

SPECIAL EXECUTIVE – 22 AUGUST 2017

Addendum to Item 3

Paragraph 10. Third sentence from the end to be updated to read:

'It is envisaged that the additional allocations for Farnham would be made through Local Plan Part 2 **or an early review of the FNP following adoption of Part 1 of the Local Plan** and to ensure it remains up to date.

Penultimate sentence: 'There would be discussions with Farnham Town Council regarding the sites needed to deliver the uplift'.

Revised Recommendation

It is recommended that the Executive notes the list of proposed modifications to the Local Plan Part I, as set out in the Revised Annexe 2, including any final minor changes agreed with the Inspector, and gives delegated authority to the Head of Planning, in consultation with the Leader of the Council and Portfolio Holder for Planning Policy, to agree the final submission to the Local Plan Examination Inspector.

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Schedule of Proposed Main Modifications to Local Plan Part 1 – Revised Annexe 2

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
MM1	Page 1-1	Para 1.2	Amend 6th and 7th sentences and add new 8 th sentence to read: 'The Local Plan Part 1 provides the framework for other Local Plan documents which will contain more detailed policies and the identification and allocation of land for non-strategic development to support the overall vision and strategy for the area. Local Plan Part 2, which is to follow, will contain non-strategic development management policies and other site allocations and land designations. The scope of Local Plan Part 2 provides the potential to allocate sites of any size.'	To clarify the roles of Local Plan Parts 1 and 2.	Examination hearings
MM1	Page 6-5	Para 6.24	Amend second sentence as follows: ' Smaller non-strategic Additional housing sites will be allocated in Part 2 of the Local Plan and in neighbourhood plans being produced by town and parish councils. The Farnham Neighbourhood Plan, which was made in July 2017, includes some site allocations for housing. The additional housing required in Farnham would be allocated either in Local Plan Part 2 or in a review of the Farnham Neighbourhood Plan.'	To clarify the role of Local Plan Part 2 and Neighbourhood Plans	Examination hearings
MM1	Various	Various	Changes to the title of Local Plan Part 2 to read: " Local Plan Part 2: Site Allocations and Development Management Policies " (see para7.8, page 8-5 Delivery section, Policy AHN4 (second para), page 9-14 delivery section, page 10-9 Delivery section, para 11.5, page 11-11 delivery section, para 16.20, page 17-10 Delivery section, Appendix F (page F-5 row EE1) Appendix F (page F-5 row EE2), Appendix F (page F-11 row CC1-CC3), Appendix F (page F-12 row CC4)	Update title of Local Plan Part 2	Examination hearing
MM2	Page 5-7	Policy SP2	Amend SP2 criterion 1 - 'avoid major development on land of the highest amenity and landscape value... '.	Accuracy and compliance with NPPF para 115.	Farnham TC [512] Developer [1304].

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MM2	Page 5-7	Policy SP2	Amend criterion 3 to read 'whilst recognising that due to Green Belt and other constraints the Green Belt Review recommended that Bramley remains washed over and therefore has more limited scope for development'.	Elstead PC wanted recognition of limited development scope in this clause, but there is more scope here due to the GB Review. Suggested wording help explains why Elstead is not specifically mentioned in this final clause	Elstead PC [1193]
MM2	Page 5-7	Policy SP2	Criterion 6 – amend second sentence to 'More details are given in Policy Policies SS7 and SS7A '.	To refer to the new Policy SS7A	Examination hearings
MM2	Page 5-7	Policy SP2	Criterion 7 – Amend second sentence to read ' Non-strategic Additional sites will be identified and allocated through Local Plan Part 2 and neighbourhood plans'.	To clarify future role of Local Plan Part 2 and neighbourhood plans	Examination hearings
MM2	Page A-1	Appendix A Key Diagram	Amend to reflect changes elsewhere in the Local Plan, including Green Belt changes and housing allocations (see below).		Examination hearings
MM2	Page E-1	Appendix E Policies Map changes	Amend to read: ' Adopted Submission Policies Map: Changes from Adopted 2002 Local Plan Proposals Map'. Local Plan Part 1 has resulted in would result, on adoption, to the following changes to the Policies Map.		Examination hearings
MM2	Page F-1	Appendix F	In row for SP2: Spatial Strategy, amend first target to " • Delivery of 9,861 11,210 net additional homes between 2013 and 2032 (519 590 dwellings per year)."	To reflect increased housing target.	Examination hearings
MM3	Page 4-1	Objective 2	Amend first sentence of Objective 2 to read: 'To support the delivery of at least 11,210 additional homes in Waverley in the period 2013 to 2032 (an average of 590 homes a year).'	To reflect increased housing target.	Examination hearings
MM3	Page 5-5	Para 5.22 (formerly 5.21)	Amend the second sentence in the first bullet point as follows: 'The full objectively assessed need for housing (including an allowance for meeting unmet needs from Woking) has been assessed in the SHMA as 519 590 homes per annum, far above the South East Plan target for Waverley at the time of the appeal'.	To reflect increased housing target.	Examination hearings
MM3	Page 6.1	Para 6.1	Amend second sentence to read: 'The Local Plan looks forward 15 years and sets out the strategy to develop at least 11,210 9,861 new homes in the period from 2013 to 2032.'	Linked to the modifications to Policy	Examination hearings

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
				ALH1	
MM3	Page 6-1	Para 6.6	Amend whole paragraph to read ‘The SHMA indicates that the objectively assessed need for housing in Waverley is 519 dwellings per annum or the period 2013 to 2033. Based on the latest household projections 2014 and vacancy rates from the 2011 Census, the objectively assessed housing need for Waverley is 396 new homes a year from 2013 to 2032. However, given the need to tackle affordability, increase the provision of affordable homes and to take into account anticipated changes to migration from London to Waverley, there is a need to uplift the number of homes by an additional 111 homes a year. This results in 507 new dwellings needed a year. However, Woking’s adopted Core Strategy seeks to deliver 292 homes per annum against its objectively assessed need of 517 homes per annum. This leaves a shortfall of 3,150 homes over the period from 2013 to the end of Woking’s Core Strategy in 2027. In accordance with Paragraph 47 of the NPPF as Waverley and Guildford are within the West Surrey housing market areas they are expected, where possible, to meet Woking’s unmet housing need. Meeting half of this results in an additional 83 new dwellings a year from 2013 to 2032.’	Updated information on housing need arising from the Examination hearings	Examination hearings
MM3	Page 6-2	Para 6.9	Update paragraph to read: ‘Having taken account of the above factors, the spatial strategy seeks to meet the objectively assessed need for housing of 507 new dwellings a year in full and half of Woking’s unmet needs (83 new dwellings a year) despite the constraints set out in paragraph 6.4.’	For clarity and to reflect the updated information on housing need arising from the Examination hearings	Examination hearings
MM3	Page 6-2	Para 6.10	Update with new housing figure as follows: ‘The housing target in this plan is to deliver at least 9,861 11,210 new homes between 2013 and 2032.’	To reflect new housing target set out in Policy ALH1	Examination hearings
MM3	Page 6-2	Para 6.11	Update in respect of the housing requirement and the new housing trajectory base date to read: ‘A housing trajectory has been produced to illustrate the expected rate of housing delivery for the whole plan period to 2032 (see Appendix C). This shows how much new housing is anticipated to be delivered and by when, based on current data. This shows that by the end of the plan period, the full identified objectively assessed need of 11,210 9,861 homes (519 590 homes per year) will have been delivered. The trajectory also shows that, at the point when the Local Plan Part 1 is expected to be adopted (2017), there will be a five year supply of housing land that will be maintained into the future.	To respond to outcomes from the Examination hearings in relation to the housing target and the housing trajectory	Examination hearings

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			The trajectory has taken into account evidence on the delivery of housing including where relevant the information provided by site promoters, but to ensure that it is realistic, a cautious approach has been taken on when some of the larger sites will be delivered. The projected components of housing supply are summarised in the following table:’		
MM3	Page 6-4	Para 6.16	Update first two sentences to refer to new housing requirement and distribution to read. ‘There is not enough suitable land for housing within existing settlements to meet the need for new homes in Waverley. Therefore, the Council’s strategy for housing delivery includes making selected releases of greenfield land around settlements to deliver around 2,300 dwellings.	Update in response to revised housing target	Examination hearings
MM3	Page 6-5	Para 6.22	Amend first sentence to read: ‘Based on the above considerations, the Local Plan allocates each of the parishes with towns and villages in the top three tiers of the settlement hierarchy with a minimum number of homes to deliver over the plan period.’ Amend second sentence to read ‘These allocations were derived from an assessment of the components of the housing land supply outlined above in Table 6.1, including completions from 2013 to 2016 2017 , outstanding planning permissions, allocations in the Farnham Neighbourhood Plan , sites in the LAA, both within and outside settlements suitable for allocation in Local Plan Part 2 or neighbourhood plans , windfalls...’	Update to reflect changes to Policy ALH1 and updated information on housing supply	Examination hearings
MM3	Page 6-6	Policy ALH1	Amend as follows: ‘The Council will make provision for at least 9,861 11,210 net additional homes in the period from 2013 to 2032 (equivalent to at least 549 590 dwellings a year. ‘Each parish is allocated the following minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements, anticipated windfall development): <u>Main settlements</u> Farnham: 2,330 2,780	In response to the outcome from the Examination hearings in relation to the housing target	Examination hearings

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			<p>Godalming: 1,240 1,520 Haslemere: 830 990 Cranleigh: 1,520 1,700 Dunsfold Aerodrome new settlement: up to 2,600</p> <p><u>Large Villages</u> Bramley 70 90 Chiddingfold 100 130 Elstead and Weyburn Neighbourhood Plan area 150 160 Witley (including Milford) 380 480</p> <p><u>Smaller villages</u> Alfold (not including Dunsfold Aerodrome) 100 125 Churt 10 15 Dunsfold (not including Dunsfold Aerodrome) 80 100 Ewhurst 65 100 Frensham 15 20 Tilford 15 20 Wonersh and Shamley Green 20 30</p> <p>In addition, 185 188 dwellings are anticipated to be delivered on windfall sites in the large and smaller villages, based on past trends. 151 157 dwellings have been built or have an outstanding planning permission in other areas not shown above.</p>		
MM3	Page 18-1	Para 18.1	<p>Final sentence to be amended as follows: 'This is considered to provide a balance between certainty of delivery through the Local Plan and providing the opportunity for town and parish councils to allocate (should they wish) non-strategic sites through their neighbourhood plans, in accordance with the minimum target for parishes set out in Policy ALH1.'</p>	To be consistent with the amended Policy ALH1 and to clarify scope of Local Plan Part 2 and neighbourhood plans	Examination hearings
MM3	Page 18-15	Para 18.14	<p>Amend sixth sentence to: 'The full objectively assessed need for housing, including the allowance for meeting unmet housing needs from Woking, has been assessed in the SHMA as 519 590 homes per annum, far above the South East Plan target for Waverley that applied at the time of</p>	To reflect the updated housing requirement	Examination hearings

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			the appeal.'		
MM3	Page F-1	Appendix F	In row for ALH1: The Amount and Location of Housing, amend target to “ • Delivery of 9,861 11,210 net additional homes between 2013 and 2032 (519 590 dwellings per year).”		
MM3	Page 16-11	Para 16.33	<p>Amend para as follows: In terms of finding new SANG, the Council has adopted a three-pronged approach – (i) review the potential capacity of Farnham Park; (ii) identify opportunities for new SANG; and (iii) investigate proposals for ‘bespoke’ SANG in associated with developers’ promoted housing sites.</p> <p>As at 3rd July 2017, the remaining SANG capacity was sufficient to accommodate only a further 1094 dwellings. The local plan strategy allocates 2,780 new homes for the Farnham area. Taking account of sites that already have planning permission (as at 1st April 2017), are allocated in the Farnham Neighbourhood Plan and/or lie outside the SPA’s 5 km ‘Zone of Influence’, a further 1,499 dwellings are expected to be provided between 2017 and 2032. The impact of this ‘net’ housing figure on the SPA will need the requisite amount of SANG to be identified according to the TBH Delivery Framework formula (see 16.32 above). Depending on the average occupancy rates of new dwellings this would be between 7.28ha and 7.78 ha of new SANG.</p>	Update to reflect changes to Policy ALH1	WBC Change

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MM3	Page 16-11	Para 16.34	<p>Amend paragraph as below:</p> <p>The outcome of the Council's application of this approach is detailed in the topic paper on SANG15. This concludes that, New information on visitor capacity has identified on the basis of an enhanced SANG capacity at Farnham Park sufficient to provide mitigation for at least 75% of the Farnham area's net housing requirement as a result of new information on visitor capacity, considerably less new SANG would need to be identified. Subject to Council approval, the enhanced capacity is due to be released in July 2016 and would be sufficient to provide mitigation for at least 75% of the Farnham area's net housing requirement. Current calculations suggest that a maximum of 6.3 ha of new SANG would will need to be identified by the end of the plan period. However, depending on how average occupancy rates of new dwellings vary, there may be sufficient capacity at Farnham Park to accommodate the entire housing requirement.</p> <p>In terms of finding new SANG, the Council has adopted a three-pronged approach –</p> <ul style="list-style-type: none"> (i) continue to review the potential capacity of Farnham Park; (ii) identify opportunities for new SANG; and (iii) investigate proposals for 'bespoke' SANG in associated with developers' promoted housing sites. 	Update to reflect changes to Policy ALH1	WBC Change
MM4	Page 6-2	Table 6.1	<p>Update Table to reflect April 2017 figures and recently 'made' Farnham Neighbourhood Plan. See below</p>	Updates sources of housing supply linked to the new housing target set out in Policy ALH1.	Examination hearings

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MM4	Page 6-3	Para 6.12	Update in respect of windfall estimates to read: 'The Council's strategy for future housing delivery includes an allowance for small windfall sites (1-4 net increase) within settlements, based on past trends (excluding garden land). It is estimated that 450 468 dwellings will come forward on small windfall sites from 2019 2020 to 2032. An allowance has also been made for large windfall sites within settlements in the latter part of the plan period (2026 2027 onwards) as the LAA mainly identifies specific sites likely to come forward in the next ten years of the plan period. This could include, for example, additional housing coming forward through the redevelopment or intensification of existing employment sites. It is estimated that about 550 494 homes could be delivered from larger windfall sites from 2026 2027 --32 based on past trends, but this is likely to be an underestimation of the supply from large sites due to the recent changes in the planning system that allow many employment sites to be used for housing without the need for express planning permission.'	Update on components of housing supply	Examination hearings
MM4	Page 6-4	Para 6.15	Amend first and second sentences to read: 'It is considered that sites with an existing unimplemented planning permission, sites within settlements identified in the Land Availability Assessment and small windfall sites will be able to deliver around 3,700 4,400 new dwellings in the plan period. A significant proportion of these could potentially be delivered between 2016 2017 and 2021 2022 .	Amend to reflect updated housing supply information	Examination hearings
MM4	Pages C1-C-2	Appendix C Trajectory	Replace with updated Housing Trajectory (see below).		Examination hearings
MM4	Pages D-1 - D-2	Appendix D Explanation of Parish Allocation figures	Replace with updated table setting out components of the housing land supply (see below)		Examination hearings
MM5	Page 7-5	Policy ST1	Within the policy, amend bullet point 1 to read: 'are located where it is accessible by forms of travel other than the private car; the opportunities for sustainable transport modes can be maximised, reflecting the amount of movement generated, the nature and location of the site and recognising that solutions and measures will vary from urban to rural locations; '	In response to Inspector's Initial Questions	Inspector's Initial Questions

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MM6	Page 9-4	Policy AHN1	Amend first paragraph to read: ' Unless specified on sites identified in this Local Plan Part 1, Local Plan Part 2 or neighbouring plans, the Council will require a minimum provision of 30% affordable housing on all housing developments where at least one of the following applies.'	In response to Inspector's Initial Questions	Inspector's Initial Questions
MM6	Page 9-4	Policy AHN1	Additional/ amended wording of second paragraph to read: 'On developments in rural areas where the net number of dwellings is fewer than 11 dwellings, the contribution may be in the form of a payment financial contribution equivalent to...'	Wording changes to respond to representation and to accord with wording in the NPPG.	(Bargate Homes Ltd, 1013); (Oakford Homes, 952); (Godalming Town Council, 1140); (Michael Conoley Associates, 984); (Home Builders Federation, 897).
MM7	Page 9-13	Policy AHN4	Amend penultimate paragraph to read: Allocations or proposals for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will only be permitted if: <ul style="list-style-type: none"> they are necessary in order to meet the requirements of an appropriate assessment of need; safe and convenient vehicular and pedestrian access to the site can be provided..... 	Deletion of wording to respond to representations to align approach to traveller accommodation with other housing.	(Guildford Borough Council, 813); (Surrey Gypsy and Traveller Communities Forum, 883)

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MM8	Page 10-6	EE1	<p>Amend as EE1 as follows:</p> <p>'The provision of development for economic growth to meet the needs of the economy, including at least 16,000 sq m of new Use Classes B1a/b (Offices/Research and Development) floorspace, will be delivered through:</p> <p>a) The allocation of sites for additional employment floorspace:</p> <ul style="list-style-type: none"> • On Land off Water Lane, Farnham in accordance with Policy SS9 of this Local Plan • On Land at Dunsfold Aerodrome in accordance with Policy SS7and SS7A of this Plan • In accordance with relevant saved policies of the Waverley Borough Local Plan 2002 and in Local Plan Part 2: Non-Strategic Policies and Sites Site Allocations and Development Management Policies <p>b) Permitting new employment development within defined settlements that meets the criteria set out in relevant saved policies of the Waverley Borough Local Plan 2002, or set out in Local Plan Part 2: Site Allocations and Development Management Policies.</p> <p>c) Permitting the sustainable redevelopment, intensification and/or expansion of sites presently used for employment uses that meets the criteria set out in relevant saved policies of the Waverley Borough Local Plan 2002, or set out in Local Plan Part 2: Non-Strategic Policies and Sites Site Allocations and Development Management Policies.</p> <p>d) Promoting a strong rural economy through the re-use and conversion of existing buildings and well-designed buildings for economic development and promoting the development and diversification of agricultural and other land based rural businesses. Permitting the re-use and conversion of existing rural buildings for economic development in accordance with the criteria of saved Policy RD7 of the Waverley Borough Local Plan 2002.</p> <p>e) Making provision for accommodation for visitors to the Borough, both in terms of business trips and tourism related visits.</p>	Response to Inspector's Initial Questions and to include updated title of Local Plan Part 2	Inspector's Initial Questions

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
			<p>For the purposes of this policy, planning applications for new economic development will take into account any:</p> <ul style="list-style-type: none"> • loss of residential, leisure, shopping, community or other uses which contribute to the character, function, vitality or viability of the locality • impact of development on the amenities or privacy of nearby residents or on the character and appearance of the area. 		

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
MM9	Page 10-8	Policy EE2	<p>Amend first paragraph as follows: 'The Council will permit protect the change of use of existing employment sites against to residential and other alternative uses unless where it can be demonstrated that there is no reasonable prospect of the site being used for employment use. Existing employment sites include sites specifically identified by saved Waverley Borough Local Plan 2002 Policies IC2 and IC3, sites identified in Local Plan Part 2: Site Allocations and Development Management Policies, as well as other existing employment sites within the B Use Classes.</p> <p>Add new second paragraph 'Where there is an identified need for new homes, the Council will normally approve applications for a change to residential use and any associated development from employment use subject to there being no strong economic reasons why such a development would be inappropriate.'</p>	Response to Inspector's Initial Questions	Inspector's Initial Questions
MM10	Page 11-7	Policy TCS1	<p>Amend sub-para 1 of the policy to read: 'Applications for main town centre uses should be located in the town centres of Farnham, Godalming, Haslemere and Cranleigh'.</p> <p>Amend sub-para 4 to read: 'The Primary Shopping Areas will be the main focus, particularly at ground level, for A1 retail uses. Where planning permission or prior approval is required, these will be protected unless it can be determined that a change of use would not have significant harmful effects on the frontage and the vitality and viability of the town centre or result in an over-concentration of non-retail uses.'</p> <p>Amend sub-para 6 to read: Local Plan (Non-Strategic Sites and Allocations) (Site Allocations and Development Management Policies)</p>	Response to Inspector's Initial Questions	Inspector's Initial Questions
MM10	Page 11-9	Policy TCS2	Remove the words ' or prior approval ' from the third line of the policy.	Response to Inspector's Initial Questions	Inspector's Initial Questions

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MM11	Page 12-7	Policy LRC1	<p>Replace with new Policy as follows: 'Leisure and Recreation Facilities <u>1. Existing open space, outdoor leisure and recreation facilities</u> The Council will seek to retain, enhance and increase the quantity and quality of open space, leisure and recreation facilities and to improve access to them. Development involving the loss of open space, leisure and recreation facilities, or their change of use, will be granted permission if evidence demonstrates that: a) the existing use is no longer required or viable; b) no other leisure or recreation provision is required or appropriate in that area; c) alternative provision of a suitable scale and type and in a suitable location can be made; or d) The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss, and it can be demonstrated that there are no reasonable alternative sites available.</p> <p><u>2. New open Space, outdoor leisure and recreation facilities in new developments</u> The Council will encourage the provision of new open space, sports, leisure, and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the most up to date assessments.</p> <p>Proposals for new residential development will be expected to make provision for play space in accordance with Fields in Trust standards as set out in Table 1.</p> <p>The Council will also seek to secure the provision of new pitches or contributions towards improvements to existing pitches taking account of the current local standards set out in Table 2, or in accordance with the most up to date assessment/ strategy to ensure that there is adequate provision made in the Borough. Extensions, new buildings or facilities to complement the use of open space or other existing facilities will be supported, provided that they comply with other policies in the Local Plan.</p> <p>Where a need arises for new or improved facilities as a direct result of development then appropriate contributions of on-site provision will be sought in accordance with Policy ICS1.</p> <p>The Council will support positive measures and co-operative action to secure</p>	Response to Inspector's Initial Questions	Inspector's Initial Questions

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			<p>appropriate public access for water-based and waterside recreation, provided it does not conflict with nature conservation interests.</p> <p><u>3. Existing indoor sports, leisure, recreation and cultural facilities</u> Development involving the loss of indoor leisure, recreation and cultural facilities, or their change of use, will be granted permission if evidence demonstrates that:</p> <ul style="list-style-type: none"> a) the existing use is no longer required or viable; b) no other leisure, recreation or cultural provision is required or appropriate in that area; c) alternative provision of a suitable scale and type and in a suitable location can be made; or d) The development is for alternative leisure, recreation or cultural provision, the needs for which clearly outweigh the loss, and it can be demonstrated that there are no reasonable alternative sites available. <p><u>4. New indoor sports and cultural facilities and new developments</u> The Council will encourage the provision of new indoor sports, and cultural facilities taking account of the most up to date assessments to ensure that there is adequate provision made in the Borough. Where a need arises for new facilities as a direct result of development then appropriate contributions of on-site provision will be sought in accordance with Policy ICS1.</p> <p>Proposals for new residential development will be expected to make provision for play space in accordance with Fields in Trust standards as set out in Table 1. The Council will seek to secure the provision of new pitches or contributions towards improvements to existing pitches taking account of the current local standards set out in Table 2, or in accordance with the most up to date assessment to ensure that there is adequate provision made in the Borough. The Council will seek positive measures and co-operative action to secure appropriate public access for water-based and waterside recreation, provided it does not conflict with nature conservation interests.</p> <p>Leisure, recreation and cultural facilities will be safeguarded from development. If the</p>		

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			<p>use of an existing facility is to be changed, evidence must be presented demonstrating that;</p> <p>a) the existing use is no longer required or viable;</p> <p>b) no other leisure, recreation or cultural provision is required or appropriate in that area; or</p> <p>c) alternative provision of a suitable scale and type and in a suitable location can be made.</p> <p>Where a need arises for new or improved facilities as a direct result of development then appropriate contributions of on-site provision will be sought in accordance with Policy ICS1. The Council will encourage the provision of new open space, sports, leisure, cultural and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the evidence in the Open Space, Sport, Leisure and Recreation (PPG17) Study 2012; the Waverley Playing Pitch Strategy March 2013; and the Waverley Play Area Strategy 2015 – 2024, the draft Cultural Strategy and any subsequent updates, provided they accord with relevant national and local planning policies.</p>		
MM12	Page 6-4	Para 6-17	<p>Amend second sentence as follows: 'However, one two areas has have been identified, one on the northern edge of Godalming near Binscombe, and another on the western edge of Godalming between Aaron's Hill and Halfway Lane, where small changes to the Green Belt would not compromise the role and purpose of the Green Belt in Waverley.'</p>	To reflect proposed Green Belt changes in Policy RE2	Examination hearings
MM12	Page 6-4	Para 6.19	<p>After second sentence add a new sentence: 'One site on the eastern edge of Milford, opposite Milford Golf Course, is to be removed from the Green Belt in this Plan and allocated as a strategic housing site (see Chapters 13 and 18).'</p> <p>Change the penultimate sentence to 'The intention is that through Local Plan Part 2, working with neighbourhood plans where appropriate, the Council will review these settlement boundaries with the intention of resolving any anomalies, including reviewing Green Belt boundaries where necessary'.</p>	To reflect proposed Green Belt changes in Policy RE2	Examination hearings

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MM12	Page 13-3	Para 13.12	Add to end of paragraph: 'This area is to be removed from the Green Belt as shown on Plan 1, in Local Plan Part 1. '	to reflect intentions of Policy RE2 more accurately	
MM12	Page 13-3	Para 13.12	Additional sentence at end of paragraph 13.12 to read: 'the land being removed from the Green Belt will now form part of the settlement area of Godalming and will no longer be within the Area of Great Landscape Value.'	To confirm that the land removed from the Green Belt will be within the built up settlement area of Godalming	Examination hearings
MM12	Page 13-4	Para 13.15	Replace existing paragraph 13.15 with a new paragraph to read: 'Subject to further discussions with Guildford Borough Council, the area shown on Plan 2 could be suitable for removal from the Green Belt. There is currently insufficient information on its deliverability for housing. Therefore, this matter will be considered further in Local Plan Part 2. The land shown on Plan 2 below is removed from the Green Belt in Local Plan Part 1. This land will now be within the settlement area of Godalming and is also removed from the Area of Great Landscape Value.'	To confirm that the land at Aarons Hill is removed from the Green Belt and the AGLV within Local Plan Part 1.	Examination hearings
MM12	Page 13-4	Plan 2	Replace with new Plan 2 showing the area to be removed from the Green Belt in Local Plan Part 1.	To reflect the change set out in paragraph 13.15	Examination Hearings
MM12	Page 13-5	Para 13.18	Amend wording to read: ' However, any the detailed boundary changes that might be appropriate are to be considered in more detail will be made in Part 2 of the Local Plan;. This will involve consultation with local communities and will also sit side by side with the work being carried out on the relevant Neighbourhood Plans. The exception is land opposite Milford Golf Course, which is removed from the Green Belt in Local Plan Part 1 and is allocated for housing. . This would involve...	To resolve inconsistency between Policy SS6 and Policy RE2.	Crown Golf (Comment ID 1506)
MM12	Page 13-5	Para 13.21 and Plan 3	Amend final sentence of paragraph 13.21 to read: 'Therefore, at this stage, the existing settlement area is to be removed from the Green Belt (Plan 3)-as shown on Plan 3. Plan 3 also shows the broad areas for removal from the Green Belt, with the detailed changes to the extended Green Belt settlement boundary being made in Local Plan Part 2 With any further adjustments to the settlement boundary to be made through Local Plan Part 2 to, hopefully, align with the emerging Neighbourhood Plan.'	To show the broad areas for removal from the Green Belt and to ensure a consistency of approach	Examination hearings

Schedule of Proposed Main Modifications to Local Plan Part 1 – Revised Annexe 2

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
MM12	Page 13-6	Plan 3	Replace with new Plan 3 showing broad areas for removal from the Green Belt.	To reflect the change set out in paragraph 13.21	Examination Hearings
MM12	Page 13-7	Para 13.22	Amend paragraph to read: ' It is proposed that The Local Plan insets Elstead is inset from the Green Belt, based on the current settlement boundary defined in the 2002 Local Plan. There are some sites considered suitable for meeting future housing needs that would require minor adjustment to the existing settlement boundary. These are indicated on Plan 4. In addition, there may be other suitable sites that will emerge through the Neighbourhood Plan process. The precise definition of the new settlement boundary will be identified in Local Plan Part 2.'	Clarification	Elstead Parish Council and Weyburn Neighbourhood Plan Steering Group (Comment ID 1219) and Examination hearings
MM12	Page 13-8	Para 13.26	Amend first sentence of paragraph 13.26 to read: 'The Council supports, in principle, changes to the settlement boundaries and the removal of some land from the Green Belt within these broad areas, as indicated on Plan 5.'	For clarity	Examination Hearings

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
MM12	Page 13-8	Para 13.26	Add sentence at end of paragraph to read: 'However, one of the areas opposite Milford Golf Course is capable of making a significant contribution to meeting the Council's housing needs. This has been identified as a Strategic Housing site in Chapter 18. Therefore the area to be removed from the Green Belt in Local Plan Part 1 is shown on Plan 5.'	To resolve inconsistency between Policy SS6 and Policy RE2.	Crown Golf (Comment ID 1506)
MM12	Page 13-9	Plan 5	Amended to show change to Green Belt boundary and Rural Settlement boundary at Milford.	To resolve inconsistency between Policy SS6 and Policy RE3.	Crown Golf (Comment ID 1506)
MM12	Page 13-14	Policy RE2	Amend Policy RE2 with new bullet point in paragraph 3: 'The following changes to the Green Belt are made in this Plan: <ul style="list-style-type: none"> Removal of land south east of Binscombe, Godalming Removal of land between Aarons Hill and Halfway Lane, Godalming...' 	To confirm that the land will be removed from the Green Belt in Local Plan Part 1.	Examination Hearings
MM12	Page 13-14	Policy RE2	Amend Policy RE2 with new bullet point in paragraph 3 to read: 'The following changes to the Green Belt are made in this Plan: <ul style="list-style-type: none"> ... Removal of Chiddingfold, Elstead, Milford and Witley (within the current Rural Settlement boundaries) 'Removal of land opposite Milford Golf Course...' 	To resolve inconsistency between Policy SS6 and Policy RE3.	Crown Golf (Comment ID 1506)
MM12	Page 13-14	Policy RE2	Amend Policy RE2 in paragraph 4 as follows 'The following changes to the Green Belt will be made in Local Plan Part 2, with the boundaries to be defined following consultation with local communities: <ul style="list-style-type: none"> Removal of land between Aarons Hill and Halfway Lane, Godalming and'... 	To confirm that the land will be removed from the Green Belt in Local Plan Part 1	Examination Hearings
MM12	Page 18-13	Para 18.11	Amend as follows: 'The site is currently within the Green Belt, although the The Green Belt Review identifies the potential to inset Milford village within the Green Belt with an amended development boundary. The Council agrees with the Review finding that there is potential for development without significant harm to the designation. As the site is removed from the Green Belt boundary will be amended in this plan, through Local Plan Part 2, it is anticipated that this site will be delivered between 2021 and by 2026.	Clarification and factual update	Examination Hearings

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
MM12	Page E-2	Appendix E	Map showing removal of area south east of Binscombe boundary from the Green Belt amended to reflect changes in Chapter 13. See below.	To confirm that the land removed from the Green Belt south east of Binscombe will be within the built up settlement area of Godalming	Examination hearings
MM12	After Page E-2	Appendix E	Insert map showing removal of land between Aarons Hill and Halfway Lane, Godalming from the Green Belt and AGLV. See below.	To confirm that the land at Aarons Hill is removed from the Green Belt and the AGLV within Local Plan Part 1.	Examination hearings
MM12	Page E-7	Appendix E	Amend title to read: 'Chapter 13. Rural Environment: Policy RE2 Changes to Green Belt boundary: Removal of Milford and Witley within current Rural Settlement boundary and land opposite Milford Golf Course ' Amend map to include land opposite Milford Golf Course within the area to be removed from the Green Belt.	To resolve inconsistency between Policy SS6 and Policy RE3.	Crown Golf (Comment ID 1506)
MM13	Pages 13-11 to 13-13	Para 13.28 to 13.30 and Plans 6 and 7	Delete section relating to land with potential to be added to the Green Belt. This involves deleting paragraphs 13.28 to 13.30 and Plans 6 and 7. Re-number remaining paragraphs accordingly.	To confirm that the proposal to add land to the Green Belt has been deleted from the Plan	Examination hearings
MM13	Page 13-14	Policy RE2	Amend Policy RE2 to delete the following bullet point after paragraph 3: 'The following changes to the Green Belt are made in this Plan:... ' Addition of land to the north of Cranleigh and land to the north east of Farnham around Compton. '	To confirm that the proposal to add land to the Green Belt has been deleted from the Plan	Examination Hearings
MM13	Page E-3	Appendix E	Deletion of Map showing additional Green Belt area to the north of Cranleigh to reflect changes in Chapter 13.	To confirm that the proposal to add land to the Green Belt has been deleted from the Plan	Examination hearings

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
MM13	Page E-4	Appendix E	Deletion of Map showing additional Green Belt area to the north east of Farnham to reflect changes in Chapter 13.	To confirm that the proposal to add land to the Green Belt has been deleted from the Plan	Examination hearings
MM14	Page 13-19	Para13.49 (now 13.46)	<p>Renumber paragraph as 13:47 and amend wording to read: ‘Only one of the designated areas, that to the south of Holy Cross Hospital in Haslemere, is considered by the Review to make only a limited contribution due to the already developed nature of this area. It is a wooded area and is not subject to pressure for development. The Council supports the removal of this area from the ASVI.</p> <p>It is therefore proposed that the area of land identified in on Plan 9 be removed from the ASVI. Notwithstanding this, the ASVI is part of a wider area which has been identified as a Special Green Area in the Haslemere Design Statement, which has been adopted by the Council as a material consideration. The Haslemere Neighbourhood Plan is also being prepared, and in order to allow some time for the final determination of the environmental value of the land and its boundaries, the area at Holy Cross should be treated in the same way as the other ASVI areas and retained until Local Plan Part 2, when it can also be reviewed.’</p>	Accept views of respondents.	Haslemere Town Council (Comment ID 484) and Haslemere Society Comment ID 888)
MM14	Page 13-19	Para 13.50 (now 13.47)	<p>Amend paragraph number as 13:46 and amend wording to read: ‘The Review concludes that there are sound reasons for the ASVI designation in these the remaining areas. It’</p>	Accept views of respondents.	Haslemere Town Council (Comment ID 484) and Haslemere Society Comment ID 888)
MM14	Page 13-20	Plan 9	Delete	Site no longer removed from Local Plan.	Haslemere Town Council (Comment ID 484) and Haslemere Society

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
					Comment ID 888)
MM14	Page 13-21	Policy RE3	<p>Amend wording of AONB section to read: 'Surrey Hills Area of Outstanding Natural Beauty The character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB will be protected, including through the application of national planning policies and the Surrey Hills AONB Management Plan).</p> <p>The protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB) that is of national importance will be a priority and will include the application of national planning policies together with the Surrey Hills AONB Management Plan. The setting of the AONB....'</p>	Accuracy	Surrey Hills AONB Board (Comment ID 655)
MM14	Page 13-21	RE3	<p>Amend AGLV Section as follows; The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake and as buffer to the AONB, until there is a review of the Surrey Hills AONB boundary, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.</p>	Response to Inspector's Initial Questions	Inspector's Initial Questions
MM14	Page 13-22	RE3	<p>Amend point iv to read: Pending a review of the detailed boundaries in Local Plan Part 2, the Areas of Strategic Visual Importance will be retained. Other than land to the south of Holy Cross Hospital, Haslemere as shown on Plan 9, which will be removed in this Plan.</p>	To reflect the decision not to remove the land at Holy Cross Hospital from the ASVI	Haslemere Town Council (Comment ID 484) and Haslemere Society (Comment ID 888)
MM14	Page E-8	Appendix E	Deletion of map on the removal of the ASVI south of Holy Cross Hospital.	Accept views of respondents.	Haslemere Town Council (Comment ID 484) and Haslemere Society

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					Comment ID 888)
MM15	Page 17-6	Policy CC2	Add two additional bullet points at the end of Policy CC2: '8. requiring that new dwellings shall be required to meet with the requirement of 110 litres per person per day, and 9. requiring that all new buildings are provided with the highest available speed broadband service.'	To be in line with the National Planning Practice Guidance (Para. 014; revised March 2015); To encourage home working and shopping as a driver to reduce the need to travel.	The Environment Agency; Surrey County Council (Comment ID 838)
MM16	Page 18-1	Para 18.2	Amend fourth and fifth sentence as follows: 'In total, these strategic sites are expected to deliver 4,445 4,450 homes over the whole plan period from 2013-3032. As of 1 April 2016 2017, 619 845 dwellings had already received planning permission on the sites, leaving about 3,826 3,605 homes to be delivered over the plan period. Of these 3,826 3,605 homes, it is expected that about 741 935 659 homes would be delivered within the next five years.'	Update and to reflect amended trajectory.	Examination hearings / 'Dunsfold Aerodrome Delivery Rates Assessment' Report.
MM16	Page 18-1	Table 18.1	Update table to reflect the latest Five Year Land Supply data and Examination hearings. See below.	Update and to reflect amended trajectory.	Examination hearings
MM17	Page 18-4	Policy SS2	Amend to read ' ...is allocated for around 100 105 homes'.	To reflect update housing supply information	Examination hearings
MM17	Page 18-4	Policy SS2	Amend point c as follows: 'c) The potential for the incidental reuse or working of any underlying mineral resource during the development of the site should be demonstrated to the satisfaction of the mineral planning authority satisfactorily demonstrated '.	Response to Inspector's Matters and Issues	Inspector's Matters and Issues
MM18	Page 18-6	SS3	Amend criterion a) as follows: ' Comprehensive r Redevelopment of the main part of this 'Gateway' site to create a landmark scheme.'	The two parts of the site are in separate ownerships.	Waverley BC

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MM19	Page 18-8	Para 18.8	Amend second to fourth sentences as follows: 'Phase 2 of the development has the potential to deliver a further 101 housing units but it is not considered suitable for housing development in isolation. In order to achieve sustainable development objectives the suitability of the 'Phase 2' land for development is predicated on the implementation of Phase 1. It is anticipated that this site would be delivered by 2021 2022. '	To reflect updated housing supply information	Examination hearings
MM19	Page 18-8	SS4	Delete the final sentence of the policy as follows: ' Phase 2 of the development, for around 101 homes, must not commence until Phase 1 (for 149 homes) has been substantially completed. '	Planning permissions have rendered these provisions unnecessary and out of date.	Waverley BC
MM20	Page 18-10	Para 18.10	Delete penultimate sentence as follows: ' It will be important that the site is developed in a staged way, with the land closest to the village centre (to the east of Alford Road and west of Knowle Lane) built out first. '	Planning permissions have rendered these provisions unnecessary and out of date.	Waverley BC
MM20	Page 18-10	Policy SS5	Amend criterion f) as follows: 'A holistic and integrated scheme for the whole site that maximises connectivity and delivers the necessary infrastructure and direct access into the village centre. The parts of the site closest to the village centre should be developed first. '	Planning permissions have rendered these provisions unnecessary and out of date.	Waverley BC
MM21	Page 5-6	Para 5.24 (formerly 5.23)	Amend first sentence to read 'It is considered that, subject to the necessary infrastructure being provided, including highways improvements and public transport provision in perpetuity , the benefits...' Amend second sentence to 'It is therefore allocated in this Plan as a strategic site for a new settlement of up to 2,600 homes, employment and associated supporting uses'. Amend third sentence to 'Policy guidance on this site is set out in Policy ALH1 'The Amount and Location of Housing' in Chapter 6 and in Policy Policies SS7 and SS7A in Chapter 18...'	Update	Examination hearings
MM21	Page 18-16	Para 18.17	Amend second sentence as follows: 'Dunsfold Aerodrome is therefore allocated as a strategic site for up to about 2,600 homes...'	To address outcome from Examination hearings	Examination hearings
MM21	Page 18-16	Para 18.18	Amend sentence to 'The delivery of up to about 2,600 homes...'	To address outcome from Examination hearings	Examination hearings
MM21	Page 18-16	Para 18.20	Amend penultimate sentence as follows: 'The district / local centre must be designed in such a way that the facilities can be expanded in the event that when the new settlement extends to 2,600 homes later in the plan period.'	To address outcome from Examination hearings	Examination hearings

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
MM21	Page 18-17	Para 18.22	Amend first sentence as follows: 'In addition, a range of sustainable transport measures should be implemented, including improvements to local bus routes (including a bus service to be provided and secured in perpetuity) ; travel plans...'	To address outcome from Examination hearings	Examination hearings
MM21	Pages 18-17 and 18-18	Policy SS7	Add the following sentence to second paragraph to read: '...appropriate to a settlement of this size. The development should fully recognise the significance of the heritage value of the site and conserve the site's heritage assets in a manner appropriate to their significance. The scheme should include:'	Clarification.	WBC change
MM21	Page 18-18	Policy SS7	Add a new third paragraph to Policy: 'The setting of the Surrey Hills Area of Outstanding Natural Beauty will be protected, in accordance with Policy RE3.'	To address key stakeholder representation regarding potential impacts on the AONB.	Natural England (ID908)
MM21	Page 18-18	Policy SS7	Amend criterion a) as follows: 'Up to about 2,600 homes to be delivered by 2032.' Delete final sentence of policy.	To address outcome from Examination hearings	Examination hearings
MM21	Page 18-18	Policy SS7	Amend criterion i) to read: "Necessary highways improvements to adequately mitigate the likely impacts, including cumulative impacts , of the proposed development on both the safe operation and the performance of the surrounding road network'	To address representation from highways authority and to provide clarification.	Surrey County Council (Comment ID 821)
MM21	Page 18-18	Policy SS7	Amend criterion j) to read: 'A package of sustainable transport measures, including a frequent bus service to be provided and secured in perpetuity to serve the whole site , to maximise opportunities for alternative forms of transport and to support alternatives to the private car'.	To address representation from highways authority and to provide clarification.	Surrey County Council (ID821)
MM21	Page 18-18	Policy SS7	Delete final sentence: 'The Council would expect a comprehensive masterplan to be produced to inform the delivery and phasing of the development.'	New policy SS7A will expand on this matter and so this is no longer necessary..	Examination hearings

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MM22	Page 18-18	New policy SS7A	<p>Insert new supporting text and policy as follows:</p> <p>Policy SS7A: Dunsfold Aerodrome Design Strategy</p> <p>18.27 Policy SS7: New settlement at Dunsfold Aerodrome allocates the site for mixed use strategic development to accommodate housing, employment and associated supporting uses. It requires that a new settlement is formed, creating a high quality, mixed use community with its own identity and character.</p> <p>18.28 The NPPF recognises that well-designed buildings and places can improve the lives of people and communities (paragraph 8). The promotion of high quality design is a core planning principle (paragraph 17), and is given great importance in Section 7 of the Framework. Good design is a key aspect of sustainable development and should contribute positively to making places better for people. The Framework sets out the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes (paragraph 57). Further design guidance is provided by the National Planning Practice Guidance (PPG).</p> <p>18.29 As a new settlement which will be delivered over the length of the plan period, ensuring continued high quality design and place-making is integral to its success in creating a new community. Policy SS7A: Dunsfold Aerodrome Design Strategy complements the site allocation, setting out the mechanism through which the Council will promote and control the design-led development of the new settlement. The policy sets out:</p> <ul style="list-style-type: none"> • overarching design principles to ensure a successful place is created; and • the requirement for the developer to produce a comprehensive Masterplan for the site that would adhere to the design principles set out within this policy and be subject to design review. <p>Policy SS7A: Dunsfold Aerodrome Design Strategy</p> <p>Dunsfold Aerodrome New Settlement will be a high quality design-led new Surrey</p>	To address Inspector's concerns that more guidance is required on the design of the new settlement.	Examination hearings

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			<p>village for the 21st Century, a place where residents choose to live, work and visit.</p> <p>The following are the key design principles which will guide the future development of Dunsfold Aerodrome. In addition to Policy TD1, all proposals for the development of Dunsfold Aerodrome shall clearly demonstrate how it achieves the following strategic design principles:</p> <p>i. A village that has a distinct local character:</p> <p>The new development will be of a high quality and inclusive design, creating a locally distinctive and legible place that responds to the previous use of Dunsfold Aerodrome as an airfield.</p> <p>The development of a new community at Dunsfold Aerodrome provides an opportunity to draw upon the contribution made by the historic environment to create a unique sense of place and local character for the new settlement. Both the physical and social legacy features of the airfield should be incorporated into the Masterplan to root the development into its context and site history.</p> <p>In addition the Masterplan will demonstrate how the development responds to the landscape setting within which it sits and how the features and layout are reflective of the site’s character and the wider local area. It will set out the urban design principles which have directly influenced the design and layout of the proposals that contribute towards creating a unique new community.</p> <p>Inspired by the variety found within the Surrey vernacular, the new settlement will incorporate visual richness and character in a harmonious and coordinated approach. This will create a distinctive place, responsive to both the immediate and wider context. Where possible the Masterplan will set out how the new settlement will prevent a homogenous design aesthetic ensuring that the new settlement is both grounded into the site and reflects the traditional evolution of a village.</p> <p>Buildings should be well designed and adaptable to future changes in circumstance and demands.</p>		

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			<p>Overall the Masterplan will need to demonstrate how it will deliver a quality place where residents chose to live, which is attractive to employers and employees, together with the visitors who chose to come to Dunsfold Aerodrome to enjoy the range of retail and leisure activities.</p> <p>ii. Safe, connected and efficient streets:</p> <p>The Masterplan will incorporate an attractive network of streets that support the character of a new Surrey village, responding to the local public spaces in the village centre and creating safe, enjoyable and accessible spaces within the residential neighbourhood. The layout and design will help to create safe well-connected neighbourhoods, and have particular regard for ensuring that proposals maximise opportunities to prioritise pedestrian and cyclist movement across the site and further afield. It is essential that the layout and design incorporates the principles of both legibility and permeability to ensure that everyone can move freely and confidently through the area.</p> <p>iii. A significant network of greenspaces and public places:</p> <p>The amount, variety and quality of landscaped open space is one of the key elements which will make the new settlement special. The Masterplan will outline the approach for a connected network and hierarchy of Green Infrastructure, open spaces and recreational facilities. These spaces should be accessible to all, ranging from pocket parks and doorstep play to sports pitches, playgrounds and public parks, and should link coherently into the existing tree belts and retained hedgerows. They will respect and enhance the landscape qualities of the area, meet the needs of the new community and be within walking distance of residential neighbourhoods. Additionally these spaces should be durable, safe and convenient and capable of long-term sustainable management without undue cost to the community.</p> <p>The Masterplan will include a network of public spaces at various scales and with different characters and intended uses, creating a series of everyday spaces in which people will live out their communal lives. These spaces will deliver a rich and varied</p>		

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			<p>public realm giving a strong sense of place, unique and distinctive to the new settlement.</p> <p>iv. A secure environment:</p> <p>While ensuring that the new settlement is laid out in a permeable manner to encourage walking and cycling to all the main facilities, the network of routes and design of building frontages should be laid out in a way that creates a safe environment, and reduces the opportunities to commit crime.</p> <p>v. A choice of access and inclusive communities:</p> <p>The new development will create an inclusive and sustainable community, which is compact, scaled for the pedestrian, and provides alternatives to the private car. Accessibility across the site will be inclusive to respond to the requirements of its users and residents and provide a choice of routes. The masterplan will encourage smarter transport choices to meet the needs of the new development and maximise the opportunities for sustainable travel, including the provision of a network of footpaths and cycleways, open spaces and water corridors including the Wey and Arun Canal.</p> <p>vi. An efficient use of natural resources:</p> <p>Innovative technologies for water energy and waste (including the storage of waste) will be encouraged to ensure the efficient use of natural resources. Opportunities for promoting adaptable buildings, using sustainable materials and designing building, services and site layouts solutions which emphasise durability will be encouraged. The Masterplan will demonstrate how this can be seamlessly integrated into the development.</p> <p>The layout and design of the new settlement will also need to ensure that it takes into account and effectively mitigates a number of potential environmental impacts, including noise, light pollution, and air quality within the site.</p>		

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			<p>vii. Cohesive and vibrant neighbourhoods:</p> <p>The Masterplan will show that the new development will be compact and scaled for the pedestrian, distinctive in character, delivering a mix of uses, different types of dwellings (both in size and tenure), and a village centre with supporting social and physical infrastructure. It will be a cohesive and vibrant new village created through a range of individually defined character neighbourhoods that compliment each other on the larger scale.</p> <p>Dunsfold Aerodrome will not only be constructed over a long period of time, but the completed development will be expected to endure over the long term. This means that the buildings and spaces should be designed to be sufficiently flexible to respond to changing circumstances.</p> <p>The Masterplan</p> <p>The developer must produce a Masterplan for the overall site that will respond to the design principles set out in this policy. This Masterplan should:</p> <ul style="list-style-type: none"> • be subject to a public consultation (the strategy for this to be agreed in advance with the Council); • be assessed by a Design Review Panel; • be approved by the Council as part of any planning consent. All subsequent planning applications for parts of the Dunsfold site shall be consistent with the approved masterplan; • detail design principles and character areas (including density, scale, car parking) for the entire site and the phases of development; and • be kept under review by site developers and any changes approved by the Council alongside the planning applications that rely on those changes. <p>To ensure that the design strategy for the site is implemented, maintained and developed in accordance with the needs of those using and living on the site, the Masterplan will include details in respect of the delivery, management and governance of the new settlement. It will identify the mechanisms for the</p>		

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Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for modification	Source of modification
			<p>management of social infrastructure and will demonstrate how the design facilitates the consideration of further development on the site beyond the plan period.</p> <p>At each phase of the development the Design and Access Statement accompanying the planning applications should include a compliance statement that demonstrates how the proposals accord with the principles set out in the Masterplan. This should also be subject of design review.</p> <p>The use of a Design Review Panel throughout the planning and development process will ensure that the expectations and aspirations for the site are realistic, achievable and will provide a framework to develop a high quality, design-led and sustainable new village.</p>		
MM22	Pages F-12	Appendix F	<p>Add under Strategic Housing Sites new row below SS7: 'SS7A: Dunsfold Aerodrome Design Strategy.'</p>	To reflect addition of new policy SS7A	Examination hearings

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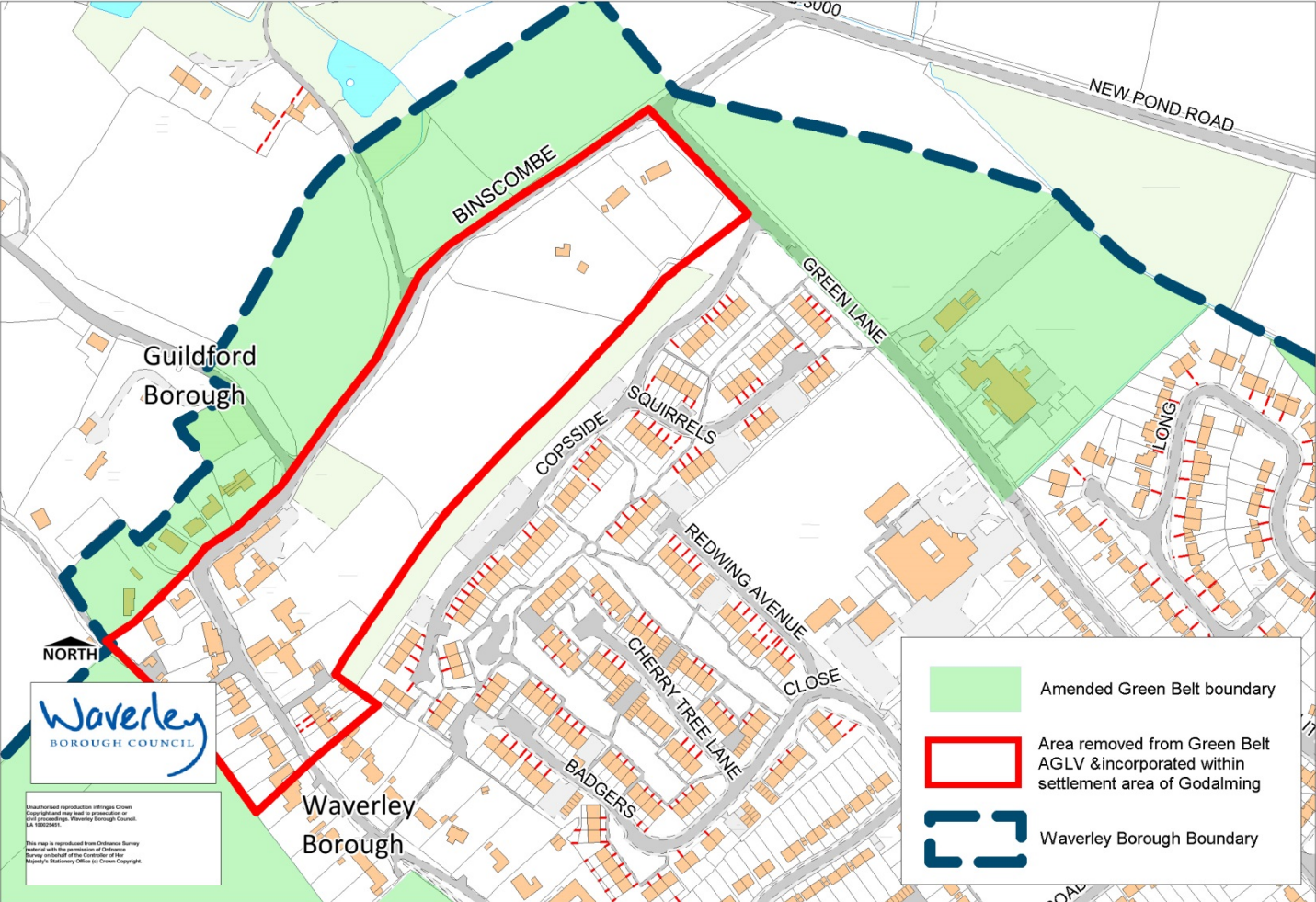
Table 6.1 – Potential Housing Land Supply (as at April 2016 2017)

Component	Dwellings	Notes
A) Housing required 2013 - 2032 to meet objectively assessed needs	11,210 9,861	519 590 x 19 years
B) Homes completed 2013 to 2016 2017	727 1,048	
C) Estimated supply from existing planning permissions (at 1 April 2016 2017)	2,579 3,059	
C1) Resolutions to permit	445	
D) Windfall estimate for sites of 1 – 4 dwellings	450 468	Equivalent to 35 39 dwellings a year from 2019 2020 to 2032
E) Windfall estimate for sites of 5 or more dwellings	550 494	Equivalent to 92 99 dwellings a year from 2026 2027 to 2032
F) New settlement at Dunsfold Aerodrome	2,600	
G) Other strategic allocations ¹	4,226 740	
X) Allocations in the Farnham NDP not accounted for in other figures	175	
H) Housing from suitable LAA sites and allocations in LPP2 and NDPs, to deliver residue of 6,925 8,260 homes allocated to parishes in Policy ALH1	1,729 2,181	6,925 – 3,970 (commitments in these settlements) – 1226 (strategic allocations)
I) Total (B) to (H)	9,861 11,210	
Shortfall	0	

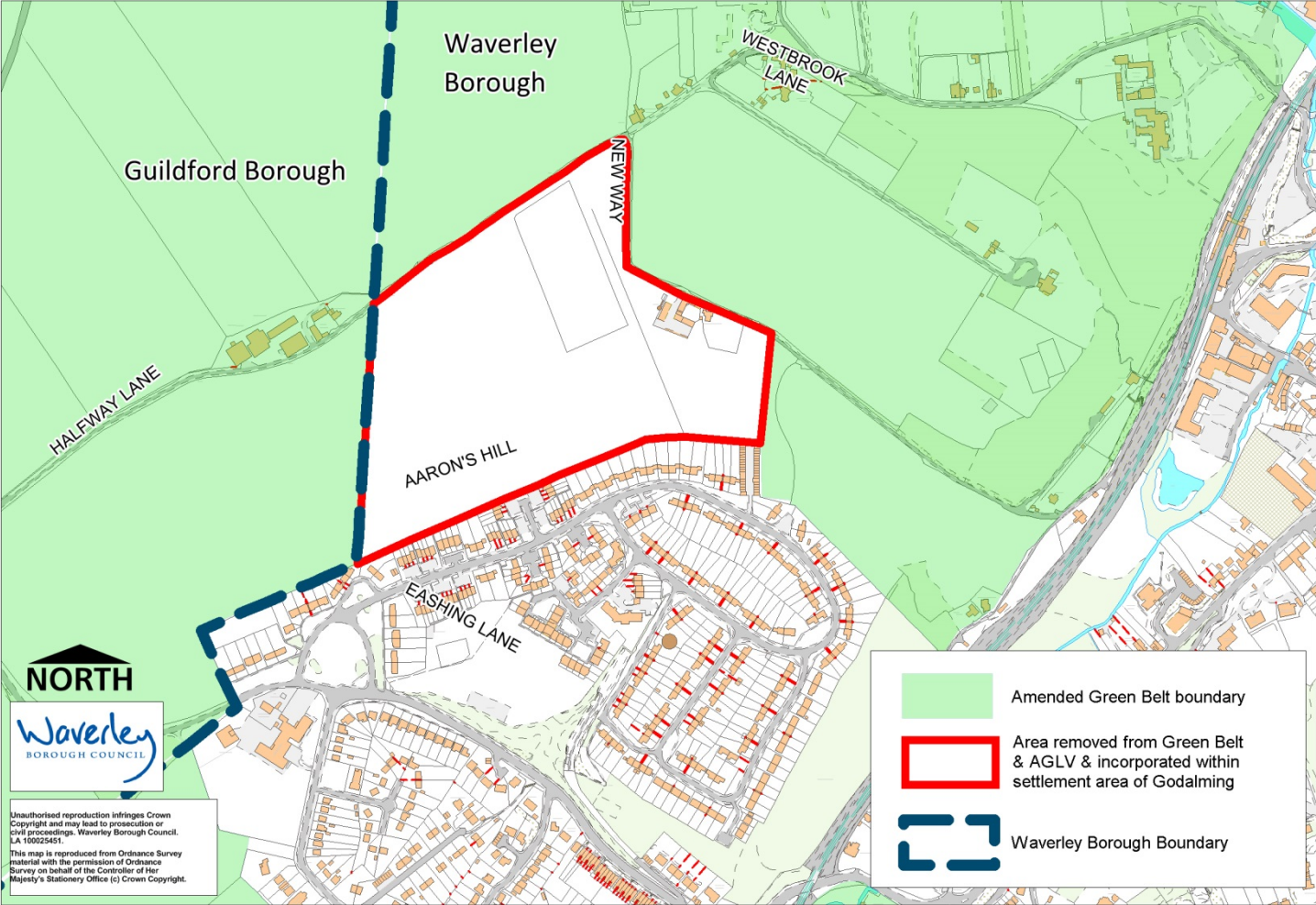
Plan 1. Removal of land south east of Binscombe, Godalming (and identical map in Appendix E)

¹ Excluding those sites with a planning permission, in whole or part, as of 1 April 2017 2016.

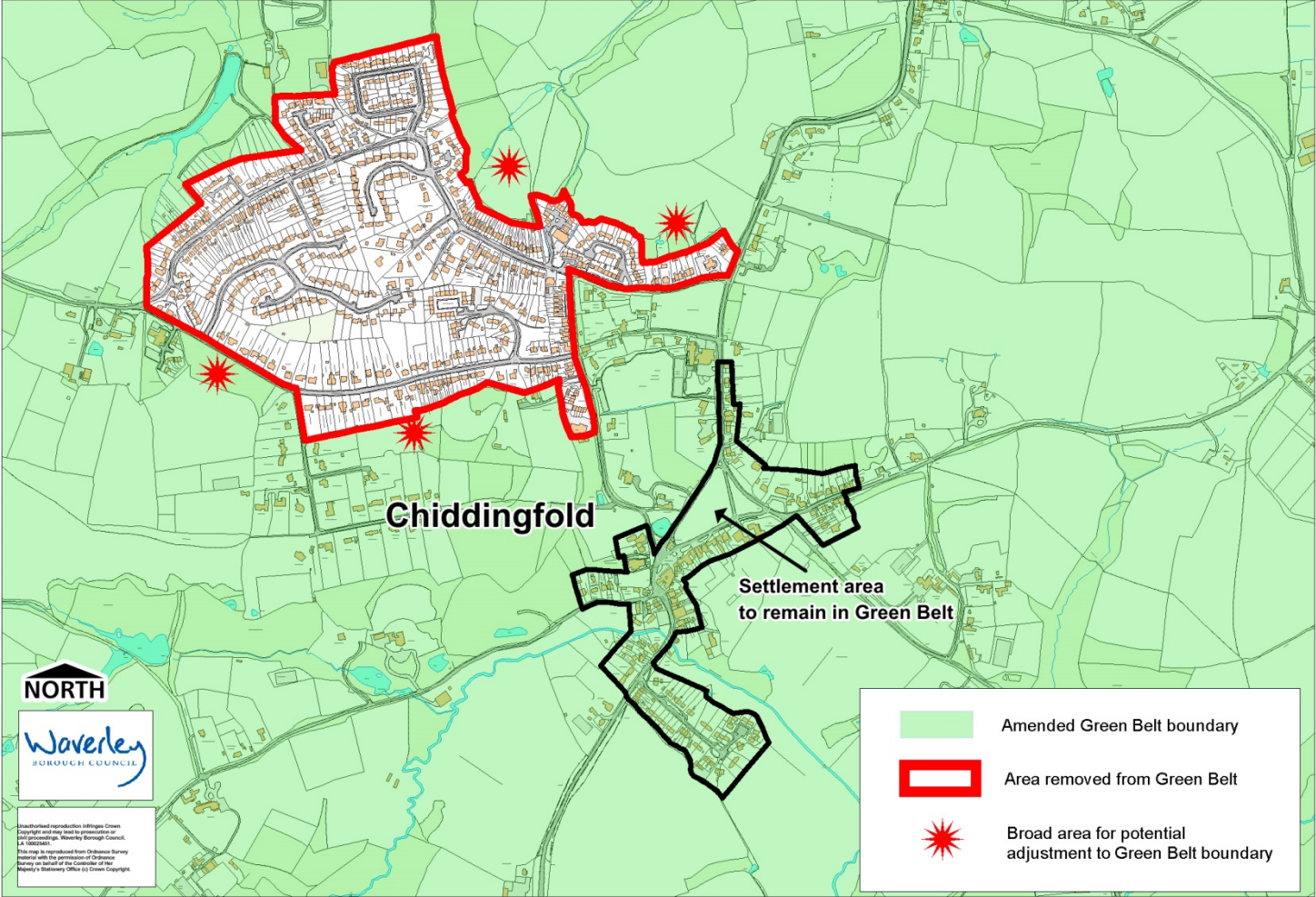
Schedule of Proposed Main Modifications to Local Plan Part 1 – Revised Annex 2



Plan 2. Removal of land between Aaron’s Hill and Halfway Lane, Godalming (and identical map in Appendix E)



Plan 3. Removal of land within Chiddingfold from Green Belt (and identical map in Appendix E)



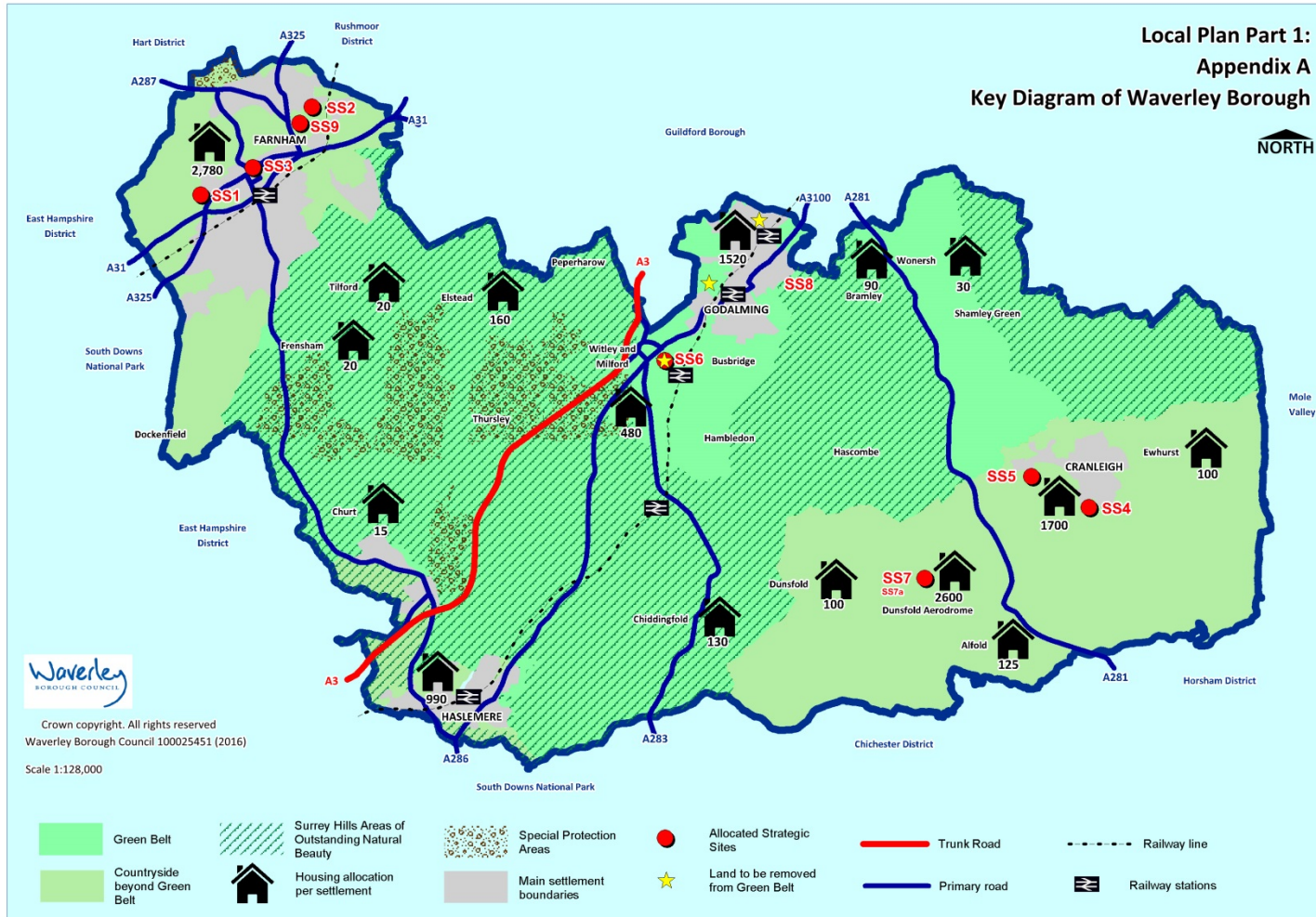
Schedule of Proposed Main Modifications to Local Plan Part 1 – Revised Annexe 2

Table 18.1 – Expected housing delivery on strategic sites

Policy	Strategic Site address	Total dwellings	Dwellings permitted at 01.04.16-17	Outstanding dwellings	Years 1-5 (2016/17 – 2017/18 2020/21 2021/22)	Years 6-10 (2021/22 2022/23 - 2025/26 2026/27)	Years 11+ (2026/27 2027/28 - 2031/32)
SS1	Coxbridge Farm, Farnham	350	0	350	120 180	230 170	0
SS2	Green Lane, Badshot Lea, Farnham	105 400	0	105 400	105 400	0	0
SS3	Woolmead, Farnham	100	96 45	4 55	4 55	0	0
SS4	Land at Horsham Road, Cranleigh	250	149	101	101	0	0
SS5	Land South of Elmbridge Road and the High Street, Cranleigh	765	500 425	265* 340	85 75	180 265	0
SS6	Land opposite Milford Golf Club Course, Milford	180	0	180	100 180	80 0	0
SS7	Dunsfold Aerodrome	2600	0	2,600	144 130	1,157 1170	1,299 1300
SS8	Woodside Park, Godalming	100	100 0	0100	0 100	0	0
		4,450 4,445	845 619	3,605 3,826	659 935	1,647 1,592	1,299 1300

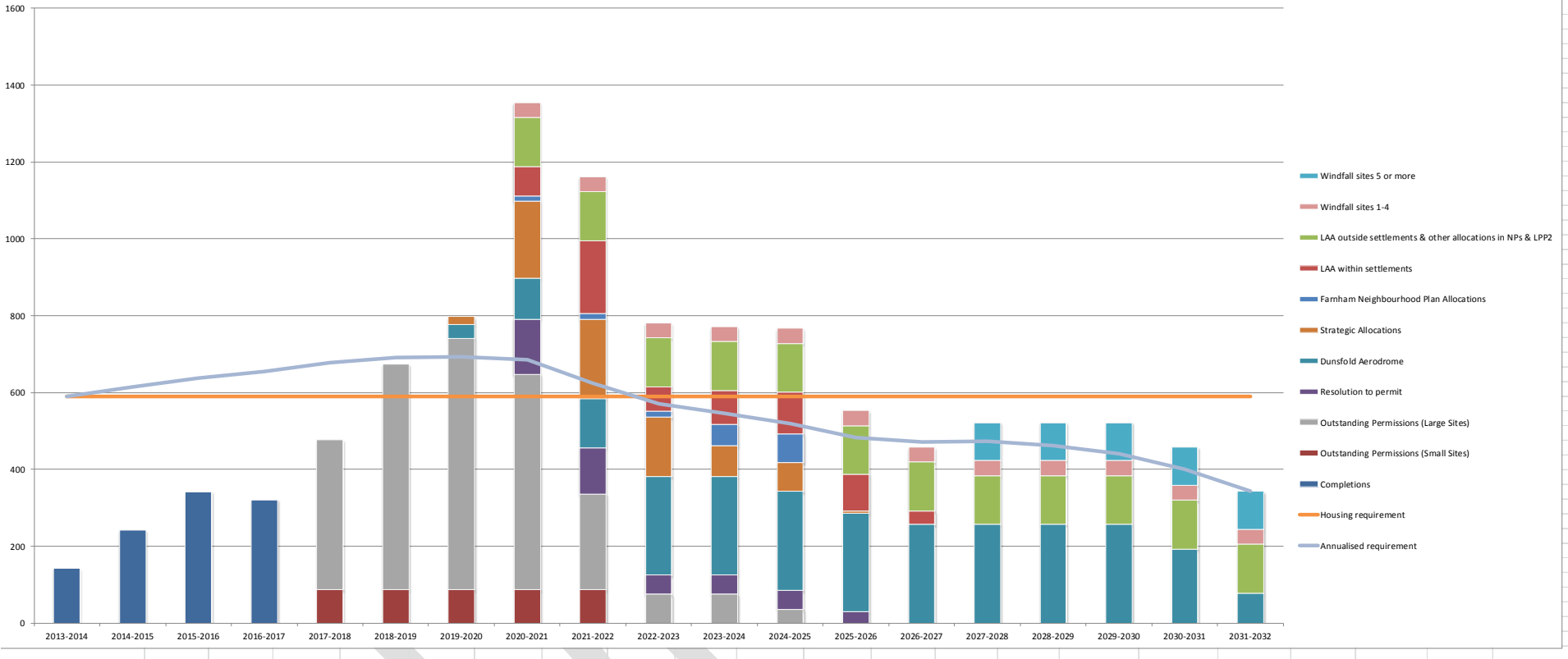
New footnote - * Resolution to permit 265 dwellings issued on 15/03/17 (WA/2016/2207).

Appendix A – Key



Schedule of Proposed Main Modifications to Local Plan Part 1 – Revised Annexe 2

Housing Trajectory (base date 1 April 2016 2017)



Schedule of Proposed Main Modifications to Local Plan Part 1 – Revised Annexe 2

Appendix D – Explanation of the Parish Housing Allocation Figures in Policy ALH1

The table below sets out the components of the housing land supply that have informed the housing allocations for each parish given in Chapter 6. To avoid double counting, the ‘outstanding dwellings on strategic sites (including Neighbourhood Plan allocations)’ excludes dwellings permitted as of 1 April 2016 **2017**.

Parishes	Completions 13-17 A	Outstanding Permissions (Including resolutions to permit) B	Windfalls C	Total Commitments (Completions, Permissions and Windfalls) D (Total of A-C)	Outstanding Dwellings on Strategic Sites (Including Neighbourhood Plan Allocations) E	Total Commitments and Allocations (D+E) F	LAA within settlements G	Housing from LAA sites outside settlements & allocations in NPs and LPP2 H	Local Plan allocation in Policy ALH1 I
Main settlements									
Farnham	300	981	280	1561	634	2195	8	577	2780
Godalming	364	558	246	1168		1168	58	294	1520
Haslemere	131	269	178	578		578	200	212	990
Cranleigh	73	1222	70	1365	101	1466	118	116	1700
Large Villages									
Bramley	9	57		66		66		24	90
Elstead	12	81		93		93		67	160
Milford/Witley	19	46		65	180	245	22	213	480
Chiddingfold	8	11		19		19		111	130
Small Villages									
Alfold	11	73		84		84		41	125
Churt	5	11		16		16			15
Dunsfold		49		49		49		51	100
Ewhurst	4	36		40		40		60	100
Frensham	8	13		21		21		-1	20
Tilford	2	14		16		16		4	20
Wonersh & Shamley Green	9	19		28		28		2	30
Other Villages	93	64		157		157		3	160
Village windfalls			188	188		188		2	190
Dunsfold Aerodrome					2600	2600			2600
Totals	1048	3504	962	5514	3515	9029	406	1775	11210