

LOCATION: [THE OFFICE, CRAWLEY BUSINESS QUARTER, MANOR ROYAL, NORTHGATE, CRAWLEY](#)
WARD: Langley Green & Tushmore
PROPOSAL: DEMOLITION OF EXISTING BUILDING AND ASSOCIATED STRUCTURES AND REDEVELOPMENT FOR STORAGE AND DISTRIBUTION WAREHOUSE WITHIN USE CLASS B8

TARGET DECISION DATE: 6 July 2021

CASE OFFICER: Mrs A. Sanders

APPLICANT'S NAME: RB (GATWICK) LTD
AGENT'S NAME: TDH Esates Limited

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
2529 P411 Rev	A	Site Location Plan
2529 P412 Rev	A	Block Plan - Existing
2529 P406 Rev	P	Proposed Site Plan
2529 P416	A	Block Plan - Proposed
2529 P100 Rev	E	Proposed Floor Plans
2529 P102 Rev	B	Proposed GIAs
2529 P101 Rev	C	Proposed GEAs
2529 P110 Rev	B	Proposed Roof Plan
2529 C200		GA Elevations
2529 P201		Proposed Elevations Amended Cladding Design
2529 P300 Rev	A	Proposed Typical Building Section
2529 P310		Site Sections
2529 P413 Rev	B	Surface Finishes Plan
2529 P414 Rev	B	Boundary Treatments Plan
2529 P415 Rev	B	External Furniture Plan
1610 KC XX Y 01 Rev	0	Tree Constraints Plan
1610 KC XX Y 01 Rev	0	Tree Protection Plan
P417	B	Air Quality Mitigation Measures
LLD2253-LAN-DWG-010 Rev	04	Landscape Strategy Masterplan
6113-CBC-00-00-DR-U-96002	T01	Combined Incoming Utility Layout
Conditions 4	A	Proposed Levels Drawing

ADDENDUM REPORT

REASON FOR REPORTING TO COMMITTEE:-

- 1.1 This application was considered at the meeting of the Planning Committee on 20th July 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 it was resolved to grant planning permission for the development subject to the completion of the S106 agreement relating to the Travel Plan monitoring fee of £3,500 and Air Quality Mitigation Measures cost to a value of £47,000.
- 1.3 Since the July meeting discussions have been ongoing in order to clarify the details of the Air Quality Mitigation measures required by the S106 agreement. The matter of Water Neutrality has also arisen which is discussed further within the report. Whilst discussions were ongoing regarding the above, the Agent has used the time to submit information in order to remove the need for any pre-commencement conditions and has provided information to address other conditions which would otherwise have required the submission of further information after the decision was issued. The elevations of the building have also been slightly revised. Accordingly the wording of a number of conditions is recommended to be amended as set out below.
- 1.4 This report addressed the changes to the application since the original committee resolution.

CONSULTEE NOTIFICATIONS & RESPONSES:-

- 2.1 Various relevant consultees and parties were notified on the updated information received and their comments sought:
1. GAL Aerodrome Safeguarding Satisfied with the Bird Hazard Management Plan and agree the condition can be reworded so that it is no longer pre-commencement.
 2. WSCC Highways Satisfied with the Construction, Drainage and Environment Management Plan and agree the condition can be reworded so that it is no longer pre-commencement.
 3. CBC Drainage Officer Satisfied with the Construction, Drainage and Environment Management Plan and agree the condition can be reworded so that it is no longer pre-commencement.
 4. CBC Contaminated Land Officer Satisfied with the submitted Geotechnical Interpretative Report with Supplementary Phase II Assessment and agree the condition can be reworded so that it is no longer pre-commencement.
 5. CBC Air Quality Officer Confirmed that the air quality mitigation measures would be above policy requirements
 6. West Sussex Fire and Rescue Agree with the plan submitted and the number and location of the fire hydrants and agree the condition can be reworded so that it is no longer pre-commencement.

PLANNING CONSIDERATIONS:-

- 3.1 This report considers the specific matters that have arisen since the application was previously discussed by the Committee, namely:
- Air Quality
 - Design and Appearance of the building
 - Water Neutrality
 - Conditions

- 3.2 The Air Quality officer previously commented that the cumulative impacts of this development, combined with other traffic growth generally within the area, would contribute to a creeping baseline which may lead to exceedances in terms of air quality. To account for this, the applicants have carried out an Emissions Mitigation Assessment to calculate the cost of this damage from increased emissions from this development and appropriate mitigation to offset this harm. The air quality mitigation costs of £47,000 was agreed at the Planning Committee on 20th July 2021. The S106 agreement was subsequently drafted on that basis and, as part of the draft wording, the Agent was required to submit Air Quality Mitigation Measures which would be to this value and to demonstrate that the package of mitigation measures would be over and above existing policy requirements.
- 3.3 The Agent has now submitted a detailed document setting out the Air Quality Mitigation Measures and a plan to accompany details of which are set out below:

Item 1 pedestrian and cyclist improvements

Pedestrian and cycle crossing improvements off site to include one existing informal crossing upgraded to formal zebra crossings with road markings and tactile paving and 2 no existing informal crossings upgraded to formal zebra crossings with belisha beacons, road markings and tactile paving and a dedicated access for cyclists & pedestrian use to the highway network south of the site. Cost £21,000. As the works are to a private road network, they are not a requirement of the highway authority therefore the works are above policy requirements.

Item 2 additional electricity capacity

Additional incoming electrical capacity for future electric vehicle charging and additional LV cabling from the substation to the main LV panel to increase building supply capacity. Cost £12,300. The additional capacity will be required to allow EV charging of delivery vehicles and/or additional car charging above the current policy requirement for 20 vehicles.

Item 3 additional ducting to allow future full EV charging within the car park

Additional ducts to be installed around the car park to facilitate future installation of EV charging to the car park (over and above the EV charging to be provided at day one). The proposed development future proofs the staff car park to allow future installation of full EV charging points to all parking spaces. Cost £10,000.

Item 4 delivery electric charging

Buried ducts for future installation of additional electric vehicle charging points to the HGV yard including excavation and backfilling prior to (but excluding) laying final capping, sub-base & surfacing. Cost £11,400. There is currently no policy requirement or standard for the provision of electric charging for HGVs and delivery vehicles.

Summary

Pedestrian and cycle improvements **£21,000**
Additional EV capacity **£12,300**
Additional ducting to car park **£10,000**
HGV/delivery vehicle charging **£11,400**
Total **£54,700**

- 3.4 The Air Quality Officer was consulted on the document and accompanying plan and confirmed that the proposed measures would be above policy requirements and that the final costs exceed the adverse impact cost calculated for the scheme. The proposed mitigation is therefore considered acceptable for the approval for air quality matters and the S106 agreement will be updated to require these specific measures to be implemented.

Design and Appearance of the building

- 3.5 The proposed building would be commercial in nature, but has been designed so that it is not a typical large 'shed' style building which one would normally associate with such uses. It was previously proposed to use composite cladding in Alaska grey (mid-grey) and a Raven (dark grey), with blue edging and large glazing panels on the entrance of the building. A band of Alaska grey horizontal cladding was proposed around the glazed entrance which was continued around the

entirety of the building. The remainder of the building was proposed to be Raven grey vertical cladding.

- 3.6 It is now proposed that the top third of the building would have vertical cladding in three different shades of grey that would get progressively lighter from the bottom to the top of the building. The colours would be Merlin grey, Alaska grey and Raven. It is also now proposed that the corners of the buildings would be clad in horizontal Alaska grey cladding. The rest of the elevations would remain as previously agreed.
- 3.7 The proposed amendments to the elevations are considered to be welcome alterations to the building which would provide further detailing and interest, further enhancing the appearance of the unit. As such the proposal as amended would continue integrate well within the site and when viewed from the surrounding area and would accord with development plan policy in this regard.

Water Neutrality

- 3.8 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 Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site.
- 3.9 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 impact on the Arun Valley sites. It advises that developments within this zone must not add to this impact.
- 3.10 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.
- 3.11 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.
- 3.12 This application is one where the new use proposed for the site, which is as a Hermes storage and distribution warehouse, was identified as being potentially more efficient or water neutral than that of the previous site use as offices.
- 3.13 The applicants have provided a variety of documents including a “Water Neutrality Statement”, an “Energy and Sustainability Statement”, water usage records, marketing information, existing and proposed floorplans, and developers building specifications. Along with various BREEAM WAT 01 calculator tool outputs and supporting emails. This information has been independently assessed for CBC by a specialist consultant.
- 3.14 The review considered the existing water use of the building based on existing occupancy, consideration of existing building layout, estimated age of building (and associated water fittings) and some evidence of metered consumption. An annual water consumption figure was calculated (and agreed by CBC’s consultants) as 9,913m³ / year for the existing use.

- 3.15 The proposed water use for the new occupier has also been calculated based on the proposed building layout and water fitting, total occupancy based on the operator's working patterns and BREEAM calculation and other likely ancillary water uses (in this case a vehicle wash system for which details have been provided). Assumptions on water consumption have been made assuming maximum occupancy and 24 hour use of the wash system. Based on these assumptions, the water demand calculation, again as agreed by CBC's consultants, is 9,621m³ / year.
- 3.16 Officers and our consultants have considered the report and agree with the assumptions and conclusions. It is therefore considered that, assuming the development is implemented in accordance with the evidence provided, the development would be 'water neutral'. A condition is therefore recommended to ensure the measures proposed by the applicants are fully implemented.
- 3.17 Based on these findings an Appropriate Assessment document is being prepared by Officers and sent to Natural England for comment (as required under Habitat Regulations). A reasonable time period is required for that consultation.

Conditions

- 3.18 In the intervening period from when this application was last heard at the Planning Committee, the agent has submitted several documents / plans in order to remove the requirement for any pre-commencement conditions and has also provided information to address other conditions which would have required the subsequent submission of further information. The following documents / plans have been submitted:
- Levels Plan
 - Construction Method Statement & Environmental Management Plan
 - Combined Incoming Utilities Layout plan to show location of Fire Hydrants
 - Bird Hazard Management Plan
 - Geotechnical Interpretative Report With Supplementary Phase II Assessment
 - Material samples
- 3.19 As a result of the further information submitted, the relevant consultees were notified namely the Drainage Officer, Contaminated Land Officer, Gatwick Safeguarding, West Sussex Fire and Rescue and the Local Highway Authority. All consultees are satisfied with the further information submitted and agree to the re-wording of the conditions so that they are no longer pre-commencement.
- 3.20 As a result the following conditions have been updated and are shown in full at the end of the report within the recommendation section:
- Condition 2 (plans)
 - Condition 4 (levels)
 - Condition 5 (Construction, Drainage and Environment Management Plan)
 - Condition 18 (Fire Hydrant)
 - Condition 19 (materials)
 - Condition 21 (Bird Hazard Management Plan)
 - Condition 22 (Contaminated Land)

CONCLUSIONS:-

- 4.1 As set out above, since the original resolution to grant planning permission in July 2021, the matter of water neutrality has arisen which has resulted in the agent having to demonstrate that the proposal would be water neutral. It is considered that the applicants have successfully demonstrated that the proposed development achieves water neutrality subject to a condition ensuring the measures contained with the submitted documents are fully implemented. .
- 4.2 In the intervening time period the applicants have also submitted details of the air quality mitigation measures; provided further information to avoid the need for certain pre-commencement conditions and has addressed other conditions which required the submission of further information, all of which are considered to be acceptable. Furthermore, the alterations to the elevations of the building would continue to integrate the building within the site and surrounding area and no objection is raised on this basis.

- 4.3 It is therefore considered that the proposal is acceptable for the reasons as set out in this report and, subject to the associated conditions which have been amended to reflect the current position, the conclusion of the S106 agreement and conclusion of consultation with Natural England, planning permission should be granted.

RECOMMENDATION RE: CR/2021/0247/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:-

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. 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.
4. The land levels and the finished floor levels of the building shall be constructed as shown on drawing GA Elevations No. 2529 C200 and Proposed Levels drawing No. conditions 4 submitted with the application.
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.
5. The development hereby permitted shall be carried out in accordance with the Construction Method Statement and Environmental Management Plan submitted with the application.
REASON: In the interests of highway safety, ecology, drainage and the amenities of the area in accordance with Policy IN3 and CH3 of the Crawley Borough Local Plan 2015 - 2030.
6. The development hereby permitted shall be carried out in accordance with the Air Quality Assessment in particular Table 22 - Mitigation of Construction Activities, dated July 2021 submitted with the application which must be implemented during the construction of the development .
REASON: To ensure that the development does not have a negative impact on Air Quality in accordance with Policy ENV12 of the Crawley Borough Local Plan 2015 - 2030.
7. The development hereby permitted shall be carried out in accordance with the Travel Plan ref 2021/5819/TP02 dated July 2021 submitted with the application. Only the approved details shall be implemented.
REASON: To encourage and promote sustainable transport in accordance with Policy IN3 of the Crawley Borough Local Plan 2015 - 2030.
8. Prior to the occupation of the development hereby permitted the car, motor cycle and lorry parking spaces (including the electric vehicle charging spaces) and the turning and manoeuvring areas shall

be constructed in accordance with the approved plans. These spaces and areas shall thereafter be retained for their designated use.

REASON: To provide adequate on-site car parking and turning space for the development in accordance with Policy IN3 of the Crawley Borough Local Plan 2015 - 2030.

9. Prior to the first occupation of the development hereby permitted, plans and elevations shall be submitted to and approved in writing by the Local Planning Authority for:

- (i) sheltered cycle parking spaces,
- (ii) details of the storage of refuse / recycling provision
- (iii) details of the substation and transformer plants.

The agreed details must be laid out and available prior to first occupation of the development and retained for the life of the development unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to ensure the operational and servicing requirements of the development are met in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

10. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: 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 caused by mobilised contaminants in line with Policy ENV10 of the Crawley Borough Local Plan 2015-2030 and paragraph 170 of the National Planning Policy Framework.

11. The development hereby permitted shall be implemented and thereafter maintained and managed in accordance with the Flood Risk Assessment and Drainage Strategy provided by PRK UK Ltd and dated 30 March 2021, including a reduction of 50% of the pre development surface water flow rate as part of the surface water management plan, unless otherwise agreed in writing by the Local Planning Authority.

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.

12. Prior to the occupation of the development hereby permitted, a post construction 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 FRA and Drainage Statement 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.

13. The development hereby permitted shall be carried out in accordance with the Tree Survey and Impact Assessment dated March 2021 ref: 1610-KC-XX-YTREE Rev 0 submitted with the application. The tree protection measures as set out within Section 6 of the report must be implemented prior to the commencement of the development and thereafter maintained for the duration of the construction works.

REASON: To ensure that the existing trees are not compromised during the construction of the development in accordance with Policy CH3 and CH6 of the Crawley Borough Local Plan 2015 - 2030. This condition is required pre-commencement as it relates to the site layout and how building will be constructed.

14. The development hereby permitted shall be carried out in accordance with the Landscape Design Strategy dated 01.07.2021 and the Landscape Strategy Masterplan, Drawing No. LLD2252-LAN-DWG-010 Rev 04 submitted with the application. The approved details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the building 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. 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: In the interests of amenity and of the environment of the development and 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 in accordance with Policies CH3 and IN1 of the Crawley Borough Local Plan 2015 - 2030.

15. Prior to the first occupation of the development, a Landscape Management Plan which covers a period of no less than 15 years shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include a programme for implementation, long term design objectives, long term management responsibility and maintenance schedules for all landscaped areas along with water efficiency and conservation measures. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity of the area in accordance with Policy CH3 of the Crawley Borough Local Plan and the Manor Royal SPD 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.

16. The recommendations set out in the Ecological Impact Assessment report by Lizard Landscapes dated 11 June 2021 shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON: to ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with policy ENV2 of the Crawley Borough Local Plan 2015 - 2030.

17. Prior to the first occupation of the development, an enhancement and management plan for biodiversity features, which may be integrated with a landscape management plan, setting out aims, objectives initial enhancements, ongoing management operations, initial five-year action plan, details of responsibility for implementation, and, provision for review and updating shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented in full, including on site completion of initial biodiversity enhancements prior to first occupation, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with policies ENV2 of the Crawley Borough Local Plan 2015-2030 and paragraph 175 of the NPPF.

18. Prior to occupation of the development, the proposed four fire hydrants shall be installed in accordance with the Combined Incoming Utilities Layout Plan drawing number 6113-CBC-00-00-DR-U-96002 Rev T01 submitted with the application.

REASON: To ensure the operational requirements of the development are met in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

19. The building shall be constructed in strict accordance with the materials schedule as shown on the GA Elevations Plan, drawing number 2529 C200 submitted with the application.

REASON: In the interest of visual amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

20. No above ground works shall be carried out unless and until precise details (including a 1:20 section of the glazing details), showing the ground and 1st floor window profiles, main entrance door fenestration profiles including surrounding details for the south and west elevations have been submitted to and been approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

REASON: To control the development in detail and to ensure a high quality development in accordance with policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030.

21. The Bird Hazard Management Plan dated 23 November 2021 shall be implemented as approved upon completion of the roof 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 roof in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Gatwick Airport in accordance with Policy IN1 of the Crawley Borough Local Plan 2015 - 2030.

22. The development hereby permitted shall be carried out in accordance with the Geotechnical Interpretative Report with Supplementary Phase II Assessment dated 09 November 2021 submitted with the application.

REASON: The proposed site is on a former works/engineering/industrial ground 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.

23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: 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 from previously unidentified contamination sources at the development site in line with with Policy ENV10 of Crawley Borough Local Plan 2015-2030 paragraph 170 of the National Planning Policy Framework.

24. No solar panels shall be installed until full details, including a solar hazard glare study if required, have been submitted to and approved in writing by the Local Planning Authority. No subsequent alterations to the approved scheme are to take place unless agreed in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON: In the interest of visual amenity 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 CH3 and ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change SPD

25. Within six months of the occupation of the development hereby permitted, a post-construction report shall be submitted to and agreed in writing by the Local Planning Authority, verifying that that Unit has achieved the minimum Energy and Water standards for BREEAM 'Excellent'.

REASON: In the interests of sustainable design and efficient use of water resources in accordance with Policies ENV6 and ENV9 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.

26. The space and connection point for a future heat plate exchanger and associated future ducting route for a connection to a District Heat Network, identified on submitted drawing 6113-CBC-00-00-DR-U-96002 T01, shall be kept available for this purpose.

REASON: In the interests of environmental sustainability, in accordance with policy ENV7 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.

27. Prior to first occupation of the building hereby permitted, the water efficiency measures including the physical fittings and vehicle wash system as specified in the Technical Note 22171-WRC-TN-02 Rev C03 prepared by Water Environment (as set out in the accompanying documents listed in paragraph 1.5 and 1.6 of this note) shall be implemented in full.

REASON: Taking account of the Natural England Position Statement on water neutrality received on 14 September 2021 and 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.

INFORMATIVES:

1. 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

Please note that as from 31st May 2021 crane operators will in the first instance need to notify the Civil Aviation Authority (CAA) of any cranes in the UK that are over 10m in height or taller than the surrounding trees/structures. Notification should be at least 8 weeks before any crane is due on site. For further details please refer to CAP1096 'Guidance to Crane Operators on Aviation Lighting and Notification' available at www.caa.co.uk

2. Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system.
3. In regard to condition 22 above, the following applies:
 1. A desk-top study carried out by a competent person. The study shall detail the history of the site uses and identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. Two full copies of the desk-top study and the non-technical summary shall be submitted to the LPA.
 2. A site investigation shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology BS 10175:2011. The site investigation should fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications, including an assessment of risk to any potential receptors. A full report on the findings of the site investigation shall be submitted to the LPA see note above.
 3. A written remediation statement, detailing the works necessary so as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including any controlled waters, shall be submitted to the LPA and agreed in writing with the LPA prior to any remediation commencing on site. Two copies of the remediation report shall be submitted to the LPA.
 4. Approved remediation works shall be carried out in full on site, under a quality assured scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the remediation works contamination is encountered that had not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA in accordance with the process laid out at points 1 – 3 above.
 5. Upon completion of the remediation works, this condition shall not be discharged until further validation report has been submitted to, and approved by the LPA. The validation report shall include quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary documentation detailing what waste materials have been removed from the site.
4. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.

5. The applicant is advised of the following advice from Thames Water:

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your

development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes>.

6. The applicant is advised of the following advice from Southern Water:
 - No excavation, mounding or tree planting should be carried out within 6 metres of the public water main without consent from Southern Water.
 - No new soakaways should be located within 5 metres of a public water main.
 - All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the developer. A formal application for a connection can be made via Southern Water's online developer services portal at: <https://developerservices.southernwater.co.uk>

7. The applicant is advised that the Crawley Business Quarter is a private road therefore the Local Highway Authority are unable to sign off any works as they do not form part of the adopted highway network maintained or owned by WSCC. For this reason all reference to WSCC should be removed from the Road Safety Audit document.
8. Bird Hazard Management Plan - Natural England Licences
Should any Gulls nests or eggs need to be removed, a CL12 licence needs to be obtained from Natural England beforehand. Please contact bird.licensing@naturalengland.org.uk
Further information with regard to the CL12 licence please see:
Birds: licence to kill or take them for air safety purposes (CL12) - GOV.UK (www.gov.uk)
9. The applicant is advised that in regard to condition 14 the amount of berry/fruit bearing species proposed as part of the soft landscaping scheme does not exceed 40% of the total planting palette and is distributed across the site.

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:

- Liaising with consultees/respondents/applicant/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.



CR/2021/0247/FUL Proposed Site Plan 4

