

Annex 2

Proposed Modifications
to the Core Strategy

Chapter 1: Introduction

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	7	1.11	<p>Amend paragraph 1.11 to read:</p> <p>"A Habitats Regulations Assessment (HRA) forms part of a European Habitats Directive that requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have significant impact on national and international designated sites. The Council is completing The European Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) is transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (as amended). Regulation 102 requires plan-making authorities to assess the impact of land use plans (such as Core Strategies) on internationally designated nature conservation sites. The impact of the plan must be assessed both alone and 'in combination' with other plans and projects. The Council is has completed a Habitats Regulations Assessment of the Waverley Core Strategy. , which will be available alongside the Publication of the Core Strategy."</p>	Accuracy	Representations (CSPS350)
	9	1.23	<p>Additional sentences at the end of the paragraph to read:-</p> <p>"It is anticipated that the Aggregates Recycling Joint DPD will be adopted early in 2013. This emerging plan allocates Alton</p>	Accuracy	Representations (CSPS275)

			Road in Farnham for aggregates recycling."		
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Chapter 2: Spatial Portrait					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	18	2.14	Amend paragraph to read:- "Rivers flowing through the Borough include the River Wey (Alton to Farnham reach, Liphook to Tilford reach, Tilford to Godalming reach) and Cranleigh Waters. The North Wey (a chalk river until Farnham) flows from Alton to Tilford, joining the Borough at Wrecclesham. The South Wey flows from Haslemere to Tilford and the combined Wey from Tilford to Godalming. The Cranleigh Waters flows from Cranleigh to Bramley. The Wey and Arun Canal is gradually being restored in parts and its recreational value has increased."	Factual update	Representations (CSPS241)
	20	2.22	Amend paragraph to read:- "The limited road connectivity and the limited public transport infrastructure, particularly in rural areas, and in some of the more urban areas does affect has an impact on the accessibility for residents, particularly those without access to a car, to jobs and services/facilities such as shops, education facilities, health	For clarity	Representations (CSPS269)

			services and leisure and recreational facilities.		
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Chapter 3: Vision					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	26	Point 3	Second sentence of Point 3 amended to read:- “Support will also be given, where necessary , to the retention of existing facilities and the provision of new facilities that provide for the leisure, recreation and cultural needs of the community.”	For clarity	Representation (CSPS379)
	27	Point 9	Amend point 9 to read:- “The rich heritage of historic buildings, features and archaeology in Waverley will have been preserved conserved and enhanced. The attractive landscape of Waverley, which contributes to its distinctive character and includes the Surrey Hills Area of Outstanding Natural Beauty , will also have been preserved protected and where possible enhanced.”	For clarity and to be more consistent with the NPPF	Representations (CSPS30 & CSPS217)

Chapter 5: Spatial Strategy

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	33	5.2	Final sentence to read: “We are expected to develop LDF Core Strategies and other related LDF documents Local Plans that reflect local people's aspirations and decisions on important issues like climate change, economic development and housing.”	To accord with the NPPF	Representations (CSPS60)
	36	5.15	Sixth sentence to read: “The settlements in this category are Farnham (including Badshot Lea), Godalming, Haslemere and Cranleigh.”	For clarity	Representations (CSPS252)
	37	5.19	Penultimate sentence amended to read: “The analysis also acknowledges that whilst current evidence potentially over-estimates the impacts from Whitehill/Bordon, the A325 and A31 corridors in and around Farnham town centre are very sensitive to the additional traffic from strategic developments external to Waverley and would require significant highway infrastructure and public transport measures to mitigate impacts if estimated forecasts were achieved.	For clarity	Representations (CSPS270)
	39	5.27	Fifth sentence amended to read: “However, it is recognised that in order to deliver the planned level of housing growth, some limited selected releases of countryside land on the edge of the main settlements will be needed.”	To be consistent with Policy CS1	Officer

	41	Policy CS1	Third sentence of the policy amended to read: “There will be limited selected releases of land on the edge of the main settlements and outside the Green Belt, AONB and AGLV, in accordance with Policy CS2. ”	For clarity	Representations (CSPS62 & CSPS183, CSPS254, CSPS360, CSPS393, CSPS446)
	41	Policy CS1	Insert new paragraph before the final paragraph of the policy to read: “ The Council supports the principle of the continuation and expansion of employment activity at Dunsfold Park, in accordance with Policy CS10. ”	To ensure consistency between policies CS1 and CS10	Representations (CSPS267)

Chapter 6: Amount and Location of Housing					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	46	6.11	Amend paragraph as follows:- “ ONS population projections indicate that the population of Waverley is set to increase from 116,800 in 2006 to 130,900 in 2026. It should be pointed out, however, that the main factor driving this projected change is migration into Waverley. These ONS projections are based on recent trends in migration. However, migration patters vary widely. For example average annual net migration in the five years from 2005 to 2010 was 567. Over 10 years from 2000 to 2010 the equivalent figure is	For clarity	Officer

			<p>357 and over 15 years from 1995 to 2010 the figure is 282. Moreover the migration patters can vary widely from year to year. In 1995 there was net out migration from Waverley of 1044. The following year there was net in migration of 1016. Using migration trends over 10 years, the projected population in 2026 is 129,124. To demonstrate the impact of migration on these projections, a scenario where there is zero net migration results in a projected population in 2026 of 120,675. The SHMA indicates an unmet need for affordable housing of 515 homes a year. This includes an allowance to address the backlog of need over five years. Although not a requirement at the time, the consultants’ who carried out the SHMA used their own “Balancing Housing Markets” model, which relies on the outcome from a household survey, to predict future need for both market and affordable homes. This also indicates a combined need for affordable and market housing of 706 homes a year. Evidence from the Council’s Housing Needs Register indicates that there are approximately 2,000 households considered to be in housing need with a local connection, of which about 500 are already in social housing but are seeking to move to different accommodation.”</p>		
	46	6.12	<p>Amend paragraph to read:-</p> <p>“This evidence suggests a high need both for more affordable housing as well as a strong demand for market housing. However, it does not follow that this full need/demand can or should be met. Waverley is an attractive place to live and this</p>	For clarity	Officer

			explains the strong demand for housing. In fact evidence shows that As explained above , a very significant proportion of the projected population increase derives from an assumption that the very high levels of net migration into Waverley in recent years will continue.”		
	46	6.14	Additional bullet point at the end of paragraph 6.14 to read:- “In addition to the rural nature of much of the Borough, which affects access to services, other factors that affect the amount of new housing development include the fact that much of the Borough is affected by landscape designations (AONB and AGLV); the numerous international, national and local designations affecting Waverley; and the existing infrastructure, including the extensive rural road network.”	For clarity	Officer
	49	6.22 and Table 6.1	Amend Table 6.1 row D to explain that the figure of 1,789 is made up of 814 dwellings with planning permission and 975 dwellings on sites identified in the SHLAA.	For clarity	Representations (CSPS116)
	52	6.31	Change last two sentences of paragraph 6.31 to read: “However, there is still the risk that development could impact on this SPA and, therefore, Natural England has advised the evidence collated for the Core Strategy’s Habitats Regulations Assessment (HRA) recommends that for any new housing located within 400m of the Wealden Heaths Phase I and II SPA will be required to carry out a project level HRA as part of the planning application process. ” these SPAs there should be an Appropriate Assessment (AA) to identify whether there is likely to be a significant impact on the SPA and, if so, what mitigation is	For clarity as recommended by Natural England	Representations (CSPS351)

			required. Beyond this, it will be necessary to consider the possible impact on these SPAs on a case by case basis.		
	53	Policy CS2	Bullet point no. 2 amended to read: "Selected releases of greenfield sites on the edge of the four main settlements of Farnham, Godalming, Haslemere and Cranleigh on land that is not with within the Green Belt, AONB or AGLV, together with the release of the current Reserve Housing Site at Furze Lane, Godalming."	For clarity	Representations (CSPS32)
	54	Policy CS2	Additional paragraph at the end of Policy CS2 to read: " For the purposes of this policy the built up area of Farnham includes Badshot Lea and Haslemere includes Beacon Hill and Hindhead. "	For clarity and consistency with Policy CS1	Representations (CSPS255)
	53	Policy CS2	Amend Point 4 to read: "The use of suitable rural brownfield land, including the surplus land at Upper Tuesley (the former adjacent to the adjacent to the Milford Hospital site)."		

Chapter 7: Sustainable Transport

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	57	7.3	Bus services across Surrey are currently under review by Surrey County Council. Services in Waverley are due to be reviewed in 2012/13. It is likely that the structure of the local bus network in	Factual update	Representation (CSPS272)

			Waverley will be altered to make services more commercially viable and sustainable which may result in reductions to rural services. A review of bus services in Waverley was completed by Surrey County Council in 2012. Services have been re-evaluated to develop an overall network of public transport provision which is fit for purpose, more commercially viable and financially sustainable. All changes were introduced in September 2012.		
	57	7.8	The County Council has recently (January 2012) issued guidance on vehicular and cycle parking in January 2012.	For clarity	Officer
	60	7.23	"...in accordance with Circular 05/05 and CIL Regulation 122,"	Factual update	Officer
	60	Policy CS3	7. Are consistent with the objectives and actions within the Air Quality Management Action Plan.	For clarity	Officer
	61	Evidence	Add: Waverley Air Quality Action Plan	For clarity	Officer

Chapter 8: Infrastructure, Services and Community Facilities					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	65	8.12	Local Authorities were empowered under Regulations adopted in	Factual update	Officer

			April 2010 to charge a Community Infrastructure Levy (CIL) on new developments to help finance the infrastructure needed to support growth. However, for Councils such as Waverley who have already adopted a local tariff, there is a requirement to adopt the Community Infrastructure Levy locally by April 2014. Otherwise, the local tariff will only be able to be used on a limited basis. Waverley consulted on a Preliminary Draft Charging Schedule for CIL in November-December 2012.		
	66	Policy CS4	Where appropriate and viable, the Council will seek contributions towards the provision of new infrastructure in line with the Planning Infrastructure Contributions SPD, the Community Infrastructure Levy (CIL) or any subsequent replacement and the Council's Infrastructure Delivery Plan or it will secure delivery of infrastructure through planning conditions.	For clarity	Representation (CSPS 341)
	67	Monitoring	The policy will be delivered through: The Infrastructure Delivery Schedule will be kept up to date in order to record changes in provision and monitor requirements.	For clarity	Officer

Chapter 9: Affordable Housing and Other Housing Needs

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)

	69	9.1	Addition as follows: “...expected to complete each year. This includes an allowance to address the backlog of need over five years. ”	Reasons of clarity	Officer
	72	9.9	Addition as follows: “...where these fall within Use Class C3.”	Typographical correction	Officer
	76	9.23	‘If the opportunity arises, UCA's preferred strategy would be to increase student numbers, whilst reducing the number of campuses from five to four. It is therefore expected that there will be a greater number of students studying at the Farnham Campus, with an associated increase in the demand for student accommodation. UCA will not have any students at Maidstone after July 2014, and as it still wishes to increase student numbers, it is therefore expected that there will be a greater number of students studying at the Farnham Campus, with an associated increase in the demand for student accommodation.’	Factual correction	CSPS343 (UCA)
	78	9.26	Within Waverley, there are currently 13 authorised and 2 3 unauthorised sites for Gypsies and Travellers (June November 2012). One of the authorised sites, Rosewood in Brook, has a temporary permission until October 2012.	Factual update	Officer
	78	9.27	‘The Government's ‘Planning policy for travellers sites’ (March 2012) requires Councils...’	Amendment to make reference clearer.	CSPS224 (Alfold Parish Council)

Chapter 10: Employment and the Economy

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	84	10.14	Additional sentence at end of paragraph to read:- “Waverley is also home to the University of the Creative Arts (UCA). It makes an important contribution not only as a major employer in Farnham, but also through its connections with the creative and cultural industries.”	Additional information	Representations (CSPS345 and CSPS276)
	87	10.25	Amend paragraph to read:- “However, the ELR was updated in 2011 and this includes a revised estimate of the potential future need for employment floorspace. The updated ELR forecasts an overall increase in jobs in the B use classes of 2,499 between 2010 and 2027. This translates into a It has identified that there is a need for approximately 16,700 sq m of additional employment floor space up to 2027 for B1 use (Business). This requirement however, assumes that all the B2 (General Industrial) and B8 (Storage and Distribution) land that is forecast to be surplus in the same period is suitable to be reused for B1 (Business) purposes.	For clarity	Officer
	94	Evidence box	Additional bullet point:- “Aviation Study (Alan Stratford & Associates) 2011”	Factual update	Officer

Chapter 11: Town Centres and Shopping

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	98	11.13	Amendments as required by revised Town Centre Study Update 2012	Town Centre Retail Study being updated end 2012.	Multiple comments
	96	11.3	Amend part of para to read: 'A range of suitable sites should be allocated to meet the scale and type of retail, leisure, commercial, office, tourism, cultural and leisure needs are met.....'	Amendment to quote NPPF more accurately.	CSPS194 (Farnham Theatre Association)
	103	11.38	Amend paragraph to read: Arising from the Healthcheck, the Parish Council part funded the Cranleigh Initiative which was active until 2012 in promoting the vitality and vibrancy of the village centre. the Cranleigh Initiative was formed in 2005 to promote and enhance the vitality and vibrancy of the village centre. Funded by the Parish Council, the Initiative organises organised events throughout the year to attract not only local residents but also those from surrounding villages.	Clarity	CSPS145 (Cranleigh Parish Council)

	106	Policy CS11: Town Centres	Potential change to policy to indicate estimated retail floorspace figures. These will come from the Town Centre Retail Study update which is currently being prepared.	Town Centre Retail Study being updated end 2012. Compliance with NPPF.	CSPS79 (Rushmoor Borough Council)
	96	11.3	Amend part of para to read: It is important that retail and leisure needs are met in full and not compromised by site availability, and to that end the NPPF recommends an assessment of need to expand town centres to ensure a sufficient supply of suitable sites.	Additional text to improve clarity	Officer
	97	11.9	Amend to reflect correct title of Chapter 10: Chapter 10 the Employment and the Economy.		
	97	11.10	Flowing should read following	Typographical correction	Officer
	98	11.12	Amend sentence to read: as well as a range of cultural , social and entertainment facilities for both day and evening	Consistency with para 11.3	Officer
	98	11.13	Amend references to reflect updated Town Centre Retail Study and potential factual update as a result of study findings.	Factual updating	Officer
	98	11.14	Potential factual update relating to impact of internet shopping	Factual updating	Officer

			as a result of Town Centre Retail Study update.		
	98 -99 100 101 102	11.15 -11.17 11.22 - 11.23 11.27, 11.31 11.35	Potential factual updates as a result of Town Centre Retail Study update.	Factual updating	Officer
	99	11.18	Amend reference to read: Site Allocations and Development Management DPD.	Typographical correction	Officer
	102	11.34	Amend sentence: The Haslemere Design Statement is expected to be was adopted by the Borough Council in 2012 as a material planning consideration, and contains guidelines for new developments within the High Street town centre area and Weyhill.	Factual updating	Officer
	104	Vision	Amend fourth bullet point: Ensuring that the amount of retail floorspace is maintained at a level which sustains the status of the centre's core shopping area.	Typographical correction	Officer
	107	Delivery	Amend second bullets point: Amend reference to read Development Management Site Allocations and Development Management DPD.	Typographical correction	Officer

	109	11.43	Amend to read: These small parades of purely neighbourhood significance are is recognised in Policy CS13 of the Core Strategy.		
	107	Monitoring	Amend first bullet pointed list to read: Amount of retail, leisure, culture or business space gained or lost (by type) in the town centres and the percentage within defined primary or secondary shopping centres.	Consistency with monitoring requirement in Leisure and Recreation chapter	Officer

Chapter 12: Leisure, Recreation and Culture

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	113	12.3	Amend 5 th bullet point: <ul style="list-style-type: none"> Playing Pitch Strategy (to be completed Autumn 2012) 	Factual update	Officer
	114	12.4	Amend last sentence: Outside the Borough boundaries. Draft Infrastructure Delivery Plan:	Typographical correction	Officer
	114	12.5	Amend second sentence:	Factual update	Officer

			This will be supplemented by forthcoming the 2012 Playing Pitch Strategy and forthcoming Play Area strategies,		
	114	12.5	Amend reference to read Site Allocations and Development Management DPD	Typographical correction	Officer
	114	12.6	Amendment to paragraph 12.6 to read: requirements; the loss would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or that the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss. Development of these facilities may however, provide opportunities to remedy deficiencies in provision and quality.	Clarity	CSOS72 (Lamron Estates)
	115	12.12	Amend sentence to read: Rivers flowing through the Borough include the River Wey (Alton to North and South Farnham reach, Liphook to Tilford reach, Tilford to Godalming reach and Bramley to Cranleigh reach), and Cranleigh Water. Rivers flowing through the Borough include the River Wey and Cranleigh Waters. The North Wey (a chalk river until Farnham) flows from Alton to Tilford, joining the Borough at Wrecclesham. The South Wey flows from Haslemere to Tilford and the combined Wey from Tilford to Godalming. The Cranleigh Waters flows from Cranleigh to Bramley.	Factual update to be consistent with Spatial Portrait.	CSPS241 (Environment Agency)
	116	12.14	Amend reference to read Site Allocations and Development	Typographical	Officer

			Management DPD	correction	
	116	12.15	Amend second sentence: 85% of the National Playing Fields Association (NPFA) Fields in Trust (FIT) classified....	Factual update	Officer
	116	12.15	Add new sentence before current last sentence: Fields in Trust recommend the following standards for Children's' Play: <ul style="list-style-type: none"> • 0.25 ha per 1,000 people of specific provision for children and young people containing a range of facilities for casual or informal play. • Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m). Play England define these as 'doorstep playable spaces'. • Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m). • Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m). 	To give further guidance	Officer
	118	Policy CS14	Amend point 5: evidence in the Open Space, Sport, Leisure and Recreation Study 2012, Playing Pitch Strategy 2012 , the emerging Open Space Strategy 2012, Playing Pitch Strategy 2012 and Play Area Strategy 2012, provided they accord with relevant-national and local planning policies.	Factual update	Officer
	118	Policy CS14	Insert new point 6:	To give further	Officer

			<p>6. For new residential development including dwellings suitable for family occupation, there will be new provision for play space in accordance with Fields in Trust standards.</p> <p>Renumber next two points.</p>	guidance	
	119	Monitoring	<p>Amend second bullet point to read:</p> <p>The greening of the environment, improvements in biodiversity and enhancements of the existing green infrastructure....</p>	Typographical correction	Officer

Chapter 13: Rural Environment					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	122	3.7	<p>Additional text to be added after paragraph 13.7:</p> <p>"Parts of the Borough are adjacent to the South Downs National Park and therefore it is necessary to ensure that development does not have an adverse impact on its setting."</p>	To ensure conformity with the National Planning Policy Framework and to ensure compliance with the 1949 National Park Act.	CSPS386 (South Downs National Park)
	126	Policy CS15	<p>Additional wording to be added at end of the policy as follows:</p>	To ensure conformity with the	CSPS386 (South Downs National

			<p>"South Downs National Park</p> <p>Where development affects the setting of the South Downs National Park it will be necessary to ensure that there is no adverse impact on the natural beauty, wildlife and cultural heritage of the park."</p>	National Planning Policy Framework and to ensure compliance with the 1949 National Park Act.	Park)
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Chapter 14: Townscape, Heritage and Design					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	131	Policy CS16	<p>First sentence of Point 1 be amended to read:-</p> <p>"Requiring new development to be of the highest standard a high quality and inclusive standard of design that responds to the distinctive local character of the area in which it is located."</p>	To comply with the NPPF	Representations (CSPS189)

Chapter 15: Biodiversity and Geological Conservation					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)

	140	15.22	Add to the end of para 15.22: "In July 2012, the Surrey Local Nature Partnership was given formal Local Nature Partnership status by DEFRA."	Update	Representation (CSPS233)
	141	Policy CS17	"(iii) Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR), Local Geological Sites and other Ancient Woodland, Ancient and Veteran Trees not identified within (ii) above (Local)"	To conform to the National Planning Policy Framework	Representation (CSPS95)
	142	Policy CS17	"The Council will seek, where appropriate , to maintain existing trees, woodland and hedgerows within the Borough"	To conform to the National Planning Policy Framework	Representation (CSPS323)
	142	15.28	In addition, if a housing proposal is capable of affecting the Wealden Heaths Phase I and II SPA, beyond 400 metres from the site, it will be considered on a case-by-case basis as to whether a project-specific Habitats Regulations Assessment (HRA) is required (this should be assessed assessed at the HRA Screening Assessment stage).	Correction	Officer
	143	15:30	Amend footnote li as follows: To date, 14.35 hectares have been allocated as SANG by the Council, of which there remains an unallocated capacity of 2.3 hectares (as at 5th April 2012) . 1.7 hectares (as at 19th November 2012)	Update	Representation (CSPS120)
	143	15.30	"...for three rare species of ground or low shrub nesting birds – the Dartford Warbler, Nightjar and Woodlark."	For clarity	Representation (CSPS236)

Chapter 16: Climate Change

Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	150	16.12	<p>The region's level of serious water stress combined with higher than average levels of water consumption in the Borough emphasises the local importance of water minimisation.</p> <p>Add footnote: Areas of water stress: final classification (Environment Agency, 2007)</p>	For clarity	Officer
	152	16.26	Local evidence set out in the Climate Change Background Evidence Paper (Jan 2011) shows that the stresses, including levels of water stress , placed upon the Borough justify going beyond the requirements set out in the Building Regulations	For clarity	Officer
	155	CS20	(v) availability of a suitable connection to electricity and gas distribution networks	To conform with the National Planning Policy Framework	Representation (CSPS 264)

	156	CS21	<p>1c. Where sequential and exceptions tests have been undertaken and passed, any development that takes place where there is a risk of flooding will need to ensure that flood mitigation measures , including a site specific flood evacuation plan, are integrated into the design both on site and off site, to minimise the risk to property and life should flooding occur.</p> <p>2. The Council will expect to see the use of appropriate sustainable drainage systems (SUDS) as part of any development proposals. A Flood Risk Assessment will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff leaving the site. and where possible Those proposing development on brownfield sites should aim to reduce the run off to greenfield run off rates. There should be no property or highway flooding, off site for up to the 1 in 100 year storm return period including an allowance for climate change.</p>	For clarity and to comply with Technical Guidance to the National Planning Policy Framework.	Representation (CSPS 277)
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Appendix D: Amendments to Proposals Map					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)

	193	Table D.2	Add to table below Runfold site, south of A31: Homefield site, south of A31	For clarity	Representation (CSPS282)
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Appendix E: Monitoring and Implementation					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	199	Table E1	Amend the list of delivery partners for Objective 11 to include the University of the Creative Arts	Factual	Representations (CSPS348)

Key Diagram					
Modification No.	Document Page No	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reasons for modification	Source of modification (inc rep no. as appropriate)
	159		Amend Key Diagram by identifying the 'Milford Hospital/Upper Tuesley Major Developed Site in the Green Belt.	Accuracy	CSPS324 (Homes and Communities Agency)

