

**REFERENCE NO: CR/2018/0330/RG3**

**LOCATION:** [SOUTHWELL, BALCOMBE ROAD, POUND HILL, CRAWLEY](#)  
**WARD:** Pound Hill South and Worth  
**PROPOSAL:** RECONFIGURATION OF EXISTING HOSTEL ACCOMMODATION TO PROVIDE 7 FAMILY ROOMS OF TEMPORARY ACCOMMODATION FOR HOMELESS FAMILIES WITH COMMUNAL KITCHEN AND STORAGE FACILITIES

**TARGET DECISION DATE:** 29 June 2018

**CASE OFFICER:** Ms K. Ingram

**APPLICANTS NAME:** Crawley Borough Council

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**PLANS & DRAWINGS CONSIDERED:**

Southostel/2018/0001, Block Plan  
Southostel/2018/0005, Location Plan  
Southostel/2018/0006, Construction Management Plan  
Southostel/2018/0003, Proposed floor plans  
4659-3-050-01, Drainage Assessment Plan  
Southostel/2018/0004, Elevations (no change)  
Southostel/2018/0002, Existing floor plans

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

1.	WSCC - Highways	No objection subject to compliance with CMP
2.	Thames Water	No objection subject to informative
3.	West Sussex Fire Brigade	Waiting for response
4.	CBC - Housing Strategic Service (HMO's)	No objection, advice given about layout
5.	CBC - Crawley Homes	No response received
6.	CBC - Refuse & Recycling Team	Waiting for response
7.	CBC - FP - Energy Efficiency & Sustainability	No objection subject to condition
8.	WSCC - Police	Advice given on security measures
9.	NATS	No objection

**NEIGHBOUR NOTIFICATIONS:-**

Pound Hill  
36 and 37 Hillcrest Close;  
21, 22 and 23 Mayfield.

Turners Hill Road, Flats 1 to 24 The Pines;  
1 Green Bushes.

Balcombe Road  
Forge Lodge;  
Forge Villa;

The Forge;  
Forge Cottage;  
The Cooperative Food Store/Texaco Garage.

### **RESPONSES RECEIVED:-**

One letter of representation has been received. No objection was raised to the internal changes but the letter states that the privacy and protection of occupants would be better retained if the front metal fence were not removed. A key/fob system should be used for entry.

### **REASON FOR REPORTING TO COMMITTEE:-**

The applicant is Crawley Borough Council.

### **THE APPLICATION SITE:-**

- 1.1 The application site relates to Southwell, a large two storey brick and tile hung Edwardian building on the eastern side of Balcombe Road, Pound Hill on the roundabout junction with Worth Road. The building is set within a substantial plot with a large garden and is well screened from Balcombe Road by trees and hedges. The site contains a number of visually important trees in the side and rear garden and along the front boundary. The western side of the site up to the rear of the building is designated as Structural Landscaping under Policy CH7 of the Crawley Local Plan 2030.
- 1.2 There is a large area of tarmac hardstanding to the south of the building which has space for 6 vehicles and a turning area. The access to the site is centrally located on the western side and is onto the roundabout in Balcombe Road. There is green mesh security fencing with a length of 22m set back up to 14m from the western/front boundary which also bisects the parking area. Four parking spaces are inside of the fence, and 2 spaces on the outer side of the fence. The remainder of the site has green palisade 2m high security fencing set in 1-3m from the northern, eastern and southern property boundaries and is also 3.5m from the front of the building. It only extends into ½ way into the site from the northern boundary. There is a marginal rise in land levels towards the rear of the site.
- 1.3 The site is owned by Crawley Borough Council and the building is currently restricted to use as an 11 bedroom hostel providing supported living accommodation for homeless young people aged 16 and 17 (Sui Generis). It was last operated by the YMCA but has been vacant since September 2017, as YMCA chose not to renew their lease.
- 1.4 The area is predominantly residential in character. The site is adjoined to the south by a row of detached dwellings on the former Balcombe Road Forge site, to the east (rear) by the rear gardens of residential properties within Mayfield and Turners Hill Road and to the north by the Texaco/Co-op garage and the car park for 'The Pines' block of flats. Opposite the site on the other side of Balcombe Road is a vehicle sales premises.

### **THE PROPOSED DEVELOPMENT:-**

- 2.1 The application is seeking planning permission for a change of the layout and operation of the existing 11 bedroom managed hostel (sui generis) to 7 x temporary hostel accommodation units for homeless families (sui generis), with two ground floor communal kitchens, a communal living area, a communal utility room, a buggy/bike storage room and an enlarged ground floor plant room. The heating and hot water system would be updated.
- 2.2 The seven units in the hostel (three on the ground floor and four on the first floor) would each have en-suite facilities, a kitchenette area and storage units as well as being furnished with beds and chairs. Overall there would be 3 double rooms with space for a cot or single bed and 4 larger rooms with a double bed and 1 to 2 single beds and/or cots. In total the building could accommodate a maximum of 19 adults/children and 4 babies.
- 2.3 A 22m length of the mesh front security fencing and gate that crosses the driveway/parking areas would be removed but the green palisade fencing inside the rest of the property boundaries and to

the front of the building would remain. The parking area and existing low intensity lighting will be retained.

- 2.4 The residents of the hostel would be homeless families on the Housing Register and seeking permanent housing. On average, it is expected that a resident would be in occupation for between 12-15 months in the hostel. The hostel would be run by Crawley Homes.

### **PLANNING HISTORY:-**

- 3.1 CR/2003/0730/RG3 - CHANGE OF USE FROM DWELLING HOUSE TO 11 BEDROOM HOSTEL WITH ADMINISTRATIVE ACCOMMODATION AND ERECTION OF SINGLE STOREY EXTENSION TO FORM KITCHEN (AMENDED PLANS RECEIVED 26/11/03) – Permitted, implemented
- 3.2 CR/2003/0543/RG3 - CHANGE OF USE FROM DOMESTIC DWELLING TO HOSTEL – Withdrawn
- 3.3 CR/2003/0538/RG3 - OUTLINE APPLICATION FOR THE ERECTION OF A HOSTEL FOR SOCIAL HOUSING – Withdrawn
- 3.4 CR/2003/0112/RG3 - REFURBISHMENT OF TWO STOREY HOUSE TO PROVIDE HOSTEL ACCOMMODATION (POSSIBLE 21 PERSONS) - Withdrawn

### **PLANNING POLICY:-**

#### National Planning Policy Framework (2012)

- 4.1 The NPPF states that the applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:
- Paragraph 14 (Presumption in favour of sustainable development). The National Planning Policy Framework introduced the concept of a presumption in favour of sustainable development to approve development that accords with the development plan unless there would be significant adverse impacts or be contrary to policies in the NPPF.
  - Paragraph 17 (Core planning principles) states that planning should proactively drive and support sustainable economic development to deliver the homes, business, industrial units and infrastructure and thriving local places that the country needs. Every effort should be made to objectively identify and meet the housing, business and other development needs of an area and respond to wider opportunities for growth. In addition, development should always secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
  - Paragraphs 50-51 (Delivering a wide choice of high quality homes) seeks to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development and should deliver a wide choice of housing to meet the needs of different groups in the community. Paragraph 51 seeks to bring vacant buildings back into residential use in line with local housing strategies
  - Paragraph 56 (Requiring good design). Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better and more inclusive for people. Decisions should promote or reinforce local distinctiveness without stifling innovation or imposing development styles.

#### Crawley Borough Local Plan (2015-2030)

- 4.2 The relevant policies include:
- Policy SD1 (Presumption in Favour of Sustainable Development) states development will be supported where it complements Crawley's character as a compact town within a countryside setting, developed on a neighbourhood principle and maximises the use of sustainable travel; provides a safe and secure environment for its residents and visitors; and accords with the policies and objectives set out in this Plan unless material considerations indicate otherwise.

- Policy CH1 (Neighbourhood Principle) states the neighbourhood principle will be protected and enhanced by maintaining the neighbourhood structure and development within the neighbourhoods should mainly be residential, in-keeping with the existing neighbourhood.
- Policy CH2 (Principles of Good Urban Design) states that new development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character.
- Policy CH3 (Normal Requirements of All New Development) states all proposals for development in Crawley will be required to among other things be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context retaining important features which make a positive contribution to the area, be of a high quality in terms of their urban, landscape and architectural design and relate to their surroundings in terms of scale and be supported by a future management plan for shared hard and soft landscaping, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings, not cause unreasonable harm to the amenity of the surrounding area by way of overlooking, dominance , traffic generation and general activity and be able to meet its own operational requirements necessary for the safe and proper use of the site, and should comply with any relevant supplementary planning guidance.
- Policy CH5 (Standards for All New Dwellings) (including conversions) states all new dwellings must create a safe, comfortable and sustainable living environment, capable of adapting to the changing needs of residents through the application of the Lifetime Homes Standards. The minimum size for each dwelling should be based on the National internal and local external space standards.
- Policy CH7 (Structural Landscaping) states that development proposals should protect the role areas of soft landscaping have on screening, softening and contributing to the appearance of the town and its neighbourhoods.
- Policy H1 (Housing Provision) states that the Council will positively consider proposals for the provision of housing to meet local housing needs, taking a pro-active approach to identifying suitable sites for housing development. All reasonable opportunities will be considered including brownfield sites, surplus green space, town centre living and opportunities on the edge of Crawley. The council will continue to work with neighbouring authorities in exploring opportunities to meet unmet housing need over the Plan period.
- Policy H3 (Future Housing Mix) states that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand.
- Policy ENV6 (Sustainable Design and Construction). In order to maximise carbon efficiency, all homes will be required to meet the strengthened on site energy performance standards of Building Regulations and take an active approach to reducing its need to consume energy. All development comprising the refurbishment of over 100sqm of internal floorspace should submit a Sustainability Statement demonstrating how the sustainability objectives within the Policy are met
- Policy ENV9 (Tackling Water Stress) states that, where viable development should meet the optional Building Regulations requirement for tighter water efficiency, demonstrated in the Sustainability Statement
- Policy ENV11 (Development and Noise) states people's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. Noise generating development will only be permitted where it can be demonstrated that nearby noise sensitive uses (as existing or planned) will not be exposed to noise impact that will adversely affect the amenity of existing and future users.
- Policy IN1 (Infrastructure Provision) states development will be permitted where it is supported by the necessary infrastructure on and off site. The council will seek to implement CIL through the relevant processes.
- Policy IN3 (Development and Requirements for Sustainable Transport). Development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network. Developments should meet the access needs they generate and not cause an unacceptable impact in terms of increased traffic congestion or highway safety. Development will be permitted unless the cumulative impact on the transport network is severe and cannot be satisfactorily mitigated.
- Policy IN4 (Car and Cycle Parking Standards) states development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council's car and cycle parking standards. These standards are

contained within the Planning Obligations and s106 Agreements, Supplementary Planning Documents (SPD) or any subsequent similar document.

### Supplementary Planning Documents

- 4.3 The Supplementary Planning Documents are non-statutory documents which supplement the policies of the Local Plan. Those applicable to this application are:
- Urban Design SPD 2016:  
This SPD includes the Crawley Borough Parking Standards which are minimum standards based on likely demand in terms of car ownership. A hostel requires 1 space per 4 residents.
  - Planning and Climate Change SPD 2016:  
This SPD includes further guidance on the sustainability policies of the Local Plan (Policies ENV6, ENV9 and IN3).
  - Green Infrastructure SPD 2016– Sets out the Council's approach to trees, open space and biodiversity and gives guidance on supporting and enhancing Structural Landscaping.

### **PLANNING CONSIDERATIONS:-**

- 5.1 The key issues in the consideration of this application are:
- Principle of the proposed alterations
  - Details of the accommodation proposed
  - The impact on the character of the building and surrounding area
  - The impact on the amenities of occupiers of neighbouring properties
  - Parking and highways
  - Sustainability
  - Community Infrastructure Levy

### Principle of the proposed alterations

- 5.2 The proposal would involve a change to the current hostel use for young vulnerable adults by introducing 7 x hostel units of temporary accommodation for homeless families in this predominantly residential area.
- 5.3 Temporary accommodation hostel units are not residential (C3 - dwellinghouse) uses in planning terms as a hostel is sui generis. The continued use of the site as hostel accommodation would however continue to provide living accommodation for a community group with an identified specific housing need within the town.
- 5.4 As the submitted Planning Statement shows the Council's Homelessness Strategy 2014-19 states that the Council will look to increase its temporary accommodation portfolio to minimise the use of more expensive nightly paid accommodation. At the time of submission Crawley Borough Council currently have 170 Homeless households in all forms of accommodation, 12 of which are in nightly paid accommodation (as B&Bs) and 2 households are accommodated outside the borough. The proposal will result in both cost savings for the Council and greater certainty to homeless households within the borough.
- 5.5 The site is in a sustainable location within walking distance of a number of local facilities comprising the adjacent Co-Op/Texaco shop. Pound Hill Parade with its range of shops and services and Pound Hill Junior School are also approximately 600m from the site. A number of pre-schools and nursery schools are also nearby and the closest secondary school (Oriol) is approximately 1.5km from the site.
- 5.6 The principle of the proposed use is therefore considered to be consistent with NPPF objectives to provide needed types of housing in sustainable locations and would help to accommodate those in

urgent need of housing. It is not considered that there is an objection in policy terms in the Local Plan to the changes proposed as the building would remain in a hostel use.

#### Details of accommodation proposed

- 5.7 The proposed physical works involve internal reconfiguration to provide the 7 x units of temporary family accommodation. Each family unit would have a private bathroom facility, a kitchenette and storage units and this accords with the Crawley Homes survey that demonstrated that there is a demand for private bathroom facilities as well as WIFI access within such hostels. In terms of shared facilities there would be two modernised kitchens, a communal living area, communal washing and drying machines, a buggy storage room, a communal WC and a communal bathroom. The existing heating and hot water system would be modernised and upgraded.
- 5.8 The existing mesh security fence across the driveway which was installed in connection with the hostel for vulnerable young people aged 16-17 is no longer considered necessary. The remaining palisade fencing would be retained.
- 5.9 Following comments from Sussex Police regarding Secured by Design, it has been confirmed that the main entrance door will have a door entry and video phone linked to each unit within the building and the main door release will be by person only. Individual rooms will have security locking and window locking systems will be upgraded. Internal lighting within communal areas will be linked by movement detectors.
- 5.10 The proposed units would not meet the Local Plan internal space standards for individual flats under Policy CH5 of the Local Plan. However, the proposal is for hostel accommodation with communal facilities for people in acute housing need and the proposed standard of accommodation is likely to be higher than that available elsewhere to address such short term housing needs. The units would be relatively self-contained, but with updated communal kitchen facilities and a communal bathroom and sitting area as well as a communal garden. It is considered that the proposal would likely represent an acceptable standard of temporary hostel accommodation.

#### Impact on the character of the building and wider area

- 5.11 The works are restricted to the reconfiguration of the internal layout at ground and first floor level and would not have any impact on the external appearance of the building or the trees on the western side of the site, which are designated as Structural Landscaping under Policy CH7 of the Crawley Local Plan.
- 5.12 The removal of the front security mesh fence and gate would have a positive impact on the visual amenities of the site and streetscene. The remaining palisade fencing is not easily visible being set inside the site and screened by the vegetation on the site and is green in colour.

#### The impact on the amenities of occupiers of neighbouring properties:

- 5.13 The approved use of the property is for a hostel but the level of activity is likely to be higher than the approved use as the type of residents would change from individuals to families and the number of maximum residents would increase from 11 to 19 and 4 babies. Some noise from children playing outside in the garden can be expected, although this must be compared against the lawful use of the site as a hostel for 16-17 year olds. The site is well screened from the adjoining properties by thick and tall mature vegetation on all boundaries, and the building has a sizeable curtilage. The site has 6 vehicle spaces and complies with the minimum parking requirements for a hostel accommodation and it is unlikely that all of the residents would own vehicles. It is therefore considered that the impact on neighbouring amenity by way of raised level of activities on the site would be acceptable.
- 5.14 In terms of potential loss of privacy, no extensions or physical alterations are proposed or changes to existing windows that could affect the privacy enjoyed by neighbours. Measures to meet Secured by Design objectives, as set out above, will address site safety and security concerns.

- 5.15 The submitted Statement of Community Involvement refers to a public consultation event held at the site on 05/09/17 from 3pm to 6.30pm. Nine members of the public attended. In relation to neighbouring amenity, concerns were raised about parking and having an open communication channel with the Council housing officers.
- 5.16 The hostel would be actively managed by a dedicated Hostel Officer who would deal with any on-site issues along with other housing management professionals. The team is to be managed by a Tenancy Services Manager together with Area Housing Managers supported by other housing officers and a large team of generic Housing Officers. The site would be visited a number of times during the week.
- 5.17 To assist in the management of the hostel and to reduce any adverse impact on residential amenity, all occupiers of the hostel will enter into a Licence Agreement with Crawley Borough Council requiring them to comply with various agreements including measures to limit noise and other potential disturbances. The conditions restrict for example, overnight visitors, smoking, the playing of loud music and anti-social behaviour. Breaching any condition may lead to immediate eviction. These Licence Agreements are used by Crawley Borough Council for other hostels in the Borough.
- 5.18 Overall the proposed change of use would result in an increase in the level of occupation of the site, but in regards to there being a potential increase in noise and activity above that of the lawful hostel use for 16-17 year olds, it is considered that the impact from family occupation would be acceptable. Potential impacts from the use would be actively managed by housing staff and the proposed works would raise no potential overlooking concerns and a loss of privacy to neighbours. Subject therefore to completion of a satisfactory Section 106 agreement to secure the appropriate ongoing management of the hostel, the proposed conversion to a hostel of 7 x temporary units of accommodation for homeless families is therefore considered to comply with the relevant Local Plan policies in terms of residential amenity.

#### Parking and highways

- 5.19 The proposed changes to the hostel would result in a maximum capacity of 19 adults/children and 4 babies. Under the Crawley Borough Council Parking Standards hostels for temporary accommodation require 1 space for 4 residents and 1 visitor space for every 20 residents which requires 5-6 spaces on the site. The site has a hardstanding area marked out for 6 vehicles with a turning area and therefore the proposal meets the required standards.
- 5.20 The proposed change of use may increase the car use compared to the previous use and so WSCC (Highways) were consulted on the application. They have no objection to the scheme on highway safety grounds subject to implementation of the Construction Management Plan submitted with the application.
- 5.21 The ground floor buggy/bike storage room is designed to accommodate 4 buggies for the first floor units and can also hold 3-4 bicycles. It is considered that that more is required for 7 family units and a condition is recommended that a separate store for bicycles is provided prior to the occupation of the upgraded hostel.
- 5.22 The application would therefore accord with Policies CH3 and IN4 of the Crawley Borough Local Plan 2030 in this regard and the Crawley Borough Council Parking Standards.

#### Sustainability

- 5.23 The scheme also involves the installation of an upgraded heating/hot water system and kitchen/bathroom facilities. As the application comprises a change of use of the hostel and the refurbishment of more than 100sqm of floorspace the application is accompanied by a sustainability statement addressing the policy objectives in Policies ENV6 and ENV9 of the Local Plan. The statement identified a number of measures which would increase the environmental performance of the building, including low temperature/large surface area radiators; additional insulation and double glazed units. The water usage calculation figures also indicate that the site will meet current standards of water efficiency. Subject therefore to a condition requiring the development to be

completed to the specifications in the Sustainability Statement, the proposal would comply with Policies ENV6 and ENV9 of the Local Plan.

### Community Infrastructure Levy

- 5.24 Potentially the development is CIL liable. However, there would be no net increase in floorspace from the proposal and it would remain a type of affordable housing, and would therefore be subject to an exemption from CIL payments. In this case, it is not considered that a CIL payment would be required and an Informative is recommended to be included in the decision notice to inform the applicant.

### **CONCLUSIONS:-**

- 6.1 The proposal would make a significant contribution towards meeting acute local housing needs, is located in a residential area and the proposed use is not dissimilar to the existing lawful use. It is not considered likely to have a significantly harmful impact upon neighbouring amenity or the character of the surrounding area. The application would comply with sustainability objectives in the Local Plan for change of use and refurbishment of a building, and an appropriate level of parking provision would be available. The proposal would therefore accord with the relevant policies in the Crawley Local Plan and supplementary planning documents.

### **RECOMMENDATION RE: CR/2018/0330/FUL**

PERMIT - Subject to the satisfactory completion of a Section 106 Agreement to secure the appropriate ongoing management of the hostel to meet local homeless needs and subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:  
(Drawing numbers to be added)  
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The hostel accommodation hereby permitted shall be used as 7 units of temporary accommodation for homeless families and the property shall be occupied by no more than nineteen adults/children and four babies at any time as indicated within the approved supportive documentation and floor plans unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To control the use of the site and in the interests of amenity in accordance with policies CH3 of the Crawley Borough Council Plan 2015-2030.
4. The car parking spaces, as shown on drawing No. SouthHostel/2018/0001 Rev A shall be kept available for the parking of vehicles by residents and visitors of the property at all times.  
REASON: To ensure adequate provision of parking clear of the highway in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. The hostel use hereby permitted shall not be occupied until provision for a separate secure cycle storage (in addition to the proposed ground floor buggy/cycle room) has been made within the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The cycle parking facilities shall then be maintained and shall not be used for any other purpose other than the parking of cycles.  
REASON: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and SPD 'Parking Standards'.



6. The water fittings installed in the development shall comply with the specifications given in the submitted Sustainability Statement.  
REASON: In the interests of sustainable design and efficient use of water resources in accordance with policy ENV9 of the Crawley Borough Local Plan 2030.
7. During the construction of the works the scheme for provision of on-site parking for construction workers and storage of materials shall be implemented in accordance with Construction Management Plan drawing no. Southostel/2018/0006.  
REASON: To ensure adequate off street parking during construction in the interests of highway safety and in accordance with Policy CH3 of the Crawley Borough Local Plan 2030.

## INFORMATIVES

1. This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL and associated forms visit [www.crawley.gov.uk/cil](http://www.crawley.gov.uk/cil), email [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk) or telephone 01293 438644 or 438568. To avoid additional financial penalties the requirements of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Please also note that any reliefs or exemptions from CIL are subject to the correct procedures being followed as laid down in the regulations, including the following:
  - Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.
  - A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.
  - Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefitting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

### 1. NPPF Statement

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

- Providing advice in a timely and manner through pre-application discussions/correspondence.
- Liaising with applicant and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking additional information to address identified issues during the course of the application.

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



# ArcGIS Web Map

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