

REFERENCE NO: CR/2016/0962/ARM

LOCATION: PHASE 3B, FORGE WOOD (NES), CRAWLEY
WARD: Pound Hill North
PROPOSAL: APPROVAL OF RESERVED MATTERS FOR PHASE 3B FOR 151 DWELLINGS AND ASSOCIATED WORKS PURSUANT TO CR/2015/0552/NCC FOR A MIXED USE NEIGHBOURHOOD (AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED)

TARGET DECISION DATE: 23 February 2017

CASE OFFICER: Mrs V. Cheesman

APPLICANTS NAME: Persimmon Homes & Wimpey Taylor
AGENTS NAME: Pegasus Group

PLANS & DRAWINGS CONSIDERED:

P.1165 04 Garages
P.1165_06 Rev i Garden Sizes
P.1165 09 Rev C Affordable Housing Plan
P.1165 10 Rev B Refuse Strategy Plan
P.1165 11 Rev B Character Areas
P.1165 12 Rev A Indicative Street Scenes
P.1165 14 Enclosure Details
P.1165 16 Sheet 01 Architectural Details - Tile Hanging
P.1165 16 Sheet 02 Architectural Details - Brick Corbelling
P.1165 16 Sheet 03 Architectural Details - Canopies
P.1165 16 Sheet 04 Architectural Details - Window Styles
P.1165 16 Sheet 05 Architectural Details - Creasing Tile Feature
P.1165 16 Sheet 06 Architectural Details - Brick Coursing
P.1165 16 Sheet 07 Architectural Details - Stone Coursing
P.1165 16 Sheet 08 Architectural Details - Window Headers
P.1165 16 Sheet 09 Architectural Details - Window Cills
P.1165 16 Sheet 10 Architectural Details - Chimneys
P.1165 16 Sheet 11 Architectural Details - Window Styles
P.1165 16 Sheet 12 Architectural Details - Juliette Balcony
P.1165 16 Sheet 13 Architectural Details - Window Styles
P.1165 16 Sheet 14 Architectural Details - Weatherboarding Details
P.1165 02 01 Rev D Hanbury (Neighbourhood Housing) Elevations & Floor Plans
P.1165 02 03 Rev C Souter (Main Street) Elevations & Floor Plans
P.1165 02 04 Rev C Souter (Neighbourhood Housing) Elevations & Floor Plans
P.1165 02 05 Rev C Leicester (Main Street) Elevations & Floor Plans
P.1165 02 06 Rev B Downing (Woodland Glade) Elevations & Floor Plans
P.1165 02 07 Rev B Mayfair (Woodland Glade) Elevations & Floor Plans
P.1165 02 08 Rev B Corfe (Main Street) Elevations & Floor Plans
P.1165 02 09 Rev B Corfe (Neighbourhood Housing) Elevations & Floor Plans
P.1165 02 10 Rev C Harley (Woodland Glade) Elevations & Floor Plans
P.1165 02 11 Regent (Main Street) Elevations & Floor Plans
P.1165 02 12 Rev C Regent (Woodland Glade) Elevations & Floor Plans
P.1165 02 13 Rev C Newton (Main Street) Elevations & Floor Plans
P.1165 02 14 Rev C Oxford (Woodland Glade) Elevations
P.1165 02 15 Rev C Oxford (Woodland Glade) Floor Plans

P.1165 02 16 Rev C WP2420A (Neighbourhood Housing) Elevations & Floor Plans
 P.1165 02 17 3B5P Terrace (Neighbourhood Housing) Elevations & Floor Plans
 P.1165 02 18 3B5P Rev C Semi Detached (Neighbourhood Housing) Elevations & Floor Plans
 P.1165 03 04 Apartment Rev F (V2) Elevations & Floor Plans
 P.1165 03 05 Rev F Apartment B (V3) Elevations & Floor Plans
 P.1165 03 06 Rev F Apartment B (V4) Elevations & Floor Plans
 P.1165 03 07 Rev F Apartment C Elevations & Floor Plans
 CSA/667_245 Rev L Phase 3B Hard Landscape Proposals sheet 1 of 3
 CSA/667_247 Rev L Phase 3B Hard Landscape Proposals sheet 3 of 3
 P804/20 Cellular Storage Tank Detail
 P804/113 Construction Details
 P804 114 Rev E Phase 3B Levels Plan
 T.0347_17 Sheet 15 Rev I Architectural Details - Bay Window
 P.1165 02 11 Rev C Regent (Main Street) Elevations & Floor Plans
 P.1165 02 12 Rev C Regent (Woodland Glade) Elevations & Floor Plans
 P.1165 02 14 Rev C Oxford (Woodland Glade) Elevations
 P.1165 02 10 Rev C Harley (Woodland Glade) Elevations & Floor Plans
 P.1165 03 03 Rev C Apartment B (V1) Elevations & Floor Plans
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 P.1165 03 01 Rev C Apartment A Elevations
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 P.1165_01N Phase 3B Site Layout
 P.1165 02 04 Rev C Souter (Neighbourhood Housing) Elevations & Floor Plans
 7827/Phase 3B/02 Rev G Tree Protection Plan
 P804/08, Phase 3, Drainage Levels and Contours, Sheet 1 of 5
 P804/11, Phase 3 Drainage, Levels and Contours, Sheet 4 of 5
 P804/12, Phase 3 Drainage, Levels and Contours, Sheet 5 of 5
 T255/20, Phase 3, Drainage Plan
 P1165_02, Sheet No 19 Clayton(s) Neighbourhood Housing

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|-----|--------------------------------------|--|
| 1. | GAL - Planning Department | No objections |
| 2. | GAL - Aerodrome Safeguarding | No objections, subject to cranes
informative |
| 3. | Environment Agency | No objections |
| 4. | WSCC - Highways | No objections, comments received
regarding surfacing materials of the
highway to be further assessed under
the adoption process under the s38
process |
| 5. | National Air Traffic Services (NATS) | No objections |
| 6. | Thames Water | Request a Grampian style condition be
imposed as they consider there is
inadequate sewerage capacity to
accommodate the development.
However, they have since advised that
discussions are ongoing to agree a
deliverable solution |
| 7. | Southern Water | Water supply – no objections subject to
Informatives |
| 8. | Police | No objections – advice given regarding
fencing and cycle stores |
| 9. | Highways England | Comments on revised details awaited –
update to be provided at the meeting |
| 10. | CBC - Drainage Officer | No objections, subject to future
maintenance and responsibility issues
being addressed |

11.	CBC - Property Division	No objections
12.	West Sussex Fire Brigade	No comments received
13.	CBC - Housing Enabling & Development Manager	No objections, supports this application
14.	CBC - Planning Arboricultural Officer	No objections
15.	UK Power Networks	No objections provided road infrastructure is maintained
16.	CBC - Environmental Health	Air quality – informative to be added noise – comments received regarding acoustic report, further information from applicants awaited – update to be provided at the meeting
17.	Cycle Forum	Comment that cycle parking for the flats should comply with the standards, links between the streets and off road cycle and pedestrian network should be provided, bus shelter positions to have regard to cycle routes
18.	CBC - Refuse & Recycling Team	No objections, bin collection plot outside plots 1 and 2 unnecessary
19.	Ecology Advisor	No objections subject to condition
20.	WSCC - Surface Water Drainage (SWD)	No comments received
21.	NHS Crawley Clinical Commissioning Group	No comments received
22.	NHS South East Coast Ambulance Service	No comments received
23.	Independent Water Networks Ltd	No comments received
24.	Gatwick Diamond Grow Group	No comments received

NEIGHBOUR NOTIFICATIONS:-

Application advertised in press and by site notices.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

The application relates to major development regarding the Forge Wood neighbourhood in which CBC has a land interest.

BACKGROUND:-

- 1.1 Outline planning permission (CR/1998/0039/OUT) was granted by the Secretary of State in February 2011 for the North East Sector neighbourhood, now known as Forge Wood. This established the principle of a mixed use neighbourhood to include up to 1900 dwellings, 5,000m² of employment floor space, 2,500m² of net retail space, a local/community centre, primary school, recreational open space, landscaping, the relocation of a 132KV power line adjacent to the M23 and other associated works.
- 1.2 A further application for the subsequent variation of conditions, CR/2015/0552/NCC, was permitted by Committee in November 2016. This has resulted in the issue of a new outline planning permission for Forge Wood and the key changes were a re-evaluation of the overall Master Plan, arising from changes in circumstances, in particular, the technical constraints that apply to the site (including a remodelled floodplain and drainage mitigation measures) and a reconsideration of certain elements of the layout and the disposition of land uses proposed for Forge Wood. The changes provide for a more satisfactory form of development, reflecting up to date circumstances and technical guidance and responding to changed local aspirations for this new neighbourhood.
- 1.3 The principle of the new neighbourhood, the quantum of development, as well as the access arrangements and principal road junctions have therefore been established.

- 1.4 With regard to this part (Phase 3) of Forge Wood, the infrastructure application for Phase 3 and part of Phase 4 (CR/2016/0781/ARM) was considered at the December 2016 meeting of this Committee. This application included the road layout, drainage features and the acoustic bunds and fences. It was resolved to approve this application subject to resolution of drainage issues in respect of the M23 raised by the Highways Agency. These discussions have been concluded and the reserved matters decision was issued on 17th March 2017.
- 1.5 A Reserved Matters application for the residential parcel of Phase 3A (CR/2016/0780/ARM) was considered at the January meeting of this Committee. The decision was to approve this application subject to the resolution of the M23 drainage issues in respect of Phase 3 and part of Phase 4 (CR/2016/0781/ARM) since Phase 3A relies on the proposed infrastructure. Following the approval of that infrastructure reserved matters, the decision for 3A was subsequently issued on 20th March 2017.

THE APPLICATION SITE:-

- 2.1 The Phase 3B site is 4.59 hectares in area and is located on the eastern side of Forge Wood between Balcombe Road and the M23. The application site is to the south east of the spine road which will serve Phases 3 and 4. Phase 3A was the subject of a separate application (CR/2016/0780/ARM) comprising the more western part of the Phase 3 site towards Balcombe Road.
- 2.2 The topography of the site and surrounding area is broadly flat. The site is not heavily wooded in the manner of other parts of Forge Wood. There are some field hedgerows with mature trees on site boundaries and the site does enjoy some screening from existing trees. To the south and south east, there are also wooded areas. There is tree screening along the boundary with the M23.
- 2.3 A public footpath crosses from Balcombe Road over to the east and goes over the M23 and forms the northern boundary of this sub phase.

THE PROPOSED DEVELOPMENT:-

- 3.1 This application seeks reserved matters approval for the siting, design, external appearance and associated landscaping of a residential development of 151 dwellings. The dwellings comprise a mix of 2 and 2½ storey houses and 3 storey flats as follows:
 - 42 x 2 bed flats
 - 32 x 2 bed houses
 - 63 x 3 bed houses
 - 11 x 4 bed houses
 - 3 x 5 bed houses
- 3.2 The dwellings in this sub phase are located to the east and south east of the central spine road which serves Phases 3 and goes north into Phase 4. This sub-phase comprises the following Character Areas - Main Street, Neighbourhood and Woodland Glade Inspired. 40% of the housing is proposed to be affordable. The density in this sub-phase would be 45 dwellings per hectare, based on the stated net developable area.
- 3.3 The application is supported by a Design and Access Statement, a Sustainable Surface Water Strategy, an Ecological Assessment, a Drainage Strategy, Planning Statement, Noise Assessment Report and a Landscape Management Plan.
- 3.4 The application has been amended following a series of discussions with officers and receipt of consultees' responses relating to the originally submitted overall layout/design and ongoing revisions.

PLANNING POLICY:-

The National Planning Policy Framework 2012 (NPPF)

- 4.1 The NPPF has a golden thread running through it which seeks to ensure a presumption in favour of sustainable development and states that there are three dimensions to sustainable development and the planning system performs an economic, social and environmental role. These roles are mutually dependent. The Framework requires applications to be determined in accordance with the development plan.
- 4.2 It emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development and that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Listed within the core principles in this document is the requirement that the planning system should “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings* (paragraph 17)”. Paragraphs 56 to 66 expand upon this principle stating amongst other things that development plans should have robust and comprehensive policies which set out the quality of development expected for an area.
- 4.3 Relevant paragraphs are:
- paragraph 14: presumption in favour of sustainable development – this means that development that accords with the development plan should be approved without delay, or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts which would outweigh the benefits or it would be contrary to the policies in the NPPF
 - paragraph 17 : core planning principles
 - Section 6: delivering a wide choice of high quality homes – this seeks to significantly boost the supply of housing. Applications should be considered in the context of the presumption in favour of sustainable development and are to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
 - Section 7: requiring good design - this emphasises the importance of good design to achieve high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes. It is proper to seek to promote or reinforce local distinctiveness and the policies and decisions should address the integration of new development into the natural, built and historic environment.
- 4.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that applications for planning permission must be determined in accordance with the relevant provisions of the Development Plan unless material considerations indicate otherwise.

Crawley 2030: The Crawley Borough Local Plan 2015-2030

- 4.5 The Plan was adopted on 16th December 2015.
- 4.6 Housing policy H2 identifies Forge Wood as a key deliverable housing site for up to 1,900 dwellings within the period to 2020. Policy H3 requires all housing development to provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. Affordable and low cost housing should be provided as part of the housing mix and policy H4 specifies the requirement for affordable housing. In this case the affordable housing requirements for Forge Wood are already addressed through conditions 1, 62 and 63 on the outline permission.
- 4.7 Overarching policy SD1 sets out the presumption in favour of sustainable development in line with 6 strategic objectives which include progress towards climate change commitments, providing a safe and secure environment for residents and visitors and meeting the social and economic needs of the current and future population and policy CH1 supports development in line with the neighbourhood principle (of which this sub-phase of Forge Wood complies with).

4.8 Policy CH2 sets out the principles for good urban design and states:

To assist in the creation, retention or enhancement of successful places in Crawley, development proposals will be required to:

- a) respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets;*
- b) create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas;*
- c) create public spaces and routes that are attractive, safe, uncluttered and which work effectively for all in society, including disabled and elderly people;*
- d) make places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport networks;*
- e) provide recognisable routes, intersections and landmarks to help people find their way around;*
- f) consider flexible development forms that can respond to changing social, technological and economic conditions; and*
- g) provide diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.*

Applications must include information that demonstrates that these principles would be achieved, or not compromised, through the proposed development.

- 4.9 Policy CH3 sets out the normal requirements of all development and requires proposals to be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context, be of high quality in terms of landscape and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, views, landscape, layout, details and materials. In addition, proposals must provide a good standard of amenity for future residents in compliance with internal space standards and not cause unreasonable harm to the amenity of the surrounding area by way of overlooking, dominance or overshadowing, traffic generation and general activity. The policy requires the retention of existing individual or groups of trees that contribute positively to the area and seeks to ensure sufficient space for trees to reach maturity particularly when located in private gardens to ensure dwellings receive adequate daylight. Development should also meet its operational needs in respect of parking, access, refuse storage etc. The policy also requires the development to incorporate 'Secure by Design principles' to reduce crime, consider community safety measures and demonstrate design quality through 'Building for life' criteria.
- 4.10 Policy CH4 requires the comprehensive and efficient use of land to ensure the proper phasing of development over a wider area.
- 4.11 Policy CH5 sets out the internal space standards for all new dwellings in line with the Nationally Described Space Standards and also requires development to include appropriate provision of external space.
- 4.12 Policy CH6 seeks to ensure landscape proposals for residential development contribute to the character and appearance of the town and seeks to ensure 1 new tree for each dwelling and where trees are lost, seeks mitigation in line with the published replacement standards.
- 4.13 In respect of access, policy CH11 requires proposals that detract on the character of a right of way or other type of recreational route to be adequately mitigated.
- 4.14 Policy CH12 seeks to protect heritage assets. This site has been identified as an archaeologically sensitive area and condition 19 on the outline permission covers these requirements.
- 4.15 Policy ENV2 requires all proposals to encourage biodiversity where appropriate and to refuse proposals where there would be significant harm to protected habitats or species unless harm can be appropriately mitigated.

- 4.16 Policy ENV6 sets out the requirement for all development to maximise carbon efficiency with all new dwellings being required to have strengthened on-site energy performance standards while policy ENV9 seeks to ensure development is planned and designed to minimise the impact on water resources and promote water efficiency.
- 4.17 Policy ENV8 seeks to ensure development proposals must avoid areas which are exposed to an unacceptable risk from flooding and must not increase the risk of flooding elsewhere. The suitability of this site was considered as part of the outline application, through the overall masterplan layout and via the site wide drainage strategy covered by condition 16. The reserved matters applications are required to include the specific drainage details for the relevant phase/sub phase.
- 4.18 Policy IN1 seeks to satisfactory infrastructure provision on and off site and where necessary mitigation (this site was considered as part of the outline application, through the overall masterplan layout and via planning conditions).
- 4.19 Policy IN2 requires residential development to be designed and connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
- 4.20 Policy IN4 requires development to meet its needs when assessed against the Council's car parking and cycle parking standards.

Supplementary Planning Guidance and Documents

- 4.21 The following documents are also relevant in the consideration of this application:
- Urban Design Supplementary Planning Document, Adopted October 2016
 - Green Infrastructure Supplementary Planning Document, Adopted October 2016
 - Planning and Climate Change Supplementary Planning Document, Adopted October 2016
 - Developers Contribution Guidance Note , Adopted July 2016

PLANNING CONSIDERATIONS:-

- 5.1 The principle of the new neighbourhood, the quantum of development and the main access arrangements have been established with the grant of the original outline planning permission (CR/1998/0039/OUT) and the subsequent application CR/2015/0552/NCC which resulted in the issue of a new outline planning permission for Forge Wood.
- 5.2 This application is for the approval of Reserved Matters, that is, for the detailed design and layout only and the LPA cannot refuse it on grounds which go to the principle of the development but can only consider detail relevant to that particular application.
- 5.3 The key issues to consider in determining this application are:
- Is the proposal in substantial accordance with the approved Masterplan and Design Statement?
 - Design approach and links with existing and subsequent phases of the development.
 - Housing mix and affordable housing
 - Adequacy of the dwellings for future occupiers including parking and servicing requirements
 - Noise impacts, air quality and sustainable design considerations
 - Impacts on ecology, trees and landscaping
 - Surface Water Drainage
 - Foul Drainage
 - CIL

Is the Proposal in Substantial Accordance with the Approved Masterplan and Design Statement?

- 5.4 The Masterplan and Design Statement for Forge Wood sets out the general structure of the overall development and identifies character areas. This application site is comprised of areas designated as Main Street and Neighbourhood Housing as set out in the Design Statement, but also includes a new character area 'Woodland Glade Inspired', which draws its reference from the Woodland Glade character area identified for Phase 2D.
- 5.5 The general road arrangements correspond with that shown on the Masterplan and the finer details of this sub phase have been developed from the road layout and other details shown in the Phase 3 / 4 infrastructure application.
- 5.6 The Masterplan shows the general arrangement of this part of the site, with a main spine road which runs north/south and residential development either side. This main road leads from the site access off Balcombe Road in the south and connects to Phase 4 to the north of the site. The details now shown for this sub phase relates to the east of the spine road and has main street housing facing the spine road, with cul de sacs leading off the spine road to the east and serving the dwellings in the areas of neighbourhood housing. The Woodland Glade Inspired area is a separate area to the south east of the spine road. Overall, the layout is considered to be in accordance with the Masterplan.
- 5.7 The density at 45dph would be in general accordance with condition 1 of the outline permission CR/2015/0552/NCC, which requires it to be no lower than 41dph.

- 5.8 In terms of the approved Design Statement, the objectives are:

Main Street

- Create a low speed highway network where the carriageway is subservient to the urban form.
- Provide a highly permeable development to encourage pedestrian and cycle movement.
- Create a sequence of clearly designed spaces to aid orientation and local identity.
- Building heights to be predominantly 2 to 2½ storeys with occasional 3 storey development to punctuate or enclose key spaces or to terminate vistas.
- On curtilage parking to be discrete, set back behind main building line or in courtyards.
- On street parking to be in groups of no more than 3 spaces.
- Varying road width with a minimum of 5.5 metres with a footpath on either side although not necessarily contiguous with the carriageway.

Neighbourhood Housing

- Create a low speed highway network where the carriageway is subservient to the urban form.
- Provide highly permeable development to encourage pedestrian and cycle movement.
- Provide mainly 2 to 2½ storey housing with occasional 3 storey houses.
- Create a series of lower key, clearly designed spaces to aid orientation and local identity.
- Provide high quality landscape to green the residential environment
- Provide a coordinated approach to front gardens/privacy strips.

- 5.9 The proposal comprises a mix of 2, 2½ and 3 storey development and the overall layout of roads and streets and the dwellings within them continues the general design approach established in earlier phases of Forge Wood. The Main Street and Neighbourhood Housing areas are considered to be in accordance with the approved Design Statement.

- 5.10 The third character area is entitled 'Woodland Glade Inspired' and the applicants have advised that it draws its influence from the similar character area that comprises the approved Phase 2D sub phase. This area of the site lends itself to this approach as it is a separate parcel, detached from the rest of the phase by mature woodland. The design objectives for this area in Phase 3B are set out in the applicants Planning Statement as:

- Mainly 2 storey with occasional 3 storey
- Darker recessive materials to be used on dwellings backing onto the woodland
- New woodland planting within the development envelope to complement the existing woodland
- Housing oriented to minimise noise and light pollution on neighbouring woodland

5.11 As originally submitted, Officers did not consider that the proposals for this Woodland Glade Inspired Character area were distinctive enough and amended plans had been sought to improve both the layout and the overall design. It is now considered that the revised layout and approach for this Woodland Glade Inspired character area, (although not specifically identified in the approved Design Statement), has reflected the concept of the approved phase 2D Woodland Glade character area and the amended details have responded positively to the specific context of this part of the sub phase of Phase 3. It now incorporates a looser grain of development, with staggered building lines and more landscaping has been added, giving this part of the site a more informal feel. It is considered that the scheme as amended is an appropriate approach for this character area.

Design Approach and Links with Existing and Subsequent Phases of the Development

5.12 The proposed layout of 2 and 2½ storey houses and 3 storey flats within the character areas continues the overall design approach established in earlier phases of Forge Wood. The house types and designs are generally similar to those that were approved previously, but with some variations to address the character area within which they are located and the local context of this sub phase.

5.13 The details also incorporate refinements to the scheme which have emerged and are ongoing as the neighbourhood has been built out. The proposed detailing and palette of materials for the dwellings and hard landscaping are also broadly in line with the approved Design Statement. The specific materials can be further considered and agreed in more detail through a conditions discharge request application for condition 38 attached to the outline planning permission.

5.14 During the consideration of the application a number of issues have been identified that have required revisions, including the layout and design approach of particular areas of this sub phase, the location of the affordable units, amenity space provision, street scene impact, hard and soft landscaping, parking provision and layout, and circulation within the site for cars, service vehicles and emergency services.

5.15 The amendments that have been submitted comprise:

- The high concentration of the affordable units, comprising predominantly flats, in the north of the site has been dispersed, with a relocation of one flat block to the southern part of the site with the substitution of houses fronting onto Main Street
- Improved layout, setting and landscaping for the flats and improved relationship to surrounding houses
- The use of pairs of semi-detached dwellings rather than terraces to reduce the bulk of built form and to reduce the need for convoluted rear access paths
- Improved layout and additional landscaping for the Woodland Glade Inspired Character area
- Turning heads added to end of cul de sacs to improve manoeuvring and allowing service vehicle access
- Reduction in frontage parking and improved car parking layouts for specific plots
- Garden sizes and separation distances have been improved across this sub phase
- Juliette balconies added to flats and window design amended where appropriate to take advantage of outlook to open space and landscaping
- Improved layout for the focal point adjacent to the Spine Road creating an area with soft landscaping and appropriate boundary treatment
- Individual houses to have kerbside refuse collection arrangements
- Visitor parking increased
- Internal layout of flats revised to meet affordable housing requirements and to improve outlook, amenities and security for residents

5.16 It is considered that the revised plans have sought to address the concerns raised and that the design, layout and overall approach to this sub phase is now satisfactory.

5.17 Overall the layout is considered to assimilate with the key linkages identified in the Master Plan, including the footpath and cycle connections into adjacent parcels to the north (Phase 4) and west (Phase 3A) and further across to the local centre and central parkland in Phase 1.

5.18 The proposal is also considered to integrate with the approved layout and details for phase 3A and should not prejudice the development of Phase 4 to the north. In addition, the relationship with the land parcel outside of the Forge Wood application site (but within the Local Plan allocation in Policy H2) to the south and any future development potential would not be prejudiced by this layout.

Housing mix and affordable housing

5.19 A total of 151 units are proposed, comprising houses and flats, divided between 91 private market units and 61 affordable dwellings.

Private Dwellings

5.20 The mix of the private units is:
6 x 2 bed flats
20 x 2 bed houses
50 x 3 bed houses
11 x 4 bed houses
3 x 5 bed houses

5.21 This range of private market dwellings is considered to be acceptable and provides for an appropriate mix of dwelling sizes across this sub phase.

Affordable Dwellings

5.22 With regard to the affordable housing proposals, the outline planning permission under condition 62 requires 40% affordable housing provision in each phase or sub-phase of the Forge Wood development and a 70:30 split between social rented accommodation and intermediate affordable housing.

5.23 For Sub-Phase 3B, of the 151 dwellings proposed, 61 are affordable and therefore the level of affordable housing provision is 40%. Phase 3A which has been approved, had 90 affordable units out of 225 and so the provision for that sub phase was 40%. The applicants have thus demonstrated that the 40% requirement will be met in Phase 3 as a whole and separately in the two individual sub phases 3A and 3B.

5.24 The tenure split of these 61 affordable units into 43 units for affordable rent and 18 units for discount market sale meets the 70:30 criteria.

5.25 Thus the number of affordable housing units proposed meets the requirements set out in policy H4 and also condition 62 of the outline planning permission CR/2015/0552/NCC.

5.26 The mix of the affordable units provided is:

36 x 2 bed flats
12 x 2 bed houses
13 x 3 bed houses

5.27 With regard to the location of the affordable housing, the revised plans now show a reduced cluster to the northern part of the site, with the relocation of one block to the south, reducing the numbers in this northern part of the site from 43 to 35 units, comprising 3 flat blocks (24 flats) and 11 houses. In the southern section, the cluster is 26 units, comprising 2 flat blocks (12 flats) and 14 houses. There is also now a mix of the tenures in the southern part.

5.28 Whilst these are 2 fairly large clusters, they are integrated well into the surrounding layout and it is considered that the amended plans have addressed the earlier concerns of an unsympathetic overconcentration of units, predominantly flats in the northern location.

5.29 The Housing Enabling and Development Manager considers that the revised scheme is now an appropriate approach for the layout of the affordable units in this sub phase. He comments that he is satisfied with the overall affordable housing provision, particularly the provision for family

accommodation and he is generally pleased with the design response to some of the layout and clustering issues that have been addressed through the process.

- 5.30 The design and detailing of the affordable dwellings is very similar to the market housing and therefore a good degree of tenure blindness will be achieved. The difference from the private market housing is that the affordable units do not have garages, but otherwise the level and form of detailing between the house types is consistent. The amendments to the layout have looked at the provision of parking for the affordable units to ensure that the parking for the affordable units is assimilated into the overall layout in a sympathetic manner. Thus there is now a degree of variety in the provision, so that there is now a reduction in the extent of frontage parking and with additional landscaping this ensures that affordable housing is more likely to be tenure blind and not an obviously different element of the development.

Adequacy of the Dwellings for Future Occupiers including Parking and Servicing Requirements

- 5.31 Internal dwelling sizes for all dwellings are in accordance with the National Space Standards and Policy CH5.
- 5.32 In respect of amenity space and garden sizes, policy requirements are set out in CH5 which states that *'residential developments should be designed to include amenity space standards adequate to meet basic privacy, amenity and usability requirements; suitable for the level of occupancy.'*
- 5.33 Further advice and guidance is contained in the Urban Design SPD, which sets out the above requirements with minimum floor area standards for private amenity space. It also states that *'external space standards are of particular importance to affordable housing. Since affordable housing tends to be fully occupied after construction, garden sizes for affordable housing should be met given the likely level of full occupancy.'*
- 5.34 With regard to the flats in this sub phase, the flat blocks are set in landscaped courtyards and face onto landscaped areas and are in close proximity to open space. These are considered to be attractive, spacious and appropriate layouts for these units.
- 5.35 Of the 109 houses in this sub phase, 83 (76%) meet the Council's Outdoor Space Standards. It is thus acknowledged that not all of the units would accord with the standards as 26 houses (24%) would have insufficient amenity space. Of those 26 units that do not comply, 14 are within 10% of the standards and 12 are within 25% of the standards.
- 5.36 Officers do acknowledge that the garden sizes for houses are not fully in accordance with the outdoor space standards as set out in SPD guidance. However, this application has been the subject of five sets of formal submitted revisions, with further changes submitted informally throughout the period that the scheme has been considered. These changes have related particularly to the layout and incorporating each time further improvements to the sizes of the gardens, and in particular to those of the affordable housing units. As a result the garden sizes have significantly improved from the original submission.
- 5.37 Given the constraints of the site and the requirement to provide 1900 new dwellings across all phases, including affordable housing, it is considered that the proposed garden sizes would be acceptable.
- 5.38 In addition the amended plans have endeavoured to ensure that the separation distances are compliant with Urban Design SPD's minimum requirement of 21m distance of habitable room window to window relationships, which is also an indication that the development has been designed so to ensure that there would be adequate space surrounding the properties and privacy between the dwellings. There is a part of the site where the full distance has not been able to be achieved, (plots 115 /118 and 125/127 with a 20m separation distance) but it has not been possible to revise this any further due to physical constraints of the layout. It should also be noted that there are a few instances where window separation distances on the flats are inadequate, but these relate to secondary windows and a condition requiring them to be obscured glazed is required to safeguard privacy.

- 5.39 Of the 26 dwellings that do not meet the garden size standards the scheme has now been amended and redesigned to a point where the additional rear garden space for these could not be achieved without resulting in harm to the aesthetic urban environment, the public realm open space and soft landscaping. The applicant has provided a detailed explanation of why each specific plot cannot be amended further, which are due to onsite physical constraints or to do so would cause harm to other aspects of the development.
- 5.40 In addition, given the location of the site and surrounding open space, the relationship to the sports and play facilities in Phase 4 to the north and the proximity to the nearby woodland, it is considered that the development in this sub phase would benefit significantly from the range of additional open space provision which is an integral part of the Neighbourhood as a whole.
- 5.41 Overall when assessing the application as a whole and having regard to the delivery of the neighbourhood as a package, and the significant areas of open space and landscaping and also taking into account that garden sizes are set out as guidance not policy, and the lesser weight that this affords, it is considered that the development will have an appropriate level of amenity space overall and officers are of the view that the scheme should be considered acceptable.
- 5.42 Parking spaces within the development are in accordance with standards and as revised are readily accessible. The requirements are 1.5 spaces per 2 bed unit and 2-3 spaces for 3+ bed units.
- 5.43 For the houses car parking is to be provided as garages or surface parking either to the front or side of the dwellings. Parking for the flats is in the form of surface spaces in a courtyard arrangement in the immediate surrounds of the flats. The flats have one allocated parking space per unit, plus visitor spaces. The amended plans have sought to improve the layout of these courtyards from a practical, aesthetic and residential amenity point of view and it is considered that the layouts now accommodate the parking in a sympathetic manner, with appropriate landscaping.
- 5.44 WSCC had commented on the overall lack of visitor spaces within the layout and the amended plans now show an increased provision throughout the layout, especially in the areas of the flats.
- 5.45 Cycle storage for the houses is either within the garages or by a storage shed in the garden. For the flats cycle stores are to be provided within the curtilage of the flat blocks or attached to the building and currently indicate one space per unit. The Cycle Forum have requested that the provision for the flats accord with the SPD standards, which is 2 cycle spaces per unit. The proposed cycle stores can provide the additional spaces internally and the details of this can be covered by a specific condition to ensure they are appropriate.
- 5.46 Information has been provided to demonstrate that cars and service vehicles can manoeuvre satisfactorily around the site.
- 5.47 With regard to refuse and recycling arrangements, in the main, individual houses have refuse storage facilities within curtilages and would have the usual kerbside collection point. Flats would have communal collection from the bin stores attached to the buildings or from the separate bin store buildings in their courtyards.
- 5.48 CBC Refuse & Recycling Team had initially objected to the refuse and recycling strategy as not all units were being shown to be served in this way. The objection related to a number of communal collection points for individual houses and cites management issues on earlier phases with residents leaving bins out throughout the week and missed collections. The applicants have since provided revised details and the houses would now be served by individual road side collections apart from one bin collection point for the three houses within the private drive serving plots 1 – 3. This would be set close to the junction with shared surface street 01 where manoeuvring for refuse disposal vehicles is satisfactorily provided for. It is considered that these revised arrangements are satisfactory.

Noise Impacts, Air Quality and Sustainable Design Considerations

- 5.49 Due to the proximity of the site proximity to Gatwick, the impact of aircraft noise from both a single and two runway airport on the development was a key consideration at the Planning Inquiries and a number of conditions were imposed by the Inspector to safeguard the amenities of future occupiers. In addition, mitigation for this sub phase is required in relation to road noise.
- 5.50 The outline planning permission under condition 34 requires a scheme to demonstrate the dwellings have sufficient protection against these noise sources. The approved infrastructure application for phase 3 and 4 (CR/2016/0781/ARM) includes the construction of a noise bund with acoustic fencing to mitigate the effects of noise from the M23. In addition specific measures for the dwellings themselves will be required to address noise from aircraft but these will not have a significant impact of the external appearance of the dwellings under current consideration.
- 5.51 Consultee responses have indicated that the development proposed will result in a generally acceptable noise environment in respect of aircraft noise, subject to consideration of the detail of the noise mitigation strategy to be submitted under condition 34. In respect of road noise, late comments have been received from Environmental Health about the noise modelling report. The applicants are to provide further details and an update will be provided at the meeting.
- 5.52 With regard to air quality, the eastern boundary of the site runs alongside the M23 and there is an Air Quality Management Area to the south along Crawley Avenue (A2011). Within the site, along the M23 boundary there is the acoustic barrier comprising the bund and fence, and a planted area which contains a number of drainage features (swales). The undergrounded power lines also run along this route. This creates a landscape buffer, which is shown on the approved Master Plan and is a specific Character Area identified in the Forge Wood Design Statement and has to be a minimum of 40m wide as required by condition 64 of the outline permission. The effect of this buffer is to separate the dwellings from the motorway. Environmental Health recommend the use of an Informative stating that the area be included in the air quality background monitoring program to establish extant air quality levels. This Informative was added to the permission for the recently approved sub phase 4A.
- 5.53 The outline planning permission requires an assessment of the buildings to meet sustainable design and construction measures offsetting 10% of predicted carbon emissions (energy) through a combination of sustainable design and construction or on-site renewable energy. A sustainable construction or 'fabric first' approach would have no impact on the exterior of the buildings as designed however, the introduction of renewables (most likely PV panels) would have a visual impact on the design of the dwellings and it is proposed that in such circumstances details of any PV panels to be installed is controlled via a condition to safeguard the visual quality of the development.

Impacts on Ecology, Trees and Landscaping

- 5.54 An ecological report was provided with the application which concludes that there would not be any significant adverse effects on any statutory or non-statutory sites interest and the application site and wider site has been surveyed for bats, badgers, birds, dormice, reptiles and great crested newts. Habitats are of some limited ecological value for faunal species but the ecological value of the habitats is limited on account of the fact that they are species poor. The main habitats of greater value being the hedgerow and woodland areas. Habitat works will be undertaken to remove suitable vegetation and ensure reptiles are not present. Enhancements and mitigation within the site will ensure all wildlife is protected and that the site provides benefits post development.
- 5.55 Natural England's standing advice for reptiles has been considered in relation to grass snakes, the loss of this habitat was accepted with the grant of outline permission. The proposed mitigation will ensure that species are not harmed and translocation measures can be implemented.
- 5.56 The Council's ecological advisor raises no objection. Outline planning conditions relating to a CEMP and a Biodiversity Management Plan adequately cover ecology matters on a site wide basis rather than in regard to a particular area of an individual reserved matters application.
- 5.57 Other previously approved reserved matters applications have stipulated that the development is to proceed in accordance with the submitted Ecological Report and it is recommended that a similar condition is imposed for this sub phase.

- 5.58 The proposal does not result in significant tree loss and is accompanied by landscaping proposals which are considered to mitigate the loss, enhance landscape and mitigate the impact of the development generally. The layout and design of the Woodland Glade Inspired character area has evolved during the consideration of this application and takes into account and reflects the treed surroundings of this part of the site. Additional planting has also been incorporated into this area. Other areas of specific landscaping include the focal point in Main Street (adjacent to plots 104 – 106 and 129 – 134) and the green ribbon area in the central section of the site (plots 88 - 95). The applicants have also introduced additional landscaping to the flat courtyards, where practical, to provide a greener and softer setting for the units.
- 5.59 It is accepted that as a greenfield site and through the outline approval of the masterplan layout that there will generally be a loss of countryside and trees. Within phase 3B, the loss of 11 trees is not considered to be significant as they are either unsuited for retention or are of low to moderate quality and the more important and mature trees on the site and around it are to be retained. In addition, woodland areas are to be preserved for the most part looking at Phase 3 as a whole. The arboricultural officer has raised no objection to the layout on the basis that the trees to be retained are protected in accordance with the submitted tree protection measures.
- 5.60 In this case it is not considered that the policy requirements of CH6 are appropriate in respect to the expected level of tree replacement within this sub phase given the nature and scale of the development overall across Forge Wood as a whole and the wider and comprehensive landscaping proposals and extensive open space. As part of the layout within phase 3 as a whole, the applicants are proposing to mitigate tree loss through the landscaping within the open space, bunds and swales, along streets throughout the layout, at the site entrance and along the M23.

Surface Water Drainage

- 5.61 There is a need to ensure that there is an effective drainage strategy for the construction of this phase of the development and to serve the development as a whole. This is controlled through condition 16 on the outline planning permission which requires the submission of a site wide drainage strategy which includes details of the ongoing management and maintenance. Outline application condition 8 also requires a detailed surface water strategy for each phase or sub-phase to be submitted as part of the Reserved Matters applications.
- 5.62 The Forge Wood site, as a whole, is split into a number of smaller sub catchments. Each will deal with its own surface water drainage before discharging into the downstream sub-catchment and ultimately into the Gatwick Stream. Within each sub catchment, flows will be attenuated through the provision of off-line grassed detention basins, on-line tank sewers and off-line cellular storage.
- 5.63 The Phase 3 drainage strategy as a whole incorporates swales, permeable surfaces and cellular storage tanks, and there is cellular storage within Phase 3B itself, in order to attenuate the surface water to greenfield runoff rates which discharge to the wider Phase 3 and the downstream sewer systems. The Drainage Officer has no objections to these details, subject to future maintenance and responsibility issues being addressed.
- 5.64 The principles of the site wide drainage strategy have been agreed. The outstanding strategy matter regarding drainage is the future long term maintenance and management of the drainage features and this is the subject of ongoing discussions in respect of the submitted site wide drainage strategy under ref CR/2015/0552/CC3. The approach is that the drainage would be the responsibility of a private management company and finalised details of the arrangements and financial safeguards are to be agreed as part of the discharge of condition 16.

Foul Drainage

- 5.65 Thames Water has consistently commented that the existing waste water infrastructure is unable to accommodate the needs of the development and have recommended that a 'Grampian Style' condition be imposed requiring an on and off-site drainage strategy for the proposed works. It is not appropriate to impose a condition relating to strategic infrastructure to a reserved matter application as such issues should have been conditioned at outline stage. The appeal Inspector did not impose a specific condition in respect of foul water drainage. The applicants are in any event required to make

satisfactory provision for waste water and will have to reach agreement with Thames Water. This can be achieved outside of this reserved matters application.

- 5.66 The applicants have previously confirmed that they already have a foul drainage strategy and agreement with Thames Water which covers the whole development. More recently they have also advised that that under S106 of the Water Industry Act (WIA), Thames Water have previously granted the right to connect to the public foul sewer network in two locations, namely Radford Rd and the junction of Balcombe Rd/Steers Lane. Subsequent to that agreed position, GTC, the appointed drainage adopting body for this development have developed matters further with Thames Water including a potential new sewer to the sewage treatment works, all under the WIA.
- 5.67 Thames Water have subsequently confirmed that discussions are ongoing with the developers to agree a deliverable solution, with the preferred option being the construction of a rising main to discharge flows to Crawley Sewage Treatment Works.

CIL

- 5.68 The Forge Wood development is CIL liable, but as set out in the Committee report for CR/2015/0552/NCC (meeting date 8th November 2016), liability is only triggered and be chargeable where additional floorspace is approved over and above that envisaged with the original outline planning permission. To address this point condition 4 on the revised outline permission sets a maximum floorspace figure for the Forge Wood development as a whole. A CIL informative for the decision notice for this sub phase would therefore be required setting out the procedure.

CONCLUSIONS:-

- 6.1 This application for Phase 3B at Forge Wood as amended is considered to have addressed the design parameters and relevant conditions imposed on the outline planning permission CR/2015/0552/NCC and is considered to be in substantial accordance with the Masterplan and Design Statement.
- 6.2 The revised design and layout as now shown on the amended plans is considered to follow the approach established with the 'reserved matters' in previous phases and the various character areas. A generally cohesive development pattern and distinctive character to Forge Wood will be delivered. The design details and dwelling styles are considered appropriate.
- 6.3 The proposed Phase 3B scheme is considered to comply generally with the adopted standards and to have adequate gardens, albeit not entirely in accordance with the SPD guidance. Overall, what is proposed would be a residential environment of good quality. In addition, the layout in terms of its design, landscaping and indicative palette of materials provides an attractive and legible layout and safeguards the privacy and amenity of future occupants.
- 6.4 The layout scheme as a whole is also considered to appropriately address the environmental safeguards set out in the outline conditions in terms of ecology, noise and drainage subject in some cases to further information to discharge the relevant conditions.
- 6.5 The application has also been considered in relation to the wider requirements on the outline permission and is considered to meet the parameters and conditions as set out.

RECOMMENDATION RE: CR/2016/0962/ARM

The recommendation is to APPROVE this reserved matters application subject to the following conditions and informatives:

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 Provision shall be made for high speed broadband to serve all dwellings with the development in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the relevant dwelling being first occupied.
REASON: To ensure delivery of high quality communications in accordance with Policy IN2 of the Crawley Borough Local Plan 2015-2030.
- 3 Provision shall be made for combined aerial facilities to serve all flat development in accordance with details to be first submitted to and approved in writing by the Local Planning Authority and shall be provided prior to the occupation of any flat in each particular block.
REASON: In the interests of the visual amenities in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
- 4 Before the properties approved in this phase are first occupied, details of the design and location of lighting to be provided in the parking areas shall be submitted to and approved in writing by the Local Planning Authority, and the lighting thereafter implemented in accordance with the agreed details.
REASON: To safeguard the appearance of the development and the amenities of the area in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 -2030.
- 5 Notwithstanding the details submitted and prior to first occupation of the residential flats which they are intended to serve, details of the provision to be made for the storage of cycles for the apartment blocks shall be submitted and approved in writing by the Local Planning Authority. Thereafter the secure cycle store(s) for the houses and apartments and the refuse stores shall be constructed in accordance with the approved details and operational prior to the first occupation of the dwellings which they are intended to serve.
REASON: To safeguard the appearance of the development and the amenities of the area and to ensure the operational requirements of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 -2030.
- 6 No solar panels or renewables which may be required pursuant to the discharge of a condition on the outline planning permission shall be installed unless and until full details of their design and location are submitted to and agreed by the Local Planning Authority in writing. The works shall thereafter be implemented in accordance with the agreed details.
REASON: To control the design of the development in detail and to ensure a satisfactory visual appearance in the interests of visual amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015 – 2030.
- 7 No development, including site works of any description shall take place on the site unless and until all the trees/bushes/hedges to be retained on the site have been protected in accordance with the approved drawing(s) and submitted details. Within the areas thereby fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any roots with a diameter of 25mm or more shall be left un-severed.
REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policy CH3 and CH6 of the Crawley Borough Local Plan 2015-2030.
- 8 The construction of the development shall be undertaken in accordance with the safeguards detailed within the submitted Ecological Assessment dated November 2016 by Ecology Solutions.
REASON: To ensure that the ecology of the site is protected and enhanced in accordance with policy ENV2 of the Crawley Borough Local Plan 2015-2030 and Para 118 of the NPPF 2012.
- 9 All landscaping works shall be carried out in accordance with the approved drawings and details. No alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of visual amenity and because the scheme has been designed to mitigate bird hazard and avoid endangering the safe movements off aircraft and the operation of Gatwick Airport through the attraction of birds in accordance with Policy CH3 and IN1 of the Crawley Borough Local Plan 2015-2030.

- 10 All planting, seeding or turfing comprised in the approved details of landscaping within Phase 3B shall be carried out in accordance with a phased scheme, including timing of planting, seeding and turfing, to be first submitted to and approved in writing by the local planning authority and any trees or plants or turfing 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.
- 11 Details of the design and location of external flues and gas pipes to be provided to serve the dwellings (including flats/apartments) shall be submitted to and approved in writing by the Local Planning Authority, and the external flues and gas pipes shall thereafter be implemented in accordance with the agreed details before first occupation.
REASON: To control the design of the development in detail and to ensure a satisfactory visual appearance in the interests of visual amenity in accordance with CH3 of the Crawley Borough Local Plan 2015 – 2030.
- 12 Prior to first occupation, the following windows on the residential flats shall be glazed with obscured glass in accordance with details to be submitted to and approved in writing by the Local Planning Authority:
- Plot 129 south elevation
 - Plot 130 south elevation
 - Plot 134 south elevation
 - Plot 135 south elevation
 - Plot 136 south elevation
 - Plot 148 west elevation
- These windows shall thereafter be permanently maintained in accordance with the agreed details.
REASON: To protect the amenities and privacy of future occupiers in accordance with policy CH3 of the Crawley Borough Local Plan 2015 -2030

INFORMATIVES

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 gal.safeguarding@gatwickairport.com. The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues', (available from www.aoa.org.uk/policy-campaigns/operations-safety/)
2. 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 benefitting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.

3. The applicant is advised that the management and maintenance of the drainage proposals for this site and Forge Wood as a whole must be the subject of an application to discharge condition 16 of the outline planning permission.
4. The applicant may be required to apply for other consents directly from the Environment Agency. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.
The applicant should contact 03708 506 506 or consult the EA website to establish whether a consent will be required – <https://www.gov.uk/environmental-permit-check-if-you-need-one>
5. The site is in very close proximity to a major motorway and borders an existing air quality management area on its southern boundary. The developer is therefore requested to contact the Environmental Health Department of the Council to arrange for nitrogen oxide tubes (NOX tubes) to be installed in appropriate positions adjacent to the residential dwellings and for the area to be included in the air quality background monitoring program to establish extant air quality levels. The area shall also be added to the network of existing background monitoring sites until such a time it can be seen that NOX levels do not exceed 40 ppm/mg.

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:
 - 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.



KEY:
APPLICATION BOUNDARY

NES CRAWLEY: PHASE 3B - SITE LOCATION PLAN

