

REFERENCE NO: CR/2020/0274/FUL

LOCATION: [AMBULANCE STATION, IFIELD AVENUE, WEST GREEN, CRAWLEY](#)
WARD: Northgate & West Green
PROPOSAL: DEMOLITION OF EXISTING AMBULANCE CENTRE AND ERECTION OF 39 FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE

TARGET DECISION DATE: 29 September 2020

CASE OFFICER: Mr H. Walke

APPLICANT'S NAME: TKEI (Crawley) Ltd
AGENT'S NAME: Fluid Architecture Ltd

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
FD19-1686-53		Existing Site Section
FD19-1686-125	A	Green Wall Detail
FD19-1686-127	A	Brick Details
FD19-1686-129	A	Balcony Detail
S18/6996/01		Topographical Survey
19097-BT2		Tree Schedule Plan
19097-4		Tree Protection Plan
J32-4440-003		Swept Path Analysis - Refuse Vehicle
5172-OOB-ZZ-00-DR-L-0000_P04		Site Location Plan
5172-OOB-ZZ-00-DR-L-0002	P1	Site Plan
5172-OOB-ZZ-00-DR-L-0020	P04	Circulation Strategy
5172-OOB-ZZ-ZZ-DR-L-0005	P05	Roof Terraces
5172-OOB-ZZ-ZZ-DR-L-0010	P05	Existing and Proposed Levels with Existing Trees
5172-OOB-ZZ-ZZ-DR-L-0030	P06	Planting Strategy
FD19 - 1686 - 103	A	Third Floor Plan
FD19 - 1686 - 104	A	Fourth Floor Plan
FD19 - 1686 - 105	A	Fifth Floor Plan
FD19 - 1686 - 106	A	Roof Amenity Plan
FD19 - 1686 - 107	A	Roof Plan
FD19 - 1686 - 200	A	Proposed Site Plan
FD19 - 1686 - 201	B	Front and Rear Elevations
FD19 - 1686 - 202	B	Right and Left Flank Elevations
FD19 - 1686 - 203		Sections A-A and B-B
FD19 - 1686 - 204		Section C-C
5172-OOB-ZZ-ZZ-DR-L-0040	P05	Site Sections
5172-OOB-ZZ-ZZ-DR-L-0045	P04	Roof terrace sections
FD19 - 1686 - 100	C	Ground Floor Plan
FD19 - 1686 - 101	A	First Floor Plan
FD19 - 1686 - 102	A	Second Floor Plan

ADDENDUM REPORT

REASON FOR REPORTING TO COMMITTEE:-

- 1.1 This planning application was considered at the meeting of the Planning Committee on 26 April 2021. A copy of the original Committee report is attached at the end of this report as appendix A and the minutes of the meeting for that item are attached as appendix B.
- 1.2 The Planning Committee meeting, resolved to grant planning permission for the development, subject to the conditions set out in the report, an amended condition 13 (Bird Hazard Management Plan) and an informative on use of cranes for construction purposes. Authority was delegated to the Head of Economy and Planning to finalise the wording of the recommended noise condition and the detailing of the refuse/recycling store and other elevational details. The resolution was also subject to the completion of a S106 agreement to secure the following:
- A financial contribution of £7,418 for the Traffic Regulation Order
 - A financial contribution of £12,287 or equivalent on site mitigation measures to address the air quality impacts
 - A financial contribution of £38,500 towards off site new and replacement tree planting; and
 - 12 affordable housing units (5 rented and 7 shared ownership)
- 1.3 Since the committee resolution, officers and the applicants have been actively working to progress the S106 agreement and that work is ongoing. However, on 14 September 2021, the Natural England Position Statement on Water Neutrality was received by the Local Planning Authority. This has delayed progress on the application. As a consequence of the Position Statement, the planning permission cannot be issued until the development can demonstrate it would be “water neutral”.

PLANNING CONSIDERATIONS:-

- 2.1 This report solely relates to the water neutrality issue that has arisen since the application was previously considered by the Planning Committee.
- 2.2 Crawley is situated in an area of serious water stress, as identified by the Environment Agency. The application site is supplied with water by Southern Water from its Sussex North Water Resource Zone (SNWRZ). This supply is sourced from abstraction points in the Arun Valley, which includes locations such as the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites.
- 2.3 On 14 September 2021, the council received a Position Statement from Natural England. The Natural England position is that it cannot be concluded that the existing abstraction within the SNWRZ is not having an adverse impact on the protected Arun Valley sites. It advises that developments within this zone must not add to this impact.
- 2.4 Under the Conservation of Habitats and Species Regulations 2017, Crawley Borough Council is the Competent Authority and has a duty to consider the impact of development on protected species and habitats. These Regulations and Natural England's Position Statement require, as a matter of law, applications for planning permission in the SNWRZ to demonstrate that they do not increase pressure on water resources and that they are “*water neutral*.” As a consequence, all applications that may affect water consumption need to be ‘screened’ to identify whether the proposed development, individually or in combination with other projects, will result in a significant effect on the Arun Valley sites.
- 2.5 This application is not exempt under the screening process and therefore the applicants are required to submit evidence so that a judgement can be made by CBC as to whether there could be any potential significant impacts of the development on the Arun Valley sites by way of an Appropriate Assessment. In accordance with the Natural England Position Statement, to meet this test, the development must demonstrate that it is “*water neutral*.” The definition of water neutrality is

the use of water in the supply area before the development being the same or lower after the development is in place.

- 2.6 The applicant has recently submitted a Water Neutrality Statement to address this issue. The proposed development would result in the demolition of the disused ambulance station. Although the ambulance station use remains lawful, the buildings have been disused for several years. Natural England do not normally accept water use relating to an existing use where it cannot be demonstrated as occurring within the last three years. Therefore, following discussion between officers and the applicant, the Water Neutrality Statement makes no allowance for any existing water use.
- 2.7 The Water Neutrality Statement uses the Building Regulations Part G to calculate occupancy levels of the proposed flats, in accordance with officer advice. The calculated occupancy would be 115 residents. A target water consumption of 84.3 litres per person per day has been set. Again, this accords with guidance from officers and Natural England. The officer advice is based on experience of the consumption levels achieved in other residential developments in Crawley without resulting in significant viability concerns and in accordance with the emerging Policy SDC4 (Water Neutrality) of the Draft Crawley Borough Local Plan 2024-2040. The proposed consumption level of 84.3 litres per person per day is therefore accepted.
- 2.8 The Water Neutrality Statement contains specification details of fixtures and fittings that would enable the water consumption level per person to be achieved. These accord with the water usage contained within the BREEAM WAT 01 calculator tool set out in the report.
- 2.9 The total water consumption proposed is 9,695 litres per day across the development.
- 2.10 As the Committee are aware, Crawley Borough Council, through Crawley Homes, is delivering a water offsetting scheme to enable development proposals to be implemented. An initial pilot scheme was implemented in summer 2022 with 100 homes within the Crawley Homes' stock. This provided clear evidence that water savings of 27 litres per person per day could be achieved. Following the success of the pilot, a budget was secured to continue the retrofitting of further properties and the programme is ongoing. The water savings achieved have been used to offset the delivery of the GSK development in Manor Royal and to support the delivery of key affordable housing schemes at Longley House and Breezehurst Drive.
- 2.11 The offsetting measures involve existing dwellings within the Crawley Borough Council owned housing stock being fitted with a flow-regulator that reduces water consumption. These flow regulators are fitted at the cold water inlet to each dwelling to restrict the flow rate of water. 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 from fittings that operate for a specific time, such as running taps and showers, rather than volume-limited fittings, such as toilets or baths. The product requires a qualified tradesperson to carry out the installation, which is a sealed unit that is permanently plumbed-in and cannot be adjusted by the occupant. The tenant would potentially be in breach of their Tenancy Agreement if they attempted to remove or replace this device without the Council's consent. This therefore provides added certainty that the flow restrictor, once installed, will not be tampered with or removed. It therefore secures long term and ongoing water savings.
- 2.12 Crawley Homes has an established regime for managing and maintaining its existing housing stock. This includes the monitoring and maintenance of the water saving device. It is therefore considered that the maintenance and enforcement of the proposed off-site mitigation measure is manageable.
- 2.13 The Crawley Homes retrofitting scheme has been subject to robust scrutiny by independent consultants (Water Environment) for the Local Planning Authority and by Natural England. Both are satisfied that the retrofitting scheme is operating successfully and Appropriate Assessments have been issued in relation to other applications.
- 2.14 The Council in its capacity as the off-set provider has offered the applicant water savings from the Crawley Homes retrofitting programme to cover the water budget needed to mitigate the water usage arising from the proposed development.

- 2.15 A retrofitting ledger is being kept to evidence and monitor the offsetting allocations. The Crawley Homes retrofitting programme has already achieved the water savings for this proposed development and it has been confirmed that the offsets are available for immediate use.
- 2.16 Officers have considered the Water Neutrality Statement and agree with the assumptions and conclusions. Provided the development is implemented in accordance with the details proposed, which can be secured through a S106 agreement, the development would be water neutral. It is recommended that the S106 agreement secures the delivery and implementation of a Water Neutrality Strategy, which would cover both on-site and off-site measures. Any payment for the required water offsets would be subject to separate agreement with the landowner and, in planning terms, certification of that would be provided as part of the required Water Neutrality Strategy. Based on these findings, an Appropriate Assessment document has been prepared by officers and sent to Natural England for comment, as required under the Habitat Regulations.

CONCLUSIONS:-

- 3.1 The applicant has demonstrated that the proposed development would be water neutral. Consequently, approval is recommended subject to the conditions as set out in the Planning Committee minutes from 26 April 2021 and to a S106 agreement to secure the contributions previously agreed and also the submission and implementation of a Water Neutrality Strategy.

RECOMMENDATION RE: CR/2021/0174/FUL:-

Delegate the decision to **PERMIT** the application to the Head of Economy and Planning to allow for:

- a) the conclusion of consultation with Natural England under the Habitats Regulations;
- b) the finalising of the noise condition, the refuse/recycling store and other elevational treatment in line with the earlier Planning Committee resolution;
- c) the completion of the Section 106 Agreement to secure:
 - A financial contribution of £7,418 for the Traffic Regulation Order
 - A financial contribution of £12,287 or equivalent on site mitigation measures to address the air quality impacts
 - A financial contribution of £38,500 towards off site new and replacement tree planting
 - Twelve affordable housing units (5 rented and 7 shared ownership); and
 - The submission and implementation of a Water Neutrality Strategy;

and 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 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 erection of fencing to protect trees,
- 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.

REASON WHY PRE-COMMENCEMENT: A Construction Management Plan is required pre-commencement because the potential impacts upon highway safety and local residents that the Plan would mitigate could occur from the beginning of on-site activity and preparatory work.

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

REASON WHY PRE-COMMENCEMENT: A Dust Management Plan is required pre-commencement because the potential impacts of dust upon local residents that the Plan would mitigate could occur from the beginning of on-site activity, preparatory work and demolition.

5. No above ground construction 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 development hereby permitted 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.

6. The building hereby approved shall be constructed in strict accordance with the land levels and overall building height specified on the approved drawings and in other documents submitted with the application unless otherwise agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

7. No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to the South, West or East elevations of the development hereby approved unless details have been submitted to and approved in writing by the Local Planning Authority.

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

8. Development should not commence until finalised detailed surface water drainage designs 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 100 year, plus 40% for climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

REASON: To prevent the increased risk of flooding and in accordance with policy ENV8 of the Crawley Borough Local Plan 2015-2030.

REASON WHY PRE-COMMENCEMENT: Details regarding drainage and SUDS details are required pre-commencement because they are likely to involve below ground works that may be carried out at a very early stage in the construction process.

9. Development shall not 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 and maintained in accordance with the approved details.

REASON: To ensure the long term maintenance of the drainage system, prevent the increased risk of flooding and in accordance with policy ENV8 of the Crawley Borough Local Plan 2015-2030.

REASON WHY PRE-COMMENCEMENT: Details regarding drainage and SUDS details are required pre-commencement because they are likely to involve below ground works that may be carried out at a very early stage in the construction process.

10. 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 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.

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.

REASON WHY PRE-COMMENCEMENT: Tree protection measures must be agreed and installed to protect important landscaping in and around the site prior to any site works taking place which could result in damage.

11. No above ground development shall take place until the following details have been submitted to, and approved by, the Local Planning Authority:
- long-term management proposals to ensure appropriate maintenance of woodland and other naturalistic habitat areas (which may be combined with more formal landscape maintenance matters in an integrated Landscape and Habitat Management Plan); and
 - a concise checklist (for use on site) of avoidance and mitigation measures to cover protected species;
- The approved details shall be implemented in full and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.

REASON: To prevent loss of, and contribute to a net gain in, biodiversity and to ensure a high quality landscaping scheme in accordance with policies CH3 and ENV2 of the Crawley Borough Local Plan 2015-2030 and the relevant parts, including paragraph 175, of the National Planning Policy Framework.

12. 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 accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

13. The Bird Hazard Management Plan dated April 2021 shall be implemented as approved, upon completion of the roofs and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON: It is necessary to manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Gatwick Airport in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.

14. No part of the development shall be first 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.

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 Supplementary Planning Document.

15. The building shall not be occupied until the parking spaces, manoeuvring and turning facilities shown on the submitted plans have been provided and constructed and a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking, manoeuvring and turning of vehicles

and the development shall be operated in accordance with the Parking Management Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways, that the spaces are allocated and managed for the benefit of all residents and in accordance with policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and the Urban Design Supplementary Planning Document.

16. No part of the development shall be first occupied until a Travel Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

REASON: To encourage and promote sustainable transport and in accordance with policies IN3 and IN4 of the Crawley Borough Local Plan 2015 - 2030.

17. The noise level outside any opening window to a noise sensitive habitable room shall not exceed the Unacceptable Adverse Effect Level as defined in policy ENV11 of the Crawley Borough Local Plan 2015-2030 unless otherwise agreed in writing by the Local Planning Authority. The Unacceptable Adverse Effect Level in ENV 11 is considered to occur where noise exposure from transport sources is above 66dB LAeq,16hr and 57dB LAeq,8hr at night.

REASON: To protect the amenity of future residents against potential noise disturbance arising from traffic on Ifield Avenue and Crawley Avenue in accordance with policies CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030 and the National Planning Policy Framework.

18. (1) Before any above ground development takes place, a scheme shall be submitted to and approved in writing by the Local Planning Authority to protect the site and dwellings against the noise from Crawley Avenue and Ifield Avenue. The noise mitigation scheme shall demonstrate that the development is 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 Local Planning Authority.

(2) Where the standards in (a) and/or (b) in paragraph (1) 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 to adequately deal with summer overheating.

(3) After completion and prior to occupation, a survey involving the measurement of the effectiveness of the scheme, shall be undertaken. The survey shall select representative examples of dwelling types in agreement with the Local Planning Authority and identify the level of compliance to the scheme. A written report of the findings, identifying the level of compliance shall be submitted to the Local Planning Authority within one month of the survey completion. No part of the development can be occupied where compliance has not been achieved in full.

(4) Where a dwelling does not comply with the standards in paragraph (2) sections (a) and (b), the applicant shall submit a scheme of remedial works for approval by the Local Planning Authority, including a programme for the implementation of the remedial works. The approved scheme for that dwelling must be implemented in full as agreed prior to occupation of that dwelling.

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

(6) 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: To protect the amenity of future residents against potential noise disturbance arising from traffic on Ifield Avenue and Crawley Avenue in accordance with policies CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030 and the National Planning Policy Framework.

19. Prior to the first occupation of the flats hereby approved, the outdoor landscaped roof terraces and the ground level outdoor amenity areas shall be fully implemented and made available for use by residents. The terraces and amenity space areas shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.
REASON: To create a high quality residential environment an adequate amenity space for future residents and in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
20. The development shall be implemented in strict accordance with the details set out in the Sustainability and Energy Statement dated 26 March 2020 unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of environmental sustainability in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.
21. The residential units shall not be occupied until details have been submitted to and approved in writing by 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 and the Planning and Climate Change Supplementary Planning Document.
22. The residential units shall not be occupied until the proposed solar PV panels set out within the Sustainability and Energy Statement have been installed and made operational.
REASON: In the interests of sustainability and reduced carbon emissions in accordance with Policy ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.

INFORMATIVES

1. The water efficiency standard required under condition 21 is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015) at Appendix A paragraph A1.
2. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for 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: lgwcranes@gatwickairport.com. For further details please refer to CAP1096 'Guidance to Crane Operators on Aviation Lighting and Notification' available at www.caa.co.uk.
3. Within the boundaries of Crawley Borough Council the Control of Pollution Act 1974 is used to control noise from construction sites. Section 60 of the Act permits Local Authorities to specify the hours the noisy works are permitted.

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

0800 to 1800 Monday to Friday and

0800 to 1300 on Saturday.

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

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

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

4. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to

demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

5. 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:
 - a) Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.
 - b) A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.
 - c) Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefiting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.
6. A formal application for connection to the water supply is required in order to service this development. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX (Tel. 0330 303 0119). Website: southernwater.co.uk or by email at SouthernWaterPlanning@southernwater.co.uk.

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

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