

REFERENCE NO: CR/2017/0765/RG3

LOCATION: MANOR ROYAL (WEST OF CRAWTERS BROOK), NORTHGATE, CRAWLEY

WARD: Northgate

PROPOSAL: MANOR ROYAL CYCLE PATH SCHEME TO CONNECT CRAWTERS BROOK SHARED FACILITY WITH THE EXISTING CYCLE PATH ON MANOR ROYAL WHICH STOPS JUST BEFORE NEWTON ROAD THROUGH THE UPGRADE OF EXISTING PEDESTRIAN FOOTWAYS TO SHARED FACILITIES FOR PEDESTRIANS AND CYCLISTS

TARGET DECISION DATE: 28 November 2017

CASE OFFICER: Mrs J. McPherson

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

13325-328 PL11, Rev A02, Site Location Plan;
13325-328 PL12, Rev A02, Land Ownership;
13325-328 PL13, Rev A03, Existing Layout;
13325-328 PL14, Rev A04, Proposed Layout.

CONSULTEE NOTIFICATIONS & RESPONSES:-

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| 1. | WSCC - Highways | No objection subject to condition |
| 2. | Cycle Forum | Comments that the scheme will provide an important link between Crawters Brook path and the existing cycle route on the south side of Manor Royal. Proposed Newton Road crossing is an important element of the scheme. Emphasises need for clear signage and design incorporating continuous priority. |
| 3. | Manor Royal Business District | No comments received |
| 4. | CBC - Planning Arboricultural Officer - | No objection subject to conditions |

NEIGHBOUR NOTIFICATIONS:-

The application was advertised via several site notices posted along the route.

RESPONSES RECEIVED:-

No responses have been received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 The application site is a section of footpath and grass verge extending along the northern side of Manor Royal from the roundabout with Gatwick Road for approximately 280m to just west of an existing pedestrian crossing. The pedestrian crossing itself is also part of the application site. Just west of the crossing an is the junction with an existing cycleway which joins Manor Royal to Woolborough Lane further to the south.
- 1.2 The site is relatively level and within the grass verge are 12 mature trees which run parallel with the footpath on the northern side of the road and are an important feature of the highway in this area providing a visual landscaped space between the footpath and the main road carriageway. None of the trees are protected by a TPO.
- 1.3 The site is within the Manor Royal Business District and the western section of the site is within an Air Quality Management Area.

THE PROPOSED DEVELOPMENT:-

- 2.1 The proposed development seeks to create a link between the cycle route which connects Woolborough Lane / Manor Royal and a section through Crawters Brook which is currently perceived as a problem area for cyclists. This will improve the north/south cycle network through Manor Royal. The works consist of the following:
 - Upgrade of existing signal controlled crossing and its traffic signals to a Toucan Crossing.
 - Provision of a new signal controlled zebra crossing over Newton Road for pedestrians and cyclists.
 - Creation of raised tables over the existing third party accesses on the northern side of Manor Royal to ensure a continuous level surface for pedestrians and cyclists.
 - Creation of a shared pedestrian / cycleway on the northern side of Manor Royal from the Toucan crossing to Crawters Brook. This involves replacement of the existing paving slabs with asphalt, installation of additional tactile paving and new signage.
- 2.2 The application was accompanied by the following supporting documents:
 - Design and Access Statement;
 - Stage 1 / 2 Safety Audit;
 - Arboricultural Impact Assessment;
 - Arboricultural Method Statement.

PLANNING HISTORY:-

- 3.1 There is no relevant planning history for this site however, there is a related application for improvements to cycle access at the northern end of Crawters Park at its entrance onto Fleming Way, reference CR/2017/0764/RG3 which is also linked with the national cycle route improvements associated with this proposal.

PLANNING POLICY:-

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was published in March 2012 and introduced the presumption in favour of sustainable development in approving developments that accord with the development plan without delay or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts or it would be contrary to the policies in the NPPF.
- 4.2 Paragraph 75 requires planning policies to protect and enhance public rights of way and access. Local Planning Authorities should to seek opportunities to provide facilities for users for example, adding links to existing rights of way networks.

The Development Plan – Crawley Borough Local Plan 2015-2030 (adopted December 2015)

- 4.3 Policy SD1 states that in line with the planned approach to Crawley 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.
- 4.4 Policy CH2 sets out the seven principles of good urban design. Development proposals will be required to assist in the creation, retention or enhancement of successful places in Crawley. Amongst other things development will be required to:
- (c) “create public spaces 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” and,
 - (e) “provide recognisable routes, intersections and landmarks to help people find their way around”.
- 4.5 Policy CH3 requires all proposals to amongst other things, be based on a thorough understanding of the significance and distinctiveness of the site in its immediate and wider context, be of high quality in terms of urban, landscape, relate sympathetically to its surroundings, not cause harm to the amenity of the surrounding area, meet requirements for the safe and proper use of the site in particular with regard to access and circulation and to comply with all relevant Supplementary Planning Guidance.
- 4.6 Policy EC3 deals specifically with Manor Royal and development for changes of use, intensification or reuse of buildings however; it goes on to state that all development should contribute positively to the overall setting and environment of the Main Employment area as a business district through high quality design and landscaping in accordance with the Manor Royal SPD (MRSPD).
- 4.7 Policy ENV1 states that Crawley’s multi-functional green infrastructure network will be conserved and enhanced. It states that “development that protects and enhances green infrastructure will be supported” and “proposals should maximise the opportunity to maintain and extend green infrastructure links to from a multi-functional network of open space, providing opportunities for walking and cycling....”
- 4.8 Policy ENV12 – Air Quality states that development proposals that do not result in a material negative impact on air quality will normally be permitted.

Manor Royal SPD July 2013

- 4.9 This document aims to support economic growth in Manor Royal, providing guidance to ensure new development makes a significant contribution to the uplift of the area and secures delivery of high quality development which supports the key business function. Two of the 4 ‘General Design Principles set out in the document requires development to:
- “Demonstrate how the development increases movement and permeability through the business district by improving accessibility to the sustainable transport network” and,
 - “Demonstrate how development assists in wayfaring and orientation within the business district and contributes towards strengthening its identity”.

4.10 The document seeks to enhance and improve green links and connections to the wider footpath and cycle networks. It encourages improvements to enhance and extend the local cycle network and encourage sustainable modes of travel.

PLANNING CONSIDERATIONS:-

5.1 The principle of the development is supported as set out in the policies listed in Section 4 above. The proposal would improve pedestrian and cycle links in the area, providing a new cycle route on the northern side of Manor Royal connecting into existing sections of the cycleway network. Furthermore, the crossing improvements would provide safe and convenient points of access for pedestrians and cyclists to cross Manor Royal and Newton Road. The other key considerations are:

- Impact on visual amenity
- Impact on highway and other highway users
- Impact on nearby trees

Visual amenity

5.2 The proposed works would have a limited impact on visual amenity, the most noticeable change would be the additional zebra crossing over Newton Road. The other alterations would be some additional signage and change to the pavement surfacing. The trees along the northern side of Manor Royal would require their crowns lifting to allow greater clearance for cyclists, this impact is addressed later in the report. Overall, it is considered the works would have limited visual impact on the character of the area and are therefore acceptable in this regard.

Impact on the highway and other highway users

5.3 WSCC Highways have considered the submitted road safety audit and are satisfied with its content. The highway engineers have raised concerns about the buildability of the raised table junctions across the side access points and drainage requirements however, it is considered that these detailed points can be covered via a condition.

5.4 There are also queries about the tactile paving proposed and that the proposed crossing point design will need to go through a consultation procedure as the design is new to West Sussex. These are matters for the applicant to resolve with WSCC prior to commencement subject to planning permission being granted.

Impact on nearby trees

5.5 While the paths along the proposed cycleway are not proposed to be widened, the proposed paving slabs would be replaced with asphalt and the Arboricultural Impact Assessment identifies that this would encroach into the root protection areas of 3 trees along the northern side of Gatwick Road. The condition of the paving along this section of the road also indicates that there are a number of roots beyond the tree protection area that are pushing up under the pavement. Other sections of the pavement will be repaired as necessary using the existing sub base.

5.6 The submitted Arboricultural Method Statement identifies measures to safeguard the trees including the root protection areas must be left free from disturbance, tree protection fencing to create construction exclusion zones and a method statement for resurfacing. All works are proposed to be undertaken under arboricultural supervision.

5.7 The Council's Arboricultural Officer agrees with the recommendations in the Method Statement but also comments that damage could occur to the lower canopy branches of the trees during construction as there is relatively low ground clearance for machinery. An additional condition is recommended to address this concern.

CONCLUSIONS:-

- 6.1 The proposed works are considered to improve pedestrian and cyclist access along this section of Manor Royal and are consistent with the objectives of the Local Plan and Manor Royal SPD which supports improvements to connectivity and access in particular in relation to sustainable modes of transport. The works are visually acceptable and have no negative impacts on highway safety and the impact on nearby trees can be controlled via condition. It is therefore recommended to permit this application.

RECOMMENDATION RE: CR/2017/0765/RG3

PERMIT – Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application unless otherwise agreed in writing with the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
3. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the proposed foot/cycle way crossings at the private accesses. The development shall thereafter be implemented in accordance with the agreed details.
REASON: In the interests of road safety and to ensure adequate drainage in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. No development shall commence until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority in a Construction Management Plan showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
REASON: To avoid undue congestion of the site / obstruction to accesses and in the interests of visual amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. 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 and the development. All works in connection with this permission shall be carried out in accordance with the details set out in the Arboricultural Method Statement (ref 4344-2/17-03) prepared by PJC Consultancy and its associated tree protection plan (Drawings PJC/4344-2/17/C sheets 1 of 3, 2 of 3 and 3 of 3) including tree protection barriers, storage and handling of harmful chemicals, soil stripping for new surfaces, removal of existing surfaces and under Arboricultural supervision.
REASON: In order to protect the health of nearby trees in the interests of visual amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. Prior to the commencement of development, the applicant shall agree in writing with the Local Planning Authority a scheme of works to selectively crown lift the lowest branches of the trees on the northern side of Manor Royal which overhang the footpath to allow for adequate clearance for any plant that may be needed in connection with the construction works and for future cyclists. The tree works shall be carried out prior to any footway works being undertaken.

REASON: To safeguard the health and amenity of the trees which a visually important to the street scene of Manor Royal in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE(S)

1. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

1. NPPF Statement

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

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

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