

## Schedule of Proposed Main Modifications to the **Submission Local Plan** (September 2014)

### Key to Modifications:

Blue Text, Underlined:

Main Modifications additional text to submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)

~~Red, Strike-through Text:~~

Main Modification Deleted text from submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)

Green Text, Underlined:

Minor Modifications additional text to submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)

~~Grey, Strike-through Text:~~

Minor Modification Deleted text from submission consultation draft Local Plan (September 2014) version set out in the Submission Modifications Draft (November 2014)

Main



Main Modification Ref.	Page	Para	Change	Reason
			Where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and <a href="#">replaced in order to</a> mitigate for the visual impact resulting from the loss of the tree canopies. Proposals must demonstrate that the number of replacements accords with the following requirements:	
MM008	33	Policy CH7	Amend the second sentence of the first paragraph of the Policy as follows: <del>All</del> Development proposals <a href="#">that affect this role should demonstrate the visual impact of the proposals and should</a> <del>will be required to</del> protect and/or enhance <del>areas of</del> structural landscaping, <a href="#">where appropriate</a> <del>and to demonstrate the visual impact of the proposals on these areas as part of the planning application submission.</del>	For clarification.
MM009	40	Policy CH12	Insert the following additional new wording into the third paragraph of the Policy and separate into bullets as follows: If, in exceptional circumstances, a heritage asset is considered to be suitable for loss or replacement, <a href="#">and it has been demonstrated</a> <del>L W V V L W H L V H V V H Q W L D O W P W S A S G H Y T</del> proposals will	

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MM011	55		« RI HPSOR\PHQW <a href="#">in a Main Employment Area</a> will RQO\«	

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			<u><i>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.</i></u>	
MM018	61 - 62	Policy EC7	Make the following amendments to the wording in the Policy: a) <del>the need for</del> the <u>proposed</u> G H Y H O R S P H Q W « « 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. 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> .	For clarification and to update in light of new guidance in the national Planning Practice Guidance.
MM019	62	Para. 5.61	Insert the additional information from the evidence base into the supporting text: <i>...These studies recognise that available retail expenditure <u>of up to 26,650sqm</u> over the <del>p</del><u>Plan</u> period is finite, and that available retail capacity...</i>	To respond to Regulation 20 representations received and reflect the evidence for clarification.
MM020	63	Policy EC8	Insert the wording <sup>3</sup> L Q F O X G L Q J ´ L Q W R W K H 3 R O « proposals for ground floor change of use, <u>including</u> from Class A1 (Retail), to other uses «	For clarification.











Main Modification Ref.	Page	Para	Change	Reason
MM038			<del>Housing Market Assessment (2012 update)</del> , should be addressed in meeting the housing needs of those considered to be in greatest need.	



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			<i>first instance</i>	

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*meet local housing need as it is aim*

Main Modification Ref.	Page	Para	Change	Reason
			<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. Priority areas for the delivery of district energy networks are identified on the Local Plan Map.</p> <p>Any <del>M</del>major <del>D</del>development <u>within the borough that is located outside a priority area for district energy networks</u> and all development proposals within a priority area for <del>d</del>District <del>e</del>Energy <del>n</del>Networks that would involve the creation of a new dwelling or the creation of over 1000sqm of internal floorspace should <u>demonstrate how they have considered the following hierarchy:</u></p> <ul style="list-style-type: none"> <li>i. <u>all developments should, where technically and financially YLDEOH EH<sup>3</sup>QHWZRUN UH DG \ ' _____ 1HWZ 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></li> <li>ii. where a network is in place <u>in the immediate area:</u> connect to an existing <del>d</del>District <del>e</del>Energy <del>n</del>Network; or <del>ii</del> where a network is not yet in place: development should <u>consider developing its own system for supplying energy to any surrounding existing or planned buildings. install a new district heating and/or cooling network serving the development and be capable of serving a wider area.</u> Any system installed should be compatible with a wider district energy network and <u>developments should ensure that connection to a wider network is not compromised by poor facilitated in the future through good design and</u> <del>of</del> site layout. <del>;</del></li> </ul> <p><del>of</del></p>	

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MM053	97	Policy ENV8	<p><del>iii. where a network is not yet in place, and where development cannot comply with the requirements above as it is not technically feasible or viable, by virtue of the type of development proposed and its design, then the development</del>  <del>V K R X O G D V D P L Q L P X P U H T X L U H P H Q W</del></p> <p>All development subject to the requirements of Policy ENV7, including justification of any exceptional circumstances, must be supported through the submission of a sustainability statement in compliance with the Climate Change SPD.</p> <p>Amend criterion v. of the Policy:  <del>achieve all of the run-off requirements from both roofs and hard surfaces as set out in the Code for Sustainable Homes or</del>  <del>% 5 ( ( \$ 0 μ 6 X U I D F H : D W H U 5 X Q 2 H ¶ F U e d u c e</del>  <u>peak surface water run-off rates and annual volumes of run-off for</u>                      development through the effective</p>	









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