

Schedule of Proposed Minor 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)

Page	Para	Change	Reason
Cover		Amend title: Submission Consultation <u>Modifications</u> Draft November <u>September</u> 2014	To reflect the current document.
All	Footer	Amend footer information: SUBMISSION CONSULTATION <u>MODIFICATIONS DRAFT</u> CRAWLEY LOCAL PLAN CRAWLEY BOROUGH COUNCIL PUBLICATION CONSULTATION: SEPTEMBER <u>NOVEMBER</u> 2014	To reflect the current document.
1 – 2	Contents	Amend page numbers accordingly throughout	To reflect changes in the document.
2	Contents: IN3	Delete the word “New” from the Policy title: New Development and Requirements for Sustainable Transport	For consistency of terminology.
2	Contents	Delete reference to ‘Neighbourhood Map’ in the contents.	To reflect the removal of the map from the end of the document and insertion into the Character chapter.
3	Foreword	This stage – the Submission <u>Local Plan</u> Publication – follows feedback from residents, businesses and other stakeholders to the preferred strategy document, and additional sites	To reflect the current document.

Page	Para	Change	Reason
		consultation <u>and the publication consultation stage</u> . It provides a clear indication of the council's approach to the development of the town, including character, economic growth, housing, environment, infrastructure and Gatwick Airport. This is the Local Plan that the council considers to be a sound representation of the strategic planning policies for the borough. Comments on this Plan are welcomed and will be forwarded to the independent Planning Inspector for consideration during the Local Plan's Examination.	
4	1.2	Delete reference to the 'consultation' document and the second part of final sentence of paragraph to reflect close of consultation: ...forms the Submission Consultation Crawley Local Plan... ...and is published for consultation to seek your views	To reflect the progress to current stage of the document.
4 – 5	1.4 – 1.7	Delete entire paragraphs relating to the 'Submission Publication: current stage of consultation'.	To reflect the progress to current stage of the document.
5-10	1.8 – 1.46	Amend paragraph numbers accordingly throughout the chapter.	To reflect preceding changes in paragraphs.
5	1.10	Amend the final sentence to reflect the close of consultation: The results of the evidence base studies are available <u>alongside the Local Plan to support the implementation of the policies</u> as part of this consultation.	To reflect the progress to current stage of the document.
5	1.11	Amend paragraph to include reference to Publication stage of consultation: Four previous <u>Five</u> stages of public consultation have informed the preparation of Crawley's Local Plan. Each of these sought to consider the wide range of issues and opportunities associated with the future development and potential growth of Crawley over the next 15 – 20 years. <u>Four separate stages of consultation took place as part of the 'early engagement' to inform plan preparation, with a final stage of formal consultation taking place prior to the submission of the Plan for independent examination.</u>	To reflect the progress to current stage of the document.
6	1.13	Insert the word 'Crawley' after K2 to reflect the accurate name of the leisure centre: (K2 <u>Crawley</u>)	To correct an omission.
6	New	Insert new paragraphs under new section "Publication Consultation": <u>Publication Consultation:</u>	To reflect the progress to current stage of the document.

Page	Para	Change	Reason
		<p><u>1.16 A six-week public consultation carried out following the Full Council decision made on the draft submission Local Plan formed the statutory, formal 'publication' consultation stage. This ran from September through to mid-October 2014.</u></p> <p><u>1.17 Respondents were invited to consider whether they believed the document was legally compliant and met the tests of soundness; either for the document as a whole, or in relation to a specific topic area, policy or paragraph.</u></p>	
6/7	1.20	<p>Insert additional paragraph to reflect additional status of the Consultation Statement document: This document also sets out the representations received at each of the previous <u>early engagement</u> consultation stages and the council's response to these. <u>A summary of the approach to the consultation carried out, and representations received, at the Publication stage is provided within this document and the full details of all representations made during the final public consultation period, and sent through to the Planning Inspector, are set out in its appendices.</u></p>	To reflect the progress to current stage of the document.
7	1.21 – 1.22	Delete entire paragraphs and timetable relating to the Next Steps.	To reflect the progress to current stage of the document.
8	1.26	<p>Replace word "consultation" for "examination": A final Sustainability Report for <u>examination</u> consultation with the Local Plan has been produced.</p>	To reflect the progress to current stage of the document.
8	1.28	<p>Delete final sentence of paragraph to reflect close of consultation: This is available for comment alongside the submission Local Plan.</p>	To reflect the progress to current stage of the document.
8	1.29	<p>Insert additional new wording in relation to the Local Plan Map, to reflect the relationship with the County-wide Local Plans for Minerals and Waste, and allow for future updates, through formal examination. Development allocations and protection designations related to the policies and proposals within this Local Plan <u>and in the West Sussex Minerals and Waste Plans</u> are illustrated on the Local Plan Map. <u>Any changes to the allocations and designations for sites within Crawley in policies established through future examination of these Plans will result in correlating updates being carried out to the Local Plan Map.</u></p>	To respond to Regulation 20 representations received from WSCC and reflect the correlating amendment made to the Local Plan Map.
14	2.5	Insert additional sentence to end of paragraph:	For clarification.

Page	Para	Change	Reason				
		The LEP's Strategic Economic Plan identifies the "Heart of the Gatwick Diamond", including Crawley, Manor Royal and the north of Horsham allocations, as one of its spatial priorities for growth.					
25	After 4.8	Insert 'Neighbourhoods Map' from p155 into the Character chapter introductory text.	For improved clarity of the geography of Crawley's 'neighbourhoods' within the document.				
27	Policy CH3	Delete word "new" from first sentence: proposals for new development in Crawley Delete word "new" from third sentence of criterion d): Where a new development is proposed... Delete word "new" from first sentence of criterion e): ...been incorporated into new development proposals...	For consistency of terminology.				
28	4.19	Delete word "new" from first sentence: ... <i>the need for all new developments</i> ...	For consistency of terminology.				
29	4.21	Correct the following: ... <i>The application of Secured by Design have <u>has</u> been</i> ...	To correct an error.				
29	4.25	Amend the wording as follows: ... <i>All new development, including new or altered shop fronts and advertisements, should be of a high quality <u>design</u> standard of design and</i> ...	For consistency of terminology and to improve readability.				
30	Policy CH5	Rearrange the first 2 columns of the 'Minimum floorspace standards for all new dwellings (GIA sqm)' table within the Policy; setting out 'Number of Bedrooms' in the first column and 'Occupancy' in the second. <table border="1" data-bbox="562 1031 1003 1142"> <tr> <td>Occupancy</td> <td>Number of Bedrooms</td> </tr> <tr> <td><u>Number of Bedrooms</u></td> <td><u>Occupancy</u></td> </tr> </table> Amending the subsequent information in the rows below accordingly.	Occupancy	Number of Bedrooms	<u>Number of Bedrooms</u>	<u>Occupancy</u>	To reflect the style of table set out in the emerging Nationally Described Space Standards in line with the DCLG Consultation October/November 2014
Occupancy	Number of Bedrooms						
<u>Number of Bedrooms</u>	<u>Occupancy</u>						
31	4.30 – 4.31	Rearrange the information in the reasoned justification paragraphs, and provide more explanation: <i>Individuals need sufficient private space to undertake the normal functions of living together including recreational activities. <u>The internal space standards are based on the</u></i>	To improve clarity of the interpretation and purpose of the policy.				

Page	Para	Change	Reason
		<p><i><u>designed level of occupancy as the number of occupants will fluctuate over the life of the dwelling. The starting point for the space standards is the need for rooms to be able to accommodate a basic set of furniture, fittings, activity and circulation space appropriate to the function of each room. The intention is to impede the development of and cumulative effects of unsuitable homes. Designers will be able to respond to market demands in terms of how the space is used or whether higher standards are required for commercial reasons, for example to accommodate en-suite bathrooms.</u></i></p> <p><u>4.31</u> <i>The minimum size for each dwelling is net space including the area enclosed by unfinished faces of walls of dwellings including space taken by stairs, general storage space, partitions, chimney breasts, flues etc. but excluding garages, dustbin, fuel and bicycle stores, balconies, porches and lobbies open to the air, areas within any room with ceilings less than 1.5 metres high and any area intended to function as an access way.</i></p> <p><u>4.32</u> <i>Minimum ceiling heights are important to ensure sufficient space and light in new dwellings, as incorporated in the emerging space standards. However, there may be exceptional sites where this may not be appropriate in design terms, for example in Conservation Areas characterised by smaller building heights or adjacent to a Listed Building.</i></p> <p><u>4.33</u> <i>Sufficient space is also required to protect the amenities of neighbours and to enable private gardens to contribute positively to the character and appearance of the area. The internal and external space standards are also based on the designed level of occupancy as the number of occupants will fluctuate over the life of the dwelling. The intention is to impede the development of and cumulative effects of unsuitable homes. Designers will be able to respond to market demands in terms of how the space is used or whether higher standards are required for commercial reasons, for example to accommodate en-suite bathrooms.</i></p> <p>4.31 <i>The minimum size for each dwelling is net space including the area enclosed by unfinished faces of walls of dwellings including space taken by stairs, general storage space, partitions, chimney breasts, flues etc. but excluding garages, dustbin, fuel and bicycle stores, balconies, porches and lobbies open to the air, areas within any room with ceilings less than 1.5 metres high and any area intended to function as an access way.</i></p>	
31 - 46	4.32 – 4.77	Amend paragraph numbering for remainder of chapter.	To reflect insertion of additional paragraphs above for improving clarity of reading.

Page	Para	Change	Reason
31	4.32	Delete the word “new” from the second sentence in the paragraph: ...biodiversity. New Development should retain individual...	For consistency of terminology.
31	Policy CH6	Delete the word “new” from the first sentence in the Policy: Landscape proposals for new residential development...	For consistency of terminology.
31	New: after 4.33	Insert new paragraph in supporting text: <i><u>4.35 When planting a tree, the existing sewerage and water supply infrastructure should be taken into account, as well as the choice of appropriate tree species for the ground conditions and environment.</u></i>	For additional clarity of policy intent.
32	4.35	Insert the word “for” into the sentence: <i>...the additional cost of construction <u>for</u> a tree pit must be funded.</i>	To correct a typo.
33	4.36	Delete word “new” from last sentence: ...impact of major roads. New Development proposals should identify...	For consistency of terminology.
33	Policy CH7	Delete word “new” from last sentence: ...deliver enhancements as part of new development proposals...	For consistency of terminology.
34	Policy CH8	Delete word “new” from paragraph “Long distance views”: ...remain unobstructed by new development in the foreground. Where the view is to an identified feature, new development is required...	For consistency of terminology.
38	After 4.45	Replace Built-Up Area Boundary and Landscape Character Areas Plan with updated version.	To reflect symbology changes to Local Plan Map for consistency.
40	4.56	Amend the following word: The Heritage Strategy highlights <u>sed</u>	To correct a typo.
41	4.59	Amend the following text: <i>...asset is <u>should be</u> relocated...</i>	To correct an error.
44	Policy CH16	Delete word “new” from last sentence: ...Any new development on the site...	For consistency of terminology.
45	Policy CH17	Insert the word “of” into the second bullet: • Land South <u>of</u> St Nicholas Church	To correct a typo.
46	After 4.77	Replace Heritage Assets Plan with updated version.	To reflect symbology changes to Local Plan Map for consistency.
47	5.3	Amend the text as follows:	For clarification.

Page	Para	Change	Reason
		... The economic policies set out in this Local Plan build upon <u>respond to</u> the objectives of the NPPF and Gatwick Diamond Local Strategic Statement, and, drawing upon the evidence base, including the Economicthe policy approaches set out in this chapter will play a key role in <u>plan positively to</u> promoting the economic growth of Crawley and the wider Gatwick Diamond.	
48	5.4	Delete the following minor wording from the text and final sentence of the paragraph: ... over the Plan period, and identifying the hierarchy and role of form and character, and sets out policies to guide new economic development over its role within the Gatwick Diamond. Beyond the Main Employment Areas, the NPPF is relied upon to determine planning applications for economic development.	For clarification.
48	5.7	Make minor wording amendments as follows: ... Recognising the <u>its</u> key role of Manor Royal at the heart of the Gatwick Diamond, the EGA outlines that the Manor Royal Business District should <u>continue to</u> represent...	For clarification.
48	5.8	Make minor wording amendments as follows: ...recognition of the borough's role within the Local Enterprise Partnership Strategic Economic Plan (LEP SEP), growth of the town whilst ensuring that it continues to <u>prosper</u> s in its role as an employment...	For clarification.
49	5.9	Make minor wording amendments as follows: ...and it is clear from the Assessment that Crawley...	For clarification.
49	5.13	Make minor wording amendments as follows: ...employment provision, which is currently constrained by airport safeguarding. As recognised...	For clarification.
49	5.14	Make minor wording amendments as follows: ...a final decision has been <u>made by the government</u> published on UK airport expansion... ... first instance be directed to Crawley, in order to building upon its key role as the economic focus at the Heart of the Gatwick Diamond and excellent connectivity with Gatwick Airport. However, <u>R</u> ecognising the land supply...	For clarification.
49	5.15	Make minor wording amendments as follows: ...and joint working with these and other neighbouring authorities <u>will</u> remains on-going.	For clarification.
50	Policy EC1	Make minor amendments to the wording in the third paragraph of the Policy as follows: Opportunities for approximately 42ha of employment land have been <u>are</u> identified within these <u>Main Employment</u> a Areas, meeting short-term economic growth needs for the town over the	For clarification.

Page	Para	Change	Reason
		early part of the Plan period. As a minimum, an additional 35ha of land for business uses is required in order to secure future economic growth at Crawley.	
51	5.19	Amend reference to Manor Royal: <i>...business uses, and other forms of economic development will be permitted only where they are specifically designed to support and enhance the Business District's overarching business role of Manor Royal. Wider employment...</i>	For clarification.
51	5.20	Amend the wording: <i>...further strategic employment development may will be needed in the medium to long term...</i>	To respond to Regulation 20 representations received.
52	5.21	Amend the supporting text and insert the following: <i>...because this area cannot accommodate housing development because of aircraft noise is sustainably located adjacent to Manor Royal, Gatwick Airport and existing transport links. The location(s) would complement Manor Royal and build upon its existing scale and function, and represent a sustainable use of land. It is also recognised that housing is unlikely to be appropriate in this area as a result of aircraft noise. However...</i>	To respond to Regulation 20 representations received.
53	Policy EC2	Replace reference to “six” employment locations to “seven”: <i>...employment generating development at the six seven locations above...</i>	To correct an error.
53	Policy EC2	Delete the “d” at the end of demonstrated.	To correct a typo.
53	5.27	Insert the following: <i>...supporting a range of employment uses including small businesses, higher...</i>	For clarification.
53	5.28	Amend reference to Manor Royal: <i>Manor Royal Business District is the Gatwick Diamond's leading business district estate, benefiting from sustainable transport links providing excellent access to London, Brighton and Gatwick Airport. Manor Royal It is a key location for business and the Local Plan responds to identified business floorspace need and feedback from business groups in identifying <u>Manor Royal</u> the Business District as the preferred...</i>	For clarification.
54	5.31	Insert reference to Denvale and Hazelwick Avenue: <i>...town centre, and <u>includes Denvale Trade Park, Spindle Way, Stephenson Way and Hazelwick Avenue.</u> It supports a diverse range of economic uses including light storage, distribution, trade, car showroom and automotive uses. Residential uses surround and split the Main <u>Employment Area.</u> zone.</i>	For clarification.
54	5.33	Amend reference to Manor Royal: <i>... forms a good secondary role close to the main Manor Royal Business District.</i>	For clarification.

Page	Para	Change	Reason
55	5.35	Clarify reference to Manor Royal: Manor Royal <u>is a Main Employment Area which includes Manor Royal Business District, City Place and County Oak Retail Park. Manor Royal is critical...</u>	For clarification.
56	5.40	Move final sentence from para. 5.42 to end of paragraph: <u>Through the Manor Royal Design Guide SPD, the Policy approach supports ambitions for an improvement in the look and feel of the Business District, striking a balance between the appearance of buildings and their settings whilst allowing flexibility for standard model buildings, thus not impacting unnecessarily on viability.</u>	Text moved from end of para 5.42 for continuity of text.
56	5.41	Insert reference to London Road Retail Park: <i>...County Oak (together with London Road Retail Park) should remain the focus...</i>	For clarification.
56	5.42	Delete text and replace as follows: <u>Crawley Goods Yard and railhead is located within Manor Royal and provides an important function in the processing and bulk transportation of minerals and aggregates. As required by the NPPF, the existing railhead and associated storage and handling facilities are safeguarded from other forms of development through Policy 37 of the West Sussex Minerals Local Plan (2003). This is reflected on the Local Plan Map, and West Sussex County Council (WSSC) should be contacted in relation to any planning proposals at this location. WSSC is reviewing its Minerals Local Plan and is proposing to identify Minerals Consultation Areas (MCAs) as its preferred approach to implementing effective mineral resource safeguarding in West Sussex. If MCAs in Crawley are included in the revision of the WSSC Minerals Local Plan when adopted, these will be shown on the Local Plan Policies Map.</u> <i>Through the Manor Royal Design Guide SPD, the policy approach also supports ambitions for an improvement in the look and feel of the Business District, striking a balance between the appearance of buildings and their settings whilst allowing flexibility for standard model buildings thus not impacting unnecessarily on viability.</i>	To reflect insertion of text into para. 5.40 above and new paragraph to respond to Regulation 20 representations received.
57	5.44	Delete the last two sentences of the paragraph: <i>particularly Policy CH3: Normal Requirements for All Development. Equally, it is recognised that the Main Employment Areas represent the key focus for economic development in Crawley. Therefore, 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 Main Employment Area is not constrained or negatively impacted upon by inappropriate residential development.</i>	To reflect its insertion into Policy EC4.
57	5.45	Amend reference to Manor Royal: <i>...south-west of Manor Royal Business District, where there is little...</i>	For clarification

Page	Para	Change	Reason
57	5.46	Insert the following text at the start of the paragraph: <u>Equally, it is recognised that the Main Employment Areas represent the key focus for economic development in Crawley, and the economic function of these areas should not be constrained by inappropriate residential development.</u>	To replace removed text from para. 5.44 above.
57 - 58	5.47	Make minor wording amendments to the text: ... The primary shopping frontages, particularly <u>including Queens Square</u> , County Mall and The Martletts, provide a good retail-led mix of uses with few vacant units , attracting a significant footfall of customers. The secondary frontages, including The Broadway, <u>The Boulevard</u> ...	For clarification.
58	5.48	Insert the word “the” into the paragraph as follows: uses that promote <u>the</u> day-time	To correct a typo.
59	5.52 – 5.53	Insert additional new sentences and delete as follows: 5.52 Crawley performs an important role as a sub-regional town centre destination and main employment area, and the Local Plan seeks to build on its established function to promote regeneration and deliver a vibrant and competitive town centre. <u>The Plan also recognises the role of the town centre as a location for main town centre uses, and as a sustainable location for living.</u> There are a number of town centre and edge of centre sites which are currently under-utilised and which present significant development opportunities to accommodate identified needs in sustainable and accessible locations. 5.53 <u>There are a number of town centre and edge of centre sites which are currently under-utilised and which present significant development opportunities to accommodate identified needs in sustainable and accessible locations.</u> The Local Plan, therefore, seeks to secure the regeneration and improvement of identified brownfield sites through mixed-use development proposals that will...	For clarification.
60	Policy EC6	Insert ‘s’ after the word ‘location’ in the fifth paragraph: ...and/or residential at these <u>locations</u> is appropriate,...	To correct a typo.
61 - 65	5.55 – 5.67	Amend paragraph numbering for remainder of chapter.	To reflect insertion of additional paragraph Main Modification MM017.
61	5.56	Remove the word “but”: ...but <u>it is not a comprehensive...</u>	To correct a typo.
62	5.59	Delete final sentence: ...impact testing. For non-central retail proposals, locally-specific impact thresholds are identified, whilst for leisure proposals NPPF policy will apply.	For clarification.

Page	Para	Change	Reason
62	5.61	Make minor wording amendment as follows: ...Capacity Update (2013) are <u>is</u> relevant...	To correct an error.
62 - 63	5.62	Make minor wording amendments to supporting text as follows: ...As such, any non-central retail proposals will be... ...set out in Policy EC7 are <u>is</u> triggered, applications should be accompanied by a detailed retail impact... ...current/future town centre <u>and neighbourhood centre</u> offer.	For clarification.
64	After 5.65	Replace Neighbourhood Centres Plan with updated version.	To reflect symbology changes to Local Plan Map for consistency.
67	6.8	Update delivery figures: ...whilst only 85 <u>78</u> dwellings were completed in 2012/13 and 422 <u>157</u> in 2013/14...	Factual correction.
68	6.13	Update footnote: See Topic Paper 2: Housing Need (July <u>November</u> 2014) Crawley Borough Council	To reflect updated evidence.
69	6.14	Update text: ...update is being <u>was</u> undertaken <u>in 2014 (subsequently referred to as “2014 SHMA” or the “Affordable Housing Needs Model Update, 2014”)</u> with...	To reflect progress on updated evidence base.
69	6.14	Insert new footnote: <u>Northern West Sussex Housing Market Area ‘Affordable Housing Needs Model Update’ (Chilmark Consulting Ltd. October 2014)</u>	To reflect progress on updated evidence base.
71	6.34	Delete the word “Local”: ... objectives within this Local Plan.	For readability.
72	6.35	Insert ‘s’ after the word ‘limit’ in the second sentence: ...the borough’s administrative boundary further limit <u>s</u> capacity...	To correct a typo.
73	6.40	Insert new footnote: <u>⁴⁰ 8,100dwellings demographic need (NLP, 2011, Scenario ‘A’ x 15 years) – 5010dwellings supply (CBC SHLAA, November 2014) = 3,120dwellings unmet need</u>	For clarification.
74	Policy H2	Amend the name of the site in the 13 th bullet (Deliverable): • <u>Land adjacent to</u> Langley Green Primary School, Langley Green (30 dwellings)	Factual correction.
75 – 76	6.48 – 6.50	Amend paragraph numbers for this section until 6.51 merges with 6.50.	To reflect insertion of new paragraph Main Modification MM032
77	6.54	Delete the following paragraph:	To remove repetition.

Page	Para	Change	Reason
		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.	
77 – 82	6.55 – 6.80	Amend paragraph numbers for the remainder of the chapter.	To reflect deletion of paragraph 6.54.
79	6.65	Insert the word “forthcoming” into the last sentence of the paragraph: <i>...will be set out in the <u>forthcoming</u> Affordable Housing Supplementary Planning Document.</i>	For clarification.
82	6.75	Delete the word “the”: <i>...and mismanagement of the properties by the landlords.</i>	To correct a typo.
86	7.12 e.	Delete the word “new”: <i>Requirements of new development...</i>	For consistency of terminology.
88	7.18	Amend the wording in the paragraph as follows: <i>...The Sussex Biodiversity Partnership works together towards achieving biodiversity targets. <u>Biodiversity Opportunity Areas have been identified throughout the south east and are the regional priority areas of opportunity for restoration and creation of Biodiversity Action Plan (BAP) habitats.</u> Biodiversity Action Plans (BAPs) and Biodiversity Opportunity Areas have been produced which identify habitats of importance within the borough. <u>Within the borough, this includes the Urban <u>Habitat Action Plan (HAP) BAP</u> which highlights the rich biodiversity in Sussex’s urban areas as well as the Deciduous Woodland, Lowland Heathland, <u>and</u> Lowland Meadows and Undetermined Grassland BHAPs.</u></i>	For clarification.
92	Policy ENV5	Delete the word “new” from the first sentence of the Policy: <i>...the increased population from new residential development...</i>	For consistency of terminology.
92 - 93	7.33 – 7.35	Amend text within the paragraphs as follows: 7.33 <i>...carbon neutral by 2050. The council <u>and</u>, therefore, supports the <u>proposed</u> government in implementation <u>ing of</u> zero carbon standards within building regulations at the national level. <u>In line with the DCLG technical consultation (September 2014), the council recognises Crawley as having the spatial characteristics in place that warrant the stipulation of specific policies in regard to sustainability and water efficiency to trigger use of the proposed Nationally Described Standards.</u> The need to address climate change at</i>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond

Page	Para	Change	Reason
		<p>a local level has also been supported throughout consultations for the Local Plan <u>and its evidence base</u>.</p> <p>7.34 ...manner resulting in much of it being wasted. <u>However,</u> Due to the borough's characteristics this wasted energy can be captured for the benefit of others, <u>and</u> this will result in our overall emissions being reduced.</p> <p>7.35 Crawley was mainly constructed between 1950 and 1960, <u>at a time when sustainable development was not a priority,</u> and has many properties of poor construction and many of the town's buildings subsequently perform poorly in terms of their <u>resulting in poor</u> energy <u>efficiency</u> performance. Added to this the increasing number of fuel poor households <u>has increased,</u> rising from around 4.0% of households in Crawley in 2006 to around 9.2% in 2009. <u>This is</u> as a result of increasing fuel costs combined with relatively stagnant household incomes, <u>and</u> the improvement of existing buildings to ensure everyone has access to affordable warmth is, <u>therefore,</u> a high priority.</p>	to Regulation 20 representations.
92	7.33	<p>Insert new footnote: Housing Standards Review Technical Consultation (Department for Communities and Local Government, September 2014)</p>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
94	7.39	<p>Insert comma: <i>Further to this, local</i></p>	To correct a typo.
94	7.43 – 7.46	<p>Amend text within the paragraphs as follows:</p> <p>7.43 <i>The borough has <u>is identified as falling within an area of</u> serious water stress and as such development is expected to address this issue by achieving a better than standard level. This is to ensure the situation is not worsened and has been endorsed by the Environment Agency and other bodies during consultation.</i></p> <p>...</p> <p>7.45 <i>Crawley Borough Council has undertaken an assessed<u>ed</u>ment of the likely opportunities and constraints of a number of technologies across the borough. High radiant energy, a plentiful supply of a biomass fuel, and district energy networks <u>have</u> has been identified</i></p> <p>...</p>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.

Page	Para	Change	Reason
		7.46 Existing buildings have <u>contain</u> embedded carbon; this is carbon that was emitted to construct it. It is vital that this already... 7.47 ... Crawley is expected to experienced increased...	
94	7.43	Insert new footnote: <ul style="list-style-type: none"> Water Stressed Areas – Final Classification (Environment Agency, July 2013) 	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
95	7.49	Amend text as follows: <i>The Policy refers to Code for Sustainable Homes and BREEAM standards. Whilst the <u>The government's intention is to adopt national standards is due to be adopted in early 2015, summer 2014, a</u> <u>As these are not yet adopted, the Local Plan will seek compliance with current standards, which will continue to be used to inform assessments until such time as they are superseded by Nationally Described Standards. Following this, up-to-date national standards and Building Regulations will apply.</u></i>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
95	7.50 – 7.51	Amend text within the paragraphs as follows: District Energy Supply 7.50 Energy <u>is currently</u> supplied from the National Grid <u>as a centralised system. Power stations generate and distribute this energy across long distances to homes and businesses. Over half of the energy from gas and around two-thirds from nuclear and coal is lost in waste heat. On top of this, even more energy is lost in transporting and distributing the energy across the network. This is an inefficient and relatively carbon intensive process.</u> due to its ageing infrastructure and the need to transport energy over long distances. Despite the anticipated effect of national policies and strategies to decarbonise the supply of electricity from the national grid, there are more efficient ways to supply Crawley's needs. <u>Nearly half of the energy used in the UK is for heating and the use of waste heat from electricity production can help shift energy supply to more affordable lower carbon sustainable sources.</u>	For Clarification.

Page	Para	Change	Reason
		<p><u>7.51 District Energy Networks are designed to distribute energy, such as heating, cooling and electricity across a local area. Networks typically consist of underground pipes and/or cables connecting local energy sources to buildings. Energy sources can include plant that generates electricity and uses the waste heat from this process to supply the network. This is known as Combined Heat and Power (CHP) and is a form of efficient “decentralised” energy production. District Energy Networks can be supplied with many fuel sources, including renewables or waste heat. Energy supplies to District Energy Networks can, therefore, be flexible in regard to using different sources and different technologies both now and in the future.</u></p> <p>7.51⁵² Crawley, due to its relatively dense and compact urban character, its neighbourhood-based layout, and the quantity of new development expected over the coming years has a significant opportunity to develop a <u>District Energy Networks, heating and/or cooling infrastructure. Through utilising this technology less energy will be lost in transit, and the waste heat created during electricity generation can be utilised to</u> <u>Such networks could provide affordable warmth to residential and commercial buildings, tackling fuel poverty and improving our energy security. Studies commissioned by Crawley Borough Council have identified a number of Priority Areas within the borough where District Energy Networks are likely to be most viable in the short term.</u></p>	
95	7.51 – 7.94	Amend paragraph numbering for remainder of chapter.	To reflect insertion of additional paragraph above.
96	7.52	Capitalise first letters of consultancy name: ...H Hurley P Palmer F Flatt consultancy.	To correct an error.
96	After 7.54	Replace District Energy Network Priority Areas Plan with updated version.	To reflect symbology changes to Local Plan Map for consistency.
97	7.56 – 7.57	<p>Amend text within the paragraphs as follows: Development and Flooding 7.56 ...being at risk of <u>river</u> flooding. The northward flow of the Upper Mole towards the Thames also has flood implications for Gatwick Airport and neighbouring authorities, in particular Reigate and Banstead. <u>River flooding is not the only source of flooding. Crawley is at the highest risk of surface water flooding in West Sussex. Sewer and groundwater flooding are also important considerations.</u> 7.57 It is, therefore, important <u>vital</u> that development is planned sustainably with flood risk <u>from all sources</u> in mind, both <u>particularly</u> in terms of protecting current and future users of the</p>	To respond to Regulation 20 representations received and for clarity.

Page	Para	Change	Reason
		development, and through ensuring that proposals do not increase flood risk elsewhere. To achieve this, the NPPF (and supporting PPG: Flood Risk and Coastal Change) categorises...	
98	7.63	Amend the sentence in the supporting text: <i>All housing sites identified in Local Plan Policy H2 <u>are considered to be appropriate locations have been found to be acceptable in terms of flood risk. This assessment follows early engagement on the Local Plan with the Environment Agency and West Sussex County Council (WSCC) which provided information on flood risk levels across the Crawley area from rivers, surface water and groundwater.</u>, and have been agreed by the Environment Agency and West Sussex County Council (WSCC) through early engagement on the Local Plan. Of the sites...</i>	To respond to Regulation 20 representations received and for clarity.
98	7.64	Amend the wording in the supporting text: <i>...flooding is likely to be a consideration, applicationants should refer to the SFRA...</i>	For clarification.
99	7.65	Amend information in the supporting text as follows: <i>...a formal requirement of development. As the Lead Local Flood Authority and The SuDS Approving Body, West Sussex County Council will be responsible for determining, adopting and maintenance...</i>	To reflect the current position.
99	After 7.65	Replace Flood Zones Plan with updated version.	To reflect up-to-date evidence.
99	7.66	Amend first sentence within the paragraph as follows: The South East, including Crawley, is an area of extreme <u>serious</u> water stress. It is amongst the most water stressed areas in the UK.	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
99	7.66	Amend footnote: <u>Water Stressed Areas – Final Classification (Environment Agency, July 2013) (see: http://publications.environment-agency.gov.uk/PDF/GEHO1207BNOC-E-E.pdf)</u>	To update evidence reference.
100	7.68	Amend the text within the paragraph as follows: <i>...(at the cost of increasing water stress). <u>This is</u> so that there is spare capacity that can be used to store excess surface water, during extreme rainfall events, that would otherwise cause flooding. Water efficiency should <u>is,</u> therefore, be a key consideration for developments in Crawley.</i>	For clarity.

Page	Para	Change	Reason
100	7.70	Delete paragraph: <i>7.70 — As this is an area that has been identified as a priority issue for Crawley, it is proposed that development will be expected to exceed national minimum standards. Crawley Borough Council has set out a number of suggested measures in the policy above, and all developments will be expected to consider and employ one or more of these.</i>	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.
101	7.71	Replace references in footnote: (see: http://www.water-efficient-buildings.org.uk/?page_id=1794) Building Regulations, Part G (Sanitation, Hot Water Safety, and Water Efficiency) (see http://www.environment-agency.gov.uk/homeandleisure/beinggreen/117266.aspx) Water Efficiency Calculator for New Dwellings (DCLG, 2009)	To reflect the documents previously linked by hyperlink for clarification.
101	7.75	Delete the paragraph and replace with the following text: <i>Central government is currently consulting on introducing nationally described standards. When these are introduced, it is envisaged that they will replace the CfSH and BREEAM related targets set out within this policy. The council will adopt these standards when they are brought into effect. <u>It is anticipated that the evidenced serious water stress in Crawley will be confirmed by the work being indicated in 2015 by the DCLG in partnership with the Environment Agency. It is, therefore, expected that Crawley will be identified as an area where the most stringent national standards for water usage should apply, once these are adopted, replacing the Code for Sustainable Homes and BREEAM targets.</u></i>	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.
102	7.76	Capitalise the 't' of The.	To correct a typo.
102	Policy ENV10	Amend the wording of the Policy slightly as follows: ..., the developer must provide information <u>must be provided</u> detailing the methodology...	For clarification.
104	7.82	Insert new sentence to start of paragraph: <u>Crawley is one of 65 large urban areas in England to which the Environmental Noise Directive applies, and the Local Plan approach to managing noise has regard to Noise Action Plans produced by DEFRA to promote good health and good quality of life.</u>	To respond to Regulation 20 representations received.
108	8.6	Delete the word "new": ...ensuring that new development...	For consistency of terminology.

Page	Para	Change	Reason
108	8.9	Delete the word “new”: <i>It is a fact that new development...</i>	For consistency of terminology.
109	Policy IN2	Delete the word “new”: All proposals for new residential, employment and commercial development	For consistency of terminology.
109	8.13	Delete the word “new”: <i>...directly into new development, as...</i>	For consistency of terminology.
109	8.14	Delete the word “new”: New d Developments normally generate additional traffic and create new access requirements. The location of new developments and the intensity of the usage are the two crucial variables that will ultimately determine whether new developments are sustainable in terms of the local or regional transport network. Therefore, new developments...	For consistency of terminology.
110	Policy IN3	Delete the word “New” from the Policy title: New Development...	For consistency of terminology.
110	8.17	Delete the word “new”: <i>...access needs of the new developments...</i>	For consistency of terminology.
111	8.18	Delete the word “new”: <i>...ensuring that new developments...</i>	For consistency of terminology.
111	Policy IN4	Delete the word “new”: New d Development will be permitted...	For consistency of terminology.
111	8.20	Delete the word “new”: <i>...This Policy will seek to improve parking throughout the town via the assessment of parking standards for new developments...</i>	For consistency of terminology.
111	8.21	Delete the word “new”: <i>...extended or new development through...</i>	For consistency of terminology.
112	Policy IN5	Delete the word “new”: <i>...to support new development or...</i>	For consistency of terminology.
113	8.29	Replace Policy IN2 reference with IN3 and delete the word “new”: <i>...improvements or new developments within the locality, in order to ensure that opportunities are exploited for the use of sustainable transport, which coincides with Policy <u>IN3</u> IN2.</i>	To correct an error and for consistency of terminology.
115	9.1	Replace reference to 2013 mppa with 2014: <i>...in the world. It is currently used by <u>In 2014, usage was</u> around 34 <u>36</u> million passengers per annum (mppa), in 2013, which is...</i>	To reflect updated evidence.
115	9.6	Insert the following additional wording into the paragraph:	To respond to Regulation 20

Page	Para	Change	Reason
		...future changes may need to reflect any government decisions made in light of the findings of the reports of the Airports Commission. An interim report was published by the Airports Commission in December 2013 confirming Gatwick Airport as one of three shortlisted options for further consideration and the Commission published numerous documents assessing all three options for consultation in November 2014 . A final report is anticipated in the summer of 2015.	representations received and as a factual amendment.
117	9.13	<i>Insert wording to the end sentence of the paragraph: ...work of the Airports Commission and any subsequent government decisions.</i>	To respond to Regulation 20 representations received and as a factual amendment.
118	9.18	Insert the following minor additional wording into the paragraph: ... Depending on the government's response to the recommendations of the Airports Commission, the policies in the Local Plan may...	To respond to Regulation 20 representations received and as a factual amendment.
118	After 9.20	Replace Gatwick Airport Plan with updated version.	To reflect symbology changes to Local Plan Map for consistency.
127	Objective 17	Insert the following to the end of the key indicators: <ul style="list-style-type: none"> • % of new residential developments meeting Code for Sustainable Homes or its replacement. • % of non-domestic buildings meeting the BREEAM rating or its replacement. 	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014
138	Background Studies and Evidence Base Documents: Housing	Insert the following new evidence base document into the list of housing reference documents: Northern West Sussex Housing Market Area 'Affordable Housing Needs Model Update' (2014) Chilmark Consulting Ltd.	To reflect updated evidence.
139	Background Studies and Evidence Base Documents:	Insert following additional evidence reference documents into the list of environment documents: The Environmental Noise Directive (2002/49/EC) Environmental Noise (England) Regulations 2006, as amended	To reflect additional evidence.

Page	Para	Change	Reason
	Environment	DEFRA Noise Action Plan: Agglomerations (2014)	
143	Glossary	Insert new definition into Glossary: Developments: For the purposes of policy interpretation, all reference to “Development” that is made within the Crawley Local Plan, including reference to “Development Proposals”, “Development Schemes”, “Proposals” or “Schemes”, is as per the statutory definition of development set out in Section 55 of the Town and County Planning Act 1990.	For clarification of terminology.
145	Glossary	Insert new definition into Glossary: Gypsy and Traveller “Pitch”: A ‘pitch’ refers to a pitch on a Gypsy and Traveller site that provides for residential uses. As a general guide and, in line with national guidance recommendations, the average family pitch must be capable accommodating an amenity building, a large trailer and touring caravan, a parking space for two vehicles and a small garden area. The amenity building must include, as a minimum, ‘hot and cold water supply; electricity supply; a separate toilet and hand wash basin; a bath/shower room; a kitchen/ dining area’. Taking into account the requirements listed above, and, considering the space standards of the borough in relation to the amenity building, an approximate figure of 160 m ² for each pitch has been established.	For clarification of terminology.
145	Glossary	Insert new definition into Glossary: Travelling Showpeople “Plot”: A ‘plot’ refers to a pitch on a Travelling Showpeople site (often called a yard) and refers to a mixed-use site suitable for both employment and residential activities.	For clarification of terminology.
145	Glossary	Insert new definition into Glossary: Heart of the Gatwick Diamond: Defined in the LEP’s Strategic Economic Plan as including Manor Royal, Crawley and the north of Horsham allocation.	For clarification of terminology.
145	Glossary: Heritage Assets	Amend the definition of ‘Heritage Assets’ in the glossary as follows: ...Heritage assets include designated heritage assets either above or below ground and assets identified by the local planning authority (including local listing).	For clarification.
146	Glossary: Infrastructure	Amend within the definition of ‘Infrastructure’ in the glossary to the Local Plan to reflect the supporting text to Policy IN1 and insert reference to cultural facilities: ...Includes transport facilities; such as roads, rail stations and bus stations; affordable housing; utility services, including water supply and wastewater and its treatment; waste management and disposal ; telecommunications infrastructure ; social and community infrastructure such as educational facilities and health medical facilities, cultural facilities , sports and recreational facilities and open space, parks and play space, libraries, cemeteries, and places of worship; emergency services; and flood defences.	For consistency with the reasoned justification supporting Policy IN1 and in response to representations received from The Theatres Trust.

Page	Para	Change	Reason
147	Glossary	<p>Insert new definition into Glossary:</p> <p><u>Major Development: As defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010, 'major development' means development involving one or more of the following:</u></p> <p><u>(a) the winning and working of materials or the use of land for mineral-working deposits;</u></p> <p><u>(b) waste development;</u></p> <p><u>(c) the provision of dwellinghouses where –</u></p> <p><u> (i) the number of dwellinghouses to be provided is 10 or more; or</u></p> <p><u> (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);</u></p> <p><u>(d) the provision of a building or buildings where the floorspace to be created by the development is 1,000 square metres or more; or</u></p> <p><u>(e) development carried out on a site having an area of 1 hectare or more.</u></p>	For clarification of terminology.
147	Glossary	<p>Insert new definition into Glossary:</p> <p><u>Manor Royal: Manor Royal is the Gatwick Diamond's leading business district. For the purposes of the Crawley Local Plan, reference to Manor Royal relates to the area defined as Manor Royal (Policy EC3) on the Local Plan Policies Map. As such, reference within the Local Plan to Manor Royal includes the areas known as Manor Royal Business District (as identified by the Manor Royal Business Group), County Oak (and surrounding employment land), and City Place.</u></p>	For clarification.
147	Glossary: Manor Royal Business District	<p>Delete definition of Manor Royal Business District and replace with the following:</p> <p>Manor Royal Business District is the biggest business park of Crawley, West Sussex and the Gatwick Diamond. It is situated two miles from London Gatwick Airport, mainline rail stations and major motorway networks, and has become the centre for a diverse range of business activities, accommodating 500 firms, and 30,000 employees. This is the area of Manor Royal that is represented by the Manor Royal Business Group. This forms part of the wider Manor Royal Main Employment Area, alongside County Oak and City Place.</p> <p><u>Manor Royal Business District is the biggest business park of Crawley, West Sussex and the Gatwick Diamond. It is situated two miles from London Gatwick Airport, mainline rail stations and major motorway networks, and has become the centre for a diverse range of business activities, accommodating 500 firms, and 30,000 employees. This is the area of Manor Royal that is represented by the Manor Royal Business Group. This forms part of the wider Manor Royal Main Employment Area, alongside County Oak and City Place.</u></p>	For clarification.
148	Glossary: National Planning Policy	<p>Replace capital 'G' for lower case:</p> <p>Sets out the Ggovernment's planning...</p>	For consistency.
148	Glossary	<p>Insert new definition into Glossary:</p> <p><u>Network Ready: Network ready, in relation to Decentralised Energy Networks, 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.</u></p>	For clarification.

Page	Para	Change	Reason
148	Glossary	Insert new definition into Glossary: <u>Noise Sensitive Development: Any dwelling, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or area of high amenity, which may be susceptible to noise.</u> <u>Also referred to as: Noise Sensitive Receptor.</u>	For clarification.
150	Glossary: Sequential Test (Flood Risk)	Amend reference from Technical Guidance to PPG: ...proposals should refer to the NPPF and <u>Planning Practice</u> NPPF Technical Guidance...	Factual correction to update in light of publication of PPG.
150	Glossary	Insert new definition into Glossary: <u>Standing Structures: In the context of Heritage Assets these can be any type of built historic structure standing above ground including all types of building whether domestic, agricultural, industrial, military or transport-related and in whatever condition whether habitable, in use or ruined and only partially surviving. Such structures can also include street furniture (for example a historic lamp-post), monuments, headstones and war memorials.</u>	To reflect additional wording proposed through Main Modification to CH12
155	Neighbourhoods Map	Move Neighbourhoods Map from end of document into the Character chapter introduction.	To reflect its insertion after paragraph 4.8 in the Character chapter.
156	Noise Annex 2.1.3	Insert "to" into sentence: ...level at which noise is considered <u>to</u> give rise to significant adverse impact. This...	To correct typo.
158	Noise Annex 4.1.3	Make minor amendments to paragraph: ... and using the <u>previous</u> guidance of <u>in</u> PPG24 and evidence...	To reflect updated position.
160	Noise Annex 4.1.6 – 4.1.8	Make minor amendments to these paragraphs: ...updated should these contours be superseded by subsequent guidance issued <u>published</u> by the CAA. 4.1.7 In interpreting the categories for the purposes of Local Plan Policy ENV11, <u>noise exposure is considered to be acceptable where the internal noise climate achieves standards set in BS8233 or replacement guidance.</u> 4.1.8 n Noise exposure...	For clarification.
160	Noise Annex 4.1.11	Make minor amendments to the start of this paragraph: Where noise exposure is <u>likely to be significant</u> (SOAEL), a Noise...	For clarification.
160	Noise Annex 4.2.2	Insert additional wording to end of paragraph: ...between those two uses <u>and may prejudice the existing industrial or commercial operations.</u>	For clarification.
161	Noise Annex 4.3.2	Insert additional wording to end of paragraph:	For clarification.

Page	Para	Change	Reason
		... development should comply with BS4142 <i>Method for Rating industrial noise, affecting mixed residential and industrial areas</i> , <u>or any replacement guidance</u> .	
Local Plan Map	H2	Symbology amended from red to purple.	To improve map legibility.