



Agenda Update Sheet

District Planning Committee

Date 1st August 2019

Agenda Item 4:

Recommended for Approval

APPLICATION NO: DM/19/2197

Pg 5 – Summary of Consultations

West Sussex County Council - Highways

No objections

Background and History

These proposals will be accommodated on the same site and are associated with the outline planning permission 13/04127/OUTES dated 25 May 2016, as amended by non-material amendments DM/17/1979 from May 2017. A reserved matters application (DM/19/0812) for the neighbouring unit known as Unit 1 was submitted in February 2019. This application related to a warehouse unit with a GIA of 9,291 sqm, which comprised of 7,465sqm B8 Warehousing and 1,826sqm associated ancillary B1a office, with cycle, car and HGV parking.

There will be no changes to the consented access at the site. The off-site transport impacts of the reserve matters application were covered in detail within the original Transport Assessment (TA), which supported the outline planning application for the wider site (13/04127/OUTES) and subsequent permission for up to '500 homes, employment land, primary school, doctors surgery, public open space, allotments, landscape, infrastructure, pedestrian and cycle access, main access to A264, secondary access to Shipley Bridge Lane'. The proposed B8 warehousing in Unit 2 will exceed the approved parameters of the outline permission for the wider site in terms of floor area and this would require a new application and transport note.

Summary and Comments

In summary unit 2 will provide 7,700 sqm of B8 Warehousing and associated B1 office space. The development will provide 67 car parking spaces, including 3 disabled bays, 7 EV bays, 19 HGV parking bays and 26 bicycle parking spaces. Swept path diagrams have been provided which demonstrate that HGV's can turn within the site. Improvements to the walking, cycling and public transport network will be delivered as part of the wider Copthorne development, and therefore the application site will benefit from a high-quality walk and cycle connection east towards Copthorne village, west towards the North East Sector development and Crawley and south west toward Three Bridges Railway Station. There will also be a bus service into Crawley.

The applicant has provided a Trip Rate Information Computer System (TRICS) analysis on the proposed trip generation for Unit 2. The results demonstrate that the remaining trip generation is lower than what was originally consented. This is due to the consent allowing for B1a/B1b/B1c/B2 industrial estate use which has a greater trip generation than B8. On that basis the LHA would not have any concerns from a capacity perspective. No further mitigation is therefore necessary and no LHA concerns with the proposals.

Pg 6 MSDC Tree and Landscape Officer

Your officer has further reviewed the scheme following additional comments from the applicants consultant and no objection is raised to the scheme as submitted. As a result the proposed condition 5 requiring the submission of further details can be amended to ensure that the submitted scheme is implemented.

Pg 17 Appendix A – Recommended Conditions

Condition 5 should be reworded as follows;

The building hereby permitted shall not be occupied until the hard and soft landscaping scheme has been completed in accordance with the drawings approved as part of this permission, unless an alternative programme is agreed with the Local Planning Authority. 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.

The reason remains as stated in the agenda.

Pg 19 INFORMATIVES

Additional informative no.4 to read as follows.

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn 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 gal.safeguarding@gatwickairport.com The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues', (available from <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)

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