

## Schedule of Further Proposed 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
- ~~Red, Strike-through Text:~~ Main Modification Deleted text from submission consultation draft Local Plan (September 2014) version
- Green Text, Underlined: Additional Modifications additional text to submission consultation draft Local Plan (September 2014) version
- ~~Grey, Strike-through Text:~~ Additional Modification Deleted text from submission consultation draft Local Plan (September 2014) version

Main Modification Ref.	Page	Para	Change	Reason
MM100	16	2.17 and footnote 30	<p>Objectively Assessed Housing Need figure amended in appropriate reference points:</p> <p>2.17 Crawley’s development as a New Town, in addition to the influence of Gatwick Airport, has significant implications for the future of the town in terms of population growth; and the need to accommodate development remains a key challenge for Crawley. By 2030, to meet the needs of its growing population, the town would need a further <u>10,125</u> <del>8,100</del><sup>1</sup> new homes. Accommodating even some of this need involves difficult decisions and invariably places pressure on some of the key features that define Crawley’s character.</p> <p><del>540 675</del> dwellings per annum x 15years (<del>Scenario ‘A’ Locally Generated Housing Needs Assessment (October 2011) Nathaniel Lichfield &amp; Partners (Objective Assessment of Crawley’s Housing and Economic Needs (Chilmark Consulting, 2015)</del> multiplied over the 15 year Plan period)</p>	In light of updated evidence.
MM101	17	2.20	<p>2.20 Crawley’s identified land supply allows for approximately <u>50</u> <del>60</del>% of its objectively assessed housing needs to be met through new housing developments within the borough boundaries. Half of this is to be delivered through a new neighbourhood on the</p>	In light of updated evidence.

Main Modification Ref.	Page	Para	Change	Reason
			north eastern edge of the borough (Forge Wood) whilst the remainder will come forward on a number of smaller sites within existing neighbourhoods and the town centre.	
MM102	17	2.22	2.22 The scale of unmet need of approximately <del>3,000</del> <u>5,115</u> dwellings over the Plan period is fully acknowledged and has been discussed with neighbouring authorities in a constructive and effective manner, including across the Gatwick Diamond and Coastal West Sussex.	In light of updated evidence.
MM103	68	6.12	6.12 The demographic baseline scenario, which has been calculated to ensure it meets household and population projections and takes account of migration and demographic change, is considered to be the key determinant of the <del>objectively assessed</del> housing needs of the borough. The LGHNA 2011 identified a requirement for 542 dwellings per annum over the Plan period under a demographic baseline scenario equalling a total of approximately 8,100 dwellings over the period to 2030.	For clarity.
MM104	68	6.13 and insert new footnote	6.13 Additional work was undertaken in early 2014 to determine the <del>objectively assessed demographic</del> housing needs of the borough over the Plan period using the latest population and household projections (2011 Population Projections and 2012 Household Estimates) and 2011 Census data <sup>31</sup> . This update (2014 Second Model Run) identified an annual requirement for 535 dwellings per annum, incorporating refinements to migration in the latter part of the Plan period, from 2025/26 onwards. <u>The Objective Assessment of Crawley's Housing and Economic Needs in early 2015<sup>32</sup> brought together the full range of influences on the level of housing need arising in the borough, including natural growth, economic growth, migration, suppressed demand from previous years, vacancy rates and affordable and market housing signals. On the basis of this evidence, the Objectively Assessed Housing Need requirement for the borough is 675 dwellings per annum.</u> <small><sup>32</sup> Objective Assessment of Crawley's Housing and Economic Needs (March 2015) Chilmark Consulting</small>	For clarity and in light of updated evidence.
MM105	73	6.40 and footnote 32	6.40 <i>The constrained nature of Crawley's land supply means that <u>approximately 50</u> <del>60</del>% of the borough's predicted demographic housing need over the next 15 years can be met within the borough boundaries. The remaining unmet housing need from Crawley, of <del>3,130</del> <u>5,115</u><sup>33</sup> over the Plan period, will be delivered through the Local/District Plans covering the remainder of the northern West Sussex and East Surrey Housing Market</i>	In light of updated evidence.

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			<p><i>Areas, as far as is consistent with planning policies to do so, as agreed through the northern West Sussex Position Statement with Horsham and Mid Sussex District Councils and the Statement of Common Ground on meeting strategic housing needs with Reigate and Banstead Borough Council.</i></p> <p><small><sup>33</sup> 10,125 dwellings objectively assessed housing need (Chilmark Consulting, 2015, OAHN x 15 years) – 5010 dwellings supply (CBC SHLAA, November 2014) = 5,115 dwellings unmet need</small></p>	
MM106	32	Policy CH6	<p>Replace reference to ‘diameter’ with ‘girth’ for replacement trees: No. of replacement trees required (all must be 16-18cm <del>diameter</del> girth measured at 1.5m above ground level)</p>	To correct an error.
MM107	36	Policy CH9	<p>Insert additional wording into the section relating to land immediately adjacent to Manor Royal:</p> <p><u>Upper Mole Farmlands Rural Fringe</u> Proposals which do not create or are able to adequately mitigate visual/noise intrusion are generally supported. This area has an important role in maintaining the separation of the distinct identity of Gatwick Airport from Crawley and the valuable recreational links from the northern neighbourhoods of Crawley into the countryside.</p> <p><u>B Use Class development may be suitable within this area where it constitutes a comprehensively planned extension abutting Manor Royal (Policy EC3) and meets criteria i-vii of this policy in its relationship with the surrounding countryside.</u></p>	To reflect the flexibility for possible extensions to Manor Royal on land outside of safeguarding.
MM108	38	New Para. 4.49	<p>Insert new paragraph after Para. 4.45 (para. 4.48 in November 2015 Version):</p> <p><u>4.49 Sites immediately adjacent to Manor Royal, which fall outside of the area subject to safeguarding through Policy GAT2, will be considered favourably for minor extensions to the Main Employment Area. Appropriate development in this location must continue to be respectful of the adjoining countryside setting and ensure adequate landscaping screening and design of buildings to minimise intrusion of the urbanised area on the rural fringe boundary. Where planning permission is implemented, the Built-Up Area Boundary will be reviewed.</u></p>	To reflect and support changes to Policy CH9.

Main Modification Ref.	Page	Para	Change	Reason
MM109	51	5.20	<p>Insert additional wording into paragraph 5.20:</p> <p>5.20 <i>It is estimated that, even allowing for the intensification and retention of land and buildings for employment uses within the Main Employment Areas, there will remain an outstanding need for at least a further 35 hectares of land just to meet the baseline demand of <del>77.2</del> <u>57.9</u> hectares land for business class uses. The council considers that, in order to respond to this demand and to the potential for growth beyond this level, <u>some minor extensions abutting the Manor Royal boundary may be appropriate on those sites that are currently outside safeguarding. Should proposals come forward for these areas, regard must be had to the countryside setting of the site, its surrounds and context, given its location within the Upper Mole Rural Fringe (Policy CH9). Should any extensions be considered appropriate, development will need to demonstrate how it delivers additional B Use Class floorspace in line with Policy EC3. Following implementation, the site would form part of the Manor Royal Main Employment Area, and Policies EC2 and EC3 will apply.</u></i></p> <p><del>5.21</del> <i>Further strategic...</i></p>	To reflect changes to Policy CH9 in relation to possible extensions to Manor Royal on land outside of safeguarding.
MM110	72	Policy H1	<p>Insert additional wording in Policy:</p> <p>The Local Plan makes provision for the development of a minimum of <del>4,895</del> <u>5,000</u> net dwellings in the borough in the period 2015 to 2030<sup>1</sup>.</p> <p><u>There will be a remaining unmet housing need arising from Crawley over the Plan period. The council will continue to work closely with its neighbouring authorities, particularly those which form the Northern West Sussex Housing Market Area, in exploring opportunities and resolving infrastructure and environmental constraints in order to meet this need in sustainable locations. This will include continued assessment of potential urban extensions to Crawley.</u></p>	To address the issue of Crawley's Unmet Housing Need in Policy.

<sup>1</sup> This includes the additional 5% buffer within Years 1-5 as required by paragraph 47 of the National Planning Policy Framework as detailed in the council's Housing Trajectory, ~~1 April~~ 30 September 2014

Main Modification Ref.	Page	Para	Change	Reason
MM112	73-74	Policy H2	<p>Insert additional wording into first paragraph of the Policy:            The following sites are identified as key housing sites and allocated on the Local Plan Map. These are considered to be critical to the delivery of future housing in Crawley and are identified as being ‘deliverable’ within the first five years of the Plan (2015/16 – 2019/20) or ‘developable’ in years 6–10 (2020/21 – 2024/25)<sup>2</sup>. <a href="#">To ensure the delivery of the overall minimum housing figure set out in Policy H1, as supported by the Housing Trajectory, indicative capacity figures for each site are shown in brackets below.</a></p>	For clarity.
MM113	74	Policy H2	<p>Amend Policy and include additional wording in relation to the open space requirements for the mixed-use housing and open space allocations:</p> <p><u>Deliverable</u></p> <ul style="list-style-type: none"> <li>• Forge Wood, Pound Hill (1,900 dwellings)</li> <li>• Breezehurst Drive, Bewbush (112 dwellings)</li> <li>• Ifield Community College, Ifield (125 dwellings)</li> <li>• Southern Counties, West Green (218 dwellings, mixed use priority for residential)</li> <li>• Land adjacent to Desmond Anderson, Tilgate (100 dwellings)</li> <li>• Fairfield House, West Green (93 dwellings)</li> <li>• 15 – 29 Broadway Upper Floors, Northgate (57 dwellings)</li> <li>• Kilnmead Car Park, Northgate (40 dwellings)</li> <li>• Zurich House, East Park, Southgate (59 dwellings)</li> <li>• <del>Tinsley Lane, Three Bridges (138 dwellings, mixed use recreation/residential)</del></li> <li>• Goffs Park Depot, Southgate (30 dwellings)</li> <li>• Former TSB site, Russell Way, Three Bridges (40 dwellings)</li> <li>• <a href="#">Land adjacent to</a> Langley Green Primary School, Langley Green (30 dwellings)</li> <li>• 5 – 7 Brighton Road, Southgate (48 dwellings)</li> <li>• WSCC Professional Centre, Furnace Green (76 dwellings, of which 59 are completions)</li> </ul> <p><u>Developable</u></p>	For clarity of requirements.

<sup>2</sup> Crawley Borough Council Housing Trajectory, ~~1 April~~ [30 September](#) 2014

Main Modification Ref.	Page	Para	Change	Reason
			<ul style="list-style-type: none"> <li><del>• Breezehurst Drive Playing Fields, Bewbush (65 dwellings)</del></li> <li><del>• Henty Close, Bewbush (24 dwellings)</del></li> <li>• Longley Building, Southgate (48 dwellings)</li> <li>• <del>Land Adj. to Horsham Road &amp; South of Silchester Drive, Gossops Green (52 dwellings)</del></li> </ul> <p><u>Town Centre Key Opportunity Sites (499 net dwellings); comprising:</u></p> <ul style="list-style-type: none"> <li>• Telford Place, Three Bridges (deliverable)</li> <li>• Crawley Station and Car Parks (deliverable)</li> <li>• County Buildings (deliverable)</li> <li>• Land North of the Boulevard (developable)</li> </ul> <p><u>Housing and Open Space Sites</u></p> <ul style="list-style-type: none"> <li>• Tinsley Lane, Three Bridges (<u>deliverable</u>). 138 dwellings, mixed use recreation/residential. <u>Development of this site must include the replacement of Oakwood Football Club; senior pitch and facilities; a junior 3G pitch; public access arrangements; enhancement and management for public access of Summersvere Woods; in addition to on-site publicly accessible play space and amenity greenspace; consideration should also be given to the provision of allotments. Development must also be carefully planned, laid out and designed to minimise potential future conflicts and constraints on the important minerals function of the adjacent safeguarded minerals site. Full details of the requirements relating to this site will be set out in full in a Development Brief.</u></li> <li>• Breezehurst Drive Playing Fields, Bewbush (<u>developable</u>). 65 dwellings. <u>Development of this site must include the retention of good quality outdoor sports space to the south of the pavilion; provision of enhanced pitch drainage off-site; and new or retained provision of changing facilities to be directed towards Skelmersdale Walk Playing Fields or other suitably located provision to meet future fluctuations in demand for pitch sports. Consideration should also be given to the provision of allotments off-site should demand from residents exist. These requirements will be set out in full in a Development Brief.</u></li> <li>• Henty Close, Bewbush (<u>developable</u>) 24 dwellings. <u>Development of this site must include a replacement play area of equivalent or better quantity and quality in a suitable location.</u></li> </ul>	

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			<p><u>Broad Locations</u> The remainder of the land within the Town Centre Boundary outside the identified Town Centre Key Opportunity Sites...</p>	
MM114	75	6.46-6.47	<p>Insert additional wording into the Reasoned Justification to support Policy H2:</p> <p>6.46 <i>In determining how far Crawley can meet its own housing needs, detailed assessments have been carried out to ensure the town balances competing land uses in a sustainable manner. This includes landscape character assessments, open space and economic growth assessments alongside the Urban Capacity Study and Strategic Housing Land Availability Assessments. Two sites have been identified and allocated on the Local Plan Map for 'Housing and Open Space'. These are Tinsley Lane, Three Bridges (Deliverable) and Breezehurst Drive, Bewbush (Developable). The layout of these sites has been considered in more detail to ensure they can deliver the quantum of housing within the constraints identified by the open space study for meeting recreational open space needs<sup>3</sup>. <u>A development brief will be prepared for each of these sites to ensure their development adheres to the requirements of the Open Space, Sport and Recreation Study and Playing Pitch Study; critical elements of these are set out in the Policy. For Tinsley Lane this will involve consideration into the needs of the existing football club; whilst for Breezehurst Drive sports pitch improvements will be required both on-site and off-site. ‡The balance between housing and on-site open space will be determined through the design and layout of a detailed scheme.</u></i></p> <p>6.47 <del>For Tinsley Lane this will involve consideration into the needs of the existing football club; whilst for Breezehurst Drive the balance between housing and on-site open space will be determined through the design and layout of a detailed scheme. A third open space site (Bewbush West Playing Fields) has also been identified as having some potential for delivering a degree of housing. However, further analysis has indicated this should be in the form of a small housing site to the south of the playing fields (west of Henty Close)</del></p>	To reflect changes to Policy H2.

<sup>3</sup> In accordance with Paragraphs 73 and 74 of National Planning Policy Framework (2012) DCLG

Main Modification Ref.	Page	Para	Change	Reason
MM115	76-77	Policy H3	Insert additional wording into first sentence of Policy: All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs <a href="#">and market demand</a>	For clarity.
MM116	11	Key Diagram	Re-draw line of Viking House within Airport Boundary	To correct an error.
MM117	55	MEA Map	Re-draw line of Viking House within Airport Boundary	To correct an error.
MM118	118	GAT Map	Remove Noise Contours and increase scale of Map	For clarity of purpose of map in relation to Policies in the Chapter.
MM119		Local Plan Map	Re-draw line of Viking House within Airport Boundary	To correct an error.
MM120	117	Policy GAT2	Insert additional wording into second paragraph of the Policy: Minor development within this area, such as changes of use and small scale building works, such as residential extensions will normally be acceptable. <a href="#">Where appropriate, planning permission may be granted on a temporary basis.</a> The airport operator will be consulted on all planning applications within the safeguarded area.	For clarity.
MM121	27 - 28	Policy CH3	Amend the final paragraph to clarify requirements relating to guidance: Development proposals <del>must adhere to</del> <a href="#">should comply with</a> any relevant supplementary planning guidance produced by the council including residential extensions, Conservation Area Appraisals, the Manor Royal SPD, and advice on signs and advertisements. <a href="#">Further information on specific requirements for development can be found in the Local List of Planning Requirements.</a>	For clarity.



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MM122	29	New Para. 4.26	<u>Crawley Borough Council's Local List of Planning Requirements is available from the CBC Development Control team, and on the council's website <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a>. It sets out the local validation requirements for planning applications and gives specific guidance for each application type.</u>	For clarity.																		
MM123	30–31	Policy CH5	<p>Amendments to the Policy in relation to external space standards:</p> <p><del>Private amenity space should adhere to the following external space standards:</del></p> <p><u>Residential developments should be designed to include amenity space adequate to meet basic privacy, amenity and usability requirements; suitable for the likely level of occupancy. For dwelling houses, it is recommended that usable private amenity space meets the following external space standards, wherever possible. For flatted developments, a useable private or semi-private outdoor space should be provided, particularly for dwellings suitable for families, unless reasonable justification is otherwise agreed.</u></p> <table border="1"> <thead> <tr> <th colspan="3"><b>Recommended External Private Amenity Space Standards</b></th> </tr> </thead> <tbody> <tr> <td>Dwelling for 1 or 2 occupants</td> <td></td> <td>45sqm</td> </tr> <tr> <td>Dwelling for 3 occupants</td> <td></td> <td>60sqm</td> </tr> <tr> <td>Dwelling for 4 occupants</td> <td></td> <td>75sqm</td> </tr> <tr> <td>Dwelling for 5 or 6 occupants</td> <td></td> <td>90sqm</td> </tr> <tr> <td>For each additional occupant</td> <td></td> <td>+5sqm</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. <del>A minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1500mm, should be provided for 1 to 2 person flats plus an extra 1sqm for each additional occupant, unless reasonable justification is otherwise agreed.</del></p> <p>2. <del>For flatted developments, a useable private or semi-private outdoor space should be provided for residents, particularly where dwellings with 2 or more bedrooms are proposed as these could accommodate small families with children</del></p>	<b>Recommended External Private Amenity Space Standards</b>			Dwelling for 1 or 2 occupants		45sqm	Dwelling for 3 occupants		60sqm	Dwelling for 4 occupants		75sqm	Dwelling for 5 or 6 occupants		90sqm	For each additional occupant		+5sqm	For flexibility.
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MM124	31	Para. 4.33	<p>Insert additional sentence to end of paragraph in the Reasoned Justification:</p> <p><del>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. Affordable</del></p>	For clarity.																		

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			<del><u>dwelling are anticipated to be fully occupied and the recommended external space standards for such stock within a development are expected to be met.</u></del>			
MM125	31 - 32	Policy CH6	<p>Amend the Policy in relation to replacement tree size:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:</td> <td style="width: 50%;">No. of replacement trees required <del>(all must be 16-18cm diameter measured at 1.5m above ground level)</del></td> </tr> </table> <p><u>The girth of replacement trees will vary depending on species and location but should balance the need to reduce the likelihood of new tree stock failing to survive whilst providing visual amenity from the outset.</u></p>	Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:	No. of replacement trees required <del>(all must be 16-18cm diameter measured at 1.5m above ground level)</del>	For flexibility and to ensure appropriate sized trees for particular species and location.
Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:	No. of replacement trees required <del>(all must be 16-18cm diameter measured at 1.5m above ground level)</del>					
MM126	40	Policy CH12	<p>Amend the Policy as follows:</p> <p>Where a development affects a heritage asset or the setting of a heritage asset, a Heritage Impact Assessment will be required. This should describe the significance of any heritage assets affected and the contribution made by their setting, the impact of the development, and any measures adopted to ensure the heritage asset is <u>respected and preserved, protected or enhanced</u> or, for exceptionally significant development, relocated.</p> <p><u>ii. in the case of standing structures,</u> to a minimum of <del>English Heritage</del> <u>Historic England</u> recording Level 2, or higher if specified by the council, <del>and demonstrate that the site is essential to the development's success.</del></p> <p>Applicants are also required to notify any relevant parties including <del>English Heritage</del> <u>Historic England</u> and submit their recording to the Historic Environment Record (HER).</p>	For consistency and clarity.		
MM127	41	Para. 4.58	<p>Amend paragraph in Reasoned Justification as follows:</p> <p><del>4.58</del><sup>62</sup> <u>Recording any heritage assets to a minimum of <del>English Heritage</del> <u>Historic England</u> Level 2<sup>4</sup> will ensure that a descriptive record of all heritage assets are maintained in the HER. This will in turn inform future proposals affecting heritage assets in line with the NPPF. <u>With regard to the setting of any heritage assets, consideration should be</u></u></p>	To reflect a factual change and for consistency and clarity.		

<sup>4</sup> "Understanding Historic Buildings. A guide to good recording practice", English Heritage (2006)

Main Modification Ref.	Page	Para	Change	Reason
			<i><u>had to Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets (consultation draft July 2014).</u></i>	
MM128	41 - 42	Policy CH13	Amend Policy as follows: iii) maintain <u>and enhance</u> the area's landscape value with regards to mature trees, hedges and public green spaces such as grass verges; iv) respect and enhance the character of lower density developments with spacious landscaped settings. This includes where the landscape dominates the buildings, the significant gaps between the buildings, the set back from the street, as well as any large gardens, mature trees, hedges and green verges; and v) <u>preserve</u> <del>retain</del> the area's architectural quality and scale.	For consistency and clarity.
MM129	43	Policy CH14	Amend Policy as follows: All development within an Area of Special Local Character (ASLC) should <u>respect or</u> preserve <del>or enhance</del> the character of the area and have been designed with regard to the areas existing character and appearance.	For consistency and clarity.
MM130	44	Policy CH15	Amend Policy as follows:  To recognise the value of Listed Buildings (including Listed Structures) within Crawley, the council will ensure that any proposed works to them are consistent with the character, appearance and heritage value of any statutory Listed Building/Structure, in line with national <u>legislation, policy and</u> guidance/ <del>policy</del> .  Any changes must <u>preserve or enhance</u> <del>respect</del> the design and character of the Listed Building and have regard to its historic significance. A Heritage Impact Assessment is required to be submitted demonstrating how proposals will protect the value of the listed building, its setting, and its key features.  <del>There will be a presumption in favour of retaining</del> Listed Buildings <u>should be retained</u> and therefore, the demolition <u>or part thereof</u> of a Listed Building will only be acceptable in exceptional circumstances, where	For consistency and clarity.

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			<p>i) there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form, <u>and</u></p> <p>ii) <u>a significant benefit that cannot have facilitated the retention of the building can be demonstrated.</u></p> <p>If demolition is seen to be acceptable, the council will require the building to have been recorded to <del>a minimum of</del> English Heritage <u>Historic England</u> Level 4 (<del>additional recording may be required</del>) and submitted to the Historic Environment Record. Any <del>new</del> development on the site of a demolished Listed Building must have regard to the original building. <del>and demonstrate and a significant benefit that can not have facilitated the retention of the building.</del></p>	
MM131	44 - 45	Policy CH16	<p>Amend Policy as follows:</p> <p>All development will seek to secure the retention of buildings included on the Crawley Borough Local Building List. Development should also maintain features of interest, and <u>respect or preserve</u> <del>conserve or enhance</del> the character or setting of the building.</p> <p>Development proposals affecting Locally Listed Buildings must demonstrate in the Heritage Impact Assessment that proposals take account of the following criteria:</p> <p>i) The Historic interest of the building.  ii) The Architectural interest of the building.  iii) The Townscape value of the building.  iv) The Communal value of the building and its surroundings.</p> <p><del>Locally Listed Buildings should be retained.</del> Proposals seeking the demolition or partial demolition of a Locally Listed Building may be acceptable in exceptional circumstances if the development proposals:</p> <p>a) reflect or retain the key features of the original building; <u>and</u>  b) significantly outweigh the merit of retaining of the original building with regard to social, economic and environmental benefit to the wider area; and</p>	For consistency and clarity.

Main Modification Ref.	Page	Para	Change	Reason
			c) records the building <u>up</u> to <del>English Heritage</del> <u>Historic England</u> Level 4, unless previously agreed with the Local Planning Authority, and submits that record to the Historic Environment Record in consultation with the Local Authority.	
MM132	45 - 46	Policy CH17	Amend the final paragraph in the Policy as follows: All development proposals within the boundaries of the Historic Parks and Gardens as identified on the Local Plan Map will be required to demonstrate, through a Heritage Impact Assessment, that the proposals have regard to the designation, <u>its</u> character, <u>key features</u> and the setting of the area and that proposals <u>respect</u> <del>preserve</del> or enhance the area. <del>Only proposals that demonstrate how they have regard to the character or setting of the Historic Parks and Gardens will be permitted.</del>	For consistency and clarity.
MM133	46	Para. 4.76	Amend the paragraph in the Reasoned Justification as follows: <del>4.76</del> <u>80</u> <i>Whilst Crawley does not have any Parks and Gardens of Special Historic Interest that are designated as nationally important by <del>English Heritage</del> <u>Historic England</u>, there are locally important areas that are worthy of protection in the Crawley context. This does not mean that development is always unsuitable in these areas but that the historic setting and character of that area must be <u>respected</u> <del>preserved</del> or enhanced.</i>	To correct a factual change and for consistency and clarity.
MM134	87	Policy ENV2	Reorder Policy and amend as follows: <del>Major</del> <u>All</u> development proposals will be expected to incorporate features to encourage biodiversity <u>where appropriate</u> , and where possible enhance existing features of nature conservation value within and around the development.  Habitat and species surveys and associated reports will be required to accompany planning applications which may affect the areas listed <u>below</u> <del>above</del> or sites showing likely ecological value based on past ecological surveys.  <u>Hierarchy of Biodiversity Sites</u> To ensure a net gain in biodiversity, the following areas will be conserved and enhanced where possible and the council will support their designation and management:	For clarity

Main Modification Ref.	Page	Para	Change	Reason
			<p><u>1. Nationally designated sites:</u></p> <ul style="list-style-type: none"> <li><u>Sites of Special Scientific Interest (SSSI)</u></li> </ul> <p><u>SSSI will receive the highest level of protection for habitat conservation value <del>due to their national importance</del> in line with national legislation, policy and guidance.</u></p> <p><u>2. National Planning Policy Framework sites:</u></p> <ul style="list-style-type: none"> <li>Ancient woodland, <u>aged or veteran trees</u></li> </ul> <p>Planning permission will not be granted for development that results in the loss or deterioration of ancient woodland <u>and aged or veteran trees</u> unless the need for, and benefits of, the development in that location clearly outweigh the loss. A buffer zone between <del>new</del> development and ancient woodland will be required in line with Natural England Standing Advice.</p> <p><u>3. Locally designated sites and habitats and species outside designated sites:</u></p> <ul style="list-style-type: none"> <li>Local Nature Reserves</li> <li>Sites of Nature Conservation Importance</li> <li>Nature Improvement Areas</li> <li><del>Other sites, including Priority Habitat areas</del> <u>Habitats of Principle Importance identified in S41 of the Natural Environment and Rural Communities Act 2006</u>, Biodiversity Action Plans and mapped <del>as</del> <u>within</u> Biodiversity Opportunity Areas</li> <li><del>sites</del> Where Protected Species are present</li> <li><del>sites</del> Where Species of Principal Importance are present, as identified <u>in S41 of the Natural Environment and Rural Communities Act 2006</u></li> </ul>	

Main Modification Ref.	Page	Para	Change	Reason
			Proposals which would result in significant harm to biodiversity will be refused unless: i) this can be avoided by locating on an alternative site with less harmful impact; or ii) the harm can be adequately mitigated, or, as a last resort, compensated for. <u>Clauses (i) and (ii) above particularly apply to, but are not restricted to, areas that contain locally designated sites, habitats and species, where development may, depending on the nature of the proposal and overall biodiversity value of the area, amount to significant harm.</u>	
MM135	90	Policy ENV4	Amend final paragraph of Policy: <u>Whilst a site may be surplus to requirements as open space it may still be of environmental or cultural value; or the site's development may have unacceptable visual or amenity impact, or adversely affect its wider green infrastructure functions, including for climate change mitigation. Therefore, applicants should also carefully consider the character and other environmental policies in the Plan.</u>	For clarity.
MM136	95 - 96	Policy ENV7	Amend the Policy as follows:  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 major development <u>within the borough,</u> <del>that is located outside a priority area for district energy networks</del> and all development proposals within a priority area for District Energy Networks that would involve the creation of <u>one or more</u> new dwellings or the creation of over 1000sqm of internal floorspace, should <u>where technically and financially viable, demonstrate how they have considered the following hierarchy:</u>  i. <del>all development should,</del> <u>where a network is in place in the immediate area: connect to an existing District Energy Network;</u> or  ii. where a network is not yet in place:	For clarity.

Main Modification Ref.	Page	Para	Change	Reason
			<p>a) development should <u>consider developing its own system for supplying energy to any surrounding existing or planned buildings.</u> <del>install a new district heating and/or cooling network serving the development and be capable of serving a wider area.</del> Any system installed should be compatible with a wider district energy network and <u>developments should</u> ensure that connection to a wider network is <del>not compromised by peer-facilitated in the future through good</del> design <del>or</del> <u>and</u> site layout. <del>or</del></p> <p>b) <u>or consider how it may include site-wide communal energy systems to serve all demand;</u></p> <p>iii: <u>c) or be “network ready”, optimally designed to connect to a District Energy Network on construction or at some point after construction.</u> <del>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”.</del></p> <p><u>An alternative approach to securing decentralised low carbon energy may be justified, on a case-by-case basis, where developments demonstrate that the objectives of Policy ENV7 cannot be achieved in line with the criteria above, due to site or development specifics, and that alternative solutions would be more carbon efficient.</u></p> <p>All development subject to the requirements of Policy ENV7, <del>including justification of any exceptional circumstances,</del> in regard to must be supported through the submission of a sustainability statement in compliance with the <u>Planning and</u> Climate Change SPD.</p>	
MM137	97	Para. 7.55	<p>Insert additional sentence at the end of paragraph in the Reasoned Justification:</p> <p><del>7.55</del><u>56</u> <i>The NPPF states that local planning authorities are expected to identify opportunities for co-locating potential heat customers and suppliers, and that new developments are expected to comply with local plan policies on requirements for decentralised energy supply, unless the applicant can demonstrate that this is not feasible or viable given the type of development involved and its design. <u>Given the complexity of decentralised energy, the council encourages early pre-applications discussions.</u></i></p>	For clarity.



Main Modification Ref.	Page	Para	Change	Reason
MM138	99	Para. 7.66	Amend first paragraph of introductory text to Policy ENV9 as follows: <del>7.66</del> <u>67</u> The South East, including Crawley, is an area of <del>extreme</del> <u>serious</u> water stress. <del>It is amongst the most water stressed areas in the UK<sup>5</sup>. It is, therefore, important</del> follows that more stringent water conservation measures need to be required from housing and commercial property development in Crawley.	
MM139	100	Policy ENV9	Amend Policy as follows: <del>All</del> <u>Crawley is situated within an area of serious water stress, and</u> development should <u>plan positively to</u> minimise its impact on <del>the already serious water stress in the region, and on the natural</del> water <del>cycle</del> <u>resources and promote water efficiency</u> . <del>All n</del> <u>New dwellings should and commercial buildings must</u> , where viable and technically feasible, <del>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 monitoring requirements of BREEAM (in the case of non-domestic developments);</del> <u>meet the additional local standard for tighter water efficiency as set out in the Housing Standards Review, of 110 l/p/d, (105 l/p/d with 5 l/p/d for external use) or, should these be increased, to any higher national standard as appropriate for an area of serious water stress.</u> <u>For non-residential development, where technically feasible and viable, development should meet BREEAM Excellent including maximising water efficiencies under the mandatory water credits. Should BREEAM be replaced, or any national standards increased, then this requirement will also be replaced by any standard appropriate to an area of serious water stress.</u> <del>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.</del>	For clarity.

<sup>5</sup> [Water Stressed Areas – Final Classification \(Environment Agency, July 2013\)](http://publications.environment-agency.gov.uk/PDF/GEHO1207BNOC-E-E.pdf) (see: <http://publications.environment-agency.gov.uk/PDF/GEHO1207BNOC-E-E.pdf>)

Main Modification Ref.	Page	Para	Change	Reason												
			<p style="color: red;"><del>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.</del></p> <p>Applicants must demonstrate how they have achieved the requirements of this Policy within their Sustainability Statement as required by Policy ENV6.</p>													
MM140	100 - 102	Paras 7.72 – 7.76	<p>Amend the supporting text to the Policy in the Reasoned Justification as follows:</p> <p><b>Reasoned Justification</b></p> <p>7.72 <i>Crawley's planning policy on water efficiency requires all new dwellings, including the subdivision of existing buildings into multiple dwellings, to exceed minimum building regulations by achieve <u>the most stringent</u> the next level of Code for Sustainable Homes (CfSH) water efficiency requirements given that it is identified as an area of serious water stress. The current Housing Standards Review <sup>6</sup> recommends an additional local standard of tighter water efficiency to be set at 110 l/p/d (105 l/p/d with an additional 5 l/p/d for external use). Given the robust nature of evidence supporting the Crawley Borough Local Plan, including the Gatwick Water Cycle Study, and support from the Environment Agency, this tighter water efficiency standard is considered the necessary level for Crawley. if national building regulations require a maximum indoor potable water usage of 120 litres per person per day, the requirement in Crawley will be to achieve 105 litres per person per day; if national building regulations require a maximum indoor potable water usage of 105 litres per person per day, the requirement in Crawley will be to achieve 80 litres per person per day.</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><i>Delete Table Requirement under CfSH</i></th> <th style="text-align: center;"><i>Max litres of internal potable water use per person per day</i></th> <th style="text-align: center;"><i>Required by Building Regulations</i></th> <th style="text-align: center;"><i>Suggested Requirement in Crawley</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><i>Levels 1 &amp; 2</i></td> <td style="text-align: center;"><i>120 l/p/d</i></td> <td style="text-align: center;"><i>Part G, 2010</i></td> <td style="text-align: center;"><i>105 l/p/d</i></td> </tr> <tr> <td style="text-align: center;"><i>Levels 3 &amp; 4</i></td> <td style="text-align: center;"><i>105 l/p/d</i></td> <td style="text-align: center;"><i>Possible standard from 2014</i></td> <td style="text-align: center;"><i>80 l/p/d</i></td> </tr> </tbody> </table>	<i>Delete Table Requirement under CfSH</i>	<i>Max litres of internal potable water use per person per day</i>	<i>Required by Building Regulations</i>	<i>Suggested Requirement in Crawley</i>	<i>Levels 1 &amp; 2</i>	<i>120 l/p/d</i>	<i>Part G, 2010</i>	<i>105 l/p/d</i>	<i>Levels 3 &amp; 4</i>	<i>105 l/p/d</i>	<i>Possible standard from 2014</i>	<i>80 l/p/d</i>	For clarity.
<i>Delete Table Requirement under CfSH</i>	<i>Max litres of internal potable water use per person per day</i>	<i>Required by Building Regulations</i>	<i>Suggested Requirement in Crawley</i>													
<i>Levels 1 &amp; 2</i>	<i>120 l/p/d</i>	<i>Part G, 2010</i>	<i>105 l/p/d</i>													
<i>Levels 3 &amp; 4</i>	<i>105 l/p/d</i>	<i>Possible standard from 2014</i>	<i>80 l/p/d</i>													

<sup>6</sup> [Housing Standards Review and Approved document G: Requirement G2 water efficiency September 2014](#)

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			<table border="1"> <tr> <td>Levels 5 &amp; 6</td> <td>80 l/p/d</td> <td>Possible standard from 2016</td> <td>80 l/p/d</td> </tr> </table> <p>7.73 For non-domestic development there is currently no nationally applied standard for water efficiency of buildings (only minimum performance requirements for individual water using fixtures). However BREEAM sets out standards for minimum water performance of such buildings. This is done using the BREEAM water calculation method to assess the percentage reduction in internal potable water usage of the proposed building performance as compared to that of a notional building, using standardised assumptions for occupant behaviour.</p> <p>7.74 <u>Given the findings of the council's Gatwick Wide Water Cycle Study and the work undertaken in partnership with the Environment Agency as an area of serious water stress, non-domestic developments are also required to install water meters and to meet the basic highest water efficiency requirements. necessary for a BREEAM 2011 Good rating. It is also proposed that if national building regulations are adopted for building water efficiency The Policy requires non-residential development to that equal or exceed these BREEAM Excellent requirements, which require that there is a 25% reduction in internal potable water use. and that Crawley will require major developments to meet the next most onerous level of water efficiency requirements in BREEAM.</u></p> <table border="1"> <thead> <tr> <th>Delete table Requirement under BREEAM 2011 rating of</th> <th>Percent reduction in internal potable water use required vs. notional building</th> <th>Suggested reduction requirement in Crawley when Building Regulations match or exceed BREEAM requirements</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>No Requirement</td> <td>12.5%</td> </tr> <tr> <td>Good, Very Good, or Excellent</td> <td>12.5%</td> <td>25%</td> </tr> <tr> <td>Outstanding</td> <td>25%</td> <td>25%</td> </tr> </tbody> </table>	Levels 5 & 6	80 l/p/d	Possible standard from 2016	80 l/p/d	Delete table Requirement under BREEAM 2011 rating of	Percent reduction in internal potable water use required vs. notional building	Suggested reduction requirement in Crawley when Building Regulations match or exceed BREEAM requirements	-	No Requirement	12.5%	Good, Very Good, or Excellent	12.5%	25%	Outstanding	25%	25%	
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Outstanding	25%	25%																		

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			<p><del>7.75 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. 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.</del></p> <p>7.75 The EU Water Framework Directive<sup>7</sup> establishes a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure that all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015. The council supports this work through the proper and sensible management of water in all new development.</p> <p><u>7.76 The council will continue to work alongside developers, key stakeholders and the Environment Agency in regard to water supply and demand considerations, as well as any infrastructure requirements, and will assist in ensuring that the highest standards for water efficiency are considered for all development within the borough. Further information will be provided in the Planning and Climate Change SPD.</u></p>	
MM141	103	Policy ENV11	<p>Amend the Policy as follows:</p> <p>People's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. <u>To achieve this, Policy ENV11 should be read in conjunction with the Local Plan Noise Annex.</u></p> <p><u>A. Noise Sensitive Development</u></p>	To reflect in the Policy the level of Unacceptable Adverse Effect.

<sup>7</sup> The Water Framework Directive, European Union (Directive 2000/60/EC of the European Parliament and of the European Council of 23 October 2000)

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			<p>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 <del>future</del> <b>planned</b> uses.</p> <p><del><i>i. Noise sensitive development affected by noise from transport sources:</i></del>  Noise sensitive uses proposed in areas that are exposed to significant noise from existing or future <b>industrial, commercial or</b> transport (air, road, rail and mixed <del>sources</del>) sources will be permitted where it can be demonstrated that <b>appropriate through mitigation, through careful planning, layout and design, will be undertaken to ensure that 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 permitted.</b> <del>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. For transport sources, the Unacceptable Adverse Effect is considered to occur where noise exposure is above 66dB L<sub>Aeq,16hr</sub> (57dB L<sub>Aeq,8hr</sub> at night).</del></p> <p><del><i>ii. Noise sensitive development affected by industrial or commercial noise sources:</i></del>  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, <b>through careful planning, layout and design, the noise impact for future users will be made acceptable.</b> <del>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.</del></p> <p><b><u>B. Noise Generating Development</u></b>  Noise generating development will <b>only</b> be permitted where <del>it is</del> can be demonstrated that <b>any</b> nearby noise sensitive uses (as existing or planned) will not be exposed to noise impact that will adversely affect the amenity of <b>existing and future</b> users <del>of surrounding noise sensitive premises</del>. Proposals will adhere to standards identified in the Local Plan Noise Annex to establish if the proposal is acceptable in noise impact <b>terms, and will be required to</b></p>	

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			<p><a href="#">appropriately mitigate noise impacts through careful planning, layout and design. Development that would expose users of noise sensitive uses to unacceptable noise levels will not be permitted.</a></p> <p><b>C. Noise Impact Assessment</b> A Noise Impact Assessment will be required to support applications where noise sensitive uses are likely to be exposed to significant or unacceptable noise exposure. The Noise Impact Assessment will:</p> <ul style="list-style-type: none"> <li>i. assess the impact of the proposal as a noise receptor or generator as appropriate; and</li> <li>ii. demonstrate in full how the development will be designed, located, and controlled to mitigate the impact of noise on health and quality of life, neighbouring properties, and the surrounding area.</li> </ul> <p>In preparing a Noise Impact Assessment, applicants will adhere to Planning Noise Advice Document: Sussex (2013) for further guidance.</p> <p><b>D. Mitigating Noise Impact</b> Where proposals are identified as being subject to significant or unacceptable noise impact, either through noise exposure or generation, the best practical means <del>of mitigation</del> must be employed to mitigate noise impact to an <del>appropriate</del> <a href="#">acceptable</a> level. <del>Proposals that do not appropriately mitigate against unacceptable noise impact through the design and planning process will be refused.</del></p>									
MM142	159	Noise Annex Table 1	<p>Amend the figures in the table as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Observed Effect Level</td> <td style="width: 30%;"><b>Noticeable and intrusive:</b> Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows some of the time because of</td> <td style="width: 20%;">Between <del>43</del><a href="#">45</a>db and 55dB L<sub>Aeq,16hr</sub> (<del>43</del><a href="#">45</a> to 57dB for Air Traffic)</td> <td style="width: 20%;">Between <del>42</del><a href="#">40</a>dB and 45dB L<sub>Aeq,8hr</sub> (<del>42</del><a href="#">40</a> to 48dB for Air Traffic)</td> </tr> <tr> <td></td> <td></td> <td>&gt; 70dB L<sub>Asmax</sub> (1)</td> <td>&gt; 55dB L<sub>Asmax</sub> (1)</td> </tr> </table>	Observed Effect Level	<b>Noticeable and intrusive:</b> Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows some of the time because of	Between <del>43</del> <a href="#">45</a> db and 55dB L <sub>Aeq,16hr</sub> ( <del>43</del> <a href="#">45</a> to 57dB for Air Traffic)	Between <del>42</del> <a href="#">40</a> dB and 45dB L <sub>Aeq,8hr</sub> ( <del>42</del> <a href="#">40</a> to 48dB for Air Traffic)			> 70dB L <sub>Asmax</sub> (1)	> 55dB L <sub>Asmax</sub> (1)	To reflect the amendments to noise levels.
Observed Effect Level	<b>Noticeable and intrusive:</b> Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows some of the time because of	Between <del>43</del> <a href="#">45</a> db and 55dB L <sub>Aeq,16hr</sub> ( <del>43</del> <a href="#">45</a> to 57dB for Air Traffic)	Between <del>42</del> <a href="#">40</a> dB and 45dB L <sub>Aeq,8hr</sub> ( <del>42</del> <a href="#">40</a> to 48dB for Air Traffic)									
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Main Modification Ref.	Page	Para	Change	Reason
			the noise. Potential for non-awakening sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	
			<p><b>Significant Observed Adverse Effect Level (SOAEL)</b></p> <p><b>Noticeable and disruptive:</b> Noise causes a material change in behaviour and/or attitude, e.g. having to keep windows closed most of the time, avoiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening, and difficulty getting back to sleep. Quality of life diminished due to change in acoustic character of the area.</p>	<p>Between 55dB and <del>66</del>9dB LAeq,16hr. (57dB to <del>66</del>9dB for Air Traffic)</p> <p>&gt; 70dB LAsmax (1)</p> <p>Between 45dB and <del>63</del>57dB LAeq,8hr. (48 to <del>63</del>57dB for Air Traffic)</p> <p>58dB to 82dB LAsmax (1)</p>
			<p><b>Unacceptable Adverse Effect</b></p> <p><b>Noticeable and very disruptive</b> Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening, loss</p>	<p>greater than <del>66</del>9dB LAeq,16hr</p> <p>greater than <del>63</del>57dB LAeq,8hr</p> <p>&gt; 82dB LAsmax (1)</p>

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			of appetite, significant medically definable harm.	
MM143	159 - 161	Noise Annex 4.1.6 – 4.26	<p>4.1.1 All the above levels would include the predicted noise from any proposed or required changes in transportation noise including the potential 2<sup>nd</sup> wide spaced runway at Gatwick Airport as set out in the 2003 White Paper and any forthcoming replacement policy document. Detail of the predicted noise contours associated with a possible wide-spaced second runway at Gatwick Airport are set out in Figure 1 of this Noise Annex, which draws upon the noise contours published by the Civil Aviation Authority (CAA) in their report: ERCD report 0308. Figure 1 of the Noise Annex will be updated should these contours be superseded by subsequent <del>guidance</del> <u>noise contours</u> issued <u>published</u> by the CAA.</p> <p>4.1.2 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></p> <p>4.1.3 <del>N</del>oise exposure is considered to be significant at the Significant Observed Effect Level (SOAEL) of between 57dB L<sub>Aeq,16hr</sub> and <del>&lt;69</del> <u>66</u>dB L<sub>Aeq,16hr</sub> and between 45dB and <del>63</del> <u>57</u>dB L<sub>Aeq,8hr</sub> at night.</p> <p>4.1.4 Unacceptable Adverse Effect is considered to occur where noise exposure is above <del>66</del><u>69</u>dB L<sub>Aeq,16hr</sub> (<del>63</del> <u>57</u>dB L<sub>Aeq,8hr</sub> at night).</p> <p>4.1.5 For private amenity areas (private and communal gardens), Unacceptable Adverse Effect is considered to occur at 63dB L<sub>Aeq,16hr</sub> for Roads, and 66dB L<sub>Aeq,16hr</sub> for Aircraft and Rail noise. This is so that they can be enjoyed as intended.</p> <p><del>4.1.6 For significant noise sensitive developments (greater than 100 dwellings) that would be affected by aircraft noise, the unacceptable adverse effect level is considered to occur inside the predicted 66dB L<sub>Aeq,16hr</sub> contour for Gatwick Airport.</del></p>	To reflect the amended noise levels in Table 1.



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			<p><b>4.1.7</b> <u>The 66dB L<sub>Aeq,16hr</sub> threshold for significant noise sensitive development, particularly residential, 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<sub>Aeq,16hr</sub> contour would not be unacceptable with mitigation. This also corresponds to the 66dB L<sub>Aeq,16hr</sub> upper limit for private and communal outdoor space which is an important element of residential development. This upper limit is further justified by increasing evidence of the long term impacts of noise on health, as identified in the <i>Technical Appendix: Supporting Evidence in Relation to Noise from Transport Sources</i>. <del>An upper limit of 69dB L<sub>Aeq,16hr</sub> is identified for other developments. The approach of the superseded PPG24 had previously allowed development up to the 72dB L<sub>Aeq,16hr</sub> contour, though up-to-date evidence identified within the Noise Annex Technical Appendix recognises that health impacts are triggered beyond the 69dB L<sub>Aeq,16hr</sub> contour and for this reason 66dB L<sub>Aeq,16hr</sub> is identified as the upper limit.</del></u></p> <p><b>4.1.8</b> Where noise exposure is <u>likely to be</u> significant (SOAEL), a Noise Impact Assessment will be required in support of planning applications to demonstrate how noise impact will be made acceptable. For further information on the requirements of a Noise Impact Assessment, please see Section 5 of this Annex, and <i>Planning Noise Advice Document: Sussex</i> (2013).</p> <p><b>4.2</b> <u>Noise sensitive development affected by industrial or commercial noise sources</u></p> <p><b>4.2.1</b> Local Plan Policy ENV11 outlines that noise sensitive uses proposed in areas that are exposed to noise from existing or planned industrial or commercial sources, will only be permitted where future users will not be exposed to an unacceptable noise impact that would result in creation of a statutory nuisance.</p> <p><b>4.2.2</b> This is based on the recognition that to introduce new noise sensitive receptors into locations where they may be affected by noise from established businesses can create conflict between those two uses <u>and may prejudice the existing industrial or commercial operations</u>.</p>	

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			<p>4.2.3 NPPF paragraph 123 (bullet point 3) expands, recognising that development will often create some noise, and outlining that existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.</p> <p>4.2.4 It is also recognised that some industrial or commercial uses may be planned, in the sense that they are subject to an extant planning permission, or have been identified for economic use through the Local Plan. For this reason, the policy approach also has regard to future planned developments.</p> <p>4.2.5 To ensure that proposed noise sensitive uses do not conflict with existing or planned industrial/commercial uses, noise sensitive development will only be considered acceptable where future users would not be exposed to noise impact that would result in a statutory nuisance.</p> <p>4.2.6 <u>To ensure that proposals are acceptable in noise terms, an assessment should be made using BS4142 Method for Rating industrial noise, affecting mixed residential and industrial areas, or any replacement guidance.</u></p>	
MM144	9	1.37	<p>Insert additional sentence to end of paragraph:</p> <p><del>1.37</del><sup>33</sup> The Local Plan period covers 15 years between the adoption year of 2015 and 2030. It is considered to be flexible and appropriate for ensuring delivery of sustainable development and economic growth throughout a range of economic and social cycles. However, the Local Plan will be subject to continual monitoring to ensure the policies remain relevant and effective. <u>The Crawley Borough Local Plan Monitoring and Implementation Framework sets out in detail how the objectives and policies of the Local Plan will be monitored and the actions that will be taken if monitoring indicates that they are not being implemented.</u></p>	For Clarity.
MM145	30-31	Policy CH5	Amend the second paragraph in the Policy to read, insert new paragraphs beneath the Internal Space Standards Table and delete the external space standards table, as below:	For Flexibility.

Main Modification Ref.	Page	Para	Change	Reason																		
			<p>The minimum size for each dwelling should be based on the following internal <del>and external</del> space standards, <u>until these are superseded by the adoption of Nationally Described Space Standards.</u></p> <p><u>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.</u></p> <p><u>Residential developments should be designed to include amenity space standards adequate to meet basic privacy, amenity and usability requirements; suitable for the likely level of occupancy. SPG4 (to be superseded by the forthcoming Urban Design SPD) provides further advice on provision of appropriate external space.</u></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3" style="text-align: center;"><b>External Private Amenity Space Standards</b></th> </tr> </thead> <tbody> <tr> <td style="text-align: left;"><b>Dwelling for 1 or 2 occupants</b></td> <td style="border-left: 1px solid black; border-right: 1px solid black;"></td> <td style="text-align: right;">45sqm</td> </tr> <tr> <td style="text-align: left;"><b>Dwelling for 3 occupants</b></td> <td style="border-left: 1px solid black; border-right: 1px solid black;"></td> <td style="text-align: right;">60sqm</td> </tr> <tr> <td style="text-align: left;"><b>Dwelling for 4 occupants</b></td> <td style="border-left: 1px solid black; border-right: 1px solid black;"></td> <td style="text-align: right;">75sqm</td> </tr> <tr> <td style="text-align: left;"><b>Dwelling for 5 or 6 occupants</b></td> <td style="border-left: 1px solid black; border-right: 1px solid black;"></td> <td style="text-align: right;">90sqm</td> </tr> <tr> <td style="text-align: left;"><b>For each additional occupant</b></td> <td style="border-left: 1px solid black; border-right: 1px solid black;"></td> <td style="text-align: right;">+5sqm</td> </tr> </tbody> </table> <p><b>Notes:</b></p> <p><del>1.—A minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1500mm, should be provided for 1 to 2 person flats plus an extra 1sqm for each additional occupant.</del></p> <p><del>2.—For flatted developments, a useable private or semi-private outdoor space should be provided for residents, particularly where dwellings with 2 or more bedrooms are proposed as these could accommodate small families with children</del></p>	<b>External Private Amenity Space Standards</b>			<b>Dwelling for 1 or 2 occupants</b>		45sqm	<b>Dwelling for 3 occupants</b>		60sqm	<b>Dwelling for 4 occupants</b>		75sqm	<b>Dwelling for 5 or 6 occupants</b>		90sqm	<b>For each additional occupant</b>		+5sqm	
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MM146	31	4.30	<p>Amend the new paragraph in the Reasoned Justification as below:</p> <p><u>4.33 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. Further guidance is provided by SPG4, which will be superseded by the forthcoming Urban Design Supplementary Planning Document. <del>The internal and external space standards are 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</del></u></p>	To reflect changes in the Policy.																		

Main Modification Ref.	Page	Para	Change	Reason
			<i>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>	
MM147	71	After 6.27	<p>Insert new paragraphs into the Introductory text for Housing Chapter after Paragraph 6.27 as follows:</p> <p><b><u>Housing for Older People</u></b></p> <p><b><u>6.28</u></b> Although Crawley has a greater proportion of younger people than the rest of the south east, with two-thirds of its population under 45 years of age, the need to provide housing for older people is an increasingly important issue for Crawley, with 13% of the population aged over 65<sup>8</sup>. The population in Crawley has increased in all age cohorts over the age of 30 and reduced in all those younger than 30, with the largest growth in proportion in the retirement population which increased by 2.8% over the 20 year period to 2009.</p> <p><b><u>6.29</u></b> Housing elderly people, and meeting their needs through either support or care, is a complex matter. Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs. New dwellings, as set out in Policy CH5, should be designed to accessibility standards which allow for future adaptation as the circumstances of the occupiers change, allowing for longer supported independent living.</p> <p><b><u>6.30</u></b> Providing suitable and alternative housing for older people to move to, can free up houses that are under occupied. New housing built to more modern standards of sustainability is also attractive to older people as this offers lower maintenance and running costs. While housing for older people may require special consideration with regards to design, proximity and security, it is usually considered to be the least intrusive form of new housing development, with a lower impact on traffic, often</p>	To reflect recent changes to National Planning Practice Guidance

<sup>8</sup> Population Mid-Year Estimates 2013 (June 2014) ONS

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			<p><a href="#">resulting in a reduced parking requirement, and thereby more readily accepted by existing local communities. For this reason, provided the densities of any proposals ensure the capacity of the site is maximised, any site considered appropriate for housing development would be positively considered for older people's accommodation through the decision-making process.</a></p> <p>6.31 <a href="#">As Care Home stock forms a very specific part of the housing needs market, it is considered this falls within the definition set out in the CBLP for 'Infrastructure' which confirms that: "infrastructure includes a wide range of services and facilities such as" ... "affordable housing" ... "health, social infrastructure, community facilities" ... Policy IN1: Infrastructure Provision, therefore, applies in relation to the protection of existing Care Home facilities. Under this Policy the loss of such provision through the redevelopment of sites for alternative uses would be prevented unless an equivalent replacement or improvement is provided, or there is sufficient alternative offer in the area.</a></p>	
MM148	76-77	Policy H3	Amend modified final sentence of the first paragraph as below: <a href="#">However, consideration should be given to the evidence established in the Strategic Housing Market Assessment and its updates for market housing needs and demand in Crawley.</a>	For Clarity.
MM149	77	Policy H4	Amend the second paragraph to the Policy as follows: The council will expect <a href="#">a minimum of</a> 70% of the affordable housing to be Affordable/ <del>Social</del> Rent, <a href="#">or Social Rent where other forms of subsidy exist,</a> and <a href="#">up to</a> 30% Intermediate tenure.	For Clarity.
MM150	78	Policy H4	Amend the Low Cost Housing section of the Policy as follows: <u>Low Cost Housing</u> In addition to the provision of 40% affordable housing, <a href="#">approximately 10% where viability allows,</a> low cost housing will <del>also</del> be sought on developments <a href="#">exceeding the threshold, proposing 15 dwellings or more offering up to 10% discount to first-time buyers.</a>	For Clarity.
MM151	78	Policy H4	Insert a new paragraph into the Exceptions section of the Policy as follows: <u>Exceptions</u>	For Clarity.

Main Modification Ref.	Page	Para	Change	Reason
			<p>These <u>affordable and low cost housing</u> targets will apply to all residential developments <u>over the threshold</u> unless evidence can be provided to show that the site cannot support <del>such a</del> <u>these</u> requirements from a viability perspective and that the development clearly meets a demonstrable need.</p> <p><u>Where viability is a concern, the council's order of cascading priority will be to firstly lower the expectations for low cost housing; then, through a more comprehensive viability assessment, to consider adjusting the tenure mix of affordable housing to assist the viability; and, finally, to consider adjusting the percentage of affordable housing to a negotiated level that the scheme can support.</u></p> <p><del>Except for sites of 5 dwellings or less, p</del> Payments in lieu will only be accepted in exceptional circumstances where it can be demonstrated that there are robust planning reasons for doing so and provided that the contribution is of equivalent financial value.</p>	
MM152	78-79	6.57 – 6.67	<p>Amend the Reasoned Justification as follows:</p> <p><del>6.58</del><u>57</u> Affordable housing refers to that which is offered for rent <u>or part-ownership</u> by local authorities or registered providers to eligible households whose needs are not met by the housing open market. <del>The definition also includes housing which is offered for rent or purchase below market levels but above normal social rental levels</del> <u>The council may consider the rental definition to include housing for rent which is offered below market rent levels but which does not exceed Local Housing Allowance rent levels or its equivalent</u>, again to eligible households and provided that there are provisions in place for those homes to remain affordable for future eligible households.</p> <p>...</p> <p><del>6.64</del><u>60</u> <del>However, W</del>where other forms of subsidy are evident, in the form of <del>Social Housing G</del> <u>capital grant</u> <del>and/or free or</del> discounted land, the council will expect Social Rent at target rent levels <u>to be considered in the first instance</u>, <del>unless viability can be evidenced to justify other forms of discounted rent tenure, either in part or in full.</del> Details of target rent</p>	

Main Modification Ref.	Page	Para	Change	Reason
			<p>levels will be set out in the <u>forthcoming</u> Affordable Housing Supplementary Planning Document.</p> <p>6.62<del>61</del> The intermediate housing market is identified as an emerging housing market; providing opportunities both for purchase and rental for households with incomes which do not qualify for <del>s</del><u>Social</u> <del>r</del><u>Rent or Affordable Rent</u> but are insufficient to buy a home <u>on the open market</u>. Intermediate housing includes <del>s</del><u>Shared</u> <del>e</del><u>Ownership</u>, <del>s</del><u>Shared</u> <del>e</del><u>Equity</u>, <u>Discounted Market Rent</u>, Rent to Buy and First Buy products.</p> <p>6.63<del>62</del> As well as having a significant requirement for affordable rented accommodation, Crawley also has a large need for “intermediate” affordable housing, such as <del>s</del><u>Shared</u> <del>e</del><u>Ownership</u>/<del>s</del><u>Shared</u> <del>e</del><u>Equity</u> schemes and <del>e</del><u>Discount</u> <del>m</del><u>Market</u> <del>r</del><u>Renting</u>. Crawley is identified <u>in the Strategic Housing Market Assessment (2014)</u> as having <u>a relatively high demand</u> <del>the largest potential</del> for intermediate housing <del>in the Northern West Sussex Housing Market Area</del>, with <u>64% of those interested already living within the borough and 53% of those interested presently working within the borough</u> <del>33% of households having incomes between social and market rental levels (2012)</del>. The SHMA <u>also</u> identifies that at least 20% <u>and up to 30%</u> of affordable housing across the housing market area <del>within the next five years</del> should be provided <del>on an</del> <u>as</u> intermediate <u>housing basis</u>.</p> <p>...</p> <p>6.65<del>64</del> The introduction of Low Cost Home Ownership seeks to create an additional tier of assistance to people entering the housing market for the first time, <u>and would be expected to form part of the developer’s marketing strategy</u>. Low Cost Home Ownership means <u>new</u> market housing that is made available to first time home buyers intended as their primary place of residence and offered <del>as a fixed equity</del> at an agreed percentage below open market value <u>as a one-off discount</u>. It falls within the private housing quota, but <u>tends to</u> offer <del>s</del> entry-level discounts <u>of about ranging between</u> 10% <del>to 15%</del>. All Low Cost Home Ownership properties will be provided to the same standard as the equivalent private market units on the site. Detailed mechanisms for the implementation</p>	

Main Modification Ref.	Page	Para	Change	Reason
			<p>of this policy will be set out in the <u>forthcoming</u> Affordable Housing Supplementary Planning Document.</p> <p>6.6665 Private Market Rent falls outside of the definition of affordable housing, however, this form of tenure is emerging through the Build to Rent programme. <u>Together with other forms of rental housing, this tenure and</u> may play a part in meeting housing need and could meet an <u>intermediate</u> affordable housing requirement <u>as Discounted Market Rent</u> if rent levels are contained within Local Housing Allowance rates. <u>This can help to meet local housing need as it is aimed at people otherwise unable to rent on the open market.</u></p>	
MM153	87	Policy ENV2	<p>Delete modified new final paragraph from the Policy: <del>Clauses (i) and (ii) above particularly apply to, but are not restricted to, areas that contain locally designated sites, habitats and species, where development may, depending on the nature of the proposal and overall biodiversity value of the area, amount to significant harm.</del></p>	Modifies Main Modification MM134
MM154	92	7.33 – 7.35	<p>Amend Policy Introduction as follows:</p> <p><b>Sustainable Design and Construction</b></p> <p>7.33 The government currently has a target of new development being zero carbon by 2016 and it is looking to achieve this through the development of nationally described standards. The council has a long term aspiration to be carbon neutral by 2050. <del>The council and,</del> therefore, supports the <u>proposed</u> government <del>in</del> <u>implementation of</u> zero carbon standards within building regulations at the national level. <u>In line with the March 2015 Ministerial Statement, the council recognises Crawley as having the spatial characteristics in place that warrant the stipulation of specific policies in regard to energy and water efficiency and, in regard to water targets, to be able to trigger the use of the tighter operational standards<sup>9</sup>.</u> The need to address climate change at a local level has also been supported throughout consultations for the Local Plan <u>and in its evidence base.</u></p>	To address publication of the Ministerial Statement.

<sup>9</sup> [Housing Standards Review Technical Consultation \(Department for Communities and Local Government, September 2014\)](#)



Main Modification Ref.	Page	Para	Change	Reason
			<p>7.34 Crawley's compact urban nature combined with the significant levels of development expected over the coming years present an opportunity for Crawley to minimise its carbon emissions in an efficient manner. Currently energy use in buildings makes up a significant portion of the carbon emissions generated within Crawley. Domestic buildings accounted for 27.8% of overall emissions in 2011, industrial and commercial buildings for 50.4%, with road transport only accounting for 21.8%<sup>10</sup>. In addition to the emissions, the resultant energy that is generated is often done so in an inefficient manner resulting in much of it being wasted. <u>However, Due</u> 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, 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 energy <u>efficiency</u> performance. Added to this the <del>increasing</del> 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<sup>11</sup>. <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>	
MM155	93	Policy ENV6	<p>Amend the Policy and restructure as follows:</p> <p><del>Proposals for new dwellings should as a minimum meet Code for Sustainable Homes Level 3, and</del> <u>In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations, and any subsequent increased requirements.</u></p>	To reflect changes in national standards requirements

<sup>10</sup> (data from 'Emissions within the scope of influence of Local Authorities for 2005-11' from DECC: This data set excludes items deemed outside of LA control, such as: Land Use Change, Diesel train transport and Motorway road transport emissions.

<sup>11</sup> Data from DECC: "Fuel poverty 2009: sub-regional data" and "Local Authority fuel poverty levels, 2006"; see [http://www.decc.gov.uk/en/content/cms/statistics/fuelpov\\_stats/archive/archive.aspx](http://www.decc.gov.uk/en/content/cms/statistics/fuelpov_stats/archive/archive.aspx)

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			<p><u>Proposals for</u> new non-domestic buildings should <del>achieve</del> <del>adhere to</del> BREEAM Excellent <u>(for water and energy credits) where technically and financially viable.</u></p> <p>All development, including the alteration and extension of existing buildings, should <u>consider how it may</u> achieve the following sustainability objectives:</p> <p><u>In relation to carbon:</u></p> <ul style="list-style-type: none"> <li>i. Take an active approach to reducing its need to consume energy;</li> <li>ii. Utilise renewable and low carbon energy technologies where appropriate;</li> <li>iii. Look at ways to improve the existing building when adding improvements or extensions;</li> <li>iv. Minimise the amount of carbon emitted throughout the implementation and construction process and ensure any existing embedded carbon onsite is retained;</li> <li>v. <del>Consider</del> <del>Support</del> the establishment <del>and integration</del> of district energy networks within heat priority areas or near potential sources of waste energy <u>and consider connection or futureproofing developments for connection</u> (see Policy ENV7);</li> </ul> <p><u>The council recognises the exemption for smaller housing sites of 10 units or fewer from the allowable solutions element of zero carbon homes.</u></p> <p><u>For other locally-specific Climate Change issues relating to Crawley, all development should consider how it will:</u></p> <ul style="list-style-type: none"> <li>vi. Tackle the serious water stress in the borough (see Policy ENV9);</li> <li>vii. Cope with future temperature extremes, and ensure it does not unduly increase the impact of heatwave events.</li> </ul> <p>All development involving the creation of a new dwelling or the creation, change of use, or refurbishment of over 100sqm of internal floorspace should submit a Sustainability Statement demonstrating how the sustainability objectives above have been achieved during the design process, <del>or will be achieved during the</del> <u>and</u> construction processes. Further details on how these objectives can be <u>addressed</u> <del>achieved</del> can be found in the Planning and Climate Change SPD.</p>	and provide clarity.

Main Modification Ref.	Page	Para	Change	Reason
MM156	95	7.49	<p>Delete Reasoned Justification final paragraph:</p> <p><i>7.49 The Policy refers to Code for Sustainable Homes and BREEAM standards. Whilst the government's intention to adopt national standards is due to be adopted in summer 2014, as these are not yet adopted, the current standards will continue to be used to inform assessments.</i></p>	To reflect changes in Policy.
MM157	95	Policy ENV7	<p>Amend the Policy as follows:</p> <p>Any <u>major development within the borough, that is located outside a priority area for district energy networks</u> and all development proposals within a priority area for District Energy Networks that would involve the creation of a new dwelling or the creation of over 1000sqm of internal floorspace, should <u>demonstrate how they have considered the following hierarchy</u>:</p> <p>iv. <del>all development should,</del> <u>where a network is in place in the immediate area: connect to an existing District Energy Network;</u> or</p> <p>v. where a network is not yet in place:</p> <p>c) development should <u>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.</u> Any system installed should be compatible with a wider district energy network and <u>developments should</u> ensure that connection to a wider network is <del>not compromised by poor facilitated in the future through good</del> design <del>or</del> <u>and</u> site layout <del>;</del> <del>or</del></p> <p>d) <u>or include how it may include site-wide communal energy systems. to serve all demand;</u></p> <p>vi. <u>c) or be "network ready", optimally designed to connect to a District Energy Network on construction or at some point after construction. 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".</u></p>	For clarity and flexibility.

Main Modification Ref.	Page	Para	Change	Reason
			<u>An alternative approach to securing decentralised low carbon energy may be justified, on a case-by-case basis, where developments demonstrate that the objectives of Policy ENV7 cannot be achieved in line with the criteria above, due to technical or financial viability; or due to site or development specifics; and that alternative solutions would be more carbon efficient.</u>	
MM158	97	7.55	<p>Insert additional sentence to end of Reasoned Justification paragraph:</p> <p><i>7.55<del>55</del>56 The NPPF states that local planning authorities are expected to identify opportunities for co-locating potential heat customers and suppliers, and that new developments are expected to comply with local plan policies on requirements for decentralised energy supply, unless the applicant can demonstrate that this is not feasible or viable given the type of development involved and its design. <u>Given the complexity of decentralised energy, the council encourages early pre-application discussions.</u></i></p>	
MM159	100	Policy ENV9	<p>Amend the Policy as follows:</p> <p><del>All</del> <u>Crawley is situated within an area of serious water stress, and</u> development should, <u>therefore, plan positively to</u> minimise its impact on <del>the already serious water stress in the region, and on the natural</del> water <u>cycle resources and promote water efficiency.</u></p> <p><del>All n</del><u>New dwellings should and commercial buildings must,</u> where viable and technically feasible, <del>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 monitoring requirements of BREEAM (in the case of non-domestic developments)</del> <u>meet the Building Regulations optional requirement for tighter water efficiency.</u></p> <p><u>For non-residential development, where technically feasible and viable, development should meet BREEAM Excellent including addressing maximum water efficiencies under the mandatory water credits.</u></p>	To reflect national standards requirements

Main Modification Ref.	Page	Para	Change	Reason
			<p><u>Should BREEAM be replaced, or any national standards increased, then this requirement will also be replaced by any tighter standard appropriate to an area of serious water stress.</u></p> <p><del>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.</del></p> <p>Applicants must demonstrate how they have achieved the requirements of this Policy within their Sustainability Statement as required by Policy ENV6.</p>	
MM160	101	7.72	<p>Amend the Reasoned Justification paragraph as follows:</p> <p><i>7.72 Crawley's planning policy on water efficiency requires all new dwellings, including the subdivision of existing buildings into multiple dwellings, to exceed minimum building regulations by achieving the most stringent next level of Code for Sustainable Homes (CfSH) water efficiency requirements given that it is identified as an area of serious water stress. The current optional requirement set out in Building Regulations<sup>12</sup> of 110 l/p/d (105 l/p/d with an additional 5 l/p/d for external use). Given the robust nature of evidence supporting the Crawley Borough Local Plan, including the Gatwick Water Cycle Study, and support from the Environment Agency, this tighter water efficiency standard, and any subsequent standard, is considered the necessary level for Crawley. Therefore, if national building regulations require a maximum indoor potable water usage of 120 litres per person per day, the requirement in Crawley will be to achieve 105 litres per person per day; if national building regulations require a maximum indoor potable water usage of 105 litres per person per day, the requirement in Crawley will be to achieve 80 litres per person per day.</i></p>	To reflect changes to the Policy.
MM161	108	Policy IN1	<p>Amend the first two paragraphs within the Policy as follows:</p> <p>Development will be permitted where it is supported by the necessary infrastructure both on and off site and would <del>not</del> have <u>nil detriment</u> <del>a severe detrimental impact</del> on the existing infrastructure services.</p>	For Clarity and Flexibility

<sup>12</sup> [Building Regulations Approved Document G \(Sanitation, Hot Water Safety and Water Efficient\)](#)

Main Modification Ref.	Page	Para	Change	Reason
			Existing infrastructure services and facilities will be protected where they contribute to the neighbourhood or town overall, unless an equivalent replacement or improvement to services is provided <a href="#">or there is sufficient alternative provision in the area.</a>	
MM162	121-128		Deletion of Local Plan Monitoring and Implementation Section p.121 – 128 (of the September Submission version Crawley Borough Local Plan).	For Clarity and to reflect amended para. 1.37 (MM144)