

Original Conditions for CR/1998/0039/OUT

Conditions

- 1 The development hereby permitted shall not be carried out except in substantial accordance with the master plan drawing number CSA/667/020 Revision F ("the Masterplan") and the Design Statement dated July 2006 (as updated in May 2009). The development hereby permitted shall be built out at an average density of 41 dwellings per hectare in respect of the net residential area.
- 2 Prior to the submission of the first reserved matters application in respect of each phase of the development hereby permitted, a detailed design and access statement in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Each detailed design and access statement shall demonstrate how the objectives of the Design Statement dated July 2006 will be met. Each phase of the development hereby permitted shall be carried out in accordance with the approved design and access statement in respect of that phase.
- 3 The phasing of the development hereby permitted shall be in accordance with, and in the order shown on, drawing number CSA/667/013-4 Revision E ("the Phasing Plan").
- 4 No more than 1900 dwellings shall be constructed on the site pursuant to this planning permission.
- 5
 - (i) Approval of the details of the siting, design and external appearance of any part of the residential development within each phase of the development hereby permitted and the landscaping associated with it (hereinafter called "the residential reserved matters") shall be obtained in writing from the local planning authority before that part of the residential development is commenced within that phase.
 - (ii) Approval of the details of the siting, design and external appearance of any part of the non-residential development within each phase of the development hereby permitted and the landscaping associated with it (hereinafter called "the non-residential reserved matters") shall be obtained in writing from the local planning authority before that part of the non-residential development is commenced within that phase.
 - (iii) The development shall not be carried out otherwise than in accordance with the approved details.
- 6
 - (i) Application for approval of the residential reserved matters and non-residential reserved matters in respect of phase 1 of the development hereby permitted (except the primary school as to which see (ii) below) shall be made to the local planning authority before the expiration of 3 years from the date of this permission.
 - (ii) Application for approval of the reserved matters in respect of the primary school hereby permitted shall be made to the local planning authority before the expiration of 5 years from the date of this permission.
 - (iii) Application for approval of the residential reserved matters and non-residential reserved matters in respect of phase 2 of the development

hereby permitted shall be made to the local planning authority before the expiration of 5 years from the date of this permission.

(iv) The first application for approval of the reserved matters in respect of that part of phase 2 of the development hereby permitted which is located to the east of Balcombe Road shall include details of the proposals for the relocation of the 132KV overhead power line.

(v) Application for approval of the residential reserved matters and the non-residential reserved matters in respect of each of phases 3 and 4 of the development hereby permitted shall be made to the local planning authority before the expiration of 6 years from the date of this permission.

7 Phase 1 of the development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase (excluding the reserved matters relating to the primary school referred to in condition 6(ii) above), whichever is the later.

8 Plans and particulars submitted pursuant to condition 5 above shall include the following details:

- (i) any proposed access road(s) including details of horizontal and vertical alignment;
- (ii) the layout, specification and construction programme for (1) any internal roads not covered by (i) above, (2) footpaths, (3) parking and turning areas (including visibility splays), (4) cycle parking areas and (5) cycle storage facilities;
- (iii) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
- (iv) finished ground levels for all hard landscaped areas, footpaths and similar areas, including details of all surfacing materials, street furniture, signs, lighting, refuse storage units and other minor structures;
- (v) contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment); and
- (vi) lighting to roads, footpaths and other public areas.

9 The particulars submitted pursuant to condition 8(v) above shall include:

- (i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter (when measured over the bark at a point 1.5 metres above ground level) exceeding 75mm, identifying which trees are to be retained and the crown spread of each retained tree;

- (ii) details of the species, diameter (when measured in accordance with (i) above), approximate height and an assessment of the health and stability of each retained tree;
- (iii) details of any proposed topping or lopping of any retained tree; and
- (iv) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree.

10 Before each phase of the development hereby permitted is commenced a construction management plan in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Each construction management plan shall include the following matters:

- (i) provision for plant and stacks of materials;
- (ii) details of vehicle wheel cleaning facilities to be provided;
- (iii) provision for the temporary parking of vehicles and for the loading and unloading of vehicles; and
- (iv) provision for the segregation and recycling of waste generated on the site during construction.

Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved construction management plan.

11 Before the development hereby permitted is commenced, details of the design of the central parkland and associated open space, as shown on the Masterplan, together with proposals for their future management (covering a period of no less than 15 years), long term design objectives and long term management responsibilities shall have been submitted to and approved in writing by the local planning authority. No more than 500 dwellings shall be occupied until the central parkland and associated open space have been laid out in accordance with the approved details. The central parkland and open space shall be subsequently managed in accordance with the approved details.

12 Before the development hereby permitted is commenced, a landscape management plan (covering a period of no less than 15 years), in respect of all the land within the red line as shown on the Masterplan, shall have been submitted to and approved in writing by the local planning authority. The landscape management plan shall include a programme for implementation, long term design objectives, long term management responsibilities and maintenance schedules for all landscape areas (including woodlands and other incidental areas) other than privately owned domestic gardens. The development shall be carried out in accordance with the approved landscape management plan.

13 No phase of development shall commence until all the existing trees/ bushes/hedges to be retained within (and immediately adjacent to) that phase, as approved pursuant to condition 5 above, have been protected by a fence erected in accordance with the guidance contained in BS5837:2005. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings,

plant, machinery or surplus soil shall be placed or stored within such areas without the prior written approval of the local planning authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 14 Before the development hereby permitted is commenced, a biodiversity management plan in respect of all the land within the red line as shown on the Masterplan shall have been submitted to and approved in writing by the local planning authority. The biodiversity management plan shall be based upon the mitigation and management measures contained within Table 19.1 of Chapter 19 of the Environmental Statement dated June 2006 and shall include a programme for implementation together with proposals for the following:
- (i) the creation of habitats (including woodlands, grasslands and ponds) and their enhancement and management;
 - (ii) the conservation and enhancement of the Gatwick Stream including the provision of a buffer zone 60m wide, as identified on the Masterplan;
 - (iii) compensation and mitigation measures for the loss of any habitats (including woodlands, hedgerows and ponds);
 - (iv) the conservation of protected species including Bats, Dormice, Great Crested Newts, Reptiles and Badgers; and
 - (v) the prevention of light spill into any watercourse, and adjacent river corridor habitat and standing water habitats, including Ballast Hole Lake and its adjacent wooded vegetation.

The development hereby permitted shall be carried out in accordance with the approved biodiversity management plan.

- 15 Any water crossings to be provided within the development hereby permitted shall be by clear spanning structures (from banktop to banktop) so as not to impede the river corridor and to allow the migration of both channel and bank species.

- 16 Before the development hereby permitted is commenced, a detailed drainage strategy in respect of all the land within the red line as shown on the Masterplan shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the strategy shall be based upon the principle of sustainable drainage systems ("SUDS") as set out in Planning Policy Statement 25: Development and Flood Risk (2006) (or any revision or replacement of it) and shall include the following:

- (i) details of compensatory flood storage works;
- (ii) a programme for implementation; and
- (iii) proposals for the subsequent management and maintenance of the drainage system including any arrangements for adoption by any public authority or statutory undertaker.

The development hereby permitted shall be carried out in accordance with the approved drainage strategy.

- 17 No spoil or materials shall be deposited or stored on any part of the site which lies within the 1 in 100 year flood plain, as shown on drawing number CS/000916/Figure 1 Revision A.
- 18 Any walls or fencing which are constructed within the 1 in 100 year flood plain, as shown on drawing number CS/000916/Figure 1 Revision A, shall be designed to be permeable to flood water.
- 19 Before the development hereby permitted is commenced, an archaeological evaluation shall have been carried out in accordance with a specification previously submitted to and approved in writing by the local planning authority. For the purposes of this condition, the specification shall include proposals for a programme of further archaeological excavation and recording if archaeological remains are identified.
- 20 Before the development hereby permitted is commenced, a scheme to deal with any contamination associated with the former abattoir site shall have been submitted to and approved in writing by the local planning authority. The scheme shall supplement information contained within Chapter 16 of the Environmental Statement dated June 2006 and shall include an investigation and risk assessment to identify the extent of contamination and any proposed remediation measures. The development hereby permitted shall not be commenced until the approved scheme has been completed.
- 21 No dwelling hereby permitted shall be occupied until a design assessment in respect of that dwelling has been submitted to and approved in writing by the local planning authority. The assessment shall demonstrate the basis upon which the dwelling shall achieve at least Level 3 of the Code for Sustainable Homes. Each dwelling shall be constructed in accordance with the approved design assessment which relates to that dwelling. Unless otherwise approved in writing by the local planning authority, no dwelling hereby permitted shall be occupied unless a final Code Certificate certifying that at least Code Level 3 has been achieved, in respect of that dwelling, has been submitted to the local planning authority.
- 22 Before the construction of any non-residential building hereby permitted is commenced a scheme for the inclusion of renewable energy technologies to achieve a “very good” rating pursuant to the Building Research Establishment Environmental Assessment Method, in respect of that building, shall have been submitted to and approved in writing by the local planning authority. Unless otherwise approved in writing by the local planning authority, no part of any non-residential building hereby permitted shall be occupied until a copy of a post-construction completion certificate, verifying that that building has achieved a “very good” rating, has been submitted to the local planning authority.
- 23 At least 10% of the energy supply of the development shall be secured from decentralised, renewable or low carbon energy sources (as described in the glossary of Planning Policy Statement 1: Planning and Climate Change (December 2007)). Details of a timetable of how this is to be achieved across the whole site, including details of physical works on site, shall be submitted to the local planning authority prior to or accompanying the first reserved matters application which is submitted pursuant to

condition 5. The development hereby permitted shall not be commenced until the details have been approved by the local planning authority. The approved details shall be implemented in accordance with the approved timetable and subsequently retained as operational.

24 Before each phase of the development hereby permitted is commenced a scheme identifying the size/extent, specification, location, timing of delivery and proposals for the future management of open space and play space (including local areas of play, local equipped areas of play, playing fields and other sports pitches) in respect of that phase shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition each scheme shall be in accordance with the standards of the National Playing Fields Association. Each phase of the development shall not be carried out otherwise than in accordance with the approved scheme.

25 No more than 200 dwellings within the development hereby permitted shall be occupied until the playing fields within the school site, as shown on the Masterplan, have been laid out and are available for use.

26 No more than 280 dwellings within the development hereby permitted shall be occupied until the neighbourhood equipped area of play, as shown on the Masterplan, has been completed and is available for use.

27 No more than 1250 dwellings within the development hereby permitted shall be occupied until the playing fields (and any associated car parking and changing facilities) in the south west corner of the site, as shown on the Masterplan, have been laid out and are available for use.

28 Before commencement of construction of the local centre within the development hereby permitted, as shown on the Masterplan, a scheme identifying (a) the facilities to be provided within the local centre and (b) the size/extent/content of those facilities shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall include proposals to secure the following facilities within the local centre:

- (i) retail floorspace of no more than 2,500 square metres (net);
- (ii) a public library of no less than 146 square metres;
- (iii) a health centre of no more than 500 square metres;
- (iv) a recycling centre;
- (v) a covered transport waiting area;
- (vi) public toilets;
- (vii) a children's centre/play centre of approximately 90 square metres plus ancillary facilities (including a food preparation area and toilets); and
- (viii) associated parking.

No more than 1000 dwellings within the development hereby permitted shall be occupied until (1) at least 50% of the retail floorspace approved pursuant to (i) above and (2) each of the facilities listed at (ii) - (viii) (inclusive) above and (3) any other facilities included within the approved scheme, have been completed in accordance with the approved scheme.

No more than 1500 dwellings within the development hereby permitted shall be occupied until all the retail floorspace approved pursuant to (i) above has been completed.

- 29 Before commencement of construction of the community centre within phase 2 of the development hereby permitted, as shown on the Masterplan, a scheme identifying the facilities to be provided within that centre shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall include proposals to secure the following:
- (i) a youth facility (including a community hall) of no more than 300 square metres;
 - (ii) changing facilities of no more than 300 square metres and related car parking;
 - (iii) other community facilities and/or ancillary public uses of no more than 100 square metres;
 - (iv) the playing fields associated with the community centre as shown on the Masterplan;
 - (v) car parking associated with (i) and (iii) above.
- No more than 500 dwellings within the development hereby permitted shall be occupied until the facilities listed at (ii) and (iv) above have been completed in accordance with the approved scheme. No more than 800 dwellings within the development hereby permitted shall be occupied until the facilities listed at (i), (iii) and (v) above have been completed in accordance with the approved scheme.
- 30 No phase of the development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants within that phase has been submitted to and approved in writing by the local planning authority. For the purposes of this condition each scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrants) required to serve that building has been installed in accordance with the approved scheme.
- 31 The development hereby permitted shall not be commenced until a scheme for the provision of new fire and rescue infrastructure to serve the development hereby permitted, as provided for in the West Sussex County Council Capital Programme for Fire and Rescue Services in the period to 2016 has been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for its implementation and shall have regard to document reference numbers R/WSCC/02A, R/WSCC/02B and R/WSCC/02C. The scheme shall be carried out as approved.
- 32 Before the development hereby permitted is commenced, a scheme to secure the provision of primary school and secondary school places shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall substantially accord with (1) the Education Position Statement dated June 2009 and (2)

the details set out in document reference numbers R/WSCC/02C and R/WSCC/04 and shall include the following details:

- (i) the mechanism (including the timing and phasing of delivery) by which a two form entry primary school (and associated community facility/interview room) shall be provided on the school site;
- (ii) the mechanism (including timing) by which the demand for 100 secondary and sixth form school places arising out of the development hereby permitted (or such lesser number of places as has been approved in writing by the local planning authority) shall be met; and
- (iii) the mechanism (including timing) by which the demand for 60 primary school places arising out of the development hereby permitted (or such lesser number of places as has been approved in writing by the local planning authority) shall be met during the period before the primary school (as at (i) above) is completed and available for use.

The scheme shall be carried out as approved.

33 The residential development hereby permitted shall not be located otherwise than within Noise Exposure Categories A and B, assessed (as at the date of determination by the local planning authority of the scheme submitted pursuant to condition 35 below) in accordance with Annex 1 to PPG24, and taking into account noise from a possible second wide-spaced mixed mode runway at London Gatwick Airport as shown on ERCD 0308 figure 3.4 "London Gatwick Year 2030 - Noise contours with wide spaced parallel runway" or such other noise contours as may be published by the Civil Aviation Authority in respect of such second runway.

34 Before each phase of the development hereby permitted is commenced a scheme shall have been submitted to and approved in writing by the local planning authority to protect dwellings within that phase against noise from (a) the operation of London Gatwick Airport (taking into account noise from a possible second wide-spaced mixed mode runway at London Gatwick Airport as shown on ERCD 0308 figure 3.4 "London Gatwick Year 2030 - Noise contours with wide-spaced parallel runway" or such other noise contours as may be published by the Civil Aviation Authority in respect of such second runway), (b) the operation of the London/Brighton railway line, (c) traffic on the A2011 and M23 and (where applicable) (d) mixed source noise. For the purposes of this condition the scheme shall include:

- (i) a plan identifying the dwellings within that phase which require protection from noise;
- (ii) the means by which the noise level within any (unoccupied) domestic living room or bedroom, with windows open, shall be no more than 35 dB(A) Leq 16hr (between 0700 and 2300) and no more than 30dB (A) Leq 8hr (between 2300 and 0700); and
- (iii) the means by which the noise level within any (unoccupied) domestic bedroom, with windows open, shall not normally exceed 45 dB(A) LAFMax between 2300 and 0700.

Where the standards in (ii) and/or (iii) above cannot be achieved with windows open, the scheme must show how those standards will be met with windows shut and the means by which adequate ventilation will be provided. Each phase of the development shall be carried out in accordance with the approved scheme in respect of that phase. No dwelling hereby permitted shall be occupied until the approved scheme has been implemented in respect of that dwelling.

- 35 Before the commencement of construction of the primary school on the school site a scheme to protect the school against noise from the operation of London Gatwick Airport (taking into account noise from a possible second wide-spaced mixed mode runway at London Gatwick Airport) shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall:
- (i) include forecast LAeq30min levels for the school site, for peak hour aircraft movements on easterly departures in the period between 0900 and 1600, assuming the operation of a second wide-spaced mixed mode runway at London Gatwick Airport (as above);
 - (ii) specify the means by which the internal areas of the school will meet the internal noise standards set out in Building Bulletin 93 (or any subsequent document which revises or replaces it), taking the forecast levels in (i) above into account; and
 - (iii) include evidence of reasonable efforts to achieve a noise level of 50dB(A) Leq30min (taking the forecast levels in (i) above into account) in respect of an appropriately sized external teaching area, in particular as regards the siting and orientation of surrounding buildings and (if necessary) the provision of a canopy over part or all of the said external teaching area.

The school hereby permitted shall not be constructed otherwise than in accordance with the approved scheme.

- 36 Before the commencement of construction of the local centre, community centre or health centre (as the case may be) hereby permitted, as identified on the Masterplan, a scheme to protect the local centre, community centre and health centre (as the case may be) against noise from the M23 and from the operation of London Gatwick Airport (taking into account noise from a possible second wide-spaced mixed mode runway at London Gatwick Airport) shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall include the means by which the noise level within the operative parts of the local centre, community centre and health centre (as the case may be) hereby permitted shall not exceed 40dB LAeq30min for peak hour aircraft movements on easterly departures. The local centre, community centre and health centre hereby permitted shall not be constructed otherwise than in accordance with the approved scheme.

- 37 No building within the B1, B2 and B8 development hereby permitted shall be occupied until the background LA90 noise levels at the noise sensitive properties which are proposed to be closest to that building, as shown on the Masterplan, have been submitted to and approved in writing by the

local planning authority. At all times, the LAeq noise level (assessed in accordance with BS4142) plus a 5dB rating level (where appropriate, in accordance with BS4142) from all the activities from the proposed B1, B2 and B8 development on the site, measured 1 metre from the façade of any noise sensitive development, shall be at least 5dB below the approved background LA90 value.

- 38 No works to construct any building hereby permitted shall commence until a schedule of materials and finishes and, where so required in writing by the local planning authority, samples of such materials and finishes to be used for the external walls and roof of that building has been submitted to and approved in writing by the local planning authority. All buildings shall be constructed in accordance with the approved details.
- 39 The infrastructure, which is approved pursuant to condition 5 above, shall be provided (in accordance with the approved details) before occupation of any dwelling which is serviced by that infrastructure.
- 40 The number of car parking spaces in respect of the development hereby permitted shall not exceed the standards set out in Annex B to the "Planning Obligations and S106 Agreements" Supplementary Planning Document as adopted by Crawley Borough Council in August 2008.
- 41 Once laid out, areas for the parking and/or turning of vehicles, as approved pursuant to condition 5 above, shall not be used for any other purpose.
- 42 The area of land within the visibility splays, as approved pursuant to condition 5 above, shall be kept clear of any obstruction exceeding a height of 0.6m above the level of the nearest part of the highway. The visibility splays shall subsequently be retained at all times.
- 43 The proposed all moves junction between the A2011 and Balcombe Road shall not open to traffic until the works to junction 10 of the M23, in accordance with drawing number 0560/SK/124D, have been completed and are open to traffic.
- 44 No dwelling within the development hereby permitted shall be occupied until the works to form the junction of Steers Lane and the proposed access road into the west of the site, in accordance with drawing number 0560/SK/121C, have been completed and are open to traffic.
- 45 No more than 50 dwellings within the development hereby permitted shall be occupied until the following have been completed and are open to traffic:
- (i) works to the junction of Gatwick Road/Radford Road/James Watt Way in accordance with drawing number 0560/SK/112B;
 - (ii) works to the junction of Radford Road and Steers Lane in accordance with drawing number 0560/SK/116B;
 - (iii) works to a combined footway/cycleway on the approaches to, and across, the Radford Road railway bridge, together with the construction of traffic signals to enable the shuttle working of traffic across the bridge and the widening of the road embankments and carriageways on each side of the bridge, in accordance with drawing number 0560/SK/122D;

- (iv) works to the junction of Balcombe Road and Steers Lane in accordance with drawing number 0560/SK/127B; and
- (v) works to convert the existing traffic signal controlled pedestrian crossings, as situated on the southern and western approaches to the roundabout at the junction of Gatwick Road and Fleming Way, to toucan crossings in accordance with drawing number 0560/SK/131.

46 Before the occupation of (1) any dwelling within that part of phase 2 of the development hereby permitted which is located to the west of Balcombe Road or (2) more than 300 dwellings within the development hereby permitted or (3) any dwelling within phase 3 of the development hereby permitted, the following shall have been completed and been made open to traffic:

- (i) works to the junction of Gatwick Road/Hazelwick Avenue/Crawley Avenue: Hazelwick Roundabout in accordance with drawing number 0560/SK/101B;
- (ii) works to the all moves junction between the A2011 Crawley Avenue and Balcombe Road in accordance with drawing numbers 0560/SK/117C and 118D;
- (iii) works to junction 10 of the M23 in accordance with drawing number 0560/SK/124D;

and

- (iv) street lighting in relation to the section of Crawley Avenue situated between the Hazelwick Roundabout in the west and junction 10 of the M23 in the east shall have been provided in accordance with a scheme previously submitted to and approved in writing by the local planning authority.

47 No dwelling within that part of phase 2 of the development hereby permitted which is located to the east of Balcombe Road shall be occupied until the following have been completed and are open to traffic:

- (i) works to the junction of Balcombe Road and Heathy Farm in accordance with drawing number 0560/SK/119D;
- (ii) works to the junction of Balcombe Road and Radford Road in accordance with drawing number 0560/SK/105E;
- (iii) works to the junction of Balcombe Road and Antlands Lane in accordance with drawing number 0560/SK/107C;

and

- (iv) street lighting in relation to the section of Balcombe Road between Antlands Lane in the north and Crawley Avenue in the south shall have been provided in accordance with a scheme previously submitted to and approved in writing by the local planning authority

48 No more than 300 dwellings within that part of phase 2 of the development hereby permitted which is located to the east of Balcombe Road shall be occupied until an emergency access from that part of phase 2 onto Balcombe Road has been constructed and is open to traffic in accordance

with a scheme previously submitted to and approved in writing by the local planning authority.

49 Before completion of the works to Balcombe Road pursuant to condition 47 above details of locations along Balcombe Road where future monitoring of traffic speeds will be carried out shall have been submitted to and approved in writing by the local planning authority. Traffic speeds shall be monitored along Balcombe Road in accordance with the approved details, every 3 months for a period of 2 years from the date of completion of the works to Balcombe Road pursuant to condition 47 above.

50 Following completion of traffic speed monitoring along Balcombe Road pursuant to condition 49 above a report shall be submitted to and approved in writing by the local planning authority. If the report identifies a requirement for further traffic speed management measures within the public highway, then such measures shall be carried out in accordance with a scheme previously submitted to and approved in writing by the local planning authority.

51 No dwelling within phase 4 of the development hereby permitted shall be occupied until works to the junction of Balcombe Road and the north east access to the site, in accordance with drawing number 0560/SK/120C, have been completed and are open to traffic.

52 Before the development hereby permitted is commenced a scheme for the following works shall have been submitted to and approved in writing by the local planning authority:

- (i) a combined footway/cycleway along the western side of Balcombe Road from the junction between the new link road and Crawley Avenue/Balcombe Road in a southerly direction to St. Catherines Road, Pound Hill;
- (ii) an on road cycle route within Pound Hill to connect the Balcombe Road cycleway to the shops at Grattons Park and Milton Mount Schools;
- (iii) an on road cycle route along Grattons Drive and Chaucer Road to link to St. Mary's Drive;
- (iv) the installation of no less than 60 cycle parking stands on highway land, or such other location as may be agreed with the local planning authority, adjacent to Three Bridges railway station; and
- (v) the installation of real time information screens at 4 existing bus shelters within the Manor Royal industrial area, at the locations which are shown on drawing number 0560/SK/130.

No dwelling within the development hereby permitted shall be occupied until the works have been completed and are brought into public use in accordance with the approved scheme.

53 Before the development hereby permitted is commenced a scheme for the following works shall have been submitted to and approved in writing by the local planning authority:

- (i) a combined footway/cycleway to link the existing subway below Crawley Avenue to the shops at Grattons Park and Milton Mount Schools via the northern and eastern perimeter of Grattons Park; and
- (ii) a combined footway/cycleway to link the existing subway below Crawley Avenue to St. Mary's Drive via the northern and western boundaries of the public open space along, in the most part, an already defined route to form part of the Sustrans route.

For the purposes of this condition the scheme shall include a programme for implementing the works and bringing them into public use and shall be substantially in accordance with Section 2 of Working Paper 2 dated November 2006 prepared by WSP. The scheme shall be carried out as approved.

54 Before the development hereby permitted is commenced a scheme for the following works shall have been submitted to and approved in writing by the local planning authority:

- (i) a short length of combined footway/cycle way along the eastern side of Gatwick Road between Tinsley Lane in the south to the existing traffic signal controlled pedestrian crossing of Gatwick Road in the north, and the conversion of two existing signal controlled pedestrian crossings of Gatwick Road and Fleming Way to toucan crossings, in accordance with drawing number 0560/SK/131;
- (ii) a combined footway/cycleway along the southern side of Radford Road between Gatwick Road in the west, to a point to the west of the existing public footpath to the east of the public house in the east, to be constructed in conjunction with the traffic signal controlled shuttle working of traffic flows across the railway bridge and to form part of the Sustrans cycleway in accordance with drawing numbers 0560/SK/112B, 0560/SK/122D and 0560/SK/141A;
- (iii) an on road cycle route along Tinsley Lane between Crawley Avenue in the south and Gatwick Road in the north in accordance with drawing number 0560/SK/132;
- (iv) a combined footway/cycleway along the eastern side of Hazelwick Avenue to link between Crawley Avenue in the north and the Tesco superstore on Hazelwick Avenue in the south and to include the conversion of the pedestrian footbridge and approach ramps over Crawley Avenue, to the east of the Hazelwick roundabout to a combined footway/cycleway, in accordance with drawing number 0560/SK/133; and
- (v) the installation of a bus shelter on the north side of Haslett Avenue East, opposite Three Bridges railway station, in accordance with drawing number TC 17/1A.

No more than 50 dwellings within the development hereby permitted shall be occupied until the works have been completed and are brought into public use in accordance with the approved scheme.

55 Before the occupation of (1) any dwelling within that part of phase 2 of the development hereby permitted which is located to the west of Balcombe Road, or (2) more than 300 dwellings within the development hereby permitted or (3) any dwelling within phase 3 of the development hereby permitted the following shall have been completed and brought into public use:

- (i) a combined footway/cycleway along the northern verge of Crawley Avenue between the new Crawley Avenue junction in the east to the southern end of Tinsley Lane in the west, in accordance with a scheme previously submitted to and approved in writing by the local planning authority; and
- (ii) a combined footway/cycleway between Tinsley Lane in the east, around the northern perimeter of the Hazelwick roundabout in conjunction with toucan crossings of the Gatwick Road slip roads, to connect to the existing cycle route using Woolborough Lane via Crawley Avenue to the west of the roundabout in accordance with drawing number 0560/SK/135.

56 No more than 500 dwellings within the development hereby permitted shall be occupied until a scheme for the provision of improved pedestrian crossing facilities on Haslett Avenue East, adjacent to Three Bridges railway station, has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition, the scheme shall (1) include a programme by when these facilities shall be completed and open to traffic and (2) be substantially in accordance with Section 3 of Working Paper 2 dated November 2006 prepared by WSP. The scheme shall be carried out as approved.

57 Before the development hereby permitted is commenced a scheme for the provision of bus services to and from the site shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall provide for a level of bus services which is no less than that set out in Public Transport Working Paper 1C dated November 2006 prepared by WSP and shall include the following details:

- (i) the destinations and routes which shall be served by the bus services;
- (ii) the frequency of operation of the bus services;
- (iii) the hours of operation of the bus services; and
- (iv) a mechanism by which the bus services shall be reviewed and, if necessary, varied as a result of any review.

The scheme shall be implemented in accordance with the approved details including any variations approved pursuant to (iv) above.

58 Before the development hereby permitted is commenced a scheme for the provision of bus stops (with real time passenger information) within the site shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the scheme shall include a programme for provision of the bus stops. The development shall not be carried out otherwise than in accordance with the approved scheme.

59 Before any building hereby permitted is occupied a sustainable travel information pack shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the pack shall include the following details:

- (i) public facilities (including schools) within a 5km radius of the local centre in the site;
- (ii) bus services operating in the vicinity of the development including service timetables and connections with any other public transport service and provider;
- (iii) improvements to public transport provision which are being promoted as part of the development;
- (iv) the location of secure storage facilities for bicycles within the development and elsewhere within a 5km radius of the local centre in the site;
- (v) information regarding existing and proposed cycle and pedestrian routes to and from the public facilities included in (i) above;
- (vi) services that will be provided in the local centre and the community centre hereby permitted;
- (vii) delivery services by local retailers to the dwellings hereby permitted; and
- (viii) car sharing initiatives such as www.liftshare.com and www.westsussexcarshare.com .

A copy of the pack shall be provided to the first occupier of (a) each building within the B1, B2 and B8 development, (b) the school, (c) the local centre, (d) the community centre and (e) each of the dwellings hereby permitted.

60 No dwelling within each phase of the development hereby permitted shall be occupied until a travel plan in respect of all dwellings to be provided within that phase has been submitted to and approved in writing by the local planning authority. For the purposes of this condition the travel plan shall include the following provisions, measures and/or initiatives:

- (i) a programme for its implementation;
- (ii) appointment of a travel plan co-ordinator to manage and monitor the travel plan;
- (iii) all dwellings to be provided with capability to install broadband to enable working from home;
- (iv) the promotion of car sharing initiatives such as www.liftshare.com and www.westsussexcarshare.com;
- (v) the promotion of a car club;
- (vi) provision of secure on-site cycle storage;
- (vii) an objective to secure a target of a 15% reduction in single occupancy car use during a typical weekday; and
- (viii) an annual review of the travel plan by the travel plan co-ordinator to identify both the progress which has been made in respect of

the measures set out in the plan and the action to be taken to address any concerns arising out of implementation and application of the plan.

A copy of the annual review (pursuant to (viii) above) shall be submitted to the local planning authority within 3 months of the review having been completed. The travel plan shall be implemented as approved.

61 No building within any part of the B1, B2, B8 development hereby permitted shall be occupied until a travel plan in respect of that part has been submitted to and approved in writing by the local planning authority. For the purposes of this condition the travel plan shall include:

- (i) a programme for its implementation;
- (ii) a mechanism by which the local planning authority shall be provided with an annual monitoring report identifying both the progress which has been made in respect of the measures set out in the plan and the action to be taken to address any concerns arising out of implementation and application of the plan; and
- (iii) appointment of a travel plan co-ordinator to manage and monitor the travel plan.

The travel plan shall be implemented in accordance with the approved details.

62 No less than 40% of the total number of dwellings within each phase of the development hereby permitted shall be affordable housing, of which no less than 70% shall be available as social rented accommodation and the remainder shall be available as intermediate affordable housing. The terms “affordable housing”, “social rented housing” and “intermediate affordable housing” within this condition, shall have the meanings set out in Annex B of Planning Policy Statement 3 (or any replacement of it).

63 Before any phase of the development hereby permitted is commenced a scheme for the provision of affordable housing within that phase shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition such a scheme shall provide affordable housing which satisfies local housing needs (including the needs of the disabled where appropriate and identified) and shall include:

- (i) details of the type, size, tenure, location and timing of the provision;
- (ii) proposals for the involvement (including future management) of a Registered Social Landlord (“RSL”) (as defined in the Housing Act 1996) or such other affordable housing provider having Housing Corporation Preferred Partner status in delivering the affordable housing; and
- (iii) details of any alternative arrangement involving another RSL or affordable housing provider with Housing Corporation Preferred Partner status (not specified in (ii) above) providing the affordable housing in the event that funding for the provision of any affordable housing within a phase of the development hereby permitted is not secured within 2 years of development

commencing within that phase or such other period as may be agreed in writing with the local planning authority.

Affordable housing shall be provided in accordance with the approved scheme. No more than 75% of the open market dwellings within any phase shall be constructed before the dwellings to be offered as social rented properties have been completed and handed over to the RSL or such other affordable housing provider as may have been approved pursuant to this condition. No more than 80% of the open market dwellings within each phase of the development shall be occupied until all affordable housing within that phase has been completed.

- 64 None of the dwellings hereby permitted shall be sited within (1) 100m of the eastern boundary of the London and Brighton railway line, as shown on drawing number CSA/667/031, and (2) 40m from the western edge of the northbound carriageway of the M23.
- 65 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re enacting that Order with or without modification) no development within Classes A-C (inclusive) of Part 1 of Schedule 2 to that Order shall be carried out.
- 66 No works in respect of the construction of the development hereby permitted shall be undertaken at the following times:
- (i) outside the hours of 0700 - 1800 on Mondays to Fridays (inclusive);
 - (ii) outside the hours of 0800 - 1300 on Saturdays;
 - (iii) on Sundays and on public holidays.
- 67 The local planning authority shall be provided with no less than 28 days' prior written notice of:
- (i) the commencement of each phase of the development hereby permitted;
 - (ii) the projected occupation of the first dwelling within the development hereby permitted;
 - (iii) the projected occupation of the 50th dwelling within the development hereby permitted; and
 - (iv) the projected occupation of every 100th dwelling within the development hereby permitted.
- 68 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule at Annex C.

SCHEDULE
List of Approved Plans and Drawings

- CSA/667/025 Revision A (application site boundary)
- CSA/667/020 Revision F (master plan)
- CSA/667/013-4 Revision E (phasing plan)
- CS/000916/Figure 1 Revision A (flood plain)
- 0560/SK/124D (works to junction 10 of the M23)
- 0560/SK/121C (works to junction of Steers Lane and proposed access road into west of appeal site)
- 0560/SK/112B (works to junction of Gatwick Road/Radford Road/James Watt Way)
- 0560/SK/116B (works to junction of Radford Road and Steers Lane)
- 0560/SK/122D (works to combined footway/cycleway in respect of Radford Road railway bridge)
- 0560/SK/127B (works to junction of Balcombe Road and Steers Lane)
- 0560/SK/131 (works to roundabout at the junction of Gatwick Road and Fleming Way)
- 0560/SK/101B (works to the junction of Gatwick Road/Hazelwick Avenue/Crawley Avenue: Hazelwick roundabout)
- 0560/SK/117C and 118D (works to junction of Crawley Avenue and Balcombe Road)
- 0560/SK/119D (works to junction of Balcombe Road and Heathy Farm)
- 0560/SK/105E (works to junction of Balcombe Road and Radford Road)
- 0560/SK/107C (works to junction of Balcombe Road and Antlands Lane)
- 0560/SK/120C (works to junction of Balcombe Road and north east access to the appeal site)
- 0560/SK/130 (locations of existing bus shelters to which real time information will be installed)
- 0560/SK/141A (proposed footway/cycleway at Radford Road)
- 0560/SK/132 (cycle route along Tinsley Lane)
- 0560/SK/133 (combined footway/cycleway along eastern side of Hazelwick Avenue)
- TC17/1A (installation of bus shelters on north side of Haslett Avenue East)
- 0560/SK/135 (combined footway/cycleway on Tinsley Lane)
- CSA/667/031 (railway goods yard buffer)