Dear Sir/Madam,

I am writing to inform you that on 17 February 2020, Crawley Borough Council made Directions under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

This letter provides formal notification of the Directions, which remove permitted development rights granted by Schedule 2, Part 3, Class O (B1a offices to C3 residential), Class P (B8 storage & distribution centre to C3 residential) and Class PA (B1c light industrial to C3 residential) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Four separate Article 4 Directions have been made. These relate to land at four of designated Main Employment Areas in Crawley Borough, these being: Lowfield Heath, Maidenbower Business Park, Three Bridges Corridor, and Tilgate Forest Business Centre.

The Directions have been made in response to concern that the unplanned introduction of residential uses into Crawley’s Main Employment Areas through prior approval is undermining the important employment function of these areas, including through the loss of business land and premises and also by introducing amenity sensitive residential use that is not compatible with what are working Main Employment Areas.

The Directions were made on 17 February 2020 and are due to come into force on 22 February 2021. When in force, the Article 4 Directions will remove the permitted development rights referred to above. This will mean that planning permission is required where a change of use is proposed from office (Class B1a), light industrial (Class B1c) or storage & distribution (Class B8) to residential (Class C3) use.

Please find enclosed (and attached by email) copies of the Article 4 Directions, together with the relevant accompanying notice. Please contact me should you have any queries in relation to the Directions.

Yours faithfully,

Anthony Masson
Senior Planning Officer
Enc. Copies of Article 4 Direction and Notice of Direction for Main Employment Areas at:
Lowfield Heath
Maidenbower Business Park
Three Bridges Corridor
Tilgate Forest Business Centre