

Crawley Borough Council

Planning Committee

Agenda for the **Planning Committee** which will be held **virtually - Microsoft Teams Live**, on **Tuesday, 9 March 2021** at **7.00 pm**

Nightline Telephone No. 07881 500 227



Chief Executive

Membership:

Councillors

J Purdy (Chair), J Hart (Vice-Chair), L M Ascough, A Belben,
I T Irvine, K L Jaggard, M Mwangale, M W Pickett, T Rana and
P C Smith

Please note: in accordance with Regulations in response to the COVID-19 Public Health Emergency, from April 2020 committee meetings are being held **virtually** via online video conferencing with committee members **in remote attendance only**. Any member of the public or press may observe a committee meeting (except where exempt information is to be discussed) via a link published on the Council's website **24 hours** before the scheduled start time. Written statements submitted **in advance** of the meeting by supporters of or objectors to the planning applications on the agenda will be read to the committee.

Please contact Democratic.Services@crawley.gov.uk if you have any queries regarding this agenda.

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The order of business may change at the Chair's discretion

Part A Business (Open to the Public)

	Ward	Pages
1. Apologies for Absence		
2. Disclosures of Interest		
In accordance with the Council's Code of Conduct, councillors are reminded that it is a requirement to declare interests where appropriate.		
3. Lobbying Declarations		
The Planning Code of Conduct requires that councillors who have been lobbied, received correspondence or been approached by an interested party regarding any planning matter should declare this at the meeting which discusses the matter. Councillors should declare if they have been lobbied at this point in the meeting.		
4. Minutes		5 - 14
To approve as a correct record the minutes of the Planning Committee held on 8 February 2021.		
5. Tree Preservation Order Application CR/2020/0765/TPO - Newtimber Close, Southgate, Crawley	Southgate	15 - 18
To consider report PES/360a of the Head of Economy and Planning.		
RECOMMENDATION to CONSENT.		
6. Planning Application CR/2020/0834/FUL - 3 & 4 Friends Close, Langley Green, Crawley	Langley Green & Tushmore	19 - 26
To consider report PES/360b of the Head of Economy and Planning.		

	Pages
RECOMMENDATION to PERMIT.	
7. Section 106 Monies - Q3 2019/20 to Q3 2020/21	27 - 32
To consider report PES/384 of the Head of Economy and Planning.	
8. Supplemental Agenda	
Any urgent item(s) complying with Section 100(B) of the Local Government Act 1972.	

With reference to planning applications, PLEASE NOTE:
Background Paper:- Crawley Borough Local Plan 2015-2030

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Crawley Borough Council

Minutes of Planning Committee

Monday, 8 February 2021 at 7.00 pm

Councillors Present:

J Purdy (Chair)

J Hart (Vice-Chair)

L M Ascough, A Belben, I T Irvine, K L Jaggard, M Mwangale, M W Pickett, T Rana and P C Smith

Officers Present:

Dimitra Angelopoulou	Senior Planning Officer
Valerie Cheesman	Principal Planning Officer
Mez Matthews	Democratic Services Officer
Marc Robinson	Principal Planning Officer
Linda Saunders	Planning Solicitor
Clem Smith	Head of Economy and Planning
Jess Tamplin	Democratic Services Support Officer

1. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor P Smith	Planning application CR/2018/0172/FUL – Gatwick School, 23 Gatwick Road, Northgate, Crawley (Minute 4)	Personal Interest – a Local Authority Director of the Manor Royal Business Improvement District
Councillor P Smith	Planning application CR/2018/0172/FUL – Gatwick School, 23 Gatwick Road, Northgate, Crawley (Minute 4)	Personal Interest – a member of Crawley Cycle and Walking Forum, a consultee on the application
Councillor Irvine	Planning application CR/2020/0037/FUL – Land Parcel Russell Way (Former TSB Site), Three Bridges, Crawley (Minute 5)	Personal Interest – a member of Crawley Cycle and Walking Forum, a consultee on the application

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Councillor Purdy	Planning application CR/2020/0037/FUL – Land Parcel Russell Way (Former TSB Site), Three Bridges, Crawley (Minute 5)	Personal Interest – employed by UK Power Networks (a consultee on the application that did not provide a response)
Councillor P Smith	Planning application CR/2020/0037/FUL – Land Parcel Russell Way (Former TSB Site), Three Bridges, Crawley (Minute 5)	Personal Interest – a member of Crawley Cycle and Walking Forum, a consultee on the application
Councillor Irvine	Planning application CR/2020/0192/RG3 – Breezehurst Playing Fields, off Breezehurst Drive, Bewbush, Crawley (Minute 6)	Personal Interest – a member of Crawley Cycle and Walking Forum, a consultee on the application
Councillor Irvine	Planning application CR/2020/0192/RG3 – Breezehurst Playing Fields, off Breezehurst Drive, Bewbush, Crawley (Minute 6)	Personal Interest – Cabinet member for Housing
Councillor Irvine	Planning application CR/2020/0192/RG3 – Breezehurst Playing Fields, off Breezehurst Drive, Bewbush, Crawley (Minute 6)	Personal Interest – a member of the High Weald Area of Natural Beauty Joint Advisory Committee, a consultee on the application
Councillor Purdy	Planning application CR/2020/0192/RG3 – Breezehurst Playing Fields, off Breezehurst Drive, Bewbush, Crawley (Minute 6)	Personal Interest – employed by UK Power Networks (a consultee on the application that did not provide a response)
Councillor P Smith	Planning application CR/2020/0192/RG3 – Breezehurst Playing Fields, off Breezehurst Drive, Bewbush, Crawley (Minute 6)	Personal Interest – a member of Crawley Cycle and Walking Forum, a consultee on the application

2. Lobbying Declarations

The following lobbying declarations were made by Councillors:-

Councillors A Belben, Hart, Irvine, Jaggard, Mwangale, Purdy, and P Smith had been lobbied regarding application CR/2018/0172/FUL – Gatwick School, 23 Gatwick Road, Northgate, Crawley.

3. Minutes

The minutes of the meeting of the Planning Committee held on 12 January 2021 were approved as a correct record and signed by the Chair.

4. Planning Application CR/2018/0172/FUL - Gatwick School, 23 Gatwick Road, Northgate, Crawley

The Committee considered report [PES/359a](#) of the Head of Economy and Planning which proposed as follows:

Permanent change of use from offices (B1) to co-educational school (D1), including new external over-cladding, new windows and doors, new build sports hall and stairway, revised car parking, external play areas and landscaping.

Councillors A Belben, Jaggard, Mwagale, Purdy, and P Smith declared they had visited the site.

The Principal Planning Officer (VC) provided a verbal summation of the application, which consisted of the change of use of the two main buildings linked by a smaller adjoining building, and external alterations and an extension. The application also included proposals for a sports hall, multi-use games area, and various parking arrangements. The site had been operating as a school with limited pupil numbers since 2014, initially under permitted development rights and subsequently under two temporary permissions – this application sought to increase the maximum number of pupils to 1020. The Officer advised that the Local Plan and Government policy emphasised the importance of establishing new educational facilities. The Officer outlined various aspects of the application related to traffic and parking management that had been adapted since the refusal of the previous application in 2015.

Updates

The Officer highlighted the addendum to the report which had been published as a supplementary agenda. The addendum referred to the Local Planning Authority's consideration of the Public Sector Equality Duty and protected characteristics in regard to the application, specifically in terms of noise levels at the site.

The Committee heard that a further representation had been received since the report was published which consisted of a public petition of 1,441 signatures in support of the application.

The Committee was asked to note that there was an error in paragraph 5.82 of the report – it should read '39 parent spaces' rather than '19 parent spaces'.

The Officer then updated the Committee that conditions 9, 13, and 16 had been amended following negotiation with the applicant and agent since the report was published. The amended conditions read as follows:

'9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

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REASON: In the interests of amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.'

'13. The provisions of the Car Park Management Plan (January 2021) shall be implemented and operated as approved for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the safe operation of the car park and in the interests of highway safety, in accordance with policies CH3 and IN4 of the Crawley Borough Local Plan 2015 – 2030.'

'16. Prior to the commencement of development of the sports hall, there shall be submitted to and approved in writing by the Local Planning Authority a report assessing the technical, environmental and economic feasibility of using high-efficiency alternative energy systems in the construction of the building, and outlining how the development has incorporated any appropriate technologies. The development shall be implemented in accordance with the approved details.

REASON: In the interests of environmental sustainability, in accordance with policy ENV6 of Crawley Borough Local Plan 2015-2030.'

In line with the Council's Virtual Committee Procedure Rules, one statement submitted by members of the public in regard to the application was read to the Committee.

A statement from the agent (JLL) on behalf of the applicant (the Education and Skills Funding Agency) had been prepared in conjunction with the Gatwick School, and highlighted matters including:

- The suitability of both the building and the location for an educational facility.
- The additional facilities to be provided, such as a sports hall and multi-use games area, which were projected to benefit the pupils and the wider community by offering rental of the spaces to local business and groups.
- The measures introduced (e.g. a staggered timetable and a 'kiss and drop' parking arrangement) to satisfy West Sussex County Council's (WSCC) Highways department's original concerns regarding traffic flow.

The Committee then considered the application. Committee members expressed concerns regarding access, parking, and surroundings given the location of the school and the high numbers of cars accessing the site. It was heard that Travel Plans and a Car Park Management Plan had been developed and the school had implemented a staggered timetable to spread out vehicle movements, and staff and parent parking proposals had been amended. Concerns about the sustainability of the location were mitigated by the various conditions and the Section 106 agreement, which would require highway improvements and a nearby pedestrian crossing among other matters. The Committee expressed support for the revised proposals and it was noted that significant work had been done on the application, such as further traffic modelling, which had offered an updated understanding of the traffic flow at and around the site. The Committee recognised that WSCC's Highways department no longer objected to the proposals.

The Officer gave the following information in response to further questions from Committee members:

- Pupils may not necessarily live in Crawley as the free school did not have a catchment area. Those living elsewhere may travel to school with family who may work in Manor Royal. Pupils may also travel by bus, of which an

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additional service was proposed to be run by Metrobus (subject to a financial contribution secured via a Section 106 agreement).

- The site was approximately 350 metres from the end of a proposed future southern runway at Gatwick airport; the existing runway was further away than this. Committee members expressed concerns about possible air pollution. An air quality assessment had deemed the air quality at the site acceptable but this related only to road traffic sources or virtual organic compounds.
- On receipt of a suggestion from a Committee member proposing pedestrian access to the school via a railway bridge (between Tinsley Green and Tinsley Lane), it was explained that this was outside of the remit of this application and had not been requested by WSCC's Highways department.

Committee members discussed the importance of providing quality education and the need to create more school places in Crawley.

A recorded vote was taken on the recommendation in accordance with the Council's Virtual Committee Procedure Rules. The names of the councillors voting for and against the recommendation, along with any abstentions, were recorded as follows:

For the recommendation to permit:

Councillors Ascough, A Belben, Hart, Irvine, Jaggard, Mwangale, Purdy, Rana, and P Smith (9).

Against the recommendation to permit:

Councillor Pickett (1).

Abstentions:

None.

RESOLVED

Permit subject to the completion of a Section 106 agreement to secure the elements set out in paragraph 5.153 of report PES/329a, and the conditions set out in the report with conditions 9, 13, and 16 amended as follows:

'9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.'

'13. The provisions of the Car Park Management Plan (January 2021) shall be implemented and operated as approved for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the safe operation of the car park and in the interests of highway safety, in accordance with policies CH3 and IN4 of the Crawley Borough Local Plan 2015 – 2030.'

'16. Prior to the commencement of development of the sports hall, there shall be submitted to and approved in writing by the Local Planning Authority a report assessing the technical, environmental and economic feasibility of using high-efficiency alternative energy systems in the construction of the building, and outlining

how the development has incorporated any appropriate technologies. The development shall be implemented in accordance with the approved details.
REASON: In the interests of environmental sustainability, in accordance with policy ENV6 of Crawley Borough Local Plan 2015-2030.'

5. **Planning Application CR/2020/0037/FUL - Land Parcel Russell Way (Former TSB Site), Three Bridges, Crawley**

The Committee considered report [PES/359b](#) of the Head of Economy and Planning which proposed as follows:

Erection of L shaped 4 storey building comprising 59 x flats with associated landscaping, refuse and cycle storage, infrastructure works and parking court at the rear (amended plans received).

Councillors A Belben, Jaggard, Purdy, and P Smith declared they had visited the site.

The Senior Planning Officer provided a verbal summation of the application. The proposed development was situated on a brownfield site which was an allocated deliverable housing site in the Local Plan. The building was said to be of an acceptable size and design, and the proposed provision of 20% affordable housing units had been justified in viability terms. The provision of 40 parking spaces represented a shortfall of between 29 and 42 spaces based on the Council's indicative parking standards, but due to the sustainable location of the site, local car ownership data, the submission of a Travel Plan, the provision of sufficient cycle parking, and WSCC's Highways department having no objection, the parking provision was considered to be acceptable on balance.

In line with the Council's Virtual Committee Procedure Rules, a statement submitted by members of the public in regard to the application were read to the Committee.

A statement from the agent (Savills) on behalf of the applicant (Bellway Homes) highlighted matters including:

- The site was an allocated key housing site and had been vacant for over 20 years; the application sought to regenerate the site.
- The proposal sought to utilise the available space by maximising the number of homes at the site, 12 of which would be affordable housing units.
- Design aspects of the proposal allowed for an improved street scene, natural surveillance of its surroundings, and enhancements to structural landscaping.

The Committee then considered the application. Committee members expressed support for the sustainable location of the development and the condition to secure fixed solar panels on the roof of the building. A Committee member suggested the creation of a ramp at the eastern side of the site to allow for easier cycle access between Russell Way and the Tilgate Drive footpath/cycle path (the existing access was via a steep ramp and steps). The Officer confirmed that this had not been required by WSCC's Highways department and was therefore not included in the Section 106 agreement.

A recorded vote was taken on the recommendation in accordance with the Council's Virtual Committee Procedure Rules. The names of the councillors voting for and against the recommendation, along with any abstentions, were recorded as follows:

For the recommendation to permit:

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Councillors Ascough, A Belben, Hart, Irvine, Jaggard, Mwangale, Pickett, Purdy, Rana, and P Smith (10).

Against the recommendation to permit:
None.

Abstentions:
None.

RESOLVED

Permit subject to the conclusion of a Section 106 agreement and the conditions set out in report PES/359b.

6. **Planning Application CR/2020/0192/RG3 - Breezehurst Playing Fields, off Breezehurst Drive, Bewbush, Crawley**

The Committee considered report [PES/359c](#) of the Head of Economy and Planning which proposed as follows:

Erection of 85 affordable houses & flats, comprising:

18 x one bedroom flats

38 x two bedroom flats

9 x two bedroom houses

17 x three bedroom houses

3 x four bedroom houses

Access roads, car parking, sports pitch, open space & associated works (amended plans and description).

Councillors A Belben, Purdy, and P Smith declared they had visited the site.

The Principal Planning Officer (MR) provided a verbal summation of the application, which sought permission for a development of 85 units on part of the land at Breezehurst playing fields. The proposals included access via new roadways and a total of 140 parking spaces. Improvement works to the remaining section of the playing field and playing fields off-site were proposed to be secured via conditions and a Section 106 agreement.

The Officer updated the Committee that paragraph 2.3 of the report should make reference to the removal of five trees rather than three trees. It was also clarified that the wording of the recommendation was to become 'to permit subject to the completion of the S106 Agreement *and the following conditions*'. The Officer then provided the following updates regarding the plans and drawings to be considered:

- Drawings 16 (House Type 4A Floor Plans & Elevations) and 17 (House Type 4B Floor Plans & Elevations) had been superseded;
- Drawings 18 (Apartment Block A – Ground & First Floor Plans) and 19 (Apartment Block A – Second Floor & Roof Plans) were corrected to revision P04, rather than P03;
- Drawing 24 (Apartment Blocks B, C, D & E – North & South Elevations) was correct to revision P05, rather than P04;
- Drawings 28, 29, 30, 31, and 32 (Street A, B, C, and D Elevations) remained relevant but were not to be included on the decision notice.

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In line with the Council's Virtual Committee Procedure Rules, three statements submitted by members of the public in regard to the application were read to the Committee.

Three statements from neighbours to the site – Hannah Wheeler, Myra Goodenough, and Nichola Godwin – raised the following matters:

- The green space had a community feel and was currently of benefit to many local residents who had concerns about the loss of the space and the future plans for the remaining section of the field.
- A lack of communication regarding the potential for development at the site.
- Concerns regarding the disruption, noise, and dust caused by building works, as well as the impact on traffic after completion of the development.

The Committee considered the application. Discussion ensued regarding the loss of a section of the playing fields and Committee members expressed sympathy for the neighbours affected by this. The Officer explained that Bewbush had a good provision of playing fields but that their quality and usability was poor. The works to the retained section of the playing fields would improve the quality of sports provision locally, and the Section 106 agreement would secure from the applicant ongoing financial contributions to the maintenance of the playing fields for 15 years. It was confirmed that the site was a key housing site as allocated by the Local Plan in 2015, which had undergone a consultation process in 2012. The Officer assured the Committee that permitting this application would not set a precedent for the construction of future developments on green spaces throughout Crawley as each site was considered on its own merits.

Regarding the timescale for the works to the retained playing fields, the Officer explained that this would be confirmed via a schedule of works as part of the Section 106 agreement and the conditions. It was estimated that the remaining section of the playing field would be upgraded after the erection of the dwellings as it would be used in part as a haul route to the site during construction to limit disturbances to neighbours by vehicle movements.

Other matters discussed were:

- The requirement for a Construction Management Plan and the need for dust suppression measures.
- Support for the provision of electric vehicle charging points – allocated to all houses and to at least 20% of communal parking spaces. The allocation of parking would be subject to control by the Council as the applicant.
- The withdrawal of Sports England's initial objection, which was due to the proposals to improve the retained on and off-site sports pitches and the methods of ensuring the implementation of this.
- The location of the windows in the four blocks of flats close to the A2220 (Horsham Road). To mitigate noise from the road, it was proposed to have single windows in the majority of rooms which faced north-east, north, or north-west. These would provide natural light and an outlook. The small number of south-facing openings were to areas such as hallways and were likely to be non-opening to prevent noise issues for future residents.
- The path and area to the north of the site (between the proposed development and existing houses in Douster Crescent and Waterfall Crescent) was to consist of borders of open railings and newly planted trees, and would not be an alleyway or other confined space.

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Committee members commended the 100% provision of affordable housing. The Committee also expressed support for the proposed layout and access, including the traffic calming measures.

Councillor Pickett left the meeting during the discussion and was not present for the vote on the item.

A recorded vote was taken on the recommendation in accordance with the Council's Virtual Committee Procedure Rules. The names of the councillors voting for and against the recommendation, along with any abstentions, were recorded as follows:

For the recommendation to permit:

Councillors A Belben, Hart, Irvine, Jaggard, Mwagale, Purdy, Rana, and P Smith (8).

Against the recommendation to permit:

Councillor Ascough (1).

Abstentions:

None.

RESOLVED

Permit subject to the conclusion of a Section 106 agreement and the conditions set out in report PES/359c (as amended).

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 9.53 pm

J Purdy (Chair)

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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 9 March 2021
REPORT NO: PES/360(a)

REFERENCE NO: CR/2020/0765/TPO

LOCATION: [NEWTIMBER CLOSE, SOUTHGATE, CRAWLEY](#)
WARD: Southgate
PROPOSAL: OAK 9319 - REMOVAL OF DEAD WOOD. REDUCTION OF INDIVIDUAL BRANCHES NORTH SIDE BY 1.5M FROM BUILDING/FOOTPATH TO APPROPRIATE GROWTH POINTS.

OAK 9307 - CROWN THIN BY 10%. REMOVAL OF DEAD WOOD. CLEAR FROM AROUND STREET LIGHT 1.5M TO APPROPRIATE GROWTH POINTS

TARGET DECISION DATE: 19 January 2021

CASE OFFICER: Mr R. Spurrell

APPLICANT'S NAME: Crawley Borough Council

AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
CBC0001		Tree Plan

REASON FOR REPORTING TO COMMITTEE:-

CBC is the applicant.

PUBLICITY AND NOTIFICATION: -

The application was advertised via a site notice. No responses were received.

PLANNING HISTORY:-

- 1.1 None.
- 1.2 The oaks are protected under the Old Horsham Road No.3 Tree Preservation Order (P16.9.63) served in 2013. The specimens are identified as T5 (this application reference 9307) and T6 (this application reference 9319) on the Tree Preservation Order.

PLANNING POLICY:-

- 2.1 This application must be considered in the context of Part VIII of the Town and Country Planning Act 1990 and The Town and Country Planning (Tree Preservation) (England) Regulation 2012.
- 2.2 National Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.
- 2.3 The Council's Green Infrastructure Supplementary Planning Document (2016) is a non-statutory document.

PLANNING CONSIDERATIONS:-

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3.1 The determining issues in this application are the effect of the proposal on the health, character and appearance of the trees and the level of amenity that they provide within the surrounding area. The following works are proposed:

- Oak 9319 (T6) - removal of dead wood. Reduction of individual branches north side by 1.5m from building/footpath to appropriate growth points.
- Oak 9307(T5) - crown thin by 10%. Removal of dead wood. Clear from around street light 1.5m to appropriate growth points

Contribution to public visual amenity	Good – trees make a solid contribution to the green amenity and help soften the appearance of the relatively new residential development
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Estimated remaining contribution	100+ yrs
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Are works justified?	Yes
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3.2 The trees are located towards the north eastern end of Newtimber Close on the western site boundary. Oak 9319 requires the branches extending towards the adjacent property to the north to be pruned back in order to give adequate clearance from the building and adjacent footpath. Oak 9307 requires a 10% crown thin for general maintenance and to have the branches obstructing the street light pruned again to give adequate clearance.

3.3 The works are minor and will have a negligible impact on tree health and amenity and are therefore justified.

RECOMMENDATION RE: CR/2020/0765/TPO

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

1. This consent is valid for a period of two years from the date of this notice and shall only be carried out once.
REASON: To enable the Local Planning Authority to control the works in the interests of good tree management in accordance with Regulation 17 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
2. All works should be carried out in accordance with BS3998: 2010 'Tree Work Recommendations'.
REASON: In the interests of visual amenity and to ensure the continuing health of the tree(s) in accordance with The Town & Country Planning (Tree Preservation) (England) Regulations 2012.



ArcGIS Web Map



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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 9 March 2021
REPORT NO: PES/360(b)

REFERENCE NO: CR/2020/0834/FUL

LOCATION: [3 & 4 FRIENDS CLOSE, LANGLEY GREEN, CRAWLEY](#)
WARD: Langley Green & Tushmore
PROPOSAL: ERECTION OF JOINT TWO STOREY REAR EXTENSION FOR 2 SEMI-DETACHED PROPERTIES (NOS. 3 AND NO.4 FRIENDS CLOSE), AND ADDITIONAL SINGLE STOREY REAR EXTENSION FOR NO.3 (AMENDED PLANS RECEIVED)

TARGET DECISION DATE: 15 February 2021

CASE OFFICER: Ms D. Angelopoulou

APPLICANT'S NAME: Mr M (& Mr A Khan) Amer
AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
CBC 0002		Location Plan
CBC 0001		Block Plan
RDS/1120/001	B	Existing Ground And First Floors
RDS/1120/002	B	Proposed Ground & First Floor Plans
RDS/1120/003	C	Rear Elevations
RDS/1120/004	C	South Elevation
RDS/1120/005	C	North Elevation
RDS/1120/006	C	Roof Plan
RDS/1120/001	B	Existing & Proposed Second Floor Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

GAL Aerodrome Safeguarding No objection subject to a cranes informative.

NEIGHBOUR NOTIFICATIONS:-

10 to 15 Brisbane Close;
2 and 5 Friends Close;
44 and 46 Jordans Crescent.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is related to a member of staff.

THE APPLICATION SITE:-

1.1 3 and 4 Friends Close comprise a pair of two-storey semi-detached dwellings, situated on the northern side of Friends Close, within the neighbourhood of Langley Green. Both properties are finished in brick at ground floor and in render at first floor level, with a tiled roof. They both have front porches and detached garages. No.4 has a single storey rear extension and No.3 has a single storey side extension. Each dwelling has off-street parking on the front driveway laid as

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hardstanding which provides space for at least one car in addition to the space in the single garages accessed via shared driveways with numbers 2 and 5.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of a joint two storey rear extension to both properties, and an additional single storey rear extension at No.3 Friends Close, following the removal of the single storey rear extension at No.4 Friends Close. The proposal has been amended, since the application was submitted, by altering the roof design from gable to fully hipped roof and removing the obscured glazed window of the master bedroom of No.4. The extensions would be constructed in materials to match the existing dwelling; brick, tile and windows (the first floor render is not proposed to be repeated).
- 2.2 The proposed joint two storey rear extension would project 3.6 metres from the original rear elevations of both properties, and would span the full width of both properties. It would have a fully hipped roof, would be set down from the main ridgeline by 0.2m and would maintain the existing eaves level.
- 2.3 The proposal would also involve the construction of an additional 1.4m deep single storey rear protrusion to No.3 Friends Close. This rear element would extend across the full width of this property and would have a mono-pitch roof with a ridge height of 3.3m and an eaves height of 2.4m.
- 2.4 Internally, the proposal would result in an extended kitchen and family at ground floor, and an extended bedroom with an en-suite bathroom at first floor for each dwelling.

PLANNING HISTORY:-

- 3.1 No.3 Friends Close:
 - CR/2019/0796/HPA – Prior notification for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, and have a maximum height of 3.33m and an eaves height of 2.456m – Prior Approval Not Required. – Not implemented.
- 3.2 No.4 Friends Close:
 - CR/2020/0502/FUL – Erection of single and two storey rear extensions – This application was withdrawn by the applicant.

PLANNING POLICY:-

National Planning Policy Framework (February 2019 as amended in June 2019)

- 4.1 The National Planning Policy Framework (NPPF) published in 2019 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
 - Section 2 – Achieving sustainable development. This section states that achieving sustainable development means that the planning system has three overarching objectives: an economic objective – to help build a strong, responsive and competitive economy, a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment. This includes making effective use of land and helping to improve biodiversity.
 - Section 12 – Achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Crawley Borough Local Plan (2015-2030) (adopted December 2015)

- 4.2 The following policies from the Crawley Borough Local Plan are most relevant to the proposal:

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- 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 CH2: Principles of Good Urban Design seeks to assist in the creation, retention or enhancement of successful places.
- Policy CH3: Normal Requirements of All New Development states all proposals for development will be required to make a positive contribution to the area; be of a high quality urban design; provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; and be able to meet its own operational requirements necessary for the safe and proper use of the site.
Development proposals including residential extensions must adhere to any relevant supplementary planning guidance produced by the council.
- 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.

Emerging Crawley Borough Local Plan 2021 – 2037 (January 2021)

- 4.3 The Local Plan Review Submission Consultation Draft 2021-2037 has been published for Regulation 19 consultation from 6 January 2021 until 31 March 2021, and therefore limited weight should be given to the following applicable policies:
- Policy SD1: Presumption in Favour of Sustainable Development
 - Policy CL2: Making Successful Places – Principles of Good Urban Design
 - Policy DD1: Normal Requirements of All New Development
 - Policy ST2: Car and Cycle Parking Standards

Urban Design Supplementary Planning Document (adopted October 2016)

- 4.4 The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains guidelines on the standards the Council expects for the design of extensions. In particular, it states that:
- *'Rear extensions can significantly impact the amenity of neighbouring dwellings by leading to overshadowing or a dominating appearance, but also have the potential to impact on the amenity of the parent dwelling by reducing the overall size of a rear garden. Overshadowing or dominating neighbours' houses and gardens can be avoided by keeping rear extensions relatively small as compared to the size of the main buildings and the gardens in which they stand. What constitutes an acceptable size and design of extension depends on individual circumstances.'*
 - *'One or two storey rear extensions will need to maintain a minimum distance of 21 metres between the rear windows of an opposing dwelling and the rear facing windows of the extension, in order to avoid any potential overlooking and privacy issues.'*
 - *'A rear extension should not consume the entirety of a dwelling's private amenity space. A garden should be retained with a minimum depth of 10.5m measured from the extension's rear external wall to the property's rear boundary in length, in order to ensure adequate private outdoor space.'*
 - *'Side and rear extensions for detached dwellings, when they include more than one storey can cause overshadowing and overlooking into a neighbour's property. Often, a 45 degree test can be applied for single storey extensions and 60 degree guide test can be applied for two storey extensions so as to avoid indicative overshadowing on a neighbouring property.
Applying the 45° guide test:
The guide test can be applied to detached, semi-detached and terraced houses.
A single storey extension should not encroach into an area measured by drawing a 45° angle from the nearest edge of a neighbour's window or door aperture.
For two storey (or higher) extensions on detached dwellings: An extension should not encroach into an area measured by drawing a 60° angle from the nearest edge of a neighbour's window or door aperture.'*
 - *'An extension with good design in mind will relate appropriately to the parent dwelling's character and style, dimensions, materials and finishes of the parent dwelling and the character of the neighbourhood. Furthermore, when considering an extension it is important to think about the impact the development may have on your neighbours and the wider area.'*

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- *'Development should incorporate materials and colours that match the existing dwelling'.*
- *'The roof form above an extension will contribute to the appearance of the extension and the dwelling as a whole. A roof design that sits in harmony with the existing roof will usually be more acceptable'.*

4.5 Annex 1 in the SPD contains the minimum car parking standards. For 3 plus bedroom dwelling in this location, the minimum provision is for 2-3 car parking spaces. It also states that in the case of an application to extend or convert a 3 bed dwelling to a 4 bed dwelling, an additional car parking space will not be sought.

PLANNING CONSIDERATIONS:-

5.1 The main planning issues in the determination of this application are:

- The design and appearance of the proposal and its impact on the dwellings, street scene and wider area
- The impact on neighbouring amenities
- Parking considerations

The design and appearance of the proposal and its impact on the dwellings, street scene & wider area

5.2 The proposed joint two storey rear extension and single storey rear extension at No.3 would be largely screened from the streetscene by the existing dwellings which curve around the small cul-de-sac of Friends Close. The proposed two storey rear extension by reason of its substantial depth would appear prominent and bulky in relation to the overall character of the original semis. However, the proposal has been revised to have a fully hipped roof which is considered to help reduce its visual bulk and prominence when viewed from the side elevations and from Brisbane Close. The single storey element of No.3 would have a mono-pitch roof. It is considered that, given the new roof design, the positioning of the proposal behind the main bulk of the houses and the manner in which the extensions are set down from the main ridge of the existing dwellings would help to reduce the visual bulk and scale of the proposal, with the result that the extensions are not considered to harm the character and design of the existing houses.

5.3 The two storey rear extension would result in the rear garden area measuring just 7-9.5m in depth for No.4 Friends Close, which is contrary to the minimum 10.5m depth recommended in the Urban Design SPD. However, this shortfall is due to the property currently having an existing single storey rear extension which has already reduced the depth of the original garden. Regarding No.3 Friends Close, the two and single storey rear extensions would result in the rear garden measuring 9-11.5m in depth. In this case, however, the limited distance is adequate given the shape of the plot and that the overall garden is wide and the resultant rear garden area would therefore still meet the external space standards set out in the SPD for No.3. As a result, the remaining garden depth for both properties could not warrant a reason for refusal.

5.4 Overall, it is considered that the scale and design of the extensions are acceptable and would not be harmful to the street scene/character of the area. It would therefore be in accordance with the Local Plan Policies, the guidance in the Urban Design SPD, and the relevant paragraphs of the NPPF.

The impact on neighbouring amenities

5.5 The properties that would be potentially most affected by the proposal are Nos 12, 13 and 14 Brisbane Close to the rear (northeast), and Nos 2 and 5 Friends Close to the northwest and south (side).

5.6 The closest distance of the proposed joint two storey rear extension would be to Nos 12 and 13 Brisbane Close and it would measure 20.5m. To No.14 this would be 21.5m. The Urban Design SPD seeks a 21m minimum rear window to window distance for two storey houses. Whilst this minimum distance would not be met for Nos 12 and 13 Brisbane Close, it must be taken into account that this minimum distance refers to direct rear window to window overlooking. In this case, because of the angled position of these properties, there is no direct window to window overlooking

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and as a result, the proposal is not considered to harm these properties to the rear in terms of overlooking or loss of privacy.

- 5.7 Nos 2 and 5 Friends Close are also situated at an angle with the application properties. The Urban Design SPD requires that two storey rear extensions should satisfy the 60 degree test as a means to determine their acceptability in terms of overshadowing and loss of light. The proposed depth of the joint extension would not breach a 60 degree line drawn from the closest windows of both Nos 2 and 5, and it is therefore considered acceptable in terms of the impacts of dominance, overshadowing and loss of light. Some windows are proposed along the north and south flank (side) elevations of the extensions that would serve bathrooms and are proposed to be obscured glazed, which is considered acceptable and they would not result in harmful overlooking or loss of privacy on Nos 2 and 5. It is, however, considered expedient to condition these obscured windows and to control the insertion of additional windows in these elevations to prevent overlooking of these neighbouring houses.
- 5.8 Overall, in terms of neighbouring amenity, the proposal is not considered to have any significant detrimental impact on the amenities enjoyed by the occupants of neighbouring properties and would accord with the relevant Local Plan Policies, the Urban Design SPD and the NPPF.

Parking considerations

- 5.9 The properties would remain as a 3-bed houses. Both properties have a single garage and front driveway to accommodate at least 1 car. According to the Urban Design SPD the minimum parking standards for a 3 bedroom dwelling in this location are 2-3 spaces. As a result, the proposed parking arrangements are considered satisfactory and would accord with the guidance for a dwelling of this size and location, and Local Plan Policies CH3 and IN4 and the NPPF.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered that the scale, massing and design of the proposal as amended is acceptable, would not have an adverse impact on the character and appearance of the dwellings or the street scene. There would not be a detrimental impact on the parking arrangements and the amenities enjoyed by the occupants of neighbouring properties would be protected. The proposed development is considered to accord with the policies outlined in the NPPF (2019), the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD (2016).

RECOMMENDATION RE: CR/2020/0834/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 below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The materials and finishes of the external walls and roofs of the development hereby permitted shall match in colour and texture those of the existing dwellings.
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The development hereby approved shall not commence until a contract or contracts has/have been completed and signed to carry out the approved works to both No. 3 and No. 4 Friends Close.
REASON: To protect the amenities of these properties and in the interests of the visual appearance of the houses in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

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5. The windows on the northern and southern (side) first floor elevations of the development 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 properties Nos 2 and 5 Friends Close, in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. No windows (other than those shown on the plans hereby approved) shall be constructed in the northern and southern (side) first floor elevations of the development hereby permitted which adjoins the side boundaries with Nos 2 and 5 Friends Close 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 properties in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE(S)

1. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks' notice. For crane queries/applications please email: lgwcranes@gatwickairport.com. Please note that as from 31st May 2021 crane operators will in the first instance need to notify the Civil Aviation Authority (CAA) of any cranes in the UK that are over 10m in height or taller than the surrounding trees/structures. Notification should be at least 8 weeks before any crane is due on site. For further details please refer to CAP1096 'Guidance to Crane Operators on Aviation Lighting and Notification' available at www.caa.co.uk
1. NPPF Statement

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.

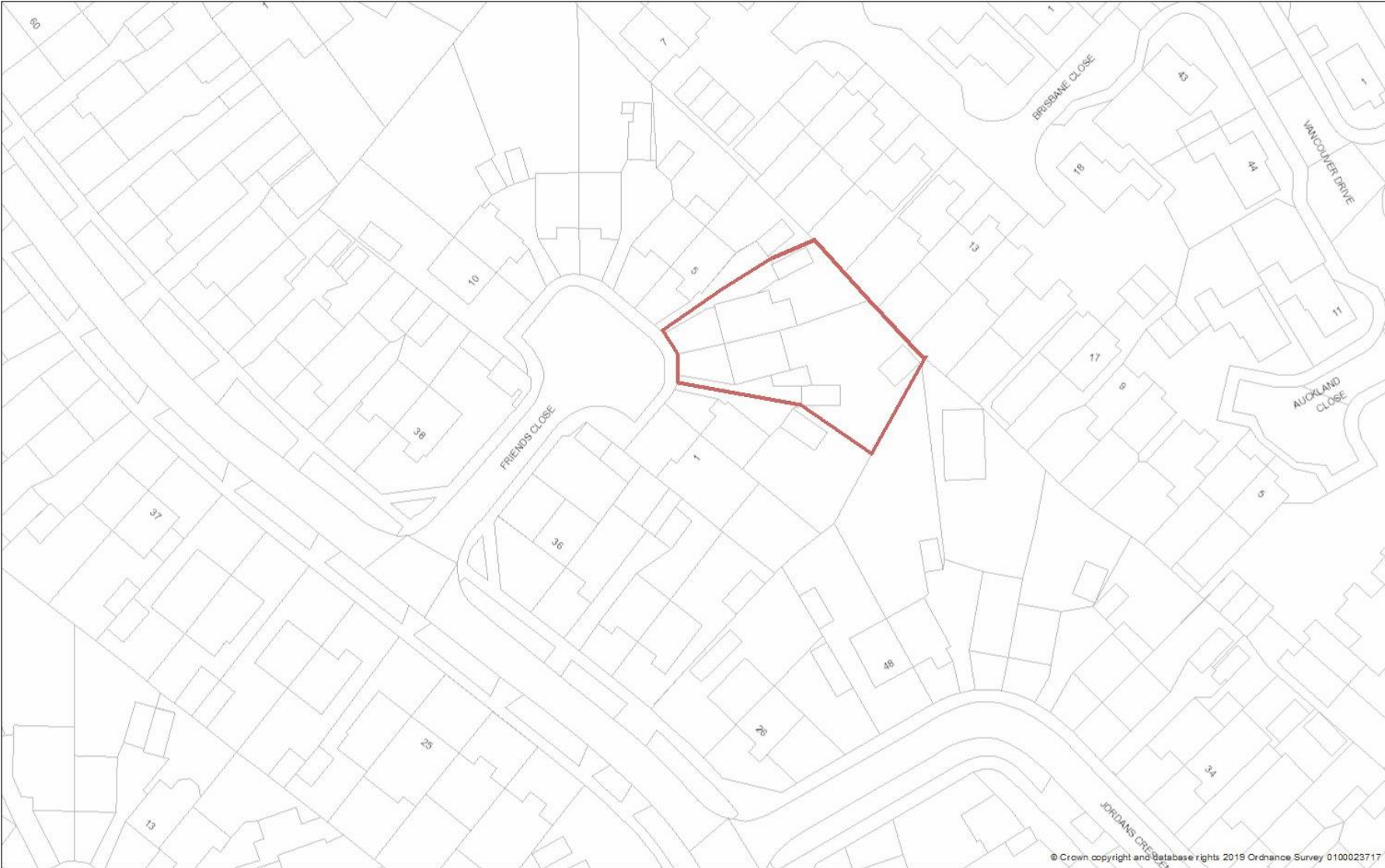


ArcGIS Web Map



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Crawley Borough Council

Report to Planning Committee

9 March 2020

Section 106 Monies – Q3 2019/20 to Q3 2020/21

Report of the Head of Economy and Planning, PES/384

1. Purpose

- 1.1. Developers are often required through Section 106 planning agreements to make financial contributions towards the provision or improvement of infrastructure if a need is generated by the new developments. These monies must be spent as set out in the planning agreements and in accordance with government guidance.
- 1.2. This report summarises all the S106 monies received/ spent and committed to project schemes between Q3 2019/20 & Q3 2020/21.

2. Recommendations

That the Committee:

- 2.1. Notes the update on S106 monies received, spent and committed between Q3 2019/20 & Q3 2020/21.

3. Reason for Recommendations

- 3.1. The Council's Policy Statement of S106 Monies through planning agreements requests an update to be reported to the Planning Committee.

4. S106 Monies Received (to date) 2020/21

- 4.1. Between Q3 2019/20 & Q3 2020/21 a total of £602,495.92 of monies were paid to the Council by developers in accordance with their obligations under the S106 agreements with the local planning authority.
- 4.2. The following table provides a breakdown of the amounts received by category of spend and the developments from which these monies were received.

S106 Spend Category	Ref	Address	Value
Affordable Housing	CR/2017/0925/FUL	1-6 Maunsell Park, Pound Hill, Crawley	£ 32,748.00
Affordable Housing	CR/2017/0594/FUL	Ocean House, Hazelwick Ave, Three Bridges	£120,933.99
Affordable Housing	CR/2019/0541/FUL	46 The Birches	£ 10,617.00
Affordable Housing	CR/20019/0282/FUL	Rear of 3 Southgate Road	£ 16,142.61
Affordable Housing	CR/2018/0693/FUL	5-9 Southgate Road	£ 77,443.36
Affordable Housing	CR/2019/0681/FUL	Zurich House, East Park	£ 50,170.47
Fire	CR/2015/0552/NCC	Forge Wood, North East Sector	£ 50,000.00
Open Space	CR/2018/0341/FUL	Car Park Adj Central Sussex College	£ 13,017.90
Transport	CR/2015/0552/NCC	Forge Wood, North East Sector	£119,225.00
Tree Contribution	CR/2017/0925/FUL	1-6 Maunsell Park, Pound Hill, Crawley	£ 2,100.00
Tree Contribution	CR/2018/0337/OUT	Hilton South Terminal, Gatwick	£ 44,100.00
Tree Contribution	CR/2017/0594/FUL	Ocean House, Hazelwick Ave, Three Bridges	£ 5,704.43
Tree Contribution	CR/2019/0681/FUL	Zurich House, East Park	£ 6,321.48
Tree Contribution	CR/2019/0282/FUL	Rear of 3 Southgate Road	£ 6,300.00
Tree Contribution	CR/2018/0341/FUL	Car Park Adj Central Sussex College	£ 42,622.41
Tree Contribution	CR/2017/0552/FUL	Queens Square	£ 5,049.27
			£ 602,495.92

5. S106 Monies Spent (to date) 2020/21

5.1. Between Q3 2019/20 & Q3 2020/21, a total of -£1,401,589 of S106 monies were spent by the Council and West Sussex County Council on infrastructure projects. The following table lists the projects on which the funds were spent.

S106 Spend Cat.	Project Name	Lead Org	Project Cost	Status
Transport	4 Real Time Screens Manor Royal	WSCC	-£ 30,225.00	Paid to WSCC
Transport	Bike It 2019/22	CBC	-£ 35,197.80	Ongoing
Transport	CGP MR Superhubs	CBC	-£ 7,979.28	Ongoing
Transport	CGP MR W&C	CBC	-£ 17,537.86	Ongoing
Transport	CGP Station Gateway	CBC	-£ 97,855.60	Ongoing
Transport	CGP Three Bridges Station	CBC	-£ 142,009.61	Ongoing
Transport	CGP Three Bridges Station Bus Shelter	CBC	-£ 10,157.09	Ongoing
Transport	CGP Three Bridges Station Cycle Parking	CBC	-£ 24,192.71	Ongoing
Transport	CGP Town Centre W&C	CBC	-£ 41,915.50	Ongoing
Transport	Ifield Heritage Bus Shelter	CBC	-£ 7,000.00	Complete
Transport	Manor Royal Crawters Brook, Mall Path	CBC	-£ 4,310.60	Ongoing
Manor Royal PR	Gateway 1	MRBID	-£ 31,028.00	Complete
Library	Crawley Library in 2017 to upgrade the shelving	WSCC	-£ 7,079.38	Paid to WSCC
Library	Dementia Pack	WSCC	-£ 4,608.00	Paid to WSCC
Open Space	2 Type A Play Areas Ifield	CBC	-£ 1,989.30	Ongoing
Open Space	2 Type A Play Areas Pound Hill / Rowfant Close	CBC	-£ 660.60	Ongoing
Open Space	Doorman's	CBC	-£ 9,552.65	Ongoing
Open Space	Ewhurst Playing Fields	CBC	-£ 70,164.39	Ongoing
Open Space	Kidborough Road Gossops Green	CBC	-£ 1,220.00	Ongoing
Open Space	Medlar Close	CBC	-£ 55,087.20	Ongoing
Open Space	Memorial Gardens Play Area	CBC	-£ 189,757.85	Ongoing
Open Space	Perkstead	CBC	-£ 1,858.05	Ongoing
Open Space	Playing Pitches Improvement	CBC	-£ 24,492.85	Ongoing
Open Space	Stoneycroft Play Area	CBC	-£ 16,776.53	Ongoing
Town Centre	CGP Station Gateway	CBC	-£ 28,684.08	Ongoing
Town Centre	Mosaic Memorial Gardens	CBC	-£ 8,444.68	Ongoing
CCTV	Return CCTV	CBC	-£ 20,000.00	Complete
Tree Contribution	Tree Improvements	CBC	-£ 13,604.27	Ongoing
Education	Ifield Community College	WSCC	-£ 242,353.48	Paid to WSCC
Education	Waterfield Primary School	WSCC	-£ 255,846.64	Paid to WSCC

-£1,401,589.00

6. S106 Monies Committed (to date) 2020/21

6.1. A further £365,122.54 of S106 monies were committed to infrastructure projects between Q3 2019/20 & Q3 2020/21, through the Council's agreed approval process. The following table provides a breakdown of the individual project schemes to which the S106 funds were committed.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete	Status
Open Space	CBC	Medlar Close, Langley Green	£ 9,912.80	2021/22	On Going
Open Space	CBC	Woodcroft Road & Puffin Close, Ifield	£ 24,010.70	2021/22	On Going
Transport	CBC	Three Bridges Railway Station	£ 11,347.78	2021/22	On Going
Transport	CBC	Maidenbower Com Centre Bike Racks	£ 6,000.00	2021/22	On Going
Transport	CBC	CGP TC W&C	£ 92,855.60	2024/25	On Going
Transport	WSCC	CGP Manor Royal Junction	£ 11,390.00	2024/25	On Going
Manor Royal PR	CBC	CGP Superhubs	£ 9,560.00	2024/25	On Going
Open Space	CBC	Newbury Road, Pound Hill	£ 39,339.40	2021/22	On Going
Open Space	CBC	Chichester Close, Tilgate	£ 44,999.91	2021/22	On Going
Open Space	CBC	Dormans, Gossops Green Playing Field	£ 35,447.35	2021/22	On Going
Open Space	CBC	Ninfield Court	£ 15,000.00	2021/22	On Going
Tree Contribution	CBC	Tree Planting Programme –TP2021	£ 57,400.00	2021/22	On Going
Open Space	CBC	Two Year Improvement Prog. Playing Fields	£ 7,859.00	2021/22	On Going
			£ 365,122.54		

6.2. The following table lists the projects which had S106 funds committed prior to 01.10.19 and either await commencement, are ongoing or where final invoices have not yet been submitted.

S106 Spend Category	Lead Org	Project Name	Project Cost	Due to Complete
Transport	CBC	Bike It 2019-2021	£ 21,419.66	2021/22
Transport	CBC	Bus Shelters	£ 104,675.73	2024/25
Transport	CGP	CGP MR Superhubs	£ 114,165.32	2024/25
Transport	CGP	CGP MR W&C	£ 174,117.25	2024/25
Transport	CGP	CGP TC Superhubs	£ 47,875.78	2024/25
Transport	CGP	CGP TC W&C	£ 54,229.67	2024/25

Transport	CBC	Crawters Brook Cycle Path, Mall Path	£ 46,813.74	2021/22
Manor Royal PR	CGP	CGP MR Superhubs	£ 137,385.21	2024/25
Open Space	CBC	Stoney Croft Ifield	£ 126.15	2019/20
Town Centre	CGP	CGP Station Gateway	£ 116,999.99	2024/25
Town Centre	CBC	Mosaic Memorial Gardens	£ 11,555.32	2021/22
Tree Contribution	CBC	Tree Planting Programme Phase 1	£ 3,195.73	2021/22
			£ 832,559.55	

7. Available Funds and Potential Future Spend

7.1. Officers at the Council have identified a programme of infrastructure projects to the value of £442,733.50 which are intended to be delivered by 2024/25. The individual projects that make up this programme will be subject to the existing S106 approval process before any formal commitment is made. As of 01.01.21 there remains £1,279,423 of uncommitted S106 monies for which projects have yet to be identified.

7.2. The table below lists the proposed infrastructure projects, which will be coming forward in due course for consideration through the S106 approval process.

Contribution Type	Project Name	Funds Provisionally Allocated	Delivery by	Organisation Requesting Funding	Status
Transport	Car Club	£ 53,382.00	2020/21	CBC	Process to Commence
Transport	Transport CGP	£ 63,048.27	2024/25	CBC	Process to Commence
Transport	CGP TC SUPERHUB	£ 19,386.00	2024/25	CBC	Process to Commence
Transport	Specific Clause	£ 90,928.66	TBC	WSCC	Process to Commence
Manor Royal PR	County Oak or Metcalf Way Micro Parks	£ 1,400.00	TBC	MRBID	Process to Commence
Manor Royal PR	Public Realm Imp, Crawler's Brook	£ 22,846.00	TBC	MRBID	Process to Commence
Manor Royal PR	Gateway 2 /street furniture in zone 3	£ 9,960.30	TBC	MRBID	Process to Commence
Library	Business Inform Service Crawley Library	£ 26,455.33	TBC	CBC	Process to Commence
Open Space	Southgate Playing Field	£ 23,663.06	TBC	CBC	Additional Funds Due
Open Space	Specific Clause	£ 1,106.00	TBC	CBC	Process to Commence
Town Centre	Town Centre CGP	£ 12,232.88	2020/21	CBC/WSCC	Process to Commence
Town Centre	Art within the Town Centre	£ 40,000.00	2020/21	CBC	Process to Commence
CCTV	Car Club	£ 28,325.00	2020/21	CBC	Process to Commence
Fire	Breathing Equipment	£ 50,000.00	TBC	WSCC	Process to Commence

£ 442,733.50

8. Summary of S106 Monies

8.1. The table below provides an overview of the S106 monies spent, received and committed between Q3 2019/20 & Q3 2020/21 and shows the change in the balance of S106 at the end of Q3 of the financial year 2020/21 (far right hand column) compared to the balance of S106 funds brought forward as of 1 October 2019 (2nd column from the left).

S106 Categories of Spend	Balance Brought Forward 01.10.19	Received Q3 2019/20 to Q3 2020/21	S106 Spend Q3 2019/20 to Q3 2020/21	Committed prior to Q3 2019/20 to Q3 2020/21 Project Ongoing	Committed Q3 2019/20 to Q3 2020/21	Provisionally Allocated Q3 2019/20 to Q3 2020/21	Uncommitted/ Not Provisionally Allocated 01.01.21	Total Balance
Transport	£1,217,146	£119,225	-£418,381	£563,297	£121,593	£226,745	£6,355	£917,990
Manor Royal PR	£212,180	£0	-£31,028	£137,385	£9,560	£34,206	£0	£181,152
Library	£55,658	£0	-£11,687	£0	£0	£26,455	£17,515	£43,970
Open Space	£938,751	£13,018	-£371,559	£126	£176,569	£24,769	£378,745	£580,209
Town Centre	£217,917	£0	-£37,129	£128,555	£0	£52,233	£0	£180,788
Fire	£90,925	£50,000	£0	£0	£0	£50,000	£90,925	£140,925
Education	£649,285	£0	-£498,200	£0	£0	£0	£151,084	£151,084
CCTV	£53,291	£0	-£20,000	£0	£0	£28,325	£4,966	£33,291
Affordable Housing	£95,287	£308,055	£0	£0	£0	£0	£403,342	£403,342
Tree Contribution	£188,493	£112,198	-£13,604	£3,196	£57,400	£0	£226,491	£287,086
Total	£3,718,932	£602,496	-£1,401,589	£832,560	£365,123	£442,734	£1,279,423	£2,919,839

9. Background Information

The last report to the Planning Committee [Section 106 Monies – Q1&2 2019/20 PES/337](#)

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