



# Breezehurst Drive Playing Field Development Brief Consultation Statement

MAY2018

Breezehurst Drive Development Brief : Consultation Statement

Page







Breezehurst

APPENDIX A: LOCAL RESIDENTS' CONSULTATION REPRESENTATIONS RECEIVED AND COUNCIL RESPONSES

BREEZEHURST DRIVE PLAYING FIELDS DEVELOPMENT BRIEF

Respondent		
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BREEZEHURST DRIVE PLAYING FIELDS DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response*
		<p>* new text to be inserted into the Development Brief is shown as <u>underlined red text</u></p> <p>requirement, in accordance with Local Plan Policy ENV12: Air Quality. Further detail is set out on page 28 of the Development Brief.</p>
Resident 2	<p>I am writing to raise my concerns and comments following your letter dated 29 Nov 2017, in which you were bringing to our attention the intent for the Breezehurst Drive Playing Fields to become a residential development.</p> <p>Our understanding when we both our new built house at Waterfall Crescent (RH11 8WA) back in 2015, was that the destination for the land/ field opposite our property was recreational and there are no plans to build on it. We found the same information in the Breezehurst Drive Development Plan and we based our decision to buy a property facing the playing fields and not a different one, based on this information.</p>	<p>The Development Brief is a non-statutory planning document that informs developers and other interested parties of the constraints and opportunities presented by a site, and the type of development expected or encouraged by the Crawley Borough Local Plan.</p> <p>The Crawley Borough Local Plan, which allocates the site for housing and open space development (Policy H2), was adopted and published in December 2015<sup>2</sup>.</p> <p>Prior to the development of the Crawley Borough Local Plan, the need, the principle of a mix of housing and open space on this site, and the playing fields at Skelmersdale Walk, were consulted on as part of the Additional Sites public consultation (June-July 2013). This consultation attracted over 2000 questionnaire responses and 179 individual responses.</p> <p>These responses were carefully considered by the council. The area for housing and open space was reduced to only encompass the Breezehurst Drive playing fields site (removing Skelmersdale Walk playing fields from the proposed allocation), with an associated lower quantum of housing indicated and the requirement to maintain one playing pitch to the south of the pavilion. This proposal was then taken forward as part of the Submission Local Plan public consultation (Sept . October 2014).</p> <p>The Local Plan Examination took place in spring 2015, during which the site was debated in a public hearing session held by an independent Planning Inspector, appointed on behalf of central government. His</p>

<sup>2</sup> Crawley 2030: Crawley Borough Local Plan 2015 . 2030 (December 2015) CBC [Crawley 2030: Crawley Borough Local Plan 2015 . 2030](#)



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		conclusion in his report <sup>3</sup> to the council, following the Examination, was that the Breezehurst Drive Playing Fields Allocation for Housing and Open Space was acceptable. The Local Plan was adopted by the council in December 2015.
	<p>However, in the light of the draft document dated 29 November 2017 we would like to have the following concerns addressed:</p> <ul style="list-style-type: none"> <li>- could you please provide the Masterplan of the development to highlight the exact location of the building containing flats, where on the plan will the playground be located as well as other dwellings (the information is not available from your draft document available on your website);</li> <li>- could you please confirm when is the starting date of the entire operation (when will the construction site open);</li> <li>- could you please provide details on how you will protect the current inhabitants of the area from the inconvenience of having a building site next door especially in regards to noise, dust, trepidation, dirty roads from heavy traffic, etc.</li> </ul>	<p>The Development Brief is a planning policy guidance document for the council to consider a planning application against, rather than a development proposal. It will be for the developer to create a masterplan for the site, in accordance with the Development Brief, to be submitted as part of a planning application to be determined by the council.</p> <p>The developer is required by the Development Brief (page 28) to undertake a period of pre-submission public consultation with the local community, in order to advise and influence their design and layout of a development scheme on this site. Furthermore, a planning application would be subject to its statutory processes, including public consultation and formal consideration and decision by the Planning Committee.</p> <p>If an application is successful, it will then be for the developer to start on site which they must do so within 3 years of planning permission or the permission will expire.</p> <p>It will be a requirement, established through a planning permission, on the applicant/developer to submit details on how the site will be managed safely during construction.</p> <p>The distance between new housing and existing streets will need to be set out by the applicant as part of the planning application and meet the design</p>

<sup>3</sup> Q•] ^&f ;q ÄÜ^] [ ;of } Á@ ÄÖæ ã ææ } Ä q ÄÖ'æ | ^ ÄÖ [ ; ^ \* @Local Plan 2015-2030 (November 2015) Martin Pike Q•] ^&f ;q ÄÜ^] [ ;of q Á@ ÄÖ'æ | ^ Ä



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Respondent	Comments	Council's Response*

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Drive playing fields site (removing Skelmersdale Walk playing fields from the proposed allocation), with an associated lower quantum of housing indicated and the requirement to maintain one playing pitch to the south of the pavilion. This proposal was then taken forward as part of the Submission Local Plan public consultation (Sept . October 2014).

The Local Plan Examination took place in spring 2015, during which the site was debated in a public hearing session held by an independent Planning Inspector, appointed on behalf of central government. His conclusion in his report<sup>6</sup> to the council, following the Examination, was that the Breezehurst Drive Playing Fields Allocation for Housing and Open Space was acceptable. The Local Plan was adopted by the council in December 2015.

The purpose of this Development Brief is to inform developers and other





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	estate built on it, hundreds of flats have appeared from nowhere by Asda, as well as the growing expansion of Kilnwood Vale (2,500 homes, schools and village shops), it is not necessary to destroy every green space for homes. Even flats were built on the old car park for CO-OP Bewbush.	<p>were commissioned, including the Open Space, Sports and Recreation Study<sup>11</sup>.</p> <p>A range of options for the site were considered, including a mix of housing and open space on this site, and the playing fields at Skelmersdale Walk, were consulted on as part of the Additional Sites public consultation (June-July 2013). This consultation attracted over 2000 questionnaire responses and 179 individual responses.</p> <p>These responses were carefully considered by the council. The area for housing and open space was reduced to only encompass the Breezehurst Drive playing fields site (removing Skelmersdale Walk playing fields from the proposed allocation), with an associated lower quantum of housing indicated and the requirement to maintain one playing pitch to the south of the pavilion. This proposal was then taken forward as part of the Submission Local Plan public consultation (Sept - October 2014).</p> <p>The Local Plan Examination took place in spring 2015, during which the site was debated in a public hearing session held by an independent Planning Inspector, appointed on behalf of central government. His conclusion in his report<sup>12</sup> to the council, following the Examination, was that the Breezehurst Drive Playing Fields Allocation for Housing and Open</p>

<sup>11</sup> Crawley Open Space, Sport and Recreation Study (2013) JPC Strategic Planning and Leisure Limited [LP115 Crawley Open Space, Sport and Recreation Study](#) and A Playing Pitch Study for Crawley (2013) JPC Strategic Planning and Leisure Limited [LP116 A Playing Pitch Study for Crawley](#)

<sup>12</sup> [Crawley Local Plan Examination Report](#) -2030 (November 2015) Martin Pike [Crawley Local Plan Examination Report](#)

BREEZEHURST DRIVE PLAYING FIELDS DEVELOPMENT BRIEF		
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	<p>Crawley has limited green space for families to enjoy leisurely walks with their dogs and children. Tilgate Park offers opportunities for socialising as well as walks and outdoor freedom however the residence of Bewbush as well as Crawley enjoy the open space at Breezehurst Drive Playing fields. My children often take their bikes for a ride and walk the dog, we continuously see local football teams practicing, as well as many other residence walking their dogs and enjoying the green space running and remaining active. There is also the added benefit of the links via the footbridge to Buchan Park which would be compromised due to the development, meaning local people would not be able to access this beautiful park freely without a vehicle, or be risking their own lives crossing the very busy dual carriageway.</p>	<p>* new text to be inserted into the Development Brief is shown as <u>underlined red text</u></p> <p>Space was acceptable. The Local Plan was adopted by the council in December 2015.</p> <p>The purpose of this Development Brief is to inform developers and other interested parties of the constraints and opportunities presented by the site, and the type of development expected by the Crawley Borough Local Plan.</p> <p>A requirement of the site is to retain the pitch to the south of the pavilion (Policy H2: Key Housing Sites: extract is provided on pages 5-6 of the Development Brief).</p> <p>In addition to this, Skelmersdale Walk playing fields lie directly adjacent to west. This, in addition to the retained pitch provides sufficient provision of open space for formal and informal recreation. Other nearby open spaces include Buchan Park for walking, and Bewbush West Playing Fields and Bewbush The Green within a ten minute walk.</p> <p>The bridge link to Buchan Country Park will be retained. Page 13 of the Development Brief includes:</p> <p><i>Take a permeable approach providing good links through the development and beyond. Of particular note is the need to provide pedestrian access immediately to and from the west of the subject site towards the playing fields/pavilion and also the bridge to Buchan Country Park, rather than residents having to exit onto Breezehurst Drive and walk around.</i></p> <p><i>Consider an eastern incline to the footbridge to enhance permeability between the site and Buchan Country Park. A</i></p>











APPENDIX B: STATUTORY AND TECHNICAL STAKEHOLDER CONSULTATION REPRESENTATIONS RECEIVED AND COUNCIL RESPONSES

BREEZEHURST DRIVE PLAYING FIELDS DEVELOPMENT BRIEF		
Respondent	Comments	Council's Response*
Sport England	Notwithstanding Sport England Policy, taking into account the	* new text to be inserted into the Development Brief is shown as <u>underlined red text</u>

BREEZEHURST DRIVE PLAYING FIELDS DEVELOPMENT BRIEF		
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	<p>rooms. Out of the eight clubs, three confirmed they would use the facilities. The remaining five clubs have expressed interest in the facilities, but their needs dependent on cost and drainage improvements at Skelmersdale Walk Playing Fields. These were Three Bridges FC, Crawley Wasps and Crawley Utd.</p> <p>Therefore Sport England is unable to support the loss of this facility, though it is willing to discuss potential co-location options with regard to an additional use being added to the existing building/the extension of the existing building. Please note that Sport England would require any future strategic work to justify its loss to be robust, involve the relevant NGBs and be in line with Sport England guidance on Playing Pitch Strategies.</p>	<p>* new text to be inserted into the Development Brief is shown as <u>underlined red text</u></p>
	<p>With regard to the provision of enhanced pitch drainage off-site, Sport England would require strategic evidence to understand which facilities could benefit from the additional investment. An agronomist should be used to specify the required works and equipment to ensure the pitches to meet the required standards.</p>	<p>Additional evidence needed by Sport England to understand which facilities could benefit from the additional investment and the use of an agronomist to specify the works needed is noted. This is agreed and, whilst it was believed the intention of the draft Development Brief covered this, the wording has been amended to recommend the use of agronomist to specify the works/equipment needed to bring the pitches up to a sufficient standard (page 19):</p> <p>Provision of enhanced pitch drainage off-site</p> <p><u>Development Guidance:</u>  <i>Development Proposals must include mitigation measures to address the loss of the open space on site by improving playing capacity elsewhere. <u>An agronomist should be used to specify</u></i></p>

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Respondent	Comments
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	<p>of the infrastructure required to support the development in line with Section 6 . Utilities and drainage referred to above.</p> <p>It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution. Thames Water recommends that developers engage with them at the earliest opportunity to establish the following:</p> <p style="padding-left: 40px;">The developments demand for wastewater/sewage treatment and network infrastructure both on and off site and can it be met; and</p> <p style="padding-left: 40px;">The surface water drainage requirements and flood risk of the development both on and off site and can it be met.</p>	<p>Utilities and Drainage</p> <p><u>Given the size of the proposed development, it is likely that upgrades will be required to the local sewerage network and these should be addressed as early as possible. It is strongly recommended that developers engage with Thames Water, as the wastewater infrastructure providers, at the earliest opportunity to establish:</u></p> <p><u>V@Áç^ []  ^}qÁ\} æáÁ;Á æç, æ!Ð^, æ^Á treatment and network infrastructure, both on and off site, and whether it can be met; and</u></p> <p><u>The surface water drainage requirements and flood risk of the development, both on and off site, and whether it can be met.</u></p>
Southern Water	<p>I confirm I have reviewed the document and have no comments to make at this time.</p> <p>We look forward to being kept informed of progress.</p>	Noted.
Environment Agency . Kent & South London	<p>It is noted and welcomed that Crawley Borough Council Policy ENV8 Development and Flood Risk is highlighted under Key Local Plan policies and relevant documents. Although the site is located within Flood Zone 1, any proposed development at the site should not result in an increase in flood risk elsewhere, or to the site itself.</p>	<p>Comments and support noted.</p> <p>V@Á  ^} &amp;á Á;æ æ^Á ~æ!Áæç * Á} Á^ @á Á -Á@Áæ</p> <p>Local Flood Authority, has considered the draft Development</p>

BREEZEHURST DRIVE PLAYING FIELDS DEVELOPMENT BRIEF		
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	Under Section 6 of the draft Development Brief, Flood Risk and Sustainable Drainage are highlighted as being necessary for any planning permission to address, and that a FRA is an essential	* new text to be inserted into the Development Brief is shown as <u>underlined red text</u>