

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

Key to Modifications:

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

Main Modification Ref.	Page	Para	Change	Reason
MM100	16	2.17 and footnote 30	<p>Objectively Assessed Housing Need figure amended in appropriate reference points:</p> <p>2.17 Crawley's development as a New Town, in addition to the influence of Gatwick Airport, has significant implications for the future of the town in terms of population growth; and the need to accommodate development remains a key challenge for Crawley. By 2030, to meet the needs of its growing population, the town would need a further <u>10,125</u> 8,100¹ new homes. Accommodating even some of this need involves difficult decisions and invariably places pressure on some of the key features that define Crawley's character.</p> <p>540 675 dwellings per annum x 15years (Scenario 'A' Locally Generated Housing Needs Assessment (October 2011) Nathaniel Lichfield & Partners (Objective Assessment of Crawley's Housing and Economic Needs (Chilmark Consulting, 2015) multiplied over the 15 year Plan period)</p>	In light of updated evidence.
MM101	17	2.20	<p>2.20 Crawley's identified land supply allows for approximately <u>50</u> 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</p>	In light of updated evidence.

Main Modification Ref.	Page	Para	Change	Reason
MM109	51	5.20	<p>Insert additional wording into paragraph 5.20:</p> <p>5.20 <i>It is estimated that, even allowing for the intensification and retention of land and buildings for employment uses within the Main Employment Areas, there will remain an outstanding need for at least a further 35 hectares of land just to meet the baseline demand of 77.2 <u>57.9</u> hectares land for business class uses. The council considers that, in order to respond to this demand and to the potential for growth beyond this level, <u>some minor extensions abutting the Manor Royal boundary may be appropriate on those sites that are currently outside safeguarding. Should proposals come forward for these areas, regard must be had to the countryside setting of the site, its surrounds and context, given its location within the Upper Mole Rural Fringe (Policy CH9). Should any extensions be considered appropriate, development will need to demonstrate how it delivers additional B Use Class floorspace in line with Policy EC3. Following implementation, the site would form part of the Manor Royal Main Employment Area, and Policies EC2 and EC3 will apply.</u></i></p> <p><u>5.21</u> FFurther strategic...</p>	To reflect changes to Policy CH9 in relation to possible extensions to Manor Royal on land outside of safeguarding.
MM110	72	Policy H1	<p>Insert additional wording in Policy:</p>	

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Main Modification Ref.	Page	Para	Change	Reason
			<p>— Breezehurst Drive Playing Fields, Bewbush (65 dwellings)</p> <p>— Henty Close, Bewbush (24 dwellings)</p> <p>Longley Building, Southgate (48 dwellings)</p> <p>— Land Adj. to Horsham Road & South of Silchester Drive, Gossops Green (52 dwellings)</p> <p><u>Town Centre Key Opportunity Sites (499 net dwellings); comprising:</u></p> <p>Telford Place, Three Bridges (deliverable)</p> <p>Crawley Station and Car Parks (deliverable)</p> <p>County Buildings (deliverable)</p> <p>Land North of the Boulevard (developable)</p> <p><u>Housing and Open Space Sites</u></p> <p>Tinsley Lane, Three Bridges (<u>deliverable</u>). 138 dwellings, mixed use recreation/residential. <u>Development of this site must include the replacement of Oakwood Football Club; senior pitch and facilities; a junior 3G pitch; public access arrangements; enhancement and management for public access of Summersvere Woods; in addition to on-site publicly accessible play space and amenity greenspace; consideration should also be given to the provision of allotments. Development must also be carefully planned, laid out and designed to minimise potential future conflicts and constraints on the important minerals function of the adjacent safeguarded minerals site. Full details of the requirements relating to this site will be set out in full in a Development Brief.</u></p> <p>Breezehurst Drive Playing Fields, Bewbush (<u>developable</u>). 65 dwellings. <u>Development of this site must include the retention of good quality outdoor sports space to the south of</u></p>	

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MM114	75	6.46-6.47	<p><u>Broad Locations</u> The remainder of the land within the Town Centre Boundary outside the identified Town Centre Key Opportunity Sites...</p> <p>Insert additional wording into the Reasoned Justification to support Policy H2: 6.46 <i>In determining how far Crawley can meet its own housing needs, detailed assessments have been carried out to ensure the town balances competing land uses in a sustainable manner. This includes landscape character assessments, open space and economic growth assessments alongside the Urban Capacity Study and Strategic Housing Land Availability Assessments. Two sites have been identified and allocated on the Local Plan Map for 'Housing and Open Space'. These are Tinsley Lane, Three Bridges (Deliverable) and Breezehurst Drive, Bewbush (Developable). The layout of these sites has been considered in more detail to ensure they can deliver the quantum of housing within the constraints identified by the open space study for meeting recreational open space needs³.</i></p>	

Main Modification Ref.	Page	Para	Change	Reason
MM115	76-77	Policy H3	Insert additional wording into first sentence of Policy: All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand	For clarity.
MM116	11	Key Diagram	Re-draw line of Viking House within Airport Boundary	To correct an error.
MM117	55	MEA Map	Re-draw line of Viking House within Airport Boundary	To correct an error.
MM118	118	GAT Map	Remove Noise Contours and increase scale of Map	For clarity of purpose of map in relation to Policies in the Chapter.
MM119		Local Plan Map	Re-draw line of Viking House within Airport Boundary	To correct an error.
MM120	117	Policy GAT2	Insert additional wording into second paragraph of the Policy: Minor development within this area, such as changes of use and small scale building works, such as	

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MM122	29	New Para. 4.26	<u><i>Crawley Borough Council's Local List of Planning Requirements is available from the CBC Development Control team, and on the council's website www.crawley.gov.uk . It sets out the local validation requirements for planning applications and gives specific guidance for each application type.</i></u>	For clarity.												
MM123	30–31	Policy CH5	<p>Amendments to the Policy in relation to external space standards:</p> <p>Private amenity space should adhere to the following external space standards:</p> <p><u>Residential developments should be designed to include amenity space adequate to meet basic privacy, amenity and usability requirements; suitable for the likely level of occupancy. For dwelling houses, it is recommended that usable private amenity space meets the following external space standards, wherever possible. For flatted developments, a useable private or semi-private outdoor space should be provided, particularly for dwellings suitable for families, unless reasonable justification is otherwise agreed.</u></p> <table border="1"> <thead> <tr> <th colspan="2"><u>Recommended External Private Amenity Space Standards</u></th> </tr> </thead> <tbody> <tr> <td>Dwelling for 1 or 2 occupants</td> <td>45sqm</td> </tr> <tr> <td>Dwelling for 3 occupants</td> <td>60sqm</td> </tr> <tr> <td>Dwelling for 4 occupants</td> <td>75sqm</td> </tr> <tr> <td>Dwelling for 5 or 6 occupants</td> <td>90sqm</td> </tr> <tr> <td>For each additional occupant</td> <td>+5sqm</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 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, unless reasonable justification is otherwise agreed. 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 	<u>Recommended External Private Amenity Space Standards</u>		Dwelling for 1 or 2 occupants	45sqm	Dwelling for 3 occupants	60sqm	Dwelling for 4 occupants	75sqm	Dwelling for 5 or 6 occupants	90sqm	For each additional occupant	+5sqm	
<u>Recommended External Private Amenity Space Standards</u>																
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			<u>dwelling are anticipated to be fully occupied and the recommended external space standards for such stock within a development are expected to be met.</u>			
MM125	31 - 32	Policy CH6	<p>Amend the Policy in relation to replacement tree size:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:</td> <td style="width: 50%; padding: 5px;">No. of replacement trees required (all must be 16-18cm diameter measured at 1.5m above ground level)</td> </tr> </table> <p><u>The girth of replacement trees will vary depending on species and location but should balance the need to reduce the likelihood of new tree stock failing to survive whilst providing visual amenity from the outset.</u></p>	Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:	No. of replacement trees required (all must be 16-18cm diameter measured at 1.5m above ground level)	For flexibility and to ensure appropriate sized trees for particular species and location.
Trunk diameter of each tree (measured in cms at 1.5m above ground level) to be removed:	No. of replacement trees required (all must be 16-18cm diameter measured at 1.5m above ground level)					
MM126	40	Policy CH12	<p>Amend the Policy as follows:</p> <p>Where a development affects a heritage asset or the setting of a heritage asset, a Heritage Impact Assessment will be required. This should describe the significance of any heritage assets affected and the contribution made by their setting, the impact of the development, and any measures adopted to ensure the heritage asset is <u>respected and preserved, protected or enhanced</u> or, for exceptionally significant development, relocated.</p> <p><u>ii. in the case of standing structures,</u> to a minimum of English Heritage <u>Historic England</u> recording Level 2, or higher if specified by the council, and demonstrate that the site is essential to the development's success.</p> <p>Applicants are also required to notify any relevant parties including English Heritage <u>Historic England</u> and submit their recording to the Historic Environment Record (HER).</p>	For consistency and clarity.		
MM127	41	Para. 4.58	Amend paragraph in Reasoned Judgment on 6 July 2010 at 0.2 0.6 0.4 RG(H)5(i)5(s4)(aso)3(ne)3(d) 26.			

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			i) there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form, and	
			ii) a significant benefit that cannot have facilitated the retention of the building can be demonstrated.	

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			Proposals which would result in significant harm to biodiversity will be refused unless: i) this can be avoided by locating on an alternative site with less harmful impact; or ii) the harm can be adequately mitigated, or, as a last resort, compensated for. <u>Clauses (i) and (ii) above particularly apply to, but are not restricted to, areas that contain locally designated sites, habitats and species, where development may, depending on the nature of the proposal and overall biodiversity value of the area, amount to significant harm.</u>	
MM135	90	Policy ENV4	Amend final paragraph of Policy: <u>Whilst a site may be surplus to requirements as open space it may still be of environmental or cultural value; or the site's development may have unacceptable visual or amenity impact, or adversely affect its wider green infrastructure functions, including for climate change mitigation. Therefore, applicants should also carefully consider the character and other environmental policies in the Plan.</u>	For clarity.
MM136	95 - 96	Policy ENV7	Amend the Policy as follows: The development of district energy networks and associated infrastructure is encouraged and should be approved unless it results in significant adverse impacts on the environs. Priority areas for the delivery of District Energy Networks are identified on the Local Plan Map.	

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

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MM138	99	Para. 7.66	Amend first paragraph of introductory text to Policy ENV9 as follows: 7.66 <u>67</u> 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 UK⁵. It is, therefore, important follows that more stringent water conservation measures need to be required from housing and commercial property development in Crawley.	
MM139	100	Policy ENV9	Amend Policy as follows: All <u>Crawley is situated within an area of serious water stress, and</u> development should <u>plan positively to</u> minimise its impact on the already serious water stress in the region, and on the natural water cycle <u>resources and promote water efficiency</u> . All n <u>New dwellings should and commercial buildings must</u> , where viable and technically feasible, 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); <u>meet the additional local standard for tighter water efficiency as set out in the Housing Standards Review, of 110 l/p/d, (105 l/p/d with 5 l/p/d for external use) or, should these be increased, to any higher national standard as appropriate for an area of serious water stress.</u> <u>For non-residential development, where technically feasible and viable, development should meet BREEAM Excellent including maximising water efficiencies under the mandatory water credits. Should BREEAM be replaced, or any national standards increased, then this requirement will also be replaced by any standard appropriate to an area of serious water stress.</u> 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.	For clarity.

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

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Levels 5 & 6	80 l/p/d	Possible standard from 2016	80 l/p/d
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- 7.73 *For non-domestic development there is currently no nationally applied standard for water efficiency of buildings (only minimum performance requirements for individual water using fixtures). However BREEAM sets out standards for minimum water performance of such buildings. This is done using the BREEAM water calculation method to assess the percentage reduction in internal potable water usage of the proposed building performance as compared to that of a notional building, using standardised assumptions for occupant behaviour.*
- 7.74 *Given the findings of the council's Gatwick Wide Water Cycle Study and the work undertaken in partnership with the Environment Agency as an area of serious water stress, n**Non-domestic developments are also required to install water meters and to*

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			<p>7.75 Central government is currently consulting on introducing nationally described standards. When these are introduced, it is envisaged that they will replace the CfSH and BREEAM related targets set out within this policy. The council will adopt these standards when they are brought into effect. It is anticipated that the evidenced serious water stress in Crawley will be confirmed by the work being indicated in 2015 by the DCLG in partnership with the Environment Agency. It is, therefore, expected that Crawley will be identified as an area where the most stringent national standards for water usage should apply, once these are adopted, replacing the Code for Sustainable Homes and BREEAM targets.</p> <p>7.75 The EU Water Framework Directive⁷ establishes a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure that all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015. The council supports this work through the proper and sensible management of water in all new development.</p> <p><u>7.76 The council will continue to work alongside developers, key stakeholders and the Environment Agency in regard to water supply and demand considerations, as well as any infrastructure requirements, and will assist in ensuring that the highest standards for water efficiency are considered for all development within the borough. Further information will be provided in the Planning and Climate Change SPD.</u></p>	
MM141	103	Policy ENV11	<p>Amend the Policy as follows:</p> <p>People's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. To achieve this, Policy ENV11 should be read in conjunction with the Local Plan Noise Annex.</p> <p><u>A. Noise Sensitive Development</u></p>	To reflect in the Policy the level of Unacceptable Adverse Effect.

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

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			<p>Residential and other noise sensitive development will be permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise disturbance from existing or future <u>planned</u> uses.</p> <p><i>i. Noise sensitive development affected by noise from transport sources:</i></p> <p>Noise sensitive uses proposed in areas that are exposed to significant noise from existing or future <u>industrial, commercial or</u> transport (air, road, rail and mixed sources) sources will be permitted where it can be demonstrated that <u>appropriate through mitigation, through careful planning, layout and design, will be undertaken to ensure that the noise impact for future users will be made acceptable. Proposals that would expose future users of the development to unacceptable noise levels will not be permitted.</u> 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. <u>For transport sources, the Unacceptable Adverse Effect is considered to occur where noise exposure is above 66dB L_{Aeq,16hr} (57dB L_{Aeq,8hr} at night).</u></p>	

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[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.](#)

C. Noise Impact Assessment

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:

- 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.

In preparing a Noise Impact Assessment, applicants will adhere to Planning Noise Advice Document: Sussex (2013) for further guidance.

D. Mitigating Noise Impact

Where proposals are identified as being subject to significant or unacceptable noise impact,

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			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.		
Significant Observed Adverse Effect Level (SOAEL)			<p>Noticeable and disruptive: Noise causes a material change in behaviour and/or attitude, e.g. having to keep windows closed most of the time, avoiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening, and difficulty getting back to sleep. Quality of life diminished due to change in acoustic character of the area.</p> <p>Noticeable and very disruptive Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening, loss</p>	<p>Between 55dB and 669dB LAeq,16hr. (57dB to 669dB for Air Traffic)</p> <p>> 70dB LA_{max}(1)</p> <p>greater than 669dB LAeq,16hr</p>	<p>Between 45dB and 6357dB LAeq,8hr. (48 to 6357dB for Air Traffic)</p> <p>58dB to 82dB LA_{max}(1)</p> <p>greater than 63</p>
Unacceptable Adverse Effect					

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			of appetite, significant medically definable harm.	
MM143	159 - 161	Noise Annex 4.1.6 – 4.26	<p>4.1.1 All the above levels would include the predicted noise from any proposed or required changes in transportation noise including the potential 2nd wide spaced runway at Gatwick Airport as set out in the 2003 White Paper and any forthcoming replacement policy document. Detail of the predicted noise contours associated with a possible wide-spaced second runway at Gatwick Airport are set out in Figure 1 of this Noise Annex, which draws upon the noise contours published by the Civil Aviation Authority (CAA) in their report: ERCD report 0308. Figure 1 of Aviation A47(o)13(ut)-5024(28)-5026(24)5 these contours be superseded by subsequent guidance <u>noise contours</u> issued <u>published</u> by the CAA.</p> <p>4.1.2 In interpreting the categories for the purposes of Local Plan Policy En 11, <u>noise ouposure is considered to be acceptable where</u>13(ut)-45(t)-4(he)3()-145(i)5(n)13(t</p> <p>669dB LAeq,16hr (63 <u>57</u>dB LAeq,8hr at night).</p> <p>4.1.5 For private amenity areas (private and communan 324.556(g)-8(arden)14(s))7(,)4() Effect s sidered to occur at 63dB LAeq,16hr for Roads, and 66dB LAeq,16hr for Aircraft and Rail ise. This s so that they can be enjoyed as intended.</p> <p>4.1.6 For significant noise sensitive developments (gre13(uater)-4()50(t)-4(ha)3(n)41(10)3(0 adverse effect level is sidered o occur inside the predicted 66dB LAeq,16hr contour for Gatwick Airport.</p>	To re13(uf)--4(l) Table 1.

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4.1.7 The 66dB L_{Aeq,16hr} threshold for significant noise sensitive development, particularly

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Proposals for new non-domestic buildings should achieve ~~adhere to~~ BREEAM Excellent (for water and energy credits) where technically and financially viable.

All development, including the alteration and extension of existing buildings, should consider how it may achieve the following sustainability objectives:

In relation to carbon:

- i. Take an active approach to reducing its need to consume energy;
- ii. Utilise renewable and low carbon energy technologies where appropriate;
- iii. Look at ways to improve the existing building when adding improvements or extensions;
- iv. Minimise the amount of carbon emitted throughout the implementation and construction process and ensure any existing embedded carbon onsite is retained;
- v. **Consider Support**

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

