

REFERENCE NO: CR/2021/0174/FUL

LOCATION: [LAND AT FARADAY ROAD & MANOR ROYAL, NORTHGATE, CRAWLEY](#)
WARD: Langley Green & Tushmore
PROPOSAL: PROPOSED DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A NEW WAREHOUSE BUILDING WITH ANCILLARY OFFICES, ASSOCIATED SERVICE YARD, PARKING, ACCESS ALTERATIONS, INFRASTRUCTURE, LANDSCAPING AND ANCILLARY WORKS

TARGET DECISION DATE: 9 June 2021

CASE OFFICER: Mr H. Walke

APPLICANT'S NAME: Lakenorth Limited
AGENT'S NAME: DWD Property + Planning

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
09936 FPCR XX ZZ DR L 00001 Rev	02	Outline Landscape Proposals
4886 CA 00 00 DR A 01050	PL7	Site Location Plan
4886 CA 00 00 DR A 00001	PL1	Existing Site Layout
4886 CA 00 00 DR A 1001 PL	1	Existing Warehouse Plan Ground Floor Plan
4886 CA 00 00 DR A 01052	PL13	Proposed Site Layout
4886 CA 00 00 DR A 01110	PL8	Proposed Warehouse Plan
4886 CA 00 00 DR A 93100	PL9	Fencing Details
4886 CA 00 00 DR A 94010	PL11	Proposed External Finishes
4886 CA 00 00 DR A 97010	PL7	Bicycle & Motorcycle Shelter Details
4886 CA 00 00 DR A 01002 PL Rev	1	Existing Roof Level Plan
4886 CA 00 00 DR A 01130	PL6	Roof General Arrangement Plan
4886 CA 00 00 DR A 00012 PL Rev	1	Existing South & West Elevations
4886 CA 00 00 DR A 00013 PL Rev	1	Existing North & East Elevations
4886 CA 00 00 DR A 02300	PL9	Proposed Elevations
4886 CA 00 00 DR A 03500	PL7	Proposed GA Sections
4886 CA 00 00 DR A 48100	PL4	Proposed Elevations - External Finishes
4886 CA 00 00 DR A 01115	PL6	Main Office General Arrangement Plans

ADDENDUM REPORT

REASON FOR REPORTING TO COMMITTEE:-

- 1.1 This application was considered at the meeting of the Planning Committee on 31st August 2021. A copy of the original committee report is attached as Appendix A and the minutes of the meeting are attached as Appendix B at the end of this report.
- 1.2 Members will recall that at the meeting it was resolved to grant planning permission for the development subject to the conditions set out in the report, an amended condition 3 on the Construction Management Plan and an additional condition 22 on drainage. The resolution was also subject to the completion of a S106 agreement to secure the following:
- Travel Plan monitoring fee of £3,500;
 - Off-site planting of a tree within the highway verge, subject to below ground investigations, with a commuted sum for ongoing care; and
 - Contribution towards off site tree planting based on the formula set out in policy CH6.
- 1.3 Since the committee resolution, officers and the applicants have been actively working to progress the S106 agreement. That work is ongoing. However, on 14 September, the Natural England Position Statement on Water Neutrality was received by the Local Planning Authority and, as a consequence, the planning permission cannot be issued until this matter is fully addressed.

PLANNING CONSIDERATIONS:-

- 2.1 This report solely considers the water neutrality issue that has arisen since the application was previously discussed by the Planning Committee.
- 2.2 Crawley is situated in an area of serious water stress, as identified by the Environment Agency. The application site is supplied with water by Southern Water from its Sussex North Water Resource Zone (SNWRZ). This supply is sourced from abstraction points in the Arun Valley, which includes locations such as the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites.
- 2.3 On 14 September 2021, the council received a Position Statement from Natural England. The Natural England position is that it cannot be concluded that the existing abstraction within the SNWRZ is not having an adverse impact on the protected Arun Valley sites. It advises that developments within this zone must not add to this impact.
- 2.4 Under the Conservation of Habitats and Species Regulations 2017 (s.63), Crawley Borough Council is the Competent Authority and has a duty to consider the impact of development on protected species and habitats. These Regulations and the Natural England Position Statement require, as a matter of law, applications for planning permission in the SNWRZ to demonstrate that they do not increase pressure on water resources and that they are “*water neutral*.” As a consequence, all applications that may affect water consumption need to be ‘screened’ to identify whether the proposed development, individually or in combination with other projects, will result in a significant effect on the Arun Valley sites.
- 2.5 This application is not exempt under the Screening process and therefore the applicants are required to submit evidence so that a judgement can be made by CBC as to whether there could be any potential significant impacts of the development on the Arun Valley sites by way of an ‘Appropriate Assessment’. In accordance with the Natural England Position Statement to meet this test the development must demonstrate that it is “*water neutral*.” The definition of water neutrality is the use of water in the supply area before the development being the same or lower after the development is in place.

- 2.6 This application is one where the new use proposed for the site, which is as a storage and distribution warehouse, was identified as being potentially more efficient or water neutral than that of the previous site use for warehousing and aviation related food production within a larger building than is currently proposed.
- 2.7 The applications have provided a variety of documents including a Water Neutrality Report (which was updated to respond to queries from the Council's consultants), an Energy and Sustainability Strategy and existing and proposed floorplans. Along with various BREEAM WAT 01 calculator tool outputs and supporting emails, together these form part of the 'Appropriate Assessment'. This information has been independently assessed for CBC by a specialist consultant.
- 2.8 The review considered the existing water use of the building based on existing occupancy, consideration of existing building layout and estimated age of building (and associated water fittings). An annual water consumption figure was calculated (and agreed by CBC's consultants) as 12,636m³/year for the existing use. Further information is awaited on occupancy levels in the existing building.
- 2.9 The proposed development represents a significant reduction in floorspace to around 70% of the current building. This development is speculative, so the future occupancy rate and water usage has been calculated based on the BREEAM water calculation. Based on these assumptions, the water demand calculation, again as agreed by CBC's consultants, is 867m³/year.
- 2.10 Officers and our consultants have considered the report and associated documents and agree with the assumptions and conclusions. Despite the outstanding query about existing occupancy levels, the consultant is confident that this will not significantly affect the water consumption figures. It is therefore considered that, assuming the development is implemented in accordance with the evidence provided, the development would be "water neutral." Conditions are therefore required to ensure compliance with the proposed measures and a further condition due to the speculative nature of the application to control possible water intensive vehicle washing which could be associated with a Class B8 use.
- 2.11 Based on these findings an Appropriate Assessment document is being prepared by Officers and sent to Natural England for comment (as required under the Habitat Regulations). A reasonable time period is required for that consultation.

Conditions

- 2.12 As a result of the measures agreed to successfully address water neutrality, it is recommended that one additional condition be added to the previously recommended conditions and two be amended. The additional conditions 23 and 24 would secure details of the proposed measures to achieve three credits for the BREEAM WAT 01 category and preclude provision of vehicle washing facilities without the consent of the Local Planning Authority. The amended condition 21 would include water neutrality within the reason for restricting the use of the premises. This is because other potential uses, such as offices or industrial use, could increase water usage. This potential impact would need to be assessed before any such change of use could be agreed. It is also recommended that the reasons for condition 9 (Soft landscaping) be amended to include the policy reference, which was previously omitted in error. In addition, the previous resolution to grant was subject to one amended condition (3 - (Construction Management Plan) and one additional condition (22 - Sustainable Urban Drainage System) as agreed at the Planning Committee. These are included in the proposed recommendation.

CONCLUSIONS:-

- 3.1 Officers are satisfied that the applicant has demonstrated that the proposed development would be water neutral. Consequently, approval is recommended subject to the conditions set out in this report and to a S106 agreement to secure the contributions previously agreed.

RECOMMENDATION RE: CR/2021/0174/FUL

Delegate the decision to **permit** the application to the Head of Economy and Planning, subject to the conclusion of consultation with Natural England, the conclusion of a Section 106 Agreement, and subject to the following conditions (including the amended and additional conditions as set out above):-

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 take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to, the following matters:
 - the anticipated number, frequency and types of vehicles used during construction;
 - the method of access and routing of vehicles during construction;
 - the parking of vehicles by site operatives and visitors;
 - the loading and unloading of plant, materials and waste;
 - the storage of plant and materials used in construction of the development;
 - the erection and maintenance of security hoarding;
 - the provision of temporary construction and security lighting;
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
 - details of public engagement both prior to and during construction works; and
 - details showing how surface water will be drained during the construction phase.REASON: In the interests of highway safety and the amenities of the area in accordance with policies CH3, ENV11, ENV12 and IN3 of the Crawley Borough Local Plan 2015-2030.
REASON why pre-commencement condition: as it relates to potential impact upon the surrounding area starting from the setting up for construction activities and demolition.
4. No development, including any site setting up works, shall take place until a dust management plan to control the emission of dust from the demolition and construction works at the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed dust management plan unless otherwise agreed in writing by the Local Planning Authority. The approved plan should follow the guidance and recommendations in the Institute of Air Quality Management's Guidance on the Assessment of Dust from Demolition and Construction.
REASON: In the interests of amenity in accordance with policies CH3 and ENV12 of the Crawley Borough Local Plan 2015-2030.
Reason why pre-commencement condition: As it relates to potential impact upon the surrounding area starting from the setting up for construction activities and demolition.
5. No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The strategy will include the following components:
 - (1) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - (2) A site investigation scheme, based on (1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (3) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: The proposed site is on a former engineering works with risk of contamination on the site and to ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution or contaminated land in accordance with Policy ENV10 of Crawley Borough Local Plan 2015-2030 and with paragraph 170 of the National Planning Policy Framework.

Reason why pre-commencement: This condition is required pre-commencement as it relates to how contamination will be investigated and remediated during demolition, construction and then during operation.

6. The development hereby permitted shall be carried out in accordance with the FPCR Arboricultural Method Statement and its Tree Protection Plan dated March 2021 submitted with the application. The tree protection measures set out within the report must be fully implemented prior to the commencement of site setting up activities or demolition and thereafter maintained for the duration of the construction works.

REASON: To ensure that the trees to be retained are not compromised during the construction of the development in accordance with policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030.

Reason why pre-commencement: As site setting up activities involve risk to nearby trees and to ensure that no harm occurs to trees that are being retained.

7. With the exemption of demolition, site preparation, drainage, foundation and structural works, development shall not take place unless and until a schedule of materials and finishes, including samples of such materials and finishes, to be used for external walls and roofs of the proposed building, including the glazing and cladding, have been submitted to and approved by the Local Planning Authority. The development shall thereafter only be constructed in accordance with the approved materials.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

8. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
- Monitoring of any standing water within the site, whether temporary or permanent; and
 - Management of any flat/shallow pitched roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds.

The Bird Hazard Management Plan shall be implemented as approved upon completion of the roofs and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Gatwick Airport and in accordance with policy IN1 of the Crawley Borough Local Plan 2015-2030.

Reason why pre-commencement condition: As it relates to potential aviation safety issues arising from drainage during and post construction.

9. No above ground development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- The species, number and spacing of trees and shrubs

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON: To avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and an increase in the bird hazard risk of the application site and in accordance with policy IN1 of the Crawley Borough Local Plan 2015-2030.

10. No development, other than demolition, shall take place until details of the provisions referred to in the submitted Energy and Sustainability Strategy dated February 2021 to facilitate the connection of the development to a future District Energy Network in the vicinity have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

REASON: In the interests of environmental sustainability in accordance with policy ENV7 of the Crawley Borough Local Plan 2015 and the Planning and Climate Change Supplementary Planning Document.

11. No solar panels shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the photovoltaics referred to in the submitted Energy and Sustainability Strategy dated February 2021 have been installed and made operational in accordance with full details that have first been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved and no subsequent alterations to the approved scheme shall take place unless submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of environmental sustainability and to ensure the development does not endanger the safe movement of aircraft or the operation of Gatwick Airport through interference with communication, navigational aids and surveillance equipment and glare issues, in accordance with policies ENV6 and IN1 of the Crawley Borough Local Plan 2015-2030.
12. Within three months of the occupation of the development, a post-construction report shall be submitted to and agreed in writing by the Local Planning Authority verifying that the development has achieved the minimum Energy and Water standards for BREEAM 'Excellent'.
REASON: In the interests of sustainable design and construction in accordance with policies ENV6 and ENV9 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.
13. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in strict accordance with the approved piling method statement.
REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure, which piling has the potential to damage or impact upon and in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.
14. The development hereby approved shall not be first occupied until details of the maintenance and management of the SuDS system have been set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented and maintained in accordance with the approved details.
REASON: This is a major development and the performance of the SUDS must be future proofed to avoid flooding within the development and subsequent flood and drainage problems off-site in accordance with Policy EN8 of the Crawley Borough Local Plan 2015 - 2030.
15. No part of the development shall be first occupied until such time as the existing vehicular access onto Manor Royal has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety in accordance with policies CH3 and IN3 of the Crawley Borough Local Plan 2015-2030.
16. Prior to the first occupation of the development hereby approved, the car, cycle, motorcycle and lorry parking serving the warehouse shall be constructed in accordance with the approved plans. Once provided, the spaces shall thereafter be retained at all times for their designated purpose.
REASON: To ensure that adequate and satisfactory provision is made for the parking and manoeuvring of vehicles clear of all highways in accordance with policies CH3 and IN4 of the Crawley Local Plan 2015-2030 and the parking standards set out in the Urban Design Supplementary Planning Document.
17. No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided and made operational in accordance with plans and details submitted to and approved by the Local Planning Authority.
REASON: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies and the relevant provision of the National Planning Policy Framework.
18. All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from

the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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.

19. Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

REASON: To encourage and promote sustainable transport in accordance with policies CH3 and IN3 of the Crawley Borough Local Plan 2015-2030 and the National Planning Policy Framework.

20. Prior to the first occupation of the warehouse building hereby approved, a verification report demonstrating the completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and been approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: The proposed site is on a former engineering works with risk of contamination on the site and to ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policy ENV10 of Crawley Borough Local Plan 2015-2030 and with paragraph 170 of the National Planning Policy Framework.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, including any future amendments, the proposed building hereby approved shall be used for storage and distribution (B8) use only and for no other purpose defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), without the prior written consent of the Local Planning Authority.

REASON: To ensure that levels of parking provision and the appropriateness of other uses within the Manor Royal Main Employment Area can be properly assessed in accordance with policies CH3, EC2 and EC3 of the Crawley Borough Local Plan 2015-2030 and the parking standards within the Urban Design Supplementary Planning Document and, taking account of the Natural England Position Statement on water neutrality received on 14 September 2021, to ensure that the development does not cause an adverse impact upon protected habitats in the Arun Valley, including the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites, in breach of the Conservation of Species and Habitats Regulations 2017.

22. Prior to the occupation of the development hereby permitted, a post construction drainage certification shall be submitted to and approved in writing by the Local Planning Authority. This shall confirm that the works, including the SuDS features, proposed in the Flood Risk Assessment have been constructed as stated. This shall be carried out by a third party.

REASON: This is a major development and the performance of the drainage system must be future proofed to avoid flooding within the development and subsequent flood risk to other areas close to the development site in accordance with Policy EN8 of the Crawley Borough Local Plan 2015-2030.

23. No above ground development shall take place until precise details of the low-flow water fittings to be installed for both units to achieve at least a 40% improvement on the BREEAM baseline standard and to meet the target of 3 credits for the WAT 01 category have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed details

REASON: In order to comply with the Natural England Position Statement on water neutrality received on 14 September 2021, to ensure that the development does not cause an adverse impact upon protected habitats in the Arun Valley, including the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites, that would be in breach of the Conservation of Species and Habitats Regulations 2017.

24. No part of the building or the site shall be designated, equipped or used as a vehicle washing area without the prior written consent of the Local Planning Authority.

REASON: In order to comply with the Natural England Position Statement on water neutrality received on 14 September 2021, to ensure that the development does not cause an adverse impact upon protected habitats in the Arun Valley, including the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites, that would be in breach of the Conservation of Species and Habitats Regulations 2017.

INFORMATIVES

1. Within the boundaries of Crawley Borough Council the Control of Pollution Act 1974 is used to control noise from construction sites. Section 60 of the Act permits Local Authorities to specify the hours the noisy works are permitted.

The permitted hours for noisy construction work in the Borough of Crawley are as follows:

0800 to 1800 Monday to Friday and

0800 to 1300 on Saturday.

With no noisy construction works taking place on Sundays, Bank Holidays, Public Holidays, Christmas Day, Boxing Day or New Years' Day.

The developer shall employ at all times the best practical means to minimise noise disturbance to nearby residents. All construction work practises shall comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'.

Any exemptions to the above hours must be agreed with The Environmental Health Team in advance.

2. Given the nature of the proposed development it is possible that a crane may be required during its construction. We 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. Gatwick Airport requires a minimum of four weeks notice. For crane queries/applications please email: lgwcranes@gatwickairport.com. Details of the crane process can be found in CAP1096 'Guidance to Crane Operators on Aviation Lighting and Notification' available at www.caa.co.uk.
3. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk (Please refer to the Wholesale; Business customers; Groundwater discharges section).
4. The applicant is advised that this site falls within the area covered by Southern Water plc. For your information, contact details are Southern Water, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX (Tel: 0845 278 0845).
5. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
6. The applicant is encouraged to engage with Manor Royal BID regarding the ReEnergise Manor Royal Onsite Renewable Energy Project, sustainable travel initiatives and other ongoing initiatives in the area.

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:

- Providing advice in a timely and manner through pre-application discussions/correspondence.
- Liaising with consultees, the applicant and the 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.



ArcGIS Web Map

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