

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

Final Main Modification Ref.	Sept Plan Page	September Submission Plan Para	Change	Reason
AM001	Cover		<i>Amend title:</i> <del>Submission</del> <u>Modifications</u> Consultation Draft <del>June</del> <u>September</u> 2015 <del>4</del>	To reflect the current document.
AM002	All	Footer	<i>Amend footer information:</i> <del>SUBMISSION MODIFICATIONS CONSULTATION DRAFT CRAWLEY LOCAL PLAN CRAWLEY BOROUGH COUNCIL PUBLICATION CONSULTATION: SEPTEMBER</del> <u>JUNE</u> 2015 <del>4</del>	To reflect the current document.
AM003	1 – 2	Contents	<i>Amend page numbers accordingly throughout</i>	To reflect changes in the document.
AM004	1	Contents: EC5	<i>Amend Policy title as below:</i> EC5 <del>Town Centre Uses</del> <u>Primary Shopping Area</u>	To improve clarity.
AM005	1	Contents: EC6	<i>Amend Policy title as below:</i> EC6 <del>Town Centre and Edge of Centre</del> Development Sites <u>within</u> <u>the Town Centre Boundary</u>	To improve clarity.

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AM006	2	Contents: IN3	Delete the word "New" from the Policy title: <del>New</del> Development and Requirements for Sustainable Transport	For consistency of terminology.
AM007	2	Contents	Delete reference to 'Monitoring and Implementation' in the contents.	To reflect the removal of the Monitoring and Implementation section, following discussion during the Examination Hearing sessions.
AM008	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.
AM009	2	Contents	Update reference to Housing Trajectory baseline: Housing Trajectory 1 April <del>2015</del> 2014	To reflect updated evidence.
AM010	3	Foreword	Amend foreword accordingly as below: This stage – the <del>Submission Publication</del> <u>Modifications Consultation Draft Local Plan</u> – follows feedback from residents, businesses and other stakeholders to the preferred strategy document <del>and</del> , additional sites consultation, <u>the publication consultation stage, discussions carried out before and during the examination hearing sessions and following the Inspector's Preliminary Findings</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. <del>Comments on</del> <u>Written representations on the proposed modifications set out in</u> this Plan are welcomed and will be	To reflect the current document.

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			forwarded to the independent Planning Inspector for consideration during the Local Plan's Examination.	
<b>1. Crawley's Local Plan</b>				
AM011	4	1.2	<i>Delete reference to the 'consultation' document and clarify the second part of final sentence of paragraph to reflect modifications stage of of consultation:</i> ... forms the <del>Submission</del> <a href="#">Modifications</a> Consultation Crawley Local Plan (referred to as the " <del>submission</del> <a href="#">modifications</a> Local Plan")... ... and is published for consultation to seek your views <a href="#">on the modifications proposed by the council</a> .	To reflect the progress to current stage of the document.
AM012	4	Footnote 1	<i>Amend date in footnote reference:</i> (Paragraph 182, National Planning Policy Framework, 2012 <sup>4</sup> )	To correct an error.
AM013	4 – 5	1.4 – 1.7	<i>Amend section relating to the 'Submission Publication: current stage of consultation' to reflect the Modifications Consultation and include reference to 'Main' modifications and 'Additional' Modifications.</i>	To reflect the progress to current stage of the document.
AM014	5	1.8	<i>Amend first sentence as below:</i> The <del>is submission</del> <a href="#">Crawley Borough</a> Local Plan is based...	For clarity.
AM015	5	1.9	<i>Insert additional key evidence base documents into bullet list:</i> <ul style="list-style-type: none"> <li>• <b>Housing Needs:</b> Housing Implementation Plan; Strategic Housing Market Assessment (SHMA); Locally Generated Housing Needs Assessment and <a href="#">Objective Assessment of Crawley's Housing and Employment Needs Update</a>; Strategic Housing Land Availability Assessment (SHLAA) <a href="#">and Housing Trajectory</a>; Urban Capacity Study; At Crawley Study.</li> </ul>	To reflect key evidence.

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			<ul style="list-style-type: none"> <li><b>Employment Land Requirements:</b> Economic Growth Assessment (EGA); Employment Land Review (ELR) <a href="#">and Employment Land Trajectory (ELT)</a>; Retail Capacity Study; Town Centre Retail Update.</li> </ul>	
AM016	5	1.10	<p><i>Amend the final sentence to reflect the close of consultation:</i>  The results of the evidence base studies are available <a href="#">alongside the Local Plan to support the implementation of the policies</a> as <del>part of this consultation.</del></p>	To reflect the progress to current stage of the document.
AM017	5	1.11	<p><i>Amend paragraph to include reference to Publication stage of consultation:</i>  <del>Five</del> <del>Four</del> previous stages of public consultation <del>have</del> 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. <a href="#">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.</a></p>	To reflect the progress to current stage of the document.
AM018	6	1.13	<p><i>Insert the word 'Crawley' after K2 to reflect the accurate name of the leisure centre:</i>  (K2 <a href="#">Crawley</a>)</p>	To correct an omission.

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AM019	6	New	<p><i>Insert new paragraphs under new section “Publication Consultation”:</i></p> <p><u>Publication Consultation:</u></p> <p><u>1.20 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>1.21 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>	To reflect the progress to current stage of the document.
AM020	6-10	1.20 – 1.46	<i>Amend paragraph numbers accordingly throughout the chapter.</i>	To reflect preceding changes in paragraphs.
AM021	6	1.20	<p><i>Insert additional paragraph to reflect additional status of the Consultation Statement document:</i></p> <p>This document <del>also</del> 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.
AM022	6-7	1.21 – 1.22	<i>Amend the timetable relating to the Next Steps to include dates of hearing sessions and Modifications Consultation.</i>	To reflect the progress to current stage of the document.
AM023	8	1.26	<p><i>Replace word “consultation” for “examination”:</i></p> <p>A final Sustainability Report for <u>examination</u> <del>consultation</del> with the Local Plan has been produced.</p>	To reflect the progress to current stage of the document.

Final Main Modification Ref.	Sept Plan Page	September Submission Plan Para	Change	Reason
AM024	8	1.28	<i>Delete final sentence of paragraph to reflect close of consultation:</i> <del>This is available for comment alongside the submission Local Plan.</del>	To reflect the progress to current stage of the document.
AM025	8	1.29	<i>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:</i> Development allocations and protection designations related to the policies and proposals within this Local Plan <a href="#">and in the West Sussex Minerals and Waste Plans</a> are illustrated on the Local Plan Map. <a href="#">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.</a>	To respond to Regulation 20 representations received and reflect the correlating amendment made to the Local Plan Map.
MM1	9	1.37	<i>Insert additional sentence to the end of paragraph:</i> <a href="#">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.</a>	To reference the Monitoring and Implementation Framework, and reflect the removal of the Monitoring and Implementation section, following discussion during the Examination Hearing sessions.
MM2	11	Key Diagram	<i>Amend Key Diagram to:</i> <ul style="list-style-type: none"> <li>Extend area of search for future employment land to the west.</li> <li>Clarify separation of town centre and Three Bridges Corridor Main Employment Areas.</li> <li>Reflect addition of specific Manor Royal and Town Centre Boundary symbology, and cross referencing in legend between EC2, EC3, EC5 and GAT4.</li> </ul>	To reflect changes to evidence, ensure consistency across the maps and correct errors; for clarity; to respond to Regulation 20 representations received; and to reflect the Inspector's Preliminary Findings.

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			<ul style="list-style-type: none"> <li>Delete of 'Land Adj Horsham Road and South of Silchester Drive, Breezehurst Drive and WSCC Professional Centre as Key Housing Sites.</li> <li>Include Oakhurst Grange and Land East of Street Hill Key Housing Sites.</li> <li>Amendment to Telford Place site boundary.</li> <li>Amendment to main employment area boundary to align it with airport boundary (removing Viking House).</li> <li>Re-draw line of Viking House within Airport Boundary.</li> </ul>	
<b>2. Crawley 2030</b>				
AM026	14	2.5	<p><i>Insert additional sentence to end of paragraph:</i>  <a href="#">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.</a></p>	For clarity.
MM27	16	2.17 and footnote 30	<p><i>Objectively Assessed Housing Need figure amended in appropriate reference points:</i>            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 <a href="#">10,125</a> <del>8,100</del><sup>1</sup> new homes.</p> <p><a href="#">540</a> <del>675</del> dwellings per annum x 15years (<a href="#">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))</a> multiplied over the 15 year Plan period)</p>	In light of updated evidence.

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	17	2.20	2.20 Crawley's identified land supply allows for approximately <del>50</del> <del>60</del> % of its objectively assessed housing needs to be met through new housing developments within the borough boundaries.	In light of updated evidence.
	17	2.22	2.22 The scale of unmet need of approximately <del>3,000</del> <del>5,000</del> 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.
<b>4. Character</b>				
AM027	25	After 4.8	<i>Insert 'Neighbourhoods Map' from p155 into the Character chapter introductory text as 'Fig 2'.</i>	For improved clarity of the geography of Crawley's 'neighbourhoods' within the document.
AM028	27	Policy CH2	<i>Delete word "new" from first sentence:</i> ...successful places in Crawley, <del>new</del> development proposals will...  <i>Insert the following wording into the last sentence of the Policy:</i> ...these principles would be achieved, <u>or not compromised,</u> through the proposed...	For consistency of terminology.  For clarity.
AM029	27	Policy CH3	<i>Delete word "new" from first sentence:</i> proposals for <del>new</del> development in Crawley  <i>Delete word "new" from third sentence of criterion d):</i> Where a <del>new</del> development is proposed...  <i>Delete word "new" from first sentence of criterion e):</i> ...been incorporated into <del>new</del> development proposals...	For consistency of terminology.



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MM3	27 - 28	Policy CH3	Amend the final paragraph to clarify requirements relating to guidance: Development proposals <u>should comply with</u> <del>must adhere to</del> 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. <u>Further information on specific requirements for development can be found in the Local List of Planning Requirements.</u>	For clarity.
AM030	28	4.19	Delete word "new" from first sentence: <i>...the need for all <del>new</del> developments...</i>	For consistency of terminology.
AM031	29	4.21	Correct the following: <i>...The application of Secured by Design <del>have</del> <u>has</u> been...</i>	To correct an error.
AM032	29	4.25	Amend the wording as follows: <i>...All <del>new</del> development, including new or altered shop fronts and advertisements, should be of a high quality <u>design</u> standard <del>of design and...</del></i>	For consistency of terminology and to improve readability.
AM033	29	New para after 4.25	Insert new paragraph to explain the Local List: <u>4.26 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.
AM034	29 - 46	4.26 – 4.77	Amend paragraph numbering for remainder of chapter.	To reflect insertion of additional paragraph above.

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MM4	30	Policy CH5	<i>Insert the following after the reference to 'Lifetime Homes':</i> ...through the application of the Lifetime Homes Standards <a href="#">or Category 2 – accessible and adaptable dwellings, as described by national standards.</a>	To reflect the emerging national Optional Requirements in Part M of the Building Regulations in line with the DCLG Consultation October/November 2014.				
			<i>Amend the first paragraph of the Policy and insert new wording into the Policy as follows:</i> The minimum size for each dwelling should be based on the following internal <del>and external</del> space standards, <a href="#">until these are superseded by the adoption of Nationally Described Space Standards.</a>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.				
AM035	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="725 858 1167 970"> <tr> <td>Occupancy</td> <td>Number of Bedrooms</td> </tr> <tr> <td><a href="#">Number of Bedrooms</a></td> <td><a href="#">Occupancy</a></td> </tr> </table> Amending the subsequent information in the rows below accordingly.	Occupancy	Number of Bedrooms	<a href="#">Number of Bedrooms</a>	<a href="#">Occupancy</a>	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							
<a href="#">Number of Bedrooms</a>	<a href="#">Occupancy</a>							
MM4	30-31	Policy CH5	<i>Insert the following sentence after the minimum internal floorspace standards table:</i> <a href="#">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.</a>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014.				

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			<p><i>Insert the following sentence into the Policy and delete the external space standards:</i></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. SPG4 (to be superseded by the forthcoming Urban Design SPD) provides further advice on provision of appropriate external space.</u></p> <table border="1"> <thead> <tr> <th colspan="3"><b>External Private Amenity Space Standards</b></th> </tr> </thead> <tbody> <tr> <td><b>Dwelling for 1 or 2 occupants</b></td> <td></td> <td>45sqm</td> </tr> <tr> <td><b>Dwelling for 3 occupants</b></td> <td></td> <td>60sqm</td> </tr> <tr> <td><b>Dwelling for 4 occupants</b></td> <td></td> <td>75sqm</td> </tr> <tr> <td><b>Dwelling for 5 or 6 occupants</b></td> <td></td> <td>90sqm</td> </tr> <tr> <td><b>For each additional occupant</b></td> <td></td> <td>+5sqm</td> </tr> </tbody> </table> <p><i>Notes:</i></p> <ol style="list-style-type: none"> <li><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></li> <li><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></li> </ol>	<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	For flexibility and to reflect Regulation 20 representations, discussions at Examination Hearing sessions and guidance from the Inspector.
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AM036	31	4.30 – 4.31	<p><i>Rearrange the information in the reasoned justification paragraphs, and insert new paragraphs to provide more explanation:</i></p> <p><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 designed level of</u></i></p>	To improve clarity of the interpretation and purpose of the policy.																		

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			<p><u>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></p> <p><u>4.32 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.</u></p> <p><u>4.33 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.</u></p> <p><u>4.34 Sufficient space is also...</u></p>	

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MM4	31	4.30 – 4.31	<p><i>Insert new sentence to end of remaining section of new paragraph 4.34 and delete reference to external space standards and remainder of supporting text:</i></p> <p><i>4.34 Sufficient <u>external</u> 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 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.</del></i></p> <p><i>4.31 <del>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.</del></i></p>	To reflect modifications to Policy CH5 and the restructuring of the Reasoned Justification as above.
AM037	31	4.32	<p><i>Delete the word “new” from the second sentence in the paragraph:</i></p> <p><i>...biodiversity. <del>New</del> Development should retain individual...</i></p>	For consistency of terminology.
AM038	31	Policy CH6	<p><i>Delete the word “new” from the first sentence in the Policy:</i></p> <p><i>Landscape proposals for <del>new</del> residential development...</i></p>	For consistency of terminology.

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MM5	31-32	Policy CH6	<p><i>Amend the Policy by separating the paragraph and include minor additional wording:</i></p> <p>Landscape proposals for new residential development should contribute to the character and appearance of the town by including at least one new tree for each new <del>house dwelling</del>, <u>of an appropriate species and planted in an appropriate location.</u></p> <p>Where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and <u>replaced in order to</u> mitigate for the visual impact resulting from the loss of the tree canopies. Proposals must demonstrate that the number of replacements accords with the following requirements:</p>	For clarity.
			<p><i>Delete reference to specified required width of replacement tree from standards table and insert additional paragraph clarifying the approach to girth of the replacement trees into Policy as below:</i></p> <table border="1"> <tr> <td>Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:</td> <td>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:
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> )			
AM039	31	New: after 4.33	<p><i>Insert new paragraph in supporting text:</i></p> <p><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></p>	For additional clarity of policy intent.

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AM040	32	4.35	<i>Insert the word “for” into the sentence: ...the additional cost of construction <u>for</u> a tree pit must be funded.</i>	To correct a typo.
AM041	33	4.36	<i>Delete word “new” from last sentence: ...impact of major roads. <del>New</del> <u>D</u>Development proposals should identify...</i>	For consistency of terminology.
AM042	33	Policy CH7	<i>Amend the first paragraph of the Policy as follows: ... contribution to the town and its neighbourhoods, in terms of character and appearance, structure, screening or softening, <del>to the town and its neighbourhoods</del> have been identified on the Local Plan Map. <del>All</del> <u>D</u>Development proposals <u>that affect this role should demonstrate the visual impact of the proposals and should will be required to protect and/or enhance areas of structural landscaping, where appropriate</u> and <del>to demonstrate the visual impact of the proposals on these areas as part of the planning application submission.</del></i>	For clarity.
			<i>Delete word “new” from last sentence: ...deliver enhancements as part of <del>new</del> development proposals...</i>	For consistency of terminology.
AM043	34	Policy CH8	<i>Delete word “new” from paragraph “Long distance views”: ...remain unobstructed by <del>new</del> development in the foreground. Where the view is to an identified feature, <del>new</del> development is required...</i>	For consistency of terminology.
AM044	34-35	4.40	<i>Insert description for two important views and correct spelling: <u>Linear Contained Views</u></i> <ul style="list-style-type: none"> <li>• <u>Balcombe Road</u></li> <li>• <u>View from Grayrigg Road and Balcombe Road towards the Grade I Listed Building, St. Nicholas’ Church.</u></li> <li>• <u>London Road</u></li> </ul>	To correct an omission and spelling error.

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			<p><u><a href="#">View between Tushmore Roundabout and Martyrs Avenue enclosed by trees and then up to County Oak Roundabout.</a></u></p> <p><u>Long Distance Views</u></p> <ul style="list-style-type: none"> <li>• Target Hill</li> </ul> <p>... over the wooded areas associated with Creasey's Brook...</p>	
MM6	36	Policy CH9	<p>Insert additional wording into third paragraph of Policy and a second paragraph into the Policy under the Landscape Character Area "<u><a href="#">Upper Mole Farmlands Rural Fringe</a></u>", relating to land immediately adjacent to Manor Royal:</p> <p>In addition to the above, all proposals must recognise the individual character and distinctiveness, and the role of the landscape character area or edge in which it is proposed as <u><a href="#">shown on the Local Plan Map, established by</a></u> <del>set out in</del> the Crawley Borough Council Landscape Character Assessment and <u><a href="#">set out</a></u> below:...</p> <p><u>Upper Mole Farmlands Rural Fringe</u>  <u><a href="#">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.</a></u></p>	For clarity and to reflect the flexibility for possible extensions to Manor Royal on land outside of safeguarding.
	38	New Para. 4.50	<p>Insert new paragraph after Para. 4.45 (para. 4.49 in Modifications 2015 Version):</p> <p><u><a href="#">4.50 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</a></u></p>	To reflect and support changes to Policy CH9.



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			<u>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>	
AM045	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.
AM046	40	4.56	Amend the following word: The Heritage Strategy highlight <del>ed</del> <sup>sed</sup>	To correct a typo.
MM7	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</u>, <del>protected or enhanced</del> or, for exceptionally significant development, relocated.</p> <p>If, in exceptional circumstances, a heritage asset is considered to be suitable for loss or replacement, <u>and it has been demonstrated its site is essential to the development's success</u>, proposals will need to demonstrate how they have recorded the heritage asset:</p> <p>i. <u>in line with a written scheme of investigation submitted to, and approved by, Crawley Borough Council; or</u></p> <p>ii. <u>in the case of standing structures</u>, to a minimum of <del>English</del> <sup>Heritage</sup> <u>Historic England</u> recording Level 2, <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> <sup>Heritage</sup> <u>Historic England</u> and submit their recording to the Historic Environment Record (HER).</p>	To respond to Regulation 20 representations received from WSCC; to reflect a factual change; and for consistency and clarity of approach to distinguish between different levels of designations.

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AM047	41	4.58	<p><i>Amend paragraph in Reasoned Justification as follows:</i>  Recording any heritage assets to a minimum of <del>English Heritage</del> <a href="#">Historic England</a> Level 2 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 had to Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets</u>  <i>Insert new footnote:</i>  <sup>26</sup> <a href="#">Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets (March 2015).</a></p>	To reflect a factual change and for consistency and clarity.
AM048	41	4.59	<p><i>Amend the following text:</i>  ...asset <del>is</del> <u>should be</u> relocated...</p>	To correct an error.
MM8	41 – 42	Policy CH13	<p><i>Amend Policy as follows:</i>  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.</p>	For consistency and clarity of approach to distinguish between different levels of designations.
AM049	42	4.63	<p><i>Amend the last sentence before the bullets, to refer to 'Conservation Areas':</i>  The <u>Conservation</u> <del>a</del> Areas are:</p>	For clarity.
AM050	42	4.64	<p><i>Delete word "new" in the last paragraph:</i>  ... that any alterations or <del>new</del> development are consistent with...</p>	For consistency of terminology.

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MM9	43	Policy CH14	<p><i>Amend Policy as follows:</i> 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.</p>	For consistency and clarity of approach to distinguish between different levels of designations.
MM10	44	Policy CH15	<p><i>Amend Policy as follows:</i> 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 guidance</u><del>/policy</del>.</p> <p>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.</p> <p><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:</p> <p><u>i) there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form; and</u> <u>ii) 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 <del>to a minimum of</del> English Heritage</p>	For consistency and clarity of approach to distinguish between different levels of designations.

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			<p><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>	
MM11	44 – 45	Policy CH16	<p><i>Amend Policy as follows:</i>                      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> <ul style="list-style-type: none"> <li>i) The Historic interest of the building.</li> <li>ii) The Architectural interest of the building.</li> <li>iii) The Townscape value of the building.</li> <li>iv) The Communal value of the building and its surroundings.</li> </ul> <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> <ul style="list-style-type: none"> <li>a) reflect or retain the key features of the original building; <u>and</u></li> <li>b) significantly outweigh the merit of retaining of the original building with regard to social, economic and environmental benefit to the wider area; and</li> </ul>	For consistency and clarity of approach to distinguish between different levels of designations.

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			c) records the building <a href="#">up</a> to <del>English Heritage</del> <a href="#">Historic England</a> 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.	
AM051	45	4.74	<i>Amend the final sentence of the Reasoned Justification as follows: The adopted local list of buildings can be found <a href="#">on the council's website</a> at <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a></i>	For clarity.
AM052	45	Policy CH17	<i>Insert the word "of" and an apostrophe into the second bullet and replace the word "and" for "or" in the second paragraph of the Policy:</i> <ul style="list-style-type: none"> <li>Land South <a href="#">of</a> St Nicholas' Church</li> </ul> ...historic setting and character of the designated Historic Park <del>and</del> <a href="#">or</a> Garden...	To correct typos and for clarity.
MM12	45 - 46	Policy CH17	<i>Amend the final paragraph in the Policy as follows:</i> 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, <a href="#">its</a> character, <a href="#">key features</a> and the setting of the area and that proposals <a href="#">respect</a> <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 of approach to distinguish between different levels of designations.
AM053	46	Para. 4.76	<i>Amend the paragraph in the Reasoned Justification as follows:</i> <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> <a href="#">Historic England</a>, there are locally important areas that are worthy of protection in the Crawley context. This</i>	To correct a factual change and for consistency and clarity of approach to distinguish between different levels of designations.

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			<i>does not mean that development is always unsuitable in these areas but that the historic setting and character of that area must be <del>respected</del> preserved or enhanced.</i>	
AM054	46	After 4.77	<i>Replace Heritage Assets Plan with updated version.</i>	To reflect symbology changes to Local Plan Map for consistency.
<b>5. Economic Growth</b>				
AM055	47	5.3	<i>Amend the text as follows: ...this Local Plan <del>build upon</del> <u>respond to</u> the objectives of the NPPF and Gatwick Diamond Local Strategic Statement, and, drawing upon <del>the evidence base</del>, including the Economic ... ...the policy approaches set out in this chapter <del>will play a key role in</del> <u>plan</u> positively <del>to</del> <u>promote</u>ing the economic growth of Crawley and the wider Gatwick Diamond.</i>	For clarity.
AM056	48	5.4	<i>Delete the following minor wording from the text and final sentence of the paragraph: ... the Plan period, <del>and</del> <u>identifying</u> the hierarchy and role of.... ... character, <del>and</del> sets out policies to guide <del>new</del> economic... ... its role within the Gatwick Diamond. <del>Beyond the Main Employment Areas, the NPPF is relied upon to determine planning applications for economic development.</del></i>	For clarity.
AM057	48	5.7	<i>Make minor wording amendments as follows: ... Recognising <del>the</del> <u>its</u> key role <del>of Manor Royal</del> at the heart of the Gatwick Diamond, the EGA outlines that <del>the</del> Manor Royal <del>Business District</del> should <u>continue to</u> represent...</i>	For clarity.
AM058	48	5.8	<i>Make minor wording amendments as follows: ...recognition <del>of the borough's role</del> within the Local Enterprise... ... whilst ensuring that it <del>continues to</del> <u>prosper</u>s in its role...</i>	For clarity.

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AM059	49	5.9	<i>Make minor wording amendments as follows:</i> ...and <del>it is clear from the Assessment that</del> Crawley...	For clarity.
MM13	49	5.10	<i>Insert additional wording into first sentence of Reasoned Justification paragraph:</i> The EGA identifies a future need for business floorspace equating to approximately 77ha, even at the baseline level, to be provided at Crawley, <a href="#">with the 2015 EGA update revising this for the Plan period 2015-2030 to 57.9 hectares.</a>	In light of updated evidence.
	49	5.11	<i>Insert additional wording into first sentence of Reasoned Justification paragraph:</i> The EGA <a href="#">and the 2015 EGA</a> update recognises that despite a positive approach by the council to maximise the utilisation and intensification of existing sites within Crawley, only <del>42</del> <a href="#">23</a> hectares of business land can be delivered through the existing available land supply.	In light of updated evidence.
	49	5.13	<i>Amend figures in first sentence of Reasoned Justification paragraph:</i> Sufficient land ( <del>42</del> <a href="#">23</a> hectares) is identified within the borough to meet B Class employment needs during the early part of the Plan period.	In light of updated evidence.
AM060	49	5.13	<i>Make minor wording amendments as follows:</i> ...employment provision, <del>which is currently constrained by airport safeguarding.</del> As recognised...	For clarity.
AM061	49	5.14	<i>Make minor wording amendments as follows:</i> ...a final decision has been <a href="#">made by the government</a> published on UK airport expansion... ... first instance be directed to Crawley, <del>in order to</del> <a href="#">building</a> upon its key role as the economic focus at the Heart of the Gatwick	For clarity.

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			Diamond and excellent connectivity with Gatwick Airport. <del>However, r</del> Recognising the land supply...	
AM062	49	5.15	<i>Make minor wording amendments as follows:</i> ... agreed by the three partners authorities involved with the northern West Sussex EGA, and joint working with these and other neighbouring authorities <u>will</u> remains on-going.	For clarity.
MM13	50	Policy EC1	<i>Amend the third paragraph of the Policy:</i> Opportunities for approximately <del>42</del> <u>23</u> ha of employment land <del>have been</del> <u>are</u> identified within <u>the borough</u> <del>these areas</del> , meeting short-term economic growth needs for the town over the 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.	In light of updated evidence.
	51	5.18	<i>Insert new wording into Reasoned Justification:</i> <u>The 2014 EGA Assessment outlines that there is a baseline demand for growth in employment by a further 16,500 jobs up until 2031, including a requirement for a minimum of 77.2 hectares of additional land to accommodate Business use demands (B Class Uses) during the <del>Plan</del> period 2011-2031. This reflects the approach of the NPPF<sup>28</sup> in pro-actively planning to meet the development needs of business, whilst delivering the identified baseline land requirement represents a positive and sustainable approach in planning for economic growth. <u>The 2015 EGA update, based on refreshed Experian forecasts, outlines that, for the Plan period 2015-2030, 57.9 hectares is required for B use class development.</u></u>	In light of updated evidence.



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	51	5.19	<i>Insert new wording into Reasoned Justification: It is, however, recognised that Crawley's limited available land supply presents challenges in delivering the required level of business floorspace. For this reason, a supply-led approach is taken by the Local Plan in planning for business-focused employment need<sup>29</sup>. There is an available land supply of <del>42</del> <u>23</u> ha (as set out in the <a href="#">Crawley Employment Land Trajectory, February 2015 EGA</a>) comprising existing development commitments and land intensification opportunities. It is forecast this will meet business growth needs for the short term...</i>	In light of updated evidence.
AM063	51	5.19	<i>Amend reference to Manor Royal: ...In recognition of this and in light of Manor Royal's key role as a business location within Crawley and the Gatwick Diamond, Policy EC1 seeks to protect land and premises within Manor Royal for business uses, <del>and other</del> forms of economic development will be permitted <del>only</del> where they are specifically designed to support and enhance the <del>Business District's</del> overarching business role <u>of Manor Royal</u>...</i>	For clarity.
MM13	51	5.20	<i>Amend the figure in Reasoned Justification: 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 <u>of land for business class uses</u>...</i>	In light of updated evidence.
MM14	51	5.20	<i>Insert additional wording into, and split, paragraph 5.20 as below: 5.20 ...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</u></i>	To reflect changes to Policy CH9 (MM6) in relation to possible extensions to Manor Royal on land outside of safeguarding.

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			<p><u>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></p> <p>5.21 <del>f</del>Further strategic...</p>	
AM064	51	5.20 (new para 5.21)	Amend the wording: ...strategic employment development <del>may</del> <u>will</u> be needed in the medium to long term...	To respond to Regulation 20 representations received.
AM065	51 - 65	5.21 – 5.69	Amend paragraph numbering for remainder of chapter.	To reflect paragraph split above.
AM066	52	5.21	Amend the supporting text and insert the following: ...because this area <del>cannot accommodate housing development because of aircraft noise</del> <u>is sustainably located adjacent to Manor Royal, Gatwick Airport and existing transport links.</u> The location(s) would complement Manor Royal and build upon its existing scale and function, and represent a sustainable use of land. <u>It is also recognised that housing is unlikely to be appropriate in this area as a result of aircraft noise.</u> However...	To respond to Regulation 20 representations received.
MM15	53	Policy EC2	Amend Policy wording: The other Main Employment Areas are: <ul style="list-style-type: none"> <li>• Three Bridges Corridor (including <u>Denvale Trade Park, Spindle Way, Stephenson Way and</u> Hazelwick Avenue)</li> <li>• Maidenbower Business Park</li> </ul>	For clarity and to correct an error.

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			<ul style="list-style-type: none"> <li>• Tilgate Forest Business Centre</li> <li>• Broadfield Business Park</li> <li>• Lowfield Heath</li> <li>• Broadfield Stadium and K2 Crawley</li> <li>• The Hawth</li> </ul> <p>Proposals for employment generating development at the <del>six</del> <u>seven</u> locations above will be supported where they contribute to the specific characteristics of the main employment area, and overall economic function of the town, through providing a mix of employment generating uses.</p> <p>Proposals that would involve a net loss of employment floorspace <u>in any Main Employment Area, including Manor Royal, Gatwick Airport and Crawley Town Centre,</u> will only be permitted where they are able to demonstrate that:</p>	
AM067	53	5.27	<p><i>Insert the following:</i>  <i>...supporting <u>a range of employment uses including small businesses, higher...</u></i></p>	For clarity.
AM068	53	5.28	<p><i>Amend reference to Manor Royal:</i>  <i>Manor Royal <del>Business District</del> is the Gatwick Diamond's leading business <u>district</u> estate, benefiting from sustainable transport links providing excellent access to London, Brighton and Gatwick Airport. <del>Manor Royal</del> <u>It</u> 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> <del>the Business District</del> as the preferred...</i></p>	For clarity.
AM069	54	5.31	<p><i>Insert reference to Denvale and Hazelwick Avenue:</i>  <i>...town centre, and <u>includes Denvale Trade Park, Spindle Way, Stephenson Way and Hazelwick Avenue.</u> It supports a diverse</i></p>	For clarity.

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			<i>range of economic uses including light storage, distribution, trade, car showroom and automotive uses. Residential uses surround and split the <u>Main eEmployment Area</u>. <del>zone</del>.</i>	
AM070	54	5.33	<i>Amend reference to Manor Royal: ... forms a good secondary role close to <del>the main</del> Manor Royal <del>Business District</del>.</i>	For clarity.
MM16	55	Main Employment Area Plan	<i>Amend Plan to reflect changes to Local Plan Map and re-draw line of Viking House within Airport Boundary.</i>	For consistency and to correct an error.
AM071	55	5.35	<i>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.</u> Manor Royal is critical...</i>	For clarity.
AM072	56	Policy EC3	<i>Amend reference in the Policy to Manor Royal as follows: Manor Royal <del>Business District</del> is the principle business location for Crawley...  ... All development at Manor Royal should contribute positively to the overall setting and environment of the <u>Main Employment Area as a Bbusiness Ddistrict</u> through...</i>	For clarity.
AM073	56	5.40	<i>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></i>	Text moved from end of para 5.42 for continuity of text.

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AM074	56	5.41	<i>Insert reference to London Road Retail Park: ...County Oak <u>(together with London Road Retail Park)</u> should remain the focus...</i>	For clarity.
MM17	56	5.42	<i>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 (WSSCC) should be contacted in relation to any planning proposals at this location. WSSCC 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 WSSCC Minerals Local Plan when adopted, these will be shown on the Local Plan Map.</u> <del>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.</del></i>	To reflect insertion of text into para. 5.40 above and new paragraph to respond to Regulation 20 representations received.
MM18	57	Policy EC4	<i>Insert wording from the supporting text into the start of the Policy: <u>Where residential development is proposed within or adjacent to Main Employment Areas, the principal concern will be to ensure that the economic function of the area is not constrained.</u></i>	To respond to Regulation 20 representations received.

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AM075	57	5.44	<i>Delete the last two sentences of the paragraph: 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.
AM076	57	5.45	<i>Amend reference to Manor Royal: ...south-west of Manor Royal <del>Business District</del>, where there is little...</i>	For clarity.
AM077	57	5.46	<i>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></i>	To replace removed text from para. 5.44 above.
AM078	57	Town Centre subsection title (above para. 5.47)	<i>Amend the title of the sub-section as follows: <b><u>Crawley Town Centre Uses</u></b> <u>Primary Shopping Area</u></i>	For clarity.
AM079	57 - 58	5.47	<i>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 <del>with few vacant units</del>, attracting a significant footfall of customers. The secondary frontages, including The Broadway, <u>The Boulevard</u>...</i>	For clarity.

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AM080	58	5.48	<i>Insert the word “the” into the paragraph as follows:</i> uses that promote <u>the</u> day-time	To correct a typo.
MM19	58	Policy EC5	<i>Amend the Policy Title; Insert the following wording into the start of the second paragraph in the Policy; and amend the wording in the fifth paragraph in the Policy, as follows:</i> <b>Policy EC5: <del>Town Centre Uses</del> <u>Primary Shopping Area</u></b> <u>Located within the Town Centre Boundary</u> , <del>the</del> Primary Shopping Area comprises the Primary and Secondary <u>shopping</u> <del>retail</del> frontages as identified on the Local Plan Map.  Within Primary <u>Shopping</u> <del>Retail</del> Frontages, ground floor proposals for A1 (retail), A2 (financial and professional services) or A3 (restaurant) will normally be permitted.  Within Secondary <u>Shopping</u> <del>Retail</del> Frontages, ground floor proposals for A1 (retail), A2 (financial and professional services), A3 (restaurant), A4 (vertical drinking establishment) and A5 (hot food take-away) will normally be permitted.  Proposals for other Main Town Centre Uses in the Primary <u>Shopping Area</u> <del>and Secondary Frontages</del> will be permitted, provided it can be demonstrated that the proposed use would support the vitality and viability of the town centre.	For clarity.
MM20	59	Town Centre Inset Plan	<i>Amend Plan to reflect changes to Local Plan Map and amended boundary for Telford Place.</i>	For consistency and to correct a mapping error (MM29).
AM081	59	Town Centre Sites subsection (above para. 5.52)	<i>Amend the title of the sub-section as follows:</i> <del>Town Centre and Edge-of-Centre</del> <b>Development Sites</b> <u>within the Town Centre Boundary</u>	For clarity.

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AM082	59	5.52	<i>Insert additional new sentence and delete as follows:</i> 5.523 <del>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.</del>	For clarity.
AM083	59-60	5.53	<i>Insert additional new sentence at start of paragraph as follows:</i> 5.534 <u>There are a number of sites within the Town Centre Boundary 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...	For clarity.
MM21	60	Policy EC6	<i>Amend the Policy Title; Insert 's' after the word 'location' in the fifth paragraph; Amend total housing supply figure in Plan; Insert additional wording into the final two paragraphs of the Policy:</i> <b>Policy EC6: <del>Town-Centre and Edge-of-Centre</del> Development Sites <u>within the Town Centre Boundary</u></b>  ...and/or residential at these locations is appropriate,...  ii) support the delivery of a minimum of <del>4,895</del> <u>5,000</u> net dwellings in the borough; and...  Where retail or leisure uses are proposed <u>outside the Primary Shopping Area</u> , a sequential and impact assessment will be	To reflect the evidence in the updated Housing Trajectory and the update to Policy H1 (MM27), to correct a typo, and for clarity.



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			required to demonstrate how proposals will promote and enhance the vitality and viability of Crawley Town Centre.  <del>Sites within the</del> Town Centre <del>Boundary or Edge-of-Centre sites</del> allocated solely for housing are listed in Policy H2.	
	61	5.54	<i>Insert new paragraph after “and create a good living and working environment” as follows:</i> <u>5.56 As identified within the Crawley Retail Capacity and Impact Study (2013), there is capacity to deliver up to 26,650 square metres of comparison (non-food) retail development up to 2030. This represents a modest increase in floorspace, and is significantly less than levels previously envisaged in the Core Strategy (2008) at Town Centre North, which is no longer being progressed. Any retail growth up to this level is not of a scale that would change the market shares of expenditure attracted from the wider catchment area, and is, therefore, unlikely to have any significant negative retail impact on other town centres.</u>	To respond to Regulation 20 representations received.
	61	5.54	<i>Split paragraph and amend as follows:</i> <u>5.57 Developments within the town centre <del>boundary and at edge-of-centre locations</del> could accommodate a mix of town centre uses, but given the town centre location,...</u>	For clarity and to reflect clarification modifications to Policy EC6.
AM084	61	5.56	<i>Remove the word “but”:</i> <del>...but it is not a comprehensive...</del>	To correct a typo.
AM085	61	Non-Central Retail subsection (above para. 5.57)	<i>Amend the title for the section on Non-Central development to:</i> <b>Non-Central Retail <u>and Leisure</u> Development</b>	For clarity and to reflect clarification modifications to Policy EC7.

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MM22	61-62	Policy EC7	<p><i>Amend Policy wording:</i> Retail and leisure proposals in Crawley will follow the NPPF 'Town Centre first' principle with development directed to the most sequentially preferable and sustainable locations, <u>firstly within the Primary Shopping Area</u>.</p> <p>Proposals for edge-of-centre or out-of-centre development, will be permitted where it can be demonstrated that:</p> <p>a) <del>the need for</del> the <u>proposed</u> development cannot be met on more central sites, having applied the sequential test;...</p> <p>In assessing the impact of out-of-centre retail development proposals under part b), a retail impact assessment will be required to support proposals for 2,500sqm <del>net</del> <u>gross</u> floorspace or greater.</p> <p>The existing out of town centre retail locations at County Oak and London Road Retail Parks have an established retail warehouse function and should remain the focus for any out of <u>centre town</u> retail proposals subject to satisfying the sequential assessment and impact testing <del>as outlined above</del>.</p>	For clarity and to update in light of new guidance in the national Planning Practice Guidance.
AM086	62	5.58	<p><i>Insert additional wording into the reasoned justification:</i> ... Sites falling outside of the Primary Shopping Area, though within the Town Centre Boundary, are defined as edge-of-centre sites <u>and these would be the next most sequentially preferable sites...</u></p>	For clarity and to reflect clarification modifications to Policy EC7.
AM087	62	5.59	<p><i>Delete final sentence:</i> ...<del>impact testing. For non-central retail proposals, locally-specific impact thresholds are identified, whilst for leisure proposals NPPF policy will apply.</del></p>	For clarity.

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AM088	62	5.61	<i>Make minor wording amendment as follows: ...Capacity Update (2013) <del>are</del> <u>is</u> relevant...</i>	To correct an error.
MM21	62	Para. 5.61	<i>Insert the additional information from the evidence base into the supporting text: ...These studies recognise that available retail expenditure <u>of up to 26,650sqm.</u> over the <del>p</del>Plan period is finite, and that available retail capacity...</i>	To respond to Regulation 20 representations received and reflect the evidence for clarity.
AM089	62 - 63	5.62	<i>Make minor wording amendments to supporting text as follows: ...As such, <del>any</del> non-central retail proposals will be... Where the retail impact thresholds set out in Policy EC7 <del>are</del> <u>is</u> triggered, applications should be accompanied by a <del>detailed</del> retail impact assessment... ...current/future town centre <u>and neighbourhood centre</u> offer.</i>	For clarity.
MM23	63	Policy EC8	<i>Insert the wording "including" into the Policy: ...proposals for ground floor change of use, <u>including</u> from Class A1 (Retail), to other uses...</i>	For clarity.
AM090	64	After 5.65	<i>Replace Neighbourhood Centres Plan with updated version.</i>	To reflect symbology changes to Local Plan Map for consistency.
<b>6. Housing</b>				
AM091	67	6.8	<i>Update delivery figures: ...whilst only <del>85</del> <u>78</u> dwellings were completed in 2012/13 and <del>422</del> <u>157</u> in 2013/14...</i>	Factual correction.
AM092	68	6.12	<i>Delete 'objectively assessed': ...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...</i>	For clarity.

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MM27	68	6.13 and insert new footnote	<p><i>Amend wording of the paragraph within the Chapter introduction:</i>          6.13 Additional work was undertaken in early 2014 to determine the <del>objectively assessed</del> <b>demographic</b> 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></p> <p><sup>32</sup> <u>Objective Assessment of Crawley's Housing and Economic Needs (March 2015) Chilmark Consulting</u></p>	For clarity and in light of updated evidence.
AM093	68	6.13	<p><i>Update footnote:</i>          See Topic Paper 2: Housing Need (<del>July</del> <u>November</u> 2014) Crawley Borough Council</p>	To reflect updated evidence.
AM094	69	6.14 and footnote	<p><i>Update text and insert new footnote:</i>          ...update <del>is being</del> <u>was</u> undertaken <u>in 2014<sup>37</sup> (subsequently referred to as "2014 SHMA" or the "Affordable Housing Needs Model Update, 2014")</u> with...</p> <p><sup>37</sup> <u>Northern West Sussex Housing Market Area 'Affordable Housing Needs Model Update' (Chilmark Consulting Ltd. October 2014)</u></p>	To reflect progress on updated evidence base.

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AM095	69	Para. 6.15	<p><i>Replace the paragraph text:</i></p> <p><del>The 2012 SHMA concludes that despite current economic conditions, the outlook over the medium term is more optimistic and that recovery is expected to be led by London and the South East region. A likely continued under-supply of new homes in the short to medium term will help to stimulate market recovery with demand focused towards traditional housing stock and less focused on flats. Analysis of the entire Housing Register indicates a predominant need for two-bed properties with one and three bed properties in similar demand. However, when compared to Mid Sussex and Horsham districts, the borough has the highest proportional requirements for larger three and four bedroom affordable properties.</del> <u>The 2014 SHMA reaffirms the importance of Northern West Sussex as a single Housing Market Area centred on Crawley and Horsham and extending towards Haywards Heath and Burgess Hill to the south and Horley to the north. The Assessment concludes that the housing market is beginning to recover from the economic recession with increased demand, house price recovery and consumer confidence. However, the underlying challenge of unaffordability of market housing (particularly entry-level) remains with the lower quartile house price to income ratio averaging 7:1.</u></p>	To reflect progress on updated evidence base.
MM29	69	6.17	<p><i>Amend as follows:</i></p> <p>... waiting list (excluding transfers). In <del>2013</del> <u>2014</u>, the 'reasonable preference' group within Crawley comprised <del>48%</del> <u>55%</u> of the council's entire waiting list. <u>It is recognised that this priority group has predominant influence over the required housing mix within the borough, particularly during times of low delivery and high backlog in the provision of affordable housing. The mix of house</u></p>	To reflect progress on updated evidence base.

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			<del>types is recommended to be made up of with 23% 25% requiring one-bedroom units, 50% requiring two-bedroom units and 20% requiring three-bedroom units. This required proposed mix should be considered within the context of any particular scheme, and it should not be regarded that affordable housing may be provided in only flatted accommodation by virtue of the requirement for smaller house types. of affordable house types is predominantly influenced by the needs of those in 'reasonable preference', particularly during times of low delivery of affordable housing.</del>	
MM24	70	6.25	<i>Amend total housing supply figure in Plan:</i> ...provides a total of <del>4,895</del> <u>5,425</u> net dwellings including windfalls <sup>38</sup> : <u>5,123 of which are anticipated to be delivered over the Plan period (i.e. excluding those built during the financial years 2013/14 and 2014/15).</u>	To reflect the evidence in the updated Housing Trajectory.
AM096	72	6.25	<i>Update Footnote:</i> Figure is based on the <del>Housing Trajectory</del> period <u>as shown within the full Housing Trajectory from (1 April 2014 2015)</u> to the end of the Plan period: 2030.	To correct an error.
MM25	71	6.27	<i>Amend the windfall calculations:</i> ...a total of <del>645</del> <u>825</u> dwellings (at a rate of <del>43</del> <u>55</u> dwellings per annum) will come forward...	To reflect updated evidence.
MM26	71	New paragraphs after 6.27 and new footnote	<i>Insert new section and paragraphs into chapter introductory text, after paragraph 6.27 as follows:</i> <b><u>Housing for Older People</u></b> <u>6.28 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>39</sup>. The population in Crawley</u>	To reflect recent changes to National Planning Practice Guidance.

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			<p><u>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.</u></p> <p><u>6.29 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.</u></p> <p><u>6.30 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 resulting in a reduced parking requirement, and is 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.</u></p>	

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			<p><a href="#">6.31 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> <p><a href="#"><sup>39</sup> Population Mid-Year Estimates 2013 (June 2014) ONS</a></p>	
AM097	71 - 82	6.28 – 6.80	<i>Amend paragraph numbering for remainder of chapter.</i>	To reflect insertion of new paragraphs above.
AM098	71	6.34	<i>Delete the word "Local": ... objectives within this <del>Local</del> Plan.</i>	For readability.
AM099	72	6.35	<i>Insert 's' after the word 'limit' in the second sentence: ...the borough's administrative boundary further limits capacity...</i>	To correct a typo.
MM27	72	Policy H1	<i>Amend total housing supply figure in the Policy: The Local Plan makes provision for the development of a minimum of <del>4,895</del> <a href="#">5,100</a> net dwellings in the borough in the period 2015 to 2030</i>	To reflect the evidence in the updated Housing Trajectory.
	72	Policy H1	<i>Insert additional wording at the end of the Policy: <a href="#">There will be a remaining unmet housing need, of approximately 5,000 dwellings, 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</a></i>	To address the issue of Crawley's Unmet Housing Need in Policy.



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			<a href="#">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.</a>	
	72	Policy H1	<i>Update Footnote:</i> ...as detailed in the council's Housing Trajectory, 1 April <del>2015</del> 2014	To reflect the updated evidence.
	72	6.38	<i>Amend the annualised average housing delivery figure in the Plan:</i> ... <del>h</del> However, an annualised average delivery of <del>326</del> <u>340</u> dwellings per annum is anticipated...	To reflect the evidence in the updated Housing Trajectory.
	73	6.40 and new footnote	<i>Amend the housing figures in the Reasoned Justification paragraph as below and insert the footnote as follows:</i> <i>The constrained nature of Crawley's land supply means that <a href="#">approximately 50</a> <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>5,000</u><sup>41</sup> over the Plan period...</i>  <small><sup>41</sup> 10,125dwellings objectively assessed housing need (Chilmark Consulting, 2015, OAHN x 15 years) – 5,123dwellings supply (CBC Housing Trajectory, 2015) = 5,002dwellings unmet need</small>	In light of updated evidence.
MM28	73-74	Policy H2 and footnote	<i>Update footnote and insert additional wording at the end of the first paragraph of the Policy:</i> ...or 'developable' in years 6–10 (2020/21 – 2024/25) <sup>42</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>  <small><sup>42</sup> Crawley Borough Council Housing Trajectory, 1 April <del>2015</del> 2014</small>	For clarity and to reflect the updated evidence.
	74	Policy H2	<i>Amend and restructure Policy and include additional wording in relation to the open space requirements for the mixed-use housing and open space allocations; and Remove reference to</i>	For clarity of requirements.

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		Policy H2 continued	<p><i>the allocation of two sites in 'Deliverable' (second and last bullets) and one site from 'Developable' (fourth bullet):</i></p> <p><u>Deliverable</u></p> <ul style="list-style-type: none"> <li>• Forge Wood, Pound Hill (1,900 dwellings)</li> <li>• <del>Breezohurst Drive, Bowbush (112 dwellings)</del></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>• <u>Land adjacent to</u> Langley Green Primary School, Langley Green (30 dwellings)</li> <li>• 5 – 7 Brighton Road, Southgate (48 dwellings)</li> <li>• <del>WSCC Professional Centre, Furnace Green (76 dwellings, of which 59 are completions)</del></li> </ul> <p><u>Developable</u></p> <ul style="list-style-type: none"> <li>• <del>Breezohurst Drive Playing Fields, Bowbush (65 dwellings)</del></li> <li>• <del>Henty Close, Bowbush (24 dwellings)</del></li> <li>• Longley Building, Southgate (48 dwellings)</li> </ul>	<p>Removal of sites from allocation to reflect the change from being 'developable' to being 'suitable, but undeliverable' in the SHLAA and to reflect the updating of the Housing Trajectory which indicates the completion of two of the Key Housing Sites within the period prior to the adoption of the Local Plan (i.e. by June 2015).</p> <p>To reflect Inspector's Preliminary Findings – 1.</p> <p>Factual correction.</p>

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		Policy H2 continued	<p>• <del>Land Adj. to Horsham Road &amp; South of Silchester Drive, Gossops Green (52 dwellings)</del></p> <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 (deliverable) <del>438</del> <u>120</u> dwellings, mixed use recreation/residential. <u>Development of this site must include:</u> <ol style="list-style-type: none"> <li>i. <u>the replacement of Oakwood Football Club;</u></li> <li>ii. <u>senior pitch and facilities;</u></li> <li>iii. <u>a junior 3G pitch;</u></li> <li>iv. <u>public access arrangements for the sports pitch facilities;</u></li> <li>v. <u>enhancement and management for public access of Summersvere Woods;</u></li> <li>vi. <u>on-site publicly accessible play space and amenity greenspace.</u></li> <li>vii. <u>Consideration should also be given to the provision of allotments.</u></li> </ol> </li> </ul> <p><u>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.</u></p>	

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		Policy H2 continued	<p><u>Full details of the requirements relating to this site will be set out in a Development Brief.</u></p> <ul style="list-style-type: none"> <li>• Breezehurst Drive Playing Fields, Bewbush (<u>developable</u>) 65 dwellings, <u>mixed use recreation/residential</u>. <u>Development of this site must include:</u> <ol style="list-style-type: none"> <li>i. <u>the retention of good quality outdoor sports space to the south of the pavilion; provision of enhanced pitch drainage off-site; and</u></li> <li>ii. <u>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.</u></li> <li>iii. <u>Consideration should also be given to the provision of allotments off-site should demand from residents exist.</u></li> </ol> </li> </ul> <p><u>These requirements will be set out in full in a Development Brief.</u></p> <ul style="list-style-type: none"> <li>• Henty Close, Bewbush (<u>developable</u>) 24 dwellings. <u>Development of this site must:</u> <ol style="list-style-type: none"> <li>i. <u>provide a replacement play area of equivalent or better quantity and quality in a suitable location.</u></li> </ol> </li> </ul> <p><u>Housing, Biodiversity and Heritage Site</u></p> <ul style="list-style-type: none"> <li>• <u>Land east of Street Hill, Pound Hill (developable) 15 dwellings. The design and layout of the development of this site must:</u> <ol style="list-style-type: none"> <li>i. <u>respect its setting outside the built up area and the rural character of the Worth Conservation Area;</u></li> <li>ii. <u>concentrate the residential element and associated infrastructure towards the least sensitive areas, where</u></li> </ol> </li> </ul>	

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		Policy H2 continued	<p><u>possible, and to be located within southern section of the site;</u></p> <p>iii. <u>reflect, enhance and ensure no significant harm to the locally designated historic parkland;</u></p> <p>iv. <u>allow a suitable unbuilt margin around the archaeologically sensitive Moat;</u></p> <p>v. <u>limit harm to the species-rich meadow grassland which contributes to the Site of Nature Conservation Importance;</u></p> <p>vi. <u>maintain the woodland vegetation barrier between the development and the church, to retain the historic significance of the context of Worth Church; and</u></p> <p>vii. <u>be accompanied by a long-term commitment to the ecological enhancement and proper management of the remainder of the SNCI not affected by the development for the benefit of biodiversity.</u></p> <p><u>Detailed ecological and archaeological assessments must be carried out and adequate mitigation and compensation measures provided to offset any harm caused to the site's important assets. These requirements will be set out in full in a Development Brief.</u></p> <p><u>Housing for Older People</u></p> <ul style="list-style-type: none"> <li><u>Oakhurst Grange, Southgate (deliverable) 55 dwellings as residential Class C3 use or up to 120 residential rooms as Class C2 (Residential Home) use. Development of this site should specifically meet the needs of older people, either as a care facility in the form of Extra-Care or Residential Care or to provide general housing designed to meet particular needs of older</u></li> </ul>	

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		Policy H2 continued	<p><a href="#">people, including being wheelchair adapted dwellings meeting Building Regulations Part M, category 3 accessibility standards.</a></p> <p><a href="#">Broad Locations</a> The remainder of the land within the...</p>	
MM27	74	6.44	<p><i>Amend total housing supply figure in the first sentence of the supporting text: This Policy demonstrates how the Local Plan makes provision for the delivery of a minimum of <del>5,000</del><b>4,895</b> net additional dwellings...</i></p>	To reflect the evidence in the updated Housing Trajectory.
	75	6.45	<p><i>Amend annual 5% buffer figure: ...5% buffer requirement (<del>4617</del> dwellings per annum in the first five years)...</i></p>	To reflect updated evidence.
MM28	75	6.46-6.47	<p><i>Insert additional wording into the Reasoned Justification to support Policy H2: ... 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>43</sup>. <a href="#">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. <del>‡</del>The balance between housing and on-site open space will be determined through the design and layout of a detailed scheme.</a></i></p>	To reflect changes to Policy H2.

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			<del>6.4751 For Tinsley Lane this will involve consideration into the needs of the existing football club; whilst for Breezohurst 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...</del>	
	75	New after 6.47	Insert new paragraph: <u>6.53 Tinsley Lane is located in close proximity to Crawley Goods Yard which is a safeguarded minerals site. Development must be carefully planned, laid out and designed to minimise potential future conflicts and constraints on its important minerals function.</u>	To respond to Regulation 20 representations received.
	75	New	Insert new paragraph: <u>6.54 Land east of Street Hill has a number of heritage and environmental constraints which must be carefully considered and addressed through the design and layout of a development scheme. These include:</u> <ul style="list-style-type: none"> <li><u>i. Forming part of the historic countryside setting of the Grade I listed Church;</u></li> <li><u>ii. Its allocation within the Worth Conservation Area</u></li> <li><u>iii. Its Site of Nature Conservation Importance designation (with species-rich meadow grassland as its important ecological attribute)</u></li> <li><u>iv. Containing an archaeological sensitive asset: the Moat;</u></li> <li><u>v. Forming part of an Historic Park and Garden;</u></li> <li><u>vi. Being located outside the Built-Up Area Boundary of the town.</u></li> </ul> <u>To ensure an appropriate balance between the need for housing and the important heritage and environmental assets and characteristics of the site, a maximum capacity of 15 dwellings is considered likely to be appropriate. Harm to the character of the</u>	To reflect Inspector's Preliminary Findings – 1 and to provide further guidance on the inclusion of the additional site allocation in the Policy.

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			<p><u>Worth Conservation Area must be minimised by a scale and design of development which respects the rural nature of the Conservation Area, as a loose-knit low density layout clearly distinct from the suburban character of Maidenbower. The potential impact of the development and long-term degradation of the valuable habitat on the site and the harm to the Moat can be mitigated against through the appropriate high quality enhancement of the remainder of the site. Therefore, an unbuilt margin around the archaeological asset and its appropriate management must be retained and an appropriate scheme for its future management and that of the two-thirds of the SNCI not affected by development will be required as part of the development. To protect the valuable nature of the site, measures must be incorporated within the development, and the management proposals, to control the pressures created from the development on the remaining ecological assets, including informal recreation, dog walking and fly tipping. Due to the complex character and assets associated with this site, it is shown on the Local Plan Map as a housing, biodiversity and heritage site, with the area most likely to be suitable for housing indicated within the southern part of the site.</u></p>	



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	75	New	<p><i>Insert new paragraph:</i></p> <p><u>6.55 Oakhurst Grange is an existing residential care facility, which is currently vacant. As a secluded and discrete site, the particular characteristics of the site and its location in close proximity to Crawley Hospital support its continued contribution towards meeting the local housing needs of older people. Appropriate development of this site could be as an Extra-Care or Residential Care facility; or as a bespoke development which may incorporate mixed units designed to meet the needs of older people; or for housing designed to provide more general accommodation for older people, and to contribute to the overarching principle of places to live that assist older people to retain their independence for as long as possible. This may include: accessible mainstream housing such as bungalows and step-free apartments designed and built to wheelchair adaptable access standards; sheltered or extra care housing; and/or retirement housing.</u></p>	To reflect Inspector's Preliminary Findings – 1 and to provide further guidance on the inclusion of the additional site allocation in the Policy.
MM27	75	6.48	<p><i>Amend reference to total housing supply figure in the Plan: ...and that their development would not undermine the delivery of a minimum of 499 net dwellings in the period 2015/16 to 2024/25 (Years 1-10 of the Plan) and <del>5,000</del>4,895 net dwellings in the borough in the period 2015-2030...</i></p>	To reflect the evidence in the updated Housing Trajectory.
MM28	76	Housing Plan	<p><i>Delete Housing Plan and replace with amended version which:</i></p> <ul style="list-style-type: none"> <li>• Removes: <ul style="list-style-type: none"> <li>- 'Land Adj Horsham Road and South of Silchester Drive';</li> <li>- 'Breezehurst Drive'; and</li> <li>- 'WSCC Professional Centre' as Key Housing Sites;</li> </ul> </li> </ul> <p>and</p>	To reflect updated evidence base of the Trajectory with a site categorisation changing from being 'developable' to being 'suitable, but undeliverable' in the SHLAA; the completion of two of the 'deliverable' housing

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			<ul style="list-style-type: none"> <li>Includes: <ul style="list-style-type: none"> <li>'Land east of Street Hill'; and</li> <li>'Oakhurst Grange'</li> </ul> </li> <li>as Key Housing Sites; and</li> <li>Amends the boundary for Telford Place site.</li> </ul>	sites; corrects a mapping error (MM20); and to reflect the inclusion of two further Key Housing Sites following the Inspector's Preliminary Findings.
MM29	76	6.51	<p><i>Combine paragraphs 6.51 with 6.50 and amend paragraph as follows:</i></p> <p><del>6.50</del>6.51 ...attracting new residents to the borough. <del>6.51</del>The council's Strategic Housing Market Assessment <u>and its (2012 updates)</u>, identifies that Crawley has the highest proportional requirements for <del>two and three bedroom affordable smaller properties, for those households in greatest need ('reasonable preference'), comprising 43% two bedrooms and 30% three bedrooms. However, housing need across the whole Housing Register reveals that up to 45% require one-bedroom properties with 32% requiring 2-bedroomed accommodation.</del></p>	For simplification and to reflect clarification modifications to Policy H3.
	76-77	Policy H3	<p><i>Amend reference to the evidence base document; Restructure Policy; Insert additional wording into first sentence and Amend modified final sentence of the first paragraph as below:</i></p> <p>All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs <u>and market demand</u>, <del>as evidenced in the 2012 Strategic Housing Market Assessment and subsequent updates</del>. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. <u>However, consideration should be given to the evidence</u></p>	For clarity and to respond to Regulation 20 representations received.

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			<p><a href="#">established in the Strategic Housing Market Assessment and its updates for market housing needs and demand in Crawley.</a></p> <p><a href="#">Affordable Housing</a>  <del>¶</del> <a href="#">In delivering the affordable housing element of residential schemes, in line with Policy H4, the need for one, two and three bedroom affordable dwellings in Crawley, as identified in the council's Strategic Housing Market Assessment and its updates (2012 update), should be addressed in meeting the housing needs of those considered to be in greatest need.</a></p>	
AM100	77	6.52	<p><i>Insert the following wording:</i>  <i>...The council will therefore encourage a mix of housing that will be appropriate to the needs of the community <a href="#">taking account of the information within the SHMA and its updates</a>, to provide a range of types, sizes and tenures including housing for the elderly, lifetime homes and other specialist housing needs.</i></p>	For clarity.
MM29	77	6.53 – 6.54	<p><i>Insert sub-heading and amend the percentages in the supporting text as follows:</i>  <a href="#">Affordable Housing</a>  <del>6.53</del><sup>57</sup> <i>The council will <a href="#">particularly</a> seek to achieve a mix of dwelling sizes to meet local <a href="#">housing need and demand</a>. The <a href="#">Affordable Housing Needs Model (2014 SHMA Update)</a> <del>Strategic Housing Market Assessment (September 2012)</del> has found that the demand for new homes for those <del>households</del> in <a href="#">local housing need falls predominantly towards the smaller one-bedroom and two-bedroom units, with the recommended mix across all priority bandings and affordable tenures being reasonable preference in the borough is:</a></i></p> <ul style="list-style-type: none"> <li>• <del>18%</del> <a href="#">25%</a> 1 bedroom</li> </ul>	<p>For simplification and to reflect updated evidence and clarification modifications to Policy H3.</p> <p>To remove repetition.</p>

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			<ul style="list-style-type: none"> <li>• <del>43%</del> <u>50%</u> 2 bedroom</li> <li>• <del>30%</del> <u>20%</u> 3 bedroom</li> <li>• <del>9%</del> <u>5%</u> 4+ bedroom</li> </ul> <p>6.54 — <i>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.</i></p>	
MM30	77-78	Policy H4	<p><i>Amend the Policy as follows:</i></p> <p><u>Affordable Housing</u> 40% affordable housing will be required from all residential developments <u>of 11 dwellings or more, and/or which have a combined gross floorspace of over 1000sqm.</u></p> <p>The council will expect <u>a minimum of 70%</u> of the affordable housing to be Affordable/<del>Social</del> Rent, <u>or Social Rent where other forms of subsidy exist,</u> and <u>up to 30%</u> Intermediate tenure.</p> <p><del>For sites of 5 dwellings or less, or less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.</del></p>	For clarity, to bring the policy in conformity with changes to national Planning Practice Guidance (28.11.14); and to respond to Regulation 20 representations received.

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			<p><u>Low Cost Housing</u>            In addition to the provision of 40% affordable housing, <del>approximately 10% where viability allows,</del> low cost housing will <del>also</del> be sought on developments <u>exceeding the threshold, proposing 15 dwellings or more offering up to 10% discount to first-time buyers.</u></p> <p><u>Exceptions</u>            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 requirements</u> 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>	
AM101 Policy H4 RJ Paras 6.57 – 6.66	78	6.57	<p><i>Amend the percentages in the third sentence of the paragraph as follows:</i>  <i>... The Strategic Housing Market Assessment (<del>2012</del>2014 SHMA update) concluded that about <del>59</del>56% of <u>emerging</u> households are</i></p>	To reflect updated evidence.

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			<i>now unable to afford <u>Affordable Rent at 80% of market rent values without further assistance, and that 31% of households would require assistance to be in a position to afford rentals set at Social Rent levels, which is based on the differential of local rent relative to local incomes</u> to rent at market levels and <del>69</del>62% of households are unable to purchase, based on the differential of local prices and rent levels relative to local incomes. This represents a significantly worsening situation compared with 2009 when the Assessment was originally undertaken.</i>	
	78	6.58	<i>Amend the Reasoned Justification as follows: 6.58<del>61</del> <u>Affordable housing refers to that which is offered for rent or part-ownership by local authorities or registered providers to eligible households whose needs are not met by the housing open market. The definition also includes housing which is offered for rent or purchase below market levels but above normal social rental levels</u> <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.</i>	To reflect updated evidence.
	78	6.61	<i>Amend the Reasoned Justification as follows: 6.61<del>64</del> <u>However, W</u>where other forms of subsidy are evident, in the form of <del>Social Housing G</del> <u>capital grant and/or free or discounted land, the council will expect Social Rent at target rent levels to be considered in the first instance.</u>, unless viability can be evidenced to justify other forms of discounted rent tenure, <del>either in part or in full.</del> Details of target rent levels will be set out in</i>	To reflect updated evidence and for clarity.

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			<i>the <u>forthcoming</u> Affordable Housing Supplementary Planning Document.</i>	
	78	6.62	<i>Amend the Reasoned Justification as follows: 6.6265 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 <u>social</u> <del>rent</del> or <u>Affordable Rent</u> but are insufficient to buy a home <u>on the open market</u>. Intermediate housing includes <u>Shared Ownership</u>, <u>Shared Equity</u>, <u>Discounted Market Rent</u>, <u>Rent to Buy</u> and <u>First Buy</u> products.</i>	To reflect updated evidence and for clarity.
	79	6.63	<i>Amend the Reasoned Justification as follows: 6.6366 As well as having a significant requirement for affordable rented accommodation, Crawley also has a large need for “intermediate” affordable housing, such as <u>Shared Ownership</u>/<u>Shared Equity</u> schemes and <u>Discount Market 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 for intermediate housing in the Northern West Sussex Housing Market Area, with 64% of those interested already living within the borough and 53% of those interested presently working within the borough</del> <u>33% of households having incomes between social and market rental levels (2012)</u>. 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 <u>on an as intermediate housing basis</u>.</i>	To reflect updated evidence.
	79	6.64	<i>Amend Reasoned Justification as follows: ...the council will expect <u>up to 30%</u> of the affordable housing element to be an “intermediate” tenure....</i>	To reflect updated evidence.

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			<i>...to site specific circumstances and the particular needs of the locality, <u>with rental accommodation remaining the first choice of tenure</u>. The split between...</i>	
	79	6.65	Amend the Reasoned Justification as follows: <del>6.65</del> <u>64</u> <i>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> offers entry-level discounts <u>of about</u> <del>ranging between 10% 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 of this policy will be set out in the <u>forthcoming</u> Affordable Housing Supplementary Planning Document.</i>	For clarity and to respond to Regulation 20 representations received.
	79	6.66	Amend the Reasoned Justification as follows: <del>6.66</del> <u>65</u> <i>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</u> <del>and</del> 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></i>	To reflect updated evidence.



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MM31	80	Policy H5	<i>Amend Policy:</i> ...as a reserve Gypsy and Traveller site <a href="#">for up to ten pitches</a> to... ...is identified as being 'developable' in years 6-10 or 11-15 (202019/202120 – 20298/203029) of the Plan... ...adequate highway <a href="#">and pedestrian and cycle</a> access being...	For clarity and Factual correction.
AM102	81	6.71	<i>Insert new line at end of paragraph:</i> ...most critically in relation to the future expansion of Gatwick Airport. <a href="#">The council will continue to work cooperatively with its neighbouring authorities to maintain constructive joint working across the Gatwick Diamond.</a>	To respond to Regulation 20 representations received.
AM103	82	6.75	<i>Delete the word "the":</i> ...and mismanagement of the properties by <del>the</del> landlords.	To correct a typo.
<b>7. Environment</b>				
AM104	86	7.12 e.	<i>Delete the word "new":</i> <i>Requirements of <del>new</del> development...</i>	For consistency of terminology.
MM32	87	Policy ENV2	<i>Amend and restructure the policy as follows:</i> <del>Major</del> <a href="#">All</a> development proposals will be expected to incorporate features to encourage biodiversity <a href="#">where appropriate</a> , 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 <a href="#">below</a> <del>above</del> or sites showing likely ecological value based on past ecological surveys.  <a href="#">Hierarchy of Biodiversity Sites</a>	To respond to Regulation 20 representations received and for clarity.

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		Policy ENV2 continued	<p>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:</p> <p><u>1. Nationally designated sites:</u></p> <ul style="list-style-type: none"> <li>Sites of Special Scientific Interest (<u>SSSI</u>)</li> </ul> <p><u>SSSI will receive the highest level of protection for habitat conservation value 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>and 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</u> identified in <u>S41 of the Natural Environment and Rural Communities Act 2006</u>, Biodiversity Action Plans and mapped <u>within as</u> Biodiversity Opportunity Areas</li> </ul>	

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		Policy ENV2 continued	<ul style="list-style-type: none"> <li>• <del>Sites</del> Where Protected Species are present</li> <li>• <del>Sites</del> Where Species of Principal Importance are present, <u>as identified in S41 of the Natural Environment and Rural Communities Act 2006.</u></li> </ul> <p>Proposals which would result in significant harm to biodiversity will be refused unless:</p> <ol style="list-style-type: none"> <li>i. this can be avoided by locating on an alternative site with less harmful impact; or</li> <li>ii. the harm can be adequately mitigated, or, as a last resort, compensated for.</li> </ol> <p><del>Major <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.</del></p> <p><del>Habitat and species surveys and associated reports will be required to accompany planning applications which may affect the areas listed above or sites showing likely ecological value based on past ecological surveys.</del></p>	

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AM105	88	7.18	Amend the wording in the paragraph as follows: ...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> <del>Biodiversity Action Plans (BAPs) and Biodiversity Opportunity Areas have been produced which identify habitats of importance within the borough. T</del> <u>Within the borough, this includes the Urban Habitat Action Plan (HAP) BAP which highlights the rich biodiversity in Sussex's urban areas as well as the Deciduous Woodland, Lowland Heathland, and Lowland Meadows and Undetermined Grassland BHAPs.</u>	For clarity.
MM32	88	Biodiversity Plan	Amend to reflect changes to the Local Plan Map and include the SSSI's adjacent to Crawley.	To reflect Policy ENV2.
MM33	90	Policy ENV4	Replace clause 'd' with a new paragraph at the end of the Policy: c) The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <del>and</del> <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 an 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> <del>d) Loss of the site will not result in overriding visual, amenity, environmental or cultural impacts. Sites which have significant nature conservation, historical or cultural value should be</del>	For clarity.

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			<del>afforded protection, even if identified as surplus to requirements as open space for recreation.</del>	
AM106	90	7.28	Amend title of open space study: <i>The council's Open Space, <u>Sport and Recreation Study Assessment (2013)</u></i>	For correct reference.
AM107	91	Open Space Plan	Replace Open Space Typology Plan with new to clarify difference between allotments and natural green space (colour).	For clarity.
AM108	92	Policy ENV5	Delete the word "new" from the first sentence of the Policy: ...the increased population from <del>new</del> residential development...	For consistency of terminology.
AM109	92-93	7.33 – 7.35	Amend Policy Introduction paragraphs and insert new footnote as follows: <b>Sustainable Design and Construction</b> 7.33 ... The council has a long term aspiration to be carbon neutral by 2050. <del>The council</del> <u>and</u> , 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>44</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> .  7.34 ... resulting in much of it being wasted. <u>However, due</u> to the borough's characteristics this wasted energy can be captured	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014; to respond to Regulation 20 representations; and to address publication of the Ministerial Statement.

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			<p>for the benefit of others, <u>and</u> this will result in <u>Crawley's</u> 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 resulting in poor energy efficiency performance.</u> 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<sup>46</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> <p><sup>44</sup> <a href="#">Housing Standards Review Technical Consultation (Department for Communities and Local Government, September 2014)</a></p>	
MM34	93	Policy ENV6	<p><i>Amend the Policy and restructure as follows:</i></p> <p><del>Proposals for new dwellings should as a minimum meet Code for Sustainable Homes Level 3, and 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.</del></p> <p><u>Proposals for</u> new non-domestic buildings should <u>achieve</u> <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>	To reflect changes in national standards requirements; to respond to Regulation 20 representations; and provide clarity.

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		Policy ENV6 continued	<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 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</p>	

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			achieved during the design <del>process, 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.	
AM110	94	7.39	<i>Insert comma: Further to this, local</i>	To correct a typo.
AM111	94	7.43 – 7.46	<p><i>Amend text within the paragraphs as follows:</i></p> <p>7.43 <i>The borough <del>has</del> <u>is identified as falling within an area of serious water stress and as such development is expected to address this issue by achieving a better than standard level. <del>This is to ensure the situation is not worsened and has been endorsed by the Environment Agency and other bodies during consultation.</del></u></i></p> <p>...</p> <p>7.45 <i>Crawley Borough Council has <del>undertaken an assessment</del><sup>50</sup> 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> <del>has</del> been identified ...</i></p> <p>7.46 <i>Existing buildings <del>have</del> <u>contain</u> embedded carbon; this is carbon that was emitted to construct it. It is vital that this already...</i></p> <p>7.47 <i>... Crawley is expected to <del>experienced</del> increased...</i></p>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
AM112	94	7.43	<p><i>Insert new footnote:</i></p> <p><sup>49</sup> <u><a href="#">Water Stressed Areas – Final Classification (Environment Agency, July 2013)</a></u></p>	To reflect updated evidence.



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MM34	95	7.49	<p>Delete Reasoned Justification final paragraph:  <del>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.</del></p>	To reflect changes in Policy.
AM113	95	7.50 – 7.51	<p>Amend text within the paragraphs as follows:  <b>District Energy Supply</b>  <del>7.50</del>49 Energy is currently supplied from the National Grid 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, 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>    <u>7.50 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</u></p>	For clarity.

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			<p><u>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>7.51 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 <del>ed</del>District <u>Energy Networks</u>. <del>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</del> <u>Such networks could</u> provide affordable warmth to residential and commercial buildings, <u>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>	
MM35	95	Policy ENV7	<p><i>Amend the Policy as follows:</i></p> <p>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.</p> <p>Priority areas for the delivery of <del>ed</del>District <del>e</del>Energy <del>n</del>Networks are identified on the Local Plan Map.</p>	For clarity and flexibility.

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		Policy ENV7 continued	<p>Any <del>Major Development</del> <u>major development 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 <del>District Energy Networks</del> 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> <ul style="list-style-type: none"> <li>i. where a network is in place <u>in the immediate area</u>: connect to an existing <del>District Energy Network</del>;</li> <li>ii. where a network is not yet in place: <ul style="list-style-type: none"> <li>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 design or and site layout</del>;</li> <li>b) <u>or consider how it may include site-wide communal energy systems</u>.</li> <li><del>iii.</del> <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</del></li> </ul> </li> </ul>	

CBC Schedule of Proposed Modifications to the  
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		Policy ENV7 continued	<p><del>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 technical or financial viability; or 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> must be supported through the submission of a sustainability statement in compliance with the <u>Planning and</u> Climate Change SPD.</p>	
AM114	96	7.52	<p>Capitalise first letters of consultancy name: ...<del>h</del>Hurley<del>p</del>Palmer<del>f</del>Flatt consultancy.</p>	To correct an error.
AM115	96	7.54	<p>Capitalise reference to District Energy Networks in the second sentence of the Reasoned Justification paragraph: ...These are identified as Priority Areas on the Local Plan Map. District <del>e</del>Energy <del>n</del>Networks are...</p>	November 2014 minor modification.
AM116	96	After 7.54	<p>Replace District Energy Network Priority Areas Plan with updated version.</p>	To reflect symbology changes to Local Plan Map for consistency.
AM117	97	7.55	<p>Insert additional sentence to end of Reasoned Justification paragraph: ... 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></p>	For clarity.

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AM118	97	7.56 – 7.57	<p><i>Amend text within the paragraphs as follows:</i></p> <p><b>Development and Flooding</b></p> <p>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></p> <p>7.57 It is, therefore, <del>important</del> <u>vital</u> that development is planned sustainably with flood risk <u>from all sources</u> in mind, <del>both</del> <u>particularly</u> in terms of protecting current and future users of the development, and <del>through</del> ensuring that proposals do not increase flood risk elsewhere. <del>To achieve this, t</del>The NPPF (and supporting PPG: Flood Risk and Coastal Change) categorises...</p>	To respond to Regulation 20 representations received and for clarity.
MM36	97	Policy ENV8	<p><i>Amend criterion v. of the Policy:</i></p> <p><del>achieve all of the run-off requirements from both roofs and hard surfaces as set out in the Code for Sustainable Homes or BREEAM 'Surface Water Run-Off' credits, and demonstrate</del> <u>reduce peak surface water run-off rates and annual volumes of run-off for development through</u> the effective <u>implementation</u>, use <u>and maintenance</u> of SuDS, unless it can be <u>demonstrated</u> <del>proven</del> that <del>it is</del> <u>these are</u> not technically feasible or financially viable. <u>Further guidance of how to achieve these objectives will be provided in the Planning and Climate Change SPD.</u></p>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
AM119	98	7.63	<p><i>Amend the sentence in the supporting text:</i></p> <p>All housing sites identified in Local Plan Policy H2 <u>are considered to be appropriate locations</u> <del>have been found to be acceptable in</del></p>	To respond to Regulation 20 representations received and for clarity.

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			<i>terms of flood risk. <u>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>	
AM120	98	7.64	<i>Amend the wording in the supporting text: ...flooding is likely to be a consideration, applicationants should refer to the SFRA...</i>	For clarity.
AM121	99	7.65	<i>Amend information in the supporting text as follows: ...a formal requirement of development. As the Lead Local Flood Authority and <u>The SuDS Approving Body, West Sussex County Council</u> will be responsible for determining, adopting and maintenance...</i>	To reflect the current position.
AM122	99	After 7.65	<i>Replace Flood Zones Plan with updated version.</i>	To reflect up-to-date evidence.
AM123	99	7.66	<i>Amend first paragraph of introductory text to Policy ENV9 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. It <u>is, therefore, important</u> follows that more stringent water conservation measures need to be required from housing and commercial property development in Crawley.</i>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations.
AM124	99	7.66	<i>Amend footnote: <u><sup>51</sup> Water Stressed Areas – Final Classification (Environment Agency, July 2013)</u> (see: <a href="http://publications.environment-agency.gov.uk/PDF/GEHO1207BNOC-E-E.pdf">http://publications.environment-agency.gov.uk/PDF/GEHO1207BNOC-E-E.pdf</a>)</i>	To update evidence reference.

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AM125	100	7.68	Amend the text within the paragraph as follows: ... (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 <del>should</del> <u>is,</u> therefore, <del>be</del> a key consideration for developments in Crawley.	For clarity.
MM37	100	Policy ENV9	Amend the Policy as follows: <del>All Crawley is situated within an area of serious water stress, and development should, therefore, plan positively to minimise its impact on the already serious water stress in the region, and on the natural water cycle resources and promote water efficiency.</del> <del>All n</del> New dwellings <u>should</u> and commercial buildings <del>must</del> , 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> <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> <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>	To reflect the emerging Nationally Described Standards in line with the DCLG Consultation October/November 2014 and to respond to Regulation 20 representations and for clarity.

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			<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>	
MM37	100	7.70	<p>Delete paragraph:</p> <p><del>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.</del></p>	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.
AM126	100	7.71 – 7.94	Amend paragraph numbering for remainder of chapter.	To reflect deletion of paragraph above.
AM127	101	7.71	<p>Replace references in footnote:</p> <p><del>(see <a href="http://www.water-efficient-buildings.org.uk/?page_id=1794">http://www.water-efficient-buildings.org.uk/?page_id=1794</a>)</del> <a href="#">Building Regulations, Part G (Sanitation, Hot Water Safety, and Water Efficiency)</a>  <del>(see <a href="http://www.environment-agency.gov.uk/homeandleisure/beinggreen/117266.aspx">http://www.environment-agency.gov.uk/homeandleisure/beinggreen/117266.aspx</a>)</del> <a href="#">Water Efficiency Calculator for New Dwellings (DCLG, 2009)</a></p>	To reflect the documents previously linked by hyperlink for clarity.
MM37	101	7.72 – 7.76	<p>Amend the Reasoned Justification paragraph as follows:</p> <p><del>7.72</del><u>7.71</u> Crawley's planning policy on water efficiency requires all new dwellings, including the subdivision of existing buildings into multiple dwellings, to <del>exceed minimum building regulations by achieving the most stringent next level of Code for Sustainable Homes (CfSH)</del> water efficiency requirements <u>given that it is identified as an area of serious water stress. The current optional requirement set out in Building Regulations<sup>54</sup> is 110 l/p/d (105</u></p>	To reflect changes to the Policy.



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		7.72 – 7.76 continued	<p><u><i>l/p/d with an additional 5 l/p/d for external use</i></u>). <u><i>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></u></p> <table border="1"> <thead> <tr> <th><i>Delete Table Requirement under CfSH</i></th> <th><i>Max litres of internal potable water use per person per day</i></th> <th><i>Required by Building Regulations</i></th> <th><i>Suggested Requirement in Crawley</i></th> </tr> </thead> <tbody> <tr> <td><i>Levels 1 &amp; 2</i></td> <td><i>120 l/p/d</i></td> <td><i>Part G, 2010</i></td> <td><i>105 l/p/d</i></td> </tr> <tr> <td><i>Levels 3 &amp; 4</i></td> <td><i>105 l/p/d</i></td> <td><i>Possible standard from 2014</i></td> <td><i>80 l/p/d</i></td> </tr> <tr> <td><i>Levels 5 &amp; 6</i></td> <td><i>80 l/p/d</i></td> <td><i>Possible standard from 2016</i></td> <td><i>80 l/p/d</i></td> </tr> </tbody> </table> <p>7.7372 ...</p> <p>7.7473 <u><i>Given the findings of the council's Water Cycle Studies and the work undertaken in partnership with the Environment</i></u></p>	<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>	<i>Levels 5 &amp; 6</i>	<i>80 l/p/d</i>	<i>Possible standard from 2016</i>	<i>80 l/p/d</i>	
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		7.72 – 7.76 continued	<p><del>Agency as an area of serious water stress, n</del>Non-domestic developments are also required to install water meters and to meet the <del>basic</del> <u>highest</u> water efficiency requirements. <del>necessary for a BREEAM 2011 Good rating. It is also proposed that if national building regulations are adopted for building water efficiency</del> <u>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"> <tr> <td><del>Delete table Requirement under BREEAM 2011 rating of</del></td> <td><del>Percent reduction in internal potable water use required vs. notional building</del></td> <td><del>Suggested reduction requirement in Crawley when Building Regulations match or exceed BREEAM requirements</del></td> </tr> <tr> <td><del>-</del></td> <td><del>No Requirement</del></td> <td><del>12.5%</del></td> </tr> <tr> <td><del>Good, Very Good, or Excellent</del></td> <td><del>12.5%</del></td> <td><del>25%</del></td> </tr> <tr> <td><del>Outstanding</del></td> <td><del>25%</del></td> <td><del>25%</del></td> </tr> </table> <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.</del></p>	<del>Delete table Requirement under BREEAM 2011 rating of</del>	<del>Percent reduction in internal potable water use required vs. notional building</del>	<del>Suggested reduction requirement in Crawley when Building Regulations match or exceed BREEAM requirements</del>	<del>-</del>	<del>No Requirement</del>	<del>12.5%</del>	<del>Good, Very Good, or Excellent</del>	<del>12.5%</del>	<del>25%</del>	<del>Outstanding</del>	<del>25%</del>	<del>25%</del>	
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		7.72 – 7.76 continued	<p>7.76 <del>74</del> ... by 2015. <del>†</del>The council supports this work through the proper and sensible management of water in all new development.</p> <p><u>7.75 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>	
AM128	101	7.72	<p>Insert new footnote for para. 7.72 (now 7.71):  <sup>54</sup> <u>Building Regulations Approved Document G (Sanitation, Hot Water Safety and Water Efficient)</u></p>	To reference new text in paragraph.
AM129	102	7.77	<p>Correct spelling error:  ...Although the principal<del>e</del> mechanisms...</p>	To correct a typo.
AM130	102	Policy ENV10	<p>Amend the last paragraph of the Policy as follows:  ..., <del>the developer must provide</del> information <u>must be provided</u> detailing the methodology...</p>	For clarity.
MM38	103	Policy ENV11	<p>Amend the Policy as follows:  People's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. <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>  Residential and other noise sensitive development will be permitted where it can be demonstrated that users of the</p>	For clarity and to reflect in the Policy the level of Unacceptable Adverse Effect.

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		Policy ENV11 continued	<p>development will not be exposed to unacceptable noise disturbance from existing or <u>future planned</u> 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 <u>industrial, commercial or transport sources</u> (air, road, rail and mixed <del>sources</del>) <u>sources</u> will be permitted where it can be demonstrated that <u>appropriate 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. 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).</u></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, future users will not be exposed to an unacceptable noise impact that would result in creation of a statutory nuisance. The Local Plan Noise Annex will establish if the proposal is acceptable in noise impact terms.</p> <p><u>B. Noise Generating Development</u></p>	

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		Policy ENV11 continued	<p>Noise generating development will <u>only</u> be permitted where <u>it is</u> can be demonstrated that <del>any</del> nearby noise sensitive uses (as existing or planned) will not be exposed to noise impact that will adversely affect the amenity of <u>existing and future</u> 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 terms, <u>and will be required to 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.</u></p> <p><u>C. Noise Impact Assessment</u></p> <p>...</p> <p><u>D. Mitigating Noise Impact</u></p> <p>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> <u>acceptable</u> level. <del>Proposals that do not appropriately mitigate against unacceptable noise impact through the design and planning process will be refused.</del></p>	
AM131	104	7.82	<p>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></p>	To respond to Regulation 20 representations received.

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<b>8. Infrastructure</b>				
AM132	108	8.6	<i>Delete the word "new":</i> ...ensuring that <del>new</del> development...	For consistency of terminology.
MM39	108	Policy IN1	<i>Amend the first two paragraphs within the Policy as follows:</i> Development will be permitted where it is supported by the necessary infrastructure both on and off site and <del>would not have if mitigation can be provided to avoid any significant cumulative effects a severe detrimental impact</del> on the existing infrastructure services.  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 <u>or there is sufficient alternative provision in the area.</u>	For clarity and flexibility.
	108	8.9	<i>Delete the word "new" the first sentence and insert an additional second sentence:</i> <i>It is a fact that <del>new</del> development will place additional demands on infrastructure provision and that developers will be expected to contribute to meeting the need for additional infrastructure generated by their development <u>and ensuring cumulative effects are effectively mitigated. Development will be permitted where overall capacity limits, advised by infrastructure providers, are not breached.</u> Following the adoption of this Local Plan the borough council will charge developers the Community Infrastructure Levy (CIL) on appropriate development. The details of the charge <del>are</del> will be set out in a separate CIL Charging Schedule.</i>	For consistency of terminology and for clarity.

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AM133	109	Policy IN2	Delete the word "new": All proposals for <del>new</del> residential, employment and commercial development	For consistency of terminology.
AM134	109	8.13	Delete the word "new": ...directly into <del>new</del> development, as...	For consistency of terminology.
AM135	109	8.14	Delete the word "new": <del>New e</del> Developments normally generate additional traffic and create new access requirements. The location of <del>new</del> developments and the intensity of the usage are the two crucial variables that will ultimately determine whether <del>new</del> developments are sustainable in terms of the local or regional transport network. Therefore, <del>new</del> developments...	For consistency of terminology.
AM136	110	Policy IN3	Delete the word "New" from the Policy title: <del>New</del> Development...	For consistency of terminology.
AM137	110	8.17	Delete the word "new": ...access needs of the <del>new</del> developments...	For consistency of terminology.
AM138	111	8.18	Delete the word "new": ...ensuring that <del>new</del> developments...	For consistency of terminology.
AM139	111	Policy IN4	Delete the word "new": <del>New e</del> Development will be permitted...	For consistency of terminology.
AM140	111	8.20	Delete the word "new": ...This <del>p</del> Policy will seek to improve parking throughout the town via the assessment of parking standards for <del>new</del> developments...	For consistency of terminology.
AM141	111	8.21	Delete the word "new": ...extended or <del>new</del> development through...	For consistency of terminology.
AM142	112	Policy IN5	Delete the word "new": ...to support <del>new</del> development or...	For consistency of terminology.

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AM143	113	8.29	<i>Replace Policy IN2 reference with IN3 and delete the word “new”: ...improvements or <del>new</del> 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> <del>IN2</del>.</i>	To correct an error and for consistency of terminology.
<b>9. Gatwick Airport</b>				
AM144	115	9.1	<i>Replace reference to 2013 mppa with 2014: ...in the world. <del>It is currently used by</del> <u>In 2014, usage was</u> around <del>34</del> <u>36</u> million passengers per annum (mppa), <del>in 2013</del>, which is...</i>	To reflect updated evidence.
AM145	115	9.6	<i>Insert the following additional wording into the paragraph: ...future changes may need to reflect any <u>government decisions made in light of the</u> 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 <u>and the Commission published numerous documents assessing all three options for consultation in November 2014</u>. A final report is anticipated in the summer of 2015.</i>	To respond to Regulation 20 representations received and as a factual amendment.
AM146	117	9.13	<i>Insert wording to the end sentence of the paragraph: ...work of the Airports Commission <u>and any subsequent government decisions</u>.</i>	To respond to Regulation 20 representations received and as a factual amendment.
MM40	117	Policy GAT2	<i>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. <u>Where appropriate, planning permission may be granted on a temporary basis</u>. The airport operator...</i>	For clarity.



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AM147	118	9.18	<i>Insert the following minor additional wording into the paragraph: ... Depending on the <u>government's response to the recommendations of the Airports Commission, the policies in the Local Plan</u> may...</i>	To respond to Regulation 20 representations received and as a factual amendment.
MM41	118	GAT Map	<i>Replace Gatwick Airport Plan with updated version.  Remove Noise Contours and increase scale of Map</i>	To reflect symbology changes to Local Plan Map for consistency; and for clarity of purpose of map in relation to Policies in the Chapter.
<b>Monitoring and Implementation</b>				
MM42	121-128	Local Plan Monitoring & Implementation Section	<i>Deletion of Local Plan Monitoring and Implementation Section p.121 – 128 (of the September Submission version Crawley Borough Local Plan).</i>	For clarity and to reflect amended para. 1.37 (CBCMM002)
<b>Appendix A: Statutory and General Consultees</b>				
AM148	129		<i>Amend the name of the consultee: <del>English Heritage</del> <u>Historic England</u></i>	To reflect a change in the name of the Public Body.
AM149	129		<i>Amend the name of the consultee: Highways <u>England</u> Agency</i>	To reflect a change in the name of the Public Body.
<b>Appendix B: Sustainability Objectives</b>				
MM43	130-131	Local Plan Policies Sustainability Appraisal Overview Table	<i>Replace the Local Plan Policies SA table with the updated version extracted from the Modifications Sustainability Report (June 2015)</i>	To reflect the review of the sustainability appraisal undertaken for the modified Policies.

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<b>Appendix C: Local Plan Objectives &amp; Planning Policy Context</b>				
MM27	132	Appendix C: Objective 5	<i>Amend the annualised average housing delivery figure in the Objective:</i> To meet as much of the agreed housing need as possible within the borough boundary, in light of constraints; by supporting the delivery of <del>326</del> <u>340</u> no. homes (net) each year from 2015 to 2030.	To reflect the evidence in the updated Housing Trajectory.
<b>Appendix D: Supporting Guidance Documents</b>				
AM150	134	Crawley Borough Council Guidance Documents	<i>Insert additional CBC Guidance Document:</i> <a href="#">Employment Land Trajectory 2015-2030, February 2015</a>	To reflect evidence base.
AM151	134	Crawley Borough Council Guidance Documents	<i>Insert additional CBC Guidance Document:</i> <a href="#">Local Plan Monitoring and Implementation Framework, 2015</a>	To reflect new document.
AM152	134	Other Professional Guidance Documents	<i>Insert updated supporting guidance document:</i> <a href="#">Housing Standards Review Technical Consultation DCLG, September 2014</a>	To reflect publication of updated national guidance.
AM153	135	Other Professional Guidance Documents	<i>Delete earlier version of supporting guidance document:</i> <del>Housing Standards Review Consultation</del> Department for Communities and Local Government, 2013-10-11	To reflect publication of updated national guidance.
<b>Background Studies &amp; Evidence Base Documents</b>				
AM154	137	Development Strategy	<i>Insertion of new evidence base documents:</i> <a href="#">Crawley Borough Council Whole Plan &amp; Community Infrastructure Levy Viability Assessment (April 2015)</a> <a href="#">Nationwide CIL Service</a>	To reflect publication of new evidence documents.

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AM155	137	Character	<a href="#">Trees in the Townscape: A Guide for Decision Makers (2012) Trees and Design Action Group</a>	
AM156	137	Economic Growth	<a href="#">Crawley Economic Growth Assessment Update (2015) NLP</a>	
AM157	137	Economic Growth	<a href="#">Employment Land Trajectory 2015-2030 (2015) Crawley Borough Council</a>	
AM158	138	Housing	<a href="#">Northern West Sussex Housing Market Area 'Affordable Housing Needs Model Update' (2014) Chilmark Consulting Ltd.</a> <a href="#">Objective Assessment of Crawley's Housing and Employment Needs – Updated Report (March 2015) Chilmark Consulting Ltd.</a>	
AM159	138 – 139	Environment	<a href="#">Water Stressed Areas – Final Classification (Environment Agency, July 2013)</a> <a href="#">Delivering Sustainable Drainage Systems (2014) DEFRA</a> <a href="#">The Environmental Noise Directive (2002/49/EC)</a> <a href="#">Environmental Noise (England) Regulations 2006, as amended</a> <a href="#">DEFRA Noise Action Plan: Agglomerations (2014)</a> <a href="#">Environmental Noise and Health in the UK (2010) Ad hoc Expert Group on Noise and Health, Health Protection Agency, Dept. of Health and DEFRA</a> <a href="#">Report to Secretary of State for Communities and Local Government: Land North East Sector (2009) Inspector Martin Pike</a>	
AM160	140	Infrastructure	<a href="#">Discussion Paper 05: Aviation Noise (2013) Airports Commission</a> <a href="#">Access Gatwick: Gatwick's Surface Access Strategy 2012-2030 (2012) Gatwick Airport Limited</a>	

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<b>Glossary: Definitions</b>				
AM161	143	Glossary	<i>Insert new definition into Glossary:</i> <u>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.</u>	For clarification of terminology.
AM162	145	Glossary	<i>Insert new definition into Glossary:</i> <u>Gypsy and Traveller “Pitch”:</u> 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 of 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 <sup>2</sup> for each pitch has been established.	For clarification of terminology.
AM163	145	Glossary	<i>Insert new definition into Glossary:</i> <u>Travelling Showpeople “Plot”:</u> 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.

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AM164	145	Glossary	<i>Insert new definition into Glossary:</i> <u>Heart of the Gatwick Diamond: Defined in the LEP's Strategic Economic Plan as including Manor Royal, Crawley and the north of Horsham allocation.</u>	For clarification of terminology.
AM165	145	Glossary: Heritage Assets	<i>Amend the definition of 'Heritage Assets' in the glossary as follows:</i> ...Heritage assets include designated heritage assets <u>either above or below ground</u> and assets identified by the local planning authority (including local listing).	For clarity.
AM166	146	Glossary: Infrastructure	<i>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:</i> ...Includes transport facilities; such as roads, rail stations and bus stations; <u>affordable housing; utility services, including</u> water supply <u>and</u> wastewater and its treatment; <u>waste management and disposal;</u> telecommunications <u>infrastructure;</u> <u>social and</u> community infrastructure such as educational facilities and <u>health medical</u> facilities, <u>cultural facilities,</u> sports and recreational facilities and open space, <u>parks and play space, libraries, cemeteries, and places of worship; emergency services; and flood defences.</u>	For consistency with the reasoned justification supporting Policy IN1 and in response to representations received from The Theatres Trust.
AM167	147	Glossary	<i>Insert new definition into Glossary:</i> <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> <u>(a) the winning and working of materials or the use of land for mineral-working deposits;</u> <u>(b) waste development;</u>	For clarification of terminology.

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			<p><u>(c) the provision of dwellinghouses where –</u>  <u>(i) the number of dwellinghouses to be provided is 10 or more;</u>  <u>or</u>  <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>  <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;</u>  <u>or</u>  <u>(e) development carried out on a site having an area of 1 hectare or more.</u></p>	
AM168	147	Glossary	<p><i>Insert new definition into Glossary:</i>  <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 clarity.
AM169	147	Glossary: Manor Royal Business District	<p><i>Delete definition of Manor Royal Business District and replace with the following:</i>  <del>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.</del> <u>This is the area of Manor Royal that is represented by the Manor Royal Business Group. This forms part</u></p>	For clarity.

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			<u>of the wider Manor Royal Main Employment Area, alongside County Oak and City Place.</u>	
AM170	148	Glossary: National Planning Policy	<i>Replace capital 'G' for lower case:</i> Sets out the <del>G</del> government's planning...	For consistency.
AM171	148	Glossary	<i>Insert new definition into Glossary:</i> <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>	For clarity.
AM172	148	Glossary	<i>Insert new definition into Glossary:</i> <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 clarity.
AM173	148	Glossary	<i>Insert new definitions into Glossary:</i> <u>Older People: "Older people" is usually the term for people ages 65+ years.</u> <u>Older People's Housing: Specialist housing to meet the needs of older people; including: sheltered, enhanced sheltered, extra care, registered care, as well as bungalows and general housing, including step-free apartments, adapted to meet the needs of maximising the opportunities for assisting older people to retain their independence for as long as possible, including through meeting accessibility standards set out in Part M, category 3 of the Building Regulations.</u>	For clarity

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AM174	150	Glossary: Sequential Test (Flood Risk)	<i>Amend reference from Technical Guidance to PPG: ...proposals should refer to the NPPF and <a href="#">Planning Practice NPPF Technical Guidance</a>...</i>	Factual correction to update in light of publication of PPG.
AM175	150	Glossary	<i>Insert new definition into Glossary: <a href="#">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.</a></i>	To reflect additional wording proposed through Main Modification to CH12 (CBCMM019).
<b>Glossary: Abbreviations</b>				
AM176	153	new	<i>Insert new abbreviation: <a href="#">AONB Area of Outstanding Natural Beauty</a></i>	For clarity.
AM177	154	new	<i>Insert new abbreviation: <a href="#">SSSI Site of Special Scientific Interest</a></i>	For clarity.
<b>Neighbourhood Map</b>				
AM028	155	Neighbourhood Map	<i>Move Neighbourhood Map from end of document into the Character chapter introduction.</i>	To reflect its insertion after paragraph 4.8 in the Character chapter.
<b>Noise Annex</b>				
AM178	156	Noise Annex 2.1.3	<i>Insert "to" into sentence: ...level at which noise is considered <a href="#">to</a> give rise to significant...</i>	To correct typo.



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AM179	158	Noise Annex 4.1.3	<i>Make minor amendments to paragraph: ... and using the <a href="#">previous</a> guidance of <a href="#">in</a> PPG24 and evidence...</i>	To reflect updated position.								
MM44	159	Noise Annex Table 1	<p><i>Amend the figures in the table as follows:</i></p> <table border="1"> <tr> <td>Observed Effect Level</td> <td><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 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.</td> <td>Between <del>43</del>45db and 55dB LAeq,16hr (<del>43</del>45 to 57dB for Air Traffic)  &gt; 70dB LA<sub>smax</sub> (1)</td> <td>Between <del>42</del>40dB and 45dB LAeq,8hr (<del>42</del>40 to 48dB for Air Traffic)  &gt; 55dB LA<sub>smax</sub> (1)</td> </tr> <tr> <td>Significant Observed Adverse Effect Level (SOAEL)</td> <td><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.</td> <td>Between 55dB and <del>66</del>9dB LAeq,16hr. (57dB to <del>66</del>9dB for Air Traffic)  &gt; 70dB LA<sub>smax</sub> (1)</td> <td>Between 45dB and <del>63</del> 57dB LAeq,8hr. (48 to <del>63</del> 57dB for Air Traffic)</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 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.	Between <del>43</del> 45db and 55dB LAeq,16hr ( <del>43</del> 45 to 57dB for Air Traffic)  > 70dB LA <sub>smax</sub> (1)	Between <del>42</del> 40dB and 45dB LAeq,8hr ( <del>42</del> 40 to 48dB for Air Traffic)  > 55dB LA <sub>smax</sub> (1)	Significant Observed Adverse Effect Level (SOAEL)	<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.	Between 55dB and <del>66</del> 9dB LAeq,16hr. (57dB to <del>66</del> 9dB for Air Traffic)  > 70dB LA <sub>smax</sub> (1)	Between 45dB and <del>63</del> 57dB LAeq,8hr. (48 to <del>63</del> 57dB for Air Traffic)	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 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.	Between <del>43</del> 45db and 55dB LAeq,16hr ( <del>43</del> 45 to 57dB for Air Traffic)  > 70dB LA <sub>smax</sub> (1)	Between <del>42</del> 40dB and 45dB LAeq,8hr ( <del>42</del> 40 to 48dB for Air Traffic)  > 55dB LA <sub>smax</sub> (1)									
Significant Observed Adverse Effect Level (SOAEL)	<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.	Between 55dB and <del>66</del> 9dB LAeq,16hr. (57dB to <del>66</del> 9dB for Air Traffic)  > 70dB LA <sub>smax</sub> (1)	Between 45dB and <del>63</del> 57dB LAeq,8hr. (48 to <del>63</del> 57dB for Air Traffic)									

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			<p>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>Unacceptable Adverse Effect</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 of appetite, significant medically definable harm.</p>	<p>58dB to 82dB L<sub>Asmax</sub> (1)</p> <p>greater than <del>63</del> <b>66</b> dB L<sub>Aeq,16hr</sub></p> <p>greater than <del>63</del> <b>57</b> dB L<sub>Aeq,8hr</sub></p> <p>&gt; 82dB L<sub>Asmax</sub> (1)</p>
MM44	159 - 161	Noise Annex 4.1.6 – 4.3.2	<p><i>Amend the paragraphs within the Noise Annex as follows:</i></p> <p>4.1.6 ... Figure 1 of the Noise Annex will be updated should these contours be superseded by subsequent <del>guidance</del> <b>noise contours</b> issued <del>published</del> by the CAA.</p> <p>4.1.7 In interpreting the categories for the purposes of Local Plan Policy ENV11, <u>noise exposure is considered to be</u></p>	To reflect the amended noise levels in Table 1; and for clarity.

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			<p><u>acceptable where the internal noise climate achieves standards set in BS8233 or replacement guidance.</u></p> <p>4.1.8 <del>h</del> Noise 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>4.1.9 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><del>4.1.11 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> <p>4.1.11 <u>The 66dB L<sub>Aeq,16hr</sub> threshold for 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></u></p>	

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		Noise Annex continued	<p>4.1.12 Where noise exposure is <u>likely to be</u> significant (<del>SOAEL</del>), a Noise Impact Assessment will be required ...</p> <p>4.2.2 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> <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> <p>4.3.2... development should comply with BS4142 Method for Rating industrial noise, affecting mixed residential and industrial areas, <u>or any replacement guidance.</u></p>	
AM180	163	Figure 1	<p><i>Insert title above Gatwick Noise Contour 2 Runway Scenario:</i>  <u>Figure 1: Gatwick Noise Contour 2 Runway Scenario (Policy GAT1 and ENV11)</u></p>	For clarity.
<b>Housing Trajectory</b>				
AM181	168	Trajectory	<p><i>Replace April 2014 baseline housing trajectory with April 2015 baseline.</i>  <i>Including new Key Housing Sites:</i></p> <ul style="list-style-type: none"> <li>• <i>Oakhurst Grange</i></li> <li>• <i>Land East of Street Hill</i></li> </ul> <p><i>Reducing anticipated capacity for Tinsley Lane to 120 dwellings.</i></p>	To reflect the updated evidence and the Inspector's preliminary findings.

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<b>Local Plan Map</b>				
MM45	Local Plan Map	EC4	<i>Identify Manor Royal Buffer Zones.</i>	To correct omission.
MM17	Local Plan Map	EC4/ ENV11/ West Sussex Minerals Plan	<i>Identify WSCC Railhead.</i>	To respond to Regulation 20 representations.
MM46	Local Plan Map	EC2	<i>Amendment to Town Centre Main Employment Area (EC2) boundary to separate this from western extent of Three Bridges Corridor Main Employment Area. Remove EC2 symbology for Town Centre and Manor Royal. Corresponding changes to legend to identify Town Centre, Manor Royal and Gatwick Airport as Main Employment Areas that also have distinct policy function, and cross-refer to EC2.</i>	To respond to Regulation 20 representations and to assist in interpreting policy and more clearly recognise Gatwick Airport, Manor Royal and Town Centre as specific Main Employment Areas with distinct policy approaches.
MM28	Local Plan Map	H2	<i>Removal of Broad Housing Locations notation from Town Centre.</i>	To assist map legibility and Policy interpretation.
MM28	Local Plan Map	H2	<i>Removal of Land adj. Horsham Road and South of Silchester Drive; Breezehurst Drive; and WSCC professional centre as Key Housing Site Allocations.</i>	To reflect removal of one of the Key Housing Sites from Policy H2, to reflect the change from being 'developable' to being 'suitable, but undeliverable' in the SHLAA and the completion of two of the sites.

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MM28	Local Plan Map	H2	<i>Show Oakhurst Grange as a Housing Allocation for Older People.</i>	To reflect Inspector's Preliminary Findings – 1.
MM28	Local Plan Map	H2	<i>Show Land east of Street Hill as a Housing Allocation with Biodiversity and Heritage enhancements.</i>	To reflect Inspector's Preliminary Findings – 1.
AM182	Local Plan Map	H2	<i>Symbology amended from red to purple.</i>	To improve map legibility.
MM16	Local Plan Map	EC2/GAT1	<i>Re-draw line of Viking House within Airport Boundary</i>	To respond to Regulation 20 representations received and to correct an error.