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Our ref: KT/2011/113399/CS-11/EW1-L01  
Your ref:  
Date: 25 March 2024

Please insert the following additional text as highlighted below.

15.55 Should applicants not utilise the Local Authority and SDNPA-led OIS, certainty of delivery of alternative offsetting will need to be demonstrated. The Water Neutrality Statement should supply full details of the offsetting scheme that their development would rely upon. Similarly, certainty of alternative supply will need to be demonstrated in the Water Neutrality Statement.

For connection to an alternative water company, this could be achieved by confirming that the alternative water company has sufficient capacity and will take on supply to the development. For a private supply borehole or other source of supply, this will require evidence that sufficient water supply is available to meet demand arising from the proposed development (published Mole Abstraction Licensing Strategy) and demonstrating with certainty that the alternative supply source does not impact upon the Arun Valley sites.

MM34, Page 31, EP1

MM34 highlights two modifications to Policy EP1. No objection to these modifications.

In addition, take place on any watercourse, nor within 3 metres of any sewer system without prior consent of the relevant water authority. Any proposed modifications should be explored through implementation of Water Framework Directive

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implementation of CPS measures .

Crawley Borough Modifications Local Plan 2023 to 2040, February 2024 - Development and Flooding section which contains Policies EP1 and EP2 . Note that the proposed modifications as set out in MM34 are reflected in this document within Policy EP1. Also note that paragraph 16.15 has been updated to highlight the 2023 SFRA applies the precautionary approach to identifying Flood Zone 3b using the 2% AEP output, which is welcomed.

Crawley Local Plan Sustainability Appraisal, February 2024 - Topic Area A includes the risk to flooding . Paragraphs A12, A13 and A15 all have proposed modifications. No objection to any of these proposed additions to the text.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

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WFD water body ID	WFD water body name	Title	Description	Easting	Northing
GB106039017481	Mole upstream of Horley	River Mole: Installation of large woody material as deflectors to help improve flow diversity, especially along straightened sections (between confluences with Gatwick Stream & Man's Brook)	Section was previously restored in 1999, but could use some additional work. TQ2758942427 to TQ2569940964	527589	142427
GB106039017481	Mole upstream of Horley	River Mole (upstream of Gatwick airport): Channel is incised and disconnected from the floodplain. Reconnect the floodplain by creating wetlands and re-grading the banks in places. Additional woody material in channel would help flow diversity.	TQ2473940806 to TQ2473940806	524739	140806
GB106039017481	Mole upstream of Horley	River Mole: Reconnect backwater upstream of Amberley Farm (Gatwick) to provide additional habitat and refuge.	Potentially requires a large amount of sediment to be removed to drop the backwater to current river levels, with difficult machine access.	525877	139165
GB106039017481	Mole upstream of Horley	River Mole: Use a geotextile or coir matting to provide some habitat on outfall edges at Crawley Rugby Club	-	525399	138659
GB106039017481	Mole upstream of Horley	River Mole: Modify bridge soffit at Ifield Green to allow for fish passage and sediment passage (if possible).	A series of rock weirs downstream would hold water levels high enough to allow for fish passage in normal flow conditions. Can't increase flood risk.	525128	138372
GB106039017481	Mole upstream of Horley	Crawter's Brook: Install more large woody material to help improved the diversity of in-channel habitats downstream of Fleming Way	TQ2767939427 to TQ2790839131	527679	139427
GB106039017481	Mole upstream of Horley	Crawter's Brook: Ensure that sediment from the river crossing is not entering the watercourse (at Rowley Farm, upstream of Gatwick)	Appears to be a cattle crossing with high amounts of unconsolidated sediment on the bridge and next to the watercourse.	527680	139428
GB106039017481	Mole upstream of Horley	Crawter's Brook: De-culvert section in Three Bridges where possible and create natural banks with transition between the watercourse and floodplain. Opportunity to re-meander the channel next to the balancing pond which has become full with sediment.	Subject to approval from flood risk and ensuring the land is not contaminated. Lots of Himalayan Balsam present, especially in the upper part of the section. TQ2790939111 to TQ2813638466	527909	139111
GB106039017481					

GB106039017500	Tilgate Brook and Gatwick Stream at Crawley	Create two stage narrow channel along old course of the river at Grattons Park, bypassing two weirs	Create two stage narrow channel along old course of the river at Grattons Park, bypassing two weirs	528887	138072
GB106039017500	Tilgate Brook and Gatwick Stream at Crawley	Notch low flow channel in culverts	Catchment-wide measure	-	-
GB106039017500	Tilgate Brook and Gatwick Stream at Crawley	Create two-stage narrow channel between Tinesley Bridge (Radford Road) and Crawley STW	-	529139	139689
GB106039017500	Tilgate Brook and Gatwick Stream at Crawley				