

REFERENCE NO: CR/2022/0429/FUL

LOCATION: [LAND ENCLOSED BY CREASYS DRIVE AND BROADFIELD PLACE, BROADFIELD, CRAWLEY](#)

WARD: Broadfield

PROPOSAL: INSTALLATION OF EXTERNAL WALL INSULATION TO PROPERTIES ON THE CREASYS DRIVE ESTATE, BROADFIELD.

TARGET DECISION DATE: 31 October 2022

CASE OFFICER: Mr H. Walke

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
0098 ECD XX XX DR A 05004	P01	Site Plan 04
0098 ECD 09 XX DR A 07909	P01	Archetype 6-4-WF1 End Bridge - Existing
0098 ECD 11 ZZ DR A 05911	P01	Archetype 5-3-WF4 End - Proposed
0098 ECD 04 XX DR A 07904	P01	Archetype 6-4-WF3 End Bridge - Existing
0098 ECD 09 ZZ DR A 05909	P01	Archetype 6-4-WF1 End Bridge - Proposed
0098 ECD 12 ZZ DR A 07912	P01	Archetype 6-4-WF4 End Bridge - Existing
0098 ECD XX XX DR A 05001	P01	Site Plan 01
0098 ECD 01 XX DR A 07901	P01	Archetype 6-4-WF6 End Bridge
0098 ECD 04 ZZ DR A 05904	P01	Archetype 6-4-WF3 End Bridge - Proposed
0098 ECD 10 XX DR A 07910	P01	Archetype 5-3-WF3 Corner - Existing
0098 ECD 13 ZZ DR A 05912	P01	Archetype 6-4-WF4 End Bridge - Proposed
0098 ECD XX XX DR A 05002	P01	Site Plan 02
0098 ECD 01 ZZ DR A 05901	P01	Archetype 6-4-WF6 End Bridge - Proposed
0098 ECD 06 XX DR A 07906	P01	Archetype 5-3-WF1 End - Existing
0098 ECD 10 ZZ DR A 05910	P01	Archetype 5-3-WF3 Corner - Proposed
0098 ECD 13 XX DR A 07913	P01	Archetype 6-4-WF5 End Bridge - Existing

0098 ECD XX XX DR A 05003	P01	Site Plan 03
0098 ECD 03 XX DR A 07903	P01	Archetype 5-3-WF2 Corner - Existing
0098 ECD 06 ZZ DR A 05906	P01	Archetype 5-3-WF1 End - Proposed
0098 ECD 13 ZZ DR A 05913	P01	Archetype 6-4-WF5 End Bridge - Proposed
0098 ECD 11 XX DR A 07911	P01	Archetype 5-3-WF4 End - Existing
CBC001		Site Plan
0098 ECD 03 ZZ DR A 05903	P01	Archetype 5-3-WF2 Corner - Proposed
CBC002		Welfare and Storage Location Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--|----------------------|
| 1. | WSCC Highways | Comments provided |
| 2. | CBC Property Division | No comments |
| 3. | CBC Crawley Homes | No comments received |
| 4. | CBC Energy Efficiency & Sustainability | Comments provided |

NEIGHBOUR NOTIFICATIONS:-

10 and 11 Crossman Court:

1, 21 to 23 and 28 to 31 Adamson Court:

6 to 8 Jeans Court:

1, 2, 12, 13, 16, 20, 23 and 24 Aston Court:

1, 15 and 16 Hopkins Court:

2, 7 to 9, 12 and 13 Seddon Court:

1 to 3, 9, 10 and 13 to 16 Carman Walk:

4 to 6 Thomson Court:

9 to 11, 14, 16, 17, 19, and 20 to 22 Greenwood Court:

1, 3, 14, 16, 20, 24 to 30 (even numbers), 35 and 37 Baylis Walk:

7 to 12 Tatham Court:

1, 2 and 16 Pankhurst Court:

1, 8, 9 to 12, 21 and 22 Richardson Court:

1, 2, 10 to 12 and 16 Bevan Court:

6 to 8 Adrian Court:

3 to 7 (odd numbers) and 33 to 37 (odd numbers) Flamsteed Heights:

6 to 8, 13 and 14 Webb Close:

1, 24 and 25 Morrison Court:

6 to 10 (even numbers), 23 and 25 Sheraton Walk:

1 and 2 Lindgren Walk:

11 to 13 Murray Court.

RESPONSES RECEIVED:-

Two responses have been received from residents. One is in support of the application, although seeks to avoid works during the winter months. The other response raises concerns about noise, privacy and safety whilst scaffolding is up and damage to private property.

Comments are also made on matters unrelated to the current application, regarding landscaping, parking and EV charging points in the Creasys Drive area.

REASON FOR REPORTING TO COMMITTEE:-

The application has been submitted by Crawley Borough Council.

THE APPLICATION SITE:-

- 1.1 The proposal relates to a total of houses located within a large site enclosed by Creasys Drive and Broadfield Place. Vehicular access to the homes is taken from a series of cul-de-sacs leading off Creasys Drive to garage courtyards. Many of the homes are accessible on foot only. They are grouped around courtyards, with their entrances taken from the courtyard and rear gardens on the outer edges of the courtyards. Some houses within the courtyards have first floor bedrooms within a bridge link between houses, with a public footpath running underneath. There is an extensive area of tree cover at the heart of the estate with footpaths leading through it.
- 1.2 The area enclosed by Creasys Drive was originally developed for council housing. The homes affected by the current planning application are all owned by Crawley Borough Council, although many other houses within the estate have now been sold.
- 1.3 There is an area of Structural Landscaping running north-south through the middle of the estate and a few individual protected trees, but no other designations or constraints affecting the area.

THE PROPOSED DEVELOPMENT:-

- 1.4 The proposed development is to install external wall insulation to the specified individual houses across the estate. The application covers houses within the estate with either brickwork side gable walls or with one of the first floor bridge links between houses.
- 1.5 In support of the application, the applicant has provided drawings and illustrative materials showing the works to the differing house types, along with details of the thermal benefits of the proposed insulation. Works to nine different house types are proposed, although these share many characteristics. Some of the houses are end terrace properties with brick gable side walls. Other houses are located at the corners of the courtyards. The others are either end or mid terrace, but also feature a bridge link to the neighbouring house. The bridge contains one bedroom for each of the linked houses. The houses are a mix of three and four bedroom houses.
- 1.6 For clarification, other Council owned houses within the estate are also being fitted with external wall insulation. However, in those mid-terraced cases, the insulation was fitted under the more extensive existing cladding to those houses and did not involve changing the external appearance at all. Consequently, the works were covered by those houses' permitted development rights.

PLANNING HISTORY:-

- 3.1 The Creasys Drive estate was approved in 1973 (ref CR/287/1973).

PLANNING POLICY:-

National Planning Policy Framework (2021)

- 1.7 The following parts are relevant to this proposal:
 - Paragraphs 10 and 11 – Achieving sustainable development. At the heart is a presumption in favour of sustainable development, which should be applied in plans and decisions. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay.
 - Section 12 – Achieving well-designed places. 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.
 - Section 14 – Meeting the challenge of climate change, flooding and coastal change. This states that planning should support the transition to a low carbon future and help to *“shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the*

conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

Crawley Borough Local Plan (2015-2030) (adopted December 2015)

1.8 The relevant policies include:

- Policy 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.
- Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places.
- Policy 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. Development proposals must adhere to any relevant supplementary planning guidance produced by the Council including residential extensions.
- Policy ENV6: Sustainable Design and Construction. All development, including the alteration and extension of existing buildings should consider how it may achieve the following sustainability objectives including:
 - i. Take an active approach to reduce its need to consume energy; and
 - iii. Look at ways to improve the existing building when adding improvements or extensions
- Policy ENV7: District Energy Networks sets out a hierarchy for major developments to address energy creation and usage.

Urban Design Supplementary Planning Document (adopted October 2016)

1.9 The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains guidelines on the standards the Council expects for the public design and the design of extensions. In particular, it states that:

- *‘Development should incorporate materials and colours that match the existing dwelling or, where appropriate contrast with it.*

Planning and Climate Change Supplementary Planning Document (adopted October 2016)

1.10 The Planning and Climate Change SPD provides further guidance as to how applications can comply with the requirements of the sustainability policies, including policies ENV6 and ENV7.

PLANNING CONSIDERATIONS:-

1.11 The main issues for consideration are:

- Sustainability and energy efficiency
- Design and appearance
- Highways
- Impact upon amenity
- Arboricultural impact
- Water neutrality

Sustainability and energy efficiency

1.12 The purpose of this project is specifically to improve the sustainability of the houses and reduce their energy consumption. The applicant has submitted an assessment of the thermal performance of the houses. The works include a range of insulation measures, including loft insulation. Survey work has revealed that the external walls account for a high proportion of the heat loss from these houses. The proposed works that this application covers, along with measures such as loft insulation that do not

require a planning application, intend to tackle this and should reduce heating demand by half. The external insulation to the brickwork, tile hanging and weatherboarding have the biggest impact in terms of reducing heating demand. Strategic Planning have commented that as *“the proposed development represents retrofitting of existing buildings with the specific intention of reducing energy demand, thereby contributing to climate change mitigation, the proposal can be supported from the perspective of Policy ENV6.”*

- 1.13 The proposal is a major development, by virtue of its site area. From the perspective of Policy ENV7 though, it does not involve the creation of any new buildings or floorspace. In addition, the existing houses which are affected (mainly, if not all, gas heated) are dispersed across the area enclosed by Creasys Drive. The Energy Efficiency and Sustainability officer has commented that *“this leaves limited potential at this stage for the introduction of some form of district / decentralised energy supply as part of this proposal, and there is no wider decentralised energy network currently existing or proposed in the surrounding area.”* He concludes though that the *“proposed improvements to building fabric will probably nonetheless widen the potential future options for supplying heat to these dwellings via more sustainable means, such as heat networks and/or other low or zero carbon technologies. As such the proposal can be supported from the perspective of Policy ENV7.”* It is also worth noting again that the proposal itself is intended to directly reduce energy consumption within the houses.
- 1.14 Overall, the proposals would dramatically reduce energy consumption required to heat these houses by significantly reducing heat loss through the external walls. In doing so, the works offer major sustainability benefits and help to address climate change, in accordance with national and local planning policies.

Design and appearance

- 1.15 The proposed works would involve the removal of existing brickwork, tile hanging and weatherboard cladding, the installation of external insulation to the walls and then external finishing to reinstate brickwork, brick slips, weatherboard cladding and tile hanging. Some additional roofing will be required and windows and doors would also be replaced to match existing.
- 1.16 The Creasys Drive estate features brick built houses, most of which have substantial panels of either weatherboard cladding or tile hanging to some elevations. Gable ends are generally brick. The bridge links are either weatherboarded or tile hung. There are various house types and related variations in materials within each courtyard.
- 1.17 The applicant has provided detailed drawings for each house type. These demonstrate that the basic appearance of each house would be retained. Following the installation of the external wall insulation to gable ends and other brick walls, either matching brick slips or new brickwork would be installed to replicate the current appearance. Similarly, in areas of tile hanging and weatherboarding, replacement matching materials would be installed once the external wall insulation has been fitted. Whilst windows and doors may be replaced, they are proposed to match the existing, be in the same positions and of the same size. Any roofing works would use tiles to match the existing.
- 1.18 The overall appearance of the houses would therefore remain very similar to the existing appearance. There may be some areas, such as the midway points of some of the bridge links, where there may be some visual contrast between the newly reinstated cladding and the adjoining original cladding. Changes of this type are seen across the estate though already, as maintenance and improvement works to individual houses have taken place.
- 1.19 The materials used will be clearly visible to members of the public. It is important to ensure that they closely match the existing appearance of the houses, particularly since these are terraced courtyards and, in many cases, works will not be undertaken to the adjoining houses. The proposed materials of brick, weatherboarding and tile hanging, are traditional ones and it should be possible to achieve a very good match for the existing materials. Subject to a condition requiring full details of the proposed external materials to be submitted for approval, the proposed works are considered acceptable in terms of design and appearance.

Highways

- 1.20 The key highways issues for this application are the implications for adjacent public footpaths during the works to each house and the arrangements for storage of materials, waste, plant and equipment for the scheme. WSCC Highways have provided comments on these aspects of the scheme.
- 1.21 The applicant has indicated that the works to each individual house would take around four weeks to complete. Some temporary closures, width restrictions and temporary alternative footpaths may be required. Any temporary closures would need to be agreed by the Local Highway Authority. The long term benefits of the proposed works are significant though and it is not considered that they are outweighed by any short term inconvenience during construction. That said, conditions are recommended to minimise any disruption to local residents, such as to ensure appropriate routes are maintained wherever possible.
- 1.22 In a wider sense, welfare and storage facilities for contractors undertaking the works would be located in some of the garage courtyards surrounding the housing. These would be at Lansbury Road, Dalton Close, Eddington Hill and Terry Road. These locations offer easy access to the houses on which works are proposed. Being located in garage courtyards, which generally seem underused, the facilities would cause no significant disturbance to residents.
- 1.23 Subject to appropriate conditions to minimise disturbance to residents as the development is carried out, the works are considered acceptable in highways terms.

Impact on amenity

- 1.24 The proposed works would not physically alter the houses to an extent that could affect neighbours, such as through overshadowing or an overbearing impact.
- 1.25 The main potential impact is noise and disturbance during the physical works on each house. It is inevitable that construction work causes some disturbance and this is not a reason to refuse planning permission. The applicant has commented that the works to each individual house are likely to take around four weeks to complete. This is a very limited period of time. Any minor loss of privacy, such as through views from scaffolding or noise disturbance, would be very short term and no different to those resulting from far longer term construction projects in the town. It is not considered that any significant or long term impact upon neighbouring amenity would result from the proposal and there are no grounds to refuse permission for these reasons.

Arboricultural impact

- 1.26 There are many trees around the estate, but only in a few cases close to the houses on which works are proposed. Given the nature of the proposed works, they are unlikely to cause damage to the trees. However, for three houses, the works, including storage of materials, equipment and waste, could affect the root protection areas. A condition is recommended to ensure that adequate temporary protection is in place for the trees and is installed before any works are carried out to those houses.

Water neutrality

- 1.27 The Local Planning Authority received a Position Statement from Natural England on 14 September 2021. It raised significant concerns about the impact of water abstraction in the Sussex North Water Resource Zone upon the Arun Valley's protected SAC, SPA and Ramsar sites. The proposed external wall insulation and related alterations would involve no new connection to the water supply in any of the affected houses. The proposed development would not increase water consumption within the application site. A screening assessment has been undertaken which concludes that the proposal would be water neutral as a result. The Local Planning Authority has therefore concluded that the proposal would not adversely affect the integrity of the protected sites and would not conflict with the obligations under the Conservation of Habitats and Species Regulations 2017.

CONCLUSIONS:-

- 6.1 The proposed works would significantly enhance the sustainability and energy efficiency of these houses. This is strongly welcomed and will help to address climate change. The changes to the appearance of the houses, subject to control over materials, are very limited. Highways issues, such as availability of footpaths, can be adequately addressed through conditions, albeit that some short term temporary closures of short sections of footpaths may be required. The proposals are also water neutral and would have no significant or long term impact upon residential amenity. Approval is therefore recommended.

RECOMMENDATION RE: CR/2022/0429/FUL

PERMIT - Subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The 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 development, including site or setting up works of any description, shall take place on or adjacent to Nos. 14 Carman Walk, 8 Tatham Court and 11 Bevan Court unless and until all the existing trees adjacent to those sites have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered. These measures shall remain in place until the works at these properties have been fully completed and all associated materials and equipment has been removed.
REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policy CH7 of the Crawley Borough Local Plan 2015 - 2030.
4. The development hereby approved to each house shall be carried out in accordance with the details set out in the email from the applicant dated 31 August 2022 regarding unloading locations and timeframes, resident engagement and the provision of barriers, minimum footpath widths and alternative temporary footpath provision.
REASON: In the interests of amenity and in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. No development 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 and roofs of the houses have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved 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 and the Urban Design Supplementary Planning Document.
6. The development shall be implemented in accordance with the details provided in the submitted document titled 'Appendix 1' dated July 2022, the submitted document titled '6.1: Archetypes Performance – Measures Modelled in the Assessments' dated Jun 2022, and the submitted document titled '6.2: PHPP Assessment' dated June 2022.
REASON: In the interests of environmental sustainability, in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning & Climate Change Supplementary Planning Document.

INFORMATIVE(S)

1. The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

1. NPPF Statement

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

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



CR/2022/0429/FUL – Land at Creasys Drive

