

**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 BEROOM 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

**APPLICANT'S NAME:** Crawley Borough Council  
**AGENT'S 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
BDC-BPC-XX-XX-DR-A 008	P03	Maisonette & Apartment Blocks Typical Cross Sections
BDP-BPC-XX-XX-DR-A 009	P02	Bin Store Plan, Section & Elevations
BDP-BPC-XX-00-DR-A 010	P04	Refuse Strategy Plan
BDC-BPC-XX-XX-DR-A 012	P05	House Type 2A Floor Plans & Elevations (2B-4P)
BDC-BPC-XX-XX-DR-A 013	P05	House Type 2B Floor Plans & Elevations (2B-4P)
BDC-BPC-XX-XX-DR-A 014	P05	House Type 3A Floor Plans & Elevations (3B-5P)
BDC-BPC-XX-XX-DR-A 015	P05	House Type 3B Floor Plans & Elevations (3B-5P)
BDC-BPC-XX-XX-DR-A 018	P04	Apartment Block A - Ground & First Floor Plans (4x1B-2P & 4x2B-4P)
BDC-BPC-XX-XX-DR-A 019	P04	Apartment Block A - Second Floor & Roof Plans (2x1B-2P & 2x2B-4P)
BDC-BPC-XX-XX-DR-A 020	P05	Apartment Block A - East & West Elevations
BDC-BPC-XX-XX-DR-A 021	P05	Apartment Block A - North & South Elevations
BDC-BPC-XX-XX-DR-A 022	P05	Apartment Blocks B, C, D & E - Ground & First Floor Plans (2x1B2P & 4x2B4P)

BDC-BPC-XX-XX-DR-A 023	P05	Apartment Blocks B, C, D & E - Second Floor & Roof Plans (1x1B2P & 2x2B4P)
BDC-BPC-XX-XX-DR-A 024	05	Apartment Blocks B, C, D & E - North & South Elevations
BDC-BPC-XX-XX-DR-A 025	P04	Apartment Blocks B, C, D & E - East & West Elevations
BDC-BPC-XX-XX-DR-A 026	P07	Maisonette Type A1 Floor Plans (4x2B-4P)
BDC-BPC-XX-XX-DR-A 027	P07	Maisonette Type A1 Elevations (4x2B-4P)
BDC BPC XX XX DR A 052	P02	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	P02	House types-NS-Plots 38 & 39

## **ADDENDUM REPORT**

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

- 1.1 This application was considered at the meeting of the Planning Committee on 8<sup>th</sup> February 2021. 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.
- 1.2 It was resolved to grant planning permission for the development subject to the completion of a S106 agreement to provide off site sports provision improvements and open space, play space and allotment mitigation.
- 1.3 Since the Committee meeting, discussions had been ongoing to agree the wording of the clauses of the s106 agreement. The agreement was close to completion when 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 cannot be issued until this matter is fully addressed. Further details have now been submitted to address the issues raised by the Natural England Position Statement and as a result, the application is being referred back to the Committee, so that this can now be considered.
- 1.4 This report addresses the water neutrality situation and the mitigation measures now proposed which need to be secured through the s106 agreement. There are also amendments to the recommended conditions 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 considered 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 would be supplied with water by Southern Water. The site is within its Sussex North Water Resource Zone (SNWRZ). The water supply for this area is sourced from abstraction points in the Arun Valley. The 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 are also in the Arun Valley.

- 2.3 On 14th 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 states that developments within the SNWRZ 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, that all developments (including applications for planning permission) in the SNWRZ must demonstrate that they do not increase pressure on water resources and that they are “*water neutral*.” As a consequence, all developments that may affect water consumption need to be ‘screened’ to identify whether individually or in combination with other projects, they would 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 in regard to the net water usage of the development to enable an “Appropriate Assessment” to be undertaken by CBC as to whether there could be any significant impacts from the development on the Arun Valley sites. 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 is undertaken must be the same or lower after the development is in place.
- 2.6 This application is one where the new residential development proposed for the site, would use more water than the existing use of the site as a playing field. In itself this, application would not therefore 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 to reduce consumption from existing development elsewhere in the SNWRZ. The applicant needs to demonstrate robustly that it can deliver water neutrality for its proposals, and the measures will need to be secured by a s106 legal agreement.
- 2.7 A range of documents have therefore 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 As the site is a playing field with no previous water use the review considered the water consumption figures for the proposed development. The proposed water use for the new flats has been calculated based on the proposed building layout and water fittings, and an 88% occupancy based on the Part G of the Building Regulations. For the flats, the scheme will include the installation of water efficient fixtures and fittings, plus grey water recycling. With these measures, total water consumption for the flats would be 83 litres per person per day. The houses would have water efficiency measures internally and rainwater harvesting in the form of water butts externally, (with a requirement that no external taps are fitted). With these measures, total water consumption for the houses would be 90.3 litres per person per day. Both the flats and the houses would therefore be well below the current local plan policy target of 110 litres per person per day. The final daily usage requirement for the proposed development, including mitigation, is 22,612 litres per day (126 x 83.0 apartment demand + 134 x 90.7 houses/maisonettes demand).
- 2.9 This net water demand needs to be offset 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, including Breezehurst Drive and Longley House - to enable these key affordable housing schemes to be delivered.
- 2.10 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%. The flow regulators are being 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 the need for 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. It is a sealed unit that is permanently plumbed-in and cannot be adjusted by the occupant and it is required to be installed by a qualified tradesperson. In addition, if a tenant attempted to remove or replace this device without the Council's consent they would potentially be in breach of their Tenancy Agreement. This therefore provides added assurance that this measure, once installed, will not be tampered with and that it will provide long term water savings.

- 2.11 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 as well as the proposed development at Breezehurst Drive). A report was considered by Cabinet on 6<sup>th</sup> July 2020 and ratified by Full Council to secure the appropriate budget for this next phase. Overall up to 1500 properties would be retrofitted within the current available budget.
- 2.12 A key element in ensuring this strategy is robust is the need for an ongoing management and maintenance programme. 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 in perpetuity 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.
- 2.13 The assumption is that each retrofit of an existing CBC dwelling will deliver average water savings of 20 litres/per person/per day and so with the average occupancy of 2.5 persons per dwelling, each property retrofitted would save 50 litres per day. In order for the Breezehurst Drive scheme to be water neutral, a minimum of 452 Crawley Homes properties will need to be retrofitted, and it is anticipated this will be achieved over a four month period.
- 2.14 Officers and consultants appointed by CBC 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'.
- 2.15 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 houses and flats;
  - the implementation and ongoing maintenance of the greywater recycling system to serve the flats;
  - the management and monitoring of the Crawley Homes retrofitting scheme; and
  - to limit occupation of the new dwellings 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.
- 2.16 Based on these findings an Appropriate Assessment document is being prepared to be sent to Natural England for comment (as required under Habitat Regulations). A reasonable time period is required for that consultation.

### Conditions

- 2.17 Water efficiency measures would be controlled through the Section 106 agreement. A full set of the updated conditions that now omits water efficiency measures is 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 February 2021, 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 would achieve water neutrality subject to clauses in the s106 agreement to ensure the measures contained within the submitted documents are fully implemented, including the water efficiency measures in the new dwellings and the offsetting achieved through the Crawley Homes retrofitting programme.
- 3.2 It is therefore considered that the proposal is acceptable for the reasons as set out in this report. Subject therefore to the associated conditions which have been amended to reflect the current position, and the completion of the S106 agreement, the resolution is to permit the development.

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

PERMIT - Subject to the conclusion of a Section 106 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. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.
17. 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.
18. 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 Cresecent. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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. 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.

#### 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



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