

Strategic Housing and Planning Services

Contact: **Anthony Masson**
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Date: **10 October 2016**
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Lee Harris
Chief Executive

Owner/Occupier

Dear Sir/Madam,

Notification - Article 4 Direction: Light Industrial (B1c) to Residential (C3) at Manor Royal

I am writing to inform you that on 10 October 2016, Crawley Borough Council made a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This letter provides formal notification of the Direction and sets out background information to explain the process. It also invites you to make a formal representation should you wish to do so.

An Article 4 Direction is used to remove particular permitted development rights where there is a risk that the proper planning of an area could be undermined. In this case, the Direction applies to the Manor Royal main employment area. The Direction has been made in response to a new permitted development right that has been introduced to take effect on 1st October 2017, which would allow the change of use of buildings from light industrial (Class B1c) use to residential (Class C3).

There is significant concern from the Council and local business groups that an unplanned introduction of residential uses into Manor Royal through prior approval would undermine the employment function of the business district, both through the loss of business premises and also by introducing an amenity sensitive use which is not compatible with a working main employment area. When in force, the Article 4 Direction will remove this permitted development right, meaning that planning permission would be required in Manor Royal where a change of use is proposed from light industrial (Class B1c) to residential (Class C3) use.

The Article 4 Direction will apply to the Manor Royal main employment area, as defined on the Local Plan Map, and as set out on the map and notice accompanying this letter. The Direction and accompanying consultation documents can be viewed at www.crawley.gov.uk/manorroyal, and paper copies can be viewed at the following places and times:

Town Hall: The Boulevard, Crawley, West Sussex, RH10 1UZ. Phone: 01293 438000
Opening hours: Monday to Friday 8.30 am - 5.00 pm.

Crawley Library: Southgate Avenue, Southgate, Crawley, RH10 6HG. Phone: 01293 651744
Opening hours: Monday to Friday 9.00 am -7.00 pm Saturday 9.00 am -5.00 pm

The Council has chosen to pursue a non-immediate Article 4 direction, which is subject to a 12 month notification period, including a statutory consultation period. If you would like to comment on the Article 4 Direction, representations can be made in writing between **10th October 2016 and 16th January 2017**. If you wish to make a representation, please write to Forward Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley, West Sussex, RH10 1UZ or email forward.plans@crawley.gov.uk.

Representations will be considered by the Council in reaching a decision on whether to confirm the Direction. Subject to feedback, it is intended that the Direction will come into force on 16th October 2017.

If you have any questions, or would like further information about any of the issues raised in this letter, please do not hesitate to contact me via the details set out above.

Yours faithfully

Anthony Masson
Senior Planning Officer
Crawley Borough Council