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ECONOMY AND PLANNING SERVICES

Contact:	Mr M. Robinson	**Our Ref:**	CR/2024/0501/FUL
Direct Line:	01293 438951	**Email:**	development.control@crawley.gov.uk
		Date:	27 March 2026

Mr R Smith
c/o PD Planning UK Ltd
2 Fieldend
Horsham
Sussex
RH12 4GY
FAO Mr W Pierson

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990

In pursuance of their powers under the above-mentioned Act, the Council hereby notify you that they **GRANT PERMISSION**, for the reasons and subject to any conditions set out on the following sheet(s), for the development submitted in accordance with your application under reference CR/2024/0501/FUL received complete on 30 October 2024 regarding land situated at:

HARWOOD, BLAXLEY & FOREST WAY, GREEN LANE, POUND HILL, CRAWLEY
for Single storey rear extension to Forest Way and consolidation of vehicular driveways to form an access road from Balcombe Road between Blaxley and Harwood through to Forest Way, and the erection within Forest Way of 4 no. two-storey, 4-bed detached houses with garages, parking spaces, bin stores and cycle stores, amenity space and landscaping.

This decision was based on the plans/documents submitted to the Council as part of this application, copies of which can be viewed on the Council's website crawley.gov.uk/planning quoting the application reference number.

Please be aware that this permission is granted subject to compliance with certain conditions. You should familiarise yourself with these conditions and ensure the specific requirements are met prior to the implementation of the planning permission. Failure to comply with a condition may result in the service of a Breach of Condition Notice, which could affect the legality of any works carried out.

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Crawley Building Control Department can be contacted on 01293 438188.

IT IS IMPORTANT THAT YOU READ THE NOTIFICATION THAT ACCOMPANIES YOUR DECISION NOTICE

CONDITION(S) FOR APPLICATION NUMBER CR/2024/0501/FUL

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 Number	Revision	Drawing Title
3373 17		Forest Way Existing & Proposed Elevations & Plans
3373 36	C	Site Layout
3373 37		Dwellings Plot 5 & 6 Plans Sections & Elevations
3373 38	A	Dwellings Plot 7 & 8 Plans Sections & Elevations
3373 39		Location Plan
3373 40		Access Road, Street Scene & Site Cross Sectional Elevations
21032 02	F	SWEPT PATH ANALYSIS REFUSE COLLECTION VEHICLE
S22/8828/01		Topographical Survey
2023031/ETP001		Existing Tree Plan

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
REASON: To avoid undue congestion of the site and consequent obstruction to access in accordance with policies DD1 and ST1 of the Crawley Borough Local Plan 2023-2040.
REASON why pre-commencement condition: It relates to ensuring there is no potential adverse impact upon the operation of the highway from setting up the site prior to construction activities being undertaken and for the lifetime of the implementation of the development.

4. No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with the Tree Protection Plan ref 2022036/TTPP001, dated 18 May 2023 in the Harper tree consulting, Arboricultural Report dated 24 October 2024 and the Tree Protection Plan ref.2022036/TTP002, dated 23 December 2022, Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon. All works to implement the development shall thereafter be undertaken is accordance with the Arboricultural Method Statement within the Arboricultural Report provided by Harper tree consulting dated 24 October 2024.
REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy DD1 of the Crawley Borough Local Plan 2023 - 2040.

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REASON WHY PRE-COMMENCEMENT CONDITION: It seeks to protect the trees, bushes and hedges to be retained on site and the amenity they provide to ensure they are not removed or are damaged prior to the commencement development on the site.

5. No trenches or pipe runs for services and drains shall be cut or laid within the root protection areas of any existing tree to be retained on this or adjoining sites as set out in the Harper tree consulting, Arboricultural Report, Tree Removal Plan dated 18 May 2023
REASON: To protect tree roots from damage likely to the loss of the tree in accordance with policy DD1 of the Crawley Borough Local Plan 2023- 2040 and the Green Infrastructure Supplementary Planning Document.

6. Prior to any construction works, except the implementation of the access point onto Balcombe Road, plans of the site and cross sections of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls in relation to a defined datum point shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development shall thereafter be carried out in accordance with the approved details.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of neighbour amenity, visual amenity and the impact upon trees in accordance with policies DD1 and GI1 of the Crawley Borough Local Plan 2023-2040.

7. No development shall commence until details of the proposed overall site wide surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA and shall also take into account the latest climate change allowances as set out in the Planning Practice Guidance. Winter ground water monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. The surface water drainage scheme shall be implemented as approved. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the approved surface water drainage scheme.
REASON: To ensure that surface drainage is provided in accordance with SUDS principles and to prevent increased water run-off and potential flooding off site, and to ensure trees are not adversely affected in accordance with policies EP1 and DD1 of the Crawley Borough Local Plan 2023-2040.
REASON FOR PRE-COMMENCEMENT CONDITION: The drainage measures will form an integral part of the development and therefore need to be addressed at an early stage.

8. No development shall commence until details of the management and maintenance of the sustainable drainage system so that it continues to operate satisfactorily for the lifetime of the development has been submitted to and been approved in writing by the Local Planning Authority. The sustainable drainage system shall thereafter be managed and maintained in accordance with the approved details.
REASON: To ensure that surface drainage is provided in accordance with SUDS principles and to prevent increased water run-off and potential flooding off site in accordance with policies EP1 and DD1 of the Crawley Borough Local Plan 2023-2040.
REASON FOR PRE-COMMENCEMENT CONDITION: The drainage measures including maintenance details will form an integral part of the development and therefore need to be addressed at an early stage.

9. No development above slab level shall commence until a full schedule of all materials and finishes and samples of such materials and finishes to be used for all external walls and roofs of the buildings have been submitted to and been approved in writing by the Local Planning Authority. The other external materials to be used shall be in accordance with the details provided in the approved Design & Access Statement and as indicated on the approved drawings. The development shall be carried out in accordance with the approved schedule of materials and finishes.
REASON: To ensure a development of quality in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040 and the Urban Design Supplementary Planning Document.

10. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (AAe Environmental Consultants, May 2023), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

REASON: To enhance protected and priority species and habitats in accordance with Policy GI3 of the Crawley Borough Local Plan 2023-2040 and to allow the Local Planning Authority to discharge its duties under paragraph 187d the National Planning Policy Framework 2024 and s40 of the NERC Act 2006 (Priority habitats & species).

11. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (AAe Environmental Consultants, May 2023).

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

REASON: To conserve protected and Priority species in accordance with policy GI3 of the Crawley Borough Local Plan 2023-2040 and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

12. Prior to the occupation of any new dwelling, wildlife sensitive lighting shall be installed in accordance with a "lighting design strategy for biodiversity" for external lighting that accords with the Guidance Note 08/23 (Institute of Lighting Professionals) that has first been submitted to and been approved in writing by the local planning authority. The lighting design strategy for biodiversity shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed.
REASON: To conserve protected and Priority species in accordance with policy GI3 of the Crawley Borough Local Plan 2023-2040 and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

13. No trees / or bushes / growing / and to be retained / on the site shall be damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority until ten years after completion of the development hereby permitted. Any trees removed without such consent or being severely damaged or becoming seriously diseased or dying before the end of that period will be replaced with trees of such size and species that have first been agreed with the Local Planning Authority.
REASON: To ensure the retention of vegetation important to the visual amenity, ecological quality and for the environment of the development in accordance with policies DD1 and DD4 of the Crawley Borough Local Plan 2023-2040 and the Green Infrastructure Supplementary Planning Document.

14. No development above slab level shall take place until there has been submitted to, and approved by the Local Planning Authority, a hard and soft landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the first occupation of any new dwelling or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of ten years from the completion of development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with other of similar size and species.
REASON: In the interests of the amenity and of the environment of the development in accordance with policies DD1, DD4 and GI3 of the Crawley Borough Local Plan 2023 - 2040.

15. No new dwelling shall be occupied until the energy and carbon efficiency measures detailed in the submitted Sustainability and Energy Conservation Statement dated September 2024, including a 35 per cent reduction in carbon dioxide emissions as compared with the 2013 Building Regulations Part L, or other measures which have first been submitted to and agreed in writing by the Local Planning Authority, have been implemented for that dwelling.
REASON: In the interests of environmental sustainability, in accordance with Policy SDC1 of the Crawley Borough Local Plan 2023-2040.

16. No new dwelling shall be occupied until details have been submitted to the Local Planning Authority to demonstrate that the new dwellings will achieve a water efficiency standard of not more than 110 litres per person per day maximum water consumption. The scheme shall be implemented in accordance with the agreed details prior to first occupation and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of ensuring that the development will be water neutral in accordance with Policy SDC4 of the Crawley Borough Local Plan 2023-2040.

17. No new dwelling shall be occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the site plan.
REASON: In the interests of road safety in accordance with policies DD1 and ST1 of the Crawley Borough Local Plan 2023-2040.

18. Prior to the first occupation of any new dwelling the car parking spaces and associated garage for that dwelling shall have been constructed in accordance with the approved drawings. The car parking spaces and garages shall thereafter be retained at all times for their designated purpose.
REASON: To provide car-parking space for the use DD1 and ST2 of the Crawley Borough Local Plan 2023-2040.

19. The Garage for house 5 shall be implemented using a no dig method with screw pile foundations.
REASON: To protect the health and amenity of nearby trees and retained vegetation in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040 and the Green Infrastructure Supplementary Planning Document.

20. Prior to first occupation of any new dwelling hereby permitted the associated boundary treatments for that dwelling shall be provided in accordance with a scheme that shall first have been submitted to and been approved in writing by the Local Planning Authority. The scheme shall include;
(a) scaled plans showing the location of the boundary treatments and elevations, and
(b) details of the materials and finishes.
Thereafter the boundary treatments shall be maintained as approved for the life of the development.

REASON: To protect the amenities of neighbours and the visual amenities of the area in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040.

21. Notwithstanding the provisions of Schedule 2, Part 1, Class A, Class AA and Class B the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), there shall be no enlargement to the houses hereby permitted, unless planning permission has first been granted by the Local Planning Authority.
REASON: To protect the amenities of nearby residential properties, to protect the visual amenities of the area and ensure a satisfactory relationship with trees in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040.

22. Notwithstanding the provisions of Schedule 2, Part 1, Class E the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no building or enclosure, swimming or other pool other than those permitted shall be erected within the curtilages of houses in plots 5, 6 7 and 8 unless planning permission has first been granted by the Local Planning Authority.
REASON: To protect the visual amenities of the area and ensure a satisfactory relationship with trees in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no windows or other openings (other than those shown on the plans hereby approved) shall

be formed above the level of the first floor in the west facing elevation of the house in plot 5 facing Forest Way and the above first floor of the east facing elevation of the house in plot 8 facing the house in plot 7.
REASON: To protect the amenities of adjoining residential properties, in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040.

24. The windows on the above the first floor in the east facing elevation of the house in plot 8 facing the house in plot 7 shall at all times be glazed with obscured glass and be fixed to be permanently non-opening to a height of 1.7m from finished floor level.
REASON: To protect the amenities and privacy of the adjoining property, in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040.

Informative(s)

1. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. Additional information about the licence application process can be found at the following web page: http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orvehicle-crossovers-for-driveways-licence/

3. Given the nature of the proposed development, it is possible that a crane may be required during its installation. Gatwick Airport 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. London Gatwick requires a minimum of four weeks' notice. For crane queries/applications, please visit www.business.gatwickairport.com/b2b/aerodrome/crane-permitsCrane Permits (www.gatwickairport.com) or email cranes@gatwickairport.com

4. 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 call 01293 438644 or 438405. To avoid additional financial penalties the requirements of CIL must be managed before development is commenced and subsequent payment made in accordance with the requirements of the CIL Demand Notice. Please also note that any reliefs or exemptions from CIL are subject to the correct procedures being followed as laid down in the Regulations, including the following:
a) Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.
b) A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.
c) Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefiting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Crawley Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

NPPF Statement - Permission

In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) Order 2015, the Local Planning Authority has acted positively and proactively in assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.

Yours faithfully