

REFERENCE NO: CR/2022/0104/FUL

LOCATION: [THE FLEMING CENTRE, FLEMING WAY, NORTHGATE, CRAWLEY](#)
WARD: Langley Green & Tushmore
PROPOSAL: REFURBISHMENT OF EXISTING UNITS TO INCLUDE RESPRAYING OF CLADDING, NEW ENTRANCE CANOPIES, PVS ON THE ROOFS, INTERNAL REFURBISHMENT OF UNIT D AND ASSOCIATED CAR PARK AND LANDSCAPE WORKS (AMENDED DESCRIPTION)

TARGET DECISION DATE: 23 May 2022

CASE OFFICER: Mrs J. McPherson

APPLICANTS NAME: AIPUT

AGENTS NAME: PRC Architecture & Planning Ltd

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
11470 PL001 Rev	P1	Location Site Plan
11470 PL002		Existing Site Plan
11470 PL003 Rev	A	Proposed Site Plan
11470 PL006	B	Unit D Existing Ground Floor Plan
11470 PL007	A	Unit D Existing First Floor Plan
11470 PL010	B	Unit D Proposed Ground Floor Plan
11470 PL011	B	Unit D Proposed First Floor Plan
11470 PL012		Unit A Existing Elevations
11470 PL013		Unit B Existing Elevations
11470 PL014		Unit C Existing Elevations
11470 PL015		Unit D Existing Elevations
11470 PL016	A	Unit A Proposed Elevations
11470 PL017		Unit B Proposed Elevations
11470 PL018	A	Unit C Proposed Elevations
11470 PL019		Unit D Proposed Elevations
11470 PL020		Unit A Existing Roof Plan
11470 PL021		Unit B Existing Roof Plan
11470 PL022		Unit C Existing Roof Plan
11470 PL023		Unit D Existing Roof Plan
11470 PL024		Unit A Proposed Roof Plan
11470 PL025		Unit B Proposed Roof Plan
11470 PL026		Unit C Proposed Roof Plan
11470 PL027		Unit D Proposed Roof Plan
11470 PL028 - 1 of 2		Landscape General Arrangement Sheet 1 Of 2
11470 PL028 - 2 of 2		Landscape General Arrangement Sheet 2 Of 2

CONSULTEE NOTIFICATIONS & RESPONSES:-

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|----|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | GAL Planning Department | No objection provided that a condition is included to require the car parking to only be used in connection with the associated buildings. Detailed comments that the amenity area to the north would be exposed to high levels of aircraft noise if a second runway as shown on the 2121 Masterplan was to be delivered, and that consideration should be given as to whether |
| 2. | GAL Aerodrome Safeguarding | No objection subject to conditions and informatives. |
| 3. | National Air Traffic Services (NATS) | No objection |
| 4. | UK Power Networks | No response received. |
| 5. | CBC Contaminated Land Officer | No objection subject to a condition |
| 6. | Manor Royal Business District | Supports the plans to refurbish the business units and to provide Solar PV. Wish to highlight to the applicant the opportunity and potential benefits to engage in Re-Energise Manor Royal Project. |

NEIGHBOUR NOTIFICATIONS:-

The application was advertised by a press notice and site notices.

RESPONSES RECEIVED:-

None.

REASON FOR REPORTING TO COMMITTEE:-

The application is categorised as 'major' development.

THE APPLICATION SITE:-

- 1.1 The site known as the Fleming Centre is a block of 4 commercial buildings on the northern side of Fleming Way. The site covers an area of 1.7 hectares comprising 7 commercial units, all two storeys in scale. The largest of these front Fleming Way and the other 3 buildings behind are arranged with their frontages generally orientated to face east across the estate access road which extends along the eastern boundary of the site. The buildings are finished in a bronze horizontal cladding and have dark tinted windows with red frames and have flat roofs. There is parking for each unit and some limited landscaping within the site. The parking and access is from a junction onto Fleming Way to the south. The entire site is secured by a security fence and there is gated access.
- 1.2 A number of protected trees comprising a mixture of oak and birch are located just beyond the site running along the northern and north-west boundary. Their canopies overhang the site in places. These trees are protected under TPO reference P16.6.58, Hydehurst Lane No 1.
- 1.3 The site is located within the Manor Royal Main Employment Area. To the east was the former 'Base' building which has been demolished. The neighbouring site is currently being redeveloped for 2 new warehouses (B8 use Class), and to the west is Fleming House and Welland Medical. To the north some mature trees, (some of which are subject of a TPO), screen an access to a Tesco delivery depot accessed from Hydehurst Lane.
- 1.4 The site is within, the Priority Area of District Energy Networks as set out under policy ENV7 of the Crawley Borough Local Plan 2015-2030 (CBLP), the view splay for Target Hill North East (policy CH8) and an area covered by Article 4 Directions that remove permitted development rights for the conversion of offices and storage and distribution uses to residential. The Gatwick Safeguarding area and edge of built-up area boundary are just to the north of the site.
- 1.5 The application site is supplied with water by Southern Water from its Sussex North Water Resource Zone (SNWRZ).

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the refurbishment Fleming Centre comprising
- Respraying cladding, window frames and doors;
 - Installation of new free standing entrance canopies to main point of (pedestrian) access for each building;
 - Installation of photo-voltaic panels on the roofs;
 - Reconfiguring of existing car park to include disabled parking bays, electric charging points, covered bicycle shelters, new lighting columns, new fencing around part of the boundary and new vehicle entrance barrier; and,
 - Internal refurbishment of unit D (these works need planning permission due to a restrictive condition on the original application preventing any alterations or extensions to the industrial units).
- 2.2 The accompanying application also refers to new landscaping and provision of amenity space (bench seat) proposed in connection with the related changes listed in 2.1 above and added for completeness to the description even though it does not require planning permission.
- 2.3 The applicant states that the proposed works aim to modernise and enhance the appearance of the Fleming Centre improving the existing buildings life and energy efficiency whilst updating parking layout along with cycle provision to reflect current standards and allow more sustainable transport options for employees and visitors.

PLANNING HISTORY:-

- 3.1 The site was first developed for employment / industrial purposes in the early 1960's and was formerly occupied by Crawley Mouldings. This site was redeveloped as the Fleming Centre.
- 3.2 The Fleming Centre was developed under planning permission reference CR/415/84 for industrial units with ancillary offices. Since that time some of the units have been subject to applications for additional mezzanine floorspace, internal subdivisions and other changes.
- 3.3 In 2006 permission was granted for the 2m high boundary fence and gates (CR/2006/0395/FUL).

PLANNING POLICY:-

National Planning Policy Framework (July 2021)

- 4.1. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development, the relevant sections are.
- Section 6 – Building a strong, competitive economy. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
 - Section 9 – Promoting sustainable transport – this section states that opportunities to promote walking, cycling and public transport use should be pursued including designing into development provision for plug-in and low emission vehicles and the requirement for travel plans for developments generating significant amounts of movement.
 - 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.

Crawley Borough Local Plan (2015-2030) (adopted December 2015)

4.2. The following policies from the Crawley Borough Local Plan are most relevant to the proposal:

- Policy SD1: (Presumption in Favour of Sustainable Development) The Council will take a positive approach, in line with the planned approach to Crawley new town, to approving development which is sustainable and work proactively with applicants, stakeholders and other partners to find solutions. Development will be supported where it meets strategic objectives including becoming carbon neutral and addressing climate change; complementing the town's compact character and neighbourhood principles; respecting heritage; protecting and enhancing Green Infrastructure; creating a safe environment; providing for social and economic needs; and according with the Plan's policies and objectives.
- Policy CH3: (Normal Requirements of all New Development) Development should be based on a thorough understanding of the significance and distinctiveness of the site and its wider context and demonstrate how attractive or important features of the site will be retained.
- Policy CH6: (Tree Planting and Replacement Standards) Sets out that where development would result in the loss of trees, these should be identified and replaced to mitigate the visual impact from the loss of canopies. The requirement for replacement trees is based on the size of the trees to be lost and this is expected to take place on site or be subject to commuted payments for planting elsewhere. The Manor Royal Design Guide sets out tree planting requirements for that area.
- Policy EC3 (Manor Royal) Manor Royal is the principal business location for Crawley, and instrumental to the success of the wider Gatwick Diamond. Development that is compatible with the area's economic function and role in the wider sub-region will be permitted where it falls within the B Use Class and would result in the reuse, intensification, or change of use of the land or buildings. All development at Manor Royal should contribute positively to the overall setting and environment of the Main Employment Area as a business district through high quality design and landscaping that is in accordance with the Manor Royal Design Guide Supplementary Planning Document.
- Policy ENV2 (Biodiversity) All development will be expected to incorporate biodiversity features where appropriate and enhance existing features of nature conservation value around the development.
- Policy ENV6 (Sustainable Design and Construction) All development must consider how it can address sustainability through reducing energy consumption, using renewable and low carbon energy, improving existing buildings when adding extensions, minimising carbon emissions during development and ensuring embedded carbon is retained and considering District Heat Networks, water stress and temperature extremes.
- Policy ENV10 (Pollution Management and Land Contamination) ensures that new development does not increase levels of pollution or hazards and is appropriate to its location. Where a site may be at risk from contaminants or hazardous materials, information must be provided on how the risk will be addressed and pollution treated or removed.
- Policy IN3 (Development and Requirements for Sustainable Transport) Development should be focussed to achieve sustainable transport through use of public transport, walking and cycling. Development should meet the access needs generated and not have unacceptable impact on congestion or highway safety.

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

4.3 The Crawley Borough Local Plan is in the process of review. The Council published its Submission Draft Local Plan for Regulation 19 for consultation from early January 2021 to 30th June 2021 and therefore limited weight should be given to the following applicable policies:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy SD2: Enabling Healthy Lifestyles and Wellbeing
- Policy CL2: Making Successful Places: Principles of Good Urban Design
- Policy DD1: Normal Requirements of All New Development
- Policy DD2: Inclusive Design
- Policy DD4: Tree Replacement Standards
- Policy DD5: Aerodrome Safeguarding

- Policy EC2: Economic Growth in Main Employment Areas
- Policy EC3: Manor Royal
- Policy GI1: Green Infrastructure
- Policy GI3: Biodiversity and Net Gain
- Policy SDC1: Sustainable Design and Construction
- Policy EP6: External Lighting
- Policy ST1: Development and Requirements for Sustainable Transport

Supplementary Planning Documents

4.4 The following supplementary planning documents are applicable to this application:

Manor Royal Design Guide SPD and Public Realm Strategy – Adopted July 2013

4.5 This document aims to support economic growth in Manor Royal, providing guidance to ensure that 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 to be of high-quality urban design
- Proposals seek to provide active frontages to routes
- Materials and finishes of good quality and support the principles of identity and sustainability
- Proposals to achieve a high level of security
- Surface water drainage considered
- Water efficiency measures considered
- The development must positively contribute to the landscape and identity of Manor Royal

The document emphasises the importance of landscaping as a key consideration in creating a sense of place for Manor Royal and improving the quality of the public realm.

Planning and Climate Change SPD – Adopted October 2016

4.6 This provides further guidance on addressing the sustainability policies within the Local Plan, with examples of best practice and how to demonstrate compliance with the policies.

Green Infrastructure SPD – Adopted October 2016

4.7 This SPD provides further guidance on new and replacement tree planting, the protection of existing trees, biodiversity and wider landscaping issues.

Urban Design SPD – Adopted October 2016

4.8 This document provides further advice on the principles of good urban design in the Crawley context, highlighting in particular the importance of massing and materials, public realm, street design, parking and sustainable design. For industrial and commercial development consideration should be made of appropriate materials, colours and massing to improve the architectural language (as buildings are often designed functionally with little architectural merit). Greater consideration of the layout of the buildings relative to the street is encouraged along with opportunities to improve the urban environment and the use of landscaping.

PLANNING CONSIDERATIONS:-

5.1 The works propose the refurbishment of the existing employment buildings (without any change of use or change to floorspace) within the Manor Royal Employment Area. The principle of enhancing the attractiveness of premises within the main employment area is supported by policy EC3. The main planning issues are therefore considered to be:

- The design and appearance of the buildings
- Impact on operational requirements of the site

- Impact on trees / landscaping
- Sustainability
- Contamination
- Gatwick Safeguarding
- Water Neutrality
- Other matters

Design and appearance of the buildings

- 5.2 The proposal is to refurbish all the units. The majority of the cladding and windows are to be repainted grey and loading doors and secondary doors are painted blue. On the front elevation and around the main pedestrian entrances to each of the buildings (where there is a larger expanse of glazing), in general the cladding is proposed to be painted blue to draw more attention to the building's entrances. The pedestrian entrances are also proposed to have a light weight glazed entrance canopies installed in front of each set of main double entrance doors. It is considered that these alterations would refresh the appearance of these units and would be a positive addition to the street scene therefore the works are considered to accord with policies CH3 and EC3 of the Crawley Borough Local Plan.
- 5.3 Solar panels are proposed to be installed on all roofs comprising 512 panels on Unit A, 369 panels on Unit B, 288 panels on Unit C and 243 panels on Unit 4. These panels will have limited visual impact from street level due to the relatively shallow pitch of the roofs and their positioning behind the parapet wall at the top of each unit.

Impact on operational requirements of the site

- 5.4 Other external works proposed include the reconfiguration of the existing car parking to include disabled parking bays, electric charging points, covered bicycle shelters, new lighting columns, new fencing around part of the boundary and a new vehicle entrance barrier.
- 5.5 The existing 236 parking spaces will be retained and on the basis that no additional floor area would be created and there would be no changes of use, it is considered that the parking requirements for the site would be acceptable. The layout would involve the adjustment of parking bays to accommodate clearly demarked disabled spaces for each unit and to introduce a limited number of covered cycle parking spaces. This would result in the loss of some landscaping or some hard surfacing. EV charging points are also proposed along with infrastructure to increase provision of such spaces within the car park in the future (ie.passive EV points).
- 5.6 It is considered that the introduction of both the EV charging points, improved disabled parking and cycle parking is a positive addition to the layout. While not strictly compliant with current standards, these cannot be applied in this case as the buildings are existing and these alterations should be considered positively as a part of the wider modernisation of the Fleming Centre.
- 5.7 Other physical alterations include replacement of existing fencing on a like for like basis, a new parking barrier to replace the current one in the same location and new lighting. All these alterations are considered to be relatively minor and would be appropriate in design and appearance.

Impact on trees / landscaping

- 5.8 There are 8 protected trees close to the western and north-western boundaries of the site (but outside of the site) which overhang / encroach the site boundary. None of these trees are considered to be impacted by the proposed works. One tree with the site is proposed to be removed as a result of the car parking reconfiguration works however, this is not subject of a Tree Preservation Order and is not worthy of preservation. Thirteen new trees are proposed to be planted as part of the soft landscaping works for the site and the level of replanting is considered acceptable to compensate for the loss of this single tree. The proposal would therefore comply with policy CH6 of the Crawley Borough Local Plan 2015-2030. Six of the trees would be along the Fleming Way frontage, the siting of which would be considered a positive improvement to this prominent road frontage as sought by the guidance in the Manor Royal SPD.

Sustainability

5.9 The physical works to the buildings themselves in terms of the changes to the fabric are limited. The introduction of solar panels are supported by policy ENV6 as this could potentially reduce the developments reliance on non-renewable fuels. The introduction of cycle provision for visitors and staff is also supported by policy INV3 and the guidance in the Urban Design SPD. The interiors of the buildings are not proposed to be changed other than for Unit D, the impact of which in terms of water efficiency is dealt with later in this report under 'water neutrality'.

Contamination

5.10 The site has been identified as potentially contaminated due to its past use as an unspecified Engineering works (prior to its development as the Fleming Centre). The CBC Contaminated Land Officer has commented that as the proposal is primarily a refurbishment rather than demolition any risks from contaminated land are low unless there are intrusive ground works. In this case, the ground works would appear to be very limited to shallow excavations for entrance canopies, charging points and light columns etc. A condition is therefore recommended that will address any contamination issues encountered during these limited excavations.

Aerodrome Safeguarding

5.11 During the course of the application the applicants have provided further information on the design and appearance of the PV panels and although Gatwick Airport Limited (GAL) still requires a glint and glare assessment to be provided before installation, this requirement can be secured via a condition. A bird hazard management plan has been submitted and agreed by GAL and again these requirements are proposed to be secured via condition.

Water neutrality

5.12 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.

5.13 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.

5.14 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.

5.15 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 is the same or lower after the development is in place.

5.16 This matter is a consideration for Unit D, as the interior of the building is being refurbished and floor plans changed slightly. No additional floorspace is being created and the use of the building is not

changing so the assumed occupancy levels are unchanged. Normally, such changes would not be subject to planning control however, in this case there is a restrictive condition removing permitted development rights for extensions or alterations of these employment units and therefore planning permission is needed for the internal alterations. The applicant has also confirmed no changes are being made to the interior of the other units within the Fleming Centre

- 5.17 The applicant has prepared a "Water neutrality statement" for Unit D, the details of which have been assessed. The applicant has stated that the existing unit fittings were estimated to have been installed in the 1990's and the typical water usage guidance for fittings of this age have been assumed based on use factor and average litres per person per day. The calculations show that based on the existing fittings, the average consumption of water was 87 litres per person per day.
- 5.18 An additional WC (total 8 wc's) and shower (total 1 shower) are being fitted at the premises as part of the refurbishment while at the same time as part of these works 1 hand basin, 1 domestic sink and outside tap are being removed. In addition, all the existing water fittings are being replaced by new more water efficient models which would considerably reduce the water flow for taps and the cistern size of the wc flushes. The applicant has calculated that the new and replacement fittings would result in an average water consumption of 68 litres per person day. The development would therefore result in a saving of water compared to its existing water usage and therefore the development on the basis of the evidence available is considered to be water neutral.
- 5.19 Provided a condition is imposed to ensure that the water efficient fittings are installed as per the details in the water neutrality statement, the development would be water neutral.
- 5.20 Based on these findings an Appropriate Assessment document is being prepared and sent to Natural England for consideration, (as required under Habitat Regulations).

Other Matters

- 5.21 GAL Planning raised two issues in relation to parking controls and the use of the amenity area and the potential noise. GAL have been advised that neither of the matters raised are considered of direct relevance to the strategic planning matters at the airport in this case. Control of parking for use by the businesses is a reasonable condition to ensure adequate off-road parking is retained and is recommended to ensure the parking layout and space within it retained for such a purpose. In relation to the amenity area, this provision is so limited GAL's suggestion does not justify an amendment to the landscaping scheme.

CONCLUSIONS:-

- 6.1 It is considered that the works the subject of this application would be a positive change to the visual appearance of these business units and the wider employment area. The alterations around the buildings would not impact upon the operational requirements of the site and would provide enhanced provision for cyclists and electric vehicle users. It is not considered that there would be a harmful impact on trees /landscaping or aerodrome safeguarding and these elements can be appropriately conditioned. The internal refurbishment works to unit D are considered to be water neutral subject to conditions and the conclusion of consultation with Natural England. It is therefore considered that the development would comply with the relevant policies of the Development Plan and it is recommended that planning permission be granted.

RECOMMENDATION RE: CR/2022/0104/FUL

Delegated to the Head of Economy and Planning to PERMIT subject to the following conditions and to await receipt of satisfactory comments from Natural England on the appropriate assessment.

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. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application and the details set out in the application for a Kensington Mono-pitch free standing door canopies.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. This site has been identified as potentially contaminated due to its past land use (Engineering Works). The proposed refurbishment is likely to be a low risk of significant harm to the end users. However, if during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.
REASON: To safeguard the health of future occupiers of the site in accordance with Policy ENV10 of the Crawley Borough Council Local Plan 2015 - 2030.
5. The Bird Hazard Management Plan shall be implemented as approved upon completion of the roof works 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 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.
6. No solar panels shall be installed until a glint and glare assessment has been submitted to and approved in writing by the Local Planning Authority.
No subsequent alterations to the approved scheme are to take place unless submitted to and approved in writing by the Local Planning Authority.
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.
7. No landscaping works shall be carried out unless and until there has been submitted to and been approved by the Local Planning Authority, a scheme of landscaping hard and soft, which shall include indications of all existing trees and hedgerows on the land, details of any to be retained, together with measures to supplement the existing landscaping and details of at least 13 new trees to be provided.
REASON: In the interests of amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030 and to ensure aerodrome safeguarding.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
9. The revised parking layout shall not thereafter be used for any purpose other than the parking /turning of vehicles and those areas shall not be used for any outside storage of any goods or refuse associated with the business units.
REASON: To ensure that adequate and satisfactory provision is retained for the accommodation of vehicles clear of the highways in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the buildings shall not be extended or altered in any way including any additional floorspace as defined

within Part 7 of Schedule 2 of the order unless permission is granted by the Local Planning Authority on application in that behalf.

REASON: A more intensive use of the site would be likely to cause congestion or adjacent roads contrary to policies CH3, IN1 and IN4 of the Crawley Borough Local Plan and taking account of the Natural England Position Statement on water neutrality received in 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.

11. The water fittings for the internal refurbishment works for Unit D shall be implemented in strict accordance with the details submitted in the accompanying Water Neutrality statement.

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 visit Crane Permits (gatwickairport.com) or email cranes@gatwickairport.com

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 were considered appropriate and necessary during the course of the determination of the application.
- Seeking amended plans/additional information to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



ArcGIS Web Map



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