

REFERENCE NO: CR/2021/0763/FUL

**LOCATION:** [UNITS 1-16 OAKWOOD INDUSTRIAL PARK, GATWICK ROAD, NORTHGATE, CRAWLEY](#)

**WARD:** Three Bridges

**PROPOSAL:** ALTERATIONS TO UNITS 1-3 AND 5-16 COMPRISING OVERCLADDING EXISTING ROOF MATERIAL WITH PROFILED METAL SHEETING AND TRANSLUCENT SHEET ROOFLIGHTS AND RETENTION OF PROFILED METAL ROOF TO UNIT 4

**TARGET DECISION DATE:** 17 January 2022

**CASE OFFICER:** Mrs A. Sanders

**APPLICANT'S NAME:** McKay Securities Plc

**AGENT'S NAME:** Fibonacci-Architects Ltd

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**PLANS & DRAWINGS CONSIDERED:**

Drawing Number	Revision	Drawing Title
6322 P 23		Location And Block Plan
6322 P 11		Existing Elevations Units 4 To 10
6322 P 12		Existing Roof Plan Units 4 To 10
6322 P 13		Proposed Elevations Units 4 To 10
6322 P 14		Proposed Roof Plan Units 4 To 10
6322 P 15		Existing Elevations Units 1 To 3
6322 P 16		Existing Roof Plan Units 1 To 3
6322 P 17		Proposed Elevations Units 1 To 3
6322 P 18		Proposed Roof Plan Units 1 To 3
6322 P 19		Existing Elevations Units 11 To 16
6322 P 20		Existing Roof Plan Units 11 To 16
6322 P 21		Proposed Elevations Units 11 To 16
6322 P 22		Proposed Roof Plan Units 11 To 16
6322 SK 02		Proposed Overcladding - Proposed Roof Build Up

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

- |    |                                      |   |
|----|--------------------------------------|---|
| 1. | National Air Traffic Services (NATS) | No objection  |
| 2. | CBC Planning Arboricultural Officer  | No objection subject to a method of construction statement to ensure no impact on the protected trees |
| 3. | CBC Contaminated Land Officer        | No objection  |

**NEIGHBOUR NOTIFICATIONS:-**

The application has been advertised through a press advert and by a site notice that was displayed on the site on 26th November 2021 with an expiry date of 17<sup>th</sup> December 2021.

In addition the owner/occupiers of the following properties were notified:

- 3 to 6 Royston Close, Three Bridges;
- Pegasus Three, Pegasus Place, Gatwick Road;
- 2 to 4 Kingfisher Close, Three Bridges;

- South East Coast Ambulance Service Ground & First Floor;
- Surrey County Council, Second & Third Floor;
- Straumann Ltd, Ground Floor Pegasus, Three Bridges;
- Tollers House, 79 Tinsley Lane;
- Thales, Sackville House, Northwood Park;
- Pegasus 1, Pegasus Place, Gatwick Road;
- Arinc Incorporated, Ground & First Floor, Pegasus 1;
- Straumann Ltd, Ground Floor, Pegasus;
- Aeromobile Communications Ltd, Second Floor, Pegasus;
- Annexe at Tollers House, 79 Tinsley Lane;
- L3 Harris, 2-3 Gatwick Road.

### **RESPONSES RECEIVED:-**

None

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

The application is a major development based on the site area.

### **THE APPLICATION SITE:-**

- 1.1 The application site is the Oakwood Industrial Park, located on the eastern side of Gatwick Road, within the Manor Royal Industrial Estate. The site is located with Character Area A which is the Core Business Zone and a small portion to the front of the site falls within a Primary Road as defined in the Manor Royal Design Guide.
- 1.2 The units are constructed of red bricks to the ground floor with grey corrugated sheeting at first floor and above. There are also double height roller shutters to every unit in royal blue. There is parking for each of the units to the front of the site. Units 7, 13, 14 & 15 are located on contaminated land. On the eastern boundary of the site are a number of trees covered by a Tree Preservation Order (TPO) (ref: 16.10.41) and another TPO on part of the southern boundary (ref. 16.10.1). There are no other identified site constraints.
- 1.3 The site lies within the Southern Water Sussex North Water Resource (Supply) Zone.

### **THE PROPOSED DEVELOPMENT:-**

- 2.1 Planning permission is sought to over clad the existing roof of units 1-3 and 5-16. The existing roof material is corrugated asbestos cement sheeting with a number of translucent roof lights positioned across the roof. It is proposed to clad over the top of the existing roof, encapsulating the existing roof with a new profiled metal sheeting roof. New translucent roof lights would be positioned over the existing roof lights. Unit 4 already has the new metal roof and this application also seeks to regularise this change.
- 2.2 The existing industrial units measure a maximum height of 7.4m. The proposed new roof would result in the units measuring a maximum height of 7.6m which would be a 0.2m height increase. The eaves height would remain the same at 6.3m.

### **PLANNING HISTORY:-**

- 3.1 There is extensive planning history on the site, the most recent being as follows:

CR/2020/0663/FUL - Replacement of first floor curtain walling on the west elevation with profiled metal cladding to match existing – permitted

CR/2019/0486/ADV - Erection of 1 x externally illuminated fascia sign (advert 1), 2 x non illuminated fascia signs (adverts 2 & 3), 1 x digital printed vinyl (other sign advert 1), 1 x digital printed menu (other sign advert 2) & 1 x poster frame (other sign advert 3) – consent

CR/2018/0102/ADV - Advertisement consent for 4no. non illuminated fascia signs (amended description and plans received) – consent

CR/2018/0101/FUL – Installation of curtain wall glazed window on the western elevation (amended plans received) – Permitted

## **PLANNING POLICY:-**

### **4.1 National Planning Policy Framework (July 2021)**

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving this the planning system has three overarching objectives which are interdependent and need to be secured in mutually supportive ways. These are an economic objective, a social objective and an environmental objective.

- Section 2 – Achieving sustainable development. This section states that achieving sustainable development means that the planning system has three overarching objectives: an economic objective – to help build a strong, responsive and competitive economy, a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment. This includes making effective use of land and helping to improve biodiversity.
- Section 6 – ‘Building a strong, competitive economy’ emphasises the need for the planning system to help create conditions where businesses can invest, expand and adapt in order to support the need for economic growth and productivity. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Section 12 – Achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Section 14 – Meeting the challenge of climate change, flooding and coastal change. In addition to supporting the increased use of renewable and low carbon energy and reducing greenhouse gas emissions, including complying with local sustainability requirements, flood risk should not be increased elsewhere and sustainable drainage systems should be incorporated in major developments.
- Section 15 – Conserving and enhancing the natural environment. Planning policies and decisions should contribute to and enhance the natural and local environment, including protecting and enhancing valued landscapes and biodiversity, and recognising the intrinsic character and beauty of the countryside. Development should also not add to or be at risk from pollution.

### **4.2 The Crawley Borough Local Plan 2015 – 2030**

**Policy SD1 Presumption in Favour of Sustainable Development** states that in line with the planned approach to Crawley new town, and the spatial patterns relating to the neighbourhood principles the Council will take a positive approach to approving development which is sustainable.

**Policy CH2 Principles of Good Urban Design** sets out the principles of good urban design. Development proposals will be required to assist in the creation, retention or enhancement of successful places in Crawley.

**Policy CH3 Normal Requirements of All New Development** requires all proposals to be based on a thorough understanding of the significance and distinctiveness of the site in its immediate and wider context, be of high quality in terms of urban, landscape and architectural design and relates sympathetically to their surroundings, retain a good standard of amenity for future occupants and not cause harm to the amenity of the surrounding area, demonstrate how ‘Secure by Design’ principles have been incorporated, meet requirements for the safe and proper use of the site in

particular with regard to access , circulation, manoeuvring, loading etc. and to comply with all relevant Supplementary Planning Guidance (such as the Manor Royal SPD).

**Policy EC1 Sustainable Economic Growth** states that Crawley's role as the key economic driver for the Gatwick Diamond will be protected and enhanced. The policy seeks to build and protect the established role of Manor Royal as the key business location (for B Use Classes) and encourage main employment areas as the focus for sustainable economic growth.

**Policy EC2 Economic Growth in Main Employment Areas** identifies Manor Royal as a main employment area and states proposals for employment generating development will be supported where they contribute to the specific characteristics of the main employment area.

**Policy EC3 Manor Royal** deals specifically with Manor Royal and states that all development should contribute positively to the overall setting and environment of the Main Employment area as a business district through high quality design and landscaping in accordance with the MRSPD.

**Policy EC4 Employment Development and Residential Amenity** states that proposals for the development, redevelopment or change of use of sites for employment use adjacent to residential areas will be permitted where there is no adverse harm to local amenity or function of the surrounding area. Particular care should be taken within the Manor Royal Buffer Zones, where business and business-supporting uses will be permitted provided that proposals do not adversely impact upon the amenity, function and setting of nearby residential uses.

**Policy ENV9 Tackling Water Stress** Crawley is situated within an area of serious water stress, and development should, therefore, plan positively to minimise its impact on water resources and promote water efficiency.

**Policy ENV10 Pollution Management and Land Contamination** states that to prevent unacceptable risks from environmental pollution and land contamination, development, including extensions and intensification of existing uses, will be permitted where the proposed use:

- would not lead to a significant increase (including cumulative increase) in levels of pollution or hazards, or where impacts can be appropriately mitigated to ensure impacts are controlled, and as far as possible reduced; and
- is appropriate to its location in that it would not result in unacceptable disturbance or nuisance to the amenity of adjacent land uses and occupiers.

#### 4.3 Emerging Crawley Borough Local Plan 2021 – 2037 (January 2021)

The Local Plan Review Submission Consultation draft 2021-2037 has been published for Regulation 19 consultation and therefore limited weight should be given to the following applicable policies:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy CL2: Making Successful Places: Principles of Good Urban Design
- Policy DD1: Normal Requirements of All New Development
- Policy EC1: Sustainable Economic Growth.
- Policy EC2: Economic Growth in Main Employment Areas.
- Policy EC3: Manor Royal
- Policy EC11: Employment Development and Residential Amenity
- Policy EP3: Land and Water Quality
- Policy SDC3: Tackling Water Stress

#### Supplementary Planning Documents

##### 4.4 Manor Royal SPD July 2013

This document aims to support economic growth in Manor Royal, providing guidance to ensure new development makes a significant contribution to the uplift of the area and secures delivery of high

quality development which supports the key business function. It requires all development to demonstrate the following:

- New buildings and urban design to be of high quality.
- Provide active frontages to routes
- Materials and finishes to be of good quality and support the principles of identity and sustainability
- A high level of security
- Surface Water drainage
- Water efficiency measures.

As the site is within Character Area A: Core Business Zone the SPD sets out the following design and layout considerations:

- Maintain the spacious setting of buildings;
- Build on the positive impact of high quality public realm and development through promoting high quality buildings that also improve the private realm,
- Provide active frontages, high quality materials, and planting of high aesthetic quality and durability; and
- Given the spacious and prominent nature of the area, explore the potential for taller buildings with due regard to the safeguarding requirements of Gatwick Airport.

#### 4.5 Urban Design SPD – October 2016

This document provides further advice on the principles of good urban design highlighting in particular the importance of massing and materials, public realm, street design and parking and sustainable design.

### **PLANNING CONSIDERATIONS:-**

5.1 The main considerations for this application are the following:

- Design and appearance of the proposal & the impact on the street scene
- Contamination
- Trees
- Water Neutrality

#### Design and appearance of the proposal & the impact on the street scene

5.2 Policies CH2, CH3 and EC3 require that all development should contribute positively to the overall setting and environment of Manor Royal through high quality design and landscaping. Policy EC3 specifically makes reference to the Manor Royal Design Guide SPD (MRSPD), and it affords this document significant weight.

5.3 The proposal would result in the existing roof being over clad with a new metal profiled sheeting. In terms of the appearance, the proposed new roof would look similar to the existing and would be grey in colour to match the existing roof cladding. This can be controlled by a condition. As a result of the existing roof remaining in situ and the new roof placed on top, there would be an increase in the height of the roof on all of the units by 0.2m. Given the modest height increase combined with the use of sympathetic materials the proposal would be in keeping with the scale and character of the existing site and would not be a dominant addition when viewed from the surrounding area. As such the proposal would comply with the relevant development plan policies, the Manor Royal SPD, the Urban Design SPD and the NPPF 2021.

#### Contamination

5.4 The existing roof of the building contains asbestos, however it is not proposed to remove the existing roof, instead it is proposed to place the new roof on top of the existing roof. A detailed section plan has been submitted which shows how the new roof would be placed over the top of the existing which would be secured by brackets and bars attaching to the top of the existing roof. The

Contaminated Land Officer was consulted on the proposal and raised no objection and did not request the submission of any further information or require any conditions. He advised that given that the existing roof would be encapsulated and not removed, he raised no concerns regarding contamination. Further he advised that matters relating to asbestos are dealt with under Health and Safety Legislation which sets out best practice procedures, and that if these procedures were followed there would be no adverse impact connecting the existing and proposed roofs together.

- 5.5 It is noted that Units 7, 13, 14 & 15 are located on contaminated land however given that the proposal relates to the roof only, there would be no contamination impact on these units as a result of the proposed development as there would be no ground excavations.
- 5.6 Given the above, it is considered that the proposal would not result in an adverse impact in terms of contamination subject to a condition requiring the proposal to be constructed as per the submitted plans. As such the proposal would accord with development plan policy in this regard.

### Trees

- 5.7 On the eastern boundary of the site, behind units 4 – 10, are a number of trees covered by a TPO (ref: 16.10.41). On part of the southern boundary there are also a number of trees covered by a separate TPO (ref: 16.10.19). These are large trees which have high visual amenity and their canopies overhang the buildings.
- 5.8 The agent has advised that the roof would be accessed from the front of the building and all roofing materials would be lifted from the front and carried to the rear roof slopes avoiding any access from the rear. This would ensure the TPO trees would not be impacted by the proposal. The Tree Officer was consulted on the proposal and does not raise any concern provided the canopies of the trees are not impacted. He has suggested the submission of a method statement to ensure this. This will need to set out where the materials will be stored, access arrangements, if any scaffolding will be required, how the new roof will be installed and if any pruning is required to the trees. A condition is recommended in this regard. Given the above and subject to the submission of a method statement, the proposal would not result in an adverse impact upon the protected trees and would accord with development plan policy in this regard.

### Water Neutrality

- 5.9 The Local Planning Authority received a Position Statement from Natural England on 14 September 2021. It raised significant concerns about the impact of water abstraction in the Sussex North Water Resource Zone upon the Arun Valley's protected SAC, SPA and Ramsar sites. The proposal would involve no connection to the water supply. A screening assessment has been undertaken which concludes that the proposal would be water neutral as a result. The Local Planning Authority has therefore concluded that the proposal would not adversely affect the integrity of the protected sites and would not conflict with the obligations under the Conservation of Habitats and Species Regulations 2017.

### **CONCLUSIONS:-**

- 6.1 The proposed development would be in keeping with the design and appearance of the existing site and the surrounding area and therefore would not detract from the scale or character of the site or street scene. The proposal would not result in an adverse impact in terms of contamination, trees or water neutrality. As such the proposal would accord with the Crawley Borough Local Plan 2015 – 2030, the Urban Design and Manor Royal SPDs and the NPPF 2021.

### **RECOMMENDATION RE: CR/2021/0763/FUL**

PERMIT 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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external roofs have been submitted to and approved by the Local Planning Authority.  
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.  
REASON FOR PRECOMMENCEMENT: This information is required pre-commencement as it relates to the detail of the development.
4. The proposed overcladding of the roof shall be constructed as shown on drawing 6322 SK 02 Proposed Roof Build Up submitted with the application unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interests of amenity in accordance with Policy CH3 and ENV10 of the Crawley Borough Local Plan 2015 - 2030.
5. Prior to the commencement of the development hereby permitted, a Method of Construction Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the new roof will be constructed to ensure that the protected trees on the eastern and southern boundaries of the site are not impacted by the development. The details shall include where the materials will be stored, access arrangements, if any scaffolding will be required, how the new roof will be installed and if any pruning is required to the trees. The development shall be implemented in accordance with the approved details.  
REASON: To ensure the protection of the trees in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.  
REASON FOR PRE-COMMENCEMENT: This information is required pre-commencement as it relates to how the roof will be constructed.

#### INFORMATIVE

1. The applicant is reminded that the implementation of the proposal is covered by Health and Safety Legislation, in particular The Control of Asbestos Regulations 2012

#### 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/agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking 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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