

**LOCATION:** [LONGLEY HOUSE, EAST PARK, SOUTHGATE, CRAWLEY](#)

**WARD:** Southgate

**PROPOSAL:** DEMOLITION OF LONGLEY HOUSE (OFFICES ) & ERECTION OF BUILDING RANGING BETWEEN 4 TO 9 STOREYS TO PROVIDE 121 X RESIDENTIAL UNITS (CLASS C3) WITH ASSOCIATED SUB-STATION, CAR/CYCLE PARKING, TREE WORKS, PUBLIC REALM IMPROVEMENTS AND LANDSCAPING

**TARGET DECISION DATE:** 5 May 2020

**CASE OFFICER:** Mrs V. Cheesman

**APPLICANT'S NAME:** A2Dominion Group Ltd

**AGENT'S NAME:** Pegasus Group

**PLANS & DRAWINGS CONSIDERED:**

Drawing Number	Revision	Drawing Title
LNG-ACG-XX-XX-DR-A-0800	P3	Site Location Plan
LNG-ACG-XX-XX-DR-A-0810	P2	Existing Block Plan
LNG-ACG-XX-XX-DR-A-0900	P2	Existing Site Plan
LNG-ACG-XX-00-DR-A-1051	P1	Existing Ground Floor Plan
LNG-ACG-XX-01-DR-A-1052	P1	Existing First Floor Plan
LNG-ACG-XX-02-DR-A-1053	P1	Existing Second Floor Plan
LNG-ACG-XX-03-DR-A-1054	P1	Existing Third Floor Plan
LNG-ACG-XX-RF-DR-A-1055	P1	Existing Roof Plan
LNG-ACG-XX-ZZ-DR-A-1101	P2	Existing North Elevation
LNG-ACG-XX-ZZ-DR-A-1102	P2	Existing East Elevation
LNG-ACG-XX-ZZ-DR-A-1103	P1	Existing South Elevation
LNG-ACG-XX-ZZ-DR-A-1104	P1	Existing West Elevation
LNG-ACG-XX-XX-DR-A-1201	P1	Existing Site Sections
LNG-ACG-XX-00-DR-A-1000	P3	Proposed Site Plan
LNG-ACG-XX-00-DR-A-2000	P3	Proposed Ground Floor Plan
LNG-ACG-XX-01-DR-A-2001	A	Proposed First Floor Plan
LNG-ACG-XX-02-DR-A-2002	P2	Proposed Second Floor Plan
LNG-ACG-XX-03-DR-A-2003	P2	Proposed Third Floor Plan
LNG-ACG-XX-04-DR-A-2004	P2	Proposed Fourth Floor Plan
LNG-ACG-XX-05-DR-A-2005	P2	Proposed Fifth Floor Plan
LNG-ACG-XX-06-DR-A-2006	P2	Proposed Sixth Floor Plan
LNG-ACG-XX-07-DR-A-2007	P2	Proposed Seventh Floor Plan
LNG-ACG-XX-08-DR-A-2008	P2	Proposed Eighth Floor Plan
LNG-ACG-XX-RF-DR-A-2009	P2	Proposed Roof Plan
LNG-ACG-XX-ZZ-DR-A-4000	P2	Proposed North Elevation
LNG-ACG-XX-ZZ-DR-A-4001	P2	Proposed East Elevation
LNG-ACG-XX-ZZ-DR-A-4002	P2	Proposed South Elevation
LNG-ACG-XX-ZZ-DR-A-4003	P2	Proposed West Elevation
LNG-ACG-XX-ZZ-DR-A-4004	P2	Proposed West & South Elevations
LNG-ACG-XX-ZZ-DR-A-4006	P2	Proposed (Internal) West Elevation
LNG-ACG-XX-ZZ-DR-A-4007	P2	Proposed (Internal) East Elevation
P19-2154_02	K	Illustrative Landscape Masterplan

P19-2154_03	B	Indicative Lighting Strategy
P19-2154_04C		Southern & Eastern Site Boundary Landscape Typical Tree Pit Details
LNG-ACG-XX-ZZ-DR-A-4010		Elevations North - Proposed - For illustration purposes
LNG-ACG-XX-ZZ-DR-A-4011		Elevation East Proposed for illustrative purposes
LNG-ACG-XX-ZZ-DR-A-4012		Elevations - South - Proposed - For illustrative purposes
LNG-ACG-XX-ZZ-DR-A-4013		Elevations - West - Proposed for Illustrative purposes
LNG-SKE-200911_01		Obscured Glazing

## **ADDENDUM REPORT**

### **REASON FOR REPORTING TO COMMITTEE**

- 1.1 This application was considered at the meeting of the Planning Committee on 3<sup>rd</sup> November 2020. A copy of the original committee report is attached as Appendix A and the minutes of the item are attached as Appendix B at the end of this report, which include a revised set of conditions that were agreed at the Committee meeting.
- 1.2 It was resolved to grant planning permission for the development subject to the completion of a s106 agreement to secure the provision of affordable housing, infrastructure contributions (for open space and tree planting), the implementation of measures within the Travel Plan and the car park management scheme.
- 1.3 Since the Committee meeting, discussions had been ongoing to agree the wording of the various clauses of the s106 agreement. The agreement was close to completion, however, the Natural England Position Statement regarding water neutrality was received by the Local Planning Authority on 14<sup>th</sup> September 2021. As a consequence, the planning permission could not be issued until this matter is fully addressed. Further details have now been submitted in this regard. As a result, the application is being referred back to the Committee, so that this issue can be considered.
- 1.4 This report addresses the water neutrality situation and the mitigation measures now proposed which need to be secured in the s106 agreement. Amendments to the reasons for some of the suggested conditions are also required to reflect water neutrality requirements.

### **PLANNING CONSIDERATIONS:-**

- 2.1 This report considers the specific matter of water neutrality which has arisen since the application was previously discussed by the Committee.

#### Water Neutrality

- 2.2 Crawley is situated in an area of serious water stress, as identified by the Environment Agency. The application site is supplied with water by Southern Water from its Sussex North Water Resource Zone (SNWRZ). This supply is sourced from abstraction points in the Arun Valley, which includes locations such as Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site.
- 2.3 On 14 September 2021, the Council received a Position Statement from Natural England. The Natural England position is that it cannot be concluded that the existing abstraction within the SNWRZ is not having an impact on the Arun Valley sites. It advises that developments within this zone must not add to this impact.

- 2.4 Under the Conservation of Habitats and Species Regulations 2017 (s.63), Crawley Borough Council (CBC) is the Competent Authority and has a duty to consider the impact of development on protected species and habitats. These Regulations and the Natural England Position Statement require, as a matter of law, applications for planning permission in the SNWRZ to demonstrate that they do not increase pressure on water resources and that they are “*water neutral*.” As a consequence, all applications that may affect water consumption need to be ‘screened’ to identify whether the proposed development, individually or in combination with other projects, will result in a significant effect on the Arun Valley sites.
- 2.5 This application is not exempt under the Screening process and therefore the applicants are required to submit evidence so that a judgement can be made by CBC as to whether there could be any potential significant impacts from the development on the Arun Valley sites by way of an ‘Appropriate Assessment’. In accordance with the Natural England Position Statement to meet this test the development must demonstrate that it is ‘*water neutral*’. The definition of water neutrality is the use of water in the supply area before the development being the same or lower after the development is in place.
- 2.6 This application is one where the new development proposed for the site, which is residential, would use more water than the existing site use as offices, and thus in itself this application would not be water neutral. In these circumstances, water neutrality can only be achieved by having significant water efficiency measures built into the development *and* by providing offsetting measures off-site to reduce consumption from existing development elsewhere in the SNWRZ. It needs to be robustly demonstrated by the developer that they can deliver water neutrality for their proposals, and the measures will need to be secured by a s106 legal agreement.
- 2.7 In this regard a range of documents have been submitted with the application, including a “Water Neutrality Report” (which was updated to respond to queries from the Council’s consultants), “CBC Water Neutrality Strategy Combined”, “Water Off-Set Retrofitting Strategy (Phase 1)” with associated evidence, an “Energy and Sustainability Statement”, water usage records and bills, existing and proposed floorplans, and developer’s building specifications; along with supporting emails and other correspondence. This information has been independently assessed for CBC by a specialist consultant.
- 2.8 The review considered the existing water use of the office building, based on previous/existing occupancy, consideration of the existing building layout, the estimated age of the building and the associated water fittings and some evidence of metered consumption. An annual water consumption figure was calculated (and agreed by CBC’s consultants) as 2,546 litres per day for the existing office use.
- 2.9 The proposed water use of the new flats has also been calculated based on the proposed building layout and water fittings, an 88% occupancy level based on the Part G of the Building Regulations, and other likely ancillary water uses, such as external watering of the soft landscaped areas and the need to prevent vehicle washing on site. The scheme will include the installation of water efficient fixtures and fittings, plus grey water recycling throughout the whole building. Greywater is to be collected from all baths and showers and re-used to serve all WC’s within the flats. With these measures, total water consumption would be 80.3 litres per person per day for the affordable rent units, and 80.1 litres per person per day for the shared ownership units, both of which are well below the current local plan policy target of 110 litres per person per day.
- 2.10 Based on these assumptions, the water demand calculation for the new flats, again as agreed by CBC’s consultants, is 25,984 litres per day. The existing office water use of 2,546 litres per day can be deducted from this, giving a net water demand figure of 23,438 litres per day that is required to be offset.
- 2.11 This net water demand needs to be offset in order for the development to be water neutral. In this case the offsetting is to come from the Water Neutrality Retrofit Programme for Crawley Homes. This programme will deliver water savings from the existing Crawley Homes housing stock to offset the water consumption of a number of pilot schemes, (that includes Longley House and Breezehurst Drive) - to enable these key affordable housing schemes to be delivered.

- 2.12 The proposal is that Crawley Homes stock will be retrofitted with a flow-regulator that is capable of reducing water consumption by an estimated 22%. These flow regulators are to be fitted at the cold water inlet to each dwelling, to restrict the flow rate of water entering the property. They can be supplied and fitted quickly, at a reasonable cost and without internal access to the house. The water savings are achieved primarily from fittings that run for a specific time, such as running taps and showers. However, the flow limiter does not have any effect on volume-limited fittings, such as toilets or baths. The product requires a qualified tradesperson to carry out the installation, which is a sealed unit that is permanently plumbed-in and cannot be adjusted by the occupant. In addition, the tenant would potentially be in breach of their Tenancy Agreement if they attempted to remove or replace this device without the Council's consent. This therefore provides added assurance that this measure, once installed, will not be tampered with and will provide long term water savings.
- 2.13 A contract has been awarded to Cenergist to deliver the scheme. This has commenced with an initial group of 100 properties, in order to ascertain the pace at which this programme can be rolled out and to verify the extent of water savings that can be achieved. Meter readings are being taken at appropriate times before and after fitting to demonstrate the water savings achieved. The data from this initial phase is currently being analysed. The next stage is to commission a further c1300 units to meet the offset requirements of the identified pilot schemes (which includes Longley House). A report was considered by Cabinet on 6<sup>th</sup> July 2020 and was ratified by Full Council to secure the appropriate budget for this next phase. Overall, up to 1500 properties can be retrofitted within the current available budget.
- 2.14 A key element in ensuring this strategy is robust is the need for an ongoing management and maintenance programme and in this regard, Crawley Homes already manages and maintains its existing housing stock, with an established regime in place. This will now include the monitoring and maintenance of this water saving device. CBC's water consultants therefore consider that the maintenance and enforcement of the proposed measures is manageable. In addition, given the size of the Crawley Homes stock at 8000+ dwellings there is sufficient capacity to draw on additional properties to deliver the water savings, should the pilot show that the savings per unit are lower than envisaged.
- 2.15 For Longley House, the assumption is that each property retrofitted with the flow-regulating device will deliver average water savings of 20 litres/per person/per day, and based on an average occupancy of 2.5 persons per dwelling, each property would therefore be expected to save 50 litres per day. In order for the Longley House scheme to be water neutral, and based on the above assumptions, this will require an estimated 469 Crawley Homes properties to be retrofitted with this particular water saving device. This would achieve a ratio of 3.9 retrofitted units for each new-build unit, which it is estimated, will be delivered over an approximate 4 to 5 month period based on 100 retrofits being completed per month. The cost is currently estimated at £143 per retrofitted property, resulting in an estimated cost requirement of £66,000 for Longley House to secure the necessary offsetting to achieve water neutrality. The figures have been rounded up for these calculations, but this currently equates to approximately £554 required for each new flat to achieve the required offset.
- 2.16 The construction period for Longley House is expected to be about 24 months. Factoring in the expiry of the judicial review period that would follow the completion of the S106 Agreement and issuing of the decision, the need to discharge conditions, other pre-commencement requirements and the appointment of contractors etc, it is anticipated that there would be a period of about 30 months from the date of permission being granted to completion of the works. There would therefore be a period in excess of two years for the necessary water off-sets to be provided whilst the new units are under construction and prior to their occupation. Indeed, it is expected that at least 100 retrofits can be provided per month, thereby providing the necessary off-sets (469) within an estimated 5-month period. This should provide sufficient comfort that the required off-set can be provided well ahead of occupation of the proposed flats, by which time the water savings can be evidenced and water neutrality can be demonstrated. Within these timeframes there is sufficient head-room to absorb any variations to the base assumptions, which have been stress-tested, to be satisfied that this scheme will achieve water neutrality prior to occupation of the new flats.

- 2.17 Officers and our consultants have considered the reports and agree with the assumptions and conclusions. It is therefore considered that, assuming the development is implemented in accordance with the evidence provided, and the retrofitting occurs and makes the targeted water savings, the development would be 'water neutral'.
- 2.18 In order to ensure the measures proposed by the applicants are fully implemented, specific water neutrality clauses are required to be included in the legal agreement. These include:
- the implementation of the water efficiency measures in the new flats;
  - the implementation and ongoing maintenance of the greywater recycling system to serve the flats;
  - a contribution to be paid by the developer for the appropriate number of offsetting units in the Crawley Homes retrofitting scheme;
  - the management and monitoring of the Crawley Homes retrofitting scheme; and
  - limitations on the occupation of the new flats until the water savings from the Crawley Homes retrofitting scheme have been realised and that it has been robustly demonstrated that the required water savings have been achieved.
- 2.19 Based on these findings an Appropriate Assessment document is being prepared by Officers to be sent to Natural England for comment (as required under Habitat Regulations). A reasonable time period is required for that consultation.

#### Conditions

- 2.20 One of the suggested conditions and its reason has been to be amended to reflect the water neutrality situation. This is condition 23 – the landscape management plan. The original condition and informative regarding water efficiency (previously condition 27 and informative 4) are no longer required as these requirements will be secured in the legal agreement. A full set of the updated conditions and informatives are shown at the end of this report within the recommendation section.

#### **CONCLUSIONS:-**

- 3.1 As set out above, since the original resolution to grant planning permission in June 2020, the matter of water neutrality has arisen which has resulted in the applicant having to demonstrate that the proposal would be water neutral. It is considered that the applicants have successfully demonstrated that the proposed development achieves water neutrality subject to clauses in the S106 agreement to ensure the measures that include the water efficiency measures in the new flats as well as the offsetting achieved through the Crawley Homes retrofitting programme contained within the submitted documents are fully implemented.
- 3.2 It is therefore considered that the proposal is acceptable for the reasons as set out in this report and, subject to the associated conditions which have been amended to reflect the current position, the conclusion of the S106 agreement and the conclusion of the consultation with Natural England, planning permission should be granted.

#### **RECOMMENDATION RE: CR/2020/0024/FUL**

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:  
(Drawing numbers to be added)  
REASON: For the avoidance of doubt and in the interests of proper planning.

3. No works above ground level shall be carried out unless and until a schedule of materials and finishes, together with samples of such materials and finishes to be used for external walls, roofs, balconies and glazing of the proposed building have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

4. 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,
- details of the area(s) subject to construction activity,
- details of cranes and other tall construction equipment (including details of obstacle lighting)
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the height and areas for the storage of plant, equipment and materials used in construction of the development,
- details of temporary lighting
- 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.
- details of a dust and smoke management plan.
- control and disposal of putrescible waste to prevent attraction of birds.
- site restoration.
- protection and mitigation measures for wildlife and habitat.

REASON: In the interests of highway safety, the amenities of the area, to ensure that the development does not endanger the safe movements of aircraft or the operation of Gatwick Airport through interference with communication, navigational aids & surveillance equipment and to accord with Policies CH3 and IN1 of the Crawley Borough Local Plan 2015-2030.

5. No on-site preparation works or development related to this planning permission shall take place until the approved details as set out in the Arboricultural Impact Assessment dated 20th December 2019 and the Arboricultural Method Statement dated 23rd December 2019 including the tree protection measures have been implemented in full. The development shall be implemented in accordance with the approved details and the tree protection measures shall thereafter be retained in accordance with the approved details throughout the construction period until the development is completed.

REASON: To ensure the retention and maintenance of trees important to the visual amenity and the environment of the development in accordance with Policy CH3 of Crawley Borough Local Plan 2015-2030 and the Green Infrastructure Supplementary Planning Document.

6. Development shall not begin until a scheme to deal with contamination of the site and / or ground water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all the following measures:

1. The submitted Desk Study entitled 'Desk Study and Preliminary Risk Assessment Report ' by ST Consult dated 11th November 2019.

and the following stages where required: -

2. A Detailed Site Investigation. This shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology BS 10175:2011. The site investigation should fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications,

including an assessment of risk to any potential receptors. A full report on the findings of the site investigation shall be submitted to the LPA

3. Remediation. A written remediation statement, detailing the works necessary so as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including any controlled waters, shall be submitted to the LPA and agreed in writing with the LPA prior to any remediation commencing on site. Two copies of the remediation report shall be submitted to the LPA.
4. Post Remediation Verification Testing and Report Approved remediation works shall be carried out in full on site, under a quality assured scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the remediation works contamination is encountered that had not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA in accordance with the process laid out at points 1 – 3 above.
5. Upon completion of the remediation works, this condition shall not be discharged until further validation report has been submitted to, and approved by the LPA. The validation report shall include quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary documentation detailing what waste materials have been removed from the site.

Development shall not commence until the measures approved in the scheme have been implemented.  
REASON: To safeguard occupiers of the site in accordance with Policy ENV10 of the Crawley Borough Local Plan 2015 - 2030.

7. No building or structure that forms part of the development hereby permitted shall exceed 108.795m AOD.  
REASON: To avoid any building/structure on the application site endangering the safe movement of aircraft and the operation of Gatwick Airport through interference with communication, navigational aids and surveillance equipment in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order amending, revoking and re-enacting this order with or without modification, no development, telecommunications equipment, renewable energy equipment, other equipment or advertisements other than those shown on the drawings hereby approved shall be installed or carried out on the roof of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.  
REASON: To ensure that 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, to enable the Local Planning Authority to control extensions and alterations that could have significant visual impact and in accordance with Policies CH3 and IN1 of the Crawley Borough Local Plan 2015-2030 and the Urban Design Supplementary Planning Document.
9. Obstacle lights shall be placed on the four corners of the upper roof level. These obstacle lights must be Type B, steady state red lights at 32 candelas. Details of these lights can be found in Table Q-1. Characteristics of obstacle lights & Table Q-2. Light distribution for low intensity obstacle lights in Chapter Q – Visual Aids for Denoting Obstacles of CS ADR-DSN available at <https://www.easa.europa.eu/document-library/certification-specifications/cs-adr-dsn-issue-4>  
The obstacle lights should be lit from 30 minutes before sunset to 30 minutes after sunrise.  
REASON: Permanent illuminated obstacle lights are required on the development to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.
10. No works above ground level shall be carried out unless and until the following acoustic design details comprising the details of the balcony construction, the glazing, the acoustic barrier along the northern

boundary, the ventilation system and the structural partitions between the service or plant areas and any residential dwelling have been submitted to and agreed in writing by the Local Planning Authority. Once so agreed the development shall be implemented in accordance with the approved details and maintained in perpetuity for the life of the development. The details shall include the design drawings, supporting documentation and scientific and technical details supporting the choice of design.

REASON: To prevent noise giving rise to significant adverse impacts on health and quality of life in accordance with paragraph 170 and 180 of the National Planning Policy Framework and the Noise Policy Statement for England and policies CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030.

11. All plant, machinery and equipment (including fans, ducting and external openings) to be installed as part of the development shall be maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

REASON: To prevent noise giving rise to significant adverse impacts on health and quality of life in accordance with paragraph 170 and 180 of the National Planning Policy Framework and the Noise Policy Statement for England and policies CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030.

12. No works above ground level shall be carried out until a scheme has been submitted to and agreed in writing by the Local Planning Authority in relation to the prevention of overheating in the dwellings. Once so agreed the scheme shall be implemented strictly in accordance with the agreed details and maintained in perpetuity for the life of the development. The scheme shall include a Chartered Institute of Building Services Engineers Technical Manual 59 (CIBSE TM:59) assessment for Design Standard Years (DSY) 1 for 2020's, 2050's and 2080's and must demonstrate a pass for all dwellings against DSY 1 2020's. DSY 1 shall be reported for 2050's and 2080's. In designing to prevent overheating then regard shall be had to the cooling hierarchy:

- Minimise internal heat generation through energy efficient design
- Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls
- Design to enable passive ventilation (e.g. cross ventilation)
- Provide mechanical ventilation
- Provide active cooling (ensuring they are the lowest carbon options).

REASON: To secure sustainable development in accordance with Chapter 2 of the NPPF and policies CH3 and ENV6 of the Crawley Borough Local Plan 2015-2030.

13. No works above ground level shall be carried out until a checklist of actions required to implement the mitigation and enhancement recommendations set out in the ecological assessment report by Ecology Solutions has been prepared and a copy sent to, and approved in writing by, the Local Planning Authority. The actions set out in the approved checklist shall be implemented in full unless otherwise approved in writing by the Local Planning Authority and a completed copy, signed by the project ecologist shall be submitted to the Local Planning Authority for approval prior to first occupation of any unit.

Reason: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with Policy ENV2 of the Local Plan and paragraph 175 of the NPPF.

14. No vehicles other than emergency and refuse vehicles shall be permitted to enter or exit the site via East Park.

REASON: In the interest of highway safety, the amenities of the area and to ensure a satisfactory standard of access to the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

15. No part of the development shall be occupied until a footway providing a continuous connection from the eastern boundary of the site to connect with the existing footway within the adjoining Arora Hotel site has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing.

Reason: In the interests of highway safety, improved connectivity and to accord with Policy CH3 of the Crawley Borough Local Plan 2015- 2030.



16. The development shall not be occupied until the vehicle parking and turning spaces have been constructed and provided in accordance with the approved plans. These spaces shall thereafter only be used and retained for their designated use.  
REASON: To provide adequate on-site parking and turning space for the development in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030.
17. The development shall not be occupied unless and until the bollards and traffic barriers have been installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The bollards and barrier shall thereafter be retained as part of the development.  
REASON: in the interest of road safety and amenity and in accordance with policy CH3 of the Crawley Borough Local Plan 2015 -2030
18. The development shall not be occupied until the cycle parking facilities have been provided in accordance with the details shown on approved plans, unless an alternative location is agreed by the Local Planning Authority in writing. These facilities shall thereafter be retained for their designated use.  
REASON: To provide alternative travel options to the use of the car in accordance with policies CH3 and IN4 of the Crawley Borough Local Plan 2015 – 2030.
19. The development hereby approved shall not be occupied until the facilities for refuse and recycling bin storage and collection and access for collection have been provided in accordance with the approved plans and details, unless an alternative location is agreed by the Local Planning Authority in writing. The facilities shall subsequently be maintained and be retained for the use of residents.  
REASON: To ensure the operational requirements of the site are met in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
20. No works above ground level shall be carried out until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: To reduce the risk of flooding and safeguard future occupants of the site in accordance with Policy ENV8 of the Crawley Borough Local Plan 2015 - 2030.
21. No above ground development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, new specimens to be planted and details of the boundary treatments, the external appearance of the sub -station, the electric vehicle charging points and external lighting. The scheme shall be implemented in accordance with the approved details.  
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.
22. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
REASON: In the interests of amenity and of the environment of the development in the accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
23. No above ground development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and water efficiency measures. The landscaping management plan shall be carried out as approved.  
REASON: In the interests of the visual amenity of the area and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030 and, taking account of the Natural England Position Statement on water neutrality received on 14th September 2021, to ensure that the development does not cause an adverse impact upon protected habitats in the Arun Valley,

including the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI, and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites, in breach of the Conservation of Species and Habitats Regulations 2017.

24. No development above slab level shall take place unless and until a scheme to provide combined television reception facilities and superfast broadband to the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority. The approved facilities shall be made available to each individual unit prior to that unit being occupied.  
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.

25. Prior to their installation, details of rainwater goods, external extract grilles, pipes and flues shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing 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.

26. No development, except demolition of the existing building, shall commence until the following information has been submitted to and agreed in writing by the Local Planning Authority:

A) details of the communal gas heating system, referred to in the submitted Energy and Sustainability Strategy dated 6 January 2020, including provisions to enable potential connection to a future District Energy Scheme;

or

B) details of an alternative site-wide energy strategy, including verification that it will achieve:

- Lower CO2 emissions than the strategy detailed in the Energy and

Sustainability Strategy dated 6 January 2020, when both are assessed according to a version of the SAP methodology to be agreed with the local planning authority;

and,

- A standard of energy efficiency no worse than the strategy detailed in the Energy and Sustainability Strategy dated 6 January 2020, when both are assessed according to a version of the SAP methodology to be agreed with the local planning authority, OR additional CO2 reductions through the inclusion of further solar photovoltaics with an additional capacity of at least 10kWp over and above that described in the submitted Energy and Sustainability Strategy dated 6 January 2020.

The development shall be implemented in accordance with the agreed details.

REASON: In the interests of environmental sustainability, in accordance with policy ENV7 of the Crawley Borough Local Plan 2015 and the Planning and Climate Change SPD.

27. No works above ground level shall be carried out until full details of the PV solar energy scheme referred to in the submitted Energy and Sustainability Strategy dated 6 January 2020, or an alternative strategy agreed under condition 26, have been submitted to and approved in writing by the Local Planning Authority. No subsequent alterations to the approved solar energy scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to first occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development addresses energy efficiency and climate change, does not endanger the safe movement of aircraft or the operation of Gatwick Airport through glint and glare in

accordance with Policies ENV6 and IN1 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change SPD.

28. The residential units shall not be occupied until design-stage SAP calculation summaries for the development, detailing a level of environmental performance consistent with the submitted Energy and Sustainability Strategy dated 6 January 2020, or an alternative strategy agreed under condition 26, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

REASON: In the interests of environmental sustainability, in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change SPD

29. The Bird Hazard Management Plan dated December 2019 shall be implemented as approved upon completion of the roof and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON: It is necessary to manage the roof in order to mitigate bird hazard and avoid endangering the safe movements of aircraft and the operation of Gatwick Airport through the attractiveness of birds in accordance with policies CH3 and IN1 of the Crawley Borough Local Plan 2015-2030.

#### INFORMATIVE(S)

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

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

0800 to 1800 Monday to Friday and

0800 to 1300 on Saturday.

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

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

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

2. Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirements of the British Standard Code of Practice of the safe use of cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks' notice. For crane queries/applications please email [gal.safeguarding@gatwickairport.com](mailto:gal.safeguarding@gatwickairport.com). The crane process is explained further in Advice Note 4 'Cranes and Other Construction Issues' available at [www.aoa.org.uk/policy-campaigns/operations-safety/](http://www.aoa.org.uk/policy-campaigns/operations-safety/)

3. This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL and associated forms visit [www.crawley.gov.uk/cil](http://www.crawley.gov.uk/cil), email [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk) or telephone 01293 438644 or 438568. To avoid additional financial penalties the requirements of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Please also note that any reliefs or exemptions from CIL are subject to the correct procedures being followed as laid down in the regulations, including the following:

a) Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.

b) A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.

c) Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefiting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.

4. The applicant is advised to consider the incorporation into the scheme of the Secured by Design measures set out in detail in the letter from Sussex Police dated 27th July 2020
5. The applicant is strongly encouraged to safeguard the space identified within the development to enable the building to be 'Network Ready' in the event the Town Centre Energy Scheme is delivered allowing the development to benefit from this technology.
6. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent: A formal application for connection to the water supply is required in order to service this development.  
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).  
Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at: [developerservices@southernwater.co.uk](mailto:developerservices@southernwater.co.uk)
7. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer should demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed online via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

With regard to surface water drainage, Thames Water advise that where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.  
<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

8. Due to the close proximity of the proposed demolition and erection of a new building to Network Rail land, the developer must contact Network Rail's Asset Protection team via [AssetProtectionLondonSouthEast@networkrail.co.uk](mailto:AssetProtectionLondonSouthEast@networkrail.co.uk) prior to any works commencing on site, with a view to enter into an Asset Protection Agreement to enable approval of detailed works. More information can also be obtained from the website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>.

As well as contacting the Asset Protection team, the applicant must follow Network Rail guidance for developments within close proximity to the operational railway.

9. The applicant may be required to apply for other consents directly from the Environment Agency. The term 'consent' covers consents, permissions or licences for different activities (such as water abstraction or discharging to a stream), and the EA have a regulatory role in issuing and monitoring them. The applicant should contact 03708506506 or consult the website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

## 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 through pre-application discussions/correspondence.

- Liaising with consultees/respondents/applicant/agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking amended plans/additional information to address identified issues during the course of the application.

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



# ArcGIS Web Map



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

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