

REFERENCE NO: CR/2017/0760/FUL

LOCATION: [9 WOOLBOROUGH ROAD, NORTHGATE, CRAWLEY](#)

WARD: Northgate

PROPOSAL: DEMOLITION OF EXISTING SURGERY AND ERECTION OF A PART TWO-STOREY PART TWO AND A HALF-STOREY RESIDENTIAL BUILDING COMPRISING 6 X ONE-BED FLATS AND 3 X TWO-BED FLATS WITH ASSOCIATED CAR PARKING, BIN STORE AND CYCLE STORE (AMENDED DESCRIPTION & PLANS RECEIVED)

TARGET DECISION DATE: 13 December 2017

CASE OFFICER: Miss D. Angelopoulou

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME: GWP Architects

PLANS & DRAWINGS CONSIDERED:

08/02/2018, 16/158/skLP RevD Location and Block Plans
05/09/2017, 15/193/sk02 Existing Elevations
05/09/2017, 15/193/sk01 Existing Ground Floor Plan
08/02/2018, 16/158/01k Proposed Site Plan
08/02/2018, 16/158/02f Proposed Floor Plans
05/02/2018, 16/158/03e Proposed Elevations
05/09/2017, 16/158/sk20 Bin Store Details
26/01/2018, 1000003865-3-010-01 RevB General Arrangement
26/01/2018, 1000003865-3-010-01 Planting Schedule - External Works
08/02/2018, 161/158/sk11d Proposed Roof Plan
26/01/2018, 1000003865-3-000-01 Topographical Survey

CONSULTEE NOTIFICATIONS & RESPONSES:-

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| 1. GAL - Aerodrome Safeguarding | No objections subject to cranes informative. |
| 2. Environment Agency | No comments to make. |
| 3. WSCC - Highways | No objection subject to condition for a construction management plan. |
| 4. National Air Traffic Services (NATS) | No safeguarding objection. |
| 5. Thames Water | No objection subject to informative. |
| 6. Sussex Building Control Partnership | No response received. |
| 7. Police | No response received. |
| 8. CBC - Drainage Officer | No objection; no surface water or flooding issues as development proposals include betterment. |
| 9. CBC - Property Division | No objection. |
| 10. CBC - Housing Enabling & Development Manager | No objection. |
| 11. CBC - Planning Arboricultural Officer | No objection provided all works are carried out in accordance with the AMS. |
| 12. CBC - Environment Team | No response received. |
| 14. CBC - Environmental Health | No objection subject to informative. |

15. CBC - Refuse & Recycling Team	No objection; no current issues collecting from bin store for the nursing home accessed via the same entrance.
16. CBC - FP - Energy Efficiency & Sustainability	No objection subject to condition and informative for water management policy.
17. CBC – Forward Planning - Retail & Employment	No objection.
18. CBC – Forward Planning - Urban Design	Comments regarding original scheme; Building for Life criteria regarding corner plots, definition of private and public area etc.
19. CBC – Forward Planning - Countryside & Open Space	No objection; no need for open space contribution.
20. WSCC - Surface Water Drainage (SWD)	No objection but a SUDs (Sustainable Drainage system) is required and two conditions are recommended.
21. Cycle Forum	Comments; cycle parking meets the standards, and advice to provide one or two additional visitor cycle parking stands adjacent to building entrances for short term parking.
22. Southern Water Ltd	No objection subject to informative for a formal application.
23. Ecology Advisor	No objection subject to condition

NEIGHBOUR NOTIFICATIONS:-

The application has been advertised through an advert in the local press and by site notices on 20th September 2017.

The amended scheme has also been advertised by site notices on 6th February 2018.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 The application site currently contains a single storey building formerly occupied by the Northgate Surgery. It is located on a prominent corner plot, on the eastern side of Woolborough Road at the junction with Cobbles Crescent. The site measures approximately 0.14 hectares in area and is relatively open and flat. Vehicular access is taken from Woolborough Road. The front area of the site is hardstanding with parking bays.
- 1.2 The application site is within the Long Distance View Splays from Tilgate Park and Target Hill as identified by the Local Policy CH8. There is one mature oak tree to the south-west of the site along with one small pear tree. One cypress tree is located to the north-east of the site.
- 1.3 The surrounding area is predominantly residential comprising a mixture of bungalows, detached and terraced two storey houses and flatted developments (up to three storeys). The site is surrounded on all sides by residential development. To the south-east of the site is Halfacres, a retirement housing flatted development, with which access is shared from Woolborough Road. To the north-east and south are bungalows.

THE PROPOSED DEVELOPMENT:-

- 2.1 This application seeks planning permission for the demolition of the existing surgery building and the erection of a part 2-storey and part 2 ½-storey residential building comprising 6x one-bedroom flats and 3x two-bedroom flats with associated car parking, bin store and cycle store. All residential development would be affordable.
- 2.2 The scheme has been amended since the application was submitted, through revisions to the location of the building, its maximum height, fenestration and roof design, materials, boundary treatment and parking arrangements. A revised Transport Statement, Drainage Strategy Plan and a Statement for Building for Life criteria have also been submitted to support these amendments.
- 2.3 The proposed building as amended would be an L-shaped building with frontages to both Woolborough Road and Cobbles Crescent. It would be set back from the front/corner boundary by 3.9 metres. It would be two and a half storeys on the frontage of Woolborough Road with a crown-top roof design measuring 9 metres to the ridge and 5.4 metres at the eaves. The building would step down to two storeys along Cobbles Crescent to the east part of the site, adjacent to No. 64 Cobbles Crescent (a bungalow).
- 2.4 Individual entrances (including private paths) would be provided to all ground floor flats from the pavement with private amenity space to each of these flats. A communal amenity area would be provided to the east of the site and would serve the upper flats.
- 2.5 Vehicular and pedestrian access to the development would be provided by the existing entrance from Woolborough Road. The car park would be to the south-east of the application site and would provide a total of 10 spaces. A cycle parking store is also proposed to the east of the site, attached to the proposed building, for 14 cycle spaces. Refuse store would be provided to the south of the site.
- 2.6 The following documents have been submitted in support of the application:
 - Planning Statement including Design and Access Statement
 - Transport Report
 - Utilities Statement
 - Drainage Strategy Statement
 - Tree Survey Report
 - Arboricultural Impact Assessment
 - Arboricultural Method Statement
 - Sustainability Statement
 - Phase I Geo-environmental desk study and report on Phase 2 subsoil investigations
 - Open Space Assessment Statement
 - Preliminary Roost Assessment
 - Statement for Building for Life Criteria for new revised layout and design

PLANNING HISTORY:-

- 3.1 7-9 Woolborough Road: CR/080/1983 – Erection of doctors group practise centre for 3 doctors and staff with car parking off existing vehicular/pedestrian access, improved and adapted – Permitted.
- 3.2 7-9 Woolborough Road: CR/265/1983 – Doctors group practice centre for three doctors, trainee and staff with car parking, vehicular and pedestrian access improved and adapted – Permitted.

PLANNING POLICY:-

National Planning Policy Framework (2012) (NPPF)

- 4.1 The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:

- Paragraph 14 – Presumption in favour of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- Paragraph 17 – Core planning principles. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Section 6 – Delivering a wide choice of high quality homes. This seeks to significantly boost the supply of housing. Applications should be considered in the context of the presumption in favour of sustainable development and are to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- Section 7 – Requiring good design. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Section 8 – Promoting healthy communities. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

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

4.2 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 CH1: Neighbourhood Principle will be protected and enhanced by: a) maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features, b) ensuring the neighbourhood centres remain the focal point for the local community, providing facilities that meet their day-to-day needs within walking distance; and c) encouraging development unless it would result in local facilities and services which help meet the day-to-day needs of residents being lost.
- Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places. Development proposals will be required among others to respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.
- Policy CH3: Normal Requirements of All New Development states all proposals for development will be required to make a positive contribution to the area; be of a high quality urban design; provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; be able to meet its own operational requirements necessary for the safe and proper use of the site; retain existing individual or groups of trees; incorporate "Secure by Design" principles and demonstrate how the Building for Life 12 criteria would be delivered. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
- Policy CH4: Comprehensive Development and Efficient Use of Land. Development proposals must use land efficiently and not unduly restrict the development potential of adjoining land, nor prejudice the proper planning and phasing of development over a wider area.
- Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standards.
- Policy CH6: Tree Planting and Replacement Standards. Landscape proposals for residential development should contribute to the character and appearance of the town by including at least

one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. Where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and replaced in order to mitigate for the visual impact resulting from the loss of the tree canopies.

- Policy CH8: Important views. The Important Views identified on the Local Plan Map should be protected and/or enhanced and development proposals should not result in a direct adverse impact or lead to the erosion of these views. The site is within the Long Distance View Splays from Tilgate Park and Target Hill.
- Policy H1: Housing Provision. The council will positively consider proposals for the provision of housing to meet local housing needs.
- Policy H3: Future Housing Mix. All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme.
- Policy H4: Affordable and Low Cost Housing. 40% affordable housing will be required from all residential developments. In addition to the provision of 40% affordable housing, approximately 10% low cost housing will be sought on developments proposing 15 dwellings or more, offering up to 10% discount to first-time buyers.
- Policy ENV1: Green Infrastructure. This Policy states that Crawley's multi-functional green infrastructure network will be conserved and enhanced through various measures including protection, enhancement and integration with new development, mitigating harm and maintaining and extending links where possible, including through larger proposals.
- Policy ENV2: Biodiversity. It states that all developments will be required to incorporate features to encourage biodiversity. Habitat and species surveys and associated reports will be required to accompany planning applications which may affect sites showing likely ecological value based on past ecological surveys.
- Policy ENV5: Provision of Open Space and Recreational Facilities. The impact of the increased population from residential development on open space and recreational facilities across the borough will be mitigated by the use of the Community Infrastructure Levy which will be used to enhance existing areas of open space. This Policy requires development to make provision for open space and recreational facilities.
- Policy ENV6: Sustainable Design and Construction. In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations, and any subsequent increased requirements.
- Policy ENV8: Development and Flood Risk. Development proposals must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.
- Policy ENV9: Tackling Water Stress. New dwellings should where viable and technically feasible, meet the Building Regulations optional requirement for tighter water efficiency.
- Policy IN1: Infrastructure Provision. Existing infrastructure services and facilities will be protected where they contribute to the neighbourhood or town overall, unless an equivalent replacement or improvement to services is provided or there is sufficient alternative provision in the area. Development will be permitted where it is supported by the necessary infrastructure both on and off site and if mitigation can be provided to avoid any significant cumulative effects on the existing infrastructure services. The council will seek to implement a Community Infrastructure Levy (CIL) through the relevant processes. The rate will be set following the adoption of the Charging Schedule.
- Policy IN2: Strategic Delivery of Telecommunications Infrastructure states that all proposals for residential, employment and commercial development of one unit or more must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
- Policy IN3: Development and Requirements for Sustainable Transport. Development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network.
- Policy IN4: Car and Cycle Parking Standards. Development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council's car and cycle parking standards.

Supplementary Planning Documents (adopted October 2016)

The Supplementary Planning Documents are non-statutory documents which supplement the policies of the Local Plan and are applicable to this application. In particular:

Urban Design SPD 2016:

- 4.3 The SPD includes further guidance and examples on residential development and sets out further guidance on minimum rear window to window distances (21 metres for two storeys and 30 metres for three storeys or more) and outdoor amenity space standards.
- 4.4 In respect of multi-dwelling residential development (flats) the SPD states:
- *'It is recommended that a minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1500mm, is provided for 1 to 2 person flats plus an extra 1sqm for each additional occupant. For apartments and flats, a useable private space should also be provided for residents. While balconies provide a good solution, they may not be appropriate in all contexts and a semi-private outdoor, communal space may be suitable.'*
 - *'Flatted developments should be designed in accordance with the recommendations made in this document and with the relevant policies of the Crawley Borough Local Plan, particularly, in relation to urban design, Policies CH2 and CH3. The scale, massing and form of the development should relate to the surrounding area. The openings on the façades should reflect the local vernacular in proportions and a balance should be achieved between solid walls and window/door apertures. The roof design should be considered during the initial design stage and not left to the end to be resolved. Parking provisions should meet the recommendations set in Annex 1.'*
- 4.5 It also includes the Crawley Borough Parking Standards which refer to minimum parking standards and are based on likely demand in terms of car ownership, taking into account the accessibility of the area by modes of transport other than the car. In particular, within and in close proximity to the town centre boundary, for 1 or 2 bed dwellings/flats the minimum standards are 1 space. Regarding cycle parking it is stated that: *'All cycle parking must be sheltered and secure and in accordance with local guidance and best practice design. For one bed dwellings: One space per dwelling and 1 space per 8 dwellings for visitors will be required. For two bed dwellings or more: 2 spaces per dwelling and 1 space per 8 dwellings for visitors will be required'*.

Green Infrastructure SPD 2016:

- 4.6 This SPD provides clear guidance on how to meet the requirements of Local Plan Policies in relation to Crawley's Green Infrastructure assets. It provides further guidance on Policy CH6: Tree Planting and Replacement Standards.

Planning and Climate Change SPD 2016:

- 4.7 This SPD includes further guidance on sustainability policies within the Local Plan (Policies ENV6, ENV7, ENV8, ENV9 and IN3).

Affordable Housing SPD (adopted November 2017)

- 4.8 This SPD includes further guidance on affordable housing policies within the Local Plan.

Crawley Community Infrastructure Levy Charging Schedule 2016

- 4.9 The Crawley CIL Charging Schedule is in effect from 17th of August 2016 and is also relevant to this application as the proposal would create new flats.

Developer Contributions Guidance Note (published July 2016)

- 4.10 This sets out the Council's approach to developer contributions following the introduction of the Community Infrastructure Levy. It provides details of the CIL charges and when S106 contributions will be sought.

PLANNING CONSIDERATIONS:-

- 5.1 The main planning issues in the determination of this application are:

- The principle of the loss of the Northgate Surgery
- The principle of redevelopment of the site for residential use
- The design & appearance of the proposal and its impact on the street scene & character of the area
- The impact on neighbouring properties and amenities
- The acceptability of the proposed development for future occupiers
- Parking and Highway safety
- Impact on trees, landscaping and boundary treatment
- Drainage
- Sustainability
- Provision of Affordable and Low Cost Housing
- Provision of Infrastructure Contributions

The principle of the loss of the Northgate Surgery

- 5.2 A key planning consideration in the determination of this application is the loss of the Northgate Surgery site and its redevelopment for residential use. The key related Local Plan policies which are relevant to this application are CH1 and IN1.
- 5.3 Policy CH1 protects and enhances the neighbourhood principle, with Part c.) of the policy supporting development within the neighbourhoods provided that it would not result in the loss of local services and facilities. Forward Planning has been consulted and stated that: *'the former surgery at Woolborough Road is located some distance from Northgate Neighbourhood Parade, and whilst remaining within walking distance of the parade, it has historically functioned separately.'* As stated within the submitted Planning Statement, a replacement surgery is located at Haslett Avenue West, a sustainable town centre location within Northgate neighbourhood. It is considered that, given a sustainably located replacement surgery has been provided and is operational, the loss of the surgery would be in accordance with the requirements of Policy CH1.
- 5.4 Policy IN1 applies a similar approach to CH1, protecting existing infrastructure provision including social infrastructure and community facilities, unless an equivalent replacement or improvement to services is provided or there is sufficient alternative provision in the area. Northgate Surgery relocated to Cross Keys House (Haslett Avenue West) in June 2015. The supporting Planning Statement states that the site was not suitable for the long-term aspirations of the surgery to provide minor surgery and extended opening hours, and failed to meet Care Quality Commission (QCC) premises standards. It is therefore considered that, given the replacement premises would better meet the operator requirements of the surgery, the criteria of Policy IN1 would be satisfied.
- 5.5 Overall, the proposed loss of the former surgery premises as a community asset is considered acceptable, given that the surgery has been re-provided in a nearby sustainable location and within premises that better meets its requirements. It would therefore accord with Local Plan Policies CH1 and IN1 and the relevant paragraphs of the NPPF.

The principle of redevelopment of the site for residential use

- 5.6 The use of the site for new flats is in accordance with NPPF objectives to promote and encourage residential development on appropriate sites. The application site lies in a very sustainable location on the northern edge of Crawley town centre within a short walk of several facilities. It is located within the built up area boundary of the Crawley Borough, as defined within the Crawley Borough

Local Plan 2015-2030, and is within the existing residential area of Northgate. The principle of residential development in this area is therefore considered acceptable in terms of the provisions of Policy H1. The proposal would provide 9 additional residential units to meet Crawley's housing needs.

The design & appearance of the proposal and its impact on the street scene & character of the area

- 5.7 The immediate streetscene is predominantly residential and is characterised by a mixture of bungalows, detached and terraced two storey houses and flatted developments (up to three storeys) of varied style and appearance. There is no established building line along Woolborough Road. According to the Urban Design SPD and Local Policies CH2 and CH3, the scale, massing and form of flatted developments should relate to the surrounding area.
- 5.8 The proposal would include a corner L-shaped building with frontages to both Woolborough Road and Cobbles Crescent. Following concerns raised by the officers regarding the overall design, appearance, bulk and proximity of the proposed building to the front boundary and resulting adverse impact on the streetscene, the overall layout, scale and design of the building have been revised to respond to the streetscene and the corner plot. The proposed building as amended would be maximum 2 ½ storeys, reducing down to two storeys in the east part of the site, adjacent to No.64 Cobbles Crescent. The height and mass of the proposal is considered acceptable and would have a sympathetic relationship with the immediate area. Ground floor entrances and garden areas would create a more active frontage and improve natural surveillance. The proposal is considered to positively address the corner nature of the plot with individual entrances that respond to the streetscene.
- 5.9 Regarding the design and appearance of the proposal, the proposed building would incorporate gable features and pitched roofs with flat roof dormers and flat bay windows along the front and side elevations. It would have brick façades with feature brickwork above and below windows. The curved corner element would incorporate contrasting projecting feature in Flemish bond with headers projecting by 20mm, which is considered to add interest to the appearance of the proposed dwelling. The adjoining character is mixed and the proposal is designed as a modern interpretation of the 'New Town' style. The proposal would have interesting use of brickwork and contrasting corner curved projecting feature. The proposal is considered to have a positive impact on the streetscene and would respond to the surrounding area in a more modern approach.
- 5.10 The site is within the Long Distance View Splays from Tilgate Park and Target Hill as identified by the Local Policy CH8. The Policy requires the applicant to demonstrate that the development would not result in direct adverse impact or lead to the erosion of these views. No information has been provided regarding this long distance view. However, it is considered very unlikely that the proposal in this location would obstruct these views, given the adjoining three storey buildings.
- 5.11 Overall, the revised proposal is considered to be a significant improvement on the originally submitted scheme. The size, height and scale of the proposed building is considered appropriate to the surrounding area. In design and visual appearance terms, the revised building would positively address the corner nature of the plot and would sympathetically relate to the surrounding area in a more modern approach. The proposal is therefore considered to accord with the relevant Local Plan Policies, the Urban Design SPD and the NPPF.

The impact on neighbouring properties and amenities

- 5.12 The properties potentially most affected by the proposal are No.64 Cobbles Crescent to the north-east, Halfacres to the east and No.5 Woolborough Road to the south.
- 5.13 No.64 Cobbles Crescent is a bungalow which is on elevated position when viewed from the street. It has a dormer window facing the rear of the proposal. The existing 2m high boundary brick wall between No.64 and the application site would be retained. The proposed building would be two storey in height and would be to the west of No.64. It would include one kitchen window on each floor facing No.64. The first floor kitchen window is proposed to be obscure glazed. According to the adopted Urban Design SPD one or two storey buildings will need to maintain a minimum distance of

21 metres between the rear windows of an opposing dwelling and the rear facing windows of the proposal in order to avoid any potential overlooking and privacy issues. The proposed separation distance between rear windows would be 15m. Given that the proposed windows would be obscure-glazed and the proposal would be two storey in height to the west of No.64, it is considered that no detrimental impact would occur to the amenities of the residents of these properties in terms of loss of light, overshadowing, overbearing impact or overlooking. A condition is recommended for the first window to be obscure-glazed.

- 5.14 Halfacres to the east is a three storey flatted development, set away from the proposed building by 25 metres. Due to the orientation of the proposed building, there would be no windows directly facing Halfacres. It is therefore considered that there would be sufficient separation distance to ensure that no overlooking or overdominance would result from the proposal. The proposed car parking would be adjacent to the existing parking area of Halfacres and would not therefore alter the existing relationship.
- 5.15 No.5 Woolborough Road to the south is a bungalow. It has a ground floor window to its northern side which is screened from the application site by trees and bushes. The proposed development would maintain the existing access road separating the application site and No.5. According to the Urban Design SPD, a minimum distance of 10.5m should be provided between the developments that include a blank side gable and any windows serving habitable rooms on adjacent properties. The proposal to this side would be 2 ½ storeys and the separation distance from No.5 would be 24 metres at its closest part and is therefore considered acceptable. The proposal would include a bin store close to the boundary with No.5 which would be a covered structure built of brick. This is considered on balance acceptable given that the bin storage for Halfacres is close to that boundary, and it is not considered to have a significant detrimental impact on the amenities of this neighbouring property.
- 5.16 Overall, the proposed development is considered acceptable regarding the impact on the amenities enjoyed by the occupants of neighbouring properties and would accord with the relevant Local Plan Policies, the Urban Design SPD and the NPPF.

The acceptability of the proposed development for future occupiers

- 5.17 Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standards. All the proposed units would meet the minimum space standards and as such, the proposed development is considered acceptable and would accord with Policy CH5.
- 5.18 The Council's Urban Design SPD recommends that a minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1500mm, is provided for 1 to 2 person flats plus an extra 1sqm for each additional occupant. The proposal would provide private amenity space to each of the ground floor flats. Communal amenity area would be provided to the east of the site and would serve the upper flats. It is therefore considered that the private and communal amenity area is sufficient for the future occupiers and would meet the requirements.
- 5.19 The layout of the proposed development would ensure that the majority of flats would have good access to sunlight and there would be no significant shading created by adjoining buildings. All private gardens and communal amenity space would benefit from good levels of sunlight throughout the day in accordance with the Urban Design SPD and Local Policy CH3.
- 5.20 A cycle parking store would be provided to the east of the site, attached to the proposed building, for 14 cycle spaces. The refuse store would be provided to the south of the site. It would be brick built and would measure 3.9 metres in width, 5.2 metres in depth and 2.7 metres in height. The Council's Refuse & Recycling Team raised no objection to the proposal stating that there are no current issues collecting from the bin store for the nursing home accessed via the same entrance.
- 5.21 Overall, the scheme would create a good residential environment for future occupiers in accordance with the Urban Design SPD and the relevant Local Plan Policies.

Parking and Highway safety

- 5.22 Access to the new development would be provided by the existing entrance from Woolborough Road which is shared with Halfacres. WSCC Highways raised no objection from a highway point of view and commented that the access is wide enough for two cars to pass and that visibility is good. In terms of traffic generation, WSCC comment that: *'the proposal will see a marked decrease in the number of vehicles using the site. Most recently the site has been vacant however compared to its use as a GP surgery the site will create a significantly lower number of daily trips (29 less vehicles a day).'*
- 5.23 The car parking arrangement would be to the south of the application site and would provide a total of 10 car parking spaces within the site (9 resident car spaces and 1 visitor space). The minimum parking standards, within and in close proximity to the town centre boundary, as set out in the Urban Design SPD would require 9 parking spaces for the proposed development. The site also lies in a very sustainable location. The parking provision is therefore acceptable and would accord with the Urban Design SPD.
- 5.24 Cycle parking storage area is also proposed to the east of the site, attached to the proposed building, for 14 cycle spaces (including visitor spaces) which is in accordance with the cycle standards contained within the Urban Design SPD. The Cycle Forum requested two additional visitor parking stands to be provided adjacent to the building entrances for short term parking. Whilst these comments are noted, the proposal accords with the standards providing 14 cycle spaces.
- 5.25 Overall, the scheme is considered acceptable in transport and highways terms, subject to conditions for a construction management plan.

Impact on trees, landscaping and boundary treatment

- 5.26 There is one mature oak tree to the south-west of the site along with one small pear tree. One cypress tree is located to the north-east of the site. According to the submitted Arboriculture Impact Assessment and Arboriculture Method Statement, the oak tree would be retained and protected by a combination of measures including fencing, vehicle and plant height restrictions and no-dig porous paving within the Root Protection Area. The pear tree and cypress trees would require removal to facilitate the development. These trees are considered 'C' category trees. No objection has been raised by the Council's Arboriculturist, provided all works would be in accordance with the submitted Arboricultural Method Statement. Given that these trees do not significantly contribute to the wider urban landscape, their removal is considered acceptable.
- 5.27 A robust hard and soft landscaping scheme and boundary treatment have been submitted in support of the application and considered acceptable. In particular, it includes the provision of several 1.2-1.5m high hedges, shrubs, herbaceous and bulb species along Woolborough and Cobbles Crescent frontages for the private amenity areas. It also includes the provision of two trees to the south-west and three trees within the communal amenity area for the upper flats. The parking spaces would be block paved parking bays and the hardstanding area would be permeable tarmac.
- 5.28 Policy CH6 requires that landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. It also states that where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and replaced in order to mitigate for the visual impact resulting from the loss of the tree canopies. Based on the submitted information, the removal of 2 trees would require 7 replacement trees. As set out in the Green Infrastructure SPD, a formula for calculating the appropriate payment will need to be included in the S106 Agreement as the basis for the commuted sum (no. of trees to be lost on site (7 trees including replacement requirements) plus 9 new residential units minus the number of trees to be provided on site (5) multiplied by £700). This would give a contribution of £7,700 and the proposal would therefore accord with Local Policy CH6, subject to securing a S106 agreement.

- 5.29 The applicant also submitted a Preliminary Roost Assessment for bats. The CBC's Ecology Advisor has been consulted and raises no objection commenting that the overall likelihood of a maternity roost being affected appears to be very low subject to the precautions set out in the report being followed. The proposal would therefore accord with the Local Policy ENV2 subject to condition.

Drainage

- 5.30 The application has been accompanied by a Drainage Statement and it is proposed that both foul and surface water drainage would discharge to the existing Thames Water network (discharge rates to be agreed with Thames Water). The proposed surface water drainage including the permeable tarmac would provide quality improvement for the runoff and attenuation for the full volume for the highest intensity rainfall event including climate change. The CBC's Drainage Officer has raised no objection to the surface water drainage proposals stating that the proposed drainage would provide a better quality for both foul and surface water impacting the area and the site. WSCC Surface Water Drainage raised no objection to the application subject to standard conditions for SUDs (Sustainable Drainage systems).

Sustainability

- 5.31 The proposal is accompanied by a Sustainability Statement and the Energy Efficiency & Sustainability Officer has been consulted to provide his comments on this report. He stated that the proposed fabric specification (the u-values) looks acceptable and is better than the 'notional' building regulations compliant specification set out in table 2.3 of the Planning and Climate Change SPD. On this basis the proposed strategy extends beyond the requirements of Building Regulations and is considered to accord with the relevant Policies ENV6 and ENV9.

Provision of Affordable and Low Cost Housing

- 5.32 Crawley Borough Local Plan Policy H4 states that 40% affordable housing will be required from all residential developments and this is the amount of affordable housing that can be secured via any S106 agreement. The application has been submitted by Crawley Borough Council. The mixture of unit sizes is in response to Crawley's affordable housing needs and Local Policy H3. The application proposes 100% affordable, which would exceed the policy requirement of 40%. The split between rent and intermediate tenure would be finalised as part of the Section 106 agreement. The application is therefore considered to comply with Local Plan Policies H3 and H4 and the objectives of the NPPF.

Provision of Infrastructure Contributions

- 5.33 Policy IN1 requires developments to make provision for their on and off site infrastructure needs and confirms that the Council will seek to implement a Community Infrastructure Levy (CIL). The Crawley CIL Charging Schedule is in effect from 17th of August 2016 and is also relevant to this application since the proposal would create new residential units. Given that this planning application proposes 100% affordable housing, the proposal would be exempt from paying CIL.
- 5.34 A section 106 agreement would therefore be required to secure the 40% affordable housing in accordance with Policy H4 and a financial contribution of £7,700 for the replacement and additional planting of trees off-site.

CONCLUSIONS:-

- 6.1 The application site relates to the former Northgate Surgery premises and the proposal seeks to redevelop the site for residential use. The proposed loss of the former surgery premises as a community asset is considered acceptable, given that the surgery has been re-provided in a sustainable location at Cross Keys House (Haslett Avenue West) and within premises that better meet the requirements of the surgery. The principle of residential development in this area is considered acceptable given that the site is located within the built up area boundary of the Crawley Borough, and is within the existing residential area of Northgate.

- 6.2 The proposal would provide 9 new affordable residential units in a sustainable location on the northern edge of the town centre. The size, height and scale of the proposed building are considered appropriate. The design of the development is considered to be an attractive addition to the area, and the revised building would positively address the corner nature of the plot and would sympathetically relate to the surrounding area in a more modern approach. The impact on the neighbouring amenities, drainage, landscaping and sustainability issues are all acceptable.
- 6.3 The development would meet the Nationally Described Space Standards and would meet the external private and communal amenity space standards contained within the Urban Design SPD.
- 6.4 The car and cycle parking arrangement would provide a total of 10 car spaces and 14 cycle spaces in accordance with the car and cycle parking standards contained within the Urban Design SPD.
- 6.5 It is therefore recommended that the scheme is granted planning permission subject to the conclusion of a Section 106 Agreement to secure:
- On site affordable housing (40% in accordance with Policy H4), and
 - Tree mitigation (£7,700) infrastructure contributions.

RECOMMENDATION RE: CR/2017/0760/FUL

PERMIT - Subject to the conclusion of a Section 106 agreement to secure the financial contributions of £7,700 for replacement and additional tree planting, and the provision of 40% affordable housing on the site, and 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 shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed building 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.
4. The first floor window to Flat 8 on the eastern elevation of the building shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening.
REASON: To protect the amenities and privacy of No.64 Cobbles Crescent, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. No part of the development shall be occupied until the covered and secure cycle parking spaces shown on the approved drawings have been fully provided and made available for use by residents and visitors. The cycle parking spaces shall be maintained as such thereafter.
REASON: To encourage sustainable travel options and in accordance with Policies IN3 and IN4 of the Crawley Borough Local Plan 2015 - 2030 and the parking standards set out in the Urban Design SPD 2016.
6. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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); and
- details of public engagement both prior to and during construction works.

REASON: In the interests of highway safety and the amenities of the area and to accord with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

7. The development shall not be occupied until the parking spaces, manoeuvring and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, manoeuvring and turning of vehicles.

REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and the parking standards set out in the Urban Design SPD.

8. No development, including site works of any description, shall take place on the site unless and until all the existing trees/ bushes/hedges to be retained on the site have been protected in accordance with the Arboricultural Method Statement provided by John Cooban dated August 2017. 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.

REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

9. The works of the development hereby approved shall only be undertaken in accordance with the Tree Survey Report, the Arboricultural Impact Assessment Report and Arboricultural Method Statement provided by John Cooban and dated May and August 2017.

REASON: To ensure the retention and maintenance of trees important to the visual amenity / the ecological quality / and for the environment of the development in accordance with Policies CH2 and CH3 of Crawley Borough Local Plan 2015-2030.

10. The hard and soft landscaping scheme of the development hereby approved shall be implemented in accordance with the approved landscape drawings numbered 1000003865-3-010-01 Planting Schedule - External Works and 1000003865-3-010-01 RevB General Arrangement, associated with the application.

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.

11. 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.

12. The recommendations set out in the Preliminary Roost Assessment report by the Ecology Consultancy Ltd (job no. ref. 5971), dated 2 October 2017 shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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 Crawley Borough Local Plan 2015-2030.

13. No development shall commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved designs.

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.

14. No development shall commence 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 scheme shall subsequently be implemented in accordance with the approved designs.

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.

15. The flats hereby approved shall not be occupied until details of combined television, DAB and FM aerial facilities to serve all flats within the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented in full in accordance with the approved details prior to the occupation of any flat.

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

16. The flats hereby approved shall not be occupied until a scheme to provide superfast broadband to the development 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.

REASON: 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.

17. The residential units shall not be occupied until details have been submitted to the Local Planning Authority to demonstrate that each unit shall achieve a water efficiency standard by consuming not more than 110 litres per person per day maximum water consumption.

REASON: In the interests of sustainable design and efficient use of water resources in accordance with Policy ENV9 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE(S)

1. 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, email 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:
- 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.
 - 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.
 - 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 benefitting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.

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. 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/
 3. The water efficiency standard required under Condition 18 is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1.
 4. The applicant is advised that the site opposite, Pottersfield/Stoner House, were once used as a Gas Works and that contamination is likely on this site below surface level.
 5. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
 6. The applicant's attention is drawn to the advice provided by Thames Water in their correspondence of 2nd October 2017 in respect to their requirements for waste water disposal. If discharge is proposed into a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
1. NPPF Statement

In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:

- Providing advice in a timely and manner through pre-application discussions/correspondence.
- Liaising with 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 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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