

30<sup>th</sup> July 2019

Mr Clem Smith  
Head of Economic & Environmental Services  
Crawley Borough Council  
Town Hall  
The Boulevard  
Crawley  
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RH10 1UZ

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**BY ELECTRONIC SUBMISSION**

Dear Mr Smith

**Full planning application – MOKA Nightclub, Station Way, Northgate, Crawley RH10 1JA**

**Planning Portal Reference: PP-08020528**

**Planning Application Reference: CR/2019/0542/FUL**

Please find enclosed a full planning application for the demolition of MOKA Nightclub Crawley and redevelopment of the site for 152 apartments and associated infrastructure. This covering letter has been updated from the version dated 19<sup>th</sup> July 2019 to clarify matters raised during validation.

The description of development, as stated on the planning application form, is as follows:

*“Demolition of existing nightclub and redevelopment of site providing 152 apartments, Ground Floor Commercial / Retail space (Class A1, A3, A4, B1 and/or D2 uses) split between 2 to 4 units, new publicly accessible public realm (including Pocket Park), new publicly accessible Electric Vehicle Charging Hub and Car Club and associate works.”*

The application site measures 0.37 hectares (0.9 acres) and is located in Crawley town centre adjacent to the Train Station and Bus Station. The site is bound to the north by Station Way, to the west by the train station surface car park, to the south by the railway line and associated sidings, and to the east by Belmont House.

The proposed development will provide the following benefits to Crawley town centre:

- New high-quality residential development in a highly sustainable location;
- Space for Co-working at ground floor, responding to an identified need in Crawley town centre;
- Pocket Park available to public and incorporating wider public realm improvements that compliment the existing and emerging context of the site;
- Electric Vehicle Charging Hub and Car Club available to public;
- Redevelopment of a brownfield site and making more efficient use of previously used land in a town centre location;

- CIL contribution of £1.1m;
- New Homes Bonus;
- Providing construction jobs; and
- New jobs in the commercial / retail floorspace.

The proposed development is an opportunity to deliver a high-quality residential development which provides housing in a highly sustainable and accessible location. The scheme will provide significant benefits to the local area and community including contributing to the regeneration of Crawley town centre.

In accordance with the Crawley Borough Council validation requirements, and as agreed during pre-application discussions with Officers at CBC, this full planning application is supported by the following documents and plans:

- Completed Application Forms and Ownership Certificates;
- Planning Statement;
- Design and Access Statement;
- Statement of Community Involvement;
- Plans and Drawings:
  - Site Location Plan (CNC01-MCB-XX-SI-DR-A-0100-D5-P4);
  - Existing Topographical Survey Plan (CNC01-MCB-XX-SI-DR-A-0102-D5-P4);
  - Existing Ground Floor Plan (CNC01-MCB-XX-00-DR-A-0105-D5-P1);
  - Existing First Floor Plan (CNC01-MCB-XX-01-DR-A-0105-D5-P1);
  - Existing Mezzanine Floor Plan (CNC01-MCB-XX-02-DR-A-0105-D5-P1);
  - Existing Elevations (CNC01-MCB-XX-ZZ-DR-A-0105-D5-P1);
  - Existing Elevations (CNC01-MCB-XX-ZZ-DR-A-0106-D5-P1);
  - Site Demolition Plan (CNC01-MCB-XX-SI-DR-A-0103-D5-P4)
  - Proposed Site Block Plan (CNC01-MCB-XX-SI-DR-A-0101-D5-P5);
  - Proposed Site Plan, including Ground Floor (CNC01-MCB-XX-SI-DR-A-0110-D5-P15);
  - Proposed Floor Plan Level 01 (CNC01-MCB-XX-01-DR-A-0110-D5-P6);
  - Proposed Floor Plan Level 02 (CNC01-MCB-XX-02-DR-A-0110-D5-P9);
  - Proposed Floor Plan Level 03 - 07 (CNC01-MCB-XX-ZZ-DR-A-0110-D5-P6);
  - Proposed Floor Plan Level 08 (CNC01-MCB-XX-08-DR-A-0110-D5-P9);
  - Proposed Floor Plan Level 09 (CNC01-MCB-XX-09-DR-A-0110-D5-P10);
  - Proposed Floor Plan Level 10 (CNC01-MCB-XX-10-DR-A-0110-D5-P10);
  - Proposed Roof Plan (CNC01-MCB-XX-11-DR-A-0110-D5-P7);
  - Proposed Apartment Type A (CNC01-MCB-XX-ZZ-DR-A-0160-D5-P5);
  - Proposed Apartment Type B (CNC01-MCB-XX-ZZ-DR-A-0161-D5-P5);
  - Proposed Apartment Type C (CNC01-MCB-XX-ZZ-DR-A-0162-D5-P5);
  - Proposed Apartment Type Schedule (CNC01-MCB-XX-ZZ-SH-A-0165-D5-P9);
  - Proposed Elevations North and East (CNC01-MCB-XX-ZZ-DR-A-0120-D5-P12);
  - Proposed Elevations South and West (CNC01-MCB-XX-ZZ-DR-A-0121-D5-P12);
  - Proposed Elevations Rendered North and East (CNC01-MCB-XX-ZZ-VS-A-0120-D5-P4);
  - Proposed Elevations Rendered South and West (CNC01-MCB-XX-ZZ-VS-A-0121-D5-P4);

- Proposed GA Sections A-A B-B (CNC01-MCB-XX-ZZ-DR-A-0150-D5-P11);
- Proposed GA Sections C-C D-D (CNC01-MCB-XX-ZZ-DR-A-0151-D5-P11);
- Proposed GEA Area Calculation (CNC01-MCB-XX-ZZ-DR-A-0180-D5-P7);
- Proposed GIA Area Calculation (CNC01-MCB-XX-ZZ-DR-A-0181-D5-P7);
  
- Landscape General Arrangement - Ground Floor (ALA523-ALA-00-XX-DR-L-0001 S2-P08);
- Landscape General Arrangement - Roof Terrace (ALA523-ALA-00-XX-DR-L-0002 S2-P08);
- Landscape Illustrative Masterplan - Ground Floor (ALA523-ALA-00-XX-DR-L-0003 S2-P06);
- Landscape Illustrative Masterplan - Roof Terrace (ALA523-ALA-00-XX-DR-L-0004 S2-P03);
- Landscape Stage 3 Design Development Document.
  
- Air Quality Assessment;
- Aviation Impact Assessment;
- Arboricultural Report;
- Biodiversity - Extended Phase 1 Survey and Bat Assessment;
- Phase 2 Bat Survey Assessment;
- Bird Hazard Management Plan;
- Daylight and Sunlight Assessment;
- Economic Statement;
- Energy and Sustainability Strategy;
- Fire Safety Strategy;
- Flood Risk Assessment and Drainage Strategy;
- Land Contamination – Phase 2 Geo-environmental Investigation
- Noise and Vibration Assessment;
- Stage 1 Road Safety Audit;
- Stage 1 Road Safety Audit – Designers Response
- Transport Statement;
- Framework Travel Plan – Residential
- Framework Travel Plan – Retail / Commercial;
- Townscape and Visual Impact Assessment (and associated appendices 1 to 3); and
- Utilities Assessment.

The Planning Statement addresses the following matters as required by the CBC validation requirements:

- Affordable Housing Statement; and
- Planning Obligations.

The Design and Access Statement addresses the following matters as required by the CBC validation requirements:

- Open Space Assessment;
- Photographs and Illustrations / Street Scene Drawings; and
- Parking Provision (also covered in the Transport Statement and Planning Statement).

During the pre-application discussions it was agreed that a Ventilation / Extraction Statement was not required to be submitted with the application as the future occupiers of the ground floor have not

been confirmed at this stage. We confirm that we are agreeable to a pre-occupation planning condition for the ground floor commercial floorspace to address this matter.

The proposed building height is confirmed in the Design and Access Statement and Aviation Impact Assessment as 110.9 mAOD. The height of the proposed building at 110.9m on the application site was agreed with Gatwick Airport and NATS during pre-application discussions.

The planning application fee of £44,789 has been paid electronically to Crawley Borough Council using the planning portal reference PP-08020528 (this includes £36,935 paid on the 19<sup>th</sup> July 2019 and the balance of £7,854 paid on the 30<sup>th</sup> July 2019).

We trust you have sufficient information to register and determine the planning application and look forward to confirmation that the application has been validated. In the meantime, if you require any further information or have any queries in respect of this planning application please do not hesitate to contact me.

Yours sincerely

**Gavin Gallagher**  
**Planning Director**  
**Rainier Developments Limited**

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