

REFERENCE NO: CR/2017/0483/FUL

LOCATION: [LAND ADJACENT TO DOBBINS PLACE, IFIELD, CRAWLEY](#)
WARD: Ifield
PROPOSAL: ERECTION OF 4 TWO BEDROOM HOUSES AND 2 TWO BEDROOM FLATS (AMENDED PLANS RECEIVED)

TARGET DECISION DATE: 10 August 2017

CASE OFFICER: Mr D. Power

APPLICANTS NAME: Contracts Manager, Building and Built Environment
AGENTS NAME: The Tooley & Foster Partnership

PLANS & DRAWINGS CONSIDERED:

Location plan, Site plan, House plans - 2 Bedroom houses, Maisonette plans, NW Elevations, Proposed NE Elevations, Proposed SE Elevations, Proposed SW Elevations, Proposed 3D View 1, Proposed 3D View 2, Proposed 3D View 3, Proposed 3D View 4, Proposed 3D View 5, Proposed NW Elevation 2B4P, Proposed South East Elevation Flats, Site Section A-A, Planting plan, Landscape proposals

CONSULTEE NOTIFICATIONS & RESPONSES:-

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| 1. | WSCC – Highways | No objections subject to condition |
| 2. | CBC - Drainage Officer | No objection |
| 3. | CBC - Planning Arboricultural Officer | No objection |
| 4. | CBC - Contaminated Land: | No objection |
| 5. | CBC - Environmental Health: | No objection |
| 6. | CBC - Refuse & Recycling Team | Comments, which have now been addressed following the submission of amended plans |
| 7. | Ecology Officer - Mike Bird | No comments received |
| 8. | CBC - Housing Enabling & Development Manager | No objection |

NEIGHBOUR NOTIFICATIONS:-

Dobbins Place
Tesco Express
1A and 2A Dobbins Place
2 to 34 (even Nos) Poynings Road and 8B and 8C Poynings Road;
37 Birkdale Drive
11 Moor Park Crescent.

RESPONSES RECEIVED:-

Following public notification 15 letters of representation were received objecting to the proposal. Re-notification has also taken place with receipt of the amended plans. The main issues raised were as follows:

- Impact on parking in the area
- There is insufficient parking being provided.
- The development would have a harmful impact on the local highway
- The development is out of character with the surrounding area.
- The development would result in the loss of views.
- The development would result in loss of light and have an overbearing impact on residential properties
- The development would have a harmful impact on the adjacent pond area.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant and the number of representation received.

THE APPLICATION SITE:-

- 1.1 Dobbins Place is located to the east of Fairway, north of Hyde Drive and south of Poynings Road. The application site lies to the east of Tesco Express and to the north west of Dobbins Pond and park.
- 1.2 The application site is a 0.19 hectare parcel of land situated in Dobbins Place and adjacent to the park. It is identified in the Local Plan as forming part of an area of Structural Landscaping which also includes the parkland and pond to the east.
- 1.3 The site is a roughly square shaped plot and slopes downwards from southeast to northwest across the site. The site is 0.5m higher than the rear gardens of Poynings Road along its northern boundary, which themselves have sloping gardens. The site contains some mature trees in the north east corner and large tree in the southern corner. The remainder of the site is currently comprises grass and hardstandings. A row of bollards and gates currently prevent vehicular access to the site which is provided via a service road behind the adjoining Tesco's store. In the north east corner of the site is a drain which is classified as an Environment Agency River.
- 1.4 The northern site boundary is bounded by the rear gardens of properties in Poynings Road, to the east the boundary is undefined and abuts parkland, to the south is a footpath, play area and pond and to the west is the Tesco Express.

THE PROPOSED DEVELOPMENT:-

- 2.1 The proposed development seeks full planning permission for the construction of 4 x 2 bedroom houses and 2 x 2 bedroom flats. All the units would be affordable. The dwellings and their associated curtilages would be on the former area of hardstanding and grassed portion of the site, the area of trees in the north east portion of the site which also includes the drain would remain undeveloped.
- 2.2 The proposed dwellings would be sited in a curved row with their key aspects facing south east to north west across the site. Four houses would be provided as a terrace which angle away from a single existing tree located in the southern corner of the site. The proposed flats would be in a detached building to the north, between the terrace of houses and the rear gardens of the dwellings along Poynings Road. The development would be two storey in scale and of a contemporary design. Parking and access is proposed via the existing Dobbins Place access into a shared parking court, the dwellings fronting west onto this parking area. Since the submission of the application amended plans have been submitted which reduce the height of the proposed flats building by 0.825 metres.
- 2.3 In support of the application, the following documents were provided:

- Design and Access Statement,
- Transport Statement,
- Drainage Report,
- Affordable Housing Statement,
- Ecology Report and Arboricultural Report and Assessment.

PLANNING HISTORY:-

- 3.1 Part of the site is currently laid as hardstanding and the planning history suggests the area was previously used as a parks depot. A small building in the south east corner of the site was removed between 2005 and 2008, prior to this building the historic aerial photos suggest there was much a larger building on this site. Part of the site is therefore considered to be previously developed land.

PLANNING POLICY:-

4.1 National Planning Policy Framework (2012)

- Requiring Good Design- Section 7 states that Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Paragraph 14: Presumption in favour of sustainable development
- Paragraph 17: Core planning principles
- Part 4 Promoting sustainable transport
- Part 6 applies specifically to delivering homes and seeks to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development and are to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- Paragraph 50: Delivering a wide choice of high quality homes
- Paragraph 56 attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.2 Local Plan (2015-2030)

- Policy SD1 (Presumption in Favour of Sustainable Development). In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the Council will take a positive approach to approving development which is sustainable.
- Policy CH1: Neighbourhood Principles states that the neighbourhood principle would be enhanced by maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features.
- Policy CH2: Principles of Good Urban Design States that all proposals for development in Crawley will be required to respond and reinforce local distinctive patterns of development and landscape character, and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.
- Policy CH3: Normal requirements of all New Development- All proposals for development in Crawley will be required to:
 - a. Be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context.
 - b. Be of high quality in terms of their urban, landscape and architectural design and relate sympathetically to their surroundings in terms of scale density height, massing, orientation, views, landscape, layout, details and materials.
 - c. Provide or retain a good standard of amenity for all existing and future occupants of land and buildings.

- d. Retain existing individual or groups of trees that contribute positively to the area and allow sufficient space for trees to reach maturity. Sufficient space should also be provided in private gardens so they would not be overshadowed by tree canopies and proposals should ensure that rooms within buildings would receive adequate daylight.
 - e. Demonstrate how “Secure by Design” principles and guidance set out in the “secured by Design” design guidance have been incorporated into the development.
 - f. Meet the requirements necessary for their safe and proper use, in particular with regard to access circulation and manoeuvring, vehicle and cycle parking loading and unloading, and the storage and collection of waste.
 - g. In respect of residential schemes, demonstrate how the Building for Life 12 criteria (as amended) for the evaluation of the design quality of residential proposals have been taken into account and would be delivered through the scheme.
- Policy CH4: Comprehensive Development and Efficient Use of Land states that development proposals must use land efficiently and not unduly restrict the development potential of adjoining land, nor prejudice the proper planning and phasing of development over a wider area.
 - Policy CH5: Standards for All New Dwellings states that all new dwellings must create a safe, comfortable and sustainable living environment, capable of adapting to the changing needs of residents.
 - Policy CH6: Tree Planting and Replacement Standards: States that trees make an important contribution to the character and appearance of the borough and that Landscape proposals for residential development should contribute to the character and appearance of the town including at least one new tree for each new dwelling.
 - Policy CH7: Structural Landscaping: Areas of soft landscape that make an important contribution to the town and its neighbourhoods, in terms of character and appearance, structure, screening or softening, have been identified on the Local Plan Map. Development proposals that affect this role should demonstrate the visual impact of the proposals and should protect and/or enhance structural landscaping, where appropriate.
 - Policy H1: Housing Provision states the Council will positively consider proposals for the provision of housing to meet local housing needs.
 - Policy H3: Future Housing Mix states that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand.
 - Policy H4: Affordable and Low Cost Housing: 40% affordable housing will be required from all residential developments. The council will expect a minimum of 70% of the affordable housing to be Affordable Rent, or Social Rent where other forms of subsidy exist, and up to 30% Intermediate tenure. For sites of 5 dwellings or less, or less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.
 - Policy ENV6: Sustainable Design and Construction states that in order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations.
 - Policy ENV 8: Development and Flood Risk states that development proposals must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.
 - Policy ENV9: Tackling Water Stress requires all new dwellings to achieve the new ‘optional’ water efficiency standard introduced into part G of the Building Regulations in 2015, subject to viability and technical feasibility.
 - Policy ENV11: Development and Noise states that people’s quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources.
 - Policy IN2: Strategic Delivery of Telecommunications Infrastructure states that all proposals for residential, employment and commercial development of one unit or more must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
 - Policy IN3: Development and Requirements for Sustainable Transport Development should be located in locations where sustainable travel patterns can be achieved through the use of the existing transport network including public transport and the cycling and walking network.

- Policy IN4: Car and Cycle Parking Standards) states that development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is being assessed against the borough council's car and cycle parking standards

4.3 Supplementary Planning Document (SPD)

- Urban Design Guide (2016)
 - This document sets out the design principles for new residential developments, standards for private amenity space and parking standards.
- Green Infrastructure (2016) – This provides further guidance on developments that impact on trees, open space and biodiversity including tree replacement standards.
- Planning and Climate Change (2016)-This provides further guidance for the sustainability policies in the Local Plan.

PLANNING CONSIDERATIONS:-

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

- Principle of development
- Impact on Structural Landscaping and trees.
- Design, appearance and layout
- The acceptability of the proposed development for future occupiers
- Impact on the amenities of the occupiers of existing neighbouring properties.
- Parking and highway safety
- Affordable Housing
- Impact on existing trees
- Infrastructure Contributions
- Other matters

Principle of development

5.2 Policy H1 of Crawley's Local Plan states that the Council will positively consider proposals for the provision of housing to meet local housing needs and all reasonable opportunities will be considered including brownfield sites, surplus green space and town centre living. This site is previously developed land although it has been designated as part of a wider area of Structural Landscaping which policy CH7 seeks to protect and enhance. It is considered that the site could be suitable for residential redevelopment subject to addressing the structural landscaping policy and other policy requirements in the plan.

Impact on Structural Landscaping

5.3 The application site itself is within the north west corner of this area of Structural Landscaping. The area to be developed is partly hardstanding and grass and has been previously used as a parks depot. There was a building on the site in the 1980's where the dwellings are now proposed. The existing hardstanding areas cover approximately 35% of the application site. While the application site is located within the area designated as Structural Landscaping, the area proposed to be developed is considered to be of a different character to the rest of the Structural Landscaping area and is considered to make a much weaker contribution to the character of the area as it is predominantly grass and hardstanding. The remainder of the Structural Landscaping comprises a pond, play area and more robust landscaping including mature trees/shrubs and visually is of much higher quality and amenity in terms of open space and overall appearance, this area is unaffected by the development.

5.4 The proposed development would result in a 10% increase in the amount of hardstanding or building footprint, with the remaining areas being garden area or soft landscaping. While the character of the area would change as a result of the dwellings and gardens, it is considered that

the residential uses would provide an improved backdrop to the remaining area of Structural Landscaping. The proposed dwelling to the south east would be set back from the existing path by 2 metres, with the boundary fence for the dwelling being 1 metre from the path. This dwelling would have a mono pitched roof with the highest point away from the pond area, the building would measure 5.5 metres high at the point closest to the footpath. The set back of the proposed dwelling from the footpath reduces the impact upon the character of the Structural Landscaping Area, while increasing overlooking on to this area increasing security.

- 5.5 Given the scale of the development on a small part of the overall existing Structural Landscaping area, the existing amount of hard surfacing and the limited positive contribution the application site makes to the wider Structural Landscaping area, it is considered that the development would protect and enhance the existing structural landscaping and the loss of this area would not detract from the landscape quality of the surroundings, the proposal is therefore considered to be in accordance with Policy CH7 of Crawley Local Plan.
- 5.6 The application was submitted with a Tree Report and Impact Assessment. While there are no protected trees on or near to the application site, there are a number of mature trees within and along the boundary of the site, mainly Hornbeams, Ash and Oaks to the north of the proposed gardens and one mature Oak in the south of the application site. The tree report does not propose to remove any of the trees, however it does make a number of recommendations for their protection during the construction of the development including a construction exclusion zone, specialist surfacing and excavation to occur by hand. The reports and mitigation measures have been considered by Council's Tree Officer who has no objection providing the works are carried out in accordance with this report. It is therefore considered that the development would not have detrimental impact on the trees and as such accords with the requirements of policy CH6 of the Crawley Borough Plan 2015-2030, the Urban Design SPD and the objectives of the NPPF.

Design, appearance and layout

- 5.7 The proposed development seeks full planning permission for the construction of 4 x 2 bedroom houses and 2 x 2 bedroom flats. The four houses would be formed in a terrace with an angled frontage and the flats would be in a detached building to the north.
- 5.8 The proposed development is a contemporary in its design while taking key features from the surrounding 'New Town' style. While it would be read as a modern addition to the locality, it is considered that it would not look out of character to the surrounding area both in its design and layout. While six residential units are proposed, the development is not considered cramped in its layout and is in keeping with the pattern of the surrounding area with front and rear gardens and 2 storey scale. The site includes parking and turning space and retains the existing mature tree to the front of the proposed dwellings.
- 5.9 Fairway is to the west of the site and would offer limited views of the proposed development given the location of the site which is at a lower level from this road and mainly behind the existing Tesco Express building. The curved angle in the frontage of the proposal would further reduce its visual presence and allow the retention of an existing mature tree to the front. A proposed landscape and hard surfacing plan has been submitted detailing the finished materials and soft landscaping. The existing area is already partly hardstanding, with an existing footpath through the park. The proposal would see the footpath retained and soft landscaping to the front of the garden areas of the dwellings.
- 5.10 To conclude, it is considered the design, appearance and layout is acceptable and would be sympathetic and respect the design, appearance and pattern of development in the area in accordance with the policies CH1, CH2 and CH3 of the Local Plan.

The acceptability of the proposed development for future occupiers

- 5.11 Policy CH5 advises that all new dwellings must create a safe, comfortable and sustainable living environment, capable of adapting to the changing needs of residents through the application of

Building Regulations. All the proposed dwellings meet the minimum room and floorspace requirements set out in Policy CH5 and would meet the Lifetime Homes standard. The positioning and orientation of the dwellings ensures there is no direct overlooking between them.

- 5.12 The size of the amenity areas for the proposed houses complies with the guidance within the Urban Design SPD and separate gardens have also been provided for the flats which are of a good size. The garden areas would be provided with sufficient daylight and sunlight and the outdoor space for the flats would be 'private', all gardens enclosed by a fence. It is considered the amenity areas provided would create a usable, private outdoor amenity space for all future occupiers in accordance with the principles of the Urban Design SPD.
- 5.13 The proposed dwellings would be located in close proximity to an existing Tesco Express store. The store has two existing residential flats above the shop, with the main entrance to the store to the south with the service yard to the north. The Council's Environmental Health department were consulted on the application and have no objections. It is not considered the activity of the nearby Tesco store would have an unacceptable impact on the amenity of future occupiers.

Impact on the amenities of occupiers of existing neighbouring properties

- 5.14 The nearest residential properties are to the north in Poynings Road and comprise a row of three blocks of terraced properties in a staggered formation. The proposed flats would be located at right angles to these dwellings. Due to the change in ground levels the development would sit higher than the existing dwellings in Poynings Road. The nearest would be no. 20 and there would be a separation distance of 13.6 metres from the rear of this property to the flank wall of the proposed two storey flats. The applicant has considered the relationship between the development and the neighbouring properties along Poynings Road. The design of the flats incorporates a shallow monopitch roof which seeks to reduce the impact of the flats on the dwellings. This design considerably reduces the massing when compared to a more traditional designed roof. In terms of the height, the original submitted plans showed a difference in eaves levels between no. 20 Poynings Road and the proposal of 2.56 metres (when comparing the relative height of the flats at eaves level with the eaves of the existing dwelling). However, since the application has been submitted, the design has been further amended and the roof of the proposal flats has been lowered a further 0.8 metres, resulting in an eaves height of 4.8 metres and a ridge of 7.5 metres. Therefore the difference in eaves levels would be 1.76 metres.
- 5.15 The relationship between the flats and these properties is on balance considered acceptable. The side wall of the flats would be visible from the rear windows of the properties in Poynings Road and the higher ground level does increase the massing of the building. The impact is more noticeable given the current open outlook to the site at present. The Urban Design SPD recommends a minimum distance between a gable and rear windows of 10.5m and the proposed separation distance is 13.6m at the narrowest point. It is accepted that the side wall of the flats at 10.9 metres is deeper than an average gable (typically 8 metres) however, it is considered that the design has minimised the impact as far as practicable with the reduced eaves and shallow mono-pitch roof which has the highest point pitching away from the dwellings in Poynings Road. A daylight and sunlight report has been submitted with the application which confirms that the proposal would not result in the significant loss of day or sunlight to the gardens or windows on the properties of Poynings Road.
- 5.16 In terms of overlooking the two proposed flats have their own separate private garden area, one of which is located to the north of the application site sharing a boundary with the dwellings along Poynings Road. The garden area is lower than the finished floor level of the proposed flats and therefore there would be a step down into the garden area which would maintain the privacy into to the gardens to the north. The northern elevation of the proposed flats would have three new windows. One is at ground floor level and 2 at the first floor level. Of the first floor window one would serve a bathroom and the other two are stair case windows, all of which would be obscure glazed to prevent any overlooking.

- 5.17 Given the distance and orientation of the proposed dwellings, the scale and design of the proposal and proposed window positions, it is considered the proposal on balance, would not have an overbearing impact or harm amenities to the occupiers of the occupiers in Poynings Road and the proposal therefore complies with CH3 of Crawley's Local Plan.
- 5.18 There are not considered to be any adverse impacts on the amenities of other nearby occupiers in flats to the south or the Tesco building.

Parking and highway safety

- 5.19 Crawley Urban Design SPD parking standards require 9 car parking spaces at 1.5 spaces per 2 bed unit for this development. The application proposes 10 car parking spaces and 2 motorcycle spaces, which would be provided to the front of the dwellings. This provision meets the adopted parking standards, therefore the proposed development would accord with policies CH3 and IN4 of the Crawley Borough Plan 2015-2030, the Urban Design SPD and the objectives of the NPPF.
- 5.20 The application has been submitted with a Transport Statement and a Road Safety Audit WSCC Highways have commented that the existing access arrangements to the site would accommodate the anticipated level of vehicular activity. They have no objections to the proposed development, subject to conditions.
- 5.21 In conclusion, the development complies with the parking standards and there are not considered to be any detrimental highway impacts. The site is also in a sustainable location close to a local convenience store and bus stop. For this reason it is considered that the proposed development would accord with policy CH3 and IN3 of the Crawley Borough Plan 2015-2030 and the objectives of the NPPF.

Affordable Housing and Housing Mix

- 5.22 Policy H4 states that 40% affordable housing will be required from all residential developments. The application has been submitted by Crawley Borough Council and will be owned and managed by Crawley Homes. The mixture of unit sizes is in response to Crawley's affordable housing needs. The application proposes 100% affordable, which exceeds the policy requirement of 40%. The split between rent and intermediate tenure will be finalised as part of the section 106 agreement. The application is therefore considered to comply with policy H4 of the Crawley Borough Plan 2015-2030 and the objectives of the NPPF.

Infrastructure Contributions/ Section 106

- 5.23 Policy IN1 of the Crawley Borough Local Plan 2015-2030 requires developments to make provision for their on and off site infrastructure needs and confirms that the Council will be implementing a Community Infrastructure Levy (CIL). Crawley's CIL took effect from 17 August 2016. As the development proposes 100% affordable housing the proposal would be exempt from paying CIL.
- 5.24 Crawley Borough Local Plan Policy H4 states that 40% affordable housing will be required from all residential developments and this is the amount of affordable housing that can be secured via any S106 agreement.
- 5.25 Policy CH6 states that trees make an important contribution to the character and appearance of the Borough and that landscape proposals for residential development should contribute to the character and appearance of the town including at least one new tree for each new dwelling. The application would not result in the loss of any trees however, no additional trees are proposed to be planted. The policy requires 1 additional tree per new dwelling, these additional trees are proposed to be sought as a financial contribution and secured as part of the Section 106 agreement (£700 per tree amounting to £4,200). It is recommended that the contribution for tree planting should be spent within the nearby Structural Landscaping area.

Other matters

Sustainable Construction

- 5.26 The proposed dwellings will be designed with to a Passivhaus standard, this represents a standard of energy efficiency significantly better than the Building Regulations minimum requirements. The Councils Sustainability Officer has considered the submitted Design Statement and has no objection subject to conditions for the detailed requirements of policy ENV6 (Sustainable Design and Construction), and ENV9 (Tackling Water Stress).

Flooding and drainage

- 5.27 Due to the site area of the application site which includes a drain, a Flood Risk Assessment (FRA) was submitted. The site which is to be built upon and forms the residential curtilage is located within Flood Zone 1 an area at low risk of flooding (the drain remains in the area of trees which is not proposed to be developed). The application was submitted with a drainage report and proposes Sustainable Drainage Systems (SuDS). The Councils Drainage Officer has commented on the application and has no objection to the proposal.

CONCLUSIONS:-

- 6.1 The proposal would provide affordable housing within the Borough which is considered of a high standard of urban design and would be an attractive addition to this area. The proposed development is policy compliant in terms of residential standards and would create a satisfactory residential environment for future occupiers. The proposal is also acceptable in highways and parking terms
- 6.2 While the development is within an area of Structural Landscaping, the visual contribution of this site to the wider area of Structural Landscaping is considered limited due to it having been previously developed. The loss of this area is not considered to harm the remaining structural landscaping area and it is considered the development in terms of its layout would protect and enhance the remaining structural landscaping area..
- 6.3 It is considered that on balance that the proposal would not have an adverse impact on the amenities of neighbouring properties in Poynings Road and it is therefore recommended that the scheme is granted planning permission subject to the conclusion of a Section 106 Agreement to secure:
- On site affordable housing in line with policy H4;
 - Tree mitigation based on the formula in Green Infrastructure SPD for tree planting to be spent within the adjoining Structural Landscaping area ;

RECOMMENDATION RE: CR/2017/0483/FUL

PERMIT - Subject to the conclusion of a S106 Agreement to secure affordable housing and the tree mitigation contribution and 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. No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed building(s) have been submitted to and approved by the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. All windows on the north east elevation of the building shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening.
REASON: To protect the amenities and privacy of the adjoining property, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. Before any work for the implementation of this permission commences, detailed plans and particulars of the land levels and the finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority, and the building shall be constructed strictly in accordance with the approved levels.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. No works on the new building above foundation level shall commence until a scheme to provide combined television reception facilities and superfast broadband for all dwellings within the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details prior to first occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of visual amenity, to help reduce social exclusion and to allow good access to services in accordance with policies CH3 and IN2 of the Crawley Borough Local Plan 2015-2030.
7. The development hereby permitted shall not commence unless and until a Construction Environment Management Plan (CEMP) has been submitted and approved by the Local Planning Authority and thereafter the Management Plan shall be adhered to. The CEMP shall include details of the following:
 - Location of site offices
 - Location of plant and materials storage
 - Area for unloading/loading of materials and plant
 - Location of hoardings
 - Location of wheel washing equipment
 - Strategies to reduce the effects of the Development on the adjacent habitatsREASON: To protect the amenity of local residents and businesses and to ensure the safe, free flow and operation of the highway network in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
8. The cycle storage areas as shown on the approved plans shall be provided prior to the occupation of the dwellings hereby approved. The cycle storage areas shall be retained for the life of the development.
REASON: To ensure adequate provision of cycle storage in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
9. Each individual dwelling hereby permitted shall not be occupied unless and until the internal access roads and parking spaces serving the individual dwelling have been designed, laid and constructed in accordance with the approved plan 4982 DE 02 REV D Site plan, unless otherwise agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
REASON: to ensure an adequate standard of access and parking for the development and in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
10. The residential units shall not be occupied until details have been submitted to and approved by the Local Planning authority to demonstrate that each unit shall achieve a water efficiency standards by

consuming not more than 110 litres per person per day maximum water consumption. The development shall be implemented in accordance with the approved details and thereafter retained.
REASON: In the interests of sustainable design and efficient use of water resources in accordance with policy ENV9 of the Crawley Borough Local Plan 2015-2030.

11. No development shall take place until there has been submitted to, and approved by, the Local Planning Authority a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the amenity and of the environment of the development in accordance with policy CH3 and CH7 of the Crawley Borough Local Plan 2015 - 2030.
12. All planting, seeding or turfing comprised in the approved details of the hard and soft landscaping and boundary treatments shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, 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 the accordance with policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
13. Prior to the commencement of the development hereby approved the protection measures outline within the submitted Arboricultural Report and Statements (ref: 4334/17-01, 4334/17-02 and 4334/17-03) shall be installed and maintained for the duration of the construction period of the development. Any excavations carried out in the root protection area of any trees shall be carried out in accordance with the provisions laid out in BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction. The development shall be carried out in accordance with the submitted Arboricultural Report and Statements (ref: 4334/17-01, 4334/17-02 and 4334/17-03) including tree protection fencing, space for storage of materials outside of the RPA, construction of the dwellings, drives and footpath and the identified "no dig" areas.
REASON: To ensure the retention of trees important to the visual amenity / the ecological quality / and for the environment of the development in accordance with policy CH3 of Crawley Borough Local Plan 2015-2030.

INFORMATIVES

1. This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL and associated forms visit www.crawley.gov.uk/cil, email development.control@crawley.gov.uk or telephone 01293 438644 or 438568. To avoid additional financial penalties the requirements of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Please also note that any reliefs or exemptions from CIL are subject to the correct procedures being followed as laid down in the regulations, including the following:
 - Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.
 - A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.
 - Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefiting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.

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

The permitted hours for noisy construction work in the Borough of Crawley are as follows:

0800 to 1800 Monday to Friday and

0800 to 1300 on Saturday.

With no noisy construction works taking place on Sundays, Bank Holidays, Public Holidays, Christmas Day, Boxing Day or New Years' Day.

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

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

NPPF Statement

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

- Providing advice in a timely and manner through pre-application discussions/correspondence.

- Liaising with members/consultees/respondents/applicant/agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.

- Seeking amended plans/additional information to address identified issues during the course of the application.

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



