

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the Submission Consultation Draft CBLP (September 2014).

Ref	Page	Policy/ Paragraph	Main Modification
<b>MM1</b>	9	1.37	<p><i>Insert additional sentence to end of paragraph 1.37 and delete "Local Plan Monitoring &amp; Implementation" section at end of Plan (pages 121-128 – see Annex 14):</i></p> <p><u>The Crawley Borough Local Plan Monitoring and Implementation Framework sets out in detail how the objectives and policies of the Local Plan will be monitored and the actions that will be taken if monitoring indicates that they are not being implemented.</u></p>
<b>MM2</b>	11	Key Diagram	<p><i>Modify Key Diagram to:</i></p> <ul style="list-style-type: none"> <li>• <i>Extend area of search for future employment land to the west.</i></li> <li>• <i>Clarify separation of town centre and Three Bridges Corridor Main Employment Areas.</i></li> <li>• <i>Reflect addition of specific Manor Royal and Town Centre Boundary symbology. Amend legend to clarify that EC2 applies to Manor Royal, Town Centre and Gatwick Airport in addition to other Main Employment Areas.</i></li> <li>• <i>Legend amended from 'Town Centre and Edge-of-Centre Development Sites (Policy EC6)' to read 'Development Sites within the Town Centre Boundary', in order to reflect factual change in Policy EC6 title as per MM24.</i></li> <li>• <i>Delete Land Adj Horsham Road and South of Silchester Drive, Breezehurst Drive and WSCC Professional Centre as Key Housing Sites.</i></li> <li>• <i>Include Oakhurst Grange and Land East of Street Hill as Key Housing Sites.</i></li> <li>• <i>Amend Telford Place site boundary.</i></li> <li>• <i>Amend main employment area boundary to align it with airport boundary (removing Viking House).</i></li> <li>• <i>Re-draw line of Viking House within Airport Boundary.</i></li> </ul> <p><i>See Annex 1.</i></p>
<b>MM3</b>	28	Policy CH3	<p><i>Modify the final paragraph of Policy CH3 as follows:</i></p> <p>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></p>
<b>MM4</b>		Policy CH5	<p><i>Modify the first paragraph of Policy CH5 as follows:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification		
	30-31		<p>All new dwellings must create a safe, comfortable and sustainable living environment, capable of adapting to the changing needs of residents through the application of the <u>Lifetime Homes Standards</u> or <u>Building Regulations Part M Category 2 – accessible and adaptable dwellings, as described by national standards</u>.</p> <p>The minimum size for each dwelling should be based on the <u>following internal and external space standards: Nationally Described Space Standards</u>, as specified below (October 2015 or as subsequently updated).</p> <p><i>Modify the remainder of Policy CH5 as shown in Annex 2.</i></p>		
<b>MM5</b>	31	4.30 – 4.31	<p><i>Insert new sentence to end of new paragraph 4.34 as follows:</i></p> <p>4.34 Sufficient <u>external space</u> 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. <u>Further guidance is provided by SPG4, which will be superseded by the forthcoming Urban Design Supplementary Planning Document</u>. The <u>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</u>.</p>		
<b>MM6</b>	31-32	Policy CH6	<p><i>Modify Policy CH6 as follows:</i></p> <p>Landscape proposals for <u>new residential development</u> should contribute to the character and appearance of the town by including at least one new tree for each new <u>house dwelling, 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> <p><i>Modify size of replacement trees as follows:</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 (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)
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)				
<b>MM7</b>	37	Policy CH9	<p><i>Insert new paragraph into Policy CH9 under the Landscape Character Area "Upper Mole Farmlands Rural Fringe" as follows:</i></p> <p>B <u>Use Class</u> development may be suitable within this area where it constitutes a comprehensively planned extension abutting <u>Manor Royal (Policy EC3)</u> and meets criteria i-vii of this policy in its relationship with the surrounding countryside.</p>		
<b>MM8</b>	38	New Paragraph	<i>Insert new paragraph after paragraph 4.45 as follows:</i>		

Ref	Page	Policy/ Paragraph	Main Modification
		4.50 (after 4.45)	<p><u>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 to minimise intrusion of the urbanised area on the rural fringe boundary. Where planning permission is implemented, the Built-Up Area Boundary will be reviewed.</u></p>
<b>MM9</b>	40	Policy CH12	<p><i>Modify Policy CH12 as follows:</i></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>conserved, respected, preserved, protected</u> or enhanced 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> <ul style="list-style-type: none"> <li>i. <u>in line with a written scheme of investigation submitted to, and approved by, Crawley Borough Council; or</u></li> <li>ii. <u>in the case of standing structures, to a minimum of English Heritage Historic England recording Level 2, or higher if specified by the council, and demonstrate that the site is essential to the development's success.</u></li> </ul>
<b>MM10</b>	41- 42	Policy CH13	<p><i>Modify Policy CH13 as follows:</i></p> <p>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</p> <p>v) <u>preserve retain</u> the area's architectural quality and scale.</p>
<b>MM11</b>	43	Policy CH14	<p><i>Modify Policy CH14 as follows:</i></p> <p>All development within an Area of Special Local Character (ASLC) should <u>respect or preserve or enhance</u> the character of the area and have been designed with regard to the areas existing character and appearance.</p>
<b>MM12</b>	44	Policy CH15	<p><i>Modify Policy CH15 as follows:</i></p> <p>To recognise the value of Listed Buildings (including Listed Structures) within Crawley, the council will ensure that any proposed works to them are consistent with the character, appearance and heritage value of any statutory Listed</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Building/Structure, in line with national <u>legislation, policy and guidance/policy</u>.</p> <p>Any changes must <u>preserve or enhance respect</u> 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 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:</del></p> <p class="list-item-l1">i) there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form; <u>and</u></p> <p class="list-item-l1">ii) <u>a significant benefit that cannot have facilitated the retention of the building can be demonstrated.</u></p> <p>If demolition is seen to be acceptable, the council will require the building to have been recorded to <del>a minimum of English Heritage Historic England Level 4 (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>
<b>MM13</b>	44-45	Policy CH16	<p><i>Modify Policy CH16 as follows:</i></p> <p>All development will seek to secure the retention of buildings included on the Crawley Borough Local Building List.</p> <p>Development should also maintain features of interest, and <u>respect or preserve conserve or enhance</u> 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; <u>and</u></li> <li>c) records the building <del>up to English Heritage Historic England</del> 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.</li> </ul>

Ref	Page	Policy/ Paragraph	Main Modification
<b>MM14</b>	45-46	Policy CH17	<p><i>Modify the final paragraph of Policy CH17 as follows:</i></p> <p>All development proposals within the boundaries of the Historic Parks and Gardens as identified on the Local Plan Map will be required to demonstrate, through a Heritage Impact Assessment, that the proposals have regard to the designation, <u>its character, key features</u> and the setting of the area and that proposals <u>respect</u> preserve or enhance the area. <u>Only proposals that demonstrate how they have regard to the character or setting of the Historic Parks and Gardens will be permitted.</u></p>
<b>MM15</b>	49	5.10	<p><i>Insert additional wording into first sentence of paragraph 5.10 as follows:</i></p> <p>The EGA identifies a future need for business floorspace equating to approximately 77ha, even at the baseline level, to be provided at Crawley, <u>with the 2015 EGA update revising this for the Plan period 2015-2030 to 57.9 hectares.</u></p>
		5.11	<p><i>Insert additional wording into first sentence of paragraph 5.11 as follows:</i></p> <p>The EGA <u>and the 2015 EGA update</u> recognises that despite a positive approach by the council to maximise the utilisation and intensification of existing sites within Crawley, only <u>42 23</u> hectares of business land can be delivered through the existing available land supply.</p>
		5.13	<p><i>Amend figures in first sentence of paragraph 5.13 as follows:</i></p> <p>Sufficient land (<u>42 23</u> hectares) is identified within the borough to meet B Class employment needs during the early part of the Plan period.</p>
		5.18	<p><i>Insert new wording into paragraph 5.18 as follows:</i></p> <p>The <u>2014 EGA Assessment</u> 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 <u>Plan period 2011-2031</u>. 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></p>
		5.19	<p><i>Insert new wording into paragraph 5.19 as follows:</i></p> <p>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 <u>42 23</u> ha (as set out in the <u>Crawley Employment Land Trajectory, February 2015-EGA</u>) comprising existing development commitments and land intensification opportunities. It is forecast this will meet business growth needs for the short term....</p>

Ref	Page	Policy/ Paragraph	Main Modification
		5.20	<p><i>Modify paragraph 5.20 as follows:</i></p> <p>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> <ins>57.9</ins> hectares of land for business class uses...</p>
<b>MM16</b>	50	Policy EC1	<p><i>Modify the third paragraph of Policy EC1:</i></p> <p>Opportunities for approximately <del>42</del> <ins>23</ins>ha of employment land <del>have been</del> <ins>are</ins> identified within <del>the borough</del> <ins>these areas</ins>, 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.</p>
<b>MM17</b>	51	5.20	<p><i>Modify, and split, paragraph 5.20 as follows:</i></p> <p>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, <ins>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.</ins></p> <p><u>5.21 fFurther strategic...</u></p>
<b>MM18</b>	52	5.24	<p><i>Modify paragraph 5.24 as follows:</i></p> <p>Manor Royal, Gatwick Airport and Crawley Town Centre represent key economic locations, and are identified as Main Employment Areas. Given the fundamental role performed by each in driving the Crawley and Gatwick Diamond economy, individual location-specific policies for each are established through Local Plan Policies EC3, EC5-7, GAT1-4 respectively. Therefore, <ins>In addition to these, Policy EC2 applies does not apply</ins> to the spatial locations of Manor Royal, Gatwick Airport and Crawley Town Centre.</p>
	53	Policy EC2	<p><i>Modify Policy EC2 as follows:</i></p> <p>The other Main Employment Areas are:</p> <ul style="list-style-type: none"> <li>• Three Bridges Corridor (including <ins>Denvale Trade Park, Spindle Way, Stephenson Way and Hazelwick Avenue</ins>)</li> <li>• Maidenbower Business Park</li> <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>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Proposals for employment generating development at the <u>six 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>
<b>MM19</b>	55	Main Employment Area Plan	<p><i>Modify Employment Area Plan to reflect changes to Local Plan Map as follows:</i></p> <ul style="list-style-type: none"> <li><i>Re-draw line of Viking House within Airport Boundary.</i></li> <li><i>Amend legend to clarify that EC2 applies to Manor Royal, Town Centre, and Gatwick Airport in addition to other Main Employment Areas.</i></li> <li><i>Amend legend from 'Town Centre and Edge-of-Centre Development Sites (Policy EC6)' to read 'Development Sites within the Town Centre Boundary', in order to reflect factual change in Policy EC6 title as per <b>MM24</b>.</i></li> <li><i>Add Manor Royal Buffer Zones in order to better illustrate location of these areas for purpose of Policy EC4.</i></li> <li><i>Amend text on Local Plan Map legend to reflect cross referencing between Policy EC2, EC3, EC5, and GAT4.</i></li> </ul> <p><i>See Annex 3 and Annex 17.</i></p>
		Local Plan Map	<p><i>Re-draw line of Viking House within Airport Boundary.</i></p> <p><i>See Annex 4.</i></p>
<b>MM20</b>	56	5.42	<p><i>Delete paragraph 5.42 and replace as follows:</i></p> <p><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. 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 (WSCC) should be contacted in relation to any planning proposals at this location. WSCC 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 WSCC Minerals Local Plan when adopted, these will be shown on the Local Plan Map.</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
	Local Plan Map	EC4/ ENV11/ West Sussex Minerals Plan	<i>Identify WSCC Railhead. See Annex 5.</i>
<b>MM21</b>	57	Policy EC4	<i>Add new sentence to start of Policy EC4: <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>
<b>MM22</b>	58	Policy EC5	<i>Modify the title and paragraphs 2 to 5 of Policy EC5 as follows: <b>Policy EC5: Town Centre Uses Primary Shopping Area</b>  <u>Located within the Town Centre Boundary, the Primary Shopping Area comprises the Primary and Secondary shopping retail frontages as identified on the Local Plan Map.</u> Within Primary Shopping Retail Frontages, ground floor proposals for A1 (retail), A2 (financial and professional services) or A3 (restaurant) will normally be permitted. Within Secondary Shopping Retail 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 Shopping Area and Secondary Frontages will be permitted, provided it can be demonstrated that the proposed use would support the vitality and viability of the town centre.</i>
<b>MM23</b>	59	Town Centre Inset Plan	<i>Modify the legend to the Town Centre Inset Plan to reflect changes to Local Plan Map and amended boundary for Telford Place. See Annex 6 and Annex 17.</i>
<b>MM24</b>	60	Policy EC6	<i>Modify the title and the fifth, sixth and seventh paragraphs of Policy EC6 as follows: <b>Policy EC6: Town Centre and Edge of Centre Development Sites within the Town Centre Boundary</b>  ...and/or residential at these locations is appropriate,... ii) support the delivery of a minimum of 4,895 5,100 net dwellings in the borough; and... Where retail or leisure uses are proposed outside the Primary Shopping Area, a sequential and impact assessment will be required to demonstrate how proposals will promote and enhance the vitality and viability of Crawley Town Centre. Sites within the Town Centre Boundary or Edge of Centre sites allocated solely for housing are listed in Policy H2.</i>
<b>MM25</b>	61	5.54	<i>Split paragraph 5.54 and insert new paragraph after "and create a good living and working environment" as follows:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><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></p>
			<p><i>Split paragraph 5.54 and modify as follows:</i></p> <p><u>5.57 Developments within the town centre boundary and at edge-of-centre locations could accommodate a mix of town centre uses, but given the town centre location,...</u></p>
	62	5.61	<p><i>Modify paragraph 5.61 as follows:</i></p> <p><u>...These studies recognise that available retail expenditure of up to 26,650sqm. over the pPlan period is finite, and that available retail capacity...</u></p>
<b>MM26</b>	61-62	Policy EC7	<p><i>Modify Policy EC7 as follows:</i></p> <p>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 class="list-item-l1">a) the need for 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 <u>net 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 as outlined above.</p>
<b>MM27</b>	70	6.25	<p><i>Modify paragraph 6.25 as follows:</i></p> <p><u>...provides a total of 4,895 5,425 net dwellings including windfalls<sup>38</sup>; 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></p>
<b>MM28</b>	71	6.27	<p><i>Modify paragraph 6.27 as follows:</i></p> <p><u>...a total of 645 825 dwellings (at a rate of 43 55 dwellings per annum) will come forward...</u></p>
<b>MM29</b>	71	New paragraphs after 6.27	<p><i>Insert new section after paragraph 6.27 as follows:</i></p> <p><b>Housing for Older People</b></p>

Ref	Page	Policy/ Paragraph	Main Modification
		and new footnote	<p><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 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> <p><u>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.</u></p> <p><u><sup>39</sup> Population Mid-Year Estimates 2013 (June 2014) ONS</u></p>
<b>MM30</b>	16	2.17 and footnote 17	<p><i>Modify the Objectively Assessed Housing Need figures in the following paragraphs:</i></p> <p>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</p>

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			Crawley. By 2030, to meet the needs of its growing population, the town would need a further <del>10,125</del> <sup>17</sup> <del>15</del> <sup>15</sup> new homes. <del>540</del> <sup>17</sup> <del>15</del> <sup>15</sup> dwellings per annum x 15years ( <u>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)</u> ) multiplied over the 15 year Plan period).
17	2.20		Crawley's identified land supply allows for approximately <del>50</del> 60% of its objectively assessed housing needs to be met through new housing developments within the borough boundaries.
17	2.22		The scale of unmet need of approximately <del>3,000</del> <sup>5,000</sup> 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.
68	6.13		<i>Modify paragraph 6.13 as follows:</i> 6.13 Additional work was undertaken in early 2014 to determine the objectively assessed <u>demographic</u> 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>33</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</u> <sup>34</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, as qualified by the conclusions of the Local Plan examination Inspector <sup>35</sup> , the <u>Objectively Assessed Housing Need requirement for the borough is 675 dwellings per annum.</u> <sup>35</sup> <u>Add new footnote to reference Crawley Borough Local Plan examination Inspector's Report.</u>
<b>MM31</b>	72	Policy H1	<i>Modify Policy H1 as follows:</i> The Local Plan makes provision for the development of a minimum of <del>4,895</del> <sup>17</sup> <del>5,100</del> net dwellings in the borough in the period 2015 to 2030
			<i>Insert additional wording at the end of Policy H1:</i> <u>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 resolving infrastructure and environmental constraints in order to meet this need in sustainable locations. This will include continued assessment of potential urban extensions to Crawley.</u>
<b>MM32</b>	72	6.38	<i>Modify the housing delivery figures in the following paragraphs:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			...However, an annualised average delivery of <u>326</u> <u>340</u> dwellings per annum is anticipated...
	73	6.40 and new footnote	The constrained nature of Crawley's land supply means that <u>approximately 50</u> <del>60%</del> of the borough's predicted demographic housing need over the next 15 years can be met within the borough boundaries. The remaining unmet housing need from Crawley, of <u>3,130</u> <u>5,000</u> <sup>41</sup> over the Plan period... <sup>41</sup> 10,125 dwellings demographic need (Chilmark Consulting, 2015, OAHH x 15 years) – 5,123 dwellings supply (CBC Housing Trajectory, April 2015) = 5,002 dwellings unmet need.
	74	6.44	This Policy demonstrates how the Local Plan makes provision for the delivery of a minimum of <u>5,100</u> <del>4,895</del> net additional dwellings...
	75	6.45	...5% buffer requirement ( <u>1617</u> dwellings per annum in the first five years)...
		6.48	...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 <u>5,100</u> <del>4,895</del> net dwellings in the borough in the period 2015-2030...
	132	Appendix C: Objective 5	To meet as much of the agreed housing need as possible within the borough boundary, in light of constraints; by supporting the delivery of <u>326</u> <del>340</del> no. homes (net) each year from 2015 to 2030.
<b>MM33</b>	74	Policy H2	<p><i>Modify Policy H2 as follows:</i></p> <p>...or 'developable' in years 6–10 (2020/21 – 2024/25)<sup>42</sup>. 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.</p> <p><u>Deliverable</u></p> <ul style="list-style-type: none"> <li>• Forge Wood, Pound Hill (1,900 dwellings)</li> <li>• <del>Breezehurst Drive, Bewbush (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 Langley Green Primary School, Langley Green (30 dwellings)</u></li> </ul>

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> <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>Breezehurst Drive Playing Fields, Bewbush (65 dwellings)</del></li> <li>• <del>Henty Close, Bewbush (24 dwellings)</del></li> <li>• Longley Building, Southgate (48 dwellings)</li> <li>• <del>Land Adj. to Horsham Road &amp; South of Silchester Drive, Gossops Green (52 dwellings)</del></li> </ul> <p><u>Town Centre Key Opportunity Sites (499 net dwellings); comprising:</u></p> <ul style="list-style-type: none"> <li>• Telford Place, Three Bridges (deliverable)</li> <li>• Crawley Station and Car Parks (deliverable)</li> <li>• County Buildings (deliverable)</li> <li>• Land North of the Boulevard (developable)</li> </ul> <p><u>Housing and Open Space Sites</u></p> <ul style="list-style-type: none"> <li>• Tinsley Lane, Three Bridges (<u>deliverable</u>) <del>138</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 football pitch and facilities;</u></li> <li>iii. <u>a junior 3G football pitch;</u></li> <li>iv. <u>community use 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> <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. Development of this site must include:</u> <ol style="list-style-type: none"> <li>i. <u>the retention of good quality pitch provision 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> </ol> </li> </ul>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>iii. <u>Consideration should also be given to the provision of allotments off-site should demand from residents exist.</u>  <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 Balcombe Road/Street Hill, Pound Hill (<u>developable</u>) 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 possible, and to be located within southern section of the housing, biodiversity and heritage site;</u></li> <li>iii. <u>reflect, enhance and ensure no significant harm to the locally designated historic parkland;</u></li> <li>iv. <u>allow a suitable unbuilt margin around the archaeologically sensitive Moat;</u></li> <li>v. <u>limit harm to the species-rich meadow grassland which contributes to the Site of Nature Conservation Importance;</u></li> <li>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></li> <li>vii. <u>be accompanied by a long-term commitment to the ecological enhancement and proper management of the remainder of the SNCI (excluding the ponds and woodland in the centre and north-east in separate ownership) for the benefit of biodiversity.</u></li> </ol> </li> </ul> <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.</u>  <u>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 people, including being wheelchair adapted dwellings meeting Building Regulations Part M, category 3 accessibility standards.</u></li> </ul> <p><u>Broad Locations</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			The remainder of the land within the...
<b>MM34</b>	75	6.46-6.47	<p><i>Modify paragraphs 6.46 and 6.47 as follows:</i></p> <p>... 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>. <u>A development brief will be prepared for each of these sites to ensure their development adheres to the requirements of the Open Space, Sport and Recreation Study and Playing Pitch Study; critical elements of these are set out in the Policy.</u> 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. <u>The balance between housing and on-site open space will be determined through the design and layout of a detailed scheme.</u></p> <p><u>6.4751 For Tinsley Lane this will involve consideration into the needs of the existing football club; whilst for Breezehurst Drive the balance between housing and on-site open space will be determined through the design and layout of a detailed scheme.</u> A third open space site (Bewbush West Playing Fields) has also...</p>
	New after 6.47		<p><i>Insert new paragraphs after 6.47 as follows:</i></p> <p><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></p> <p><u>6.54 Land east of Balcombe Road/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></p> <ul style="list-style-type: none"> <li>i. <u>Forming part of the historic countryside setting of the Grade I listed Church;</u></li> <li>ii. <u>Its allocation within the Worth Conservation Area;</u></li> <li>iii. <u>Its Site of Nature Conservation Importance designation (with species-rich meadow grassland as its important ecological attribute);</u></li> <li>iv. <u>Containing an archaeological sensitive asset: the Moat;</u></li> <li>v. <u>Forming part of an Historic Park and Garden;</u></li> <li>vi. <u>Being located outside the Built-Up Area Boundary of the town.</u></li> </ul> <p><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 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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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 and controlled by the landowner, 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.</u> 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.</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>
	76	Housing Plan	<p><i>Replace Housing Plan with modified version as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Remove as Key Housing Sites:</i> <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> <li>• <i>Include as Key Housing Sites:</i> <ul style="list-style-type: none"> <li>▪ 'Land east of Street Hill'; and</li> <li>▪ 'Oakhurst Grange'</li> </ul> </li> <li>• <i>Amend the boundary for Telford Place site - See Annex 7.</i></li> </ul>
	Local Plan Map	Policy H2	<p><i>Removal of Broad Housing Locations notation from Town Centre - See Annex 8.</i></p> <p><i>Removal of Land adj. Horsham Road and South of Silchester Drive; Breezehurst Drive; and WSCC professional centre as Key Housing Site Allocations - See Annex 9.</i></p> <p><i>Show Oakhurst Grange as a Housing Allocation for Older People - See Annex 10.</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<i>Show Land east of Street Hill as a Housing Allocation with Biodiversity and Heritage enhancements - See Annex 11.</i>
<b>MM35</b>	69	6.17	<p><i>Modify paragraph 6.17 as follows:</i></p> <p><del>... waiting list (excluding transfers). In 2013, the 'reasonable preference' group within Crawley comprised 48% of the council's entire waiting list, with 23% requiring one bedroom units, 50% requiring two bedroom units and 20% requiring three bedroom units. The required mix of affordable house types is predominantly influenced by the needs of those in 'reasonable preference', particularly during times of low delivery of affordable housing.... waiting list (excluding transfers). In 2014, the 'reasonable preference' group within Crawley comprised 55% of the council's entire waiting list. 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 types is recommended to be made up of 25% one-bedroom units, 50% two-bedroom units and 20% three-bedroom units. This 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.</del></p>
	76	6.51	<p><i>Combine paragraph 6.51 with 6.50 and modify as follows:</i></p> <p><del>6.50</del><sup>57</sup>...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 two and three bedroom affordable <u>smaller</u> 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 bedrooomed accommodation.</p>
	77	6.53	<p><i>Insert sub-heading and modify paragraph 6.53 as follows:</i></p> <p><u>Affordable Housing</u></p> <p><del>6.53</del><sup>59</sup>The council will <u>particularly</u> seek to achieve a mix of dwelling sizes to meet local <u>housing need and demand</u>. The <u>Affordable Housing Needs Model (2014 SHMA Update)</u> <u>Strategic Housing Market Assessment (September 2012)</u> has found that the demand for new homes for those <u>households in 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:</u></p> <ul style="list-style-type: none"> <li>• <u>18%</u> <u>25%</u> 1 bedroom</li> <li>• <u>43%</u> <u>50%</u> 2 bedroom</li> <li>• <u>30%</u> <u>20%</u> 3 bedroom</li> <li>• <u>9%</u> <u>5%</u> 4+ bedroom</li> </ul>

Ref	Page	Policy/ Paragraph	Main Modification
<b>MM36</b>	76- 77	Policy H3	<p><i>Modify Policy H3 as follows:</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>, as evidenced in the <del>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 established in the Strategic Housing Market Assessment and its updates for market housing needs and demand in Crawley.</u></p> <p><u>Affordable Housing</u></p> <p><del>F 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.</del></p>
<b>MM37</b>	77- 78	Policy H4	<p><i>Modify Policy H4 as follows:</i></p> <p><u>Affordable Housing</u></p> <p>40% affordable housing will be required from all residential developments.</p> <p>The council will expect <u>a minimum of 70%</u> of the affordable housing to be <u>Affordable/Social Rent, or Social Rent where other forms of subsidy exist</u>, and <u>up to 30%</u> Intermediate tenure.</p> <p>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.</p> <p><u>Low Cost Housing</u></p> <p>In addition to the provision of 40% affordable housing, <u>approximately 10% where viability allows</u>, low cost housing will also be sought on developments proposing 15 dwellings or more, <u>offering up to 10% discount to first-time buyers</u>.</p> <p><u>Exceptions</u></p> <p>These targets will apply to all residential developments unless evidence can be provided to show that the site cannot support <del>such a</del> <u>these</u> requirements from a viability perspective and that the development clearly meets a demonstrable need.</p> <p><u>Where viability is a concern, the council's order of cascading priority will be to firstly lower the expectations for low cost housing; then, through a more comprehensive viability assessment, to consider adjusting the tenure mix of affordable housing to assist the viability; and, finally, to consider adjusting the percentage of affordable housing to a negotiated level that the scheme can support.</u></p> <p>Except for sites of 5 dwellings or less, 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>

Ref	Page	Policy/ Paragraph	Main Modification
<b>MM38</b>	79	6.65	<p><i>Modify paragraph 6.65 as follows:</i></p> <p><del>6.65</del><sup>70</sup> 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 as <u>a fixed equity</u> 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> ranging between 10% to 15%. 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.</p>
<b>MM39</b>	80	Policy H5	<p><i>Modify the first and second paragraphs of Policy H5 as follows:</i></p> <p>...as a reserve Gypsy and Traveller site <u>for up to ten pitches</u> to...  ...is identified as being 'developable' in years 6-10 or 11-15  <u>(2020</u><sup>19</sup>/<u>2021</u><sup>20</sup> – <u>2029</u><sup>28</sup>/<u>2030</u><sup>29</sup>) of the Plan...  ...adequate highway <u>and</u> pedestrian and cycle access being...</p>
<b>MM40</b>	87	Policy ENV2	<p><i>Modify policy ENV2 as follows:</i></p> <p><del>Major</del> <u>All</u> development proposals will be expected to incorporate features to encourage biodiversity <u>where appropriate</u>, and where possible enhance existing features of nature conservation value within and around the development.</p> <p>Habitat and species surveys and associated reports will be required to accompany planning applications which may affect the areas listed <u>below</u> <u>above</u> or sites showing likely ecological value based on past ecological surveys.</p> <p><u>Hierarchy of Biodiversity Sites</u></p> <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>• <u>Sites of Special Scientific Interest (SSSI)</u>  <u>SSSI</u> <u>will receive the highest level of protection for habitat</u> <u>conservation value in line with national legislation, policy and guidance.</u></li> </ul> <p><u>2. National Planning Policy Framework Sites</u></p> <ul style="list-style-type: none"> <li>• <u>Ancient Woodland, and aged or veteran trees</u>  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 new development and ancient woodland will be required in line with Natural England Standing Advice.</li> </ul> <p><u>3. Locally designated sites and habitats and species outside designated sites:</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<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 Habitats of Principle Importance identified in S41 of the Natural Environment and Rural Communities Act 2006 or</del> Biodiversity Action Plans</li> <li>• Biodiversity Opportunity Areas</li> <li>• <del>Sites Where Protected Species are present</del></li> <li>• <del>Sites Where Species of Principal Importance are present, as identified in S41 of the Natural Environment and Rural Communities Act 2006.</del></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 development proposals will be expected to incorporate features to encourage biodiversity 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>
<b>MM41</b>	90	Policy ENV4	<p><i>Replace clause 'd' of Policy ENV4 with a new paragraph as follows:</i></p> <p>c) The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.; and</p> <p>d) <del>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 afforded protection, even if identified as surplus to requirements as open space for recreation.</del></p> <p><u><del>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.</del></u></p>
<b>MM42</b>	93	Policy ENV6	<p><i>Modify Policy ENV6 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>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Proposals for new non-domestic buildings should achieve adhere to BREEAM Excellent (for water and energy credits) where technically and financially viable.</u></p> <p>All development, including the alteration and extension of existing buildings, should <u>consider how it may</u> achieve the following sustainability objectives:</p> <p><u>In relation to carbon:</u></p> <ul style="list-style-type: none"> <li>i. Take an active approach to reducing its need to consume energy;</li> <li>ii. Utilise renewable and low carbon energy technologies where appropriate;</li> <li>iii. Look at ways to improve the existing building when adding improvements or extensions;</li> <li>iv. Minimise the amount of carbon emitted throughout the implementation and construction process and ensure any existing embedded carbon onsite is retained;</li> <li>v. Consider <u>Support the establishment and integration of district energy networks within heat priority areas or near potential sources of waste energy and consider connection or futureproofing developments for connection</u> (see Policy ENV7);</li> </ul> <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 <u>addressed achieved</u> during the design process, or will be achieved during the <u>and</u> construction processes. Further details on how these objectives can be <u>addressed achieved</u> can be found in the Planning and Climate Change SPD.</p>
<b>MM43</b>	95	7.49	<p><i>Delete paragraph 7.49:</i></p> <p><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>
<b>MM44</b>	95-96	Policy ENV7	<p><i>Modify the third and fourth paragraphs of Policy ENV7 as follows:</i></p> <p>Any <del>major development within the borough, 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 demonstrate how they have considered the following hierarchy:</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>i. where a network is in place <u>in the immediate area</u>: connect to an existing <del>d</del>istrict <del>e</del>nergy <del>n</del>etwork; or</p> <p>ii. where a network is not yet in place:        a) <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 ensure that connection to a wider network is not compromised by poor facilitated in the future through good design or and site layout</u>; or</p> <p>b) <u>consider how it may include site-wide communal energy systems</u>; or</p> <p>iii. c) <u>be "network ready", optimally designed to connect to a District Energy Network on construction or at some point after construction</u>. <del>where a network is not yet in place, and where development cannot comply with the requirements above as it is not technically feasible or viable, by virtue of the type of development proposed and its design, then the development should as a minimum requirement be "network ready".</del></p> <p><u>An alternative approach to securing decentralised low carbon energy may be justified, on a case-by-case basis, where developments demonstrate that the objectives of Policy ENV7 cannot be achieved in line with the criteria above, due to technical or financial viability, or due to site or development specifics.</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 Planning and Climate Change SPD.</p>
<b>MM45</b>	97	Policy ENV8	<p><i>Modify criterion v. of Policy ENV8 as follows:</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 reduce peak surface water run-off rates and annual volumes of run-off for development through the effective implementation, use and maintenance of SuDS, unless it can be demonstrated proven that it is these are not technically feasible or financially viable. Further guidance of how to achieve these objectives will be provided in the Planning and Climate Change SPD.</del></p>
<b>MM46</b>	100	Policy ENV9	<p><i>Modify the first three paragraphs Policy ENV9 as follows:</i></p> <p><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></p> <p><del>All n</del>New dwellings <u>should</u> and commercial buildings <u>must</u>, where viable and technically feasible, exceed the current minimum national standard for water efficiency by meeting the next level</p>

Ref	Page	Policy/ Paragraph	Main Modification																
			<p><del>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) meet the Building Regulations optional requirement for tighter water efficiency.</del></p> <p><u>For non-residential development, where technically feasible and viable, development should meet BREEAM Excellent including addressing maximum water efficiencies under the mandatory water credits.</u></p> <p><u>Should BREEAM be replaced, or any national standards increased, then this requirement will also be replaced by any tighter standard appropriate to an area of serious water stress.</u></p> <p><del>This requirement may be replaced by the most onerous nationally described standard relating to water consumption when they are introduced to combat the borough's serious water stress.</del></p>																
<b>MM47</b>	100	7.70	<p><i>Delete paragraph 7.70 and table:</i></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> <table border="1"> <thead> <tr> <th>Requirement under CfSH</th><th>Max litres of internal potable water use per person per day</th><th>Required by Building Regulations</th><th>Suggested Requirement in Crawley</th></tr> </thead> <tbody> <tr> <td>Levels 1 &amp; 2</td><td>120 l/p/d</td><td>Part G, 2010</td><td>105 l/p/d</td></tr> <tr> <td>Levels 3 &amp; 4</td><td>105 l/p/d</td><td>Possible standard from 2014</td><td>80 l/p/d</td></tr> <tr> <td>Levels 5 &amp; 6</td><td>80 l/p/d</td><td>Possible standard from 2016</td><td>80 l/p/d</td></tr> </tbody> </table>	Requirement under CfSH	Max litres of internal potable water use per person per day	Required by Building Regulations	Suggested Requirement in Crawley	Levels 1 & 2	120 l/p/d	Part G, 2010	105 l/p/d	Levels 3 & 4	105 l/p/d	Possible standard from 2014	80 l/p/d	Levels 5 & 6	80 l/p/d	Possible standard from 2016	80 l/p/d
Requirement under CfSH	Max litres of internal potable water use per person per day	Required by Building Regulations	Suggested Requirement in Crawley																
Levels 1 & 2	120 l/p/d	Part G, 2010	105 l/p/d																
Levels 3 & 4	105 l/p/d	Possible standard from 2014	80 l/p/d																
Levels 5 & 6	80 l/p/d	Possible standard from 2016	80 l/p/d																
	100-101	7.71	<p><i>Delete paragraph 7.71:</i></p> <p><del>7.71 For new housing, the minimum national standard at the time of writing this Local Plan (as per the April 2010 update to Part G of the building regulations) is for internal potable water use not to exceed 120 litres per person per day (plus an allowance for 5 litres per person per day for outdoor water use)<sup>52</sup>. This is calculated based on standardised assumptions for occupant behaviour using the "Water efficiency Calculator for New Dwellings" and compares to typical usage in existing buildings of 150 litres per person per day<sup>53</sup>. The Code for Sustainable Homes (CfSH), which also uses this water calculator method, provides a framework for setting water efficiency standards that go beyond the national minimum standard where there is a local need (such as in Crawley). The CfSH also</del></p>																

Ref	Page	Policy/ Paragraph	Main Modification												
			<p>provides an indication of where building regulations may move in future.</p>												
	101	7.72	<p><i>Modify paragraph 7.72 as follows and delete the table:</i></p> <p><del>7.72 Crawley's planning policy on water efficiency requires all new dwellings, including the subdivision of existing buildings into multiple dwellings to exceed minimum building regulations by achieving the next level of Code for Sustainable Homes (CfSH) water efficiency requirements. 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.</del></p> <table border="1"> <thead> <tr> <th>Requirement under BREEAM 2011 rating of</th><th>Percent reduction in internal potable water use required vs notional building</th><th>Suggested reduction requirement in Crawley when Building Regulations match or exceed BREEAM requirements</th></tr> </thead> <tbody> <tr> <td>-</td><td>No Requirement</td><td>12.5%</td></tr> <tr> <td>Good, Very Good or Excellent</td><td>12.5%</td><td>25%</td></tr> <tr> <td>Outstanding</td><td>25%</td><td>25%</td></tr> </tbody> </table> <p><del>7.71 Crawley's planning policy on water efficiency requires all new dwellings, including the subdivision of existing buildings into multiple dwellings, to achieve the most stringent water efficiency requirements given that it is identified as an area of serious water stress. The current optional requirement set out in Building Regulations<sup>54</sup> is 110 l/p/d (105 l/p/d with an additional 5 l/p/d for external use). Given the robust nature of evidence supporting the Crawley Borough Local Plan, including the Gatwick Water Cycle Study, and support from the Environment Agency, this tighter water efficiency standard, and any subsequent standard, is considered the necessary level for Crawley.</del></p>	Requirement under BREEAM 2011 rating of	Percent reduction in internal potable water use required vs notional building	Suggested reduction requirement in Crawley when Building Regulations match or exceed BREEAM requirements	-	No Requirement	12.5%	Good, Very Good or Excellent	12.5%	25%	Outstanding	25%	25%
Requirement under BREEAM 2011 rating of	Percent reduction in internal potable water use required vs notional building	Suggested reduction requirement in Crawley when Building Regulations match or exceed BREEAM requirements													
-	No Requirement	12.5%													
Good, Very Good or Excellent	12.5%	25%													
Outstanding	25%	25%													
	101	7.74-7.75	<p><i>Modify paragraph 7.74 and delete paragraph 7.75 as follows:</i></p> <p><del>7.74 Non-domestic developments are also required to install water meters and to meet the basic water efficiency requirements necessary for a BREEAM 2011 Good rating. It is also proposed that if national building regulations are adopted for building water efficiency that equal or exceed these BREEAM requirements, that Crawley will require major developments to meet the next most onerous level of water efficiency requirements in BREEAM.</del></p> <p><del>7.72 Given the findings of the council's Water Cycle Studies and the work undertaken in partnership with the Environment Agency as an area of serious water stress, non-domestic developments are also required to install water meters and to meet the highest water efficiency requirements. The Policy</del></p>												

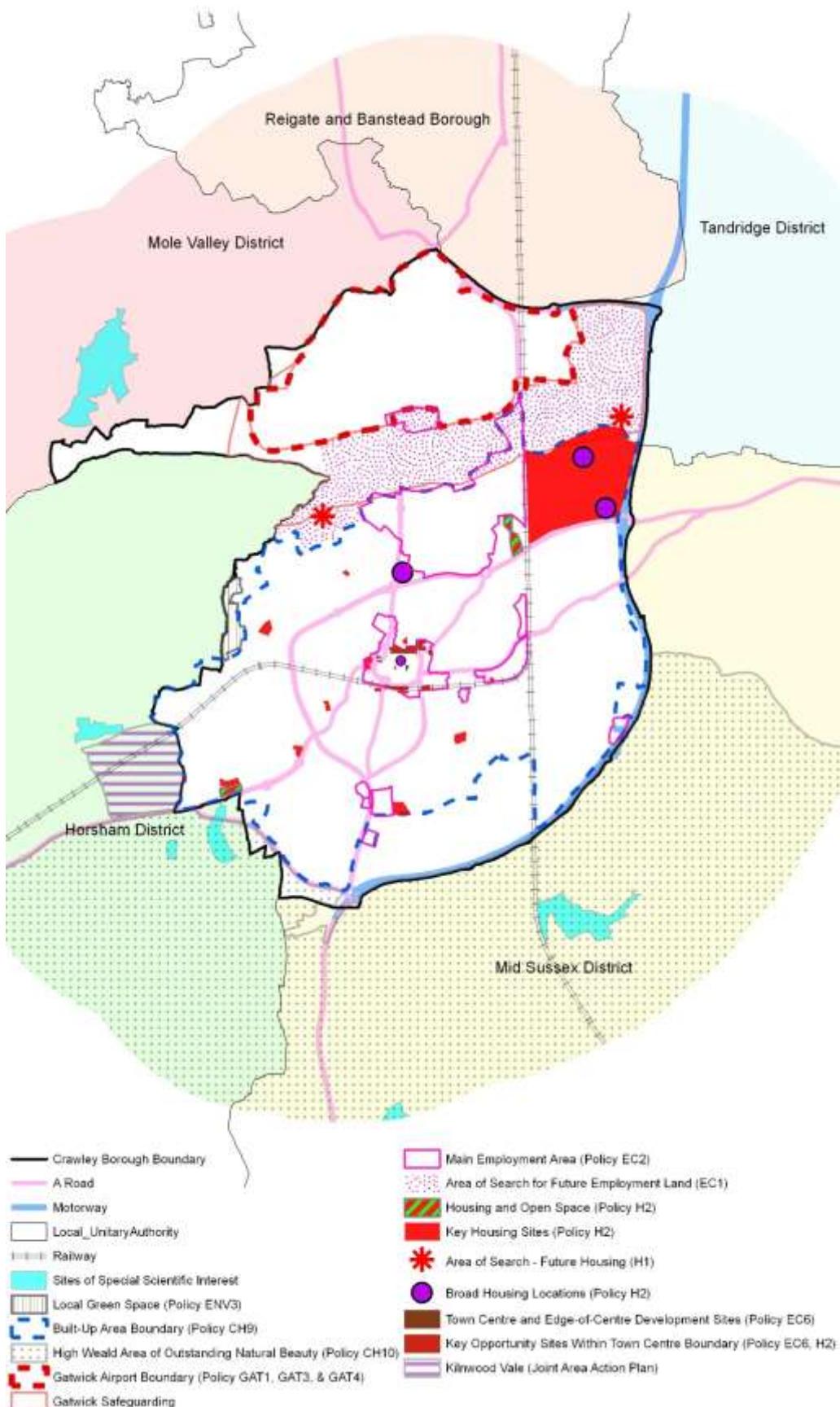
Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>requires non-residential development to equal or exceed BREEAM Excellent requirements, which require that there is a 25% reduction in potable water use.</u></p> <p><del>7.75 Central government is currently consulting on introducing nationally described 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>
	102	After 7.76	<p><i>Insert new paragraph after 7.76:</i></p> <p><u>7.74 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>
<b>MM48</b>	103	Policy ENV11	<p><i>Modify Policy ENV11 as follows:</i></p> <p>People's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. <u>To achieve this, Policy ENV11 should be read in conjunction with the Local Plan Noise Annex.</u></p> <p><b>A. Noise Sensitive Development</b></p> <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 <u>future</u> planned 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 transport sources</u> (air, road, rail and mixed sources) <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</u>. 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. 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><i>ii. Noise sensitive development affected by industrial or commercial noise sources:</i></p> <p>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>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><b>B. Noise Generating Development</b></p> <p>Noise generating development will <u>only</u> be permitted where <u>it is</u> can be demonstrated that <u>any</u> 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 of <u>surrounding noise sensitive premises</u>. 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>...</p> <p><b>D. Mitigating Noise Impact</b></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 of mitigation must be employed to mitigate noise impact to an <u>appropriate acceptable</u> level. Proposals that do not appropriately mitigate against <u>unacceptable noise impact through the design and planning process</u> will be refused.</p>
<b>MM49</b>	108	Policy IN1	<p><i>Modify the first two paragraphs of Policy IN1 as follows:</i></p> <p>Development will be permitted where it is supported by the necessary infrastructure both on and off site and <u>would not have if mitigation can be provided to avoid any significant cumulative effects a severe detrimental impact on the existing infrastructure services.</u></p> <p>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></p>
<b>MM50</b>	108	8.9	<p><i>Modify paragraph 8.9 as follows:</i></p> <p>It is a fact that <u>new</u> 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 <u>are</u> will be set out in a separate CIL Charging Schedule.</p>
<b>MM51</b>	117	Policy GAT2	<p><i>Modify second paragraph of Policy GAT2 as follows:</i></p> <p>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...</p>
<b>MM52</b>	118	GAT Map	<p><i>Replace Gatwick Airport Plan with updated version. See Annex 13.</i></p>

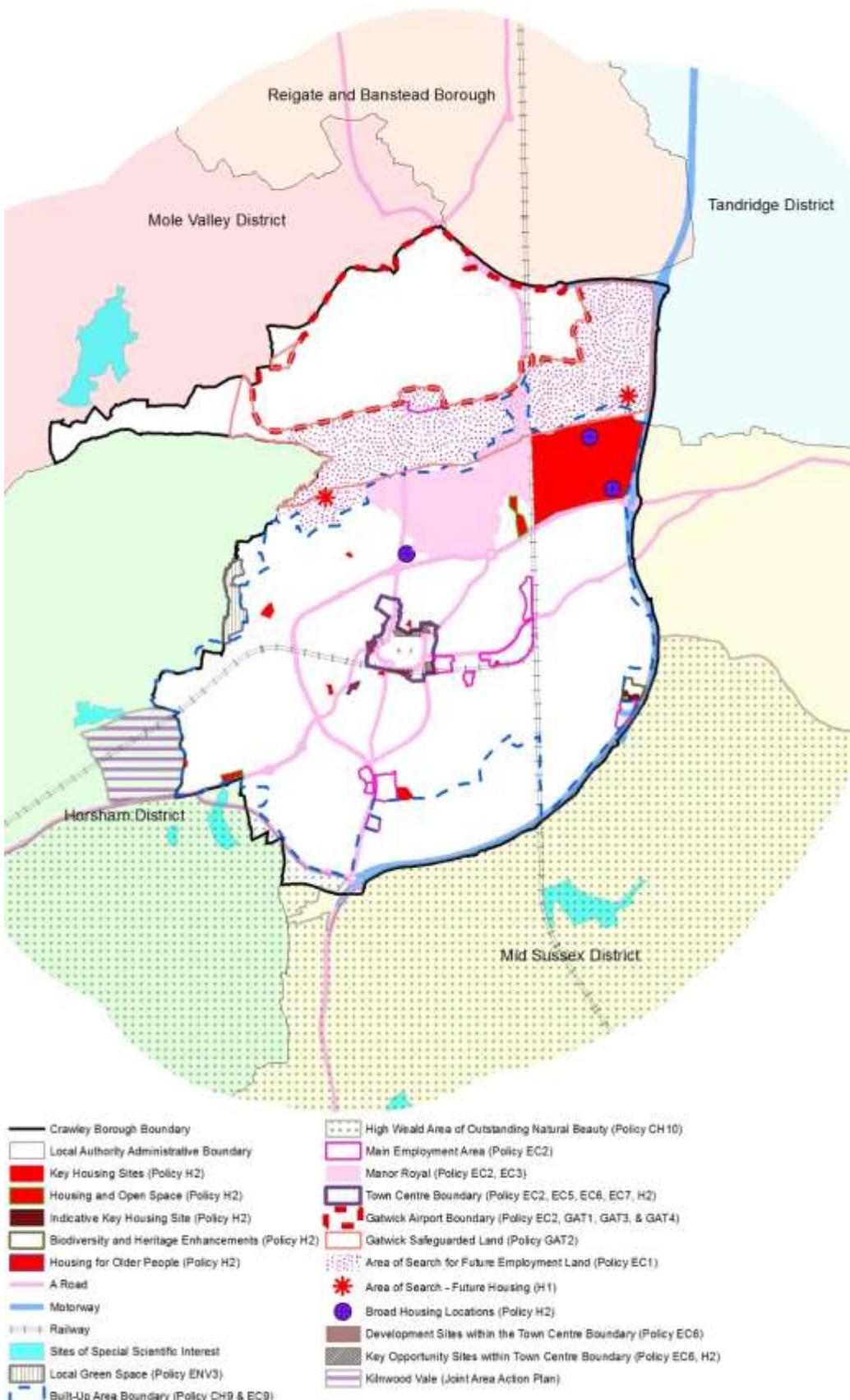
Ref	Page	Policy/ Paragraph	Main Modification
<b>MM53</b>	159	Noise Annex Table 1	<p><i>Modify the figures in the table.</i>  <i>See Annex 15.</i></p>
	159-160	Noise Annex 4.1.6 – 4.1.11	<p><i>Modify the paragraphs within the Noise Annex as follows:</i></p> <p>4.1.6 ... Figure 1 of the Noise Annex will be updated should these contours be superseded by subsequent <u>guidance noise contours issued published</u> 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 acceptable where the internal noise climate achieves standards set in BS8233 or replacement guidance.</u></p> <p>4.1.8 <u>Noise exposure is considered to be significant at the Significant Observed Effect Level (SOAEL) of between 57dB L<sub>Aeq,16hr</sub> and &lt;69 66dB L<sub>Aeq,16hr</sub> and between 45dB and 63 57dB L<sub>Aeq,8hr</sub> at night.</u></p> <p>4.1.9 Unacceptable Adverse Effect is considered to occur where noise exposure is above 669dB L<sub>Aeq,16hr</sub> (63 57dB 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><u>4.1.11 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 Technical Appendix: Supporting Evidence in Relation to Noise from Transport Sources.</u></p>
	161	Noise Annex new paragraph after 4.2.5	<p><i>Insert new paragraph after 4.2.5:</i></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>
<b>MM54</b>	Local Plan Map	Policy EC4	<p><i>Identify Manor Royal Buffer Zones.</i>  <i>See Annex 16.</i></p>

## Annex 1: MM2 – Key Diagram

Submission Local Plan (September 2014) to be replaced:



## Modification (October 2015):



## Annex 2: MM19 – Tables and Notes of Policy CH5

### Policy CH5: Standards for All New Dwellings (including conversions)

Minimum floorspace standards for all new dwellings (GIA sqm)					
<u>Occupancy</u>	<u>Number of Bedrooms</u>	1 Storey	2 Storey	3 Storey	<u>Built-in storage</u>
<u>Occupancy</u>					
<u>1 person Studio (a)</u>	<u>1 person</u>	37			<u>1.0</u>
<u>1 person Studio (b)</u>	<u>1 person</u>	39			<u>1.0</u>
<u>2 person 1 bedroom</u>	<u>4 2 person</u>	50	<u>58</u> 64		<u>1.5</u>
<u>3 person 2 bedroom</u>	<u>2 3 person</u>	61	<u>70</u> 74		<u>2.0</u>
<u>4 person 2 bedroom</u>	<u>2 4 person</u>	70	<u>79</u> 83		<u>2.0</u>
<u>3 bedroom</u>	<u>3 4 person</u>	74	<u>84</u> 87	<u>90</u> 93	<u>2.5</u>
<u>5 person 3 bedroom</u>	<u>3 5 person</u>	86	<u>93</u> 96	<u>99</u> 102	<u>2.5</u>
<u>4 bedroom</u>	<u>4 5 person</u>	90	<u>97</u> 100	<u>103</u> 106	<u>3.0</u>
<u>6 person 3 bedroom</u>	<u>3 6 person</u>	95	<u>102</u> 105	<u>108</u> 111	<u>2.5</u>
<u>4 bedroom</u>	<u>4 6 person</u>	99	<u>106</u> 107	<u>112</u> 113	<u>3.0</u>
<u>5 bedroom</u>	<u>5 6 person</u>	103	<u>110</u> 113	<u>116</u> 119	<u>3.5</u>
<u>7 person 4 bedroom</u>	<u>4 7 person</u>	108	<u>115</u> 118	<u>121</u> 124	<u>3.0</u>
<u>5 bedroom</u>	<u>5 7 person</u>	112	<u>119</u> 122	<u>125</u> 128	<u>3.5</u>
<u>6 bedroom</u>	<u>6 7 person</u>	116	<u>123</u> 126	<u>129</u> 132	<u>4.0</u>
<u>8 person 4 bedroom</u>	<u>4 8 person</u>	117	<u>124</u> 127	<u>130</u> 133	<u>3.0</u>
<u>5 bedroom</u>	<u>5 8 person</u>	121	<u>128</u> 131	<u>134</u> 137	<u>3.5</u>
<u>6 bedroom</u>	<u>6 8 person</u>	125	<u>132</u> 135	<u>138</u> 141	<u>4.0</u>
	<u>7</u>	<u>129</u>	<u>139</u>	<u>145</u>	
<u>9 person</u>	<u>5</u>	<u>130</u>	<u>140</u>	<u>146</u>	
	<u>6</u>	<u>134</u>	<u>144</u>	<u>150</u>	
	<u>7</u>	<u>138</u>	<u>148</u>	<u>154</u>	
<u>10 person</u>	<u>5</u>	<u>139</u>	<u>149</u>	<u>155</u>	
	<u>6</u>	<u>143</u>	<u>153</u>	<u>159</u>	
	<u>7</u>	<u>147</u>	<u>157</u>	<u>163</u>	

#### Notes:

1. Minimum bedroom sizes: 8sqm for single, 12sqm for twin or double
2. 1 person (a): with shower room
3. 1 person (b): with bathroom
3. For en-suite add 3sqm or additional bathroom add 5sqm

- ~~4. Built-in general internal storage, free of obstructions with a minimum internal height of 2m – for 1 and 2 person dwellings a minimum area of 1.5sqm plus 0.5sqm for each additional occupant.~~
- ~~5. GIA (gross internal floor area) should be measured in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition 2007. Areas with headroom of less than 1.5m are excluded from the GIA.~~

**Notes**

1. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
2. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
3. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide.
4. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>.
5. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
6. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area).

New dwellings should have a minimum floor to ceiling height of the main living space of 2.3m for at least 75% of the Gross Internal Area. In exceptional circumstances, this may not be appropriate given the local design context.

Residential developments should be designed to include amenity space standards adequate to meet basic privacy, amenity and usability requirements; suitable for the likely level of occupancy. SPG4 (to be superseded by the forthcoming Urban Design SPD) provides further advice on provision of appropriate external space.

**External Private Amenity Space Standards**

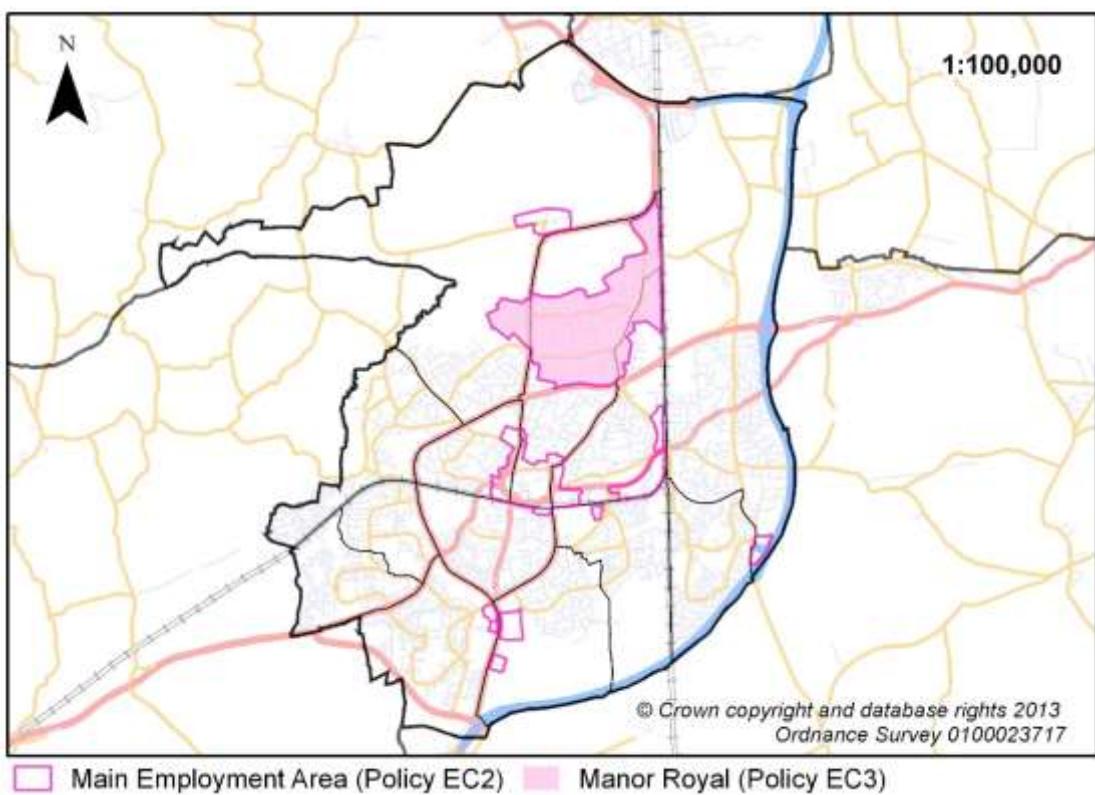
<b>Dwelling for 1 or 2 occupants</b>		45sqm
<b>Dwelling for 3 occupants</b>		60sqm
<b>Dwelling for 4 occupants</b>		75sqm
<b>Dwelling for 5 or 6 occupants</b>		90sqm
<b>For each additional occupant</b>		+5sqm

**Notes:**

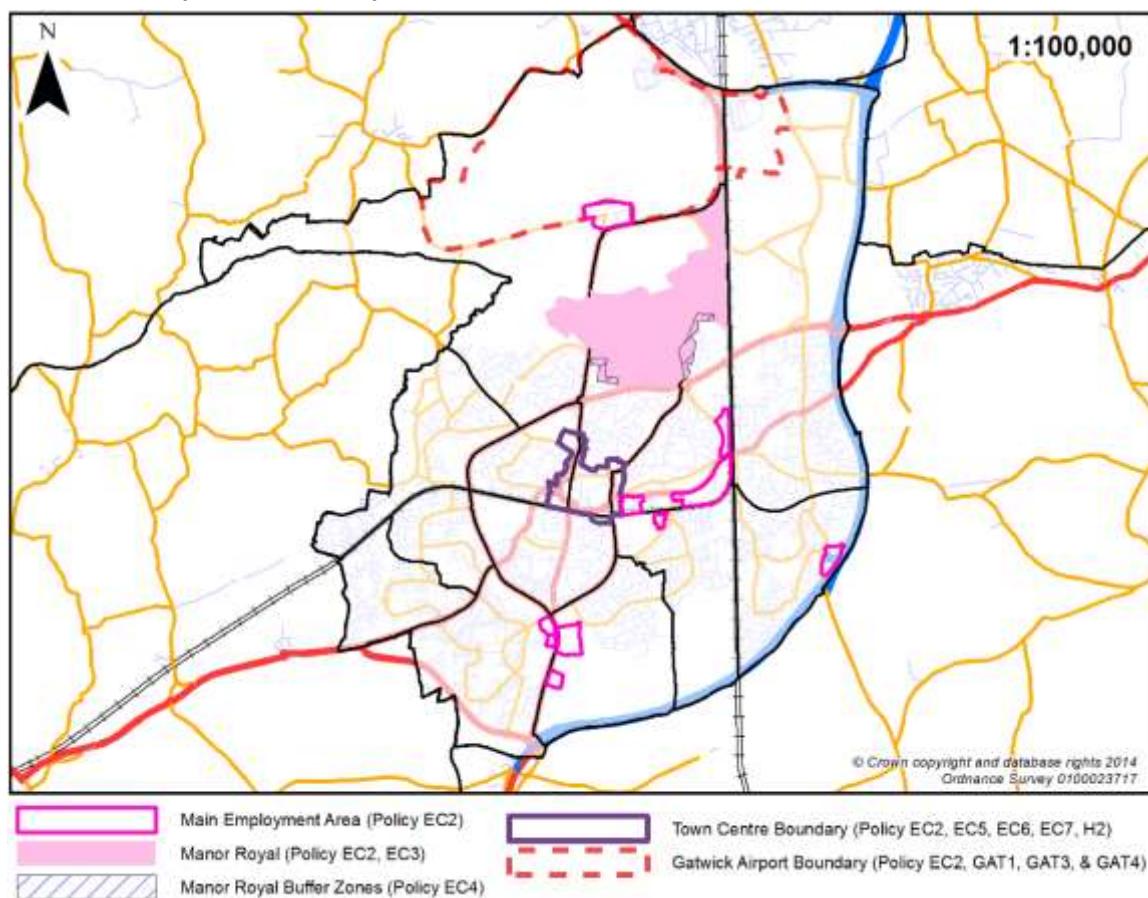
- ~~1. A minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1500mm, should be provided for 1 to 2-person flats plus an extra 1sqm for each additional occupant.~~
- ~~2. For flatted developments, a useable private or semi-private outdoor space should be provided for residents, particularly where dwellings with 2 or more bedrooms are proposed as these could accommodate small families with children~~

**Annex 3: MM19 – Main Employment Area Plan**

Submission Local Plan (September 2014) to be replaced:



Modification (October 2015):



**Annex 4: MM19 – Local Plan Map Extract; Airport Boundary/Viking House**

Submission Local Plan (September 2014) to be replaced:



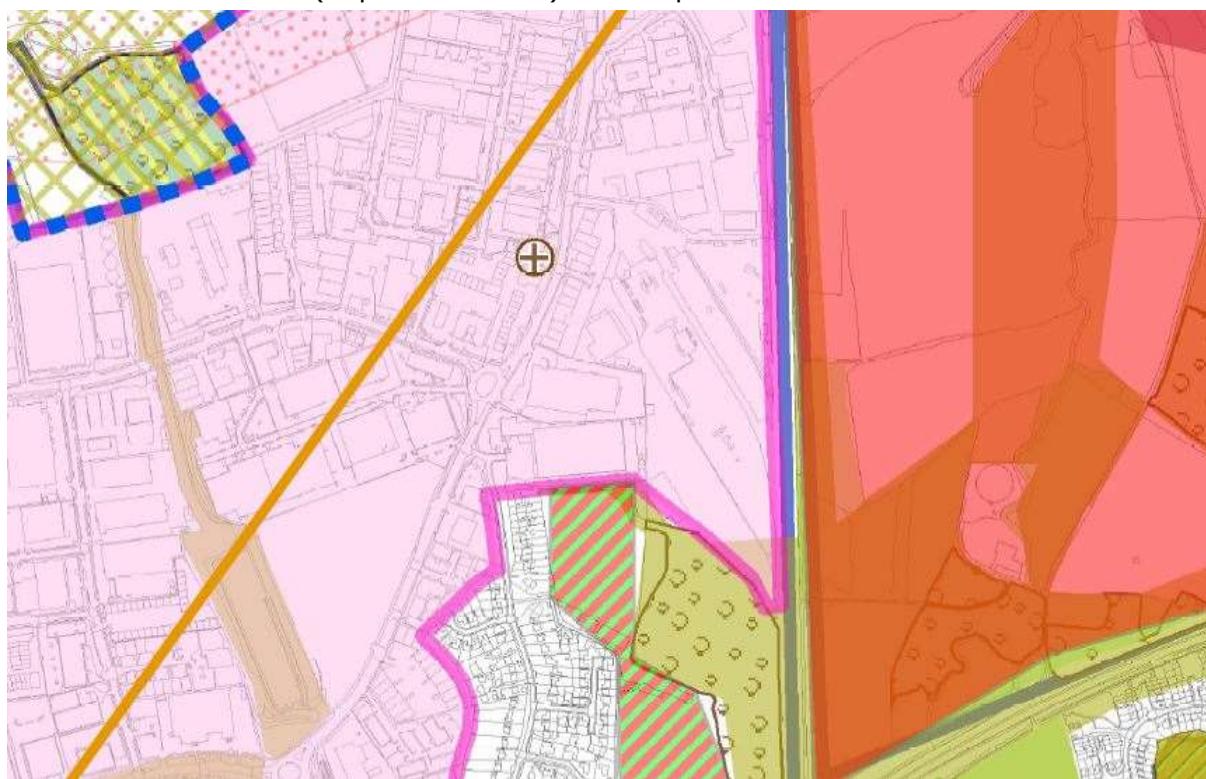
Modification (June 2015):



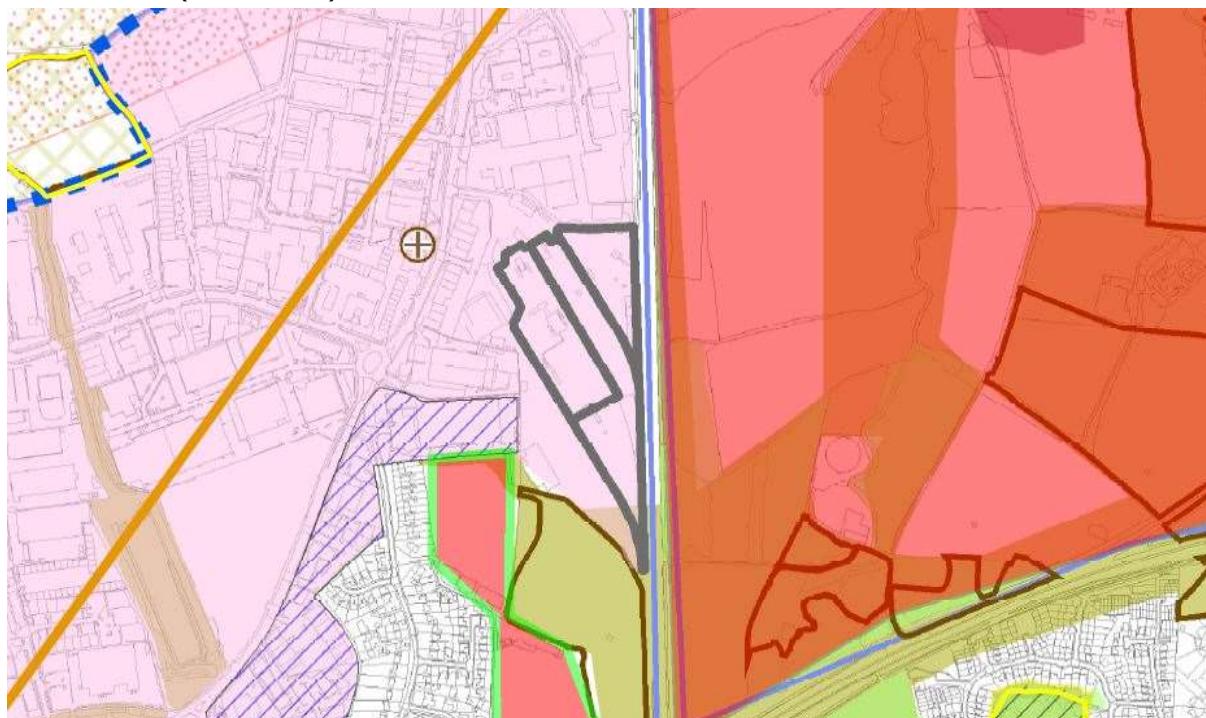
Gatwick Airport Boundary (Policy EC2, GAT1, GAT3, &amp; GAT4)

Main Employment Area (Policy EC2, EC3, EC5, &amp; GAT4)

**Annex 5: MM20 – Local Plan Map Extract; WSCC Railhead/Crawley Goods Yard**  
Submission Local Plan (September 2014) to be replaced:



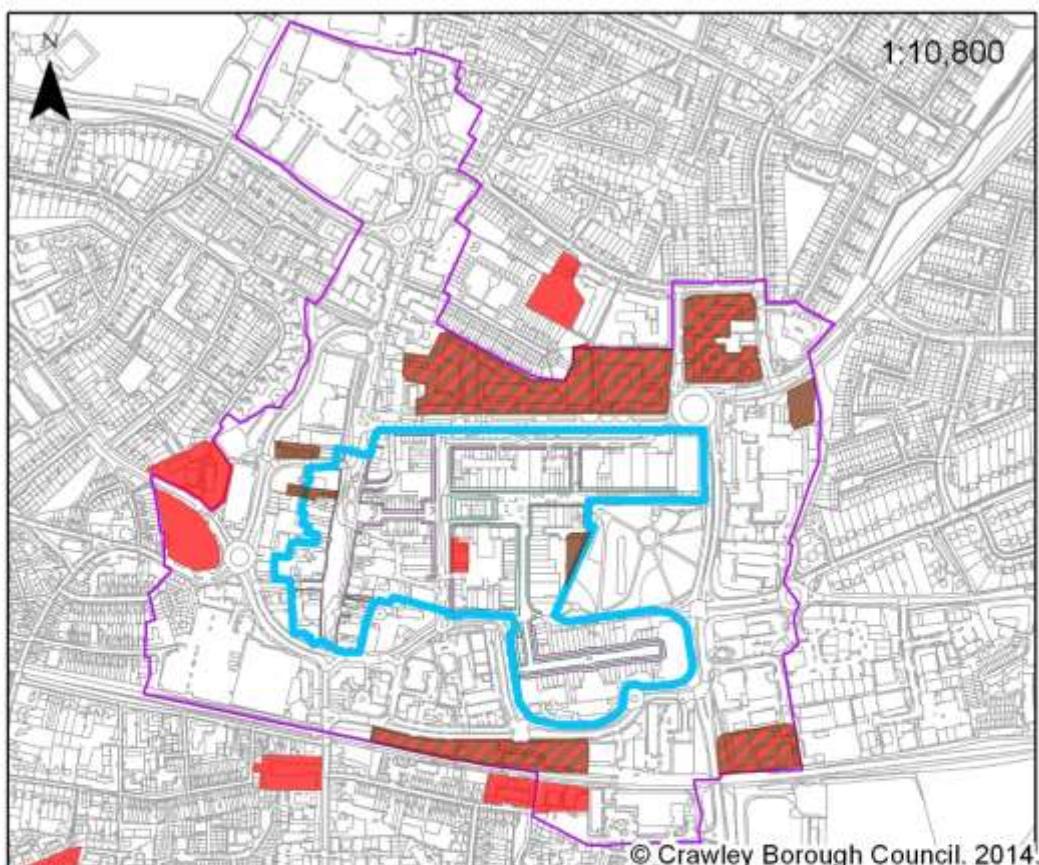
Modification (June 2015):



Safeguarded Railheads (WSCC Minerals Local Plan 2003)

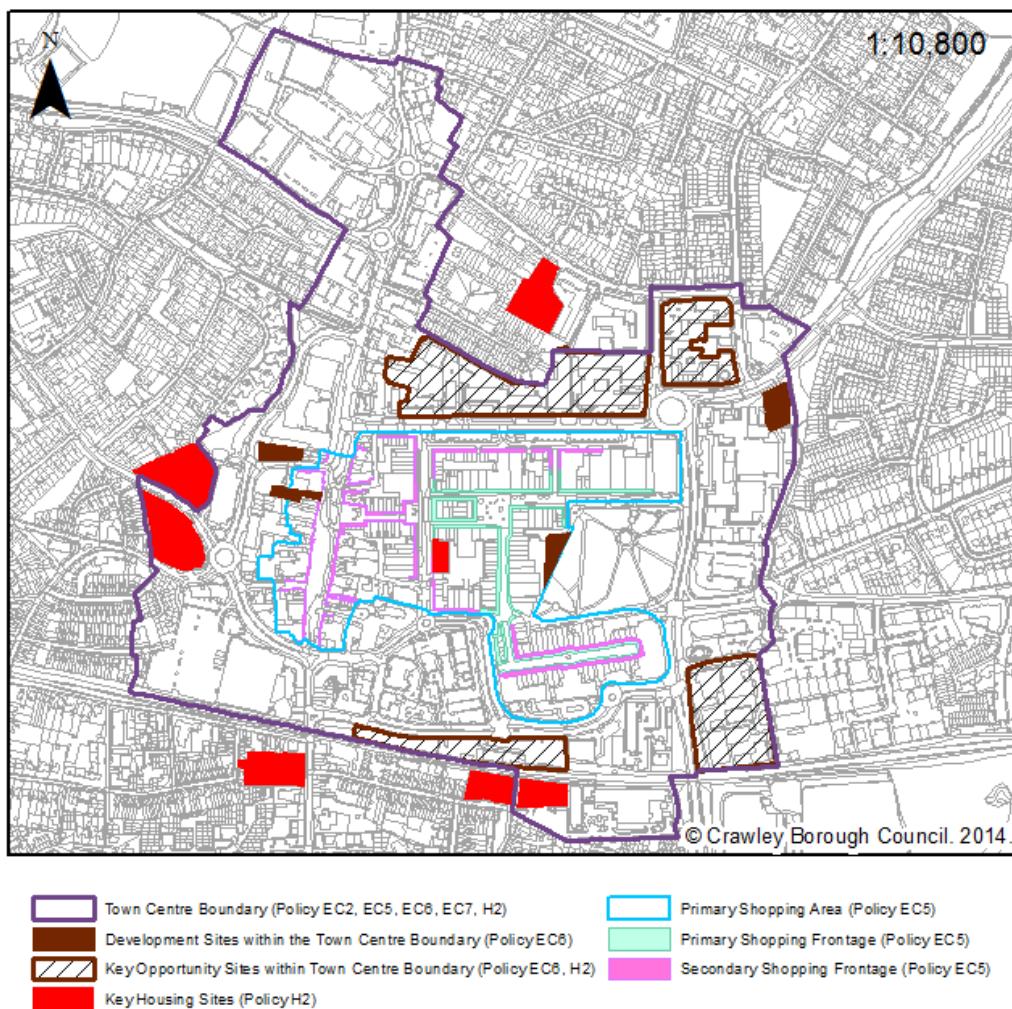
**Annex 6: MM23 – Town Centre Inset Plan; Telford Place**

Submission Local Plan (September 2014) to be replaced:



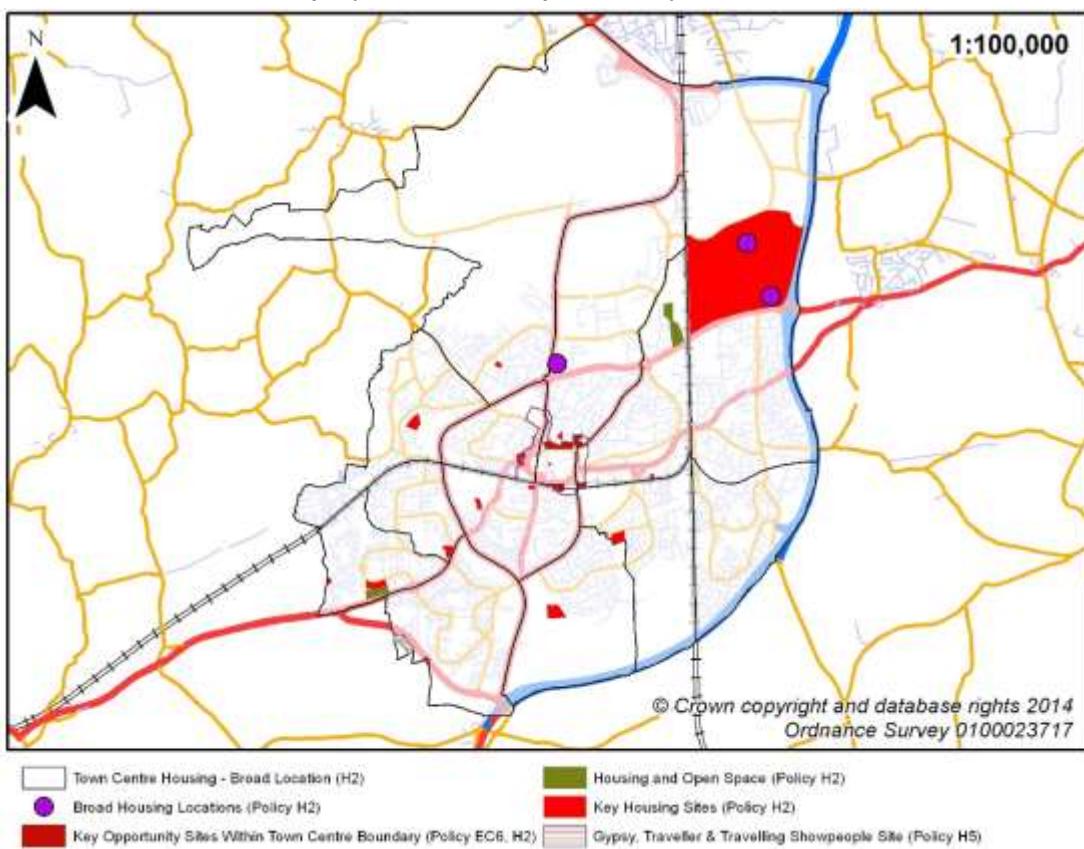
- [Red square] Housing (Policy H2)
- [Brown square] Town Centre and Edge-of-Centre Development Sites (Policy EC6)
- [Hatched brown square] Key Opportunity Sites Within Town Centre Boundary (Policy EC6, H2)
- [Purple square] Town Centre Boundary (Policy EC5, EC6, EC7, H2)
- [Blue square] Primary Shopping Area (Policy EC5)
- [Light green square] Primary Shopping Frontage (Policy EC5)
- [Pink square] Secondary Shopping Frontage (Policy EC5)

## Modification (October 2015):

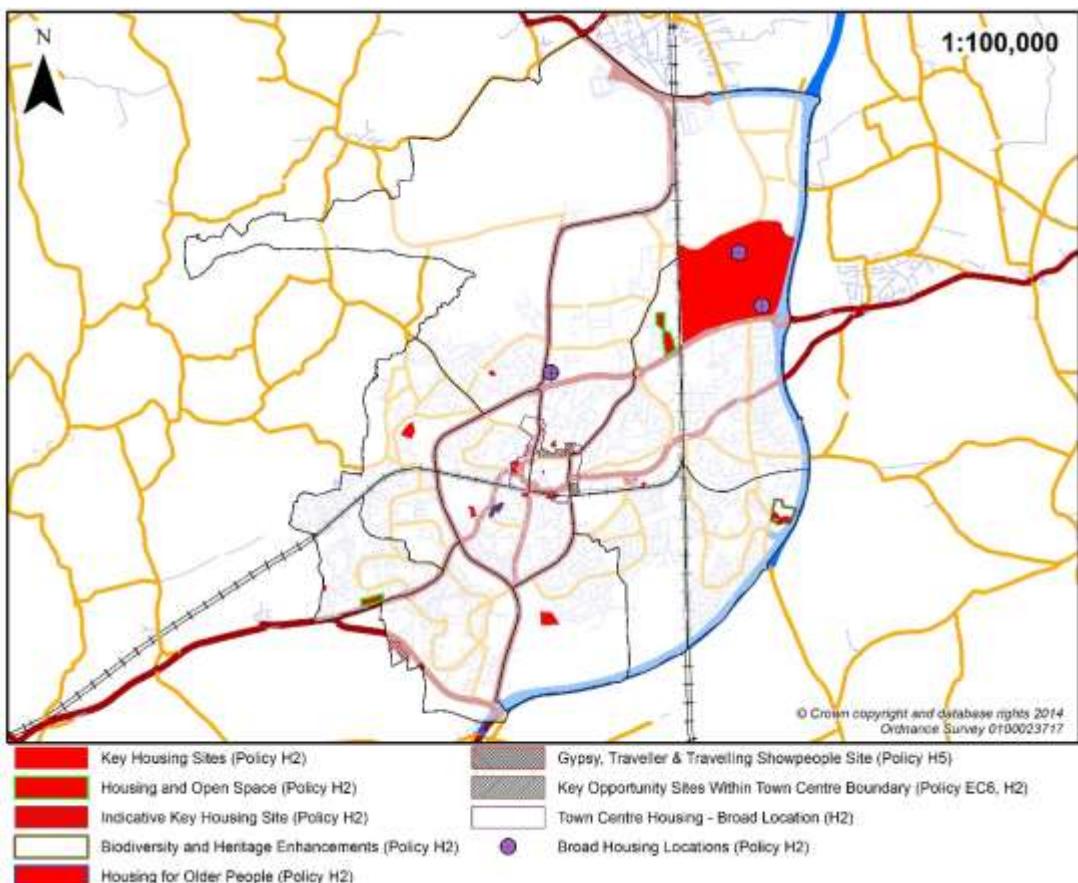


## Annex 7: MM34 – Housing Plan

Submission Local Plan (September 2014) to be replaced:

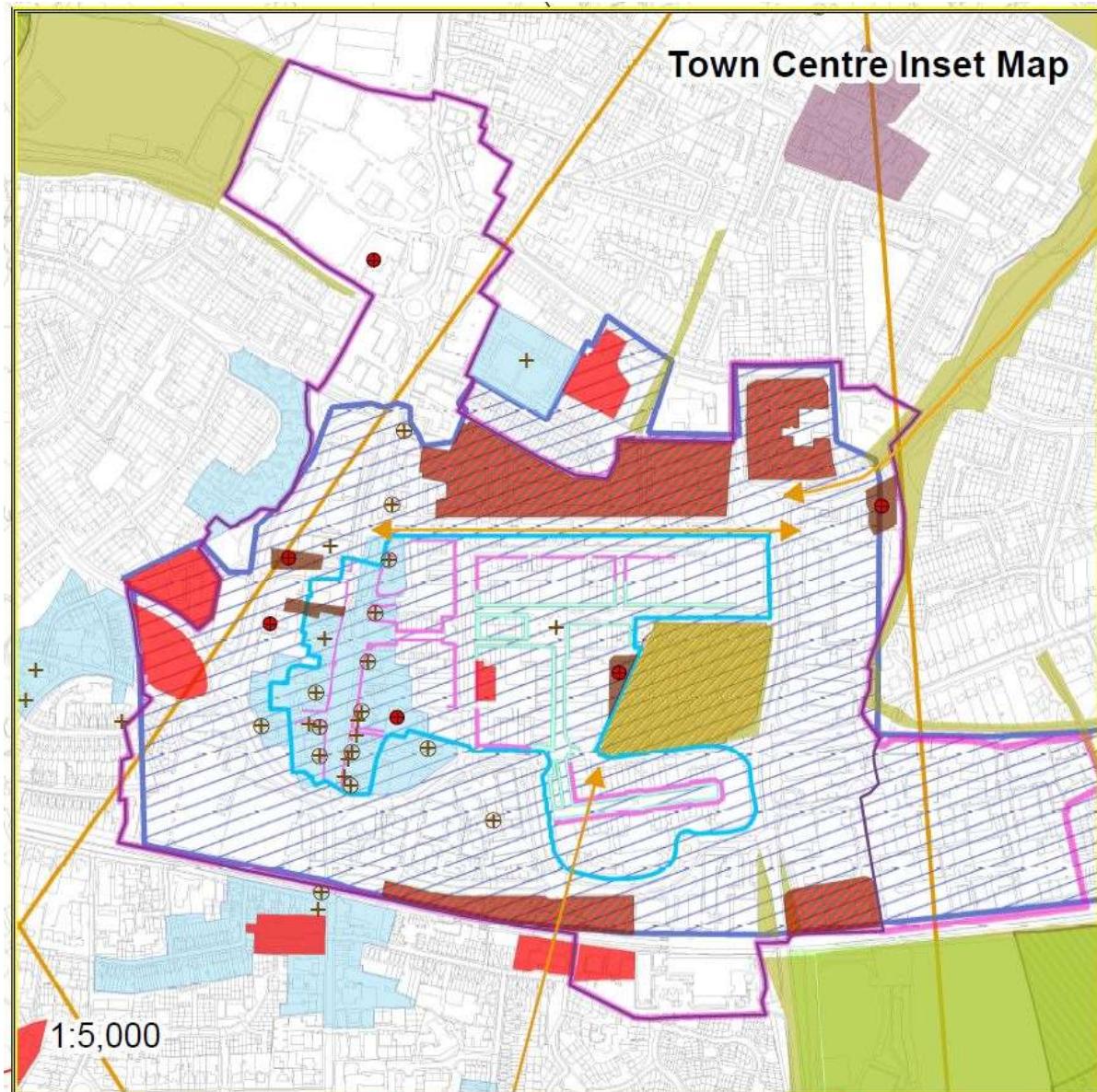


Modification (June 2015):



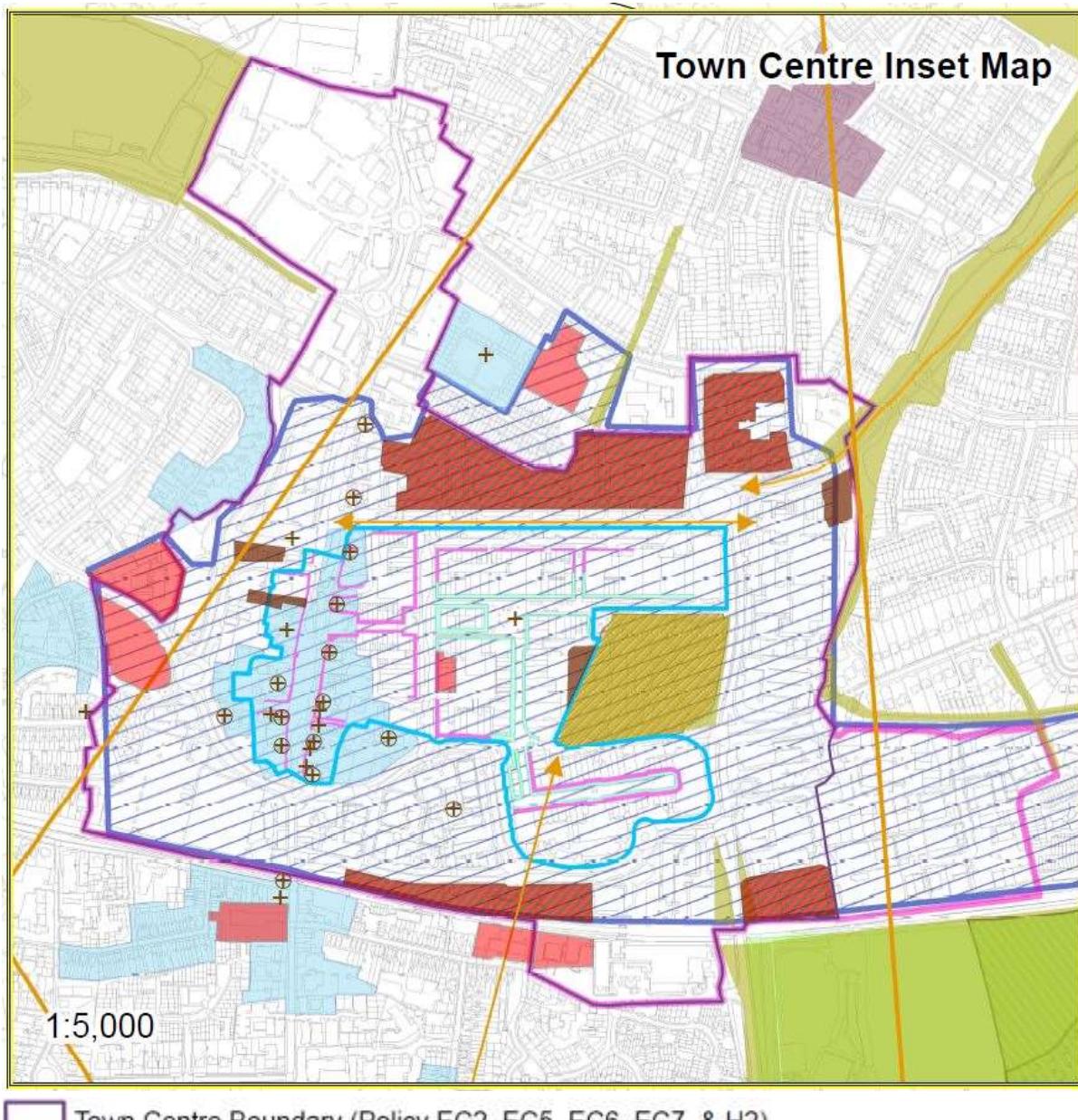
**Annex 8: MM34 – Local Plan Map Extract; Town Centre Broad Housing Location notation**

Submission Local Plan (September 2014) to be replaced:



● Broad Housing Locations (Policy H2)  
(Broad Housing Locations is from the June 2014 Map)

Modification (June 2015):



**Annex 9: MM34 – Local Plan Map Extract; Removal of Key Housing Site Allocations:**

- **Land Adj. Horsham Road and Silchester Drive**
- **Breezehurst Drive**
- **WSCC Professional Centre**

Submission Local Plan (September 2014) to be replaced:



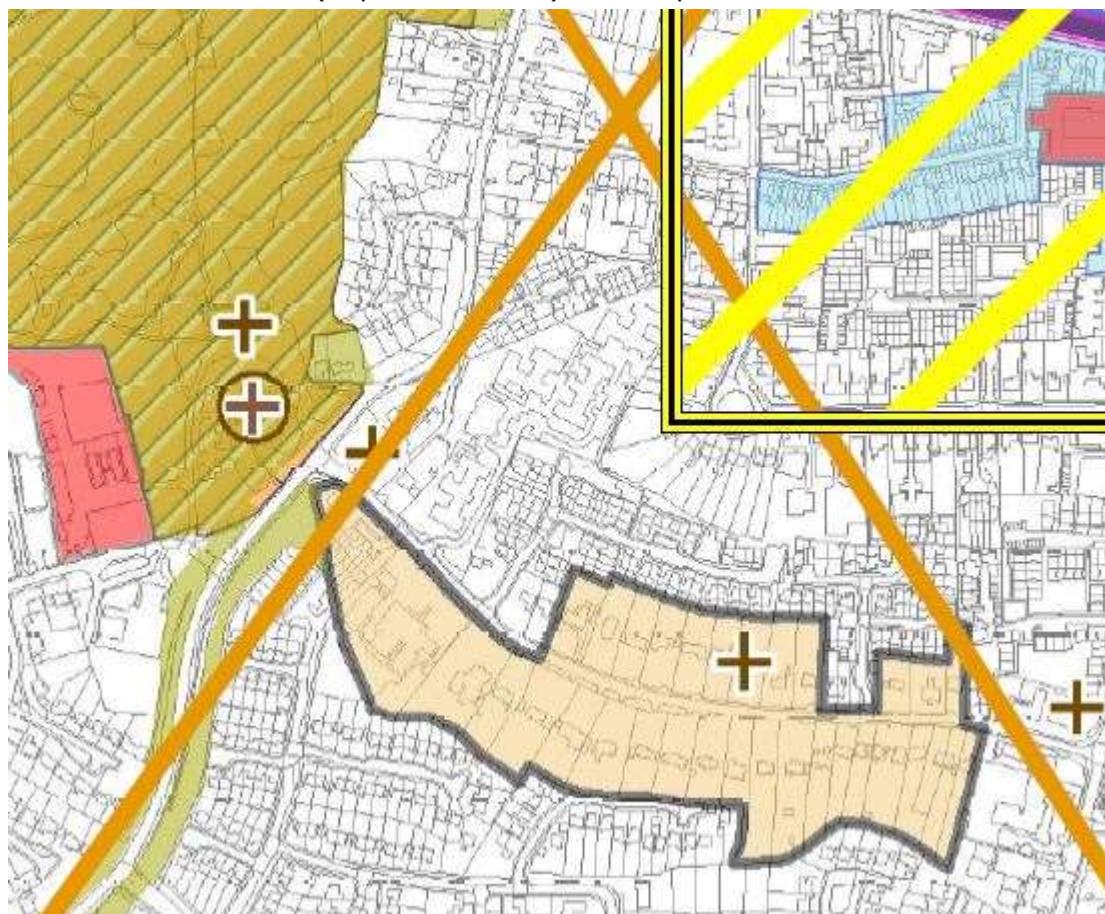
Modification (June 2015):



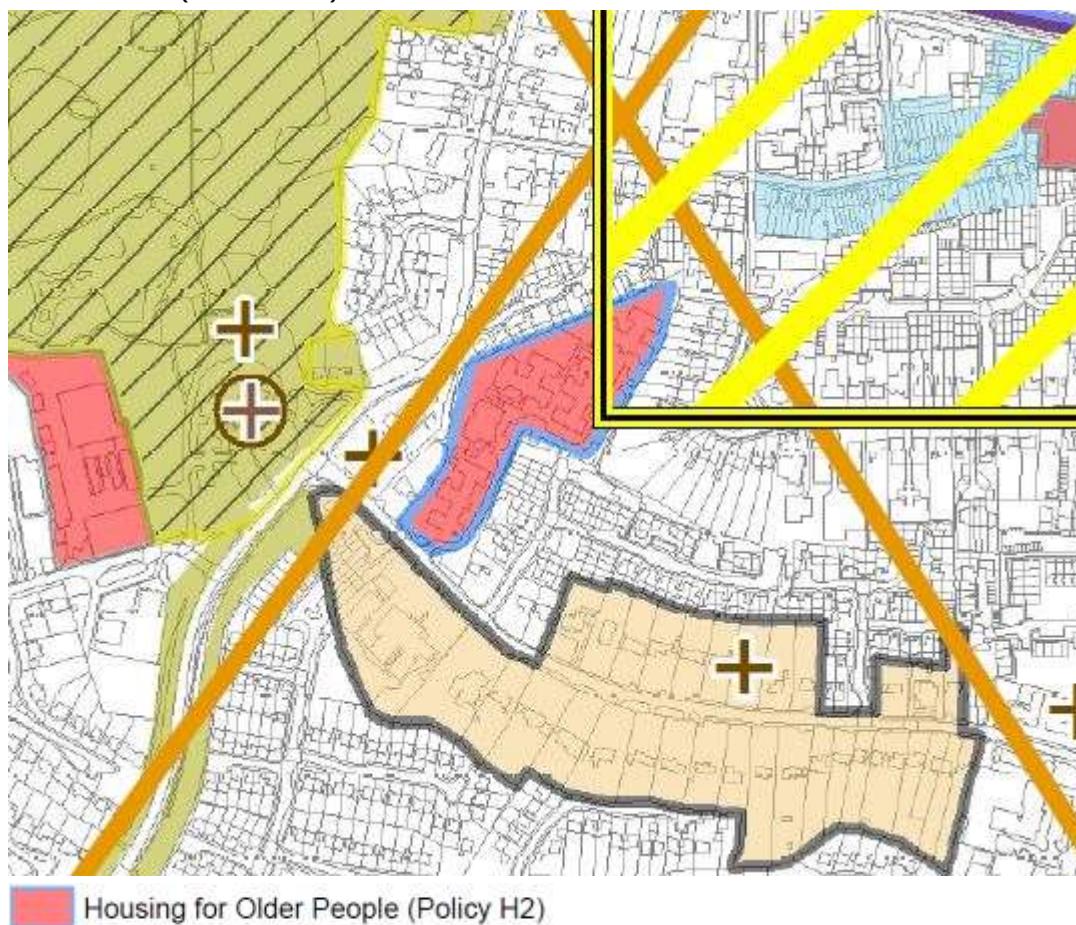
Key Housing Sites (Policy H2)

**Annex 10: MM34 – Local Plan Map Extract; Oakhurst Grange Housing Allocation for Older People**

Submission Local Plan (September 2014) to be replaced:

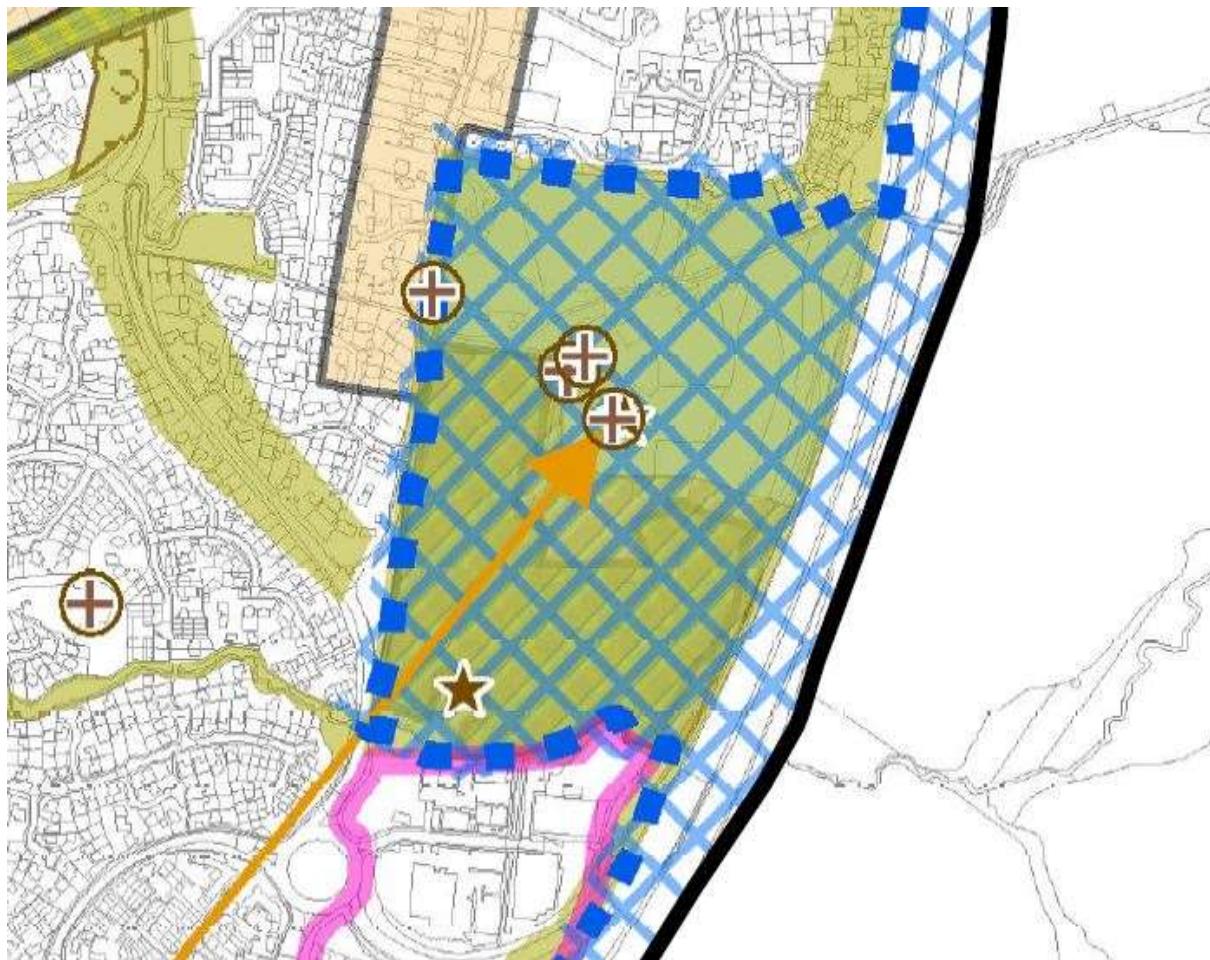


Modification (June 2015):

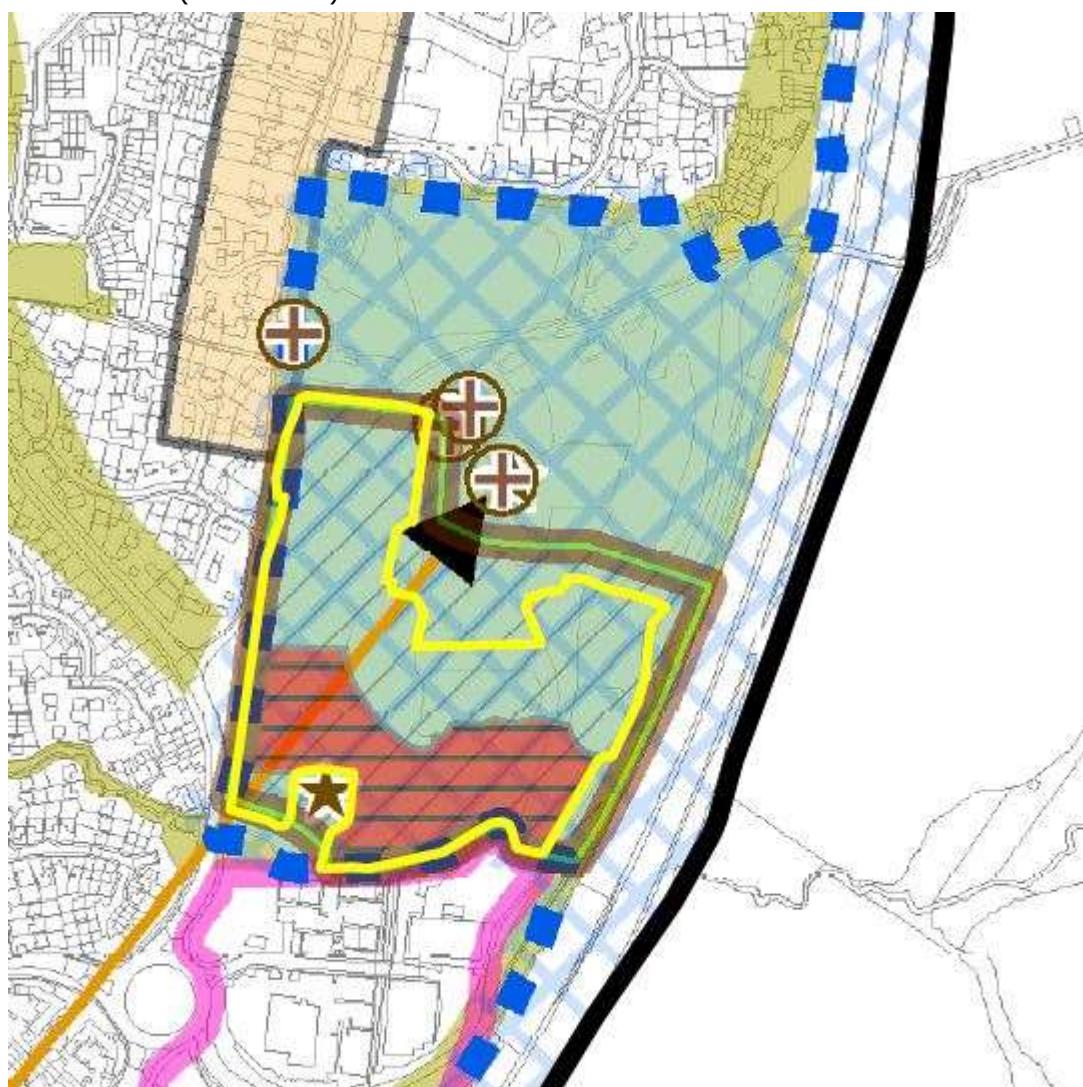


**Annex 11: MM34 – Local Plan Map Extract; Land East of Balcombe Road/Street Hill Housing Allocation with Biodiversity and Heritage Enhancements**

Submission Local Plan (September 2014) to be replaced:



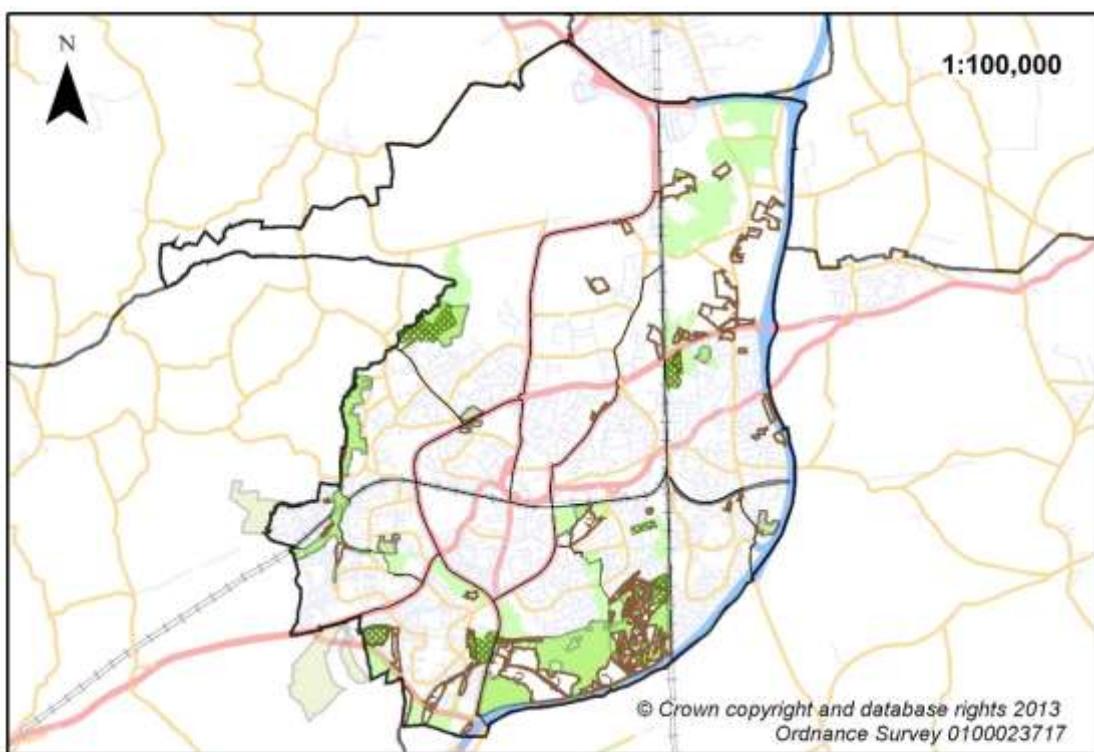
## Modification (June 2015):



- [Green Box] Structural Landscaping (Policy CH7)
- [Yellow Arrow] Linear Contained Views (Policy CH8)
- [Blue Dashed Box] Built-Up Area Boundary (Policy CH9 & EC9)
- [Blue Crosshatch] Tilgate/Worth Forest Rural Fringe (Policy CH9)
- \* Archaeologically Sensitive Areas (Policy CH12)
- [Light Blue Box] Conservation Areas (Policy CH12 & CH13)
- ⊕ Listed Buildings (Policy CH12 & CH15)
- [Red Box] Indicative Key Housing Site (Policy H2)
- [Brown Box] Biodiversity and Heritage Enhancements (Policy H2)
- [Yellow Box] Site of Nature Conservation Importance (Policy ENV2)

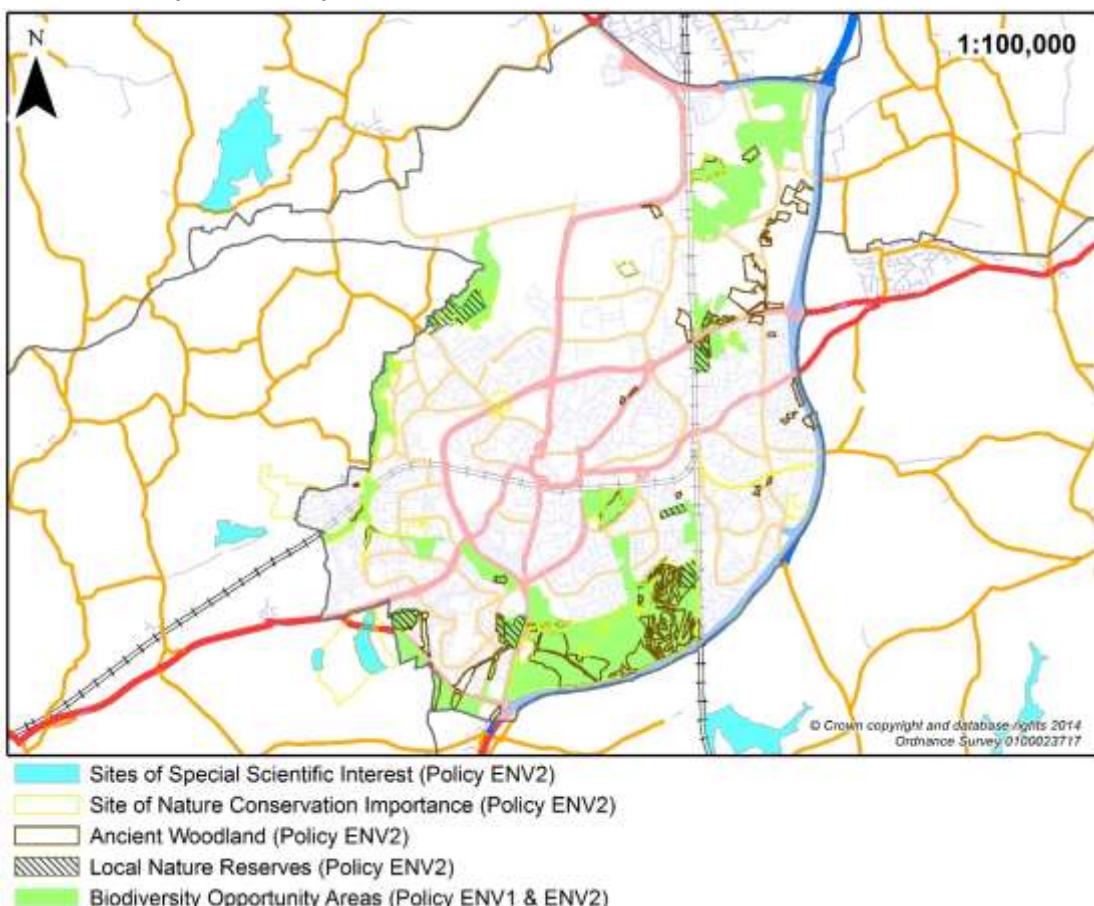
**Annex 12: MM40 – Biodiversity Plan**

Submission Local Plan (September 2014) to be replaced:



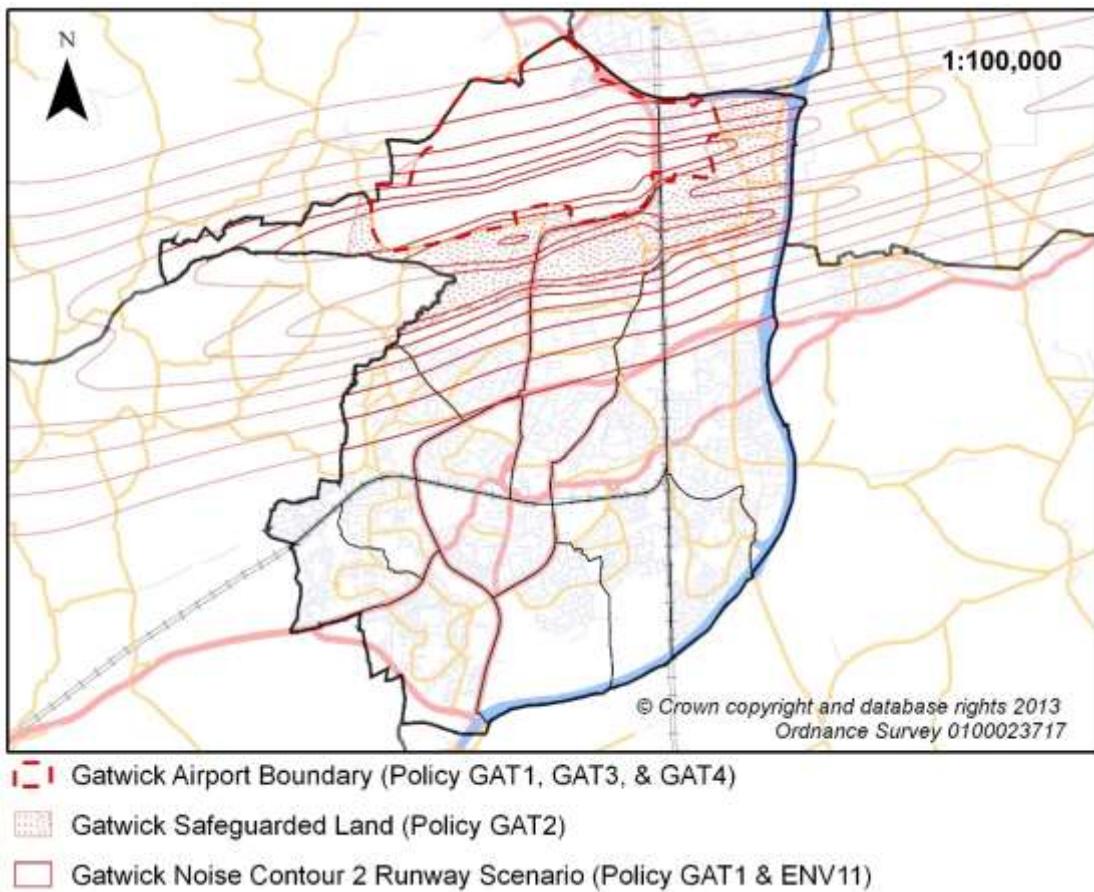
- Local Nature Reserves (Policy ENV2)
- Ancient Woodland (Policy ENV2)
- Biodiversity Opportunity Areas (Policy ENV1 & ENV2)
- Site of Nature Conservation Importance (Policy ENV2)

## Modification (June 2015):



**Annex 13: MM52 – Gatwick Airport Plan; Airport Boundary/Viking House, removal of noise contours & increased scale**

Submission Local Plan (September 2014) to be replaced:



## Modification (June 2015):



Gatwick Airport Boundary (Policy EC2, GAT1, GAT3, & GAT4)

Gatwick Safeguarded Land (Policy GAT2)

## Annex 14: MM1 – Local Plan Monitoring and Implementation Section

### Local Plan Monitoring & Implementation

Objectives & Delivery	
<b>Crawley 2030: A Vision</b>	
	<p><i>"Crawley will be a modern, vibrant town that stands proud of its achievements and uses its strengths to reach its potential. Its strong and diverse communities, neighbourhood structure, sustainable economic growth and excellent connections within and beyond the region will make it a place that people enjoy and want to live, work and visit."</i></p>
<b>Objective 1:</b>	<p>To make Crawley an attractive town where people will want to live, work and spend their leisure time supported by well designed neighbourhoods, strengthened employment areas and a vibrant and attractive town centre and neighbourhood centres.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li><i>Satisfaction of local residents, visitors, employers and employees in Crawley with the town (monitored by Corporate Policy Unit, Asset Management Plans and Economic Strategy) and liaison with Local Economic Action Group (LEAG), Manor Royal Business Improvement District and business groups and residents forums.</i></li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li><i>All policies in the Plan</i></li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li><i>monitored individually for their implementation &amp; reported at least annually in the Authority's Monitoring Report (AMP).</i></li> </ul>
<b>Crawley the Place:</b>	
	<p><i>"As a progressive town, Crawley will strive to be distinctive from other towns in West Sussex. It will be the premier town between London and the south coast providing jobs, learning and development opportunities and a leisure and cultural offer that draws visitors from across the south east. As a town within a countryside setting that is very much valued by local people it will be safe and well cared for. The rich heritage which has shaped what the town is today will be respected, protected and enhanced. The people who live here, regardless of their ability, age, sex or ethnicity, will be proud, confident and self-reliant, working together and with others for the good of the town."</i></p>
<b>Objective 2:</b>	<p>To reinforce Crawley's role as a competitive sub-regional shopping destination by delivering expansion in the range and quality of retail and other town centre priorities through encouraging mixed-use development in the town centre core.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li><i>Results of the Vitality and Viability survey.</i></li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li><i>SD1: Prosumption in Favour of Sustainable Development</i></li> <li><i>EC1: Sustainable Economic Growth</i></li> <li><i>EC5: Town Centre Uses</i></li> <li><i>EC6: Town Centre and Edge-of-Centre Development Sites</i></li> <li><i>EC7: Retail Development outside the Primary Shopping Area</i></li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li><i>Total amount of floorspace for 'town centre uses'.</i></li> <li><i>Successful delivery of key opportunity development sites within the Town Centre for town centre uses and residential.</i></li> </ul>
<b>Objective 3:</b>	<p>To reduce crime and fear of crime in Crawley through protecting and improving community safety in the borough.</p> <p><b>Key Indicator:</b></p>

	<ul style="list-style-type: none"> <li>Reported crime rate reduction over plan period/per annum (monitored by other mechanisms).</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>CH2: Urban Design Objectives</li> <li>CH3: Normal Requirements of All New Development</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>% of planning permissions granted meeting secure by design standards: number and type of developments receiving a Secured by Design award.</li> <li>Ensure all major proposals consider community safety issues/All major developments undertake a major community safety audit of their proposals.</li> </ul>
<b>Objective 4:</b>	<p>To protect and enhance the valued built environment and character within the borough through high quality new design and the protection of culturally valuable areas and buildings (SA Objective).</p> <p><b>Key Indicator:</b></p> <p><b>Primarily delivered through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>SD1: Presumption in Favour of Sustainable Development</li> <li>CH1: Neighbourhood Principle</li> <li>CH2: Principles of Good Urban Design</li> <li>CH3: Normal Requirements of All New Development</li> <li>CH4: Comprehensive Development and Efficient Use of Land</li> <li>CH5: Standards for New Housing Development</li> <li>CH6: Tree Planting and Replacement Standards</li> <li>CH7: Structural Landscaping</li> <li>CH8: Important Views</li> <li>CH9: Development outside the Built-Up Area</li> <li>CH12: Heritage Assets</li> <li>CH13: Conservation Areas</li> <li>CH14: Areas of Special Local Character</li> <li>CH15: Listed Buildings and Structures</li> <li>CH16: Locally Listed Buildings</li> <li>CH17: Historic Parks and Gardens</li> <li>EC4: Employment Development and Residential Amenities</li> <li>ENV1: Green Infrastructure</li> <li>ENV10: Pollution and Land Instability</li> <li>ENV11: Development and Noise</li> <li>ENV12: Air Quality</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>Number of new or extended Conservation Areas designated</li> <li>Number of buildings benefiting from locally listing policy.</li> <li>Number of Conservation Area Consents granted as part of re-development proposal.</li> <li>Number of Listed Buildings/ archaeological sites lost or damaged as a result of development.</li> <li>% of applications for Listed Building Consent submitted with a detailed heritage impact assessment.</li> <li>Number of appeals allowed where design is the main issue.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li>Number of Listed Buildings on the national buildings at risk register.</li> </ul>
<b>Living in Crawley:</b>	<p>"By 2030, about 5,000 new homes will have been built to support the needs of the growing population. A mix of new homes will be designed for residents in all stages of life. These will be built in locations which respect the town's unique development and design principles and preserve the most valued of the town's environmental features."</p>

<p><i>Local communities will be directly involved in planning how the town grows and develops in order to achieve the best outcome for all concerned; particularly where difficult choices have to be made.</i></p> <p><i>Neighbourhoods will continue to feature in the development of the town, recognising the important role they play in helping shape and develop communities..."</i></p>	
<b>Objective 5:</b>	<p>To meet as much of the agreed housing need as possible within the borough boundary, in light of constraints; by supporting the delivery of 326334 no. homes (net) each year from 2015 to 2030.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Net number of residential dwellings completed.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● SD1: Prosumption in Favour of Sustainable Development</li> <li>● CH4: Comprehensive Development and Efficient Use of Land</li> <li>● H1: Housing Provision</li> <li>● H2: Key Housing Sites</li> <li>● H3: Future Housing Mix</li> <li>● H4: Affordable and Low Cost Housing</li> <li>● H5: Gypsy, Traveller and Travelling Showpeople Sites</li> <li>● H6: Shared Housing</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ Maintenance of 5 year housing land supply &amp; 5% additional land supply buffer (Years 1-5).</li> <li>○ Net number of planning permissions granted for residential developments.</li> <li>○ % residential development on brownfield land.</li> <li>○ Number/hectares of Amenity Green Spaces lost per annum to meet housing development needs.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li>○ Homelessness</li> <li>○ Household sizes</li> <li>○ House prices in relation to local incomes</li> </ul>
<b>Objective 6:</b>	<p>To provide a good choice of well designed housing in terms of tenure, type, size and location.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Tenure, Type and Size of dwellings permitted compared to local needs.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● CH2: Principles of Good Urban Design</li> <li>● CH5: Standards for New Housing Development</li> <li>● H1: Housing Provision</li> <li>● H2: Key Housing Sites</li> <li>● H3: Future Housing Mix</li> <li>● H4: Affordable and Low Cost Housing</li> <li>● H5: Gypsy, Traveller and Travelling Showpeople Sites</li> <li>● H6: Shared Housing</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ Maintenance of 5 year housing land supply &amp; 5% additional land supply buffer (Years 1-5).</li> <li>○ Number of appeals allowed which do not meet the council's internal and external space standards.</li> <li>○ Net additional pitches (Gypsy &amp; Traveller).</li> </ul>
<b>Objective 7:</b>	<p>To ensure that 40% of new housing development is affordable.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Gross affordable housing completions.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● H4: Affordable and Low Cost Housing</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p>

	<ul style="list-style-type: none"> <li><input type="radio"/> Number of affordable housing units permitted as a % of total completions.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Homelessness</li> <li><input type="radio"/> Household sizes</li> <li><input type="radio"/> House prices in relation to local incomes</li> </ul>
	<p><b>Working in Crawley:</b></p> <p><i>"Crawley will continue to be an economic leader meeting the needs of significant employers who are important to the overall prosperity of the region. A business environment that supports and encourages new and established businesses to grow and flourish will be developed.</i></p> <p><i>Redeveloping and revitalising the town centre and further regeneration of the Manor Royal Business District will make Crawley the place to do business in the south east. Gatwick Airport will continue to support the economic growth of the town.</i></p> <p><i>Additional jobs will have been created for people living in and around the Crawley area across a diverse range of sectors. Access to jobs will be supported by learning and development opportunities giving people a real choice about the work they can and want to do."</i></p>
<b>Objective 8:</b>	<p>To improve the business offer and to maintain, support and promote a diverse employment base that can serve the local and sub-regional and regional economy (SA objective).</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● % change in number of VAT (registrations less de-registrations) in the area (monitored through other mechanisms).</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● SD1: Presumption in Favour of Sustainable Development</li> <li>● EC1: Sustainable Economic Growth</li> <li>● EC2: Economic Growth in Main Employment Areas</li> <li>● EC3: Manor Royal</li> <li>● EC4: Employment Development and Residential Amenity</li> <li>● EC5: Town Centre Uses</li> <li>● EC6: Town Centre and Edge of Centre Development Sites</li> <li>● EC7: Retail Development outside the Primary Shopping Area</li> <li>● EC8: Neighbourhood Centres</li> <li>● EC9: Rural Economy</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Number of planning permissions for new commercial developments.</li> <li><input type="radio"/> Number/Floorspace of new commercial developments by type completed.</li> <li><input type="radio"/> Total amount of additional floorspace.</li> <li><input type="radio"/> Employment land available by type.</li> <li><input type="radio"/> Amount of designated employment land lost to other uses.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Level of commercial floorspace vacancy.</li> </ul>
<b>Objective 9:</b>	<p>To support Gatwick Airport to maximise its potential as a 1-runway, 2-terminal airport; increasing passenger throughput up to 45 million passengers per annum subject to satisfactory legal agreements.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Passenger throughput (Gatwick Airport monitoring).</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● GAT1: Development of the Airport with a Single Runway</li> <li>● GAT2: Safeguarded Land</li> <li>● GAT3: Airport Related Parking</li> <li>● GAT4: Employment Uses at Gatwick</li> </ul>

	<p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ Signing of legal agreement.</li> <li>○ Amount of non-airport related employment floorspace at the airport.</li> </ul>
	<p><b>Experiencing Crawley:</b></p> <p><i>"By 2030, Crawley will be a place that people want to visit, to have fun and spend their leisure time. Crawley's parklands and open spaces, its sporting, and leisure facilities along with its cultural offer will be enhanced, for the benefit of local people and visitors.</i></p> <p><i>The revitalised town centre will be the heart of the town, providing a central point for local people and others from across the region to enjoy social activities, shopping, culture and entertainment both during the day and at night. It will be a welcoming and attractive family friendly environment.</i></p> <p><i>Neighbourhoods will continue to offer local facilities alongside amenities that can be easily accessed along with informal green spaces for all to enjoy. The spirit and pride of individual communities will continue to be harnessed to make neighbourhoods the focus of local celebration."</i></p>
<b>Objective 10:</b>	<p>To ensure the protection &amp; enhancement of valued open spaces.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Net loss or gain of open space</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● CH1: Neighbourhood Principle</li> <li>● CH2: Principles of Good Urban Design</li> <li>● CH3: Normal Requirements of All New Development</li> <li>● CH7: Structural Landscaping</li> <li>● CH8: Important Views</li> <li>● ENV1: Green Infrastructure</li> <li>● ENV2: Biodiversity</li> <li>● ENV3: Local Green Space</li> <li>● ENV4: Open Space, Sport and Recreation</li> <li>● ENV5: Provision of Open Space, Sport and Recreational Facilities</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ % of planning permissions granted for development of existing open space for non-recreation or open space use.</li> <li>○ Amount of new open space and landscaping as part of new development.</li> <li>○ Number of Tree Preservation Orders served during the monitoring year.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li>○ Number of enhancement schemes for existing open spaces.</li> </ul>
<b>Objective 11:</b>	<p>To facilitate and support the provision of new leisure facilities.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Amount and type of new leisure and recreational floorspace provided.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● SD1: Presumption in Favour of Sustainable Development</li> <li>● EC2: Economic Growth in Main Employment Areas</li> <li>● EC5: Town Centre Uses</li> <li>● EC6: Town Centre and Edge-of-Centre Development Sites</li> <li>● ENV3: Open Space, Sport and Recreation</li> <li>● IN1: Infrastructure Provision</li> <li>● IN5: The Location and Provision of New Infrastructure</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ Amount and type of leisure and recreational floorspace lost to other uses.</li> </ul>
<b>Objective 12:</b>	<p>To facilitate and support the provision of new cultural facilities.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Amount and type of new cultural facilities floorspace provided.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p>

	<ul style="list-style-type: none"> <li>● <del>SD1: Presumption in Favour of Sustainable Development</del></li> <li>● <del>EC5: Town Centre Uses</del></li> <li>● <del>EC6: Town Centre Development Sites</del></li> <li>● <del>IN1: Infrastructure Provision</del></li> <li>● <del>IN5: The Location and Provision of New Infrastructure</del></li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li>○ Provision of new museum.</li> </ul>
	<p><b>Growing Crawley:</b></p> <p><i>"Growth will be sustainable and supported by an infrastructure plan that complements development enabling people to live a long and happy life."</i></p>
<b>Objective 13:</b>	<p>To ensure the provision of sufficient infrastructure to meet the requirements of the borough (SA objective).</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Provision of identified priority infrastructure schemes (monitored through the Community Infrastructure Levy and Infrastructure Plan)</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● <del>IN1: Infrastructure Provision</del></li> <li>● <del>IN2: Strategic Delivery of Telecommunications Infrastructure</del></li> <li>● <del>IN3: New Development Requirements for Sustainable Transport</del></li> <li>● <del>IN4: Parking Standards</del></li> <li>● <del>IN5: The Location and Provision of New Infrastructure</del></li> <li>● <del>IN6: Improving Rail Stations</del></li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ To maintain an up-to-date Infrastructure Plan.</li> <li>○ Amount of financial contribution secured through Community Infrastructure Levy and s106 Agreements directed to projects on the CIL Regulation 123: Priority Infrastructure List.</li> <li>○ Provision of Community Infrastructure</li> </ul>
	<p><b>Growing the People:</b></p> <p><i>"Crawley will continue to improve the quality of life for its residents throughout every stage in their life. Excellent early years' provision will support children's development, which will be further assisted by the provision of good primary, secondary and tertiary education. Education, for both young and old, should unlock potential, giving people a real choice about what they do in their working life. People will be encouraged to stay fit and active and as they grow older will be able to age with confidence."</i></p>
<b>Objective 14:</b>	<p>To support the provision of quality education – including supporting and facilitating, where appropriate, the improvement of skills levels.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● <del>Education attainment levels in Crawley.</del></li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● <del>IN1: Infrastructure Provision</del></li> <li>● <del>IN5: The Location and Provision of New Infrastructure</del></li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ % or amount of CIL towards education provision and establishments.</li> </ul>
<b>Objective 15:</b>	<p>To promote healthy, active, cohesive and socially sustainable communities (SA objective).</p> <p><b>Key Indicator:</b></p> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● <del>ENV1: Green Infrastructure</del></li> <li>● <del>ENV3: Local Green Space</del></li> <li>● <del>ENV4: Open Space, Sport and Recreation</del></li> <li>● <del>IN1: Infrastructure Provision</del></li> <li>● <del>IN5: The Location and Provision of New Infrastructure</del></li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p>

	<ul style="list-style-type: none"> <li><input type="radio"/> % or amount of CIL or s106 Agreement contributions towards local neighbourhood social and health facilities.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> GP provision per 1000 population: 100% of major developments to include satisfactory GP access.</li> </ul>
	<p><b>Growing the Town:</b></p> <p><i>"By 2030 significant progress will have been made in Crawley becoming a carbon neutral town. A strong road network will be complemented by a good public transport system, giving people choice about how they travel. Allowances for parking spaces will be fully considered in any new development. As a modern town, the technological and communication infrastructure will be in place to ensure residents and businesses have the support needed to develop and grow. Conserving natural resources to support future growth will be vital to the longevity of the town."</i></p>
<b>Objective 16:</b>	<p>To work towards ensuring Crawley is a Carbon Neutral town by 2050.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Per capita carbon emissions.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> SD1: Presumption in Favour of Sustainable Development</li> <li><input type="radio"/> CH6: Tree Planting and Replacement Standards</li> <li><input type="radio"/> ENV6: Sustainable Design and Construction</li> <li><input type="radio"/> ENV7: District Energy Networks</li> <li><input type="radio"/> ENV9: Tackling Water Stress</li> <li><input type="radio"/> IN3: New Development Requirements for Sustainable Transport</li> <li><input type="radio"/> IN6: Improving Rail Stations</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Number of network ready planning permissions granted.</li> <li><input type="radio"/> Renewable energy generation.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Significant increase in proportion of waste being recycled.</li> <li><input type="radio"/> Significant reduction in emissions from council vehicle fleet.</li> </ul>
<b>Objective 17:</b>	<p>To ensure new developments will be of high quality and sustainable design and construction in line with national standards; with new buildings being built to a high energy efficiency standard to ensure warmth continues to be affordable to all residents and meet the challenges to work towards becoming Carbon Neutral.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> % of new residential developments meeting Code for Sustainable Homes or its replacement.</li> <li><input type="radio"/> % of non-domestic buildings meeting the BREEAM rating or its replacement.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> CH3: Normal Requirements of All New Developments</li> <li><input type="radio"/> ENV6: Sustainable Design and Construction</li> <li><input type="radio"/> ENV7: District Energy Networks</li> <li><input type="radio"/> ENV11: Tackling Water Stress</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Reduction in fuel poverty.</li> </ul>
<b>Objective 18:</b>	<p>To ensure all businesses have access to good quality technological connections.</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Superfast Broadband coverage.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> IN1: Infrastructure Provision</li> <li><input type="radio"/> IN2: Strategic Delivery of Telecommunications Infrastructure</li> </ul>
<b>Objective 19:</b>	<p>To reduce car journeys and promote sustainable and alternative methods of transport, whilst ensuring sufficient transport infrastructure is delivered to meet the requirements of the borough (SA objective).</p>

	<p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Increase in proportion of journeys to work by walking, cycling and public transport.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● SD1: Presumption in Favour of Sustainable Development</li> <li>● IN3: New Development Requirements for Sustainable Transport</li> <li>● IN6: Improving Rail Stations</li> <li>● GAT3: Gatwick Airport Related Parking</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li>○ Modal split for journeys to work in Crawley.</li> </ul>
<b>Objective 20:</b>	<p>To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the borough (SA objective).</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Change in areas of biodiversity importance (losses, enhancements and gains).</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● CH2: Principles of Good Urban Design</li> <li>● CH3: Normal Requirements of All New Development</li> <li>● CH6: Tree Planting and Replacement Standards</li> <li>● CH7: Structural Landscaping</li> <li>● CH8: Important Views</li> <li>● CH9: Development Outside the Built Up Area</li> <li>● ENV1: Green Infrastructure</li> <li>● ENV2: Biodiversity</li> <li>● ENV3: Local Green Space</li> <li>● ENV4: Open Space, Sport and Recreation</li> <li>● ENV5: Provision of Open Space, Sport and Recreational Facilities</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ Number and type of planning applications permitted on designated sites.</li> </ul> <p><b>Monitored through other mechanisms:</b></p> <ul style="list-style-type: none"> <li>○ Number of new Biodiversity Action Plans agreed.</li> </ul>
<b>Objective 21:</b>	<p>To adapt to the effects of climate change by reducing the negative consequences on people and/or the environment, such as reducing flood risk, future proofing the built environment and the positive management of natural resources (SA objective).</p> <p><b>Key Indicator:</b></p> <ul style="list-style-type: none"> <li>● Number of planning permissions granted contrary to the Environment Agency advice on flooding and water quality grounds.</li> </ul> <p><b>Primarily supported through Local Plan Policies:</b></p> <ul style="list-style-type: none"> <li>● CH3: Normal Requirements of All New Developments</li> <li>● ENV1: Green Infrastructure</li> <li>● ENV2: Biodiversity</li> <li>● ENV6: Sustainable Design and Construction</li> <li>● ENV8: Development and Flood Risk</li> <li>● ENV9: Tackling Water Stress</li> </ul> <p><b>Local Plan Policy Monitoring Indicators:</b></p> <ul style="list-style-type: none"> <li>○ Percentage of new developments meeting water efficiency requirements.</li> </ul>

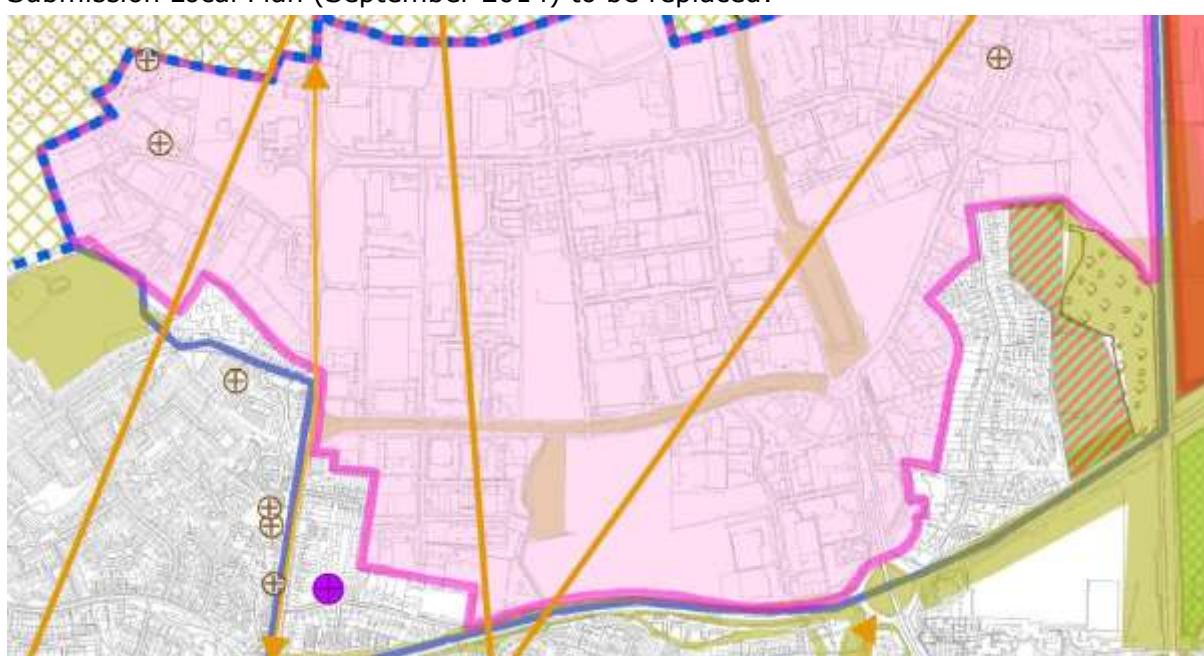
**Annex 15: MM53 – Noise Annex Table 1**

Amend the figures in the table as follows:

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 <u>43</u> <u>45</u> dB and 55dB $L_{Aeq,16hr}$ ( <u>43</u> <u>45</u> to 57dB for Air Traffic)  $> 70dB L_{Asmax} (1)$	Between <u>42</u> <u>40</u> dB and 45dB $L_{Aeq,8hr}$ ( <u>42</u> <u>40</u> to 48dB for Air Traffic)  $> 55dB L_{Asmax} (1)$
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. 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.	Between 55dB and <u>6</u> <u>69</u> dB $L_{Aeq,16hr}$ . (57dB to <u>6</u> <u>69</u> dB for Air Traffic)  $> 70dB L_{Asmax} (1)$	Between 45dB and <u>6</u> <u>3</u> <u>57</u> dB $L_{Aeq,8hr}$ . (48 to <u>6</u> <u>3</u> <u>57</u> dB for Air Traffic)  58dB to 82dB $L_{Asmax} (1)$
Unacceptable Adverse Effect	<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.	greater than <u>6</u> <u>69</u> dB $L_{Aeq,16hr}$	greater than <u>6</u> <u>3</u> <u>57</u> dB $L_{Aeq,8hr}$  $> 82dB L_{Asmax} (1)$

**Annex 16: MM54 – Local Plan Map; Manor Royal Buffer Zones**

Submission Local Plan (September 2014) to be replaced:



Modification (June 2015):

 Manor Royal Buffer Zones (Policy EC4)

## Annex 17: Local Plan Map Legend

Submission local Plan (September 2014) to be replaced:

# Crawley<sub>2030</sub> Local Plan Map

	Administrative Boundaries
	Structural Landscaping (Policy CH7)
	Long Distance Viewpoint (Policy CH8)
	Long Distance View Splay (Policy CH8)
	Linear Contained Views (Policy CH8)
	Built-Up Area Boundary (Policy CH9 & EC9)
	Bewbush Rural Fringe (Policy CH9)
	North East Crawley Rural Fringe (Policy CH9)
	South of Broadfield Rural Fringe (Policy CH9)
	Tigase/Worth Forest Rural Fringe (Policy CH9)
	Upper Mole Farmlands Rural Fringe (Policy CH9)
	West of Field Rural Fringe (Policy CH9)
	High Weald Area of Outstanding Natural Beauty (Policy CH10)
	Archaeologically Sensitive Areas (Policy CH12)
	Scheduled Ancient Monuments (Policy CH12)
	Listed Buildings (Policy CH12 & CH15)
	Locally Listed Buildings (Policy CH12 & CH16)
	Conservation Areas (Policy CH12 & CH13)
	Areas of Special Local Character (Policy CH12 & CH14)
	Historic Parks & Gardens (Policy CH12 & CH17)
	Main Employment Area (Policy EC2, EC3, EC5, & GAT4)
	Manor Royal Buffer Zones (Policy EC4)
	Manor Royal (Policy EC2 & EC3)
	Neighbourhood Centre (Policy EC11)
	Town Centre Boundary (Policy EC2, EC3, EC5, EC6, EC7, & H2)
	Primary Shopping Area (Policy EC5)
	Primary Shopping Frontage (Policy EC5)
	Secondary Shopping Frontage (Policy EC5)
	Broad Housing Locations (Policy H2)
	Key Housing Sites (Policy H2)
	Housing and Open Space (Policy H2)
	Indicative Key Housing Site (Policy H2)
	Biodiversity and Heritage Enhancements (Policy H2)
	Housing for Older People (Policy H2)
	Town Centre and Edge-of-Centre Development Sites (Policy EC8)
	Key Opportunity Sites Within Town Centre Boundary (Policy EC8 & H2)
	Gypsy, Traveller & Travelling Showpeople Site (Policy H6)
	Kilnwood Vale (Joint Area Action Plan)
	Biodiversity Opportunity Areas (Policy ENV1 & ENV2)
	Local Nature Reserve (Policy ENV2)
	Site of Nature Conservation Importance (Policy ENV2)
	Ancient Woodland (Policy ENV2)
	Site of Special Scientific Interest (Policy ENV2)
	Local Green Space (Policy ENV3)
	Priority Areas for District Energy Networks (Policy ENV7)
	Gateway Airport Boundary (Policy EC2, GAT1, GAT3, & GAT4)
	Gateway Safeguarded Land (Policy GAT2)
	Safeguarded Railheads (WSOC Minerals Local Plan 2035)

Modification (October 2015)

# Crawley<sub>2030</sub> Local Plan Map

	Administrative Boundaries
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	Long Distance Viewpoint (Policy CH8)
	Long Distance View Splay (Policy CH8)
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	North East Crawley Rural Fringe (Policy CH9)
	South of Broadfield Rural Fringe (Policy CH9)
	Tigase/Worth Forest Rural Fringe (Policy CH9)
	Upper Mole Farmlands Rural Fringe (Policy CH9)
	West of Field Rural Fringe (Policy CH9)
	High Weald Area of Outstanding Natural Beauty (Policy CH10)
	Archaeologically Sensitive Areas (Policy CH12)
	Scheduled Ancient Monuments (Policy CH12)
	Listed Buildings (Policy CH12 & CH15)
	Locally Listed Buildings (Policy CH12 & CH16)
	Conservation Areas (Policy CH12 & CH13)
	Areas of Special Local Character (Policy CH12 & CH14)
	Historic Parks & Gardens (Policy CH12 & CH17)
	Main Employment Area (Policy EC2)
	Manor Royal Buffer Zones (Policy EC4)
	Manor Royal (Policy EC2 & EC3)
	Neighbourhood Centre (Policy EC11)
	Town Centre Boundary (Policy EC2, EC3, EC5, EC6, EC7, & H2)
	Primary Shopping Area (Policy EC5)
	Primary Shopping Frontage (Policy EC5)
	Secondary Shopping Frontage (Policy EC5)
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	Key Housing Sites (Policy H2)
	Housing and Open Space (Policy H2)
	Indicative Key Housing Site (Policy H2)
	Biodiversity and Heritage Enhancements (Policy H2)
	Housing for Older People (Policy H2)
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	Kilnwood Vale (Joint Area Action Plan)
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	Site of Special Scientific Interest (Policy ENV2)
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	Priority Areas for District Energy Networks (Policy ENV7)
	Gateway Airport Boundary (Policy EC2, GAT1, GAT3, & GAT4)
	Gateway Safeguarded Land (Policy GAT2)
	Safeguarded Railheads (WSOC Minerals Local Plan 2035)