

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

**Key to Modifications:**

Blue Text, Underlined: Main Modifications additional text to submission consultation draft Local Plan (September 2014) version

~~Red, Strike-through Text:~~ Main Modification Deleted text from submission consultation draft Local Plan (September 2014) version

Green Text, Underlined: Minor Modifications additional text to submission consultation draft Local Plan (September 2014) version

~~Grey, Strike-through Text:~~ Minor Modification Deleted text from submission consultation draft Local Plan (September 2014) version

Main Modification Ref.	Page	Para	Change	Reason
MM066		Key Diagram	Amendment to main employment area boundary to align it with airport boundary (removing Viking House)	For clarification and to respond to Regulation 20 representations received.
MM067		2.17 and footnote 30	Objectively Assessed Housing Need figure amended in appropriate reference points: 2.17 Crawley’s development as a New Town, in addition to the influence of Gatwick Airport, has significant implications for the future of the town in terms of population growth; and the need to accommodate development remains a key challenge for Crawley. By 2030, to meet the needs of its growing population, the town would need a further <u>9,045</u> <del>8,400</del> <sup>1</sup> new homes. Accommodating even some of this need involves difficult decisions and invariably places pressure on some of the key features that define Crawley’s character.	In light of updated evidence.

Main Modification Ref.	Page	Para	Change	Reason
			<del>540</del> <u>603</u> dwellings per annum x 15years ( <del>Scenario 'A' Locally Generated Housing Needs Assessment (October 2014) Nathaniel Lichfield &amp; Partners (Objective Assessment of Crawley's Housing and Economic Needs (Chilmark Consulting, 2015)</del> multiplied over the 15 year Plan period)	
MM068		2.20	2.20 Crawley's identified land supply allows for approximately <u>55</u> <del>60</del> % of its objectively assessed housing needs to be met through new housing developments within the borough boundaries. Half of this is to be delivered through a new neighbourhood on the north eastern edge of the borough (Forge Wood) whilst the remainder will come forward on a number of smaller sites within existing neighbourhoods and the town centre.	In light of updated evidence.
MM069		2.22	2.22 The scale of unmet need of approximately <del>3,000</del> <u>4,035</u> dwellings over the Plan period is fully acknowledged and has been discussed with neighbouring authorities in a constructive and effective manner, including across the Gatwick Diamond and Coastal West Sussex.	In light of updated evidence.
MM070		CH15	Insert additional wording into first sentence of third paragraph of the Policy: There will be a presumption in favour of retaining Listed Buildings and therefore, the demolition <u>or part thereof</u> of a Listed Building will only be acceptable in exceptional circumstances, where there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form.	To more accurately reflect the requirements of legislation.
MM071		5.10	Insert additional wording into first sentence of Reasoned Justification paragraph: The EGA identifies a future need for business floorspace equating to approximately 77ha, even at the baseline level, to be provided at	In light of updated evidence.

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			Crawley, <a href="#">with the 2015 EGA update revising this for the Plan period 2015-2030 to 57.9 hectares.</a>	
MM072		5.11	Insert additional wording into first sentence of Reasoned Justification paragraph: The EGA <a href="#">and the 2015 EGA</a> update recognises that despite a positive approach by the council to maximise the utilisation and intensification of existing sites within Crawley, only <del>42</del> <a href="#">23</a> hectares of business land can be delivered through the existing available land supply.	In light of updated evidence.
MM073		5.13	Amend figures in first sentence of Reasoned Justification paragraph: Sufficient land ( <del>42</del> <a href="#">23</a> hectares) is identified within the borough to meet B Class employment needs during the early part of the Plan period.	In light of updated evidence.
MM074		Policy EC1	Amend the third paragraph of the Policy:  Opportunities for approximately <del>42</del> <a href="#">23</a> ha of employment land <del>have been</del> <a href="#">are</a> identified within <a href="#">the borough</a> <del>these areas</del> , meeting short-term economic growth needs for the town over the early part of the Plan period. As a minimum, an additional 35ha of land for business uses is required in order to secure future economic growth at Crawley.	In light of updated evidence.
MM075		5.18	Insert new wording into Reasoned Justification: <i>The <a href="#">2014</a> Assessment outlines that there is a baseline demand for growth in employment by a further 16,500 jobs up until 2031, including a requirement for a minimum of 77.2 hectares of additional land to accommodate Business use demands (B Class Uses) during the <del>Plan</del> period <a href="#">2011-2031</a>. This reflects the</i>	In light of updated evidence.

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			<i>approach of the NPPF<sup>1</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. <a href="#">The 2015 EGA update, based on refreshed Experian forecasts, outlines that, for the Plan period 2015-2030, 57.9 hectares is required for non-B use class development.</a></i>	
MM076		5.19	<i>Insert new wording into Reasoned Justification: It is, however, recognised that Crawley's limited available land supply presents challenges in delivering the required level of business floorspace. For this reason, a supply-led approach is taken by the Local Plan in planning for business-focused employment need<sup>2</sup>. There is an available land supply of <del>42</del> <u>23</u> ha (as set out in the <a href="#">Crawley Employment Land Trajectory, February 2015 EGA</a>) comprising existing development commitments and land intensification opportunities. It is forecast this will meet business growth needs for the short term. However, the demand for land to accommodate business uses in the longer term is significantly higher than the amount of land which is or could be made available from within the existing employment areas. In recognition of this and in light of Manor Royal's key role as a business location within Crawley and the Gatwick Diamond, Policy EC1 seeks to protect land and premises within Manor Royal for business uses, <del>and other</del> forms of economic development will be permitted <del>only</del> where they are specifically designed to support and enhance the <del>Business District's</del> overarching business role <u>of</u></i>	In light of updated evidence.

<sup>1</sup> Paragraph 20, National Planning Policy Framework, Department for Communities and Local Government (2012)

<sup>2</sup> As required by Planning Practice Guidance (2014) the council has prepared an employment land trajectory, which will be updated annually and published alongside the Authority's Monitoring Report.

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			<u>Manor Royal</u> . Wider employment growth outside of the B Use Classes is also directed to and encouraged within the other Main Employment Areas.	
MM077		5.20	Amend the figure in Reasoned Justification: <i>It is estimated that, even allowing for the intensification and retention of land and buildings for employment uses within the Main Employment Areas, there will remain an outstanding need for at least a further 35 hectares of land just to meet the baseline demand of <del>77.2</del> 57.9 hectares of land for business class uses. The council considers that, in order to respond to this demand and to the potential for growth beyond this level, further strategic employment development <del>may</del> will be needed in the medium to long term...</i>	In light of updated evidence.
MM078		Policy EC2	The other Main Employment Areas are: <ul style="list-style-type: none"> <li>• Three Bridges Corridor (including <a href="#">Denvale Trade Park, Spindle Way, Stephenson Way and Hazelwick Avenue</a>)</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> Proposals for employment generating development at the <del>six</del> <u>seven</u> locations above will be supported where they contribute to the specific characteristics of the main employment area, and overall economic function of the town, through providing a mix of employment generating uses.	For clarity.

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			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 demonstrated that:	
MM079		Policy EC2: Main Employment Areas Plan	Amendment to main employment area boundary to align it with airport boundary (removing Viking House)	For clarification and to respond to Regulation 20 representations received.
MM080		Policy EC5	<b><u>Crawley Town Centre Uses</u></b> <b><u>Primary Shopping Area</u></b> <b><u>Policy EC5: <del>Town Centre Uses</del> Primary Shopping Area</u></b>  Proposals for other Main Town Centre Uses in the Primary <u>Shopping Area</u> <del>and Secondary Frontages</del> will be permitted, provided it can be demonstrated that the proposed use would support the vitality and viability of the town centre.	For clarity.
MM081		Policy EC6	<b><u>Town Centre and Edge-of-Centre Development Sites within the Town Centre Boundary</u></b> 5.53 <u>There are a number of sites within the Town Centre Boundary which are currently under-utilised and which present significant development opportunities to accommodate identified needs in sustainable and accessible locations.</u> The Local Plan, therefore, seeks to secure the regeneration and improvement...	For clarity.
MM082		Policy EC6	<b><u>Policy EC6: <del>Town Centre and Edge-of-Centre</del> Development Sites within the Town Centre Boundary</u></b>  Where retail or leisure uses are proposed <u>outside the Primary Shopping Area</u> , a sequential and impact assessment will be	

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			<p>required to demonstrate how proposals will promote and enhance the vitality and viability of Crawley Town Centre.</p> <p><u>Sites within the</u> Town Centre <u>Boundary</u> <del>or Edge-of-Centre sites</del> allocated solely for housing are listed in Policy H2.</p>	
MM083			<p><u>5.56</u> <i>Developments within the town centre <u>boundary and at edge-of-centre locations</u> could accommodate a mix of town centre uses, but given the town centre location,...</i></p>	For clarity and to reflect clarification modifications to Policy EC6.
MM084			<p>Amend the title for the section on Non-Central development to:  <b>Non-Central Retail <u>and Leisure</u> Development</b></p>	For clarity and to reflect clarification modifications to Policy EC7.
MM085		Policy EC7	<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> <ul style="list-style-type: none"> <li>a) <del>the need for</del> the <u>proposed</u> development cannot be met on more central sites, having applied the sequential test; and</li> <li>b) the impact of the development will not undermine the vitality and viability of the town centre, as existing and planned, or neighbourhood centres.</li> </ul> <p>In assessing the impact of out-of-centre retail development proposals under part b), a retail impact assessment will be required to support proposals for 2,500sqm <del>net</del> <u>gross</u> floorspace or greater. 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></p>	For clarity.

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			retail proposals subject to satisfying the sequential assessment and impact testing <del>as outlined above</del> .	
MM086		5.58	Insert additional wording into the reasoned justification: <del>5.58</del> <sup>60</sup> <i>For the purposes of policy interpretation, town centre sites are defined as those locations falling within the Primary Shopping Area as identified on the Local Plan Map. Sites falling outside of the Primary Shopping Area, though within the Town Centre Boundary, are defined as edge-of-centre sites <u>and these would be the next most sequentially preferable sites</u>. All locations beyond the Town Centre Boundary are, in retail terms, considered to represent out-of-centre locations.</i>	For clarity and to reflect clarification modifications to Policy EC7.
MM087		6.12	6.12 The demographic baseline scenario, which has been calculated to ensure it meets household and population projections and takes account of migration and demographic change, is considered to be the key determinant of the <del>objectively assessed</del> housing needs of the borough. The LGHNA 2011 identified a requirement for 542 dwellings per annum over the Plan period under a demographic baseline scenario equalling a total of approximately 8,100 dwellings over the period to 2030.	For clarity.
MM088		6.13 and insert new footnote	6.13 Additional work was undertaken in early 2014 to determine the <del>objectively assessed</del> <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>31</sup> . This update (2014 Second Model Run) identified an annual requirement for 535 dwellings per annum, incorporating refinements to migration in the latter part of the Plan period, from 2025/26	For clarity and in light of updated evidence.



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			<p>onwards. <a href="#">The Objective Assessment of Crawley’s Housing and Economic Needs in early 2015<sup>32</sup> brought together the full range of influences on the level of housing need arising in the borough, including natural growth, economic growth, migration, suppressed demand from previous years, vacancy rates and affordable and market housing signals. On the basis of this evidence, the Objectively Assessed Housing Need requirement for the borough is 603 dwellings per annum.</a></p> <p><sup>32</sup> <a href="#">Objective Assessment of Crawley’s Housing and Economic Needs (February 2015) Chilmark Consulting</a></p>	
MM089		6.40 and footnote 32	<p>6.40 <i>The constrained nature of Crawley’s land supply means that <del>55</del> 60% of the borough’s predicted demographic housing need over the next 15 years can be met within the borough boundaries. The remaining unmet housing need from Crawley, of <del>3,130</del> 4,035<sup>33</sup> over the Plan period, will be delivered through the Local/District Plans covering the remainder of the northern West Sussex and East Surrey Housing Market Areas, as far as is consistent with planning policies to do so, as agreed through the northern West Sussex Position Statement with Horsham and Mid Sussex District Councils and the Statement of Common Ground on meeting strategic housing needs with Reigate and Banstead Borough Council.</i></p> <p><sup>33</sup> <a href="#">9,045dwellings objectively assessed housing need (Chilmark Consulting, 2015, OAHN x 15 years) – 5010dwellings supply (CBC SHLAA, November 2014) = 5,010dwellings unmet need</a></p>	In light of updated evidence.

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MM090	76	6.51	<p>Replace MM036 with the following:</p> <p><del>6.50</del><u>51</u> Different households require different types and sizes of housing. It is important that an appropriate choice and mix of housing is provided across the borough in order to create balanced and sustainable communities. Widening housing choice broadens the appeal of an area and assists in meeting the needs of existing residents as well as attracting new residents to the borough. <del>6.51</del>The council's Strategic Housing Market Assessment <u>and its (2012) updates</u>, identifies that Crawley has the highest proportional requirements for <del>two and three bedroom affordable</del> <u>smaller</u> properties, <del>for those households in greatest need ('reasonable preference'), comprising 43% two bedrooms and 30% three bedrooms. However, housing need across the whole Housing Register reveals that up to 45% require one-bedroom properties with 32% requiring 2-bedroomed accommodation.</del></p>	For simplification and to reflect clarification modifications to Policy H3.
MM091	76 - 77	Policy H3	<p>All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs, <del>as evidenced in the 2012 Strategic Housing Market Assessment and subsequent updates.</del> The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. <u>However, consideration should be given to the evidence established in the Strategic Housing Market Assessment for the wider housing market needs in Crawley.</u></p> <p><u>Affordable Housing</u></p>	For clarity.

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			<p>‡ <u>In delivering the affordable housing element of residential schemes, in line with Policy H4,</u> the need for <u>one,</u> two and three bedroom affordable dwellings in Crawley, as identified in the council's Strategic Housing Market Assessment <u>and its updates (2012 update)</u>, should be addressed in meeting the housing needs of those considered to be in greatest need.</p>	
MM092	77	6.52 – 6.54	<p>Insert the following minor modifications in the preceding paragraphs to MM038 (which remains as submitted November 2014):</p> <p>6.52 <i>Ensuring that new housing takes account of local need to create neighbourhoods where there is genuine choice of the right housing in terms of size, type and tenure, both at neighbourhood and borough wide level, is essential. The council will therefore encourage a mix of housing that will be appropriate to the needs of the community <u>taking account of the information within the SHMA and its updates</u>, to provide a range of types, sizes and tenures including housing for the elderly, lifetime homes and other specialist housing needs.</i>  <u>Affordable Housing</u></p> <p>6.53 <i>The council will <u>particularly</u> seek to achieve a mix of dwelling sizes to meet local <u>housing</u> need <del>and demand</del>. The <u>Affordable Housing Needs Model (2014 SHMA Update) Strategic Housing Market Assessment (September 2012)</u> has found that the demand for new homes for those <del>households</del> in <u>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></i></p> <ul style="list-style-type: none"> <li>• <del>18%</del> <u>25%</u> 1 bedroom</li> </ul>	For simplification and to reflect clarification modifications to Policy H3.

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			<ul style="list-style-type: none"> <li>• <del>43%</del> <u>50%</u> 2 bedroom</li> <li>• <del>30%</del> <u>20%</u> 3 bedroom</li> <li>• <del>9%</del> <u>5%</u> 4+ bedroom</li> </ul> <p><del>6.54 The SHMA has also identified the sizes of affordable housing required to meet the needs of those households considered to be in 'reasonable preference' (excluding transfers). This indicates that 18% of future affordable housing provision should be one-bedroom units with 43% two-bedroom and 30% three-bedroom units, and only 9% provision of four and five-bedroom units. This preferred mix has a natural bias towards meeting the needs of those in reasonable preference, and particularly for rental tenure, while the intermediate tenure and private market rental units may err towards the higher ratio of one and two-bedroom units.</del></p>	
MM093		Policy H4	<p><u>Affordable Housing</u>            40% affordable housing will be required from all residential developments <u>of 11 dwellings or more, and/or which have a combined gross floorspace of over 1000sqm.</u>            The council will expect <u>a minimum of</u> 70% of the affordable housing to be Affordable/Social Rent and <u>up to</u> 30% Intermediate tenure.  <del>For sites of 5 dwellings or less, or less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.</del>  <u>Low Cost Housing</u>            In addition to the provision of 40% affordable housing, where viability allows, low cost housing will also be sought on developments proposing <del>45</del> <u>11</u> dwellings or more.</p>	To bring the policy in conformity with changes to national Planning Practice Guidance (28.11.14).

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			<p><u>Exceptions</u>            These targets will apply to all residential developments <a href="#">over the threshold</a> unless evidence can be provided to show that the site cannot support such a requirement from a viability perspective and that the development clearly meets a demonstrable need. <del>Except for sites of 5 dwellings or less, p</del> Payments in lieu will only be accepted in exceptional circumstances where it can be demonstrated that there are robust planning reasons for doing so and provided that the contribution is of equivalent financial value.</p>	
MM094		Policy ENV2	<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>a. <a href="#">Nationally designated sites:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Sites of Special Scientific Interest (SSSI)</a></li> </ul> <p><a href="#">SSSI will receive the highest level of protection for habitat conservation value due to their national importance.</a></p> <p>b. <a href="#">National Planning Policy Framework sites:</a></p> <ul style="list-style-type: none"> <li>• Ancient woodland, <a href="#">aged or veteran trees</a></li> </ul> <p>Planning permission will not be granted for development that results in the loss or deterioration of ancient woodland <a href="#">and aged or veteran trees</a> unless the need for, and benefits of, the development in that location clearly outweigh the loss. A buffer zone between <del>new</del> development and ancient woodland will be required in line with Natural England Standing Advice.</p>	To clarify the Policy intention.

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			<p><u>c. Locally designated sites and habitats and species outside designated sites:</u></p> <ul style="list-style-type: none"> <li>• Local Nature Reserves</li> <li>• Sites of Nature Conservation Importance</li> <li>• Nature Improvement Areas.</li> <li>• <del>Other sites, including</del> Priority Habitat areas identified in Biodiversity Action Plans and mapped as Biodiversity Opportunity Areas.</li> <li>• <del>sites</del> Where Protected Species are present</li> <li>• <del>sites</del> Where Species of Principal Importance are present</li> </ul> <p>Proposals which would result in significant harm to biodiversity will be refused unless:</p> <p>i) this can be avoided by locating on an alternative site with less harmful impact; or</p> <p>ii) the harm can be adequately mitigated, or, as a last resort, compensated for.</p> <p><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 above or sites showing likely ecological value based on past ecological surveys.</p>	
MM095		Policy ENV4	Proposals that remove or affect the continued use of existing open space, sport and recreational spaces will not be permitted unless:	For clarity.

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			<p>a) An assessment of the needs for open space, sport and recreation clearly show the site to be surplus to requirements; or</p> <p>b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>c) The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <del>and</del></p> <p><u>Whilst a site may be surplus to requirements as open space it may still be of environmental or cultural value; or the site's development may have an unacceptable visual or amenity impact, or adversely affect its wider green infrastructure functions, including for climate change mitigation. Applicants should also carefully consider the character and other environmental policies in the plan.</u></p> <p><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>	
MM096		Policy ENV6	<p>Proposals for new dwellings should as a minimum meet Code for Sustainable Homes Level 3, <del>and</del> <u>until these are superseded by any requirements arising from adoption of Nationally Described Standards, including any subsequent improvements to Building Regulations.</u></p> <p><u>Proposals for new non-domestic buildings should work towards achieving <del>adhere to</del> BREEAM Excellent (for water and energy credits) where technically and financially viable.</u></p>	For clarity.

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MM097		Policy ENV7	<p>The development of district energy networks and associated infrastructure is encouraged and should be approved unless it results in significant adverse impacts on the environs.</p> <p>Priority areas for the delivery of District Energy Networks are identified on the Local Plan Map.</p> <p>Any major development <u>within the borough, that is located outside a priority area for district energy networks</u> and all development proposals within a priority area for District Energy Networks that would involve the creation of <u>one or more</u> new dwellings or the creation of over 1000sqm of internal floorspace, should <u>where technically and financially viable, demonstrate how they have considered the following hierarchy:</u></p> <ul style="list-style-type: none"> <li>i. <del>all development should,</del> <u>where a network is in place in the immediate area: connect to an existing District Energy Network;</u> or</li> <li>ii. where a network is not yet in place: <ul style="list-style-type: none"> <li>a) development should <u>consider developing its own system for supplying energy to any surrounding existing or planned buildings.</u> <del>install a new district heating and/or cooling network serving the development and be capable of serving a wider area.</del> Any system installed should be compatible with a wider district energy network and <u>developments should</u> ensure that connection to a wider network is <del>not compromised by poor</del> <u>facilitated in the future through good</u> design <del>or</del> <u>and</u> site layout <del>;</del> <del>or</del></li> </ul> </li> </ul>	To clarify intent of the Policy.



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			<p>b) <u>or include the incorporation of site-wide communal energy systems to serve all demand;</u></p> <p>iii. <u>c) or be “network ready”, optimally designed to connect to a District Energy Network on construction or at some point after construction. where a network is not yet in place, and where development cannot comply with the requirements above as it is not technically feasible or viable, by virtue of the type of development proposed and its design, then the development should as a minimum requirement be “network ready”.</u></p> <p>All development subject to the requirements of Policy ENV7, including justification of any exceptional circumstances, must be supported through the submission of a sustainability statement in compliance with the <u>Planning and</u> Climate Change SPD.</p>	
MM098		Policy ENV11	<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><u>A. Noise Sensitive Development</u> 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 planned uses.</p> <p><i><u>i. Noise sensitive development affected by noise from transport sources:</u></i> Noise sensitive uses proposed in areas that are exposed to significant noise from existing or future <u>industrial, commercial or</u> transport (air, road, rail and mixed <u>sources</u>) sources will be</p>	For clarity.

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			<p>permitted where it can be demonstrated that <u>appropriate through mitigation, through careful planning, layout and design, will be undertaken to ensure that the noise impact for future users will be made acceptable. Proposals that would expose future users of the development to unacceptable noise levels will not be permitted.</u></p> <p><del>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.</del></p> <p><del>ii.— Noise sensitive development affected by industrial or commercial noise sources:</del></p> <p><del>Noise sensitive uses proposed in areas that are exposed to noise from existing or planned industrial or commercial sources will be permitted where it can be demonstrated that, through careful planning, layout and design, the noise impact for future users will be made acceptable, future users will not be exposed to an unacceptable noise impact that would result in creation of a statutory nuisance. Proposals that would expose future users of the development to unacceptable noise levels will not be permitted. The Local Plan Noise Annex will establish if the proposal is acceptable in noise impact terms.</del></p> <p><b>B. Noise Generating Development</b></p> <p>Noise generating development will <u>only</u> be permitted where <u>its</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>their</u> users <u>of 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 <u>terms, and will be required to appropriately mitigate noise</u></p>	

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			<p><u>impacts through careful planning, layout and design. Development that would expose users of noise sensitive uses to unacceptable noise levels will not be permitted.</u></p> <p><u>C. Noise Impact Assessment</u>            A Noise Impact Assessment will be required to support applications where noise sensitive uses are likely to be exposed to significant or unacceptable noise exposure. The Noise Impact Assessment will:</p> <ul style="list-style-type: none"> <li>i. assess the impact of the proposal as a noise receptor or generator as appropriate; and</li> <li>ii. demonstrate in full how the development will be designed, located, and controlled to mitigate the impact of noise on health and quality of life, neighbouring properties, and the surrounding area.</li> </ul> <p>In preparing a Noise Impact Assessment, applicants will adhere to Planning Noise Advice Document: Sussex (2013) for further guidance.</p> <p><u>D. Mitigating Noise Impact</u>            Where proposals are identified as being subject to significant or unacceptable noise impact, either through noise exposure or generation, the best practical means <del>of mitigation</del> must be employed to mitigate noise impact to an <del>appropriate</del> <u>acceptable</u> level. <del>Proposals that do not appropriately mitigate against unacceptable noise impact through the design and planning process will be refused.</del></p>	

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MM099	Local Plan Map	Policy EC2	Amendment to main employment area boundary to align it with airport boundary (removing Viking House)	For clarification and to respond to Regulation 20 representations received.