

REFERENCE NO: CR/2017/0125/ARM

LOCATION: [PHASE 4A, FORGE WOOD \(NES\), CRAWLEY](#)

WARD: Pound Hill North

PROPOSAL: APPROVAL OF RESERVED MATTERS FOR PHASE 4A FOR 147 DWELLINGS AND ASSOCIATED WORKS IN RELATION TO OUTLINE PLANNING PERMISSION CR/2015/0552/NCC FOR A NEW MIXED USE NEIGHBOURHOOD (AMENDED PLANS)

TARGET DECISION DATE: 18 May 2017

CASE OFFICER: Mrs K. Palmer

APPLICANTS NAME: Persimmon Homes & Taylor Wimpey

AGENTS NAME: Pegasus Planning Group Limited

PLANS & DRAWINGS CONSIDERED:

T.0364 04 Rev A Site Location Plan, T.0364 16 Rev A Wider Context Site Location Plan, T.0364 01 Rev H Phase 4A Site Layout Plan, T.0364 05 Rev A Building Heights Plan, T.0364 21 Rev A Street Scenes, T.0364 22 Rev C Garden Sizes, T.0364 06 Rev C Affordable Housing Plan, T.0364 07 Rev C Materials Plan, T.0364 08 Rev C Refuse Strategy Plan, T.0364 09 Rev A Character Areas Plan, T.0364 11 Garages Sheet 1 of 2, T.0364 11 Garages Sheet 2 of 2, T.0364 12 Bin/Cycle Stores & Sheds, T.0364 14 Rev A Materials Palette, 667_262_Rev C Phase 4A Hard Landscape Proposals sheet 1 of 4, 667_263_Rev C_Phase 4A Hard Landscape Proposals sheet 2 of 4, 667_264 Rev C_Phase 4A Hard Landscape Proposals sheet 3 of 4, 667_265 Rev C_Phase 4A Hard Landscape Proposals sheet 4 of 4, 667-266 Rev C Phase 4A Soft Landscape Proposals sheet 1 of 4, 667-267 Rev C Phase 4A Soft Landscape Proposals sheet 2 of 4, 667-268 Rev C Phase 4A Soft Landscape Proposals sheet 3 of 4, 667-269 Rev C Phase 4A Soft Landscape Proposals sheet 4 of 4, TCP 7827/Ph3&4/01 Tree Constraints Plan, TCP 7827/Ph4A/02 Rev C Tree Protection Plan, P830 01 Rev F Phase 4 Bus Swept Path, P830 08 Rev E Phase 4A Horizontal Geometry and Setting Out Plan Sheet 4 of 7, P830 09 Rev E Phase 4 Horizontal Geometry and Setting Out plan Sheet 5 of 7, P830 15 Rev E Phase 4 Proposed Drainage, Levels and Contrours Plan Sheet 4 of 7, P830 16 Rev E Phase 4 Proposed Drainage, Levels and Contours Plan Sheet 5 of 7, P830 19 Rev D Phase 4A Large Refuse Vehicle Swept Paths, P830 20 Rev C Phase 4A Swept Paths of a Medium Sized Car, P830 33 Rev D Longitudinal Section Sheet 1 of 3, P830 36 Rev A Construction Details, P830 38 Rev B Cellular Storage Tank Details, P830 40 Rev B Phase 4A Lighting Lux Plan, T.0364 02 Sheet 1 Type A Elevations & Floor Plans (Neighbourhood Housing), T.0364 02 Sheet 2 Type B/PT36 Elevations & Floor Plans (Main Street), T0364-02 Sheet 3 CH1 Elevations & floor Plans (Neighbourhood Housing), T.0364 02 Sheet 4 Rev A Type CH1 Elevations (Main Street), T0364 02 Sheet 5 Rev A CH1 Floor Plans (Main Street), T.0364 02 Sheet 6 Rev A PB33G Floor Plans (Main Street), T.0364 02 Sheet 7 PB33G Floor Plans V2 (Main Street), T.0364 02 Sheet 8 PB33G Elevations & Floor Plans (Neighbourhood Green), T.0364 02 Sheet 9 Rev A PT41 Elevations & Floor Plans (Main Street), T.0364 02 Sheet 10 PT41 Elevations & Floor Plans (Neighbourhood Housing), T.0364 02 Sheet 11 Rev A PT42 Elevations & Floor Plans (Main Street), T.0364 02 Sheet 12 Rev A PT42 Elevations & Floor Plans (Neighbourhood Housing), T.0364 02 Sheet 13 PA48 Elevations & Floor Plans (Neighbourhood Housing), T.0364 02 Sheet 14 PA48 Elevations & Floor Plans (Main Street), T.0364 02 Sheet 15 PA49 Elevations & Floor Plans (Main Street), T.0364 02 Sheet 16 PA49 Elevations & Floor Plans (Neighbourhood Housing), T.0364 02 Sheet 17 Rev A PB52 Elevations (Main Street), T.0364 02 Sheet 18 Rev A PB52 Floor Plans (Main Street), T.0364 02 Sheet 19 Rev B Apartment B Elevations (Main Street), T.0364 02 Sheet 20 Rev A Apartment B Floor Plans (Main Street), T.0364 02 Sheet 21 Rev B Apartment B Elevations (Neighbourhood Green), T.0364 02 Sheet 22 Rev A Apartment B Floor Plans (Neighbourhood Green), T.0364 02 Sheet 23 Rev C WP2420A Elevations & Floor Plans (Neighbourhood Housing), T.0364 02 Sheet 24 Rev C AA315 Elevations & Floor Plans

(Neighbourhood Housing) V1, T.0364 02 Sheet 25 Rev B AA315 Elevations & Floor Plans (Neighbourhood Housing) V2, T.0364 02 Sheet 26 Rev A Apartment A Elevations & Floor Plans, T.0364 02 Sheet 27 Rev B Apartment B Floor Plans & Elevations, ,

CONSULTEE NOTIFICATIONS & RESPONSES:-

1.	GAL - Planning Department	No objection- reserve any comments on noise until it is formally submitted to discharge conditions 33 and 34.
2.	GAL - Aerodrome Safeguarding	No objections
3.	Environment Agency	No objections
4.	WSCC - Highways	Amendments were initially requested with regards to parking provision (amendments have been made to satisfy previous objections)
5.	National Air Traffic Services (NATS)	No objections
6.	Thames Water	No objections subject to informatives
7.	Sussex Building Control Partnership	No response
8.	Police	No objections- Advice given with regards to controlled parking and fencing heights
9.	Highways England	No objections subject to conditions
10.	CBC - Drainage Officer	No objection subject to drainage condition for further details
11.	CBC - Property Division	No objections
12.	CBC - Housing Manager	Amendments were initially requested with regards to the location of the affordable units (amendments have been made to satisfy previous objections)
13.	CBC - Planning Arboricultural Officer	No objections
14.	UK Power Networks	No response
15.	Homes & Communities Agency (HCA)	No response
16.	CBC - Environmental Health	No objection- reserve any comments until it is formally submitted to discharge conditions 33 and 34.
17.	Cycle Forum	No objection subject to the introduction of more pedestrian crossing points and additional cycle storage for flats.
18.	CBC - Refuse & Recycling Team	No objections following confirmation from the applicant that the roads can take the weight of the trucks and refuse storage buildings for flats contain double doors for euro bins.
19.	Southern Water	No objections
20.	CBC- Energy Efficiency & Sustainability	No objection- reserve any comments on sustainability until it is formally submitted to discharge conditions 23
21.	CBC - FP - Urban Design	Amendments were initially requested with regards to the layout and design (amendments have been made to satisfy previous objections)
22.	Ecology Officer - Mike Bird	No objections
23.	WSCC - Surface Water Drainage	No comments received
24.	NHS Crawley Clinical Group	No comments received
25.	NHS South East Coast Ambulance Service	No comments received
26.	Independent Water Networks Ltd	No comments received
27.	Gatwick Diamond Grow Group	No comments received

NEIGHBOUR NOTIFICATIONS:-

The application has been advertised by press advertisement and site notices.

RESPONSES RECEIVED:-

None

REASON FOR REPORTING TO COMMITTEE:-

The application relates to major development regarding the Forge Wood neighbourhood in which CBC has a land interest.

BACKGROUND:-

- 1.1 Outline planning permission for the North East Sector neighbourhood, now known as Forge Wood, was originally granted by the Secretary of State on 16th February 2011 under reference CR/1998/0039/OUT.
- 1.2 The outline planning permission established the principle of a mixed use neighbourhood to include up to 1,900 dwellings, 5,000 sq m of employment floorspace, 2,500 sq m of net retail space, a local centre/community centre, a primary school, recreational open space, landscaping, the relocation of a 132KV power line adjacent to the M23 and other associated works.
- 1.3 More recently a Section 73 (variation of conditions) application CR/2015/0552/NCC was permitted on 15th November 2016, which issued a new outline planning permission for Forge Wood with updated decision notice and relates to a new Master Plan, Design Statement and revised conditions.
- 1.4 The principle of the new neighbourhood, the quantum of development, as well as the access arrangements and principal road junctions have therefore been established.
- 1.5 The infrastructure application for Phase 4 (CR/2017/0127/ARM) was considered at the September 2017 Committee meeting. This application included the road layout, drainage features, sports facilities and an acoustic fence. It was resolved to approve this application subject to conditions, upon the expiry of the consultation period.

THE APPLICATION SITE:-

- 2.1 The Phase 4A site is 4.26 hectares in area and is located on the eastern side of Forge Wood between Balcombe Road and the M23. The application site is to the north east of the spine road which will serve Phases 3 and 4. Phase 4B is the subject of a separate application (CR/2017/0128/ARM) comprising the more northern and western part of the Phase 4 site towards Balcombe Road.
- 2.2 The topography of the site and surrounding area is broadly flat. The site is not heavily wooded in the manner of other parts of Forge Wood. There are some field hedgerows with mature trees on site boundaries and the site does enjoy some screening from existing trees. There is tree screening along the boundary with the M23 and along the southern boundary with Phase 3. A public footpath crosses from Balcombe Road over to the south east and goes over the M23 and forms the southern boundary of Phase 4, with phase 3 to the south.
- 2.3 In terms Phase 4A's position within the Forge Wood Masterplan, directly to the west of the site are the proposed playing fields and sports pavilion within Phase 4 and the Toovies Farm landholding. To the north are dwellings within Phase 4B and to the south are dwellings within Phase 3A. It is bounded to the east by the M23, with a bund and acoustic fence serving as a barrier from the motorway.

THE PROPOSED DEVELOPMENT:-

- 3.1 This application seeks reserved matters approval for the siting, design, external appearance and associated landscaping of a residential development of 147 dwellings. The dwellings comprise a mix of 2 and 2½ storey houses and 3 storey flats as follows:
- 30 x 2 bed flats
 - 29 x 2 bed houses
 - 55 x 3 bed houses
 - 30 x 4 bed houses
 - 3 x 5 bed houses
- 3.2 The dwellings in this sub phase are located to the east and west of the central spine road which serves Phase 4. This sub-phase comprises the following Character Areas - Main Street, Neighbourhood and Neighbourhood Green.
- 3.3 The applicants state that the density in this sub phase would be at a density of 42 dwellings per hectare, based on the net developable area.
- 3.4 The application is supported by a Design and Access Statement, a Sustainable Surface Water Strategy, an Ecological Assessment, a Drainage Strategy, Planning Statement and a Landscape Management Plan.
- 3.5 The application has been amended following a series of discussions with officers and receipt of consultees responses relating to the originally submitted overall layout and the design and ongoing revisions.

PLANNING POLICY:-

The National Planning Policy Framework 2012 (NPPF)

- 4.1 The NPPF has a golden thread running through it which seeks to ensure a presumption in favour of sustainable development and states that there are three dimensions to sustainable development and the planning system performs an economic, social and environmental role. These roles are mutually dependent. The Framework requires applications to be determined in accordance with the development plan.
- 4.2 It emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development and that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Listed within the core principles in this document is the requirement that the planning system should *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17)”*. Paragraphs 56 to 66 expand upon this principle stating amongst other things that development plans should have robust and comprehensive policies which set out the quality of development expected for an area.
- 4.3 Relevant paragraphs are:
- paragraph 14: presumption in favour of sustainable development – this means that development that accords with the development plan should be approved without delay, or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts which would outweigh the benefits or it would be contrary to the policies in the NPPF
 - paragraph 17 : core planning principles
 - 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 - this emphasises the importance of good design to achieve high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes. It is proper to seek to promote or reinforce local distinctiveness and the policies and decisions should address the integration of new development into the natural, built and historic environment.

4.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that applications for planning permission must be determined in accordance with the relevant provisions of the Development Plan unless material considerations indicate otherwise.

Crawley 2030: The Crawley Borough Local Plan 2015-2030

4.5 The Plan was adopted on 16th December 2015.

4.6 Housing policy H2 identifies Forge Wood as a key deliverable housing site for up to 1,900 dwellings within the period to 2020. Policy H3 requires all housing development to provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. Affordable and low cost housing should be provided as part of the housing mix and policy H4 specifies the requirement for affordable housing. In this case the affordable housing requirements for Forge Wood are already addressed through conditions 1, 62 and 63 on the outline permission.

4.7 Overarching policy SD1 sets out the presumption in favour of sustainable development in line with 6 strategic objectives which include progress towards climate change commitments, providing a safe and secure environment for residents and visitors and meeting the social and economic needs of the current and future population and policy CH1 supports development in line with the neighbourhood principle (of which this sub-phase of Forge Wood complies with).

4.8 Policy CH2 sets out the principles for good urban design and states:

To assist in the creation, retention or enhancement of successful places in Crawley, development proposals will be required to:

- a) respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets;*
- b) create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas;*
- c) create public spaces and routes that are attractive, safe, uncluttered and which work effectively for all in society, including disabled and elderly people;*
- d) make places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport networks;*
- e) provide recognisable routes, intersections and landmarks to help people find their way around;*
- f) consider flexible development forms that can respond to changing social, technological and economic conditions; and*
- g) provide diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.*

Applications must include information that demonstrates that these principles would be achieved, or not compromised, through the proposed development.

4.9 Policy CH3 sets out the normal requirements of all development and requires proposals to be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context, be of high quality in terms of landscape and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, views, landscape, layout, details and materials. In addition, proposals must provide a good standard of amenity for future residents in compliance with internal space standards and not cause unreasonable harm to the amenity of the surrounding area by way of overlooking, dominance or overshadowing, traffic generation and general activity. The policy requires the retention of existing individual or groups of trees that contribute positively to the area and seeks to ensure sufficient space for trees to reach maturity particularly when located in private gardens to ensure dwellings

receive adequate daylight. Development should also meet its operational needs in respect of parking, access, refuse storage etc. The policy also requires the development to incorporate 'Secure by Design principles' to reduce crime, consider community safety measures and demonstrate design quality through 'Building for life' criteria.

- 4.10 Policy CH4 requires the comprehensive and efficient use of land to ensure the proper phasing of development over a wider area.
- 4.11 Policy CH5 sets out the internal space standards for all new dwellings in line with the Nationally Described Space Standards and also requires development to include appropriate provision of external space.
- 4.12 Policy CH6 seeks to ensure landscape proposals for residential development contribute to the character and appearance of the town and seeks to ensure 1 new tree for each dwelling and where trees are lost, seeks mitigation in line with the published replacement standards.
- 4.13 Policy CH11 requires proposals that detract on the character of a right of way or other type of recreational route to be adequately mitigated. (Directly to the south of the site there is a public footpath).
- 4.14 Policy CH12 seeks to protect heritage assets and their setting. Directly to the west of the site lies Toovies Farm, which is a Grade II Listed Building. This site has also been identified as an archaeologically sensitive area and condition 19 on the outline permission covers these requirements.
- 4.15 Policy ENV2 requires all proposals to encourage biodiversity where appropriate and to refuse proposals where there would be significant harm to protected habitats or species unless harm can be appropriately mitigated.
- 4.16 Policy ENV6 sets out the requirement for all development to maximise carbon efficiency with all new dwellings being required to have strengthened on-site energy performance standards while policy ENV9 seeks to ensure development is planned and designed to minimise the impact on water resources and promote water efficiency.
- 4.17 Policy ENV8 seeks to ensure development proposals must avoid areas which are exposed to an unacceptable risk from flooding and must not increase the risk of flooding elsewhere. The suitability of this site was considered as part of the outline application, through the overall masterplan layout and via the site wide drainage strategy covered by condition 16. The reserved matters applications are required to include the specific drainage details for the relevant phase/sub phase.
- 4.18 Policy IN1 seeks to satisfactory infrastructure provision on and off site and where necessary mitigation (this site was considered as part of the outline application, through the overall masterplan layout and via planning conditions).
- 4.19 Policy IN2 requires residential development to be designed and connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
- 4.20 Policy IN4 requires development to meet its needs when assessed against the Council's car parking and cycle parking standards.

Supplementary Planning Guidance and Documents

- 4.21 The Council's following Supplementary Planning Documents and Guidance Notes are also relevant to this application. The Supplementary Planning Documents were all adopted in October 2016:
 - Planning and Climate Change – Sets out a range of guidance seeking to reduce energy consumption, minimise carbon emissions during development, supporting District Energy

Networks, using low carbon or renewable energy sources, tackling water stress, coping with future temperature extremes, dealing with flood risk and promoting sustainable transport.

- Urban Design – With specific reference to Crawley's character, the SPD addresses in more detail the seven key principles of good urban design identified in Local Plan Policy CH2. The principles cover Character, Continuity and Enclosure, Quality of the Public Realm, Ease of Movement, Legibility, Adaptability and Diversity. The document also sets out the car and cycle parking standards for the Borough.
- Green Infrastructure – Sets out the Council's approach to trees, open space and biodiversity. It includes the justification and calculations for tree replacement and new tree planting under Policy CH6. A contribution of £700 per tree is sought for each new dwelling.
- Developer Contributions Guidance Note (Adopted July 2016) - Following the introduction of the Community Infrastructure Levy, this guidance note sets out the Council's approach to securing contributions towards infrastructure provision.

PLANNING CONSIDERATIONS:-

- 5.1 The principle of the new neighbourhood, the quantum of development and the main access arrangements have been established with the grant of the original outline planning permission (CR/1998/0039/OUT) and the subsequent application CR/2015/0552/NCC which resulted in the issue of a new outline planning permission for Forge Wood.
- 5.2 This application is for the approval of Reserved Matters, that is, for the detailed design and layout only and the LPA cannot refuse it on grounds which go to the principle of the development but can only consider detail relevant to that particular application.
- 5.3 The key issues to consider in determining this application are:
- Is the proposal in substantial accordance with the approved Masterplan and Design Statement?
 - Design approach and links with existing and subsequent phases of the development.
 - Housing mix and affordable housing
 - Adequacy of the dwellings for future occupiers including parking and servicing requirements
 - Noise impacts and sustainable design considerations
 - Impacts on ecology, trees and landscaping
 - Surface Water Drainage
 - Foul Drainage
 - CIL

Is the Proposal in Substantial Accordance with the Approved Masterplan and Design Statement?

- 5.4 The Masterplan and Design Statement for Forge Wood sets out the general structure of the overall development and identifies character areas. This application site is comprised of areas designated as Main Street, Neighbourhood Housing and Neighbourhood Green as set out in the Design Statement.
- 5.5 The general road arrangements correspond with that shown on the Masterplan and the finer details of this sub phase have been developed from the road layout and other details shown in the Phase 3 and 4 infrastructure applications.
- 5.6 The Masterplan shows the general arrangement of this part of the site, with a main spine road which runs north/south through the middle of the site, with residential development either side. This main road leads from the Phase 3A in the south, runs through this sub phase and connects to Phase 4B to the north of the site. The details now shown for this sub phase has Main Street housing facing the spine road, with cul de sacs leading off the spine road to the east and west, serving the dwellings in the areas of Neighbourhood Housing. The Neighbourhood Green area incorporates the areas of housing that immediately surround the playing fields. Overall, the layout is considered to be in accordance with the Masterplan and the density at 42 dwellings per hectare would be in accordance

with condition 1 of the outline permission CR/2015/0552/NCC, which requires it to be no lower than 4.1 dwellings per hectare.

5.7 In terms of the approved Design Statement, the objectives are:

Main Street

- Create a low speed highway network where the carriageway is subservient to the urban form.
- Provide a highly permeable development to encourage pedestrian and cycle movement.
- Create a sequence of clearly designed spaces to aid orientation and local identity.
- Building heights to be predominantly 2 to 2½ storeys with occasional 3 storey development to punctuate or enclose key spaces or to terminate vistas.
- On curtilage parking to be discrete, set back behind main building line or in courtyards.
- On street parking to be in groups of no more than 3 spaces.
- Varying road width with a minimum of 5.5 metres with a footpath on either side although not necessarily contiguous with the carriageway.

Neighbourhood Housing

- Create a low speed highway network where the carriageway is subservient to the urban form.
- Provide highly permeable development to encourage pedestrian and cycle movement.
- Provide mainly 2 to 2½ storey housing with occasional 3 storey houses.
- Create a series of lower key, clearly designed spaces to aid orientation and local identity.
- Provide high quality landscape to green the residential environment
- Provide a coordinated approach to front gardens/privacy strips.

Neighbourhood Green

- Housing orientation to maximise views of open space, and laid out in a more formal arrangement;
- Footpath and cycleway along the edge of the playing fields with links to the existing footpath network; and
- Consistency in approach to the design of properties facing onto the green with building heights typically of 2.5 storeys as well as occasional 3 storey building heights.

- 5.8 The proposal comprises a mix of 2, 2½ and 3 storey development and the overall layout of roads and streets and the dwellings within them continues the approach established in earlier phases of Forge Wood, and are considered to be in accordance with the approved Design Statement and consistent with the development character now established for Forge Wood.

Design Approach and Links with Existing and Subsequent Phases of the Development

- 5.9 The proposed layout and detailing of 2 and 2½ storey houses and 3 storey flats within the character areas continues the overall design approach established in earlier phases of Forge Wood. The house types and designs are generally similar to those that were approved previously, but with some variations to address the character area within which they are located and the local context of this sub phase.
- 5.10 The details also incorporate refinements to the scheme which have emerged and are ongoing as the neighbourhood has been built out. The proposed detailing and palette of materials for the dwellings are also broadly in line with the approved Design Statement. The specific materials can be further considered and agreed in more detail through condition 38 attached to the outline planning permission.
- 5.11 During the consideration of the application a number of issues have been identified that have required revisions, including the layout and design approach of particular areas of this sub phase, the location of the affordable units, amenity space provision, street scene impact, garden sizes, hard and soft landscaping, parking provision and layout, circulation within the site for vehicles and pedestrian linkages, with alterations in design approach and detailing present for each of the identified character areas.

5.12 The amendments that have been submitted comprise the following:

- The high concentration of the affordable units on the eastern side of the site has now been dispersed. The affordable and discounted market sale housing has now been mixed together on Shared Street Surface 1, Lane 1 and Street 01. The current layout no longer includes a high concentration of affordable units in one area, providing a more inclusive approach to the mix of housing across the site.
- Some of the double garages and all of the three-bay garage blocks have now been removed. There has also been a reduction in off-street parking spaces for some of the larger units which originally were over provided. This has enabled relieved space, enabling the provision of more acceptable garden sizes and improved visual amenity.
- Garden sizes significantly improved through reconfiguration of the layout throughout all parts of this sub-phase.
- An apartment block has been relocated to the corner of Street 01 and Main Street. This has enabled the creation of a landmark feature for this interchange to frame view towards the playing field and add interest. This has also ensured compliance with the Design Statement.
- Frontage parking has been relocated in several locations. This has enabled provision of front gardens space and improved visual amenity by reducing the dominance of the car.
- The semi-private courtyard to the pair of largest apartment blocks on Street 02 has been amended from parking spaces and footpath with no termination point to visually attractive amenity space for residents, with more parking moved to the sides. This has provided a better functioning, more attractive layout for this part of the site.
- Concentration of one particular housing type in Shared Surface Street 04 has been relieved to provide a more varied mix of dwelling styles. This has reduced the monotony of dwelling style in this location, providing visual interest.
- The double garage of Plots 34 and 35 has been amended to be a less prominent feature, thereby ensuring that the character of this part of Lane 01 would be dominated by the trees and two larger dwellings, rather than the garage building.
- Boundary treatment changed from 1.1m high railings to 0.4m high knee rail fencing surrounding the parkland and Toovies Farm. This has provided a more open aspect to this area of open space and accessibility to it.
- Alterations have been made to design detailing of apartment block adjacent to playing field to ensure conformity with the identified Masterplan character area, as it forms part of Neighbourhood Green. This has also improved variation of design and visual interest
- The material for the driveways has been altered to demarcate private space from public and provide variation for the hard landscaping. This has improved legibility and created a more attractive layout.
- A new access route has been created from Shared surface Street 02 to the playing field. This has improved pedestrian access links through the site.
- Turning heads have been added to end of cul de sacs which has improved manoeuvring for vehicles in compliance with WSCC Highways requirements.
- Improvements have been made to visitor parking to create additional spaces in appropriate locations, in line with WSCC Highways requirements.
- Refuse collection points and doors to communal refuse storage buildings have been amended in line with requirements.

5.13 Overall it is considered that significant improvements have been made to the design approach and layout of this phase from the initial submission, resulting in an acceptable design approach. The layout is also considered to assimilate with the key linkages identified in the Master Plan, including the footpath and cycle connections into adjacent parcels to the north and west (Phase 4B) and south (Phase 3A) and further across to the local centre and central parkland in Phase 1. It would also integrate with the approved layout and details for phase 3A and should not prejudice the development of Phase 4B to the north and west.

Housing mix and affordable housing

5.14 A total of 147 units are proposed, comprising a mix of houses and flats, divided between 94 private market units and 53 affordable dwellings.

5.15 In terms of the private dwellings, the mix is:

24 x 2 bed flats
7 x 2 bed houses
22 x 3 bed houses
10 x 4 bed houses
3 x 5 bed houses

5.16 This range of private market dwellings is considered to be acceptable and provides for an appropriate mix of dwelling sizes.

5.17 The provision of affordable housing is specifically covered by condition 62 of the outline permission, as well as policy H4 of the Local Plan.

5.18 Condition 62 requires 40% affordable housing provision in each phase of the Forge Wood development and a 70:30 split between social rented accommodation and intermediate affordable housing.

5.19 For sub phase 4A, of the 147 dwellings proposed, 53 are affordable and therefore the level of provision is 36% for this particular sub phase. The wording of the condition is such that the 40% requirement applies to a phase as a whole, so it is possible for a sub phase to be below the 40% requirement.

5.20 This approach has been taken in phases 1 and 2, where different levels of affordable housing on the sub phases were considered to be appropriate and have been/are to be reconciled on other sub phases.

5.21 It should be noted that Taylor Wimpey who are developing this sub phase, have advised that they are set to deliver 40% across the development as a whole on their particular land parcels, given their over-provision of 44% in phase 1. They have been asked to verify these figures and an update will be given at the meeting.

5.22 Phase 4B, which is to be developed by Persimmon Homes is still under consideration, and the layout, total number of dwellings and affordable provision have yet to be decided.

5.23 Furthermore, given the variations across sub phases, it has been recognised that the later phases would be where numbers are reconciled to achieve the 40% requirement for the neighbourhood as a whole, within the maximum level of 1900 units.

5.24 In these circumstances, subject to the receipt of further information as set out above, it is considered that 36% affordable housing on this particular sub phase is acceptable, when the Forge Wood development is viewed as a whole.

5.25 The mix of the affordable and market discount units provided in Phase 4A is:

6 x 2 bed flats
22 x 2 bed houses
25 x 3 bed houses

5.26 The tenure split of these 53 affordable units is 38 units for affordable rent and 15 units for discount, which meets the 70:30 criteria.

5.27 With regard to the location of the affordable units the revised layout plan now shows that the high concentration of the affordable units on the eastern side of the site has been dispersed. The

affordable and discounted market sale housing has now been mixed together on Shared Street Surface 1, Lane 1 and Street 01, reducing the concentrations of affordable in two parts of the site.

- 5.28 The amendments that were requested by the council in relation to affordable housing concentrations have now been made and the Housing Development Manager considers that there is now an acceptable mix of tenures across this sub-phase and the range and location of dwellings would be appropriate and policy compliant.
- 5.29 The design and detailing of the affordable dwellings is very similar to the market housing and therefore a good degree tenure blindness will be achieved. The difference from the private market housing is that the affordable units do not have garages. Otherwise the level and form of detailing between the house types is consistent. The amendments to the layout have looked at the provision of adequate garden space and parking provision for the affordable units to ensure that the affordable units are assimilated into the overall layout in a sympathetic manner. There is now a degree of variety in the parking provision, and a reduction in the extent of frontage parking. This ensures that affordable housing is more likely to be tenure blind and not an obviously different element of the development.
- 5.30 Overall it is considered that the dwelling mix would be appropriate, providing an adequate mix of dwelling sizes and styles to address the nature of the housing market, creating a varied form of development, both for this phase and taking into account the Forge Wood development as a whole.

Adequacy of the Dwellings for Future Occupiers including Parking and Servicing Requirements

- 5.31 Internal dwelling sizes for all dwellings are in accordance with the National Space Standards and Policy CH5.
- 5.32 In respect of amenity space and garden sizes guidance contained within Policy CH5 and the Council's the Urban Design SPD outlines minimum floor area standards for private amenity space. It also states that *'external space standards are of particular importance to affordable housing. Since affordable housing tends to be fully occupied after construction, garden sizes for affordable housing should be met given the likely level of full occupancy'*.
- 5.33 With regard to the flats in this sub phase, the flat blocks are set in landscaped grounds, particularly the blocks in the western side of the site, facing the playing fields. This is considered to be an attractive, spacious and appropriate layout for these units.
- 5.34 With regards to the 117 houses in this sub phase, it is acknowledged that not all of the units would accord with the Council's Outdoor Space Standards. 20 of the houses (13.6%.) do not meet the outdoor space standards, with 11 being within 10% of the standards and 9 being within 25% of the standards. 86.4% of the dwellings in this phase do meet the outdoor space standards.
- 5.35 Officers acknowledge that the garden sizes for houses are not fully in accordance with the outdoor space standards. This application has been the subject of four sets of revisions, each time with further improvements made to the sizes of the gardens, and in particular to those of the affordable housing units. As a result the garden sizes have significantly improved from the original submission. Given the constraints of the site and the requirement to provide 1900 new dwellings across all phases, including affordable housing, it is considered that the proposed garden sizes would be acceptable. In addition separation distances are all compliant and either meet or exceed the Urban Design SPD's minimum requirement of 21m distance of window to window relationships, which is also an indication that the development has been designed so to ensure that there would be adequate space surrounding the properties and privacy between the dwellings.
- 5.36 Of the 20 dwellings that do not meet the standards the scheme has now been amended and redesigned to a point where the additional rear garden space for these could not be achieved without resulting in harm to the aesthetic urban environment, the public realm open space and soft landscaping. The applicant has provided a detailed explanation of why each specific plot cannot be amended further, without causing harm to other aspects of the development. In addition, given the

location of the site and surrounding open space and nearby woodland it is considered that the development would also benefit significantly from additional nearby open space.

- 5.37 Overall when assessing the application as a whole and having regard to the delivery of the neighbourhood as a package, and the significant areas of open space and landscaping and also taking into account that garden sizes are set out as guidance not policy, and the lesser weight that this affords, it is considered that the development will have an appropriate level of amenity space overall and officers are of the view that the scheme should be considered acceptable.
- 5.38 With regards to parking provision parking spaces within the development are in accordance with standards and as revised are readily accessible. The requirements are 1.5 spaces per 2 bed unit and 2-3 spaces for 3+ bed units. For the houses the parking provision proposed is in the form of garages or surface parking either to the front or side of the dwellings.
- 5.39 Parking for the flats is in the form of surface spaces in a courtyard arrangement in the immediate surrounds of the flats. The flats have one allocated parking space per unit, plus visitor spaces. WSCC had requested minor amendments in relation to a number of parking spaces, and visitors space locations. The layout was subsequently amended in accordance with the requests to satisfy the requirements of WSCC Highways.
- 5.40 Cycle storage for the houses is either within the garages or by a storage shed in the garden. For the flats cycle stores are to be provided within the curtilage of the flat blocks or attached to the building. The Cycle Forum have requested that the flats be served by two cycle spaces per unit, it is considered that the storage can provide additional spaces internally and the details of this can be assessed by way of condition to ensure that they meet the cycle standards.
- 5.41 With regard to refuse and recycling arrangements, individual houses have refuse storage facilities within curtilages and would have the usual kerbside collection point. Flats would have communal collection from the bin stores attached to the buildings or from the separate bin store buildings in their courtyards.
- 5.42 CBC Refuse & Recycling Team initially objected to the refuse and recycling strategy as not all units were to be served in this way. The objection related to a number of communal collection points for individual houses and cited management issues on earlier phases with residents leaving bins out throughout the week and missed collections. Following a meeting with the applicant and the refuse team it was confirmed that all roads would be constructed to take the weight of a collection vehicle and there is no need for the bin collection point for plots 94 & 95. Amendments were also made to the doors to communal refuse storage buildings in-line with refuse team requirement to ensure they can open centrally to accommodate euro bins. It is considered that the provision for refuse vehicles and collections, including carry distances would be acceptable.

Noise Impacts and Sustainable Design Considerations

- 5.43 Due to the proximity of the site proximity to Gatwick, the impact of aircraft noise from both a single and two runway airport on the development was a key consideration at the Planning Inquiries and a number of conditions were imposed by the Inspector to safeguard the amenities of future occupiers. In addition, mitigation for this sub phase is required in relation to road noise.
- 5.44 The outline planning permission under condition 34 requires a scheme to demonstrate the dwellings have sufficient protection against these noise sources. The approved infrastructure application for phase 3 and 4 (CR/2016/0781/ARM) includes the construction of a noise bund with acoustic fencing to mitigate the effects of noise from the M23. In addition specific measures for the dwellings themselves will be required but these will not have a significant impact of the external appearance of the dwellings under current consideration and thus the acoustic requirements for Phase 4A can be dealt with through the subsequent discharge of condition 34.
- 5.45 Consultee responses have indicated that the development proposed will result in a generally acceptable noise environment in aircraft and traffic respects. The noise assessment for the

development indicates that there will generally not be an unacceptable impact from aircraft or traffic noise, although a ventilation strategy is proposed, as with windows open the noise criteria for living rooms and bedrooms would exceed thresholds. A system of ventilation will therefore be required for the dwellings and can be secured via a submission under condition 34.

- 5.46 The outline planning permission requires an assessment of the buildings to meet sustainable design and construction measures offsetting 10% of predicted carbon emissions (energy) through a combination of sustainable design and construction of on-site renewable energy. The developers are proposing a fabric first approach and this sustainable construction approach would have no impact on the exterior of the buildings as designed, but would meet the sustainable construction objectives of the condition and Policy ENV6. The introduction of renewables (most likely PV panels) would have a visual impact on the design of the dwellings and it is proposed that in such circumstances details of any PV panels to be installed is controlled via a condition to safeguard the visual quality of the development.

Impacts on Ecology, Trees and Landscaping

- 5.47 An ecological report was provided with the application which concludes that there would not be any significant adverse effects on any statutory or non-statutory sites interest and the application site and wider site has been surveyed for bats, badgers, birds, dormice, reptiles and great crested newts. Habitats are of some limited ecological value for faunal species but the ecological value of the habitats is limited on account of the fact that they are species poor. The main habitats of greater value being the hedgerow and woodland areas. Habitat works will be undertaken to remove suitable vegetation and ensure reptiles are not present. Enhancements and mitigation within the site will ensure all wildlife is protected and that the site provides benefits post development.
- 5.48 Natural England's standing advice for reptiles has been considered in relation to grass snakes, the loss of this habitat was accepted with the grant of outline permission. The proposed mitigation will ensure that species are not harmed and translocation measures can be implemented.
- 5.49 The Council's ecological advisor raises no objection. Outline planning conditions relating to a CEMP and a Biodiversity Management Plan adequately cover ecology matters on a site wide basis rather than in regard to a particular area of an individual reserved matters application. Other previously approved reserved matters applications have stipulated that the development is to proceed in accordance with the submitted Ecological Report and it is recommended that a similar condition is imposed for this sub phase.
- 5.50 The proposal does not result in significant tree loss as 5 trees deemed to be of low value are proposed to be removed and the two more mature, high value trees are proposed to be retained. The application is also accompanied by landscaping proposals which are considered to mitigate the loss, enhance landscaping and mitigate the impact of the development generally. Additional planting has been incorporated into this area. Other areas of enhanced planting include the landscaped courtyard in between the two apartment blocks and an area on the southern side of Lane 01, and there is also tree planting throughout the layout, especially along Main Street. It is accepted that as a greenfield site and through the outline approval of the masterplan layout that there will generally be a loss of countryside and trees. Within phase 4A, the loss of trees will not be significant and woodland is preserved for the most part looking at Phase 4A as a whole. The arboricultural officer has raised no objection to the layout on the basis that the trees to be retained are protected in accordance with the submitted tree protection measures.
- 5.51 In this case it is not considered that the policy requirements of CH6 are appropriate in respect to the expected level of tree replacement within this sub phase given the nature and scale of the development overall across Forge Wood as a whole and the wider and comprehensive landscaping proposals and extensive open space. As part of the layout within phase 4 as a whole, the applicants are proposing to mitigate tree loss through the landscaping within the open space and bunds, along streets throughout the layout and at the site entrance.

Surface Water Drainage

- 5.52 There is a need to ensure that there is an effective drainage strategy for the construction of this phase of the development and to serve the development as a whole. This is controlled through condition 16 on the outline planning permission which requires the submission of a site wide drainage strategy which includes details of the ongoing management and maintenance. Outline application condition 8 also requires a detailed surface water strategy for each phase or sub-phase to be submitted as part of the Reserved Matters applications.
- 5.53 The Forge Wood site, as a whole, is split into a number of smaller sub catchments. Each will deal with its own surface water drainage before discharging into the downstream sub-catchment and ultimately into the Gatwick Stream. Within each sub catchment, flows will be attenuated through the provision of an off-line grassed detention basins, on-line tank sewers and off-line cellular storage.
- 5.54 The Phase 4 drainage strategy as a whole incorporates swales, permeable surfaces and cellular and concrete storage tanks. Surface water from this Phase will then be directed towards the sewer along Balcombe Road and the local watercourse and ditch system along the M23. The proposed system incorporates a 40% climate change allowance as per current guidance. This has been considered previously under the Phase 4 infrastructure application CR/2017/0127/ARM at the September Planning Committee.
- 5.55 The principles of the site wide drainage strategy have been agreed. The outstanding strategy matter regarding drainage is the future long term maintenance and management of the drainage features and this is the subject of ongoing discussions in respect of the submitted site wide drainage strategy under ref CR/2015/0552/CC3 for condition 16. The approach is that the drainage would be the responsibility of a private management company and finalised details of the arrangements and financial safeguards are to be agreed as part of the discharge of condition 16.
- 5.56 The Councils Drainage Engineer has advised that the drainage calculations & general submission provided is deemed suitable. Further details of the proposed future maintenance regime and responsibilities will need to be approved as part of the discharge of condition 16.

Foul Drainage

- 5.57 Thames Water has consistently commented that the existing waste water infrastructure is unable to accommodate the needs of the development and have recommended that a 'Grampian Style' condition be imposed requiring an on and off-site drainage strategy for the proposed works. It is not appropriate to impose a condition relating to strategic infrastructure to a reserved matter application as such issues should have been conditioned at outline stage. The appeal Inspector did not impose a specific condition in respect of foul water drainage. The applicants are in any event required to make satisfactory provision for waste water and will have to reach agreement with Thames Water. This can be achieved outside of this reserved matters application.
- 5.58 The applicants have previously confirmed that they already have a foul drainage strategy and agreement with Thames Water which covers the whole development including Phase 4. More recently they have also advised that that under S106 of the Water Industry Act (WIA), Thames Water have previously granted the right to connect to the public foul sewer network in two locations, namely Radford Rd and the junction of Balcombe Rd/Steers Lane. Subsequent to that agreed position, GTC, the appointed drainage adopting body for this development have developed matters further with Thames Water including a potential new sewer to the sewage treatment works, all under the WIA.
- 5.59 Thames Water have subsequently confirmed that discussions are ongoing with the developers to agree a deliverable solution, with the preferred option being the construction of a rising main to discharge flows to Crawley Sewage Treatment Works.

CIL

- 5.60 The Forge Wood development is CIL liable, but as set out in the Committee report for CR/2015/0552/NCC (meeting date 8th November 2016), liability is only triggered and be chargeable where additional floorspace is approved over and above that envisaged with the original outline planning permission. To address this point condition 4 on the revised outline permission sets a maximum floorspace figure for the Forge Wood development as a whole. A CIL informative for the decision notice for this sub phase would therefore be required setting out the procedure.

CONCLUSIONS:-

- 6.1 This application for Phase 4A at Forge Wood as amended is considered to have addressed the design parameters and relevant conditions imposed on the outline planning permission CR/2015/0552/NCC and is considered to be in substantial accordance with the Masterplan and Design Statement.
- 6.2 The revised design and layout as now proposed is considered to follow the approach established with the 'reserved matters' in previous phases and the various character areas. A generally cohesive development pattern and distinctive character to Forge Wood will be delivered. The design details and dwelling styles are generally considered appropriate.
- 6.3 The proposed Phase 4A scheme is considered to comply with the adopted standards and to have adequate gardens, albeit not entirely in accordance with the SPD. Overall, what is proposed would be a residential environment of good quality. In addition, the layout in terms of its design, landscaping and indicative palette of materials provides an attractive and legible layout and safeguards the privacy and amenity of future occupants.
- 6.4 The layout of the scheme as a whole is also considered to appropriately address the environmental safeguards set out in the outline conditions in terms of ecology, noise and drainage subject in some cases to further information to discharge the relevant conditions.
- 6.5 The application has also been considered in relation to the wider requirements on the outline permission and is considered to meet the parameters and conditions as set out.

RECOMMENDATION RE: CR/2017/0125/ARM

The recommendation is to APPROVE this reserved matters application subject to the following conditions and informatives:

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
2. Provision shall be made for high speed broadband to serve all dwellings with the development in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the relevant dwelling being first occupied.
REASON: To ensure delivery of high quality communications in accordance with Policy IN2 of the Crawley Borough Local Plan 2015-2030.
3. Provision shall be made for combined aerial facilities to serve all flat development in accordance with details to be first submitted to and approved in writing by the Local Planning Authority and shall be provided prior to the occupation of any flat in each particular block.
REASON: In the interests of the visual amenities in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

4. Before the properties approved in this phase are first occupied, details of the design and location of lighting to be provided in the parking areas shall be submitted to and approved in writing by the Local Planning Authority, and the lighting thereafter implemented in accordance with the agreed details.
REASON: To safeguard the appearance of the development and the amenities of the area in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 -2030.
5. Notwithstanding the details submitted and prior to the first occupation of the residential flats which they are intended to serve, details of the provision to be made for the storage of cycles for the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details and shall thereafter be retained and maintained solely for the duration of the permitted use.
REASON: To provide sustainable means of transport for occupants of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 -2030.
6. The secure cycle store(s) and refuse stores shown on the approved drawings shall be constructed and operational prior to the first occupation of the dwellings which they are intended to serve.
REASON: To safeguard the appearance of the development and the amenities of the area and to ensure the operational requirements of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 -2030.
7. No solar panels or renewables which may be required pursuant to the discharge of a condition on the outline planning permission shall be installed unless and until full details of their design and location are submitted to and agreed by the Local Planning Authority in writing. The works shall thereafter be implemented in accordance with the agreed details.
REASON: To control the design of the development in detail and to ensure a satisfactory visual appearance in the interests of visual amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015 – 2030.
8. No development, including site works of any description shall take place on the site unless and until all the trees/bushes/hedges to be retained on the site have been protected in accordance with the approved drawing(s) and submitted details. Within the areas thereby 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 roots with a diameter of 25mm or more shall be left un-severed.
REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with Policy CH3 and CH6 of the Crawley Borough Local Plan 2015-2030.
9. The construction of the development shall be undertaken in accordance with the safeguards detailed within the submitted Ecological Assessment dated February 2017 provided by Ecological Solutions.
REASON: To ensure that the ecology of the site is protected and enhanced in accordance with policy ENV2 of the Crawley Borough Local Plan 2015-2030 and Para 118 of the NPPF 2012.
10. All landscaping works shall be carried out in accordance with the approved drawings and details. No alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of visual amenity and because the scheme has been designed to mitigate bird hazard and avoid endangering the safe movements off aircraft and the operation of Gatwick Airport through the attraction of birds in accordance with Policy CH3 and IN1 of the Crawley Borough Local Plan 2015-2030.
11. All planting, seeding or turfing comprised in the approved details of landscaping within Phase 4A shall be carried out in accordance with a phased scheme, including timing of planting, seeding and turfing, to be first submitted to and approved in writing by the local planning authority and any trees or plants or turfing 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. Details of the design and location of external flues and gas pipes to be provided to serve the dwellings (including flats/apartments) shall be submitted to and approved in writing by the Local Planning Authority, and the external flues and gas pipes shall thereafter be implemented in accordance with the agreed details before first occupation.

REASON: To control the design of the development in detail and to ensure a satisfactory visual appearance in the interests of visual amenity in accordance with CH3 of the Crawley Borough Local Plan 2015 – 2030.

INFORMATIVES

1. 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 gal.safeguarding@gatwickairport.com. The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues', (available from www.aoa.org.uk/policy-campaigns/operations-safety/)
2. 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.
3. The applicant is advised that the management and maintenance of the drainage proposals for this site and Forge Wood as a whole must be the subject of an application to discharge condition 16 of the outline planning permission.
4. The applicant may be required to apply for other consents directly from the Environment Agency. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult the EA website to establish whether a consent will be required – <https://www.gov.uk/environmental-permit-check-if-you-need-one>

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:

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

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



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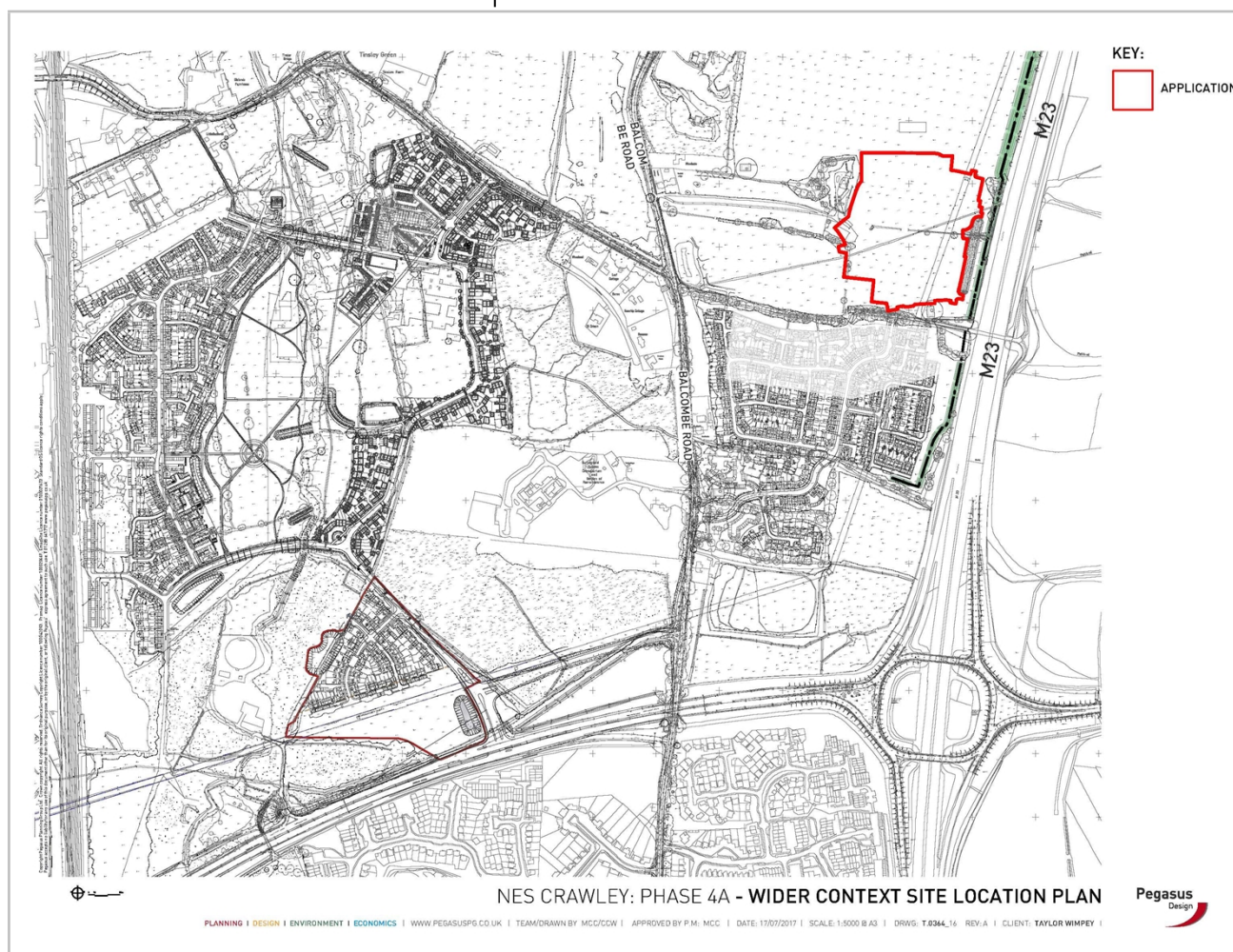
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CR/2017/0125/ARM

Date 28 September 2017

Approx. Scale 1:1,250

PHASE 4A, FORGE WOOD (NES), CRAWLEY



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