

**LOCATION:** [THE BASE, FLEMING WAY, NORTHGATE, CRAWLEY](#)  
**WARD:** Langley Green & Tushmore  
**PROPOSAL:** DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE TO PROVIDE TWO BUILDINGS (USE CLASS B8 - STORAGE OR DISTRIBUTION) WITH ANCILLARY OFFICES, PARKING AND SERVICE YARDS, NEW SITE ACCESS, LANDSCAPING, BOUNDARY TREATMENTS AND ASSOCIATED WORKS

**TARGET DECISION DATE:** 6 July 2021

**CASE OFFICER:** Mrs J. McPherson

**APPLICANT'S NAME:** PREC Crawley Prop. Co. S.A.R.L

**AGENT'S NAME:** WSP in the UK

**PLANS & DRAWINGS CONSIDERED:**

| Drawing Number | Revision | Drawing Title                                |
|----------------|----------|--|
| C227/3000      | pl1      | Location Plan                                |
| C227/3001      | pl1      | Existing Site Plan                           |
| C227/3002      | pl1      | Existing Elevations                          |
| C227/3005      | pl1      | Proposed Demolition Plan                     |
| C227/3007      | pl       | Proposed Site Plan (coloured)                |
| C227/3008      | pl1      | Proposed Site Sections Sheet 01              |
| C227/3009      | pl1      | Proposed Site Sections Sheet 02              |
| C227/3012      | pl1      | Typical Fence Detail                         |
| C227/3022      | pl1      | Unit 1 Ground Floor Core Plan                |
| C227/3023      | pl1      | Unit 1 First Floor Core Plan                 |
| C227/3024      | pl1      | Unit 1 Plant Deck Plan                       |
| C227/3026      | pl1      | Unit 1 Ground Floor General Arrangement Plan |
| C227/3027      | pl1      | Unit 1 First Floor General Arrangement Plan  |
| C227/3028      | pl1      | Unit 1 Plant Deck General Arrangement Plan   |
| C227/3029      | pl1      | Unit 1 Roof General Arrangement Plan         |
| C227/3035      | pl2      | Unit 1 South & West Elevations As Proposed   |
| C227/3036      | pl2      | Unit 1 North & East Elevations As Proposed   |
| C227/3037      | pl1      | Unit 1 Typical Cross Sections                |
| C227/3047      | pl1      | Unit 2 Ground Floor Core Plan                |
| C227/3048      | pl1      | Unit 2 First Floor Core Plan                 |
| C227/3049      | pl1      | Unit 2 Plant Deck Core Plan                  |
| C227/3051      | pl1      | Unit 2 Ground Floor General Arrangement Plan |
| C227/3052      | pl1      | Unit 2 First Floor General Arrangement Plan  |
| C227/3053      | pl1      | Unit 2 Plant Deck General Arrangement Plan   |
| C227/3054      | pl1      | Unit 2 Roof General Arrangement Plan         |
| C227/3060      | pl       | Unit 2 South And West Elevations As Proposed |
| C227/3061      | pl2      | Unit 2 North And East Elevations As Proposed |
| C227/3062      | pl1      | Unit 2 Typical Cross Sections                |

|                            |    |  |
|----------------------------|----|--|
| C227/4016                  | t1 | Typical External Envelope Section Details Sheet 2                        |
| C227/4018                  | t1 | Typical Escape Door Details  |
| C227/4019                  | t1 | External Envelope Plan Details   |
| C227/4020                  | t1 | Typical Level – Loading Door Details                                     |
| C227/4021                  | t1 | Typical Door Leveller Door Details                                       |
| C227/4012                  | t1 | Units 01 and 02 Typical Curtain Wall External Wall Strip Section Sheet 1 |
| C227/4013                  | t1 | Units 01 and 02 Typical Office External Wall Strip Section – Sheet 2     |
| C227/4015                  | t1 | Typical External Envelope Section Details Sheet 1                        |
| 20054-BGL-XX-XX-M2-S-00225 | T1 | Proposed Site Sections Sheet 1 of 2                                      |
| 20054-BGL-XX-XX-M2-S-00226 | T1 | Proposed Site Sections Sheet 2 of 2                                      |
| 20054-BGL-XX-XX-DR-S-00206 | T3 | Preliminary Proposed Contours  |
| 20-178-EX-003              | P1 | Ductwork for connection to future District Energy Network                |

## **ADDENDUM REPORT**

### **REASON FOR REPORTING TO COMMITTEE:-**

- 1.1 This application was considered at the meeting of the Planning Committee on 29<sup>th</sup> June 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 with delegated authority to officers to continue ongoing discussion with the ecologist and Environment Agency on the precise wording of the conditions but also to conclude a S106 agreement to secure the following:
  - Off-site infrastructure requirements due to the shortfall of replacement tree planting
  - A Manor Royal contribution
  - Provision within the site to contribute to the inter-related Micropark Trail and Super Hub Bus Stop Project
  - Travel Plan and its monitoring fee
  - Air Quality mitigation
- 1.3 Since the committee resolution and the applicants have been actively working conclude the agreement and this document was completed on the 17<sup>th</sup> September 2021. However, on the 14<sup>th</sup> September the Natural England Position Statement on Water Neutrality was received by the Local Planning Authority and as a consequence the planning permission could not be issued and this matter fully addressed by the applicants.
- 1.4 Since September, the applicants have sought to address water neutrality but have also sought to use the enforced delay to submit further information in order to remove the need for any pre-commencement conditions. As a result, further information has been provided to address other conditions which were proposed on the original officer report as well as further information to address the issue of Water Neutrality. This report addresses the changes since the original committee resolution.

### **CONSULTEE NOTIFICATIONS & RESPONSES:-**

- 2.1 Please note those consultees listed below relate only to new information received since 29<sup>th</sup> June 2021 where re-consultation has taken place.
  1. Ecology Satisfied with the amended Construction Management

- |    |  |   |
|----|--|---|
| 2. | Environment Agency                     | Plan.<br>The two submitted reports satisfy all parts of our previously requested contamination condition but a condition is still needed for a verification report and to deal with any unexpected contamination. |
| 3. | CBC Energy Efficiency & Sustainability | No objection to conditioning as per submitted plan.   |

### **PLANNING CONSIDERATIONS:-**

- 3.1 This report considers the specific matters that have arisen since the application was previously discussed by the planning committee as explained above:  
These are:
- Water Neutrality
  - Design and Appearance of the building
  - Ecology
  - Contamination
  - Sustainability – District Energy Requirements

#### **Water Neutrality**

- 3.2 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 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.
- 3.3 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 impact on the Arun Valley sites. It advises that developments within this zone must not add to this impact.
- 3.4 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.
- 3.5 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 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.
- 3.6 This application is one where the new use proposed for the site, for 2 storage and distribution buildings with ancillary offices, was identified as being potentially more efficient or water neutral than that of the previous site use as an office.
- 3.7 The applicants have provided a variety of documents including a “Water Usage Analysis”, “Water Neutrality Report”, BREEAM pre Assessment and various documents relating to water consumption calculations, likely occupancy, metering rates and a proposed rainwater harvesting system. This information has been independently assessed for CBC by a specialist consultant.

- 3.8 The review considered the existing water use of the building based on existing occupancy, consideration of existing building layout, use evidence of metered consumption. An annual water consumption figure was calculated (and agreed by CBC's consultants) as 9,108m<sup>3</sup> / year as a theoretical estimate and 9,947m<sup>3</sup> / year based on actual 2019 consumption.
- 3.9 The proposed development represents a significant reduction in office space to around 10% of current provision. This development is speculative so the future occupancy rate has been calculated based on a BREEAM water calculation. The applicant's evidence and proposed measures show that the calculated water demand for the new building is around 2,067m<sup>3</sup> / year or 2,431m<sup>3</sup> /year without rainwater harvesting. Based on these assumptions, the water demand calculation, again as agreed by CBC's consultants, is 2,067m<sup>3</sup> / year.
- 3.10 CBC 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 presented, 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.
- 3.11 Based on these findings an Appropriate Assessment document is being prepared and sent to Natural England for comment (as required under Habitat Regulations). A reasonable time period is required for that consultation.

#### Design and Appearance of the building

- 3.12 The applicants have provided a detailed materials schedule specifying the materials to be used for the buildings. Samples of these materials are also due to be submitted but had not been provided at the time of preparation of this report (although are anticipated to be delivered prior to the committee meeting). Officers consider that the overall colour scheme for the building which comprises aluminium curtain wall panels with varying shades of grey on the south elevation to break up the building massing could be acceptable subject to satisfactory material samples and is based on the elevations shown to the committee back in June. The proposed grey fenestration is considered acceptable, based on the schedule, the materials proposed. An update on the materials and any amendments to condition 4 will be provided at the meeting.
- 3.13 The applicants have also provided further information on the window and door details for the buildings requested by condition 5 (as drafted in June). The sections show the cladding and curtain walling as proposed to be installed would achieve a generally flush profile to the exterior of the building with a parapet gutter detail allowing concealment of the rainwater goods. The windows would have narrow sills just extending the depth of the cladding with a limited recess to the glazing to sit within the cladding panels. It is considered the details provided would ensure a good quality finish to the building and the condition 5 has been amended to reflect this.
- 3.14 Site levels plans have been provided showing the finished floor levels for the buildings and car parking areas with various sections showing the land levels at points along the boundary and the construction methodology to be applied where works are close to nearby trees. These drawings are considered appropriate and condition 6 has been amended to ensure implementation in accordance with these plans.

#### Ecology

- 3.15 A revised Construction Management Plan (CMP) has been submitted (updated version 7<sup>th</sup> July 2021). This was revised to address the initial concerns of the ecologist who considered the original plan as submitted was deficient in regard to mitigating lighting impacts during construction on the tree boundary to the north of the site. This has now been addressed with the inclusion of further information to address this concern. Condition 22 as originally worded is no longer required as the requirements of that condition are now included within the revised CMP (referenced in condition 7).

#### Contamination

- 3.16 The applicants have also sought to address the site contamination issues and further consultation was carried out with the Environment Agency on the following documents
- Site Location Plan (dwg ref. C227/3000 pl1), prepared by CMP Architects;
  - Remediation and Verification Strategy, dated, March 2021 prepared by Delta Simons
  - Preliminary Risk & Geo-Environmental Assessment, dated March 2021, prepared by Delta Simons;
  - Supplementary Geo-Environmental Ground Investigation Report, dated July 2021, prepared by Delta Simons; and
  - Remediation and Verification Strategy, dated July 2021, prepared by Delta Simons
- 3.17 The Environment Agency have confirmed that the two newly submitted reports (when read with the existing submitted information) comprise an acceptable contamination strategy for the site and therefore condition 13 has been amended accordingly. Conditions 14 and 15 remain applicable as a final verification report is still required and measures need to remain in place to deal with unexpected contamination.

#### Sustainability – District Energy Requirements

- 3.18 The applicants have provided further details to illustrate how the proposed development can be serviced with an entry point for future connection to a district energy network. This condition redrafted with reference to provision through an agreed plan drawing.

#### CONCLUSIONS:-

- 4.1 As set out above, since the original resolution to grant planning permission in June 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 conditions ensuring the measures contained with the submitted documents are implemented. .
- 4.2 In the intervening time period the applicants have also submitted details to address design matters and pre commencement conditions as set out above, the details of which are considered appropriate.
- 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/2021/0248/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, that would result in a breach of the Conservation of Species and Habitats Regulations 2017.

4. With the exemption of demolition, site preparation, drainage, foundation and structural works, development shall not commence 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.

5. The window profiles, entrance doors and building finish details shall be constructed in accordance with approved drawing numbers C227/4012 Rev t1, C227/4012 Rev t1, C227/4013 Rev t1, C227/4015 Rev t1, C227/4016 Rev t1, C227/4018 Rev t1, C227/4019 Rev t1, C227/4020 Rev t1 and C227/4021 Rev t1C unless otherwise agreed in writing by the Local Planning Authority.

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.

6. The development hereby permitted shall be constructed strictly in accordance with land levels, finished floor levels and specifications detailed on the following plans:

DR-S-000206-T3 - Preliminary Proposed Contours

M2-S-00225-T1- Proposed Site Sections Sheet 1 of 2

M2-S-00225-T1- Proposed Site Sections Sheet 2 of 2

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.

7. The development, including works of demolition, hereby permitted shall be carried out in accordance with the approved Construction Management Plan (CMP), Revision 7 dated July 2021, including the Dust Management Plan (Appendix C) and the details of biodiversity protection and mitigation measures as stated at paragraph 2.21 to be implemented during site clearance, demolition and construction including the measures to protect the adjacent tree belt from glare and significant increases in lux levels which could adversely impact bats and other nocturnal animals. The approved CMP shall be implemented and adhered to throughout the entire demolition and construction period.

REASON: In the interests of highway safety and the amenities of the area in accordance with Policy CH3 and IN3 of the Crawley Borough Local Plan 2015 - 2030, and 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.

8. Prior to the first occupation of Unit 1 or Unit 2, the vehicular accesses onto Fleming Way serving the unit shall be constructed in accordance with the approved site drawings including all necessary changes to the existing traffic signals as agreed in the S278 agreement.

REASON: In the interests of road safety in accordance with Policy IN3 of the Crawley Borough Local Plan 2015-2030.

9. Prior to the first occupation of Unit 1 or Unit 2, the vehicle turning space serving the unit shall be constructed in accordance with the approved plans and shall be retained for the life of the development unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that adequate and satisfactory provision is made for the manoeuvring of vehicles clear of all highways in accordance with Policies CH3 and IN3 of the Crawley Local Plan 2015-2030.

10. Prior to the first occupation of Unit 1 or Unit 2, the car and lorry parking serving the unit 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 SPD 2016.
11. Prior to the first occupation of Unit 1 or Unit 2, plans and elevational details shall be submitted to and been approved in writing by the Local Planning Authority for:  
(i) green roofed 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 either unit 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.
12. Prior to the first occupation of Unit 1 or Unit 2, Electric Vehicle Charging spaces serving that unit shall be provided in accordance with plans and details that have been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to occupation and thereafter retained.  
REASON: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies.
13. The development hereby permitted shall be carried out in accordance with the following approved reports:  
- Preliminary Risk & Geo-Environmental Assessment, dated March 2021 and provided by Delta Simons  
- Supplementary Geo-Environmental Ground Investigation Report, dated July 2021 and provided by Delta Simons  
- Remediation and Verification Strategy, dated March 2021 and provided by Delta Simons  
- Remediation and Verification Strategy, dated July 2021 and provided by Delta Simons  
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.
14. Prior to the first occupation of Unit 1 or Unit 2, a verification report demonstrating the completion of 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 works/engineering/industrial ground 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.
15. 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 Policy ENV10 of Crawley Borough Local Plan 2015-2030 and paragraph 170 of the National Planning Policy Framework.

16. The development hereby permitted shall be implemented and thereafter maintained and managed in accordance with the Flood Risk Assessment and Drainage Strategy provided by Burrows Graham Limited and dated 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.
17. The Bird Hazard Management Plan dated March 2021 Version 2 shall be implemented as approved upon completion of the roofs and shall remain in force for the life of the buildings. 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 roofs in order to mitigate bird hazard and avoid endangering the safe movements of aircraft and the operation of Gatwick Airport through the attractiveness of birds in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030.
18. No solar panels (photovoltaics) referred to in the submitted Energy Strategy dated March 2021 shall be installed until full details have been submitted to and been approved in writing by the Local Planning Authority. No subsequent alterations to the approved schemes 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 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 and in the interests of environmental sustainability, In accordance with Policies IN1 and ENV6 of the Crawley Borough Local Plan 2015-2030 and the Planning and Climate Change Supplementary Planning Document.
19. Within six months of the occupation of Unit 1 or Unit 2 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.
20. Before first occupation of the development, the ductwork to enable the development to be 'network ready' in the event that a District Energy Scheme is delivered shall be implemented in accordance with drawing number 20-178-EX-003 Rev P1.  
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.
21. The development hereby permitted shall be carried out in accordance with the Arboricultural Impact & Method Statement and its Tree Protection Plan provided by RammSanderson dated March 2021 submitted with the application. The tree protection measures as set out within 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 protected trees are not compromised during the construction of the development in accordance with Policies CH2 and CH3 of the Crawley Borough Local Plan 2015 - 2030.
22. Prior to occupation of Unit 1 or Unit 2, full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.  
These details shall also include:  
- Grassed areas  
- The species, number and spacing of trees and shrubs  
- Details of any irrigation measures and drought resistant planting  
The approved details of the landscaping shall be carried out in the first planting and seeding season, following the first occupation of either 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 development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority gives written consent



to any variation. 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 in accordance with Policy IN1 of the Crawley Borough Local Plan 2015-2030, to address water stress in accordance with policy ENV9 and in the interests of the amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

23. Prior to the first occupation of Unit 1 or Unit 2, 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, and
- an enhancement and management plan for biodiversity features 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. The approved details shall be implemented in full including on site completion of initial biodiversity enhancements within the first available planting season.

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 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 and paragraph 175 of the NPPF.

24. Prior to the first occupation of Unit 1 or 2, the package of mitigation measures, as referenced in the Air Quality Mitigation email dated 24 June 2021, shall be implemented in full, unless otherwise approved in writing by the Local Planning Authority.

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 and to accord with the air quality mitigation contained within the submitted Air Quality Assessment provided by Air Quality Consultants Ltd and dated March 2021.

25. 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.

26. No above ground development shall take place until precise details of the rainwater harvesting system for both units to achieve at least a 40% improvement on the BREEAM baseline standard in line with the proposed water calculations set out in paragraph 3.89 and 3.10 of Water Environment Technical Note Rev C02 21171-WRC-TN-04 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.

27. No part of either building or its service area 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.

#### INFORMATIVE(S)

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](mailto: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](http://www.caa.co.uk).
2. The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.
3. The applicant is required to obtain all appropriate S38/278 consents from West Sussex County Council, as Highway Authority, to cover all 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. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
4. The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.
5. The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
6. The applicant's attention is drawn to the correspondence received from the Designing Out Crime Officer – Sussex Police Headquarter on 21 April 2021 in relation to Seured by Design.
7. The applicant is advised that the proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Waters' guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, 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-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>.

8. The applicant's attention is drawn to the advice provided by West Sussex Fire and Rescue Service in their correspondence of 6 May 2021 to ensure that sufficient supply of water for firefighting for these units and complies with the requirements identified in the Approved Document B Volume 1 2019 Edition: B5 section 16.
9. The applicant is advised of the following advice from Southern Water:
  - The public water distribution mains requires a clearance of 6 metres on either side of the water distribution mains to protect it from construction works and to allow for future access for maintenance.
  - 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, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public water distribution mains.
  - 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](http://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 a connection to the water supply to be made by the developer. To make an application visit: [southernwater.co.uk/developing](http://southernwater.co.uk/developing) and please read New Connections Services Charging Arrangements documents which are available on the website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

## 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/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.

