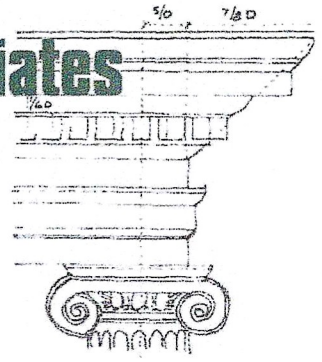


les humphrey associates

chartered building surveyors & designers

The Studio, The Rocks, Ivy Dene Lane
Ashurst Wood, West Sussex RH19 3TN
Tel: 01342 315206 Fax: 01342 313984
e-mail: les@leshumphreyassociates.co.uk



CRAWLEY DOWN REPLACEMENT VILLAGE HALL

Land Adjacent to The Haven Centre
Hophurst Lane,
Crawley Down,
West Sussex,
RH10 4LJ

**DESIGN AND ACCESS STATEMENT INCORPORATING PLANNING STATEMENT &
SUSTAINABILITY STATEMENT**

FURTHER REVISED APPLICATION



Les Humphrey Associates Ltd., Registered Offices as above
Registered in England & Wales No. 4660513

Design & Access Statement Incorporating Planning Statement & Sustainability Statement

1.0 Introduction

- 1.1 This is a revised planning application to reinstate permission as the existing original consent will expire on the 30th September 2022, together with the revisions as submitted under the Section 73 of The Town & Country Planning Act 1990, varying certain aspects of the original scheme.
- 1.2 Planning consents DM/20/3296 -DM/21/1769, DM/22/0220 and DM/22/2732 are all referenced to the Original planning permission, will also expire with the original permission under Ref: DM/19/2671 relevant to Condition 1 of that permission:

"The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission."

- 1.3 The application site is located on the north edge of the Crawley Down Village along Hophurst Lane.
The application site is designated within the Mid Sussex District Plan as being a Country Side Area and within the strategic gap between Crawley and East Grinstead, and within The 7Km zone of the Ashdown Forest SPA.
- 1.4 The site consists of a car park and grass vegetated area on both sides of the tarmac surfaced car park. The car park being surplus to the needs of Haven Centre and wider public community use, the site has been allocated for a replacement Village Hall. The existing hall being a "Victorian" building with extremely poor parking facilities and No longer suited to its use as a community centre and its use will cease once the new Hall has been constructed.
- 1.5 This revised planning application is relevant to the reduced scale scheme incorporating A reduction in roof height of the section over the badminton hall, together with changes to various aspects of external materials, and a reduction in width between parking rows. All as approved under Planning Reference: DM/22/0220
- 1.6 There is no need to reconsider the principle of this application as this has already been Accepted and approved.
The original delay was by reason of arranging funding, and then the Pandemic, followed by lengthy negotiations over the Lease arrangements with the Local Authority

2.0 Planning Policy

- 2.1 Previous planning consents were assessed for Design and visual impact on the character of the area relevant to:

Policy DP26 of the Mid Sussex District Plan which states (in Part):

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high-quality design and layout and includes appropriate landscaping and greenspace*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape*
- *protects open spaces, trees and gardens that contribute to the character of the area.*
- *protects valued townscapes and separate identity and character of towns and villages.*
- *Positively addresses sustainability considerations in the layout and the building design.*

The reduced scale of the building and changes of certain elements of materials have been accepted by the Local Authority, albeit the original nominated facing bricks: Ibstock West Hoathly medium facings unfortunately are no longer available, so an alternative local hand made stock brick such as Freshfield Lane medium multi facings bricks will be substituted.

- 2.2 Policy DP26 of the Mid Sussex District Plan states (in part)

"All applicants will be required to demonstrate that development:

- *Does not cause significant harm to the amenities of existing nearby residents and future Occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise. Air and light pollution (as outlined in policy DP29)*

Approval under Reference DM/22/2732 confirmed that compliance with those policies had been accepted, Accordingly, we consider this proposal will comply with Policy DP26 of the Mid Sussex Local Plan and the Mid Sussex Design Guide SPD.

- 2.3 Policy DP25 of the Mid Sussex District Local Plan states:

"The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported."

This proposal meets that policy.

2.4 Policy DP12 States:

"The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the Countryside, defined as the area outside built-up area boundaries on the policy map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and,

- Is for the purpose of agriculture; or*
- It is supported by a specific policy reference either elsewhere in the Plan, a Development Document or relevant Neighbourhood Plan"*

3. The National Planning Policy- July 2021

3.1 Paragraph 11 applies a presumption in favour of sustainable development:

"For plan-making this means that:

- a) Promote a sustainable pattern of development that seeks to meet the development needs of their area and be sufficiently flexible to adapt to rapid change, align growth and infrastructure, improve the environment, mitigate climate change (including by making effective use of land in (urban areas) and adapt to its effects.*
- b) Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas unless:*
 - i) The application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type, or distribution of development in the plan areas; or*
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- c) Approving development proposals that accord with an up-to-date development plan without delay; or*
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

3.2 Section 12 deals with achieving well designed places, and Paragraph 130 states that decisions should that developments:

- a) *function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *sympathetic to local character including built environment and landscape setting;*
- d) *be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; and*
- e) *Establish a strong sense of place, creating attractive, welcoming, and distinctive places to live, work and visit.*

4.0 Sustainability Assessment

ENERGY & CO2 EMISSIONS

- 4.1 Construction materials: Stock brick facings: Freshfield Lane medium multi-reds, Forticrete "gemini" tiles in mixed russet colour, weather boarding to gables using Marley Cedral overlap boards in colour to client's choice.
- 4.2 High efficiency thermal insulation to complete envelope of building, energy efficient lighting for compliance to current Building Regulations.
- 4.3 Rainwater harvesting system to be employed to mitigate water waste
- 4.4 The materials used in the construction of this development will be sourced from local trade suppliers where possible and to a high-quality grade and finish.
- 4.5 The proposed new Village Hall is not located within a flood risk zone. Surface water run-off will be dealt with via a soakaway system, details of which shall be determined and agreed with Building Control requirements.
- 4.6 Whilst there is an existing recycling and waste collection facility near to the entrance of the site, builders waste, whilst keep to a minimum will be removed in skips by local company and recycled as far as possible.
- 4.7 The proposed new Village Hall will be heated via "Air source heat pump" system, also with air conditioning in the sports hall, small hall, kitchen, and committee room, which is a most efficient energy source.
- 4.8 The Contractors employed to construct this new hall will maintain a secure site during construction and will employ working hours as shall be instructed by applicant and to Local Authority guidelines,
- 4.9 The proposal does not provide any features of negative ecological impact. A tree report and protection methodology statement is supplied.

5.0 Conclusion

- 5.1 The Applicants comprising the Trustees of the Crawley Down Village Hall Management Committee request a replacement planning consent due to the existing consent expiring on the 9th December 2025, and to date it has not been possible to implement that permission due to extended negotiations for the Lease of the land from the Local Authority, but it is anticipated this will be forthcoming in the near future.
- 5.2 The application details are identical to those submitted under approved reference DM/22/2732, apart for the introduction of BNG requirements and the details and information on this requirement form part of this application.
- 5.3 The planning conditions attached to the above consent are agreed as being acceptable to this planning application with additional information as to the BNG requirements.
- 5.4 It is therefore requested that this application be supported by the Mid Sussex District Council and Permission be granted.