

Schedule of Further Proposed Modifications to the
Submission Local Plan
(September 2014)

Key to Modifications:

Blue Text, Underlined:

Main Modifications additional text to submission consultation draft Local Plan (September 2014) version

~~Red, Strike-through Text:~~

Main Modification Deleted text from submission consultation draft Local Plan (September 2014) version

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| | | | 540 603 dwellings per annum x 15years (L&A) as a result of the Local Plan (October 2014) multiplied over the 15 year Plan period. Needs Assessment (October 2014) Nathaniel Lichfield & Partners (Objective and Economic Needs (Chilmark Consulting, 2015) multiplied over the 15 year Plan period) | |
| MM068 | | 2.20 | 2.20 Approximately 55 60 % of its objectively assessed housing needs to be met through new housing developments within the borough boundaries. Half of this is to be delivered through a new neighbourhood on the north eastern edge of the borough (Forge Wood) whilst the remainder will come forward on a number of smaller sites within existing neighbourhoods and the town centre. | In light of updated evidence. |
| MM069 | | 2.22 | 2.22 The scale of unmet need of approximately 3,000 4,035 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. |
| MM070 | | CH15 | | |

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| | | | Crawley, with the 2015 EGA update revising this for the Plan period 2015-2030 to 57.9 hectares. | |
| MM072 | | 5.11 | Insert additional wording into first sentence of Reasoned Justification paragraph: The EGA and the 2015 EGA update recognises that despite a positive approach by the council to maximise the utilisation and intensification of existing sites within Crawley, only 42 23 hectares of business land can be delivered through the existing available land supply. | In light of updated evidence. |
| MM073 | | 5.13 | Amend figures in first sentence of Reasoned Justification paragraph: Sufficient land (42 23 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. |
| MM074 | | Policy EC1 | Amend the third paragraph of the Policy: Opportunities for approximately 42 23 ha of employment land have been are identified within the borough these areas , 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 | |

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| MM076 | | 5.19 | <p><i>approach of the NPPF¹ 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. The 2015 EGA update, based on refreshed Experian forecasts, outlines that, for the Plan period 2015-2030, 57.9 hectares is required for non-B use class development.</i></p> <p>Insert new wording into Reasoned Justification:</p> <p><i>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 need². There is an available land supply of 42 <u>23</u> ha (as set out in the Crawley Employment Land Trajectory, February 2015 EGA) comprising existing development commitments and land intensification opportunities. It is forecast this will meet business growth needs for the short term. However, the demand for land to accommodate business uses in the longer term is significantly higher than the amount of land which is or could be made available from within the existing employment areas. In</i></p> <p><i>business location within Crawley and the Gatwick Diamond, Policy EC1 seeks to protect land and premises within Manor Royal for business uses, and eOther forms of economic development will be permitted only where they are specifically</i></p> | |

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| MM090 | 76 | 6.51 | <p>Replace MM036 with the following:</p> <p>6.50<u>51</u> Different households require different types and sizes of housing. It is important that an appropriate choice and mix of housing is provided across the borough in order to create balanced and sustainable communities. Widening housing choice broadens the appeal of an area and assists in meeting the needs of existing residents as well as attracting new residents to the borough. 6.51 6.51 Strategic Housing Market Assessment and its (2012 updates), identifies that Crawley has the highest proportional requirements for two and three bedroom affordable <u>smaller</u> properties, for those households in greatest need 40% one-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.</p> | For simplification and to reflect clarification modifications to Policy H3. |
| MM091 | 76 - 77 | Policy H3 | <p>All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs, as evidenced in the 2012 Strategic Housing Market Assessment and subsequent updates. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. However, consideration should be given to the evidence established in the Strategic Housing Market Assessment for the wider housing market needs in Crawley.</p> <p><u>Affordable Housing</u></p> | For clarity. |

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| MM092 | 77 | 6.52 . 6.54 | <p>† 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 and its updates (2012 update), should be addressed in meeting the housing needs of those considered to be in greatest need.</p> <p>Insert the following minor modifications in the preceding paragraphs to MM038 (which remains as submitted November 2014):</p> <p>6.52 <i>Ensuring that new housing takes account of local need to create neighbourhoods where there is genuine choice of the right housing in terms of size, type and tenure, both at neighbourhood and borough wide level, is essential. The council will therefore</i></p> | |



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| | | | <p><u>c. Locally designated sites and habitats and species outside designated sites:</u></p> <p>Local Nature Reserves Sites of Nature Conservation Importance Nature Improvement Areas. Other sites, including Priority Habitat areas identified in Biodiversity Action Plans and mapped as Biodiversity Opportunity Areas. sites Where Protected Species are present sites Where Species of Principal Importance are present</p> <p>Proposals which would result in significant harm to biodiversity will be refused unless:</p> <p>i) this can be avoided by locating on an alternative site with less harmful impact; or</p> <p>ii) the harm can be adequately mitigated, or, as a last resort, compensated for.</p> <p>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.</p> <p>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.</p> | |
| MM095 | | Policy ENV4 | Proposals that remove or affect the continued use of existing open space, sport and recreational spaces will not be permitted unless: | For clarity. |

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| | | | <ul style="list-style-type: none"> a) An assessment of the needs for open space, sport and recreation clearly show the site to be surplus to requirements; or b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) | |

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| | | | <p><u>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> A Noise Impact Assessment will be required to support applications where noise sensitive uses are likely to be exposed to significant or unacceptable noise exposure. The Noise Impact Assessment will:</p> <ul style="list-style-type: none"> i. assess the impact of the proposal as a noise receptor or generator as appropriate; and ii. demonstrate in full how the development will be designed, located, and controlled to mitigate the impact of noise on health and quality of life, neighbouring properties, and the surrounding area. <p>In preparing a Noise Impact Assessment, applicants will adhere to Planning Noise Advice Document: Sussex (2013) for further guidance.</p> | |
| | | | <p><u>D. Mitigating Noise Impact</u> Where proposals are identified as being subject to significant or unacceptable noise impact, either through noise exposure or generation, the best practical means of mitigation must be employed to mitigate noise impact to an appropriate <u>acceptable</u> level. Proposal 257.45 12TQ0 3(ea)3(ns9 [])JTJETQ48.3400.x.25 34(</p> | |

