Schedule of Proposed Main Modifications to the

Submission Local Plan

(September 2014)

Key to Modifications:

Blue Text, Underlined:	Main Modifications additional text to submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)
~~Red, Strike-through Text:~~	Main Modification Deleted text from submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)
Green Text, Underlined:	Minor Modifications additional text to submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)
~~Grey, Strike-through Text:~~	Minor Modification Deleted text from submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)

Main Modification Ref.	Page	Para	Change	Reason
MM001	2	Contents	Update reference to Housing Trajectory baseline: Housing Trajectory ~~1 April~~ 30 September 2014	To reflect updated evidence.
MM002	11	Key Diagram	Amend Key Diagram to: • Extend area of search for future employment land to the west. • Clarify separation of town centre and Three Bridges Corridor Main Employment Areas. • Reflect addition of specific Manor Royal and Town Centre Boundary symbology, and cross referencing in legend between EC2, EC3, EC5 and GAT4. • Delete of 'Land Adj Horsham Road and South of Silchester Drive as a Key Housing Site.	To reflect changes to evidence, ensure consistency across the maps and correct errors.

Main Modification Ref.	Page	Para	Change	Reason
MM003	27	Policy CH2	Insert the following wording into the last sentence of the Policy: …these principles would be achieved, or not compromised, through the proposed…	For clarification.
MM004	30	Policy CH5	Insert the following after the reference to 'Lifetime Homes': …through the application of the Lifetime Homes Standards or Category 2 – accessible and adaptable dwelling19/11/201419/11/2014s, as described by national standards.	To reflect the emerging national Optional Requirements in Part M of the Building Regulations in line with the DCLG Consultation October/November 2014.
MM005	30	Policy CH5	Amend the first paragraph of the Policy and insert new wording into the Policy as follows: The minimum size for each dwelling should be based on the following internal ~~and external~~ space standards, until these are superseded by the adoption of Nationally Described Space Standards. Private amenity space should adhere to the following external space standards.	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations made by HBF.
MM006	30	Policy CH5	Insert the following sentence after the minimum internal floorspace standards table: New dwellings should have a minimum floor to ceiling height of the main living space of 2.5m for at least 75% of the Gross Internal Area. In exceptional circumstances, this may not be appropriate given the local design context.	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014.
MM007	31	Policy CH6	Amend the Policy by separating the paragraph and include minor additional wording: Landscape proposals for ~~new~~ residential development should contribute to the character and appearance of the town by including at least one new tree for each new ~~house~~ dwelling, of an appropriate species and planted in an appropriate location.	For clarification.

Main Modification Ref.	Page	Para	Change	Reason
			Where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and replaced in order to mitigate for the visual impact resulting from the loss of the tree canopies. Proposals must demonstrate that the number of replacements accords with the following requirements:	
MM008	33	Policy CH7	Amend the second sentence of the first paragraph of the Policy as follows: ~~All d~~Development proposals that affect this role should demonstrate the visual impact of the proposals and should ~~will be required to~~ protect and/or enhance ~~areas of~~ structural landscaping, where appropriate ~~and to demonstrate the visual impact of the proposals on these areas as part of the planning application submission~~.	For clarification.
MM009	40	Policy CH12	Insert the following additional new wording into the third paragraph of the Policy and separate into bullets as follows: If, in exceptional circumstances, a heritage asset is considered to be suitable for loss or replacement, and it has been demonstrated its site is essential to the development's success, proposals will need to demonstrate how they have recorded the heritage asset: i. in line with a written scheme of investigation submitted to, and approved by, Crawley Borough Council; or ii. in the case of standing structures, to a minimum of English Heritage recording Level 2~~, and demonstrate that the site is essential to the development's success~~.	To respond to Regulation 20 representations received from WSCC.
MM010	52	Policy EC2	Move reference to Hazelwick Avenue after in the first bullet point in the Policy: Three Bridges Corridor to replace in the supporting text: • Three Bridges Corridor ~~(Hazelwick Avenue)~~ Insert the following into the first sentence of the last paragraph in the Policy:	For clarification.

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			… of employment floorspace in any Main Employment Area will only…	
MM011	55	Main Employment Area Plan	Amend Plan to reflect changes to Local Plan Map.	For consistency.
MM012	56	Policy EC3	Amend reference in the Policy to Manor Royal as follows: Manor Royal ~~Business District~~ is the principle business location for Crawley… … All development at Manor Royal should contribute positively to the overall setting and environment of the Main Employment Area as a ~~B~~business ~~D~~district through…	For clarification.
MM013	57	Policy EC4	Insert wording from the supporting text into the start of the Policy: Where residential development is proposed within or adjacent to Main Employment Areas, the principal concern will be to ensure that the economic function of the area is not constrained.	To respond to Regulation 20 representations received.
MM014	58	Policy EC5	Insert the following wording into the start of the second paragraph in the Policy: Located within the Town Centre Boundary, ~~T~~the Primary Shopping Area…	For clarification.
MM015	59	Town Centre Inset Plan	Amend Plan to reflect changes to Local Plan Map.	For consistency.
MM016	60	Policy EC6	Amend total housing supply figure in Plan: ii) support the delivery of a minimum of ~~4,895~~ 5,000 net dwellings in the borough; and…	To reflect the evidence in the updated Housing Trajectory.
MM017	61	5.54	Insert new paragraph after "and create a good living and working environment" as follows:	To respond to Regulation 20 representations received.

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			As identified within the Crawley Retail Capacity and Impact Study (2013), there is capacity to deliver up to 26,650 square metres of comparison (non-food) retail development up to 2030. This represents a modest increase in floorspace, and is significantly less than levels previously envisaged in the Core Strategy (2008) at Town Centre North, which is no longer being progressed. Any retail growth up to this level is not of a scale that would change the market shares of expenditure attracted from the wider catchment area, and is, therefore, unlikely to have any significant negative retail impact on other town centres.	
MM018	61 - 62	Policy EC7	Make the following amendments to the wording in the Policy: a) ~~the need for~~ the proposed development… …In assessing the impact of out-of-centre retail development proposals under part b), a retail impact assessment will be required to support proposals for 2,500sqm ~~net~~ gross floorspace or greater. The existing out of town centre retail locations at County Oak and London Road Retail Parks have an established retail warehouse function and should remain the focus for any out of centre ~~town~~ retail proposals subject to satisfying the sequential assessment and impact testing ~~as outlined above~~.	For clarification and to update in light of new guidance in the national Planning Practice Guidance.
MM019	62	Para. 5.61	Insert the additional information from the evidence base into the supporting text: *…These studies recognise that available retail expenditure of up to 26,650sqm. over the ~~p~~Plan period is finite, and that available retail capacity…*	To respond to Regulation 20 representations received and reflect the evidence for clarification.
MM020	63	Policy EC8	Insert the wording "including" into the Policy: …proposals for ground floor change of use, including from Class A1 (Retail), to other uses…	For clarification.

Main Modification Ref.	Page	Para	Change	Reason
MM021	69	Para. 6.15	Replace the paragraph text: ~~The 2012 SHMA concludes that despite current economic conditions, the outlook over the medium term is more optimistic and that recovery is expected to be led by London and the South East region. A likely continued under-supply of new homes in the short to medium term will help to stimulate market recovery with demand focused towards traditional housing stock and less focused on flats. Analysis of the entire Housing Register indicates a predominant need for two-bed properties with one and three bed properties in similar demand. However, when compared to Mid Sussex and Horsham districts, the borough has the highest proportional requirements for larger three and four bedroom affordable properties.~~ The 2014 SHMA reaffirms the importance of Northern West Sussex as a single Housing Market Area centred on Crawley and Horsham and extending towards Haywards Heath and Burgess Hill to the south and Horley to the north. The Assessment concludes that the housing market is beginning to recover from the economic recession with increased demand, house price recovery and consumer confidence. However, the underlying challenge of unaffordability of market housing (particularly entry-level) remains with the lower quartile house price to income ratio averaging 7:1.	To reflect progress on updated evidence base.
MM022	69	6.17	Amend as follows: … waiting list (excluding transfers). In ~~2013~~ 2014, the 'reasonable preference' group within Crawley comprised ~~48%~~ 55% of the council's entire waiting list. It is recognised that this priority group has predominant influence over the required housing mix within the borough, particularly during times of low delivery and high backlog in the provision of affordable housing. The mix of house types is	To reflect progress on updated evidence base.

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			recommended to be made up of ~~with 23%~~ 25% ~~requiring~~ one-bedroom units, 50% ~~requiring~~ two-bedroom units and 20% ~~requiring~~ three-bedroom units. This~~e required~~ proposed mix should be considered within the context of any particular scheme, and it should not be regarded that affordable housing may be provided in only flatted accommodation by virtue of the requirement for smaller house types. ~~of affordable house types is predominantly influenced by the needs of those in 'reasonable preference', particularly during times of low delivery of affordable housing~~.	
MM023	70	6.25	Amend total housing supply figure in Plan: …provides a total of ~~4,895~~ 5,010 net dwellings including windfalls…	To reflect the evidence in the updated Housing Trajectory.
MM024	71	6.27	Amend the windfall calculations: …a total of ~~645~~ 825 dwellings (at a rate of ~~43~~ 55 dwellings per annum) will come forward…	To reflect updated evidence.
MM025	72	Policy H1	Amend total housing supply figure in the last sentence of the Policy: The Local Plan makes provision for the development of a minimum of ~~4,895~~ 5,000 net dwellings in the borough in the period 2015 to 2030	To reflect the evidence in the updated Housing Trajectory.
MM026	72	Policy H1	Update Footnote: …as detailed in the council's Housing Trajectory, ~~1 April~~ 30 September 2014	To reflect the updated evidence.
MM027	72	6.38	Amend the annualised average housing delivery figure in the Plan: *…~~h~~However, an annualised average delivery of ~~326~~ 334 dwellings per annum is anticipated…*	To reflect the evidence in the updated Housing Trajectory.
MM028	73	6.40	Include additional word "over" into the first sentence and amend total unmet need housing figure in the second sentence of the paragraph: *… means that over 60% of the…*	To reflect the evidence in the updated Housing Trajectory.

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			…The remaining unmet housing need from Crawley, of ~~3,130~~ 3,120 over the Plan period…	
MM029	74	Policy H2	Update Footnote: Crawley Borough Council Housing Trajectory, ~~1 April~~ 30 September 2014	
MM030	74	Policy H2	Remove reference to the following site from 'Developable' (fourth bullet): Developable • Breezehurst Drive Playing Fields, Bewbush (65 dwellings) • Henty Close, Bewbush (24 dwellings) • Longley Building, Southgate (48 dwellings) • ~~Land Adj. to Horsham Road & South of Silchester Drive, Gossops Green (52 dwellings)~~	To reflect the change from being 'developable' to being 'suitable, but undeliverable' in the SHLAA.
MM031	74	6.44	Amend total housing supply figure in the first sentence of the supporting text: *This Policy demonstrates how the Local Plan makes provision for the delivery of a minimum of 5,000~~4,895~~ net additional dwellings…*	To reflect the evidence in the updated Housing Trajectory.
MM032	75	6.45	Amend annual 5% buffer figure: *…5% buffer requirement (~~16~~17 dwellings per annum in the first five years)…*	To reflect updated evidence.
MM033	75	New after 6.47	Insert new paragraph: *6.48 Tinsley Lane is located in close proximity to Crawley Goods Yard which is a safeguarded minerals site. Development must be carefully planned, laid out and designed to minimise potential future conflicts and constraints on its important minerals' function.*	To respond to Regulation 20 representations received.
MM034	75	6.48	Amend the total housing supply figure in the Plan in relation to EC6: *…and that their development would not undermine the delivery of a minimum of 499 net dwellings in the period 2015/16 to 2024/25*	To reflect the evidence in the updated Housing Trajectory.

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			(Years 1-10 of the Plan) and 5,000~~4,895~~ net dwellings in the borough in the period 2015-2030 (as defined in Policy EC6)…	
MM035	76	Housing Plan	Delete Housing Plan and replace with amended version which removes 'Land Adj Horsham Road and South of Silchester Drive' as a Key Housing Site.	To reflect updated evidence base of the Trajectory with its categorisation from being 'developable' to being 'suitable, but undeliverable' in the SHLAA.
MM036	76	6.51	Amend the text as follows: The council's update to the Strategic Housing Market Assessment: the Northern West Sussex Housing Market Area Affordable Housing Need Model Update (~~2012~~2014 ~~update~~), identifies that Crawley has the highest proportional requirements for one and two ~~and three~~-bedroom affordable properties., ~~for those households in greatest need ('reasonable preference'), comprising 43% two-bedrooms and 30% three-bedrooms. However, housing need across the whole Housing Register reveals that up to 45% require one-bedroom properties with 32% requiring 2-bedroomed accommodation.~~	To reflect updated evidence.
MM037	76 – 77	Policy H3	Amend reference to the evidence base document: All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs, as evidenced in the ~~2012 Strategic Housing Market Assessment~~ 2014 Affordable Housing Needs Model SHMA Update and subsequent updates. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. The need for one, two and three bedroom affordable dwellings in Crawley, as identified in the council's Affordable Housing Needs Model (2014 SHMA Update) ~~Strategic~~	To reflect updated evidence.

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			~~Housing Market Assessment (2012 update)~~, should be addressed in meeting the housing needs of those considered to be in greatest need.	
MM038	77	6.53 – 6.54	Amend the percentages in the supporting text as follows: *The council will seek to achieve a mix of dwelling sizes to meet local need and demand. The Affordable Housing Needs Model (2014 SHMA Update) ~~Strategic Housing Market Assessment (September 2012)~~ has found that the demand for new homes for those ~~households~~ in local housing need falls predominantly towards the smaller one-bedroom and two-bedroom units, with the recommended mix across all priority bandings and affordable tenures being ~~reasonable preference in the borough is~~:* • ~~*18%*~~ *25% 1 bedroom* • ~~*43%*~~ *50% 2 bedroom* • ~~*30%*~~ *20% 3 bedroom* • ~~*9%*~~ *5% 4+ bedroom* ~~*6.54 The SHMA has also identified the sizes of affordable housing required to meet the needs of those households considered to be in 'reasonable preference' (excluding transfers). This indicates that 18% of future affordable housing provision should be one-bedroom units with 43% two-bedroom and 30% three-bedroom units, and only 9% provision of four and five-bedroom units. This preferred mix has a natural bias towards meeting the needs of those in reasonable preference, and particularly for rental tenure, while the intermediate tenure and private market rental units may err towards the higher ratio of one and two-bedroom units.*~~	To reflect updated evidence.
MM039	77	Policy H4	Insert the following wording into the second sentence of the Policy:	For Clarification.

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			The council will expect a minimum of 70% of the affordable housing to be Affordable/Social Rent and up to 30% Intermediate tenure.	
MM040	78	6.57	Amend the percentages in the third sentence of the paragraph as follows: *… The Strategic Housing Market Assessment (~~2012~~2014 SHMA update) concluded that about ~~59~~56% of emerging households are now unable to afford Affordable Rent at 80% of market rent values without further assistance, and that 31% of households would require assistance to be in a position to afford rentals set at Social Rent levels, which is based on the differential of local rent relative to local incomes ~~to rent at market levels~~ and ~~69~~62% of households are unable to purchase, based on the differential of local prices and rent levels relative to local incomes. ~~This represents a significantly worsening situation compared with 2009 when the Assessment was originally undertaken.~~*	To reflect updated evidence.
MM041	78	6.58	Amend paragraph as follows: *Affordable housing refers to that which is offered for rent or part-ownership by local authorities or registered providers to eligible households whose needs are not met by the housing open market. The definition also includes housing which is offered for rent or purchase below market levels but above normal social rental levels, again to eligible households and provided that there are provisions in place for those homes to remain affordable for future eligible households.*	To reflect updated evidence.
MM042	78	6.61	Amend paragraph as follows: *Where other forms of subsidy are evident, in the form of ~~Social Housing G~~ capital grant ~~and/~~or ~~free or~~ discounted land, the council will expect Social Rent at target rent levels to be considered in the*	To reflect updated evidence.

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			first instance, unless viability can be evidenced to justify other forms of discounted rent tenure, either in part or in full. Details of target rent levels will be set out in the forthcoming Affordable Housing Supplementary Planning Document.	
MM043	78	6.62	Amend paragraph as follows: *…which do not qualify for ~~s~~Social ~~r~~Rent or Affordable Rent but are insufficient to buy a home on the open market. Intermediate housing…*	To reflect updated evidence.
MM044	79	6.63	Amend paragraph as follows: *…Crawley is identified in the 2014 SHMA as having a relatively high demand ~~the largest potential~~ for intermediate housing ~~in the Northern West Sussex Housing Market Area~~, with 64% of those interested already living within the borough and 53% of those interested presently working within the borough ~~33% of households having incomes between social and market rental levels (2012)~~. The SHMA also identifies that at least 20% and up to 30% of affordable housing across the housing market area ~~within the next five years~~ should be provided ~~on an~~ as intermediate housing ~~basis~~.*	To reflect updated evidence.
MM045	79	6.64	Amend paragraph as follows: *…the council will expect up to 30% of the affordable housing element to be an "intermediate" tenure….* *…to site specific circumstances and the particular needs of the locality, with rental accommodation remaining the first choice of tenure. The split between…*	To reflect updated evidence.
MM046	79	6.66	Amend paragraph as follows: *…. Build to Rent programme. Together with other forms of rental housing, this tenure ~~and~~ may play a part in meeting housing need and could meet an affordable housing requirement if rent levels are contained within Local Housing Allowance rates. This can help to*	To reflect updated evidence.

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			meet local housing need as it is aimed at people otherwise unable to rent on the open market.	
MM047	80	Policy H5	Amend Policy: …as a reserve Gypsy and Traveller site for up to ten pitches to meet the future needs… …is identified as being 'developable' in years 6-10 or 11-15 (2020~~19~~/2021~~20~~ – 2029~~8~~/2030~~29~~) of the Plan… …will include adequate highway and pedestrian and cycle access being achieved…	For clarity and Factual correction.
MM048	81	6.71	Insert new line at end of paragraph: *…most critically in relation to the future expansion of Gatwick Airport. The council will continue to work cooperatively with its neighbouring authorities to maintain constructive joint working across the Gatwick Diamond.*	To respond to Regulation 20 representations received.
MM049	82	Policy ENV2	Amend third paragraph of Policy: ~~Major~~ All development proposals will be expected to incorporate features to encourage biodiversity where appropriate, and where possible enhance existing features of nature conservation value within and around the development.	To respond to Regulation 20 representations received.
MM050	88	Biodiversity Plan	Amend to reflect changes to the Local Plan Map and include the SSSI's adjacent to Crawley.	To reflect Policy ENV2.
MM051	93	Policy ENV6	Insert additional sentence to the end of the first paragraph of the Policy: … should adhere to BREEAM Excellent, until these are superseded by any requirements arising from adoption of Nationally Described Standards, including any subsequent improvements to Building Regulations.	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
MM052	95	Policy ENV7	Amend the text of the Policy as follows:	For clarification.

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			The development of district energy networks and associated infrastructure is encouraged and should be approved unless it results in significant adverse impacts on the environs. Priority areas for the delivery of district energy networks are identified on the Local Plan Map. Any ~~M~~major ~~D~~development within the borough ~~that is located outside a priority area for district energy networks~~ and all development proposals within a priority area for ~~d~~District ~~e~~Energy ~~n~~Networks that would involve the creation of a new dwelling or the creation of over 1000sqm of internal floorspace should demonstrate how they have considered the following hierarchy: i. all developments should, where technically and financially viable, be "network ready". Network ready means that the development is optimally designed to connect to a District Energy Network on construction or at some point after construction, and include the incorporation of site-wide communal energy systems to serve all demand; ii. where a network is in place in the immediate area: connect to an existing ~~d~~District ~~e~~Energy ~~n~~Network; or ~~ii.~~ where a network is not yet in place: development should consider developing its own system for supplying energy to any surrounding existing or planned buildings. ~~install a new district heating and/or cooling network serving the development and be capable of serving a wider area.~~ Any system installed should be compatible with a wider district energy network and developments should ensure that connection to a wider network is ~~not compromised by poor~~ facilitated in the future through good design and ~~or~~ site layout.~~;~~ ~~or~~	

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			~~iii. where a network is not yet in place, and where development cannot comply with the requirements above as it is not technically feasible or viable, by virtue of the type of development proposed and its design, then the development should as a minimum requirement be "network ready".~~ All development subject to the requirements of Policy ENV7, including justification of any exceptional circumstances, must be supported through the submission of a sustainability statement in compliance with the Climate Change SPD.	
MM053	97	Policy ENV8	Amend criterion v. of the Policy: ~~achieve all of the run-off requirements from both roofs and hard surfaces as set out in the Code for Sustainable Homes or BREEAM 'Surface Water Run Off' credits, and demonstrate~~ reduce peak surface water run-off rates and annual volumes of run-off for development through the effective implementation, use and maintenance of SuDS, unless it can be demonstrated ~~proven~~ that ~~it is~~ these are not technically feasible or financially viable. Further guidance of how to achieve these objectives will be provided in the Planning and Climate Change SPD.	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
MM054	100	Policy ENV9	Amend the text within the Policy as follows: ~~All~~ Crawley is situated within an area of serious water stress, and development should plan positively to minimise its impact on ~~the already serious water stress in the region, and on the natural~~ water ~~cycle~~ resources and promote water efficiency. ~~All n~~New dwellings and commercial buildings must, where viable and technically feasible, exceed the current minimum national standard for water efficiency by meeting the next level for minimum water efficiency from the Code for Sustainable Homes (in the case of dwellings) or the next level for minimum water consumption and	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations and to clarify Policy intent.

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			monitoring requirements of BREEAM (in the case of non-domestic developments). ~~This requirement may be replaced by the most onerous nationally described standard relating to water consumption when they are introduced to combat the borough's serious water stress.~~ As there is clear and evidenced need of serious water stress, these requirements may be superseded by the tighter optional requirement within the national standards, once adopted. Applicants must demonstrate how they have achieved the requirements of this Policy within their Sustainability Statement as required by Policy ENV6.	
MM055	103	Policy ENV11	Amend text in the Policy as follows: People's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. To achieve this, Policy ENV11 should be read in conjunction with the Local Plan Noise Annex. A. Noise Sensitive Development Residential and other noise sensitive development will be permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise disturbance from existing or planned uses. *a. Noise sensitive development affected by noise from transport sources:* Noise sensitive uses proposed in areas that are exposed to significant noise from existing or future transport sources (air, road, rail and mixed sources) will be permitted where it can be demonstrated that through mitigation the noise impact for future users will be made acceptable. Proposals that would expose future users of the development to unacceptable noise levels will not be	To respond to Regulation 20 representations.

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			permitted. ~~future users will not be exposed to an unacceptable noise impact. Levels set out in the Local Plan Noise Annex will establish if the proposal is acceptable in noise impact terms.~~ ii. *Noise sensitive development affected by industrial or commercial noise sources:* Noise sensitive uses proposed in areas that are exposed to noise from existing or planned industrial or commercial sources will be permitted where it can be demonstrated that through careful planning, layout and design, the noise impact for future users will be made acceptable. ~~future users will not be exposed to an unacceptable noise impact that would result in creation of a statutory nuisance.~~ Proposals that would expose future users of the development to unacceptable noise levels will not be permitted. ~~The Local Plan Noise Annex will establish if the proposal is acceptable in noise impact terms.~~ D. Mitigating Noise Impact …the best practical means ~~of mitigation~~ must be employed to mitigate noise impact to an ~~appropriate~~ acceptable level. ~~Proposals that do not appropriately mitigate against unacceptable noise impact through design and planning will be refused.~~	
MM056	123	Objective 5	Amend the annualised average housing delivery figure in the Objective: To meet as much of the agreed housing need as possible within the borough boundary, in light of constraints; by supporting the delivery of ~~326~~334no. homes (net) each year from 2015 to 2030.	To reflect the evidence in the updated Housing Trajectory.

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MM057	132	Appendix C: Objective 5	Amend the annualised average housing delivery figure in the Objective: To meet as much of the agreed housing need as possible within the borough boundary, in light of constraints; by supporting the delivery of ~~326~~334no. homes (net) each year from 2015 to 2030.	To reflect the evidence in the updated Housing Trajectory.
MM058	159	Noise Annex Table 1: Observed Effect Level	Make minor amendments to dB levels referred to in the Table (Observed Effect Level): Daytime: Between ~~43~~45db and 55dB $L_{Aeq,16hr}$ (~~43~~45 to 57dB for Air Traffic) Night time: Between ~~42~~40dB and 45dB $L_{Aeq,8hr}$ (~~42~~40 to 48dB for Air Traffic)	To respond to Regulation 20 representations received and for clarification.
MM059	160	Noise Annex: new paragraph after 4.1.10	Insert new paragraph: 4.1.12 The 66dB $L_{Aeq,16hr}$ threshold for significant development is identified in light of the Inspector's decision relating to development at the North East Sector (Forge Wood), where it was found that development up to the 66dB $L_{Aeq,16hr}$ contour would not be unacceptable with mitigation. This also corresponds to the 66dB $L_{Aeq,16hr}$ upper limit for private and communal outdoor space which is an important element of residential development. An upper limit of 69dB $L_{Aeq,16hr}$ is identified for other developments. The approach of the superseded PPG24 had previously allowed development up to the 72dB $L_{Aeq,16hr}$ contour, though up-to-date evidence identified within the Noise Annex Technical Appendix recognises that health impacts are triggered beyond the 69dB $L_{Aeq,16hr}$ contour and for this reason 66dB $L_{Aeq,16hr}$ is identified as the upper limit.	For clarification.
MM060	168	Trajectory	Replace April 2014 baseline housing trajectory with September 2014 baseline.	To reflect the updated evidence.

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MM061	Local Plan Map	H2	Removal of Broad Housing Locations notation from Town Centre.	To assist map legibility and Policy interpretation.
MM062	Local Plan Map	EC4	Identify Manor Royal Buffer Zones.	To correct omission.
MM063	Local Plan Map	EC4/ ENV11/ West Sussex Minerals Plan	Identify WSCC Railhead.	To respond to Regulation 20 representations.
MM064	Local Plan Map	EC2	Amendment to Town Centre Main Employment Area (EC2) boundary to separate this from western extent of Three Bridges Corridor Main Employment Area. Remove EC2 symbology for Town Centre and Manor Royal. Corresponding changes to legend to identify Town Centre, Manor Royal and Gatwick Airport as Main Employment Areas that also have distinct policy function, and cross-refer to EC2.	To respond to Regulation 20 representations and to assist in interpreting policy and more clearly recognise Gatwick Airport, Manor Royal and Town Centre as specific Main Employment Areas with distinct policy approaches.
MM065	Local Plan Map	H2	Removal of Silchester Housing Allocation	To reflect removal of one of the Key Housing Sites from Policy H2, to reflect the change from being 'developable' to being 'suitable, but undeliverable' in the SHLAA.