Green Drive available for parking and the roads in the nearby area are subject to parking controls. Notwithstanding the NPPF 2012 and Ministerial Statement removed a requirement for maximum parking standards it is considered that the parking provision for the number of 1 and 2 bedroom flats proposed is acceptable. A condition to ensure the cycle parking is provided and retained is however recommended.

The acceptability of the accommodation for future occupiers:

- 5.15 All of the flats proposed would meet the National Space Standards for dwellings of their size, and all habitable rooms would have a suitable outlook. A shared and secured outdoor amenity area would be provided and many of the flats would also have balconies. The bin storage areas are acceptable and 228 cycle spaces would be provided. It is therefore considered that the development would provide an acceptable level of accommodation for future occupiers.

Sustainability measures:

- 5.16 The proposal includes a substantial array of photovoltaics on the roof. The developer has also revised the proposal to show that the building could be retrofitted for any potential neighbourhood combined heat and power (CHP) network that maybe provided in this area in the future. The applicant is however proposing all electric power and heating to each individual flat. This has been considered by the Councils Environment Team and it has commented that the use of all electric power and heating would not be highly energy efficient. The applicant has supplied additional information regard the relative estimated costs of different forms of heating that could be accommodated within the building, but as a communal or wet heating system (that would be more energy efficient) is not being provided for the development, the lack of pipes and internal infrastructure for this forms of heating would make retrofitting such a system to all flats in the future a challenging and costly exercise in the future, that would cause disruption for future occupiers and therefore be less likely to be undertaken.
- 5.17 Whilst it is therefore disappointing that the applicant has not done more to make this building more sustainable in terms of its energy use; it is noted that the outline planning permission was originally granted in 2010 (with a judicial challenge extending the time for implementation until 2014), and subsequently renewed for a further 3 years 2014, and that these permissions were determined prior to the formulation of the sustainability requirements in the newly adopted Local Plan. Neither previous outline permissions required specific sustainability measures to be provided by the applicant, however the applicant has now shown that the building could be retrofitted for a neighbourhood CHP network if it was to be provided in the future and photovoltaics would be provided on the roof. On this basis it is considered that the measures taken are adequate given the planning history of this site.

Landscaping

- 5.18 A comprehensive landscaping plan has been provided indicating hard and soft landscaping around the site. Low level soft landscaping is proposed along the north edge of the site adjacent to West Green Drive, widening at the roundabout junction and then again reducing in depth along Ifield Road to the south. Proposals also include planting and hard surfaces within the amenity area, and trees and shrubs along the boundary with the houses in St Johns Road to the west.
- 5.19 The landscaping proposed is considered acceptable for the setting of the building and would be acceptable to define the boundary between the public road space and the private areas for the flats. No objections have been received to the principle of the landscaping from GAL and it is therefore considered that the landscaping proposed would help to enhance the setting of the building, and would protect neighbours and future occupiers' amenities. The landscaping is therefore considered to be acceptable.

Affordable Housing

- 5.20 A total of 86 of the 216 flats to be provided would be affordable units. This equates to 40% of the development. In terms of tenure, 70% of the affordable flats would be for social rent and the remaining 30% are indicated for shared ownership. The size of flats to be provided would be a mix of one and two bedroom units. The proportion of affordable units and the forms of tenure would therefore accord with the requirements of the existing S106 agreement and policy H4 of the adopted Local Plan 2015-2030.

Localism, Growth and Economic Considerations

- 5.21 Part 6 of the Localism Act was enacted on the 16th January 2012. This requires the LPA to have regard to local finance considerations (as far as material to the application) as well as the provision of the Development Plan and any other material considerations. The New Homes Bonus commenced in April 2011, and will match fund the additional council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes, for the following six years. The New Homes Bonus is now a material planning consideration and if permitted the LPA would receive a New Homes Bonus for of the units proposed.
- 5.22 The proposal would also result in economic benefits in terms of the direct boost to the local economy during the construction phase and subsequent benefits from additional dwellings in the locality (residents spending in the local economy and so on). These are all factors that weigh in favour of the development.

Other

- 5.23 There has been no objection to the development on flooding grounds from WSCC as the lead drainage authority, Thames Water, or the Environment Agency. The outline permission already requires the submission of a drainage strategy for the site and on this basis it is not considered there needs to be further consideration of this matter at this time.

CONCLUSIONS:-

- 6.1 Outline planning permission has already been granted and the proposal seeks approval for the remaining reserved matters being the appearance, layout and landscaping of the development. The development would have an acceptable impact upon the highway and neighbours amenities. St Peters Conservation Area would not be adversely affected and the accommodation would be of an acceptable standard for future occupiers. Flooding and drainage would be acceptable and subject to conditions. It is therefore considered that the development is acceptable and that it would accord with National and Local Development Plan Policies.

RECOMMENDATION RE: CR/2015/0763/ARM

APPROVE subject to the following additional conditions:

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
2. The development shall not be occupied unless and until a screening fence or wall has been erected along the western boundary of the site in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority. The boundary fence or wall shall thereafter be retained in accordance with the approved details.
REASON: To ensure the amenities of neighbouring occupiers are protected in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
3. No walls or railings shall be installed between the building and the adjacent roads of West Green Drive, Peglar Way and Ifield Road until details of, and their siting and design have been submitted to and been approved in writing by the Local planning Authority. The walls and railings shall thereafter be installed in accordance with the approved details.
REASON: To protect the visual amenities of the area in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The windows on the west elevation facing St Johns Road serving the flats identified as units 5.13 and 5.12 shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening.
REASON: To protect the amenities and privacy of the adjoining property, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

5. Prior to the occupation of units identified as 5.12 and 1.14, privacy screens for the west facing sides of their respective balconies shall be installed in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the amenities of neighbouring occupiers are protected in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. The areas shown on the Proposed Basement Plan Drawing No. 14646PA-SK003.1 rev. P2, the Proposed Ground Floor Plan Drawing No. 14646PA-SK003.2 Rev. P2, indicated for future CHP Plant, and the comparable areas of the floors above the ground floor, shall be kept available within the building in addition to their permitted function for the delivery of a future Combined Heat and Power system.
REASON: To enable the building to achieve a future level of sustainability and energy efficiency in accordance with policy ENV7 of the Crawley Borough Local Plan 2015-2030.
7. The building shall not be occupied until the photovoltaics have been installed on the roofs in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure a sustainable development is provided in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030.
8. The external windows and associated colour panels shall not be installed until the applicant has received the approval in writing from the Local Planning Authority of detailed joinery drawings of the frames at a scale of no less than 1:10, and their finished materials and colours. The windows and colour panels shall thereafter only be installed in accordance with the approved details.
REASON: To ensure a building of quality in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
9. The balconies shall not be installed until the applicant has received the approval in writing from the Local Planning Authority of submitted detailed drawings of the balconies at a scale of no less than 1:10, and their finished materials. The balconies shall thereafter only be installed in accordance with the approved details.
REASON: To ensure a building of quality in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
10. The refuse storage areas indicated on the Proposed Floor Plans Ground Floor drawing no 4688 3 41 rev F shall be provided prior to the occupation of the building and thereafter be retained for this purpose.
REASON: To ensure the operational requirements of the site can be met in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
11. The development shall be undertaken in accordance with the Ecological Constraints Survey provided by WYG Planning and Environment, dated 14th October 2015 with bird and bat boxes to be provided prior to the first occupation of the development in accordance with details that have been first submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the ecological enhancement of the site in accordance with policy ENV2 of the Crawley Borough Local Plan 2015-2030.

NPPF Statement

1. In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:
 - Providing advice in a timely and manner through pre-application discussions and correspondence.
 - Liaising with consultees, respondents, the applicant and the agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
 - Seeking amended plans and additional information to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



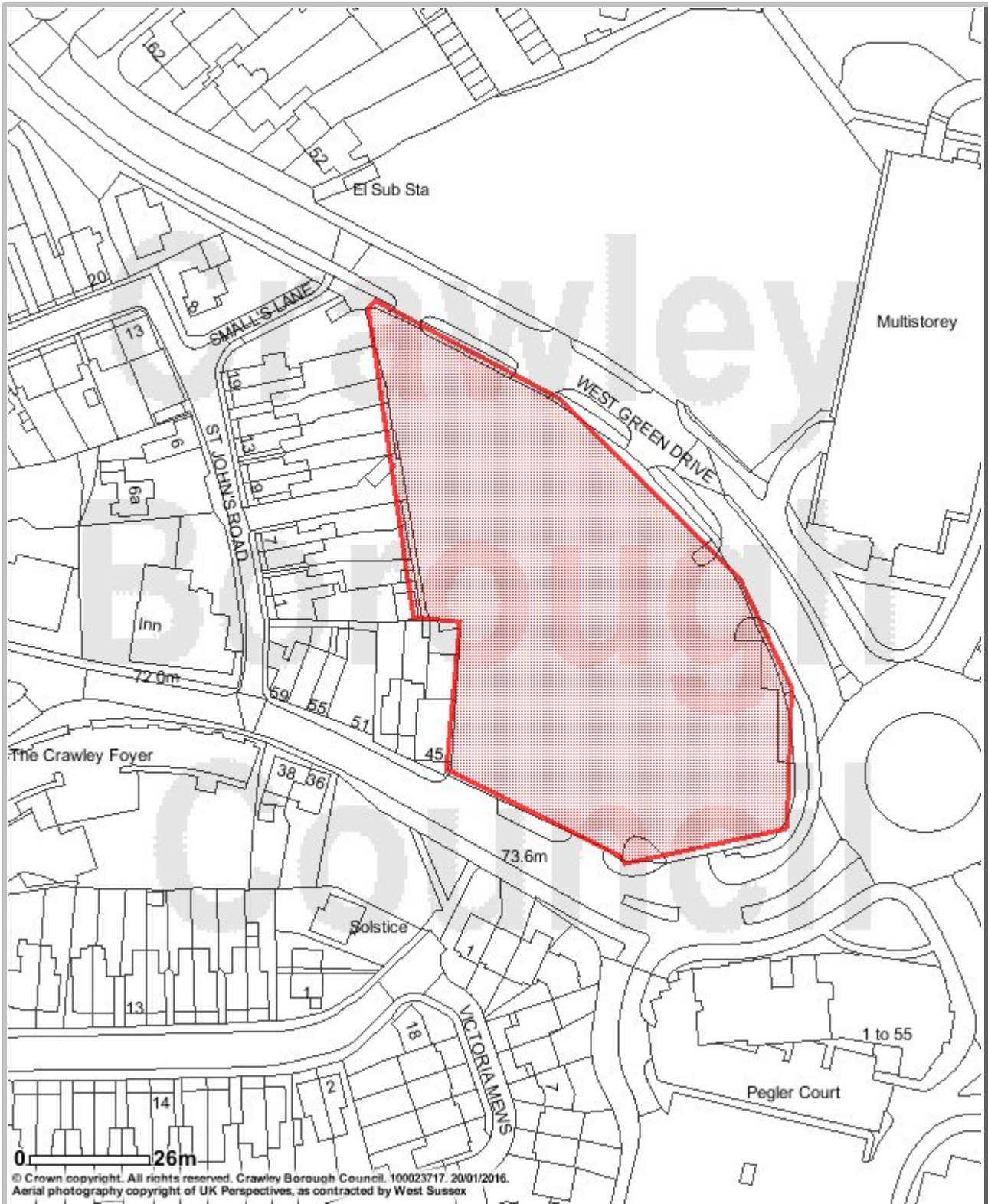
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CR/2015/0763/ARM

Date 14 January 2016

Approx. Scale 1:1,250

27 - 45 IFIELD ROAD, WEST GREEN, CRAWLEY



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HYBRID PLANNING APPLICATION

REFERENCE NUMBER CR/2015/0821/CON

CONSULTATION FROM MID SUSSEX DISTRICT COUNCIL FOR THE PHASED DEVELOPMENT OF APPROX 600 DWELLINGS (USE CLASS C3), (INCLUDING AFFORDABLE HOUSING), 48 BED CARE FACILITY (USE CLASS C2), COMMUNITY BUILDING (USE CLASS D1), CAFE (USE CLASS A3) AND RETAIL (USE CLASS A1) UP TO 1 FORM-ENTRY PRIMARY SCHOOL (USE CLASS D1), HARD/SOFT LANDSCAPING INCLUDING A NOISE BUND/FENCE, INFRASTRUCTURE PROVISION, CREATION OF ACCESSES AND CAR PARKING. THE APPLICATION INCLUDES DEMOLITION OF 2 DWELLING HOUSES, ANCILLARY AGRICULTURAL BUILDINGS, REMOVAL OF WASTE WATER FACILITY AND STOPPING UP EXISTING VEHICULAR ACCESS (POST CONSTRUCTION). (DM/15/4711)

REFERENCE NUMBER CR/2015/0811/CON

CONSULTATION FROM MID SUSSEX DISTRICT COUNCIL FOR DEVELOPMENT OF 156 DWELLINGS (C3), CARE FACILITY (C2), SHOP (A1), CAFE (A3), AND COMMUNITY BUILDING (D1) AT LAND EAST OF BRIGHTON ROAD, PEASE POTTAGE (DM/15/4706)

LOCATION: LAND EAST OF BRIGHTON ROAD, PEASE POTTAGE, WEST SUSSEX

TARGET DECISION DATE: 21 December 2015

CASE OFFICER: Mrs J. McPherson

APPLICANTS NAME: Mid Sussex District Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

The documents as displayed on the MSDC Website (based on the information available prior to 20/1/2016 when this report was prepared).

BACKGROUND AND PUBLICITY:-

- 0.1 Crawley Borough Council (CBC) as an adjoining authority and statutory consultee have been consulted on this application.
- 0.2 The consultations were published on the CBC weekly planning list and statutory planning register.
- 0.3 No internal consultees were required to be consulted on this application however, the report has been prepared in close liaison with the forward planning team.
- 0.4 The necessary publicity (neighbours and statutory consultees) has been carried out by MSDC. There were no neighbours within the CBC boundary consulted on this application.
- 0.5 No representations have been received directly by CBC about this application – all comments will have been made to MSDC as the determining planning authority.
- 0.6 This application is submitted as a hybrid planning application (part outline and part detailed). Crawley Borough Council has received 2 separate consultation letters from MSDC relating to different elements

which were registered separately CR/2015/0811/CON concerning the detailed design of 156 dwellings, care facility etc) and CR/2015/0821/CON for the principle in outline of 600 dwellings and associated infrastructure as set out above. This report has been prepared considering the application as a whole.

REASON FOR REPORTING TO COMMITTEE:-

Request of Councillors

THE APPLICATION SITE:-

- 1.1 The application site is 45 hectares of predominantly agricultural land and woodland located east of the M23 and east of Pease Pottage. Other uses within the site include two dwellings and a waste composting facility (in northwest corner). The site is bounded by the M23 to the northwest, the M23 Junction 11 southbound slip road/ Brighton road/ motorway service area to the west, Parish Lane to the south and woodland / Tilgate Plantation to the northeast and east. The site is adjacent to the Crawley Borough Boundary along its northwest edge.
- 1.2 The site is located within the High Weald Area of Outstanding Natural Beauty (AONB) and an area of Ancient Woodland abuts the northeast and eastern boundaries. Some of the site amounting to around 30.5 ha is identified as Grade 2 and Grade 3a agricultural land. The site appears relatively flat and open in the southwest corner and levels fall from this highest /flattest part of the site dropping down towards the east and north corners. Along the southern boundary where the land is highest there is a thinly treed boundary while the site is better contained and wooded to the east and north.
- 1.3 Formal access and vehicular access onto the site is from the west, no rights of way cross the site. The site is not within a flood zone however due to levels the land does drain towards Crawley Borough and into watercourses feeding Tilgate Park.

THE PROPOSED DEVELOPMENT:-

- 2.1 The proposal is a hybrid planning application.
- 2.2 Permission is sought in outline for the phased development of residential units, care home facility, community building, café, retail, up to 1 form entry primary school, hard/soft landscaping including a noise bund/fence, infrastructure provision, creation of accesses and car parking. The applicants state that approval sought is for the principle of a residential-led mixed use development of approximately 600 dwellings (the supporting Environmental Statement assumes up to 620 units) along with the provision of 19.11 ha of accessible open space within the layout. 30% of the housing would be affordable of which this is proposed a 50/50 split between shared ownership and rented. The only detailed matter sought relates to access which is proposed from a new roundabout on Brighton Road with a secondary access provided onto Parish Lane. The existing site access (serving the composing site) is proposed to be stopped up post construction.
- 2.3 The outline part of the application is accompanied by a number of parameter plans which are proposed to be agreed as a basis on which the remaining part of the development would come forward subject to further reserved matter applications. These plans provide an indication on the development layout including access and movement, building heights, land uses and green infrastructure. The indicative plans show residential layout laid out around centrally within the site served by a central loop road. The centre of the development would contain a 'village green', while further substantial areas of open space would be provided in the northern and south east areas of the site. A school site is proposed in the northwest corner with the hospice and community hub located in south west portion of the development. Drainage swales are provided within landscaped areas towards the north, south and east boundaries of the site.
- 2.4 Detailed permission is sought for Phase 1 comprising 156 dwellings, care facility (for St Catherine's Hospice), shop, café and community building to be located in the southwest part of the site. The development is orientated facing road frontages within the layout with parking typically provided to the front or side of dwellings. A high proportion of the phase is proposed to comprise single and 2 storey buildings, the dwelling mix is 116 houses and 40 apartments. 48 units are proposed to be affordable of which 31 are flats and 17 are houses.

- 2.5 The development would be served off a new roundabout created opposite the service station access, the hospice and community hub would be accessible directly from the new access road further east within the site, these facilities would face onto the 'village green'.

PLANNING HISTORY:-

- 3.1 CBC is not aware of any relevant planning history for this site however, a chronology of the background to this planning application is considered relevant in respect to the wider planning comments set out later in this report.
- 3.2 On the 30th September 2015 CBC was first made aware of this proposal when contacted by the applicant's agent as part of pre-application consultation.
- 3.3 On 15th October 2015 a meeting was held between officers at CBC and MSDC to discuss the emerging proposals and informal advice was exchanged on the constraints and opportunities of the site.
- 3.4 On the 30th October 2015 MSDC advised CBC that the application site is to be introduced into its emerging Local Plan as an allocation for 600 dwellings. The formal consultation period on the Pre-submission Draft Mid Sussex District Plan ran from 19th November 2015 to 15th January 2016. CBC has responded to this consultation in detail supporting in principle planned, neighbourhood scale, sustainable extensions to Crawley but raising a number of detailed concerns in relation to the allocation of this site in respect of:
- Crawley's unmet need: timing and location of strategic development;
 - infrastructure capacity and constraints;
 - site boundary & extent of allocation;
 - density, housing mix & housing need; and,
 - requesting involvement in the strategic planning and development processes formerly and informally to resolve cross boundary issues and implications arising from this proposed allocation.
- 3.5 On 27th November 2015 CBC received consultation notification on detailed part of hybrid application for 156 dwellings etc. (CR/2015/0811/CON) followed on 30th November 2015 by consultation notification on the outline part of hybrid application (CR/2015/0821/CON). It is this proposed response which is set out in this report.

PLANNING POLICY:-

NPPF

- 4.1 The NPPF confirms (para.17) that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made to respond positively to wider opportunities for growth. This is supported by paragraph 49 which confirms that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 4.2 Section 7 supports good design including the impact on neighbouring buildings and the local area more generally, the promotion of local distinctiveness and ensuring connections between people and places and the integration of new development into the natural, built and historic environment. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 4.3 Paragraph 32 requires decisions to take into account: if opportunities for sustainable transport modes have been taken up, ensuring safe and suitable access for all people; and if improvement to the highway network can be provided that effectively limit the significant impacts of a development it should only be prevented where the residual cumulative impacts are severe.

- 4.4 Paragraph 115 advises that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. Para 116 states:
“Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:
- *The need for the development, in terms of any national considerations, and the impact of permitting it, or refusing it on the local economy;*
 - *The cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
 - *Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”.*
- 4.5 The overarching presumption in favour of sustainable development at the heart of NPPF for plan-making and decision taking is set out in paragraph 14. Within this paragraph footnote 9 states that this presumption does not apply to proposals within an AONB as this is a specific designation within the framework where development should be restricted.

Gatwick Diamond Local Strategic Statement

- 4.6 The Gatwick Diamond Local Strategic Statement commits the Gatwick Diamond Authorities to addressing housing needs whilst retaining the individual character of towns and villages and providing a sustainable environment for local communities to live and work in.

Duty to Cooperate

- 4.7 Under the current arrangements for seeking to meet the Duty to Cooperate, Crawley Borough Council along with Horsham District Council and Mid Sussex District Council have signed a Joint Position Statement, which reaches agreement across the northern West Sussex Housing Market Area to seek to meet the housing needs as a whole, taking into account local constraints, local aspirations and the need for sustainable development (Northern West Sussex Authorities Position Statement, Revised March 2015).
- 4.8 In addition, both local authorities have also signed a Memorandum of Understanding and Local Strategic Statement as part of the Gatwick Diamond Authorities (2012). This commits the Local Planning Authorities to work together on strategic planning and development issues and provide a broad but consistent strategic direction for the Gatwick Diamond area on planning and economic issues which cross local authority boundaries.

The Development Plan

- 4.9 The relevant development plan is the Mid Sussex Local Plan 2004 (MSLP). Within this document the site is designated as countryside, strategic gap and is within an Area of Outstanding Natural Beauty. The application is therefore a departure from the adopted Development Plan.
- 4.10 Mid Sussex are currently preparing a new local plan and have reached pre-submission stage. As set out in paragraph 3.3 above, this site has recently been included in the ‘Mid Sussex 2014-2031 Focussed Amendments to the Pre-Submission Mid Sussex District Plan’ as an allocated housing site for approximately 600 dwellings with around 150 to be delivered in the 1st 5 year plan period (proposed policy DP9A).

The Crawley Borough Local Plan 2015-2030 (CBLP)

- 4.11 The plan was adopted on 15th December 2015. It states that the housing need for the Borough within the plan period amounts to 10,125 dwellings (annualised average of 675 dpa) but has identified an actual supply-led capacity of 5,100 dwellings (within the Borough boundary) over the plan period (approximately half of the Borough’s needs). The plan therefore commits CBC to working with neighbouring authorities in exploring opportunities and resolving the known infrastructure capacity and environmental constraints in order to meet the remaining unmet need of approximately 5,000 dwellings in sustainable locations including potential urban extensions to Crawley (policy H1).

- 4.12 In respect of Crawley's housing supply, the Housing Trajectory confirms that the housing need for the Borough can be met in the short term (5 years) from existing commitments within the town and around its boundaries from sites including Kilnwood Vale, land at Rusper Road and west of Copthorne (a total of in excess of 3,000 dwellings) however, there is a significant decline in sites with development potential identified beyond 2024/25.

PLANNING CONSIDERATIONS:-

- 5.1 Crawley Borough Council has been consulted on this application as a **statutory consultee** and therefore the comments are limited to those issues and impacts which may affect Crawley Borough. The policies in CBC's local plan are not a material consideration which is why they are not set out in detail in the preceding section of this report.
- 5.2 The relevant issues in this case are considered to be:
- Impact of the development on the Area of Outstanding Natural Beauty and whether this is justified.
 - Impact on infrastructure 'at Crawley'
 - The visual impact of the development on Crawley and its surroundings,
 - Size, connectivity and sustainability of the development,
 - Density housing mix and housing need.

Impact of the development on AONB and whether this is justified

- 5.3 The site lies outside the built up area boundaries for both Crawley and Pease Pottage and all the land designated within the High Weald Area of Outstanding Natural Beauty. The application is 'major' development and therefore the requirements of paragraphs 115 and 116 of the NPPF are considered highly relevant (see paragraph 4.4).
- 5.4 The applicant justifies inclusion of this site on the basis that there is housing need within Mid Sussex and 'at Crawley' and the fact that the site it is now recently allocated for housing in the emerging MSLP. It is considered that there is little evidence with the application to justify the 'exceptional circumstances' for allocating this site over and above alternative sites 'at Crawley' or for selection of this site over the less sensitive locations outside of the AONB. It is therefore considered that the tests required by paragraph 115 and 116 of the NPPF have not been demonstrated.
- 5.5 In the absence of the evidence and any 'exceptional circumstances', it is not considered that this site should come forward for planning permission at this stage and at least not until the evidence for the site's allocation has been fully scrutinised through the Local Plan examination process when the wider housing supply situation for Mid Sussex District is comprehensively considered by an Inspector. It is considered that the loss a designated site in advance of such scrutiny by an Inspector could result in damage to the plan making process, as this application is clearly a significant departure from the current development plan (MSLP 2004) and a significant erosion into the High Weald AONB.
- 5.6 The application is therefore premature based on the lack of scrutiny of this proposed allocation in the emerging local plan and fails to meet the test of the NPPF for release of 'designated land'. Furthermore, notwithstanding this fundamental consideration and if MSDC are minded to release the site for residential development, CBC wish to raise the following concerns with the current application as proposed as set out below.

Impact on infrastructure (at Crawley)

- 5.7 The development while located wholly within Mid Sussex, would be adjacent to the boundary with Crawley Borough. It is accepted that the delivery of homes in new neighbourhoods in close proximity to Crawley is considered an appropriate way to meet the needs of emerging households (para 4.10 refers) within the Borough and delivery is underway at both Kilnwood Vale and Forge Wood.
- 5.8 The supporting evidence to the CBLP has indicated other potential urban extensions to Crawley to the east or west of the borough boundary could be possible although development beyond that already planned requires further joint working to understand if this form of development would constitute the most sustainable housing development locations in the context of the wider housing

market/travel to work area and whether environmental/ infrastructure constraints can be resolved. CBC favour urban extensions as an appropriate option for meeting its housing need but due to known infrastructure constraints and capacity levels from the development already planned, these issues are key considerations which must be addressed before any further substantial housing allocations are accepted 'at Crawley'.

- 5.9 While the application proposed is not of a 'neighbourhood scale' there is particular concern about the cumulative impacts of smaller scale residential development and the resultant burden on Crawley's infrastructure. It is considered that all residential commitments should be properly integrated into Crawley and should be delivered in line with the neighbourhood principle.
- 5.10 As part of the preparation and examination of the now adopted CBLP infrastructure capacity was considered and current positions established with service providers. These studies highlighted significant constraints with waste water treatment, the strategic highway network, local highways, secondary education, health provision and implications in relation to flooding and drainage.
- Waste water - the existing planned developments are expected to exceed the capacity by 2026 and this will be sooner if more dwellings are completed. There is therefore no capacity for further residential development at the scale proposed by this application.
 - Strategic Highway network - it is known that Highways England have concerns about the capacity of the M23 at junctions 9, 10 and 11. The highway modelling done to support the CBLP has been subject to considerable scrutiny and it should be noted that this modelling work was based on lower planned housing levels in Mid Sussex and Horsham Districts than is now proposed by either authority. The current application only considers the immediate impact at junction 11 and not the wider cumulative impact of this development and others on the motorway.
 - Local Highway network – It is considered that the application does not consider the cumulative impacts of development on wider road network in and around Crawley. At the time of preparing this report WSCC (as the local highway authority) had yet to provide comments on this application however, it is considered that the information provided has failed to factor in all the housing commitments in and 'at Crawley', the new allocations north of Horsham and their timing, delivery and impacts on the road network. The application therefore fails to consider adequately the impact on the highway network and local road infrastructure, all additional highway impacts must be modelled and fully taken into consideration
 - Education – schools in Crawley are at 93% capacity currently and with the existing housing commitments it is likely a further secondary school will be needed in plan period (potentially outside borough boundary due to land constraints). It is unclear how future residents at this development would be provided for as the nearest Mid Sussex catchment school (Warden Park) is considerably further away than Crawley Schools. There needs to be further coordination and understanding of approach to education provision in advance any further housing permissions.
 - Health – the application fails to address health provision for the future population in terms of GP provision. The nearest GP practice is in Broadfield and there is little connectivity for future occupants to access this service other than by car unless a bus route is extended (although this does not appear a firm proposal by the applicants). The application fails to address how the health needs of future occupants would be provided for.
 - Flooding / drainage – The Environment Agency have confirmed in correspondence provided to CBC as part of its 'at Crawley options' and specifically in relation to the Pease Pottage application site that any increased runoff from development of the site would increase the risk of flooding in Crawley. It is therefore essential that drainage proposals ensure that run off no greater than greenfield rate should be achieved and that the developer would need to fund or make a significant contribution to any flood alleviation works required as part of the proposal. The drainage strategy appears to acknowledge the flood risk for Crawley however, if the development is permitted it is considered that CBC would wish to see further controls to ensure robust drainage measures to ensure no increased flood risk to properties within its boundaries.

- 5.11 In conclusion, significant infrastructure capacity constraints exist which have a detrimental impact on the environment and infrastructure within Crawley, the application has not adequately addressed these. It is considered these must be resolved via joint working and in the absence of such discussions and satisfactory resolution of the issues, determination of the application is harmful and premature.

Visual impact of the development on Crawley and surroundings

- 5.12 The application site is located on the western edge of the AONB and on the eastern side of the M23 where there is very limited development currently in this location other than a handful of isolated properties with the dominant feature being the service station to the west of the site. The siting of residential development in this location would increase the perception of coalescence of settlements between application site, Pease Pottage and Crawley beyond the current defined urban limits representing an encroachment of development across to the rural eastern side of the motorway in the most sensitive landscape location.
- 5.13 It is unclear what the visual impact of the development take from the motorway with the proposed noise bund / fence and whether this has the perception of increasing the impact of suburban development when viewed from the M23 or further north however, the key concern is the impact of the development from the Brighton Road and views into the development from the south, this area is part of the rural edge and approach into Crawley from Brighton Road and Pease Pottage. There is currently no defensible landscape boundary on the southernmost edge of the site, and although this outline application seeks to address this issue through the provision of an enhanced landscaped area along this boundary, the proposal would still lead to a visually intrusive isolated development with an incremental urbanising influence on the landscape.
- 5.14 The landscape character of this location is considered important as an approach between settlements, by the AONB designation and visually sensitive (acknowledged by the applicants in proposing limited building heights across the site to mitigate the visual impact). The building height mitigation and heavy planting proposed for the southern boundary is considered inadequate to mitigate the visual harm from the development and would suggest this site is not best suited for housing, as there is little established landscaping along the boundary with Parish Lane. There is concern that in the absence of a defensible landscaped boundary, the land to the south is potentially vulnerable to further incremental development as this is within the control of the applicants.

Size, connectivity and sustainability of the development

- 5.15 The application site while located adjacent to Crawley Borough, does not directly adjoin the residential areas of the town or the nearest settlement at Pease Pottage as it is separated by the M23 /A23 and A264 which pose a major physical barrier to public rights of way and linkages to form a cohesive and integrated form of development. The proposed development due to its physical isolation and the lack of integration proposed with adjoining settlements would be tantamount to an isolated housing estate.
- 5.16 Historically Crawley Borough has developed using a New Town principles of building complete “neighbourhoods” to fulfil housing needs. Neighbourhoods have their own distinct character and are capable of providing services, facilities, and transport networks that will meet the needs of their future residents. The application proposal would comprise an ad-hoc development of only 600 dwellings that would not be integrated in an acceptable way to the nearby settlements (Pease Pottage or Crawley) due to its relatively isolated location and poor linkages (public transport, cycle and pedestrian) and cannot on its own provide sufficient numbers of dwellings to produce a viable sustainable neighbourhood. The indicative layout shows that other than the roads access to the west, other footway and cycle linkages are limited to within the site showing poor connectivity into Crawley and to the countryside beyond for cyclists and pedestrians.
- 5.17 It is not considered that the application has addressed public transport linkages and the needs of future occupants to access facilities in Crawley. No direct bus routes are proposed to the nearest neighbourhoods centres in Broadfield or Tilgate (where there are a range of services including schools, shops and GP facilities) and the bus service proposed is not of regular frequency (both 271 and 273 running every 2 hours) to access the town centre.

- 5.18 It is considered that due to its size and poor connectivity the application does not represent sustainable development as future residents would rely on a private car to access key services. Similarly visitors to the proposed hospice would also have limited access to public transport options to access this facility.
- 5.19 In terms of the community facilities proposed within the development these are relatively limited comprising a café and small retail unit and up to 1 form entry primary school. It is not considered this would create a sustainable community hub for future occupants.
- 5.20 It is considered that in principle an improved hospice facility is welcomed although this service does not address the local needs of the immediate new occupants of the development (in terms of general GP healthcare) but provides an important service to a much wider community in Sussex and Surrey. As set out in 5.18 above the accessibility of this important facility for staff and visitors via sustainable transport options is a concern given the relatively accessible location of the hospice currently in Southgate close to the town centre.

Density, Housing Mix and housing need

- 5.21 The proposed development is considered an inefficient use of land. The density proposed is very low at around 30 dwellings per hectare (significantly below the 45 dph suggested by Mid Sussex in its emerging Local Plan). The site according to the applicants, has significant areas of open space (5 times requirements) and it is considered there is no justification for this level of overprovision in terms of its benefit to residents or the local community. The low density and inefficient design proposed (which incorporates bungalows) is not considered appropriate to deliver a sustainable and viable community and this low density approach is not considered an efficient use of a precious area of countryside / AONB if released for housing.
- 5.22 Even with the low density and limited building heights proposed, the quantum of development would result in suburbanising development, in a design and form which has no connectivity in design context to nearby settlements.
- 5.23 The housing mix proposed is not considered compatible with Crawley's socio-economic profile and is considered would have limited benefit in meeting housing needs due to the proposed 50/50 tenure split and overall 30% affordable provision. Furthermore, the latter lower density phases with large houses as private market housing types are also not considered appropriate to meet the market demand of Crawley residents.

CONCLUSIONS:-

- 6.1 While in principle CBC through its adopted Local Plan supports further development 'at Crawley' to meet its housing need, this is intended to be delivered as part of further joint working with its neighbouring local authorities to establish the most appropriate location and in order to resolve the significant infrastructure capacity and environmental issues which impact on the town. The timing of this application is premature as these discussions have not taken place, the significant issues are therefore unresolved and it is considered that this application for suburban level, piecemeal residential development of this scale and in this location cannot be supported.
- 6.2 The site is within the High Weald AONB and as 'designated land' there is no presumption in favour of sustainable development. The applicant has not demonstrated any 'exceptional circumstances' and provided no justification for the site to come forward in advance of its proper consideration under the Local Plan Examination process. It is considered that the applicants must demonstrate the 'exceptions test' and should not rely on the recent inclusion of the site allocation in the emerging Local Plan (which is yet to be subject to public scrutiny) as justification for development and therefore as an emerging policy should be afforded little weight. The application is a departure from the adopted Development Plan (MSLP 2004) which remains the starting point for determination of the application as well as being contrary to paragraphs 115 and 116 in the NPPF.
- 6.3 It has been demonstrated through CBC Local Plan evidence (which has been found sound) that there is insufficient infrastructure capacity in Crawley to accommodate further development at locations such as the application site without harm to existing infrastructure provision in Crawley and its environs. The applicants have not demonstrated that the cumulative impacts of this development

along with all other commitments within and 'at Crawley' have been identified, understood and can be appropriately mitigated. Furthermore, Crawley has a sufficient supply of housing on sites 'at Crawley' in the short term (including Kilnwood Vale and west of Cophorne) and it is therefore premature to consider development of this site in the short term.

- 6.4 In terms of visual impact, development of the application site would detract from the setting of Pease Pottage and Crawley and is considered visually harmful resulting in urban sprawl eroding the character of the landscape and AONB. The site is not visually contained within the landscape and the mitigation measures proposed are considered inadequate, in particular in relation to the southern site boundary.
- 6.5 The application is considered to be an unsustainable form of development in terms of its location and size being physically isolated from both Pease Pottage and Crawley and poorly connected to these settlements. The number of dwellings proposed cannot be integrated in an acceptable way to either settlement forming neither a viable neighbourhood nor logical extension to Pease Pottage. Linkages (public transport, pedestrian and cycle routes) to both settlements are poor and future residents would be heavily reliant on the private car to access services.
- 6.6 Finally, the design, layout and low density form of the development is considered to represent an inefficient use of land. The housing mix and house types do not meet Crawley's housing need in terms of unit mix or level / tenure of affordable housing provision.
- 6.7 It is therefore considered that the application which is a departure from the existing MSLP 2004 Development Plan and in conflict with the NPPF should be refused and it is recommended that Crawley Borough Council **OBJECT** to the application for the following reasons:

RECOMMENDATION RE: CR/2015/0811/CON & CR/2015/0821/CON

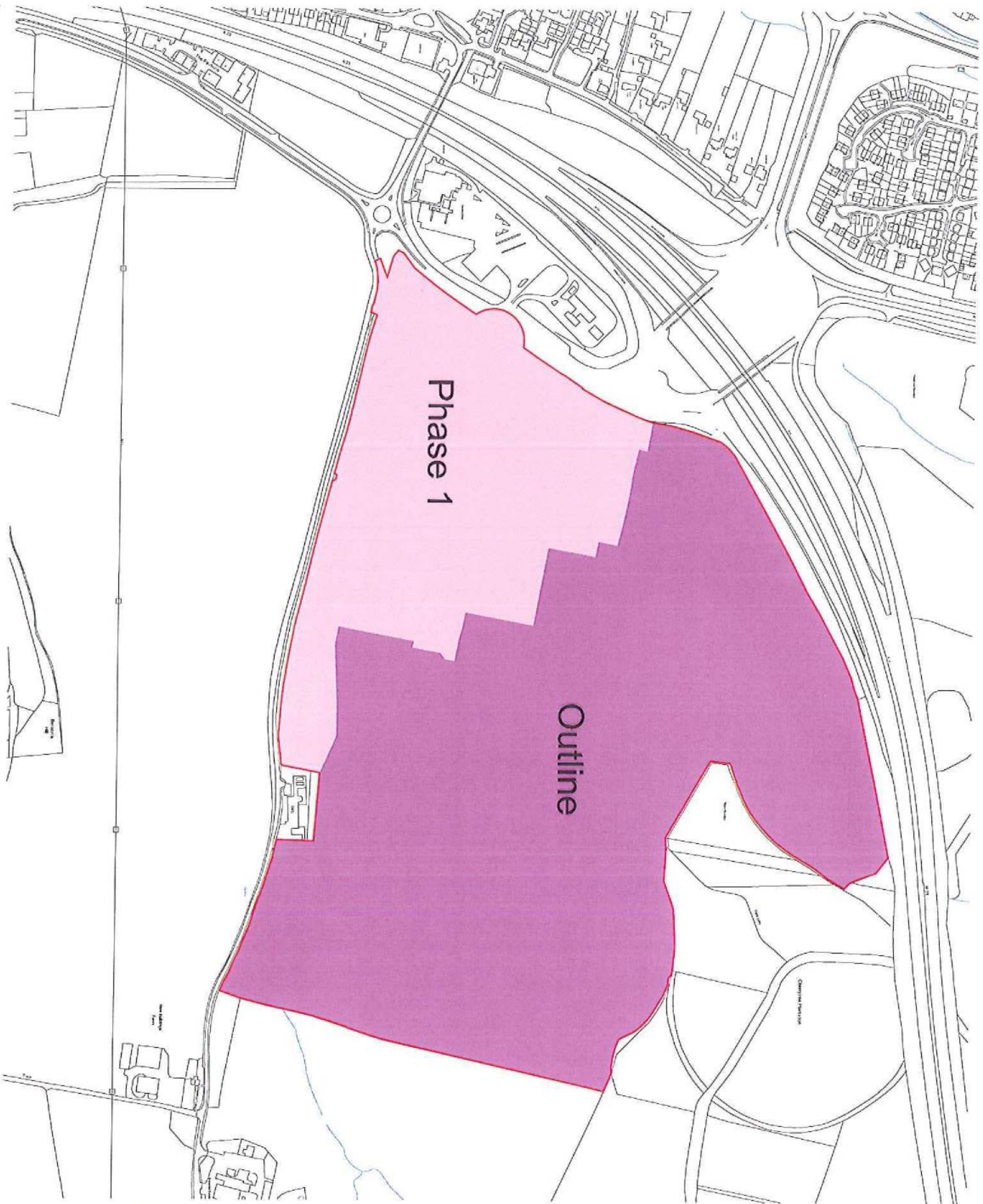
OBJECT: FOR THE FOLLOWING REASONS

- 1 The application is a clear departure and contrary to the policies in the adopted MSLP 2004 which seek to protect this area as countryside and AONB and remains the starting point for the consideration of the application. There is no presumption in favour of sustainable development for this application. The applicants have not provided a robust argument for development in this location contrary to the adopted development plan policies and have not demonstrated that the site which is within the AONB is needed for housing in line with the guidance in paragraphs 115 and 116 'exceptions test' in the NPPF. Little weight should be afforded to the site's late inclusion as an allocation in the emerging MSLP as justification for the development as this is yet to be subject to public scrutiny as part of the Local Plan Examination and the representations made in respect of this allocation have not yet been properly considered.
- 2 The application has failed to demonstrate that it can provide adequate strategic infrastructure to deliver this development along with existing commitments within and 'at Crawley' in respect of matters including drainage and flooding, waste water, the strategic and local highway network, education and health provision without harm to the surrounding environment and infrastructure and services for Crawley residents. (The application premature as it has been submitted ahead of the joint working needed to establish if, how, where and when such infrastructure can be delivered to enable further development 'at Crawley').
- 3 The application due to its location and proposed built form constitutes an unsustainable and isolated form of development, harmful to landscape setting of Pease Pottage and Crawley and the wider AONB.
- 4 The application due to its location constitutes a form of development that is poorly related to existing settlements at Pease Pottage and neighbourhoods in Crawley and fails to provide suitable connectivity in terms of cycle/ footway and public transport linkages to encourage sustainable travel patterns. The facilities proposed would not create a sustainable community hub for future residents.
- 5 The application due to its low density and layout represents an inefficient use of countryside / AONB land and results in unsustainable urban development. Furthermore, the application by virtue of its

design and house types fails to deliver housing which meets Crawley's local needs or market demand.

IT IS ALSO RECOMMENDED THAT MID SUSSEX DISTRICT COUNCIL BE ADVISED THAT:

- 1 CBC would welcome opportunity to comment further on this application should additional information be submitted by the applicants which seek to address the objections set out above.
- 2 CBC would welcome the opportunity to be involved in further discussion with MSDC regarding any S106 Agreement and infrastructure matters which impact upon the Borough in the event that MSDC are minded to approve the application.



Notes:

- 1. The Outline Application Boundary is shown in red.
- 2. The Outline Application Boundary is shown in red.
- 3. The Outline Application Boundary is shown in red.
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- 10. The Outline Application Boundary is shown in red.

Outline Application Boundary

Site: 201115 Planning Submissions
 Date: 11/08/2020
 Scale: 1:2000
 Drawing No: 01001
 Title: PLANNING

THAKEHAM

itp
 Land East of Brigg
 Pease Pottage
 Compo

Scale: 1:2000
 Drawing No: 01001
 Title: PLANNING
 Date: 11/08/2020

REFERENCE NO: CR/2015/0834/LBC

LOCATION: LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY
PROPOSAL: LISTED BUILDING CONSENT FOR MINOR REINSTATEMENT WORKS TO INTERIOR AND TO EXTERNAL ELEVATIONS

TARGET DECISION DATE: 25 January 2016

CASE OFFICER: Mr M. Robinson

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: GWP Architects

PLANS & DRAWINGS CONSIDERED:

15/134/sk01 Existing Ground & First Floor Plan, 15/134/sk02 Existing Second Floor & Roof Plan, 15/134/sk04 Existing Elevations, 15/134/sk05 Site Location Plan & Block Plan, 15/134/sk07 Proposed Second Floor & Roof Plan, 15/134/sk09 Timber Window Details, 15/134/sk10 Timber Glazed Screen Detail, 15/134/sk06 Rev B Proposed Ground & First Floor Plan, 15/134/sk08 Rev B Elevations - showing Proposed Works

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|---|
| 1. | GAL - Aerodrome Safeguarding | No objection. |
| 2. | Historic England | This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice. |
| 3. | National Air Traffic Services (NATS) | No objection. |
| 4. | CBC - Property Division | No objection. |
| 5. | Listed Building Officer | No objection subject to a number of conditions to control methodologies and materials to be used in the work. |

The application was advertised via site notices and press advertisement.

RESPONSES RECEIVED:-

No responses have been received

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 Langley Grange is a Grade II Listed building located to the west of Langley Way. The site is flat and is access by a CBC access track. There are ditches forming the eastern and southern boundaries of the site. There is a detached garage to the north east of the building.
- 1.2 The building itself is in use as a Hostel.
- 1.3 Listing description Early C17 3 bay timber-framed house, altered and enlarged in C19. Two storeys. Ground floor painted brick. First floor tile hung with bands of fishscale tiles. Hipped modern tiled roof broken on the north side by a timber-framed staircase with exposed timberwork. Three modern

leaded casements. Fine projecting chimneybreast at east end, the lower courses of local dressed stone, the upper portion of brick, the stack rebuilt. West gable end tile hung. C19 2-storey additions, red brick on north side. Interior has staircase with newel post which extends from the ground to the second floor.

THE PROPOSED DEVELOPMENT:-

2.1 This Listed Building application seeks consent for the following works not covered by application CR/2012/0371/LBC:

- Remove emergency light from front south elevation.
- Replace existing upvc pipe on north elevation with cast iron pipe.
- Replace toe to rainwater pipe in matching metal painted black on west elevation.
- Replace timber leaded window on north elevation with window to match.
- Replace modern external door in north elevation with new timber door sympathetic to the building.
- Repair/replace defective cill to 1st floor window in the west elevation.

PLANNING HISTORY:-

3.1 In 2012 a Listed Building application was submitted to restore and repair a number of unauthorised alterations made to the building. Red. CR/2012/0371/LBC. This is also for consideration at the committee meeting.

PLANNING POLICY:-

The National Planning Policy Framework 2012

- 4.1 Chapter 12 addresses conserving and enhancing the historic environment. Paragraph 131 sets out that it is desirable to sustain and enhance the significance of heritage assets and use them for viable uses consistent with their conservation value and that they make a positive contribution to local character and distinctiveness. Paragraph 132 highlights the importance of considering the significance of the heritage asset and that any harm or loss should require clear and convincing justification. Para. 134 further expands upon this and requires the harm caused to be weighed against the public benefits.
- 4.2 Chapter 12 para 133 provides guidance on where a proposed development will lead to substantial harm or total loss of a heritage asset. It states that: *“Local Planning Authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss”*

Crawley Borough Local Plan 2015-2030.

- 4.3 Policy CH12 seeks to ensure heritage assets are not lost to development and the impact on their setting is acceptable.
- 4.4 Policy CH15 recognises that the Council will ensure that works to Listed Buildings are consistent with their character, appearance and heritage value. All changes must preserve or enhance the design and character of the Listed building.

PLANNING CONSIDERATIONS:-

- 5.1 The determining considerations for this Listed Building Application are the impacts on the special architectural and historic character and setting of the Listed Building.
- 5.2 A significant number of alterations and demolitions have been undertaken to this Listed Building without the benefit of Listed Building Consent.
- 5.3 The applicant has submitted this application to enable the repair and restoration of important architectural and historic elements of the building to an acceptable condition that were not covered by the application submitted in 2012. A number of items have therefore been deleted from this

application as they are covered by the earlier application Ref CR/2012/0371/LBC also under consideration at this meeting. (See Item 1).

- 5.4 The emergency light has been installed in order that the building can be used as a hostel and is a modern unsympathetic addition to the front of the building. The replacement pipe to the north elevation is required to remove a previously unacceptable repair to the building. The replacement toe to the downpipe will replace a feature that has been lost. The replacement leaded window will replace a window that has fallen into disrepair. The modern door to be replaced by a more traditional style timber braced door is of utilitarian design and not appropriate to the building. The defective cill has rotted and is in a poor state of repair.
- 5.5 The applicant has revised the proposals during the course of the application and notwithstanding that further details regarding more detailed information would be required for the replacement door, the Councils Listed Building Consultant has confirmed that there is no objection to the proposal.

CONCLUSIONS:-

- 6.1 The works proposed would all enhance the character of the existing building and would return it to a condition similar to that before its conversion into a Hostel. It is therefore considered that the development would accord with the National and Local Plan policies set out above.

RECOMMENDATION RE: CR/2015/0834/LBC

To grant consent subject to the following conditions:

CONSENT - Subject to the following condition(s):-

1. The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.
2. The works hereby granted consent shall be completed within 6 months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure the unauthorised works to the Listed Building are rectified in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
3. The porch above the door in the north elevation of the building shall not be installed until detailed drawings of it and its method of attachment to the building at a scale of 1:20 have been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the works to the Listed Building are carried out in an acceptable fashion in accordance policy CH15 of the Crawley Borough Local plan 2015-2030.
4. The external door in the north elevation of the building shall not be installed until detailed drawings of it at a scale of 1:20 have been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the works to the Listed Building are carried out in an acceptable fashion in accordance policy CH15 of the Crawley Borough Local plan 2015-2030.



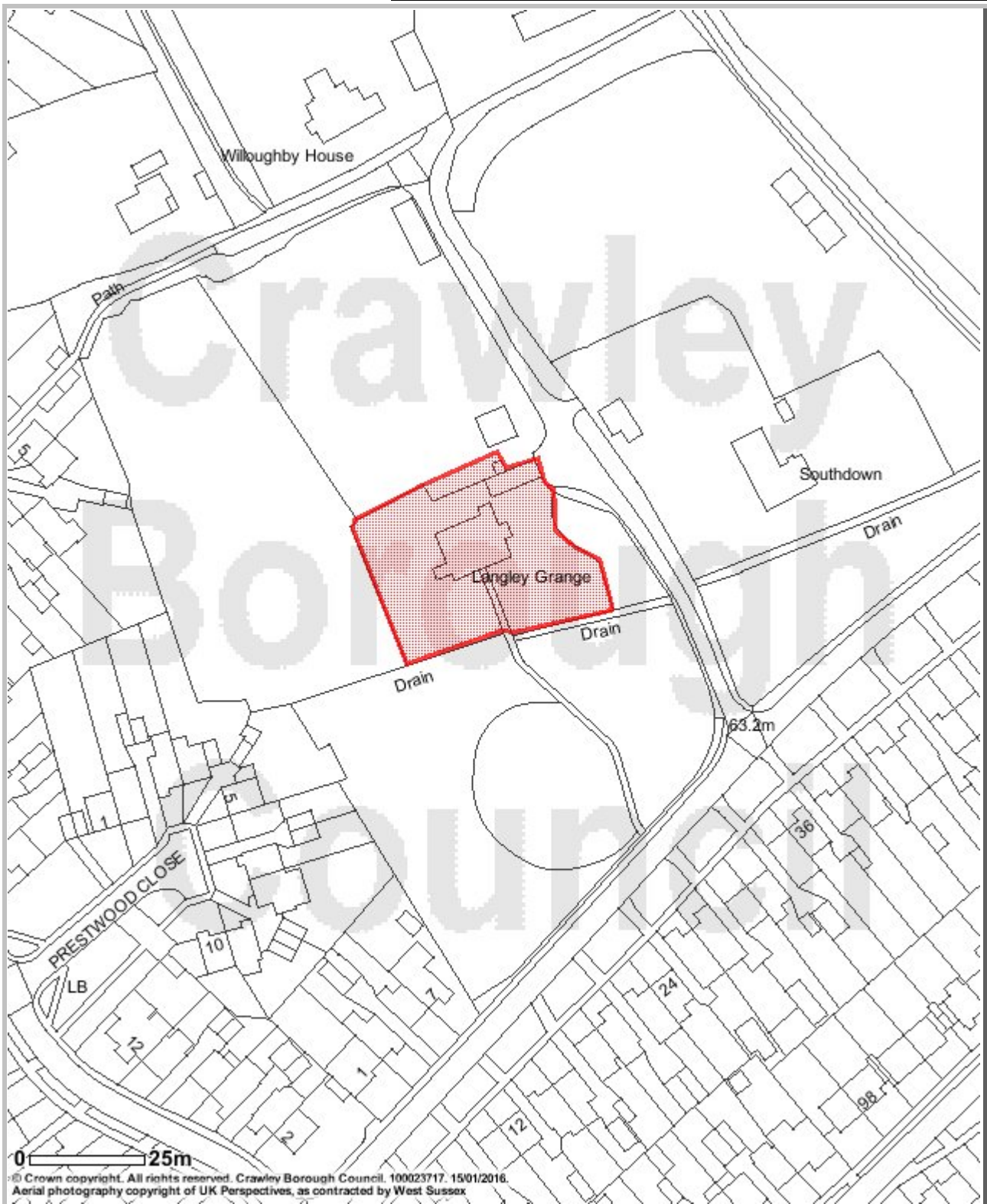
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Tel: 01293 438000
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CR/2015/0834/LBC

Date 13 January 2016

Approx. Scale 1:1,250

LANGLEY GRANGE, LANGLEY WALK, LANGLEY GREEN, CRAWLEY



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REFERENCE NO: CR/2015/0856/RG3

LOCATION: WESTERN SIDE OF CRAWLEY LIBRARY, SOUTHGATE AVENUE, SOUTHGATE, CRAWLEY,
PROPOSAL: REMOVAL OF MARTLETS TREE ART INSTALLATION FROM QUEENS SQUARE AND RELOCATION OF SAME TO PUBLIC SPACE AT CRAWLEY LIBRARY.

TARGET DECISION DATE: 10 February 2016

CASE OFFICER: Mr M. Robinson

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

W3318 QSR 001 Rev 02 Site Location Plan and Land Ownership Plan, W3318 QSR 005 Rev 02 Martletts Tree Relocation - Option 2 Western Side of Crawley Library

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|----------------------------------|----------------------|
| 1. | WSSC - Highways | No objection |
| 2. | Homes & Communities Agency (HCA) | No comment received. |

NEIGHBOUR NOTIFICATIONS:-

Debenhams, County Mall; WSSC Register Office, Crawley Library, Southgate Avenue; WSSC. Squires Coffee House, Southgate Avenue.

RESPONSES RECEIVED:-

No comments received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 The application site comprises a flat pavement area to the west of the Library, Southgate Avenue is to the west. There are a number of feature seats and some signage within the immediate area, with a bus shelter to the south west.

THE PROPOSED DEVELOPMENT:-

- 2.1 This planning application seeks permission to relocate The Martlets Sculpture and its plinth from the northern end of The Martlets in Queens Square to a location on the pavement to west of the WSSC public library adjacent to Southgate Avenue.

PLANNING HISTORY:-

- 3.1 There is no relevant planning history for this site since the planning permission for the erection of the library was granted in 2007 by WSSC under their ref CR/652/06.

- 3.2 No planning history can be found for the erection of the sculpture in its current location in Queens Square at the north end of The Martlets, although in 2015 planning permission was granted for the redevelopment of Queens Square including the current site of the sculpture, under ref. CR/2015/0393/RG3.

PLANNING POLICY:-

The National Planning Policy Framework (2012):

- 4.1 The National Planning Policy Framework (NPPF) was adopted in March 2012 and introduced the presumption in favour of sustainable development in approving developments that accord with the development plan without delay or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts or it would be contrary to the policies in the NPPF.
- 4.2 Part 7 emphasises the importance of good design to achieve high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes. Design codes can be used to achieve high quality outcomes, and decisions should promote and reinforce local distinctiveness without imposing forms, styles or particular tastes on development.

The adopted Crawley Borough Local plan 2015-2030

- 4.3 Policy CH2 'Principles of Good Urban Design' seeks to assist in the creation, retention or enhancement of successful places in Crawley;
- 4.4 Policy CH3 'Normal Requirements of All New Development' sets out criteria for all development to achieve, including visual impact, ensuring neighbour amenity is protected (including from traffic) and ensuring operational requirements such as parking and turning are acceptable. Part a) is particularly relevant which states that all proposals should be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context and demonstrate how attractive or important features which make a positive contribution to the area would be integrated, protected and enhanced. These features include: views, landmarks, footpaths, rights of way, trees, green spaces, hedges, other historic landscape features or nature conservation assets, walls and buildings;

PLANNING CONSIDERATIONS:-

- 5.1 The determining considerations for this application are:

- The impact upon visual amenity, the street scene and the character of the area;
- The impact on users of the highway;

The impact upon visual amenity, the street scene and the character of the area:

- 5.2 Notwithstanding that moving The Martlets sculpture from its location at the north end of The Martlets could be viewed as altering the context of the artwork, the relocation is required in order to enable the improvements to Queens Square to be undertaken.
- 5.3 With the sculpture and its stone plinth would be dismantled and relocated on the pedestrian carriage way/plaza to the immediate west of Crawley Library adjacent to Southgate Avenue. The sculpture would be highly visible from the roads to the north, south and west, with partial views from the south east. It is considered that the siting would not cause harm to the visual amenities or setting of the adjacent building and its position would add interest to the street scene. It is therefore considered that the impact upon visual amenity, the street scene and the character of the area would be acceptable.

The impact on users of the highway:

- 5.4 Initial concerns regarding the potential for the proposal to obstruct the pedestrian footpath have been overcome by seeking to site the sculpture away from the potential choke point created by the seat

and the sign close to the position originally proposed. The siting is now clear of obstructions and would not obstruct the road. The impact on users of the highway would therefore be acceptable.

CONCLUSIONS:-

6.1 The siting of the sculpture would have an acceptable impact upon visual amenity and users of the highway and the development is therefore considered to accord with the relevant development plan policies.

RECOMMENDATION RE: CR/2015/0856/RG3

To permit subject to the following conditions:

PERMIT - Subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The development hereby approved shall be installed on a plinth and in all other respects to match the details of the photograph received on 18th January 2016.
REASON: For the avoidance of doubt and to ensure a quality development in accord with policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - details of public engagement both prior to and during construction works.REASON: In the interests of highway safety and the amenities of the area and to accord with policy IN3 of the Crawley Borough Local Plan 2015-2030.

1. NPPF Statement

In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:

- Providing advice in a timely and manner through pre-application discussions.
- Liaising with consultees and the applicant and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking amended plans to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



Crawley Borough Council,
Town Hall,
The Boulevard,
Crawley,
West Sussex RH10 1UZ

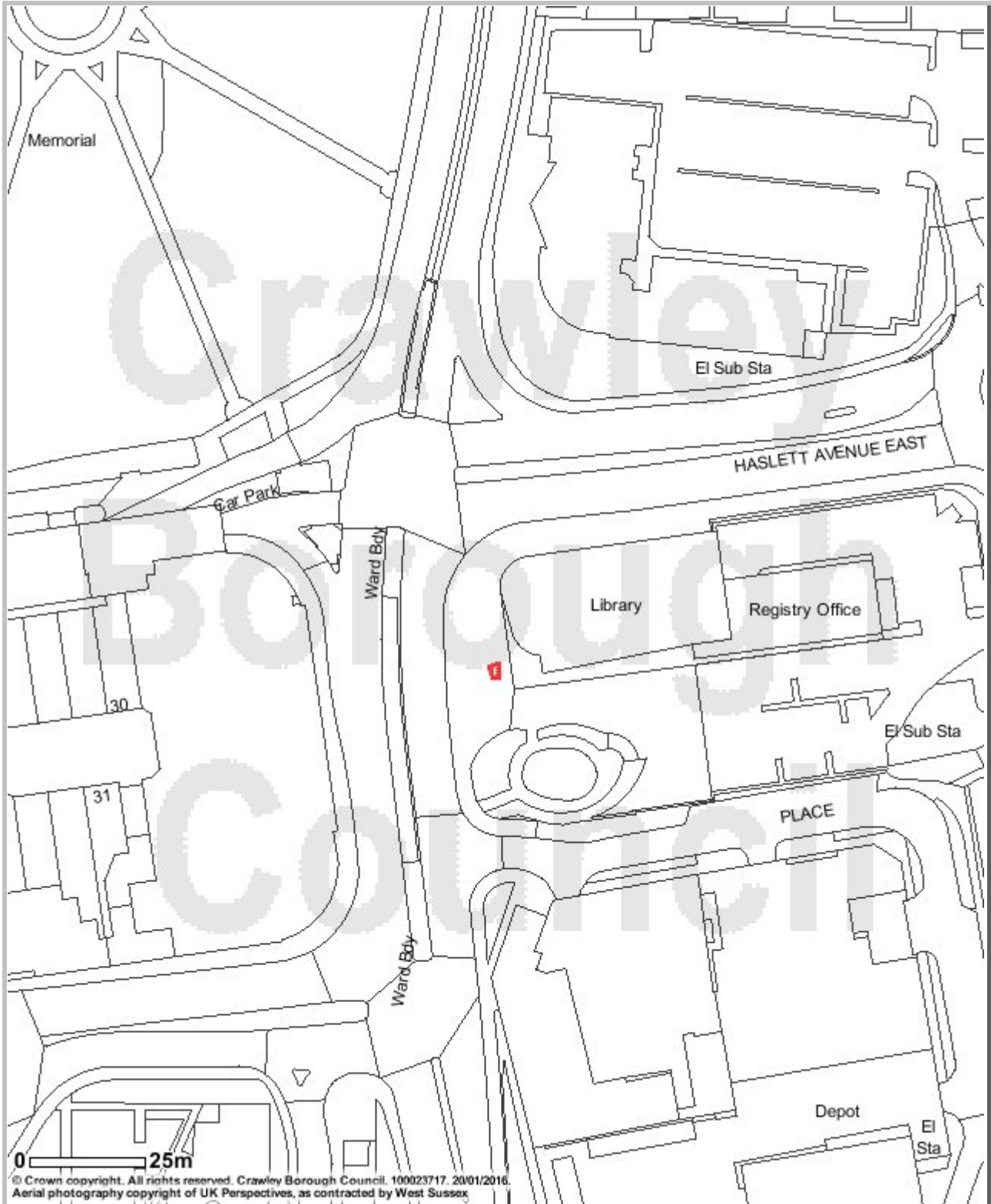
Tel: 01293 438000
Fax: 01293 438603

CR/2015/0856/RG3

Date 8 January 2016

Approx. Scale 1:1,250

**WESTERN SIDE OF CRAWLEY LIBRARY,
SOUTHGATE AVENUE, SOUTHGATE, CRAWLEY,**



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