

**LOCATION:** [BREEZEHURST PLAYING FIELDS, OFF BREEZEHURST DRIVE, BEWBUSH, CRAWLEY](#)  
**WARD:** Bewbush & North Broadfield  
**PROPOSAL:** ERECTION OF 85 AFFORDABLE HOUSES & FLATS, COMPRISING:  
 18 X ONE BEDROOM FLATS  
 38 X TWO BEDROOM FLATS  
 9 X TWO BEDROOM HOUSES  
 17 X THREE BEDROOM HOUSES  
 3 X FOUR BEDROOM HOUSES  
 ACCESS ROADS, CAR PARKING, SPORTS PITCH, OPEN SPACE & ASSOCIATED WORKS  
 (AMENDED PLANS AND DESCRIPTION)

**TARGET DECISION DATE:** 22 July 2020

**CASE OFFICER:** Mr M. Robinson

**APPLICANTS NAME:** Crawley Borough Council

**AGENTS NAME:** Bailey Partnership LLP Consultants

**PLANS & DRAWINGS CONSIDERED:**

Drawing Number	Revision	Drawing Title
BDP-BPC-XX-00-DR-A 001	P01	Site Location Plan
BDP-BPC-XX-00-DR-A 002	P01	Existing Site Layout Plan
BDP-BPC-XX-00-DR-A 003	P05	Proposed Site Block Plan
BDP-BPC-XX-00-DR-A 004	P05	Proposed Site Layout Plan
BDP-BPC-XX-00-DR-A 005	P04	Proposed Site Roof Plan
BDP-BPC-XX-XX-DR-A 007	P03	Standard House Type Sections
BDP-BPC-XX-XX-DR-A 008	P03	Maisonette & Apartment Blocks Typical Cross SectionsSections.008.P02.pdf
BDP-BPC-XX-XX-DR-A 009	P02	Bin Store Plan, Section & Elevations
BDP-BPC-XX-00-DR-A 010	P04	Refuse Strategy Plan
BDP-BPC-XX-XX-DR-A 012	P05	House Type 2A Floor Plans & Elevations (2B-4P)
BDP-BPC-XX-XX-DR-A 013	P05	House Type 2B Floor Plans & Elevations (2B-4P)
BDP-BPC-XX-XX-DR-A 014	P05	House Type 3A Floor Plans & Elevations (3B-5P)
BDP-BPC-XX-XX-DR-A 015	P05	House Type 3B Floor Plans & Elevations (3B-5P)
BDP-BPC-XX-XX-DR-A 016	P03	House Type 4A Floor Plans & Elevations (4B-6P-S)
BDP-BPC-XX-XX-DR-	P03	House Type 4B Floor Plans & Elevations (4B-

A 017		6P-R)
BDP-BPC-XX-XX-DR-A 018	P03	Apartment Block A - Ground & First Floor Plans (4x1B-2P & 4x2B-4P)
BDP-BPC-XX-XX-DR-A 019	P03	Apartment Block A - Second Floor & Roof Plans (2x1B-2P & 2x2B-4P)
BDP-BPC-XX-XX-DR-A 020	P05	Apartment Block A - East & West Elevations
BDP-BPC-XX-XX-DR-A 021	P05	Apartment Block A - North & South Elevations
BDP-BPC-XX-XX-DR-A 022	P05	Apartment Blocks B, C, D & E - Ground & First Floor Plans (2x1B2P & 4x2B4P)
BDP-BPC-XX-XX-DR-A 023	P05	Apartment Blocks B, C, D & E - Second Floor & Roof Plans (1x1B2P & 2x2B4P)
BDP-BPC-XX-XX-DR-A 024	P04	Apartment Blocks B, C, D & E - North & South Elevations
BDP-BPC-XX-XX-DR-A 025	P04	Apartment Blocks B, C, D & E - East & West Elevations
BDP-BPC-XX-XX-DR-A 026	P07	Maisonette Type A1 Floor Plans (4x2B-4P)
BDP-BPC-XX-XX-DR-A 027	P07	Maisonette Type A1 Elevations (4x2B-4P)
BDP-BPC-XX-XX-DR-A 028	P03	Street A - Elevations
BDP-BPC-XX-00-DR-A 029	P03	Street B - Elevations
BDP-BPC-XX-00-DR-A 030	P03	Street C - Elevations
BDP-BPC-XX-00-DR-A 031	P03	Street D (North) - Elevations
BDP-BPC-XX-00-DR-A 032	P03	Street D (South) - Elevations
BDP-BPC-XX-XX-DR-A 033	P04	Maisonette Type A2 Floor Plans (4x2B-4P)
BDP-BPC-XX-XX-DR-A 034	P04	Maisonette Type A2 Elevations (4x2B-4P)
1000005241-2-011	E	Proposed Parking Layout
1000005241-2-010	C	General Arrangement Plan
1000005241-2-060	C	Hard Landscaping Plan
1000005241-2-300	C	Soft Landscaping Plan
BDC BPC XX XX DR A 052	P01	Apartment Block A North & South Sectional Elevations
BDC BPC XX XX DR A 051	P02	Apartment Blocks D, C, D & E East & West Sectional Elevations
BDC BPC XX XX DR A 046	P03	House Types-NS-Plots 15, 16 & 17 Sheet 1
BDC BPC XX XX DR A 047	P02	House Types-NS-Plots 15, 16 & 17 Sheet 2
BDC BPC XX XX DR A 050	P02	House types-NS-Plots 40 & 41
BDP BPC XX XX DR A 011	P01	Bin Store 02 Units 50-58 & 68-78 Plan, Section & Elevations
BDC PBC XX XX DR A 048	P03	House types-NS-Plots 13 & 14-18 & 19
BDC BPC XX XX DR A 049 Rev	P02	House types-NS-Plots 38 & 39.049.P01.pdf

## CONSULTEE NOTIFICATIONS & RESPONSES:-

- |    |                            |  |
|----|----------------------------|--|
| 1. | GAL Aerodrome Safeguarding | <b>No objection</b> subject to conditions to control landscaping and photovoltaics, also an informative regarding the use of cranes during construction. |
| 2. | Environment Agency         | <b>No comment</b> received.  |
| 3. | WSCC Highways              | <b>No objection.</b> –   |

Access - Most of the roads and footways within the site will be adopted and therefore subject to a subsequent S38 agreement. The narrowing of roads has been sought to reduce vehicle speeds. Lay-bys will create some visitor parking. The raised table on the southern "loop" has been designed to provide a different feel to the road with footways to provide space for pedestrians. Shared surfaces in the cul-de sacs are supported. The site has good pedestrian permeability and footways are acceptable. Issues raised by the Stage 1 Road Safety Audit can be agreed at the detailed S38 design stage.

*"Junction modelling was not required, as phase 1 data in 2015 showed there to be spare capacity with low RFC's and queuing at the roundabout. This has been compared to an actual traffic count undertaken in 2019, and the results did not show an increase compared to the modelled 2015 flows. As such the additional 47 two-way vehicle movements in the AM peak and 41 during the PM peak, equates to just 30 two-way vehicles movements through each junction. This equates to less than 1 vehicle movement every two minutes, which WSCC agree would have a minimal impact on highway capacity."*

Swept path analysis shows refuse vehicles can access and turn within the site acceptably.

Parking - The site will provide 141 spaces at a ratio of 1.66 spaces per dwelling. All the spaces are acceptable for use with all parking located next to the houses and flats they relate to. Visitor parking would also be evenly distributed throughout the site.

Electric Charging – It is recommended that 20% of all parking spaces with ducting provided at all remaining spaces where appropriate to provide 'passive' provision for these spaces to be upgraded in the future.

Cycle Parking – *"162 cycle storage spaces are provided within the private curtilages of each property, with an additional 20 allocated around the site in publicly accessible areas. The promotion of sustainable travel is an important part of the NPPF and the provision of, EVC points, good quality cycle storage and cycle paths to link into is served well by this development."*

*"The proposed haul road around the sports pitch, shown in plan 1000005241-2-sk13-Rev B, shows how larger construction vehicles will access the site during construction phase. This is a good route as it will be kept clear of the existing residential dwellings however; a further swept path is required to show how vehicles will access the private access road from the public highway on Breezehurst Drive. A construction management plan will be conditioned to ensure this information is received."*

The travel plan is acceptable.

Conditions to control the travel plan and construction management plan are recommended.

- |    |                                      |   |
|----|--------------------------------------|---|
| 4. | National Air Traffic Services (NATS) | <b>No objection.</b>  |
| 5. | Thames Water                         | <b>No objection</b> to foul or surface water proposals.   |
| 6. | Sussex Building Control Partnership  | <b>No comment</b> received.   |
| 7. | Police                               | <b>No objection.</b> Concerns regarding the lack of natural surveillance to the car parking areas for the flats adjacent to the A2220 can be addressed through the provision of CCTV and ensuring suitable lighting and planting. |

8.	Horsham District Council	<b>No objection</b>
9.	CBC Drainage Officer	<b>No objection</b> subject to control of the detailed surface water drainage to be provided.
10.	CBC Property Division	<b>No comment.</b>
11.	CBC Housing Enabling & Development Manager	<b>Supports</b> this policy compliant development to provide 100% affordable housing units.
12.	CBC Planning Arboricultural Officer	<b>No objection.</b>
13.	UK Power Networks	<b>No comments</b> received.
14.	CBC Environment Team	<b>No comments</b> received
15.	CBC Contaminated Land	<b>No objection</b>
16.	CBC Environmental Health	<b>No objection</b> to the proposals that would limit the impact of noise from the A2220 to acceptable levels. A condition is recommended to ensure the noise mitigation measures are implemented prior to occupation of the site and to require them to thereafter be maintained.
17.	Crawley Cycle & Walking Forum	<b>Comments</b> - The cycle store provisions for the flats is acceptable subject to the details. Visitor cycle parking should be to the front of the building. Cycle bypasses on roads requested.
18.	High Weald AONB Unit	<b>Comments</b> that the development would be within the setting of the High Weald AONB and therefore needs to take into account the High Weald AONB Management Plan to ensure its setting is protected.
19.	CBC Refuse & Recycling Team	<b>No objection</b> to the revised layout and bins stores proposed.
20.	Southern Water Ltd	<b>No objection.</b> The applicant will need to ensure the development does not adversely impact upon the existing water supply infrastructure. An informative recommended advising the applicant of the need for formal consent to connect to the water supply.
21.	Sport England	<b>No objection</b> to the revised sports strategy subject to conditions to ensure the retained pitch and the pavilion are maintained and upgraded and further works are undertaken to mitigate the loss of the playing field. The completion of a S106 agreement to ensure off site works are undertaken and conditions to require on site works are recommended.
22.	CBC Energy Efficiency & Sustainability	<b>No objection</b> subject to conditions.
23.	Archaeology Officer	<b>No objection.</b>
24.	Ecology Officer	<b>No objection</b> subject to a construction environment management plan, control over lighting and the provision of ecological enhancements.
25.	WSCC Lead Local Flood Authority	<b>No objection.</b> The acceptability of the surface water drainage to be determined by Crawley Borough Council.
26.	CBC Housing	<b>No comment received.</b>
27.	CBC Env Health (AQMA)	<b>No objection</b> subject to conditions.
28.	The Woodland Trust	<b>No comment</b> received.

## **NEIGHBOUR NOTIFICATIONS:-**

12 to 16 Meridian Close;  
10, 12, 14, 16, 17, 18, 19, 20, 21, 23, 25, 27 and 29 Waterfall Crescent;  
1 to 15 Connemara House;  
9 to 23 (odd Nos) Douster Crescent;  
37 and 39 Stevenage Road.

The application was also by the erection of site notices around the site on 30<sup>th</sup> April 2020 and by the publication of an advertisement in the local press on 6<sup>th</sup> May 2020.

## **RESPONSES RECEIVED:-**

There have been objections from 29 people to the development raising the following issues:

### Highway:

- Increase in congestion on nearby roads from future residents and construction traffic.
- Not enough parking being provided will result in increases in parking on neighbouring roads.
- Access from Waterfall Crescent would not be safe.
- Development should have a new access.

### Open space

- Loss of open space not compliant with Councils standards for playspace.
- Loss of important open space for exercise, dog walkers and children.
- Open space is needed by Bewbush residents and as a town facility.
- Need to ensure access to bridge over A2220 to Buchan Park is maintained safely whilst construction is undertaken.
- Green space has value to the community.
- Will set precedent for building on playing fields.

### Visual Impact

- Adverse impact on tree lined access to Crawley.

### Neighbour Impacts

- Maisonettes too close to existing houses.
- Increased pollution from development.
- Loss of green space
- Pollution from noise, dirt and pollution during construction.
- Loss of light overshadowing from flats
- Loss of outlook.
- Building closer to A2220 will reduce noise reduction impacts of the open space.
- Increased noise from increased use of retained playing field.

### Crime

- Will result in increased crime.
- The new path is a concern as front gardens are already used as a cut through.
- Concern new path will be an alleyway and bring anti-social behaviour/crime.
- A new 3g pitch would result in increased anti-social behaviour and crime.

### Health

- Loss of open space will adversely impact upon physical and mental health.
- It will result in overcrowding at a time of social distancing
- More open space needed not less.
- Houses will need extensive sound proofing due to road.
- Air pollution for future residents.

### Housing Need

- Why are 85 houses needed when they are being built at Forge Wood (1900) Heathy Wood Copthorne (500), west of Ifield (10,000) Woodgate, Pease Pottage (600), Kilnwood Vale (2500), The Boulevard and Moka nightclub?
- Affordable housing is not affordable.
- Construction costs will mean this housing is not affordable.
- Repair existing stock don't build these homes.

#### Drainage and Flooding

- Will increase flooding in Bewbush.
- Improved sports field will flood and will not be useable in spring or winter.

#### Green Issues

- Lack of electric car charging points.
- Impact on nature on site not considered.

#### General

- Crawley already overpopulated.
- Too much housebuilding in the area with Kilnwood Vale and Rusper Road.
- Adverse impact on local schools, doctors and hospital etc.
- Adverse impact on water supply, internet and drainage.
- Can it be justified given economic future of town in doubt?
- It is being pushed through at a difficult time and people will not be able to attend a meeting.

#### Non-Planning Issues

- Loss of property values.
- Loss of view over playing fields.
- Compensation sought as development not shown on searches or reported by estate agent.
- Where is Kilnwood Vale railway station?
- Better to keep existing market alive and not flood it with new houses.

There were also the following comments:

- The flats not being near existing homes is liked.
- Could a nice green area with trees/grass etc. be provided?
- Could a tree barrier be erected between the development and existing houses?
- Could metal railing remain?
- A consultation survey should be done for the area not just neighbouring houses.

TAG - Supports lifetimes homes. Some concern at the nature of the street furniture.

Metrobus – As the proposal is close to bus routes 10 and 200 it would like to discuss the Travel Plan.

#### **REASON FOR REPORTING TO COMMITTEE:-**

This is a Crawley Borough Council and “major” planning application.

#### **1. THE APPLICATION SITE:-**

- 1.1 The site in total is an area of approximately 3.3ha of public open space/playing fields situated towards the south-east corner of Bewbush. To the immediate north is Waterfall Crescent and Douster Crescent. To the east is Meridian Close, whilst to the west is Douster Brook and beyond this further playing fields open space to the south of Skelmersdale Walk. To the south running along the whole application site boundary is the A2220 Horsham Road dual carriageway.
- 1.2 The site itself is predominantly laid to grass as befits its use as a playing field. There is the purpose built two storey Breezhurst Community Pavilion (sports changing/storage and social facilities) on the north-west corner of the site located close to Douster Brook. The main point of access to the site is from the access road from Breezhurst Drive to the north-west. The access drive also provides serves the car park for users of the Pavilion/playing fields. A pedestrian path runs north to south along the western boundary to the east of the Douster Brook tree line and provides pedestrian access from Bewbush to Buchan Park (in Horsham District) to the south of the A2220 Horsham

Road via a footbridge over the dual carriageway. Whilst this is not a public right of way it is owned by Crawley Borough Council and is an important and well used route.

- 1.3 The southern boundary with the A2220 is tree lined with a hedge running parallel and close to this boundary. At the eastern end of the southern boundary is the western end of an earth bund that also runs to the rear of Meridian Close.
- 1.4 At the eastern end of the site, are the remains of a ball fence, situated between the playing pitches and the rear gardens of the houses backing onto the site from Meridian Close.
- 1.5 To the north at the eastern end of the site, part of carriage way of Waterfall Crescent and a shared access/parking area runs parallel to the site beyond which are a number of recently erected houses that front onto the playing fields. At the far eastern end of Waterfall Crescent, the closest house has its side elevation facing the site, with its rear garden to the east. At the western end of Waterfall Crescent are two houses closer to and facing the site that do not have parking or the access between them and the site. At the western end to the north of the site in Douster Crescent are some more recently erected houses facing the site with parking and access to the front. The most westerly house has its side elevation facing the site with its rear garden to the west. Further to the west, north of the Breezehurst Community Pavilion is a three storey block of flats which are accessed via Douster Crescent to the north. There is a railing running along the north boundary of the site that prevents access from the Waterfall Crescent and Douster Crescent onto the site.
- 1.6 The site is the Breezehurst Drive Playing Fields, Housing and Open Space Site allocated for 65 dwellings mixed use recreation residential. (H2 – Key Housing Sites). A tiny section of the far south east corner of the site is shown as intersecting the Long Distance Visibility Splay from Bucks wood Drive. (CH8 - Important Views). The tree line along the southern boundary of the site with the A2220 Horsham Road is Structural Landscaping (CH7 – Structural Landscaping), and although within the built up area boundary it is also shown in the South of Broadfield into Buchan Hill Forest and Fringes Landscape Character Area (CH9 – Development Outside the Built-Up Area).

## **2. THE PROPOSED DEVELOPMENT:-**

- 2.1 It is proposed to erect the 85 x affordable housing houses, maisonettes and flats on the eastern half of the site, whilst retaining and improving playing field on the remaining western portion of the site to the immediate south of the Breezehurst Community Pavilion.
- 2.2 There would be two points of vehicular access into the site from Waterfall Crescent and non-vehicular access from Douster Crescent. The new roads proposed would have pedestrian footways on either one side of both sides of each road. The new streets would be narrowed at points and there would be raised road surfaces to limit vehicle speeds. A non-vehicular path is proposed from the western access point onto Waterfall Crescent to the retained playing fields to the west along the boundary with the existing development to the north. A non-vehicular path would also be provided from Douster Crescent to the A2220 to the south that would then extend to the west along the southern boundary of the retained playing field to the footbridge over the A2220.
- 2.3 Nearly all the trees on site would be retained with 3 trees being removed along the A2220 to the south. A section of hedge close to the southern boundary would also be removed. All houses and maisonettes would have a tree within each garden and there would be other new trees provided along the streets, in the amenity land for the flats and between the residential development and the retained playing fields.
- 2.4 The development would comprise 18 x one bedroom flats and 38 x two bedroom flats. These would be within 4 three storey blocks (B,C,D and E) close to the southern boundary of the site with the A2220 Horsham Road, a single three storey block (A) at the centre of the northern end of the site and 2 x part two/part three storey maisonette blocks at the western end which would face the retained playing field to the west.
- 2.5 The remaining parts of the site would comprise two storey houses, arranged in pairs of semi-detached properties and short terraces. There would be 9 x two bedroom houses, 17 x three bedroom houses and 3 x four bedroom houses. Each house would be provided with a rear garden

and off road parking. Each house would be provided with access to the rear garden and an outbuilding for cycle storage.

- 2.6 Each flat would be provided with a balcony with an area of at least and there would be some additional amenity space around the buildings. Communal cycle and bin storage are proposed for the blocks of flats. The 8 x two bedroom maisonettes would have private rear garden areas and out buildings for cycle parking.
- 2.7 There would be 140 car parking spaces provided in total, 50 spaces within the curtilages of the 29 houses, and 80 spaces within the communal parking areas for the flats and maisonettes. The remaining 10 car-parking spaces would be in laybys on the new streets. Eight of the 9 x two bedroom houses would have 1 car parking space and 1 of the two bedroom houses would have two car parking spaces. The 20 x three and four bedroom houses would have two car parking spaces each.
- 2.8 The four blocks of flats (B,C,D and E) to be sited close to the boundary with Horsham Road to the south would form part of the noise attenuation measures for the site. The flats within these blocks do not therefore have outlook to the south and all the main windows/ balconies would therefore face towards the north-east, north and north-west. The four blocks of flats would also have substantial brick walls incorporating communal bin storage buildings in between them that would provide additional acoustic protection to future residents further north within the proposed development. The communal parking areas and amenity space for these flats would be located to the south of the buildings, close to the boundary with A2220 Horsham Road.
- 2.9 The five blocks of flats would be 3 storeys in height with various angled walls resulting in irregularly shaped pitched roofs. The houses would be two storeys in height, would be laid out in semi-detached and short terraces of fairly traditional character, similar to houses in Waterfall Crescent and Douster Crescent. The maisonettes would be blocks of three storeys in the centre rising from two storeys at the northern and southern ends.
- 2.10 The buildings would be predominantly finished in brick with coloured cladding feature panels. Pitched roofs would be red or grey tiled with some photo voltaic panels. Windows would be white or grey upvc. The metal balconies would have a powder coated finish with glazed panels.
- 2.11 In addition to the plans received, the following documents were also considered during the determination of the application:
  - Design and Access Statement
  - Planning Statement
  - Transport Assessment
  - Road Safety Audit Stage 1 Report and Response
  - Travel Plan and Parking Arrangements
  - Affordable Housing Statement
  - Affordable Housing Scheme
  - Air Quality Assessment
  - Noise Assessment
  - Agronomic Assessment Report
  - Arboricultural Impact Assessment and Method Statement
  - Tree Survey and Recommended Tree Works
  - Archaeological Assessment
  - Energy Statement
  - Flood Risk Assessment
  - Ground Contamination Risk Assessment
  - Geotechnical & Ground Contamination Risk Assessment
  - Regulated Combined Mining Search
  - Utilities Statement
  - Statement of Community Involvement

### 3. **PLANNING HISTORY:-**

### 3.1 PLAYING FIELDS BREEZEHURST DRIVE, BEWBUSH, CRAWLEY

CR/2007/0744/RG3 - In 2008 planning permission was granted for the ERECTION OF TWO STOREY CHANGING PAVILION/SOCIAL CENTRE. ACCESS ROAD AND MINOR MODIFICATIONS TO EXISTING CAR PARK LAYOUT. This is the permission granted for the erection of the Breezehurst Community Pavilion situated in the north-west corner of the application site.

### 3.2 FORMER BEWBUSH LEISURE CENTRE SITE, BREEZEHURST DRIVE, BEWBUSH, CRAWLEY

CR/2013/0166/FUL - In 2013 the REDEVELOPMENT OF THE FORMER BEWBUSH LEISURE CENTRE SITE TO PROVIDE 112 RESIDENTIAL UNITS WITH ASSOCIATED WORKS AND ACCESS was granted planning permission. This comprises the development to the immediate north of this site (Waterfall Crescent and Douster Crescent).

3.3 The application site was allocated in December 2015 in the Crawley Borough Local Plan 2015-2030 as a Key Housing Site.

## 4. PLANNING POLICY:-

### National Planning Policy Framework (2019)

4.1 The updated National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The following sections are of particular relevance to this application:

- Section 2 – ‘Achieving sustainable development’ states that achieving sustainable development means that the planning system has three overarching objectives: an economic objective – to help build a strong, responsive and competitive economy, a social objective – to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment. This includes making effective use of land and helping to improve biodiversity.
- Section 4 – ‘Decision making’ seeks a positive and creative approach to decisions and supports the use of pre-application discussions. It also advises applicants to consult with other bodies and the local community before submitting their applications.
- Section 5 – ‘Delivering a sufficient supply of homes’ emphasises the need for the planning system to deliver a sufficient supply of homes including affordable housing and the need for LPAs to identify developable sites and to maintain and monitor the supply of housing against the housing requirement.
- Section 8 – ‘Promoting healthy and safe communities’ seeks to ensure that planning policies and decisions seek to achieve healthy, inclusive and safe places that promote social interaction, that are safe and accessible so that crime and disorder and fear of crime do not undermine quality of life and which enable and support healthy lifestyles. Planning decisions should seek the provision and use of shared and community facilities and guard against their loss. Planning policies and decisions should promote public safety and take into account wider security and defence requirements. With specific regard to sports facilities and open space, Section 8 states: *“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
  - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
  - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”*

It also seeks to protect and enhance public rights of way

- Section 9 – ‘Promoting sustainable transport’ sets out transport considerations for new development, including potential impacts on the existing transport network, opportunities for sustainable modes of transport and the need to focus development in sustainable locations. Paragraph 110 states that development should give priority first to pedestrian, cycle and public transport movements, address the need of people with disabilities in relation to all transport,

create safe, secure and attractive places avoiding conflict between different transport users, allow for efficient delivery of goods, and access by service and emergency vehicles and be designed to enable charging of plug-in vehicles.

- Section 10 – ‘Supporting high quality communications’ stresses the need for development to incorporate advanced, high quality and reliable communications infrastructure, including full fibre broadband.
- Section 11 – ‘Making effective use of land’ states that ‘*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*’ The redevelopment of underutilised land and buildings is encouraged. Paragraphs 122 and 123 seek to ensure efficient use though achieving appropriate densities on each site.
- Section 12 - ‘Well designed places’ states that the “*creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*” Paragraph 127 states:

“*Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

Paragraphs 128 and 130 set out that design quality should be considered throughout the evolution and assessment of the proposals and permission refused for development of poor design.

Paragraph 130 also emphasises that design quality should not be reduced between the granting of permission and completion.

- Section 14 – ‘Meeting the challenge of climate change, flooding and coastal change’ seeks to ensure that the planning system supports the transition to a low carbon economy to address climate change, radically reduce greenhouse gas emissions and address flood risk and resilience. Renewable and low carbon energy, including decentralised local energy sources, should be supported. Major developments should generally incorporate sustainable drainage systems. Paragraphs 155-165 also seek to site inappropriate development away from areas at risk of flooding and ensure that development does not increase flood risk elsewhere. Major development should incorporate sustainable drainage systems.
- Section 15 – ‘Conserving and Enhancing the Natural Environment’ states that development should contribute to and enhance the natural environment, by providing net gains for biodiversity and protecting trees and woodland. Development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland, should normally be refused. “*Great weight should be given to conserving and enhancing landscape beauty in National Parks, the Broads and Areas of Outstanding Natural beauty, which have the highest status of protection in relation to these issues.*” Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

#### Crawley Borough Local Plan 2015-2030 (Local Plan).

4.2 The following policies from the Crawley Borough Local Plan (adopted December 2015) are most relevant to the proposal:

- 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.

- CH1 (Neighbourhood Principles) states that the neighbourhood principle would be enhanced by maintaining the neighbourhood structure of the town with a clear pattern land uses and arrangement of open spaces and landscape features.
- CH2 (Principles of Good Urban Design) states that in order to assist in the creation, retention or enhancement of successful places. In particular, development proposals will be required to:  
*“(a) respond to and reinforce locally distinctive patterns of development and landscape character and to 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,  
(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,  
(g) provide diversity and choice through a mix of compatible development and uses that work together to create viable places that respond to local needs”.*
- CH3 (Normal Requirements of All New Development) states all proposals for development in Crawley will be required to make a positive contribution to the area; be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings and be able to meet its own operational requirements necessary for the safe and proper use of the site.
- 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.
- 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. New dwellings should, as a minimum, meet the nationally described space standards in accordance with Building Regulations Part M Category 2 – accessible and adaptable dwellings. Residential developments should be designed to include amenity space standards adequate to meet basic privacy, amenity and usability requirements.
- CH6 (Tree Planting and Replacement Standards) requires landscape proposals for residential development to contribute to the character and appearance of the town by including at least one new tree for each new dwelling. In addition, any trees lost as a result of the development must be replaced or mitigated. Where possible the trees are expected to be provided on site although, where this is not feasible, commuted sums will be sought in lieu.
- CH7 (Structural Landscaping) requires areas identified as Structural Landscaping to be protected and enhanced where appropriate.
- CH8 (Important views) requires that the important views identified on the Local Plan Map should be protected and/or enhanced and development proposals should not result in a direct adverse impact or lead to the erosion of these views. A very small corner of the south east corner of site is within the Long Distance View Splay from Buckswood Drive.
- CH9 (Development Outside the Built Up Area) seeks to ensure that Crawley’s compact nature and attractive setting is maintained by: grouping development with existing buildings, being located to avoid the loss of important on and off site views, reflecting local character, minimising the impact from lighting, ensuring development is not visually prominent in the landscape, ensuring development does not generate unacceptable noise / disturbance or inappropriate levels of traffic on rural roads and does not introduce a use incompatible with the countryside. It specifically states for the South of Broadfield and Buchan Hill Forest Fringe Landscape Character Area that the area is valued for its quiet recreational opportunities and *“The green fingers and local nature reserve will be conserved as they provide existing green infrastructure links with potential for improvement to accessing the countryside and wildlife corridors”.* Proposals should also not conflict with the High Weald AONB Management Plan
- CH10 (High Weald Area of Outstanding Natural Beauty). The Council will conserve and enhance the natural beauty and setting of the High Weald AONB having regard to its Management Plan.
- CH11 (Rights of Way and Access to the Countryside). Public rights of way should be conserved and development should not detract from their character.

- H1 (Housing Provision). The Council will positively consider proposals for the provision of housing to meet local housing needs, ensuring that town-cramming or an unacceptable impact on the planned character or neighbourhoods or residential amenity do not result.
- H2 (Key Housing Sites) this policy demonstrates how the Local Plan makes provision for the delivery of a minimum of 5100 net additional dwellings in the borough between 2015 and 2030. It encourages residential uses in the town centre, identifying the application site as a broad location for housing. This site is identified as a deliverable site for housing (65 dwellings) and recreation, including the retention of good quality pitch provision to the south of the pavilion, new/retained changing facilities primarily for Skelmersdale Walk Playing fields and off-site allotment provision, with specific requirements set out in full in a Development Brief.
- 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. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. However, consideration should be given to the evidence established in the Strategic Housing Market Assessment and its updates for market housing needs and demand in Crawley.
- H4 (Affordable and Low Cost Housing) states that 40% affordable housing will be required from all residential developments. In addition to the provision of 40% affordable housing, approximately 10% low cost housing will be sought on developments proposing 15 dwellings or more, offering up to 10% discount to first time buyers.
- ENV1 (Green Infrastructure) seeks to protect and enhance Crawley's multi-functional green infrastructure network
- ENV2 (Biodiversity) states that all development proposals will be expected to incorporate features to encourage biodiversity where appropriate.
- ENV4 (Open Space, Sport and Recreation) states:
- *"Proposals that remove or affect the continued use of existing open space, sport and recreational spaces will not be permitted unless:*
  - a) *An assessment of the needs for the open space, sport or recreation clearly show the site to be surplus to requirement: or*
  - b) *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - c) *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss".*

*Whilst a site may be surplus to requirements as open space it may still be of environmental or cultural value; or the site's development may have unacceptable visual or amenity impact, or adversely affect its wider green infrastructure functions, including for climate change mitigation, therefore, applicants should also carefully consider the character and other environmental policies in the plan."*
- ENV5 (Provision of Open Space and Recreational Facilities) states that the impact of the increased population from residential development on open space and recreational facilities across the Borough will be mitigated by the use of the Community Infrastructure Levy which will be used to enhance existing areas of open space. This Policy requires development to make provision for open space and recreational facilities.
- ENV6 (Sustainable Design and Construction) requires all development to demonstrate how it will meet sustainability objectives both in its design and construction processes and also specifically to meet the strengthened on-site energy performance of Building Regulations.
- ENV7 (District Energy Networks) requires that any major development proposal should demonstrate whether it can connect to an existing DEN network where available, and if not available how it may develop its own system, or how it may include site-wide communal energy systems, or be 'network ready' to connect to a DEN on construction or at some point after construction, all subject to technical or financial viability.
- ENV8 (Development and Flood Risk) advises that development proposals must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.
- 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.
- ENV10 (Pollution Management and Land Contamination) states where a site is known or suspected to be at risk from contaminants or materials that present a hazard to health, information must be provided detailing the methodology through which risks will be addressed,

and ensuring the treatment and/or removal of all such contaminants and materials prior to the commencement of development.

- ENV11 (Development and Noise) advises that residential and other noise sensitive development will be permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise disturbance from existing or future uses. To achieve this, this policy should be read in conjunction with the Local Plan Noise Annex which provides detailed and specific guidance as to how Policy ENV11 will be applied.
- ENV12 (Air Quality) states that development proposals that do not have a material negative impact upon air quality will normally be permitted. The policy seeks assessment of the air quality implications of appropriate schemes and, for proposals within an Air Quality Management Area, demonstration of mitigation measures.
- IN1 (Infrastructure Provision) states that development will be permitted where it is supported by the necessary infrastructure both on and off site and if mitigation can be provided to avoid any significant cumulative effects on the existing infrastructure services. The council will seek to implement a Community Infrastructure Levy (CIL) through the relevant processes. The rate will be set following the adoption of the Charging Schedule.
- IN2 (Strategic Delivery of Telecommunications Infrastructure) requires all residential, employment and commercial development to be designed and connected to high quality communications infrastructure.
- IN3 (Development and Requirements for Sustainable Transport) advises that development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network. Developments should meet the access needs they generate and not cause an unacceptable impact in terms of increased traffic congestion or highway safety.
- 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 assessed against the borough council's car and cycle standards.

#### Draft Crawley Borough Local Plan 2021-2037

4.3 The Draft Crawley Borough Local Plan 2021-2037 is the subject of its Submission Publication Consultation (Regulation 19) from the 6<sup>th</sup> January 2021 until 17<sup>th</sup> February 2021 and therefore limited weight should be given to the following applicable policies:

- SD1: Presumption in Favour of Sustainable Development
- SD2: Enabling Healthy Lifestyles and Wellbeing
- CL1: Neighbourhood Principle
- CL2: Making Successful Places: Principles of Good Urban Design
- CL3: Movement Patterns, Layout and Sustainable Urban Design
- CL4: Compact Development – Layout, Scale and Appearance
- CL5: Development Briefs and Masterplanning
- CL6: Structural Landscaping
- CL7: Important and Valued Views
- CL8: Development Outside the Built Up Area – specifically South of Broadfield into Buchan Hill Forest and Fringes
- CL9: High Weald Area of Outstanding Natural Beauty
- DD1: Normal Requirements of All New Development
- DD2: Inclusive Design
- DD3: Standards for All New Dwellings (including conversions)
- DD4: Tree Replacement Standards
- OS1: Open Space, Sport and Recreation
- OS2: Provision of Open Space and Recreational Facilities
- OS3: Rights of Way and Access to the Countryside
- IN1: Infrastructure Provision
- IN2: The Location and Provision of New Infrastructure
- IN3: Supporting High Quality Communications
- H1: Housing Provision
- H2: Key Housing Sites
- H3: Housing Typologies

- H3f: Open Spaces
- H4: Future Housing Mix
- H5: Affordable Housing
- G11: Green Infrastructure
- G12: Biodiversity Sites
- G13: Biodiversity and Net Gain
- SDC1: Sustainable Design and Construction
- SDC2: District Energy Networks
- SDC3: Tackling Water Stress
- EP1: Development and Flood Risk
- EP4: Development and Noise
- EP5: Air Quality
- EP6: External Lighting
- ST1: Development and Requirements for Sustainable Transport
- ST2: Car and Cycle Parking Standards

#### Breezehurst Drive Playing Fields Development Brief (adopted June 2018)

- 4.4 The Borough Council has produced and adopted a development brief for the current application site. The brief forms a non-statutory planning guidance document and was produced to supplement the guidance provided in Policy H2 Local Plan in relation to the detailed issues to be addressed in respect of any development proposals for this site. The Brief specifically covers the following three Key Policy Directions:
- Residential Development
  - Open Space Provision
  - Green Infrastructure

It also includes guidance on:

- Flood Risk and Sustainable Drainage – Douster Brook
- Water Stress
- Utilities and Drainage
- Social Infrastructure
- Highways and Access
- Noise
- Air quality and Emissions Assessment
- Long Distance View Splay
- Community Consultation
- Developer Contributions and Community Infrastructure Levy

#### Supplementary Planning Guidance and Documents

- 4.5 The following Supplementary Planning Documents and Guidance Notes are also relevant to this application:

Planning and Climate Change (adopted October 2016) – Sets out a range of guidance seeking to reduce energy consumption, minimise carbon emissions during development, supporting District Energy Networks, using low carbon or renewable energy sources, tackling water stress, coping with future temperature extremes, dealing with flood risk and promoting sustainable transport.

Urban Design (adopted October 2016) – With specific reference to Crawley's character, the SPD addresses in more detail the seven key principles of good urban design identified in Local Plan Policy CH2. The principles cover Character, Continuity and Enclosure, Quality of the Public Realm, Ease of Movement, Legibility, Adaptability and Diversity. Annex 1 of the document sets out the car and cycle parking standards for the Borough.

Green Infrastructure (adopted October 2016) – Sets out the Council's approach to trees, open space and biodiversity. It also includes the justification and calculations for tree replacement and new tree planting under Policy CH6. A contribution of £700 per tree is sought for each new dwelling and to cover net tree loss where re-provision is not possible on the application site.

Affordable Housing (adopted November 2017) – This SPD includes further guidance on affordable housing policies within the Local Plan.

Developer Contributions Guidance Note (adopted July 2016) Following the introduction of the Community Infrastructure Levy, this guidance note sets out the Council's approach to securing contributions towards infrastructure provision.

### Community Infrastructure Levy

4.6 The Crawley CIL Charging Schedule has been in effect since 17 August 2016 and is relevant to this application as the proposal would create new dwellings.

## **5. PLANNING CONSIDERATIONS:-**

5.1 The main considerations relating to this application are:

- Principle of the development including the loss of playing fields
- Affordable Housing and Housing Mix
- The impact upon nearby occupiers amenities
- The acceptability of the accommodation for future occupiers including noise
- Design and the impact of the development upon visual amenity
- The impact upon the area outside the built up area boundary (South of Broadfield into Buchan Hill Forest and the High Weald AONB).
- Highways, transport and the operational requirements of the site
- Sports and open space provision
- Sustainability
- Drainage and flood risk
- Ecology and trees
- Crime and anti-social behaviour
- Other issues

### Principle of the development including the loss of playing fields

5.2 It has been identified that the quantity of playing fields in Bewbush is in excess of that required for the neighbourhood, but that there is a deficiency in the quality of the playing field provision. As the site is therefore effectively surplus to need it has been allocated in the Crawley Borough Local Plan 2015-2030 as a Key Housing Site to provide 65 dwellings, good quality playing pitch provision to the south of the pavilion, with improved playing pitch provision off-site (in this case at Skelmersdale Walk playing fields to the west), and consideration of allotment provision off site. Further details of the requirements are set out in the Breezehurst Drive Development Brief. The development of this surplus site will not therefore set a precedent for the development on open space elsewhere within Crawley.

5.3 The applicant has demonstrated that the site can accommodate the improved playing pitch provision (including additional drainage works) to the south of the Breezehurst Pavilion, and that monies are being made available to improve the provision of other sports facilities in Bewbush (Skelmersdale Walk) to mitigate the impact of the loss of the playing field. Sport England has agreed that the proposals to enhance the existing retained playing field and other off site works (including on going maintenance) are acceptable and it has now therefore withdrawn its initial objection to the application subject to appropriate conditions and a Legal Agreement being in place to ensure that the works proposed are undertaken. The applicant has also confirmed that provision will be made to improve the provision of allotments off site. This would also be subject to control through the provisions of a Legal Agreement.

5.4 The development proposed would provide 85 affordable housing units, 20 more than identified in the Local Plan. The increased number of dwellings is a consequence of the 4 blocks of flats proposed close to the southern boundary designed to provide an essential level of acoustic screening that would enable the remainder of the site to be developed. The consideration of this issue will be set out in detail in the section titled "*The acceptability of the accommodation for future*

occupiers including noise" below. The report will also demonstrate that the dwellings proposed can be policy compliant with regards other material considerations, and it is considered that the increase in the number dwellings on the site above the figure in the Local Plan is acceptable in principle.

- 5.5 It is therefore considered that as the development would comply with the requirements set out in the Breezehurst Development Brief and policy H2 of the Local Plan, then the loss of the playing field and the erection of the number of dwellings proposed is acceptable in principle.

#### Affordable Housing and Housing Mix

- 5.6 Policy H4 of the Crawley Borough Local Plan sets out the expected levels of affordable and low cost housing within new housing developments. It seeks 40% affordable housing from all new developments, with a minimum of 70% of the affordable housing being Affordable Rent, or Social Rent where other forms of subsidy exist, and up to 30% Intermediate tenure. In addition to the provision of 40% affordable housing, approximately 10% low cost housing will be sought on developments proposing 15 dwellings or more, offering 10% discount to first-time buyers. The policy states that this will apply to all developments unless evidence demonstrates that this cannot be achieved from a viability perspective and the development meets a demonstrable need. Payment in lieu will only be accepted in exceptional circumstances.

- 5.7 In this case the applicant is Crawley Borough Council and this development is proposing a 100% affordable scheme, i.e. 85 affordable units. It thus exceeds the affordable housing requirements.

- 5.8 Policy H3 requires housing developments to provide a mix of dwelling types and sizes to address local housing needs and market demands. The scheme would provide 18 x one bed 2 person flats (21%), 47 x two bed flats/houses (55%), 17 x three bed houses (20%) and 3 x four bedroom houses (4%). The proposed mix of dwelling types including some larger houses is considered acceptable on this site and would comply with the mix of housing sought by policy H3.

- 5.9 The Housing Enabling and Development Officer states that:  
*"The Council's Strategic Housing Services is in full support of this proposal to develop this allocated site for affordable housing, addressing a priority need in the borough, and far exceeding Council's policy requirements.*

*Throughout the design process the applicant has consulted with Strategic Housing Services at every stage to ensure that the mix of house types directly addresses local housing needs, with a strong emphasis on family accommodation well suited to this neighbourhood setting.*

*While affordable rent tenure remains the Council's priority tenure, there will be further consideration for introducing an element of shared-ownership into the scheme, in consultation with Strategic Housing Services, aimed at addressing this form of affordable tenure, which also has an evidenced need."*

- 5.10 With 100% of the housing being affordable and an acceptable housing mix for this development it is therefore in compliance with policies H3 and H4 of the Crawley Borough Local Plan.

#### The impact upon nearby occupiers' amenities

- 5.11 The use of the site for residential along with the retention of the playing field is considered acceptable in this residential area in terms of the noise/disturbance and the development would not result in significant air or water/ground pollution. The primary considerations in regard to the impact on neighbouring/nearby occupiers is the visual impact of the dwellings in terms of massing, light, outlook and privacy.

- 5.12 As this is a relatively large site, the report will start with a consideration of the impact upon the houses in Meridian Close to the east of the site and then moving around to Waterfall Crescent to the north and finishing with the impact upon Douster Crescent. As the site is separated from closest boundaries of houses in Broadfield by the busy Horsham Road dual carriageway, it is not considered that there would be an adverse impact upon the occupiers of these houses to the south.

Meridian Close

- 5.13 No 12 Meridian Close is the closest house to the site to the east. The main outlook of this dwelling is north to south. This house has been extended to its side to within approximately 1m of the site boundary with a single storey side extension that appears to be used to undertake hairdressing. The front of the house faces onto the side elevation of the southern end of a small block of garages about 5m away. The closest house proposed would be plot 05, a two bedroom semi-detached house. The closest facing 1<sup>st</sup> floor window in this house would serve a bathroom, with a bedroom window further to the west. The house would be located 5m away from the original north-west corner of no.12 which has a 1<sup>st</sup> floor bedroom and ground floor living room windows facing north closest to the site. The acute angle that would result between the windows of this house and closest bathroom window in plot 05 would prevent any harmful overlooking and a loss of privacy. In terms of the impact upon outlook and dominance, whilst the side elevation of plot 05 would be visible, the outlook to the front of no. 12 Meridian Close is primarily towards the side elevation of the garage block. It is therefore considered that whilst plot 05 will have an impact upon the occupiers of this dwelling, the impact would not be harmful given the existing context.
- 5.14 To the rear, the three storey block of flats (Block E) would be 21m away from the closest part of the rear elevation of this house at an angle. The block of flats closest balconies would be approximately 24m from the rear elevation. The Urban Design SPD identifies that development over one storey in height that intersects a 60 degree line drawn from a habitable window can indicate that a development would result in harm to occupiers amenities. The block of flats would intersect a 60 degree line drawn from the closest window on the rear elevation of this house. It is however considered that the 24m distance between the block of flats and no 12 Meridian Close, at an angle, with the intervening, landscaping, parking and access would not result in an overbearing impact, significant overshadowing or a loss of privacy to the occupiers of this dwelling.
- 5.15 Numbers 13 to 16 Meridian Close all have their rear gardens adjoining the east boundary of the site, with facing living room and bedroom windows. Their rear gardens are approximately 9m in length. Houses plots 03 and 04 would be the closest two storey facing houses to these neighbours, with 14m long rear gardens. As there is also a 1m gap between the application site and the rear boundaries of these houses, the resultant 24m separation distance would comply with the minimum 21m separation distance between rear facing two storey elevations recommended in the Urban Design SPD. House plot No.5 would have a north facing elevation that would overlook the west end of the rear garden of no 13 Meridian Close. This plot would be orientated at 90 degree angle to this house and would be approximately 11m away at its closest point at an angle and would be well screened by the existing garage block. There would be no direct overlooking and the separation distance would comply with the guidance in the Urban Design SPD for a relationship with a two storey side elevation if it was directly behind no 13 Meridian Close's rear elevation. The impact of house plot no.5 on these neighbouring occupiers would therefore comply with the guidance in the Urban Design SPD, and it would be acceptable.
- 5.16 It is therefore considered that the impact upon outlook, lighting and privacy on the occupiers of the occupiers of the house in Meridian Close would be acceptable.

#### Waterfall Crescent

- 5.17 In the north east corner of the site, two storey semi-detached house plot 01 would project 2m forwards of no 19 Waterfall Crescent and there would be approximately 5.5m separation between the facing side elevations of these houses. Both 19 Waterfall Crescent and proposed house plot 01 would have east/west orientations. The side elevation of plot 01 would therefore face the side elevation of 19 Waterfall Crescent, however, the development would not result in windows serving habitable rooms facing each other. The relationship between the two houses is fairly typical and notwithstanding the 2m forward projection of house plot 01, the separation distance between them would prevent harm to the amenities of the occupiers of the existing house. House plot 09, would be 17m to the south-west of no.19 Waterfall Crescent and at an angle. There would be also be an intervening road and the front elevation of no.19 Waterfall Crescent is already in the public domain. The impact from house plot 09 on the occupiers of this dwelling would also be acceptable.
- 5.18 House plot 09 would have its side elevation facing no.10 and no.12 Waterfall Crescent that would be 19.5m to the north across the existing intervening highway. There would not be any facing habitable windows in plot 09. The level of separation would comply with the recommended 10.5m

distance to a side gable, and the impact on the amenities of these neighbouring occupiers would therefore be acceptable.

- 5.19 A three storey block of flats (Block A) comprising flats plots 20 – 31 would be situated 15m from the south facing side elevation of no. 20 Waterfall Crescent, with the highway in between. The building would not intersect a 60 degree line drawn from either the closest front/west or rear/east facing elevations that contain the primary habitable room windows. In terms of massing/dominance/light, the impact from these flats on no.20 Waterfall Crescent would comply with the guidance in the Urban Design SPD. There would be north facing bedroom windows in the flats on all three floors and the upper floor windows would have a view overlooking the rear garden of no. 20 Waterfall Crescent at a 90 degree angle, with no views into rear facing windows. It is considered that with the orientation of the respective buildings, the 15m separation distance and with an intervening road, there would not be a harmful loss of privacy to the occupier's amenities.
- 5.20 House plot 39 would be over 25m at an angle from the front elevation of no.20 Waterfall Crescent with an intervening road, this level of separation is considered adequate and complies with the Urban Design SPD.
- 5.21 In regard to the impact on no 18 Waterfall Crescent to the north east of the flats (Block A), as there would be a separation distance of approximately 23m, at an angle, between the closest corner of the flats, and the intervening road, with windows being further away and not having a direct views, it is considered there would not be harm to the amenities of the occupiers of this house.
- 5.22 With regards to the impact upon 23-29 Waterfall Crescent to the north of the two storey house plot 39, there would be a separation of at least 20m with intervening parking, access area and footpath. The front of these houses would face the side elevation of plot 39 which has no facing primary habitable room windows in its elevation. It is considered that the relationship complies with the 10.5m separation distance recommended between an elevation facing a two storey side elevation, and the impact upon the amenities of the occupiers of these houses would therefore be considered to be acceptable.
- 5.23 The impact upon 21 Waterfall Crescent will be considered along with 17 Douster Crescent below.

#### Douster Crescent

- 5.24 In respect of no.17 Douster Crescent and the adjoining no. 21 Waterfall Crescent, both are situated to the north of the site and have a north/south orientation. Unlike the houses to the immediate east and west, they are set back from the site boundary only by their front gardens which are approximately 7.5m long. To the south east, house plot 39 would be 20m away from the corner of the front elevation of no. 21 Waterfall Crescent at an angle, and with the intervening footpath and parking area to the front of 23-29 Waterfall Crescent, there would not be a harmful impact upon the amenities of occupiers of this dwelling. To the south, the two storey houses plots 40 and 41, would be approximately 28m away. This would comply with the 21m separation recommended between facing rear elevations (this is front to rear so the front elevation is already subject to public view), and it is considered the impact upon the amenities of these houses would therefore be acceptable. To the south west 25m away would be the closest corner of the building comprising maisonettes plots 42-45. At this point it would be two storeys in height, rising to three storeys in its two central bays. It is considered that the separation distance, angle and intervening parking area, access and new footpath, would not result in this building causing harm to the amenities of these two houses.
- 5.25 Finally with regard to numbers 9-15 and 19 Douster Crescent. Only no.9 Douster Crescent would directly face the maisonettes plots 42-45. The outlook from the existing houses 9-15 would be across the parking and access area, and the new proposed east-west footpath. The existing neighbouring houses would be at least 21m from the two storey north elevation of these proposed maisonettes. This separation distance would comply with the guidance in the Urban Design SPD for two storey facing rear elevations, and would be significantly in excess of the 10.5m separation distance recommended between an existing elevation and a two storey side elevation. The impact upon this and the other houses facing towards the site to the north would therefore be considered to be acceptable.

5.26 As there would be no change to the site around the Breezehurst Community Pavilion, except for the provision of a footpath, it is not considered that there would be any material change to the relationship between the site and the Connemara House flats to the north.

Other matters

5.27 During construction a haul route to the site is proposed across the retained playing field from the access/parking for the Breezehurst Community Pavilion to the north west of the site. This should prevent most of the traffic from trying to access the site from Waterfall Crescent or Douster Crescent, and will form a part of the construction management plan for the development. Whilst the Local Planning Authority cannot control vehicles lawfully using a highway, it is clear that the applicant has sought to minimise the impact on nearby residents. It is therefore recommended that the development be subject to control through a condition to require the development to be undertaken in accordance with the Construction Management Plan to mitigate the potential impact upon nearby occupiers and the operation of the highway. There are also controls in the Environmental Protection Act 1990 in relation to protecting the environment of residents that would be monitored and enforced by the Environmental Health team.

The acceptability of the accommodation for future occupiers including noise

Noise

5.28 A major consideration as to the acceptability of developing this site, is addressing the noise issues that arise from the close relationship with Horsham Road dual carriageway to the south which if not mitigated, would result in a significant proportion of the site suffering noise that would be injurious to the health of future residents. The development has therefore been designed to mitigate this impact. The four blocks of flats (Blocks B,C,D and E) close to the southern boundary with Horsham Road, have been designed to protect the amenities of occupiers of the rest of the site to the north as well as their own occupants from noise. These four blocks therefore do not have any windows to habitable rooms facing south, and the north- east, north and north-west facing elevations of these block contain vast majority of the windows and balconies providing the outlook and light to these units. The development also proposes significant brick walls between the flats and from the western side of block at the western end of the site towards the A2220. The houses and maisonettes in the northern two thirds of the site have also been aligned and would be provided with significant boundary walls to mitigate noise impacts.

5.29 The Councils Environmental Health Officer has commented that the development as designed would mitigate the impact from noise from the road and, subject to ensuring the noise mitigation measures are implemented prior to the occupation of the dwellings, there is no objection in regard to the impact of noise on future occupiers.

5.30 It should be noted that as a consequence of ensuring the noise environment can be made acceptable for future occupiers this has resulted four blocks of flats (Blocks B, C, D and E) being proposed to provide acoustic screening to the wider site as a barrier block. This in turn has effectively resulted in an increase in the number of units on site above that proposed in the Local Plan.

Standard of accommodation

5.31 All of the houses, maisonettes and flats proposed would be provided with floorspace that would comply with the requirements of policy CH5 of the Local Plan and the Nationally Described Space Standards as demonstrated here:

<b>Dwelling type</b>	<b>Floor-space provided</b>	<b>Nationally Prescribed Requirement</b>	<b>Amenity space provided</b>	<b>Urban Design SPD Amenity Space Recommendation</b>
1 Bedroom 2 person flat	50sqm	50sqm	6 x 4.8sqm 12 x 4.7sqm	5sqm

2 Bedroom 4 person flat	70sqm	70sqm	24 x 4.2sqm 3 x 5.3sqm	5sqm + 2sq for additional occupants =7sqm
2 Bedroom 4 Person maisonette	79sqm	79sqm	1 x 60sqm garden + 7.3sqm balcony 1 x 63sqm garden 4 x 70sqm gardens two also have 6.6sqm balconies. 1 x 76sqm garden + 7.3sqm balcony 1 x 76sqm garden.	75sqm
2 Bedroom 4 Person House	79sqm	79sqm	All (9) 75sqm or greater	75sqm
3 Bedroom 5 Person House	93sqm	93sqm	2 x 81sqm 17 x 90sqm or greater	90sqm
4 Bedroom 5 Person House	106sqm	106sqm	All (3) over 90sqm	90sqm

5.32 Each habitable room would also be provided with a window or glazed door to provide an outlook and natural light. The Environmental Health Department has confirmed that occupiers of the development would not be subject to unacceptable levels air pollution.

#### Amenity Space

5.33 Immediately to the west of the housing would be the playing field to the south of the Breezehurst Community Pavilion. Further to the west of this are the Skelmersdale Walk playing fields and to the south of the A2220 Horsham Road is Buchan Country Park.

5.34 In terms of amenity space, each flat would be provided with some form of provision whereby the smallest dimension would not measure less than 1.5m. Ground floor flats in each of the blocks are also indicated to have access onto the amenity land adjacent to their flats. In regard to the 1 bedroom flats, the shortfall in space would be between 0.2sqm-0.3sqm below the recommendation of 5sqm for flats with 1-2 occupants. There would be a larger shortfall of between 1.7sqm and 2.8sqm from the 7sqm of amenity space recommended for the two bedroom flats that could be occupied by up to 4 persons. In addition the four blocks of flats to the south would also have some amenity space to both the front (north) and rear (south), although it is appreciated that the areas close to the Horsham Road will be noisy. The overall provision of balcony space is considered to be useable in terms of the areas provided and (with particular reference to the those on the four blocks of the flats close to the southern boundary), is designed to attenuate noise from the dual carriageway. Ground floor flats in each of the blocks are also indicated to have access onto the amenity land adjacent to their flats.

5.35 Of the 8 x two bedroom, four person maisonettes, four would be provided with the minimum 75sqm of amenity space, (including balconies), required by the Urban Design SPD. One would have approximately 63sqm of garden space, one 67sqm of amenity space including a balcony and remaining two 70sqm of garden space. Part of the overall shortfall for the maisonettes is due to designing these garden layouts so that they can be accessed directly from the residence without having to cross an intervening access to a neighbouring unit and this has resulted in a requirement for rear accesses into the middle gardens. However this design has resulted in more useable and safer amenity space provision at the expense of some garden space.

5.36 All of the house rear gardens would be at least 10.5m in length and except for two of the three bedroom houses (plots 011 and 012), would be provided with a rear garden that would comply with the standards set out in the Urban Design SPD. The two houses with the shortfall in rear gardens

should have 90sqm of rear amenity space but would be provided with approximately 81sqm and would therefore be approximately 9sqm below the standard.

- 5.37 It is disappointing that not all of the dwellings hereby being provided would have outdoor amenity space that precisely complies with the standards set out in the Urban Design SPD however, overall the amenity space provision is considered to be well laid out and is designed to be useable by future occupants, and the relatively minor shortfalls (e.g. the balconies) are not considered to be significant given that the site would be immediately adjacent to a retained playing field and the excellent access to other public open space such as Buchan Park (150m away to the south east across the pedestrian bridge) for future residents.

#### Relationships between buildings

- 5.38 The houses within the development would be laid out so that there would be no rear to rear elevations facing each other at less than 21m distance. The front of house plot 40 would be 20m from the rear elevation of house plot 35 at an angle, and there would be intervening parking spaces and amenity land planted with a tree. It is considered that as it would not be a direct window to window relationship, this would not result in plot 35 being subject to harmful levels of overlooking.
- 5.39 The houses would also be laid out so there would not be less than 12m to the side elevations of neighbouring houses. This accords with the recommendation for a 10.5m gap to be retained between an elevation and a two storey side elevation as set out in the Urban Design SPD.
- 5.40 In addition the maisonettes would be at least 13m from the side boundaries of the rear gardens adjacent to them (house plot 41 being the closest), and they would have limited numbers of windows, (primarily serving kitchens) in these facing elevations. It is considered that this relationship would be acceptable and would not result in harmful levels of overlooking.
- 5.41 The three storey block comprising flats plots 20-31 (Block A) would be 14.5m from the boundary with houses plots 11 and 12. These two houses would have gardens 12.5m in length. The rear elevations of these houses would therefore be 27m from the closest facing windows. This is below the 30m distance between 3 storey development and the rear of two storey development as recommended by the Urban Design SPD. This block would be 15.5m away (balcony) from the front facade of the closest facing house to the west at plot 39. While this is not an ideal relationship, as this is a front to front facing relationship across the street where there will already be public views from the highway, it is not considered that a 30m separation is required. In addition screens are proposed across parts of the front facing balconies to prevent direct overlooking of neighbours houses and effectively extend the distance from balcony to windows to 17m. It is considered that the relationship between these flats and the facing houses would therefore be acceptable.
- 5.42 In regard to the relationship with houses plots 19 and 18 to the south, there would be 16m between the side of the block of flats and the rear elevation of these houses. The limited number of windows in the block of flats on this elevation that would not serve habitable rooms are proposed and these could be fixed shut and obscure glazed to prevent overlooking. As the block of flats would also be to the north of these houses there would not be overshadowing or a lack of natural light. The balconies to the front of the building would have a screen along the south balustrade. It is therefore considered that the building would have an acceptable impact on the amenities of the occupiers of these two houses in terms of privacy and light/overshadowing.
- 5.43 Finally in regard to the relationship between the four blocks of flats Blocks B,C,D and E) proposed within the southern section of the site and the houses and maisonettes to the north. The flats would be 3 storeys' in height with balconies on the north facing elevations. Due to the design of the flats, facing towards the north east and northwest to mitigate noise and provide natural light to rooms, most windows would have oblique views of the houses and maisonettes to the north. Balconies in flat plots 68-76 would be 14m from the 1<sup>st</sup> floor windows in house plot 18 to the north which is the closest relationship between these buildings. As this would be a front elevation to front elevation relationship with an intervening road and planted amenity space, there would be public views of the frontage of all the facing dwellings. It is not considered that this relationship would result in harmful overlooking.

#### Conclusion

- 5.44 The development has been designed to ensure that future residents would not be subject to levels of noise pollution that would be injurious to health. The floor space and layout of the houses, maisonettes and flats would provide an adequate level of accommodation and all habitable rooms would have an acceptable outlook. Notwithstanding two of the houses and 4 of the maisonettes would be provided with garden space slightly below the Councils Standard set out in the Urban Design SPD, the overall provision of balconies, gardens and amenity space for residents is all well sited and useable. There would also be an adjacent playing field and the housing would be close to the Skelmersdale Playing Fields and Buchan Park. There would be close relationships between the front facades of buildings, but no rear elevations and gardens areas would not be subject to harmful levels of overlooking. On balance therefore and subject to conditions to require the noise attenuation requirements to be implemented and retained, screens to be provided on balconies and restrictions on elevations to ensure some windows are obscure glazed and fixed shut, the overall quality of accommodation to be provided would be acceptable.

#### Design and the impact of the development upon visual amenity

- 5.45 Vehicular access would be taken from Waterfall Crescent to the north of the site and provide a circular route around the new layout. This would extend to the west to form a cul-de-sac and access to parking areas for the maisonettes and two houses. A non-vehicular access would be provided into the site from Douster Crescent to the north, with a path to the south running alongside the east boundary of the retained playing field. There would be a path along the north boundary of the site linking Waterfall Crescent to the retained playing field to the west. There would be areas of amenity land around the development with trees and shrub planting. Waste storage buildings are proposed as an integral part of acoustic and boundary walls around the blocks of flats.
- 5.46 The alignment of the north-south roads and paths through the site with the north-south roads of Waterfall Crescent and Douster Crescent would retain important longer views through the site from Breezehurst Drive to the north, towards the larger three storey blocks of flats proposed along the southern boundary that would be viewed against the backdrop of Target Hill/Buchan Park.
- 5.47 Most of the northern part of the site would have two storey houses and short terraces along its roads. They would be of similar design and materials to the houses in Waterfall Crescent to the north, being primarily constructed in brick with weatherboard features and tiled roofs. The staggered layouts with some parking to the sides of houses would provide areas for front gardens and amenity space that can be landscaped, to ensure the streets are not dominated by parked cars.
- 5.48 The four blocks of flats (Blocks B, C, D and E) at the southern end of the site are of more contemporary appearance with angled roofs and walls, glazed balconies and some feature panels. Designed to give outlook and light to habitable rooms in the flats, whilst ensuring the noise pollution from the A2220 would not affect the health of residents, it is considered that the various returns, angles, materials and fenestration would provide enough variation in the main elevations to provide the buildings with visual interest from main view points along the roads and to the west from the retained playing fields and beyond. Views between the buildings at ground floor level would be limited due to the need to provide substantial acoustic walls between the buildings, although this serves to screen the parking areas from public view. To the front/north of these blocks of flats amenity areas would be provided where tree planting can be accommodated to enhance the street-scene. Parking areas would be to the rear/south of the flats in landscaped areas, hereby limiting their visual impact.
- 5.49 The elevations facing south, by the necessity to limit the number of openings to prevent noise in the flats, would not have the visual interest of the main north/east/west facing elevations. These elevations would however face only onto the busy A2220 and would be at least partially screened by the retained trees, and they are therefore considered acceptable given the noise constraints of the site.
- 5.50 The block comprising flats plots 20-31 (Block A) would be sited adjacent to Waterfall Crescent, with its main west facing façade incorporating similar design features and materials to the four blocks proposed to the south of the site. This would provide a feature on the corner of the development when viewed from Breezehurst Drive/Waterfall Crescent to the north and although larger than surrounding existing and proposed development it is considered to be of an overall acceptable scale and massing at this location. Views from the north and north-east would be acceptable due to the

visual interest that would be created by the buildings “c” shaped layout, the incorporation of returns that would break up facades and alter roof forms, the pallet of materials proposed, and, fenestration patterns/panel features. It is considered that building would be acceptable in the street scene and in its wider context.

- 5.51 The remaining main view to consider is from the playing fields and open space to the west. These views would be towards the 2 to 3 storey maisonette buildings, the parking area to their front and a public path. To the front of the parking area and buildings in this location it is proposed to create a landscaped area around the north-south footpath. It is considered that this would prevent the area from being dominated by cars, and would help to integrate the development with the retained playing field open space.
- 5.52 The maisonettes would face to the west and their orientation towards the playing field is considered appropriate to utilise these views/outlook for residents whilst ensuring an active frontage/visual interest. The design of the maisonettes, with pitched roofs rising from 2 to 3 stories and staggered bays facing east and west, with either brick or timber cladding is considered to provide an acceptable appearance when viewed from the west.
- 5.53 The northern maisonette block has been revised during the course of the application to add fenestration and architectural features to its north and east facing elevations. It is now considered that these elevations would be of an acceptable design to ensure views of this building from the east, north and west would be acceptable.
- 5.54 The overall layout of the development has been revised during the course of the application to enable more trees/landscaping to be planted and to have space to mature. This includes for example, the narrowing the roads at some points and includes tree planting at the far eastern end of the east-west running that will help to screen the side gable of the house in Meridian Close and provide a feature at the end of the road.
- 5.55 It is therefore considered that the residential dwellings proposed would relate well to the existing Douster Crescent/Waterfall Crescent development to the north and the retained playing field/longer views from the west. Longer views from Breezehurst Drive to the north would also be acceptable. The site would include space for planting in the streets and due to the overall layout would not be dominated by the need for parking spaces. The proposal does not include development that would be sited to have a harmful impact upon the long distance view splay from Buckswood Drive to the north. It is therefore considered that subject to conditions to control the exact materials to be used and to ensure that the landscaping complements the development and complies with the requirements of the Breezehurst Drive Playing Fields Design Brief and the relevant policies of the Local Plan in this regard.

#### Highways, transport and the operational requirements of the site

##### Impact upon the operation of the highway network

- 5.56 The planning application was submitted with a Transport Assessment, a Road Safety Audit Stage 1 Report and Response, and Travel Plan and Parking Arrangements statement. There would be two points of vehicular access to the site from Waterfall Crescent to the north. The development includes road narrowing features and raised platforms as well as junctions to control vehicle speeds. The proposed road and parking layout was revised during the course of the application, including narrowing the east-west road and altering the parking/access area at the western end of the site.
- 5.57 West Sussex County Council (Highway Authority) has no objection to the proposal on highways grounds, commenting that as most of the roads and footways will be adopted and detailed design issues can be addressed through the S38 Agreement. It has highlighted a number of features proposed including: road narrowing to reduce vehicle speeds, support for shared surfaces in cul-de-sacs, raising the height of road surfaces to match pedestrian pavements to provide space for pedestrians, laybys for visitor parking and that the site would have good pedestrian permeability.
- 5.58 There is adequate spare capacity in the existing area for the additional traffic movements including at the nearby roundabout and that there would be adequate space within the development for refuse and larger vehicles to access and turn within the site.

- 5.59 Subject to conditions it is considered that the development would meet the access needs it would generate and would not cause an unacceptable impact in terms of increased traffic congestion or highway safety. It would therefore accord with policies CH3 and IN3 of the Crawley Borough Local Plan in this regard.

#### Car parking

- 5.60 The development would be provided with 140 off-street parking spaces. The Council's Urban Design SPD requires the following car-parking standard:  
One bed dwellings – 1.2 spaces  
Two bed dwellings – 1.5 spaces  
Three+ bed dwellings – 2 to 3 spaces
- 5.61 On the basis of the development providing 18 x one bed dwellings, 47 x two bed dwellings and 17 x three bed and 3 x four bed dwellings, there would be a requirement for between 132 and 152 parking spaces. The number parking spaces therefore complies with requirements of the Urban Design SPD.
- 5.62 In relation to allocation of parking space, all except one of the two bedroom houses would have 1 off street space (with one single house with two spaces), each three and four bedroom house would have 2 off street spaces. There would be 80 spaces in communal parking areas close to, or, specifically for the flats /maisonettes. There would also be 10 spaces in laybys. As noted by WSCC *"All the spaces are acceptable for use with all parking located next to the houses and flats they relate to. Visitor parking would also be evenly distributed throughout the site."* The car-parking provision is therefore considered acceptable.
- 5.63 Whilst there is not currently a requirement within the Local Plan for electric charging points, the applicant has confirmed that 20% of spaces would be provided with electric charging points and that ducting will be provided for all parking spaces to be turned into electric charging points in the future. It is therefore considered that this is a positive feature of the development and it would future proof the development to ensure the phasing out of petrol and diesel vehicles can be accommodated in the future.

#### Cycling and cycle parking

- 5.64 The development has been designed with shared paths for cyclists and pedestrians, measures to reduce the speeds of vehicles on the highway and the use of shared surfaces on roads and parking areas. It is considered that these measures will ensure that the development is suitable for walking and cycling.
- 5.65 Each house and the maisonettes would be provided with rear access to the garden and space in an outbuilding that can accommodate the parking of at least 2 cycles. Each block of flats would also be provided with an integral cycle store that can accommodate the required number of cycles. Notwithstanding specific details have not been provided of on street/visitor cycle parking, there is space for this within the site in locations where there would be natural surveillance and the details therefore can be subject to control by condition. WSCC has commented that: *"162 cycle storage spaces are provided within the private curtilages of each property, with an additional 20 allocated around the site in publicly accessible areas. The promotion of sustainable travel is an important part of the NPPF and the provision of, EVC points, good quality cycle storage and cycle paths to link into is served well by this development"*.

#### Other

- 5.66 The development would be provided with pedestrian and or cycle routes towards Skelmersdale Walk and direct access to the pedestrian bridge to Buchan Park. There would also be pedestrian access to Douster Crescent. There also is space to ensure that there would still be access at the east end of the site from Punnetts Court although it is considered that this should be restricted from going through the parking area for the block of four flats to reduce opportunities for crime/unsociable behaviour. The site would be considered to have good permeability for non-vehicular traffic.

- 5.67 Policy CH3 also requires development to ensure it includes safe and proper provision for the storage and collection of waste and recycling. Each house and maisonette would be provided with rear amenity space and access to it that would not be required to go through the house. Provision is therefore provided for the houses to be able to locate their waste and recycling bins clear of the highways in an acceptable location.
- 5.68 The blocks of flats would be provided with shared bin storage facilities. Initial concern that these may not be able to be accessed by the waste collection services, have resulted in revised bin storage buildings that have addressed this issue. There will still be a requirement for access paths and dropped kerbs to be provided to these bin storage areas, and this detail has not yet been provided. However, as the design and location of this provision would be acceptable, these details can be subject to detailed control though conditions applying to hard landscaping for the development.
- 5.69 It is considered that the development would therefore have an acceptable impact upon highway capacity and would not be detrimental to highway safety. The operational requirements of the site can be met. The development would therefore comply with the Breezehurst Playing Fields Design Brief and policies CH3, IN3 and IN4 of the Local Plan in this regard

The impact upon the area outside the built up area boundary (South of Broadfield into Buchan Hill Forest and the High Weald AONB).

- 5.70 The site is within the built up area boundary and only the southern boundary of the site is identified as being within the South of Broadfield Rural fringe character area. The High Weald AONB is situated 325m from the site at its closest point in the south west corner of the site adjacent to the retained playing pitch (undeveloped part of the site). It is separated from the site by the A2220 Horsham Road, part of Buchan Park within Horsham District and the A264 further to the south. The development would retain the line of trees along the southern boundary with the South of Broadfield Rural fringe character area that are also structural landscaping.
- 5.71 Policy CH9 sets out that development should ensure that Crawley's compact nature and attractive setting be maintained. Policy CH7 requires structural landscaping to the retained and enhanced where possible. With the retention of the trees along the southern boundary retaining the screening of the site and the separation of the site from the countryside of Horsham to the south by the A2220 that form a part of the structural landscaping for the area, it is not considered that the development of this allocated site would harm the wider landscape character of the area.
- 5.72 Policy CH9 also requires proposals to ensure that they do not conflict with the High Weald AONB Management plan Objectives. The developed part of the site would be approximately 380m from the part of the site to be developed with two intervening dual carriageways, parts of the Buchan County Park, and significant amounts of retained vegetation. It is therefore considered that the development of this allocated site would not have an adverse impact upon to the High Weald AONB. The development would therefore comply with policy CH9 in this regard.

Sports and open space provision

- 5.73 Policy H2 of the Local Plan and the Breezehurst Playing Field Development Brief, require the retention and improvement of the playing field to the south of the Breezehurst Community Pavilion and improvement to other sports facilities in the local area to compensate for the loss of the playing field to housing development. The applicant has submitted agronomic report and has identified works (including improved drainage and maintenance over a fifteen year period) will be undertaken to the retained playing field and that could be undertaken to Skelmersdale Walk Playing fields to improve their quality and useability. Whilst it has not been identified which sports the playing field would be retained and improved for, the works proposed and monies allocated to the development that would be controlled though the S106 mechanism and collected by the Local Planning Authority. There is a commitment from the Council to ensure the works will be undertaken in conjunction with ensuring the Pavilion will be available for sports uses, would enhance sports provision in Bewbush.

Sport England has therefore withdrawn its objection after the applicant provided more evidence of how it intended to implement the works subject to the completion of the S106 agreement and the

imposition of conditions. The applicant has agreed to enter into a S106 agreement with the Local Planning Authority so the money for sports pitch improvement works and maintenance (Skelmersdale Walk linked to the use of the Breezehurst Community Pavilion) is ring-fenced for that purpose only (£277,500, broken down as £70,000 for initial works and £10,500 per annum for maintenance with the additional money for works to improve the on-site pitch). The legal agreement will require a scheme and schedule of works to be agreed for the works, with a monitoring regime to ensure the works are undertaken. On this basis it is considered that the development would now comply with the requirements of the Breezehurst Playing Fields Design Brief and policy H2 of the Local Plan as there will be improvements to the quality of sports facilities in the area enforceable through conditions and the legal agreement that would off-set the loss of playing field area.

- 5.74 The provision of new housing in this area would result in greater pressure on existing open space provision. In addition to the requirements for sports field mitigation there is also a requirements for enhanced play facilities, amenity green space and allotment provision (Cuckfield Close/Ellman Road). The improvements to allotments is also a specific requirement of policy H2 of the Local Plan and the Design Brief. It has therefore been identified that the following is required:

**£23,252.60** towards children's/youth play is required.

**£13,189.50** towards amenity green space.

**£8,793** is required towards the provision/improvement of allotments for residents of Bewbush.

- 5.75 These would form the requirements of a S106 agreement that the applicant has agreed to complete. The proposal would therefore be considered to be acceptable in regard to the Breezehurst Drive Playing Fields Design Brief and Local Plan policies ENV1, ENV4 and H2 in this regard.

### Sustainability

- 5.76 The Councils Energy Efficiency and Sustainability officer has commented that the proposal is supported by an Energy Statement with associated calculations, together with further discussion of sustainability issues in the Planning Statement.

*“Policies ENV6, ENV7, and ENV9 and the Planning & Climate Change SPD are relevant to this application.*

*ENV6 requires the submission of a Sustainability Statement responding to the six 'sustainability objectives' set out in the policy. It requires that new homes meet the on-site energy performance standards of Building Regulations, and any subsequent increased requirements. ENV7 requires developments of this scale to demonstrate their consideration of the hierarchy of options regarding decentralised/district energy which are detailed in the policy, and to pursue such that are viable and feasible. The response to the policy is to be detailed in the Sustainability Statement submitted in support of the application. ENV9 requires that new dwellings meet the 'optional' Building Regulations water efficiency limit of 110 litres per person per day.*

*ENV6 and ENV7 can be considered together in relation to the proposed energy strategy.*

*The energy strategy is targeting a Code for Sustainable Homes Level 4 equivalent, which is a 25% reduction in CO2 emissions compared with the 2010 Building Regulations and a 19% reduction compared with the current (2013) Building Regulations. As such it is targeting a relatively advanced level of energy/CO2 efficiency. The proposed means of achieving the standard are through the specification of relatively high standards of fabric performance, together with the addition of solar PV. The proposed heat source is condensing gas boilers.*

*There is no proposal to include any communal / district energy in accordance with Policy ENV7, but given the size, location and form of the development it is appreciated that this would be less suitable than in a higher density scenario where other developments were also anticipated in the near vicinity. Since the proposed specification, including the deployment of solar PV, achieves a 19% reduction in CO2 emissions compared with current Building Regulations requirements, this is considered to represent an acceptable 'alternative approach', as allowed within the terms of Policy ENV7.”*

- 5.77 It is accepted therefore that the development can comply with the requirements of policies ENV6 and ENV7, however it has been identified that the proposals could change, and it is therefore

recommended that the condition to control these matters is worded to require the developer to agree and implement the sustainability features prior to the occupation of the dwellings. Little detail has been provided relating to water efficiency, and this to it is therefore recommended will need to be subject to control through the use of a condition.

### Drainage and flood risk

- 5.78 The site is in an Environment Agency zone 1 flood risk area, and is therefore not at an increased risk of flooding. A flood risk assessment was submitted with the application. Further information relating to drainage was subsequently provided at the request of the Councils Drainage Engineer. The additional information confirmed that the development could be implemented with an acceptable Sustainable Drainage Scheme (SuDs) that would not increase the risk of flooding off site whilst ensuring the site itself was adequately drained. WSCC in its role as the Lead local Flood Authority identified that the site had not been subject to historic flooding. It also stated has no objection to the proposal, and advocated the use of SuDs for the site.
- 5.79 Provided the development is therefore implemented in accordance with a SuDs and ongoing maintenance schedule that has first been agreed by the Local Planning Authority, it is considered that drainage and impact upon flooding off site will be in accordance with policy ENV8 of the Local Plan.

### Ecology and trees

- 5.80 There is a requirement in the Section 15 of the National Planning Policy Framework for development to result in a net biodiversity gain. The site is mostly laid to grass as it has historically been used as a playing field. There are a number of trees along the southern boundary with the A2220 Horsham Road and there is also a hedge close to the southern boundary. All of the trees along the southern boundary are proposed to be retained except for three. Part of the hedge will be removed. The wider site that includes the retained playing field can accommodate at least one tree for each dwelling proposed and to replace those lost. How this might be achieved is demonstrated on the site block plan and will be subject to control through landscaping conditions.
- 5.81 An ecological survey was submitted with the application. The Councils Ecology Consultant has commented that "there are no biodiversity or ecology reasons for refusal or amendment of the proposals" and has recommended conditions to ensure that important retained ecological features are protected, (such as Douster Brook and the trees along the southern boundary, although not the hedge) and that ecological enhancement features are implemented. The Councils Arboricultural officer has also confirmed that there is no objection to the application in terms of its impact on trees, although it is expedient to require tree protection measures to be implemented during construction to ensure their retention. The impacts of the development on ecology and trees are considered to be acceptable and the proposals would comply with section 15 of the NPPF the Green Infrastructure SPD and policies CH3, CH6, ENV1 and ENV2 of the Local Plan in this regard.

### Crime and anti-social behaviour

- 5.82 Policy CH3 includes a requirement for development to demonstrate that it is "Secure by Design" by including measures to reduce crime, the fear of crime anti-social behaviour and disorder. Sussex Police has raised a concern with particular regard to the parking areas between the 4 blocks of flats (Blocks B,C,D and E) close to the southern boundary and the A2220 Horsham Road. The design of these flats would result in limited natural surveillance of this area, as the need to ensure the noise from the road is mitigated has prevented the insertion of habitable windows in the elevations facing south. There would also be limited surveillance of these parking areas from the street to the north from between the flats due to the substantial acoustic walls. Sussex Police are therefore concerned that these parking areas would not be "Secure by design" and could result in opportunities for crime/antisocial behaviour. It has however been agreed that with appropriate lighting, low level planting and the installation and operation of CCTV, their concerns would be mitigated.
- 5.83 The path along the north boundary of the site has been revised during the course of the application and windows added to the northern most maisonette to provide increased natural surveillance for this area. It would also be overlooked by the houses and from the parking areas of the closest

houses in Waterfall Crescent and Douster Crescent to the north. Planting and lighting for the development will be subject to conditions for the whole site to include other public areas/paths etc. but in order to ensure the concerns of Sussex Police are addressed and the security of future residents is provided, a separate condition to provide CCTV coverage to these areas is required. It is considered that there are not concerns regarding issues of crime/disorder for the rest of the development, and subject therefore to the controls set out above the development would comply with the requirements of policy CH3 in this regard.

## **6. CONCLUSIONS:-**

- 6.1 The site is an allocated housing site and therefore subject to ensuring the loss of the playing field is mitigated by improvements to the retained playing field and in the locality, the principle of development at this site is acceptable. The requirement to ensure that the potential impacts from the noise generated by the A2220 Horsham Road are mitigated to prevent harm to the health of future residents has resulted in a form of development that can support an increase in the number of housing units on the site to 85 from the 65 recommended in the Local Plan. The proposal would result in the provision of 85 affordable housing units with a good mix of housing types and sizes that would accord with the Local Plan requirements.
- 6.2 The impact upon neighbour occupier's amenities would be acceptable. The development can mitigate the impact of noise from the adjacent A2220, and the environment and accommodation to be provided would be acceptable for future residents. It is considered the layout, siting and design and massing of the buildings would not be harmful to visual amenities and the character of the development would integrate acceptably into the area with space provided for landscape planting and street trees. Structural landscaping would be retained screening the development from the south, and there would not be an adverse impact upon the South of Broadfield Rural Fringe or the High Weald AONB.
- 6.3 It has been demonstrated that the development would not have a harmful impact upon the safe and efficient operation of the highway network, and the additional housing units would not result in an adverse impact upon congestion. Car and cycle parking would be in accordance with the Councils adopted standards, and the operational requirements of waste collection services would be met. The development is also considered to have good pedestrian and cycle permeability.
- 6.4 The site is not at a higher risk of flooding and evidence has been provided to demonstrate that a sustainable drainage scheme can be implemented to prevent increased water run-off and increased flooding off site. The impact upon ecology/biodiversity and trees would be acceptable with the development demonstrating that it could accommodate new and replacement trees. The applicant would improve retained on site and off site sports facilities in the area and the impact upon green amenity space, children's play space and allotments would be mitigated.
- 6.5 The development would therefore comply with the requirements of the Breezehurst Drive Playing Fields Development Brief, the Local Plan policies that would apply and the relevant sections of the national planning Policy Framework. It is therefore recommended that permission should be granted subject to the completion of a S106 agreement to provide off site sports provision improvements and open space, play space and allotment mitigation.

## **RECOMMENDATION RE: CR/2020/0192/RG3**

To **PERMIT** subject to the completion of the S106 agreement.

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. 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 relative to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority, and the building shall be constructed 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.

4. No development shall be carried out above ground level unless and until a schedule and samples of materials and finishes to be used for external walls, roofs, windows, doors, cladding, panels, and balconies (including balustrade glazing), of the proposed buildings 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.

5. No apartment on the first or second floors of Apartment Block A (plots 20-31) shall be occupied until a balcony screen has been implemented in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority. The balcony screens shall thereafter be maintained in accordance with the approved details.

REASON: To ensure neighbour occupiers amenities are protected in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

6. Before the development hereby permitted is commenced, the final scheme shall have been submitted to and been approved in writing by the Local Planning Authority to protect the site and dwellings against the noise from the A2220. The scheme shall be in accordance with the design Option 01E set out in the Noise Report by MACH Acoustics named Breezehurst Drive II (Revision 03 dated 27/03/2020).

1. For the purposes of this condition the scheme shall demonstrate that all reasonable mitigation measures have been employed to mitigate noise impacts to an acceptable level that is as low as is reasonably achievable. The mitigation shall include, but not exclusively, the following steps:

- (a) Provide appropriate distances between noise sensitive developments and noise sources;
- (b) Land zoning to separate noisy uses from noise sensitive uses, for example, avoiding the siting of children's playing areas next to accommodation for the elderly;
- (c) Careful orientation of building layout, such as at right angles to the noise source;
- (d) Internal layout of dwellings, through the location of non-habitable rooms such as bathrooms, kitchens and circulation areas located on the noisier façades and noise sensitive habitable rooms located on the less noisy facades ;
- (e) Screening by non-noise sensitive structures or barrier blocks such as garages and walls;
- (f) The introduction of acoustic screening such as bunding/embankments, fencing and walling;
- (g) Protection of external residential amenity areas by positioning them towards the centre of the development sites.

2. The scheme shall also demonstrate that the above mitigation steps in paragraph (1) are able to achieve:

- (a) a noise level within any (unoccupied) domestic living room (including kitchen/diners and open plan studio flats) or bedroom, with windows open, of no more than 35 dB LAeq,16hr (between 0700 and 2300 - day) and no more than 30dB LAeq,8hr (between 2300 and 0700 - night);
- (b) a maximum noise level within any (unoccupied) domestic bedroom (or studio flats), with windows open, shall not normally exceed 45 dB(A) LAFMax between 2300 and 0700; and
- (c) road traffic noise level in any external amenity areas of no more than 50dB LAeq,16hr. Where this standard cannot be achieved despite all potential mitigation being carried out, a level of no more than 55dB LAeq, 16hr will be acceptable for the whole or a proportion of the private amenity area, the details of which are to be agreed with the LPA.

3. Where the standards in (a) and/or (b) in paragraph (2) above cannot be achieved with windows open, the scheme must show how those standards will be met with windows shut and the means by which natural and if proved necessary mechanical ventilation will be provided in conjunction with steps to reduce thermal gain by design, to adequately deal with summer overheating.

4. No dwelling hereby permitted shall be occupied until the approved scheme has been implemented in respect of that dwelling.

5. The approved scheme must be implemented in full and maintained for the lifetime of the building. Any amendments to the scheme or alterations to the windows or ventilation must be agreed with the Local Planning Authority in advance on an application on that behalf.

REASON: In the interests of residential amenity by ensuring an acceptable noise level for future occupants in accordance with policies CH3 and ENV11 of the Crawley Borough Local Plan 2015 - 2030.

7. Prior to occupation of any of the dwellings the acoustic barrier apartment blocks and associated acoustic walls bordering the A2220 (Option 01E set out in the Noise Report by MACH Acoustics Breezehurst Drive II Revision 03 dated 27/03/2020), shall be complete.

REASON: In the interests of residential amenity by ensuring an acceptable noise level for future occupants in accordance with policies CH3 and ENV11 of the Crawley Borough Local Plan 2015 - 2030.

8. The playing field and pitch on site shall be constructed and laid out in accordance with drawing no. 004 Rev P05 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use along with the sports pavilion before first occupation of any residential property hereby permitted.

REASON: To ensure the quality of pitch and other facilities is satisfactory and they are available for use before the residential development is occupied to accord with Local Plan policy H2 and the Breezehurst Drive Playing Field Development Brief 2018.

9. No development shall commence until a scheme for the extension and renovation of the existing playing field drainage and its management and maintenance in accordance with the 'Land South of Breezehurst Drive Sports Pitches Agronomic Assessment Report' January 2020, including a management and maintenance implementation programme, has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing field shall thereafter be restored, managed and maintained in accordance with the approved scheme.

REASON: To ensure the quality of pitch(es) is satisfactory and that they are available for use before development (or agreed timescale) and to accord with Development Plan Policy H2.

10. No part of the playing field to be retained shall be used as a works / contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials) other than in accordance with a scheme, including for playing field restoration, that has first been submitted to and approved in writing by the LPA after consultation with Sport England.

REASON: To protect the playing field from damage, to secure any further necessary renovation works arising and to accord with Local Plan policy H2

11. The residential units shall not be occupied until measures have been implemented in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority that the dwellings will achieve a water efficiency standard by consuming not more than 110 litres of water per person per day.

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

12. No dwelling shall be occupied until design-stage SAP calculation summaries for the development detailing a level of environmental performance consistent with the submitted Energy Statement, including a reduction of at least 19% in carbon dioxide emissions compared with the 2013 Building Regulations baseline requirements, have been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON: In the interests of sustainable design and construction and in accordance with Policies ENV6 of the Crawley Borough Local Plan 2015-2030.

13. Before the buildings hereby permitted are occupied the waste and recycling bin buildings for the blocks of flats shall be provided as part of the development in accordance with the approved plans. The waste and recycling bin buildings shall thereafter be retained solely for this purpose.  
REASON: To safeguard the appearance of the property and the amenities of the area in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
14. No photovoltaic or solar thermal schemes shall be implemented until details of them have been submitted to and been approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented only in accordance with the approved details.  
REASON: To ensure the development does not endanger the safe movement of aircraft or the operation of Gatwick Airport through interference with communication, navigational aids and surveillance equipment and glare issues in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
15. The development hereby permitted shall not commence until details of the proposed surface water drainage and means of disposal including hydraulic modelling and storage calculations have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with the details as approved by the Local Planning Authority.  
REASON: To ensure that the proposed development is satisfactorily drained in accordance with Policy ENV8 of the Crawley Borough Local Plan 2015-2030.
16. The windows on or above the first floor of: the southern facing elevation of apartment block A, the north facing elevation of house 03, the north facing elevation of house 11, the west facing elevation of house 06, the east facing elevation of house 07, the west facing elevation of house 33. the east facing elevation of house 34 and the east facing elevation of house 40 shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening to a height of at least 1.7m above finished floor level.  
REASON: To protect the amenities and privacy of the adjoining property, in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
17. Provision shall be made for combined aerial facilities to serve all flat/maisonette development in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.  
REASON: In the interests of the visual amenities in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
18. No development shall take place above ground floor level until there has been submitted to, and approved by, the Local Planning Authority a landscaping scheme including the planting of at least 88 trees. 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.
19. No development above ground level shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of, and schedule for the implementations of hard landscaping for the site to include but not be restricted to street furniture, boundary treatments, bollards, hard surfacing materials, visitor cycle facilities, a path to Punnetts Court and access to Douster Crescent. The development shall thereafter be implemented in accordance with the approved scheme and schedule.  
REASON: In the interests of amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
20. The existing trees/bushes/hedges shall be retained/protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or

being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

REASON: To ensure the retention of vegetation important to the visual amenity, /the ecological quality and for the environment of the development in accordance with Policy CH7 of the Crawley Borough Local Plan 2015 - 2030.

21. No dwelling shall be occupied until Electric Vehicle Charging spaces have been provided for that dwelling in accordance with plans and details submitted to and approved by the Local Planning Authority.

REASON: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies and paragraph 105 of the NPPF 2019.

22. No dwelling shall be occupied until screen walls and/or fences have been erected around that respective dwelling in accordance with details that have been submitted to and approved by the Local Planning Authority.

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

23. The no building shall be occupied/until the roads serving the development hereby permitted has/have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

REASON: To secure satisfactory standards of access for the proposed development in accordance with Policy CH3 and ENV8 of the Crawley Borough Local Plan 2015-2030.

24. No dwelling shall be occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

REASON: To provide car-parking space for the development in accordance with policy CH3 and IN4 of the Crawley Borough Local Plan 2015-2030.

25. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

REASON: In the interests of highway safety and the amenities of the area in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

26. No development shall take place until a scheme, in the form of a site specific dust management plan, to control the emission of dust from the construction works at the site has been submitted to and approved in writing by the Planning Authority. The approved scheme

shall have reference to the IAQM's Construction Dust Guidance (Guidance on the assessment of dust from demolition and construction (2014) and Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites (2018) and be fully implemented throughout the duration of construction works until completion of the development.

REASON: To ensure the impact on air quality during construction does not affect neighbouring occupiers in accordance with policy ENV12 of the Crawley Borough Local Plan 2015-2030.

27. Prior to the commencement of the development details showing the proposed location and schedule for implementation of fire hydrants shall be submitted to and approved in writing by the Local Planning

Authority in consultation with West Sussex County Council's Fire and Rescue Service. The fire hydrants shall be installed prior to the occupation of any dwelling in accordance with the approved details.

REASON: In the interests of the safe and proper use of the site in accordance with Crawley Borough Local Plan (2015 – 2030) Policies IN1 and CH3 and The Fire & Rescue Service Act 2004.

28. No dwelling in apartment Blocks B, C, D and E shall be occupied until CCTV and lighting has been installed in the parking areas between these buildings and the A2220 to the south in accordance with details that have first been submitted to and been approved in writing. The details shall include information of how the CCTV will be operated and managed after installation. The CCTV and lighting shall thereafter be maintained and operated in accordance with the approved details.

REASON: To ensure the development is 'Secure by Design' in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

29. Upon the first occupation of any dwelling, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

REASON: To encourage and promote sustainable transport in accordance with policy IN3 of the Crawley Borough Local Plan 2015-2030.

30. No dwelling shall be occupied until secure covered cycle parking is provided for it in accordance with details that have first been submitted to and been approved in writing by the Local planning Authority. The cycle parking shall thereafter be retained for this purpose.

REASON: To ensure the cycle parking requirements for the development are provided in accordance with policy IN4 of the Crawley Borough Local Plan 2015-2030.

31. No development shall commence until the following details and schedules for their implementation have been submitted to, and approved in writing by, the Local Planning Authority:

a. Construction Environmental Management Plan setting out measures to avoid / mitigate impacts on biodiversity (including prevention of any pollutants such as dust impacting Douster Brook); and

b. Details of biodiversity enhancements demonstrating a net improvement over existing conditions, including compensation for the loss of the existing hedge. Enhancements should include the positions and specifications of bat and bird boxes and naturalistic planting with native species of local origin and provenance and may be incorporated into an integrated landscape and habitat creation and management plan; and

c. A wildlife sensitive lighting plan with modelled lux levels demonstrating how light pollution of boundary habitats along the southern and western edges of the site will be avoided.

The approved details shall be implemented in full and thereafter retained where required in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the ecological value of the site and to accord with policies ENV1 (green infrastructure) and ENV2 (biodiversity) of the Crawley Local Plan and 175 of the NPPF.

32. Provision shall be made for combined television reception facilities and superfast broadband to serve all units within the residential development hereby approved in outline only in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved facilities shall be made available to each individual unit prior to that unit being first brought into use.

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.

## INFORMATIVES

1. The applicant is required to obtain all appropriate consents from 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.

2. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.
3. Sections 7.1 and 7.8 of the Agronomic Assessment report provide advice concerning the current condition and extent of the drainage and recommendations for improvement. Sport England recommend that the improvement / management scheme is undertaken by a specialist turf consultant.
4. The water efficiency standard required under condition 11 is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1.
5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge without made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures it will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

#### 1. NPPF Statement

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 and correspondence.
- Liaising with consultees, respondents, the applicant and the agent and other parties where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking amended plans and 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.



# ArcGIS Web Map



Crawley Borough Council  
Town Hall, The Boulevard,  
Crawley, West Sussex,  
RH10 1UZ  
Tel: 01293 438000

1:1,250

