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Date: **11 August 2021**



Anthony Masson (Senior Planning Officer)  
**Crawley Borough Council**  
Town Hall  
The Boulevard  
Crawley  
West Sussex, RH10 1UZ

Dear Anthony Masson

**Letter of support for the Proposed Article 4 Direction for Manor Royal Business District**

Thank you for the opportunity to comment on the proposals for an Article 4 Direction for Manor Royal.

The Manor Royal BID Company (MRBD Limited), since its creation in 2013 and subsequent renewal ballot of 2018, formally exists to represent and improve the Manor Royal Business District on behalf of the 600 plus businesses based here who collectively employ circa 30,000 people. Through the ballot process, run in accordance with the BID Regulations, the Manor Royal BID is the only organisation whose sole mandate is to deliver projects and services to improve the trading and working environment of Manor Royal. The Business District is the largest business location of its kind in the Gatwick Diamond economic area and one of the largest in the UK. It is a significant contributor to the local and regional economy.

It is the position of the Manor Royal BID that the main use of this key employment area should be retained for business operations. To allow the introduction of non-complimentary residential uses would undermine and be detrimental to the prime function of the area. This has long been our position and we are supportive of the Council's intent to introduce an Article 4 Direction for Manor Royal to safeguard land and premises from being converted for residential uses through the proposed Permitted Development (PD) Rights process, including any extension of it.

Allowing the conversion of commercial buildings through the PD process undermines the ambitions of the Manor Royal BID to promote Manor Royal as an excellent trading and working environment, as well as being inconsistent with the planning policies of the Council itself.

The availability of land and premises to support the current demand and predicted economic growth is already limited and would be further exacerbated by allowing buildings to be converted in this way. We would also have serious concerns about the impact housing would have on existing and future business activity near to any residential dwellings should they be allowed in the business district. On this basis we find the prospect of housing being allowed in Manor Royal entirely inappropriate and unacceptable.

Business needs certainty, especially now, and the businesses of Manor Royal need to be certain that their trading environment is secure as a place of business and not vulnerable to inappropriate and uncontrolled development inconsistent with its primary function and vision for the area.

Please let us know if you need anything further in pursuit of the Article 4 Direction for Manor Royal.

Yours Sincerely

**Trevor Williams**  
Chairman, Manor Royal Business District Ltd