

REFERENCE NO: CR/2018/0177/FUL

LOCATION: [FORMER DEPOT ADJ TO SW CORNER OF GOFFS PARK, OLD HORSHAM ROAD, SOUTHGATE, CRAWLEY](#)

WARD: Southgate

PROPOSAL: INSTALLATION OF SUBSTATION AND CLOSE BOARDED FENCING ENCLOSURE

TARGET DECISION DATE: 27 April 2018

CASE OFFICER: Mrs V. Cheesman

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME: Westridge Construction Ltd.

PLANS & DRAWINGS CONSIDERED:

52, Sub Station - Site Plan, Elevations and Sections
53, 053 Substation Landscaping Proposal

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|------------------------------|---|
| 1. | Environment Agency | No comment received |
| 2. | UK Power Networks | No comment received |
| 3. | WSCC - Highways | No objection |
| 4. | Environmental Health | No objections subject to condition |
| 5. | CBC – Arboricultural Officer | Verbal response – details of surfacing/foundations required |

NEIGHBOUR NOTIFICATIONS:-

A site notice was displayed on 3rd April 2018.

RESPONSES RECEIVED:-

There have been no responses received.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is Crawley Borough Council.

THE APPLICATION SITE:-

- 1.1 The application site is located to the north of Old Horsham Road, a short distance from the junction with Horsham Road (A2220). The site is owned by the Council and was previously used as a depot for the Council and as a nursery with glasshouse for the adjacent open space of Goffs Park.
- 1.2 Policy H2 of the Crawley Local Plan allocates the site as a Key Housing Site. On 24th August 2017, planning permission was granted on the site for the construction of 22 flats in four blocks and 22 houses in five terraces (CR/2016/1053/FUL). Construction of these units is now underway. To the north of the application site is Goffs Park which is designated as a Historic Park and Garden (Policy CH12), and also designated an area of Structural Landscaping (Policy CH7). To the east of the application site is Goffs Manor public house and associated parking. To the west of the site is Goffs

Park Social Club and large detached and semi-detached dwellings, set back from the highway. To the south of the site and on the opposite side of Old Horsham Road is a church, with residential properties to the west and east. To the north west of the site is St Wilfred Catholic School.

THE PROPOSED DEVELOPMENT:-

- 2.1 This planning application as amended seeks permission for an electricity substation, 2.55m high, with a footprint of 3m x 3m which is proposed to be surrounded by a 2.6 metre high close boarded acoustic fence enclosure, measuring 4.225m x 6.045m. The substation would be accessed from a set of timber double doors on the western elevation of the fencing enclosure.
- 2.2 The structure would be placed along the eastern boundary of the site, adjacent to the cycle store and bin store area that will serve the flats in Block 1. It would be sited approximately 3.8 metres away from the east elevation of the flats. The area for the substation is proposed to be hand dug, with tree root protection cellweb or similar, on geotextile over undisturbed sub-soil. A concrete slab would be placed on top of this to take the substation itself.

PLANNING HISTORY:-

- 3.1 CR/2017/0469/FUL: GOFFS PARK SOCIAL CLUB, OLD HORSHAM ROAD, SOUTHGATE, CRAWLEY: SINGLE STOREY EXTENSION TO EXISTING CLUB HOUSE BUILDING TO FORM ACOUSTIC LOBBY AND RE-LOCATION OF FIRE ESCAPE. GRANTED 29/08/17.
- 3.2 CR/2016/1053/FUL- CONSTRUCTION OF 22 FLATS IN FOUR BLOCKS AND 22 HOUSES IN FIVE TERRACES. GRANTED 24/08/17 FOLLOWING COMPLETION OF S106 AGREEMENT.
- 3.3 CR/2011/0675/DEM: PRIOR NOTIFICATION OF PROPOSED DEMOLITION- Prior Approval Not Required
- 3.4 CR/2009/0114/RG3: OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DEPOT AND CONSTRUCTION OF NEW DEPOT INCORPORATING OFFICES, MAINTENANCE BAYS, VEHICLE STORAGE, CREATION OF NEW SITE ACCESS AND REVISED PARKING LAYOUT AND 4 DWELLINGS WITH ACCESS OFF OLD HORSHAM ROAD- Permitted
- 3.5 CR/2002/0350/RG3: ERECTION OF 2.4M HIGH SECURITY FENCING- Permitted
- 3.6 Prior to these applications, there had been a number of applications submitted in connection with the Council depot and nursery on the site for numerous building and structures.

PLANNING POLICY:-

National Planning Policy Framework (NPPF) July 2018

- 4.1 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three overarching objectives - economic, social and environmental. These objectives are interdependent and need to be pursued in mutually supportive ways. At the heart of the Framework is the presumption in favour of sustainable development.
- 4.2 Relevant paragraphs are:
 - Paragraph 11: presumption in favour of sustainable development – this means that development proposals that accord with an up-to-date development plan should be approved without delay.
 - Section 5: delivering a sufficient supply of homes – this seeks to significantly boost the supply of housing.
 - Section 12: Achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- Section 15: Conserving and enhancing the natural environment – decisions should prevent new and existing development from contributing to, being put at risk from, or being adversely affected by, unacceptable levels of pollution including air and noise. Potential adverse impacts on health and quality of life are to be taken into account. Decisions should be on whether proposed development is an acceptable user of land, rather than the control of processes or emissions (where these are subject to separate pollution control measures).

Crawley Borough Local Plan (2015-2030)

- 4.3 Policy SD1: (Presumption in Favour of Sustainable Development) In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the Council will take a positive approach to approving development which is sustainable.
- 4.4 Policy CH1: (Neighbourhood Principles) States that the neighbourhood principle would be enhanced by maintaining the neighbourhood structure of the town with a clear pattern land uses and arrangement of open spaces and landscape features.
- 4.5 Policy CH2: (Principles of Good Urban Design) States that all proposals for development in Crawley will be required to respond and reinforce local distinctive patterns of development and landscape character, and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.
- 4.6 Policy CH3: (Normal Requirements of All Development) states all proposals for development in Crawley will be required to make a positive contribution to the area; be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings and be able to meet its own operational requirements necessary for the safe and proper use of the site.
- 4.7 Policy ENV11: (Development and Noise) states that people's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources.
- 4.8 Policy H2: (Key Housing Sites) identifies the site as a part of a key deliverable housing site to deliver a mixed use, primarily of housing.

Supplementary Planning Document

- 4.9 Urban Design Guide (2016): 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.

PLANNING CONSIDERATIONS:-

- 5.1 It is considered that following issues are relevant in the determination of this planning application:
- The impact on visual amenity, the street scene and the character of the area
 - The impact on adjacent trees
 - The impact on neighbouring occupiers amenities including noise impact

The impact on visual amenity, the street scene and the character of the area,

- 5.2 The sub-station would be single storey and would be read against the backdrop of the three storey apartment block (building one) within approved scheme CR/2016/1053/FUL. The enclosure would not impact on the principal elevations of the residential building and is a relatively small structure when viewed in the context of the surrounding development. It would be set back from the road

frontage to Old Horsham Road by 15m and would be around 26m from the access road to Goffs Park. It would be screened by the proposed acoustic fence. It would also be located to the immediate rear (south) of a proposed cycle store and refuse storage area. Along its south elevation, shrubs would be planted to soften its impact when viewed from the amenity area of the flats. It would therefore be largely screened and would result in the structure not having any notable impact on the wider street scene.

- 5.3 It has been designed as a basic, inconspicuous feature having the appearance of an outbuilding, to facilitate the development in which it would be located. It would therefore not be visually prominent and it is considered that, in relation to its future context, there would not be harm to the streetscene, wider visual amenity or the design principles of the new development as approved. Subject therefore to a condition to control the materials used, it is considered the development would be acceptable in this regard and accord with Local Plan 2015- 2030 Policies CH2, CH3 and the NPPF.

The impact on adjacent trees

- 5.4 The substation and fencing would be positioned in close proximity to trees shown to be retained as part of the wider development. The Arboricultural Officer has verbally requested details of how these elements would be constructed, including clarification regarding any foundations or surfacing.
- 5.5 The submitted details now confirm that the sub-station would be placed on a concrete slab, which would be on a tree protection cellular confinement system on the existing undisturbed ground. All works would be hand dug. This can be controlled by a condition. The comments of the Arboricultural Officer on these details will be verbally reported at the meeting.

The impact on neighbouring occupier's amenities,

- 5.6 The structure would be a single storey low level construction and would not be directly located in front of any ground floor windows of the flats on block 1. The nearest windows on the east elevation would be approximately 4 metres away and these are the kitchen windows to the flats on each floor. These are positioned centrally on that elevation, and thus further to the south, so any views from these windows would not be direct but would be at an angle. It is therefore considered that the new sub-station would not result in any loss of light or outlook to these units.
- 5.7 Initial concerns were raised by the Council's Environmental Health department with regard to the potential for noise disturbance from the electrical sub-station on the future residents of the adjoining flats. The unit itself would be housed in a GRP enclosure and there would be an acoustic timber fence set around that. The unit is to be installed on anti-vibration waffle pads, which would sit on the concrete base. The applicant has also since submitted additional information in the form of a Noise Assessment report confirming that, following implementation of the mitigation measures proposed, the sub-station noise output levels would be acceptable. This has been considered by the Environmental Health team who confirm that the sub-station would have a minimum impact as long as the recommendations of the report are implemented in full. A condition is recommended to control this aspect.
- 5.8 The impact of the development on neighbours' amenities is therefore considered to be acceptable and would comply with policy CH3 of the Crawley Borough Local Plan 2015-2030 in this regard.

CONCLUSIONS:-

- 6.1 The proposal would be a modest development with an acceptable impact on visual amenity. The amenities of the neighbouring occupiers would not be compromised by the development, and there are no justifiable grounds to object on noise grounds. The development would also assist in enabling the development of the adjacent site for 44 new residential units. It is therefore considered that the development would accord with national and local development plan policies and it is recommended that permission be granted subject to conditions.

RECOMMENDATION RE: CR/2018/0177/FUL

PERMIT subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.
3. No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external fencing, walls and roofs of the proposed sub-station have been submitted to and approved by the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
4. The development hereby approved shall be constructed in accordance with the technical details within the submitted Acoustic Specification and the measured or calculated noise rating level (when assessed using BS4142:2014) for the proposed electricity sub-station, shall not exceed 25dB (LAeq15minutes) one metre from the façade of any residential premises.
REASON: To address potential noise disturbance and to protect the amenities of the adjoining property, in accordance with policy CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030.
5. The construction of the development shall include the use of a tree protection cellular confinement system and shall be undertaken in accordance with the details on approved drawing number 52 Rev C and any excavations shall be hand dug.
REASON: To ensure the retention and maintenance of trees which are an important feature of the area in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. The landscaping shown on drawing no. 53 'New substation landscaping proposal' hereby approved shall be fully implemented in the first planting and seeding season following the completion of the development, unless otherwise agreed in writing by the Local Planning Authority. In the event that any such plants and shrubs die or become seriously damaged or diseased within a period of 5 years following planting, they shall be replaced in the next planting season with others of similar size and species.
REASON: In the interests of amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

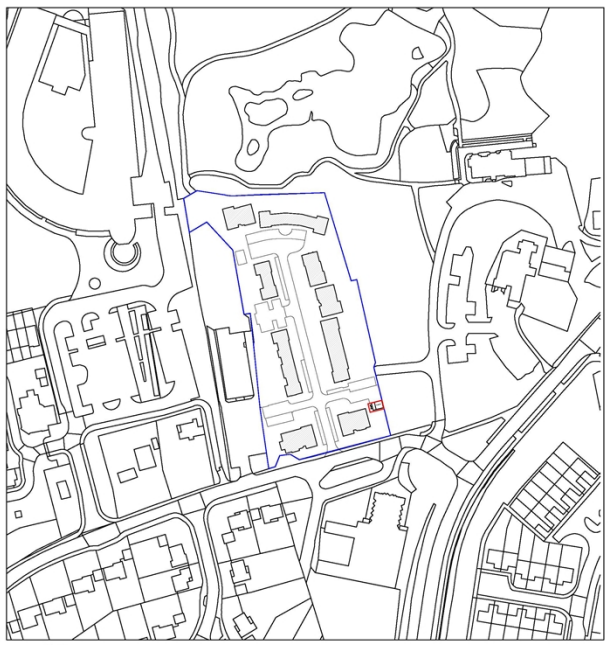
1. NPPF Statement

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:

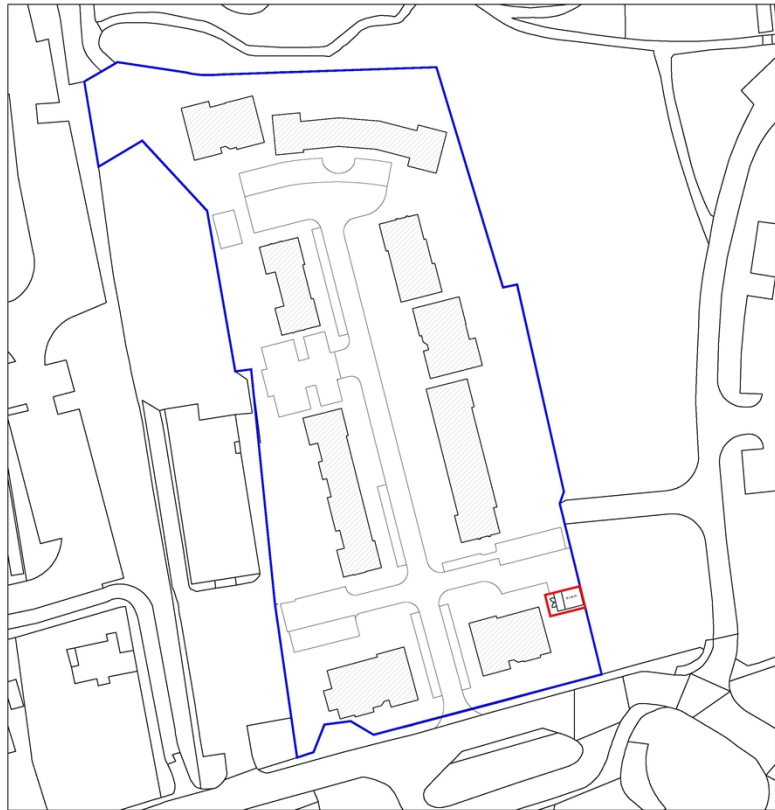
- Liaising with members, consultees, respondents and the applicant/agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking amended plans/additional information to address identified issues during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

Do not scale.
 Dimensions to be verified on site. Use figured dimensions only. Do not work from reduced scale drawings. Please refer to scale and sheet size as indicated.
 This drawing is the property of WESTRIDGE CONSTRUCTION LTD. U.K.
 Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person without the prior consent in writing of Westridge Construction Ltd.
 NOTES:



SCALE
 1:1250
 0m 12.5m 25m 37.5m 50m



SCALE
 1:500
 0m 5m 10m 20m 30m

Rev	Description	Date

westridge
 Westridge Construction Limited Tel: 01 980 830000
 Rockin House, Jane Bun Road Fax: 01 980 830070
 Redburn, East Sussex TN32 3BP
 Email: enquiries@westridgeconstruction.co.uk Web: westridgeconstruction.co.uk

Project: Former Depot adj. Goffs Park, Old Horsham Rd, Crawley

Proposed Sub Station

Working Title: Site Location Plan

Issue	Signoff	Date	Notes

Drawing Number: 51 Revision: X