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**ECONOMY AND PLANNING SERVICES**


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| **Contact:** | Mr M. Robinson | **Our Ref:** | CR/2023/0170/FUL |
| **Direct Line:** | 01293 438951 | **Email:** | development.control@crawley.gov.uk |
| | | **Date:** | 11 February 2026 |


St Marks Properties (XIV) Ltd
c/o PD Planning UK Ltd
21 Eskdale Gardens
Purley
Surrey
CR8 1ET
FAO Mr W Pierson

Dear Sir/Madam

**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/2023/0170/FUL received complete on 12 April 2023 regarding land situated at:

**HARWOOD & BLAXLEY, BALCOMBE ROAD, POUND HILL, CRAWLEY**
**for ERECTION TO THE REAR OF HARWOOD AND BLAXLEY OF 4 NO. TWO-STOREY, 4-BED DETACHED HOUSES WITH GARAGES, PARKING SPACES, BIN STORES AND CYCLE STORES, AMENITY SPACE AND LANDSCAPING WORKS.**

**CONSOLIDATION OF VEHICULAR DRIVEWAYS TO FORM AN ACCESS ROAD FROM BALCOMBE ROAD BETWEEN BLAXLEY AND HARWOOD.**

**SINK WATER BOREHOLES (RETROSPECTIVE) AND ERECT A PROPOSED BUILDING FOR PLANT FOR THE BOREHOLES.**

**RETROSPECTIVE APPLICATION FOR THE DEMOLITION OF REAR WING, ALTERATIONS TO AND THE RENDERING OF HARWOOD.**

**ERECTION OF SINGLE-STOREY REAR EXTENSION AT BLAXLEY.**

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**

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**CONDITIONS FOR APPLICATION NUMBER CR/2023/0170/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 |
|---|---|---|
| **3276- 20** | **M** | **Site Layout Plan** |
| **3276- 21** | **H** | **Plot 1 & 2 Plans, Section, Elevations** |
| **3276- 22** | **G** | **Plot 3 & 4 Plans, Section, Elevations** |
| **3276- 23** | **I** | **Landscape Site Plan** |
| **3276- 26** | **A** | **Site Context Plan** |
| **3276- 27** | **A** | **Site Location Plan** |
| **3276- 28** | | **Harwood & Blaxley Existing Plans & Elevations** |
| **3276- 30** | **A** | **Harwood & Blaxley Proposed Alterations** |
| **3276- 37** | | **Borehole Plant Room Plans and Elevations 1-100 scale A3 size.pdf** |
| **S22/8828/01** | | **Topographical Survey** |
| **21032 03** | **A** | **Swept Path Analysis** |
| **3276-20** | **O** | **PLANNING APPLICATION: Site Layout Plan** |
| **3276-38** | ***** | **Planning Application Access Road Street Scene and Cross Site Cross Sectional Elevations** |

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

3. No further development shall be undertaken until plans and details have been submitted to and been approved in writing by the Local Planning Authority showing the site set up during construction. This shall include 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.

4. No further 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/TTPP002, dated 23 December 2022 in the Harper tree consulting, Arboricultural Report dated 9 March 2023. 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 of Harper tree consulting, Arboricultural Report dated 9 March 2023.
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.

5. Prior to any further construction works except the access 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 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.

6. No further development, excluding site clearance or demolition, 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 new dwelling 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.

7. No further development, excluding site clearance and demolition, 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 have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out 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.

8. 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, roofs and, window/door surrounds and frames of the buildings have been submitted to and been approved in writing by the Local Planning Authority. 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.

9. Prior to any further works above slab level, a Biodiversity Enhancement Strategy for bespoke species enhancements, completed by a suitably qualified ecologist, shall have been submitted to and been approved in writing by the local planning authority.
The content of the Biodiversity Enhancement Strategy shall include the following:

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a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations, orientations and heights 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.
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 the National Planning Policy Framework 2024 and s40 of the NERC Act 2006 (Priority habitats & species).

10. All ecological mitigation measures and works shall be carried out in accordance with the details contained in the ecology survey (AAe Ltd, March 2023).
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).

11. Prior to the occupation of any new dwelling a lighting design scheme for biodiversity shall have been submitted to and been approved in writing by the Local Planning Authority and shall have been implemented in accordance with the approved details. 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.
The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.
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. 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 five 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 as may be 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.

13. No further development above slab level shall take place until there has been submitted to, and approved by, the Local Planning Authority a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants

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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, unless the Local Planning Authority gives written consent to any variation.
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.

14. 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 Demolition Plan dated 23 December 2022
REASON: To protect tree roots from damage in accordance with policy DD1 of the Crawley Borough Local Plan 2023- 2040 and the Green Infrastructure Supplementary Planning Document.

15. No new dwelling shall be occupied until the energy and carbon efficiency measures detailed in the submitted Sustainability and Energy Conservation Statement rev A dated 03/04 2025, or other measures which have first been submitted to and agreed in writing by the Local Planning authority, have been implemented.
REASON: In the interests of environmental sustainability, in accordance with policy SDC1 of the Crawley Borough Local Plan 2023-2040, and the Planning & Climate Change Supplementary Planning Document

16. No new dwelling shall be occupied until the energy and carbon efficiency measures detailed in the submitted Sustainability and Energy Conservation Statement rev A dated 03/04/2025, 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.
REASON: In the interests of environmental sustainability, in accordance with policy SDC1 of the Crawley Borough Local Plan 2023-2040, and the Planning & Climate Change Supplementary Planning Document.

17. Prior to the occupation of any new dwelling details shall have been submitted to the Local Planning Authority to demonstrate that they shall achieve a water efficiency standard by consuming not more than 110 litres per person per day maximum water consumption. The scheme shall be implemented in accordance with the agreed details.
REASON: In the interests of sustainable design and efficient use of water resources in accordance with policies SDC1 and SDC3 of the Crawley Borough Local Plan 2024-2040, and the Planning and Climate Change Supplementary Planning Document

18. None of the four new dwellings hereby approved shall be occupied until 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.

19. 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 the parking of vehicles.
REASON: To provide car-parking space for the use DD1 and ST2 of the Crawley Borough Local Plan 2023-2040.

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20. No further development shall be undertaken until covered cycle storage has been provided for Harwood and Blaxley in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority. The covered cycle storage shall thereafter be retained in accordance with the approved details.
REASON: To ensure the existing dwellings on site would be provided with infrastructure to support sustainable methods of access in accordance with the Crawley Local Plan Parking Standards Annex and policies DD1 and ST2 of the Crawley Borough Local Plan 2023-2040.

21. 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.

22. 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 south-west elevation of Plot 1, the north-east elevation of plot 2 and the south-west elevation of plot 4.
REASON: To protect the amenities of adjoining residential properties at Harwood (in respect of plot 1), Forest Way (in respect of plot 2) and Blaxley (in respect of plot 4), in accordance with policy DD1 of the Crawley Borough Local Plan 2023-2040.

23. Notwithstanding the provisions of Schedule 2, Part 1, Class A, Class AA and Class B 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), 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.

24. The windows on the at first floor and above in the north west elevation of the building in plot 2 and the south west elevation of plot 4 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.

25. 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 on plot 2, plot 3 and plot 4 unless planning permission has first been granted by the Local Planning Authority.

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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.

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/

2. 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

3. If the development intends to use the boreholes to provide a water supply for the dwellings hereby permitted, there will be a requirement for the water supply to comply with the requirements of the Water Supply (Water Quality) Regulations 2016. In order to ensure compliance with the regulations Crawley Borough Council, (or its successor local authority), must be notified. Please contact Crawley Borough Council's Environmental Health Team at environmentalservices@crawley.gov.uk for guidance in regard to this matter.

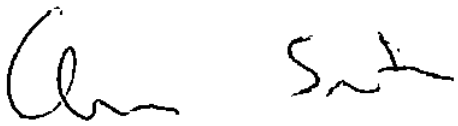
4. This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL and associated forms visit www.crawley.gov.uk/cil, email development.control@crawley.gov.uk or call 01293 438644 or 438405. To avoid 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.

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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



Clem Smith
Head of Economy and Planning Services

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**NOTIFICATION**

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

**1. Appeals to the Secretary of State (Approvals subject to conditions, or refusals of application for planning permission under the Town and Country Planning Act, 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015.**

(i) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further information can be found at www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal

(ii) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(iii) If this is a decision to refuse planning permission for a householder application (including prior approval of a larger single storey rear extension) or a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

(iv) If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within **8 weeks** of the date of this notice.

(v) For other applications, if you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

(vi) However, if:

(a) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days** of the date of this notice; or

(b) an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days** of the date of service of the enforcement notice, or within **6 months** (**12 weeks** in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

(vii) Appeals should be made online via Appeal a planning decision - https://appeal-planning-decision.service.gov.uk/before-you-start If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

(viii) Before making and appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance - https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance

(ix) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(x) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(xi) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.