

Chapter 1: Introduction and Context

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 (inc rep no. as appropriate)
	1-4	New paragraph 1.21	Local Nature Partnerships are partnerships of a range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment, by taking a strategic view of the challenges and opportunities involved for the benefit of nature, people and the economy. Establishing LNPs was a commitment of the Natural Environment White Paper of 2011. The NPPF affords them a role as a collaborative partner to assess existing and potential components of ecological networks (para. 165). The Surrey Nature Partnership covers the borough of Waverley.	Local Enterprise Partnerships receive due recognition with their own paragraph, therefore why is this not similarly extended to Local Nature Partnerships?	Surrey Wildlife Trust (Comment ID 939)
	1-4	1.21	Re-number to become para 1.22.	As a consequence of above.	

Chapter 2: Spatial Portrait

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 (inc rep no. as appropriate)
	2-8	2.28	Amend penultimate line in paragraph: 'There is therefore a need for more affordable housing across the Borough and policies to address this and other housing needs, including those of Gypsies, Travellers and Travelling Showpeople can be found in Chapter 9.'	Clarity	Surrey Gypsy and Traveller Communities Forum (Comment ID 874)
	2-9	2.34	Amend last line to read: '.....affect Waverley include Whitehill/Bordon 'Eco Town' 'green town', the	Factual correction	East Hants District Council (Comment ID846)
	2-10	2.40	Insert new line. '....Frensham Common. Waverley also adjoins the northern boundary of the South Downs National Park and Haslemere in particular is a gateway into the National Park from the north. The National Park provides a significant recreational asset close to Waverley. Other facilities include.....'	This wording was included at the request of the South Downs National Park in the Spatial Strategy of the withdrawn Core Strategy, but has not been included in the new Local Plan.	The Haslemere Sociey (Comment ID 884)

Chapter 3- Spatial vision

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 (inc rep no. as appropriate)
	Page 3-1	5	Add in reference to Cultural Strategy 2016-2026 when fully adopted in the New Year.	To include reference to additional key WBC strategy.	(Farnham Theatre Association, 1095)
	Page 3-1	5	Final sentence '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, health and cultural needs of the community'.	A fuller description of the needs of a community recognising the importance of health.	Guildford and Waverley Clinical Commissioning Group, (1398)
	Page 3-2	12	Second sentence 'Where new development could potentially have had an adverse effect on biodiversity, measures will have been taken to ensure that the impact is either avoided or mitigated and where necessary compensated '.	Accuracy	(Surrey Wildlife Trust, 940); (Surrey Nature Partnership, 1002)

Chapter 4 Local Plan Objectives

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 (inc rep no. as appropriate)
	Page 4-2	12	Amend end of paragraph toincluding older people, first time buyers and gypsies, travellers and travelling showpeople.	Minor wording changes to identify the needs of the travelling community	Surrey Gypsy and Traveller Communities Forum, 878).
	Page 4-2	16	'To safeguard and enhance the rich historic heritage and the diverse and attractive landscapes and townscapes in Waverley, and to ensure that new development takes proper account of the character and distinctiveness of the area in which it is located'	NPPF does not use the word rich to describe heritage assets. Wording improves readability of the objective.	PLOT Farnham [1450]

Chapter 5 Spatial Strategy

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 (inc rep no. as appropriate)
	5-3	Para 5.10	(including villages like Alfold (including Alfold Crossways) and Ewhurst).	In line with Settlement Hierarchy	Cove Construction [559] & [563]
	5-5	Para 5.21	Include a new bullet point; ' The NPPF also promotes the concept of Garden Cities and Villages and this support has been echoed in subsequent announcements by the Government for locally led Garden Villages and Towns of between 1,500 and 10,000 homes. '	Accuracy – adds important context to Dunsfold aerodrome.	Dunsfold Airport Limited [1386]
	5-6	Para 5.23	'and other strategic sites (defined as sites capable of delivering 100 dwellings or more) .	Comment received to suggest definition added to SP2. The definition is included in chapter 6 but as this reference comes first in the document, it is logical to define it here. Too prescriptive to be included in the policy.	Cove Construction Ltd [56]
	5-7	SP2	Amend SP1 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].
	5-7	SP2	Point 3 should 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 Elstead's limited development scope in this clause, but there is more scope here due to the GB Review. Suggested wording help explains	Elstead PC [1193]

Chapter 5 Spatial Strategy

				why Elstead is not specifically mentioned in this final clause.	
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Chapter 6 Amount and Location of Housing

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 (inc rep no. as appropriate)
	Page 6-3	Para 6.13	Whilst some improvements to infrastructure will be required, the evidence indicates that there are no fundamental insurmountable issues arising from the growth planning in Waverley.	Recognises that infrastructure issues (transport, water quality) are significant.	DWL Associates [1311]
	Page 6-5	Para 6.23	Add final sentence. 'The allocation for Elstead assumes delivery of the Weyburn Works site, which is partially in Peper Harow parish' .	Accuracy	Peper Harow Parish Council [1235].

Chapter 7 Sustainable Transport

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 (inc rep no. as appropriate)
	7-4	7.21	<p>In the Government's Road Investment Strategy (RIS) for the period 2015/16 – 2019/20, one of the schemes identified as being developed for the next five-year Road Period is the improvement of that section of the A3 in Guildford from the A320 to the Hog's Back (A31 junction) with associated safety improvements. Both the Waverley and Guildford Local Plans have been progressed on the understanding that, if the scheme is approved with funding agreed, construction is unlikely to start until 2024 at the earliest, with completion by 2027 improvements will be made to the A3 within the next RIS period for 2020–2025.</p>	<p>Guildford Borough Council has received updated information from Highways England on the likely earliest construction commencement for this scheme.</p>	814

Chapter 8: Infrastructure and Community Services

Mod no.	Document Page no.	Para/Policy	Modified text (deleted text shown in struck through and additional text shown in bold)	Reason for modification	Source of modification (incl. rep no. as appropriate)
	8-3 – 8-4	Para. 8.15	<p>Rewording of para. 8.15 as: “<i>Along with physical and social infrastructure, Green Infrastructure (‘GI’) plays a key part in place-shaping. GI is a conceptual network of multi-functional open spaces, designed and managed to best meet society’s demands of its environment, underpinning quality of life issues but also supporting biodiversity. It will also be central in climate change adaptation by... and create wildlife corridors for the migration of species.</i>”</p> <p>Policy ICS1: Infrastructure & Community Services 2. “...<i>the provision of SANG will be prioritised as items of essential Green Infrastructure to avoid...</i>”</p>	Clarity and accuracy	Surrey Wildlife Trust
	8-2	Para. 8.8	Amend second line of paragraph to read: “.....proportion of the CIL charge would need to be set aside (‘top-sliced’) to provide	To be consistent with wordings in Policy ICS1(2)	Natural England
	8-4	Policy ICS1(1)	Amend policy ICS1(1) to read: Infrastructure considered necessary to support new development must be provided either on- or off-site or by the payment of financial contributions through planning obligations, planning conditions and/or the Community Infrastructure Levy	To add that planning condition may be required	Southern Water

Chapter 9 Affordable Housing and Other Housing Needs

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 (inc rep no. as appropriate)
	9-4	AHN1	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 cash payment financial contribution equivalent to...	Minor wording changes to respond to representation 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).
	9-13	Para 9.49	Policy AHN4 therefore sets out the framework for identifying and allocating Traveller and Travelling Showpeople sites, including rural exception sites for Part 2 of the Local Plan and for determining planning applications.	Additional wording to respond to representations to make reference in Policy AHN4 to the rural exception sites policy in Planning policy for traveller sites.	(Surrey Gypsy and Traveller Communities Forum, 881)
	9-14	AHN4	Traveller sites in the Green Belt will not be supported, except in very special circumstances. Rural Exception Sites solely for affordable gypsy, travellers and traveling showpeople sites will be considered in accordance with Policy D of the Planning Policy for Traveller Sites. Allocations or proposals for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will only be permitted if.....	Additional wording to respond to representations to make reference to rural exception sites policy in Planning policy for traveller sites.	(Surrey Gypsy and Traveller Communities Forum, 881)
	9-14	AHN4	Allocations or proposals for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will only be permitted if:	Minor deletion of wording to respond to representations to	(Guildford Borough Council, 813); (Surrey Gypsy and Traveller Communities

Chapter 9 Affordable Housing and Other Housing Needs

			<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.....	align approach to traveller accommodation with other housing	Forum, 883)
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Chapter 10 Employment and the Economy

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 (inc rep no. as appropriate)
	10-8	Policy EE2	Add to final paragraph and the provisions of Policy WD2 of the Surrey Waste Plan 2008 or equivalent adopted policies in a New Surrey Waste Plan 2018-2033	Wording added to clarify position with waste management uses	SCC 834
	Throughout		Replace all Local Economic Partnership with Local Enterprise Partnership	Minor wording change needed as a correction	(Enterprise M3 LEP 869)

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Chapter 11: Town Centres and Shopping

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 (inc rep no. as appropriate)
	11-7	Policy TCS1: Town Centres	Rewording of 2 nd sentence: Applications for main town centre uses should be located in the town centres of Farnham, Godalming, Haslemere and Cranleigh.	Clarity	Farnham Town Council (Comment ID 524)
	11-10	11.42	Amend last sentence ...community value of Exiting existing services and facilities....	Typo	
	11-10	Policy TCS3: Neighbourhood and Village Shops	Remove first bullet pointed sentence from paragraph 11.42 and insert new sentence at the beginning Policy TCS3 to read: 'The Council will support the provision of small-scale local facilities to meet local needs. Where planning permission..."	Clarity	Thakeham Homes (Comment ID 927)

Chapter 12. Leisure, Recreation and Culture

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 (inc rep no. as appropriate)
	12-2	12.9	Amend paragraph: '...Devil's Punchbowl at Hindhead. Waverley also has a number of designated national and local nature reserves. There is a high...'	Additional factual information included.	Surrey Wildlife Trust (Comment ID 949) and Surrey Nature Partnership (Comment ID 1025)
	12-3	12.12	Amend para to read: Detailed criteria for Guidance to assist in designating....	Clarity	Godalming Town Council (Comment ID 1145)
	12-7	LRC1: Leisure, Recreation and Cultural Facilities	Amend the second paragraph of Policy LRC1: '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....' Amend the last paragraph of policy to read: 'The Council will encourage the provision of new open space, sports, leisure, cultural and recreation facilities.....' Amend the last paragraph: 'the Waverley Playing Pitch Strategy March 2013; the Waverley Play Area Strategy 2015 – 2024; the draft Cultural Strategy and any subsequent updates , provided...'	The Council is intending to review its Playing Pitch Strategy during 2017. It is also intending to produce a Leisure Strategy and its Cultural Strategy is in advanced stages of production. As such, there is the need to allow for the policy to be applied more flexibly, taking account of the findings of any future strategies that might be produced during the plan period.	Waverley Greenspaces Manager by email. Farnham Theatre Association (Comment ID 1094)
	12-7	LRC1: Leisure, Recreation and Cultural Facilities	Amend point c) to read: 'alternative provision of a suitable scale and type, and in a suitable location can be made'		Godalming TC (Comment ID 1146)

Chapter 12. Leisure, Recreation and Culture

	12-7	LRC1: Leisure, Recreation and Cultural Facilities	Amend first sentence of final paragraph of the policy to read Where a need arises for new or improved facilities as a direct result of development...”	Typo.	WBC
	12-7 and 12-8	Delivery. 2 nd bullet point	Amend paragraph: <ul style="list-style-type: none"> The greening of the environment, improvements in accessing the natural environment and to existing green infrastructure, incorporating various biodiversity enhancements to be undertaken in partnership with various organisations such as the Waverley Countryside Service, the Surrey Nature Partnership, Wey Landscape Partnership, Action for Wildlife, Blackwater Valley Countryside Partnership and the Surrey Heathland Project. and the Surrey Biodiversity Partnership. 	Clarity and accuracy.	Surrey Wildlife Trust (Comment ID 949)

Chapter 13. Rural Environment

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 (inc rep no. as appropriate)
	13-1	13.1	Amend wording to read: Para. 13.1 “Waverley has some of the most attractive and unspoilt countryside in Surrey. This high quality environment is one of the Borough's greatest assets and makes a significant contribution to giving Waverley its distinctive character, This character , formed over many hundreds of years through the activity...”	To improve readability.	Surrey Wildlife Trust (ID Comment 951)
	13-2	Policy RE1	Amend wording to read: Policy RE1 ‘.....the intrinsic character and beauty of the countryside.....’	Accuracy	Hurtwood Park Polo Club (Comment 1429)
	13-3	13.12	Amend wording of first sentence to read: ‘This piece of land is predominantly in agricultural use and is also within an Area of Great Landscape Value (AGLV) . It helps....’	Accuracy	Surrey Hills AONB Board (ID Comment 657)
	13-4	13.14	Add new second sentence to read: The site is within an Area of Great Landscape Value (AGLV) .	Accuracy	Surrey Hills AONB Board (ID Comment 659)
	13-5	13.17	Add new sentence at the end of the paragraph to read: Each village also has other designations. Chiddingfold and Elstead are both within the Surrey Hills Areas of Outstanding Natural Beauty (AONB) and Great Landscape Value (AGLV). Milford and Witley are covered by these designations to the west of the settlement areas.	Accuracy	Surrey Hills AONB Board (ID Comment 660)
	13-13	Policy RE2	Amend third paragraph of policy to read: ‘Certain forms of development are not considered to be inappropriate appropriate in	To improve readability.	Twist Homes (ID Comment 327)

Chapter 13. Rural Environment

			the Green Belt.'		
	13-14	13.32	Amend wording to read: '...sets out the vision, aims, objectives, policies and plans for the management of the AONB.'	Accuracy	Natural England (ID Comment 905)
	13-15	13.40	Should be Waverley Borough set against....	Typo	
	13-20	Policy RE3	Amend wording 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. 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....'	Accuracy	Surrey Hills AONB Board (Comment ID 655)

Chapter 15. Heritage Assets

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 (inc rep no. as appropriate)
	15-1	15.4	Factual change to para 15.4 to include Haslemere town centre. Add ' Haslemere ' in the bullet point list.	No mention of the Haslemere town centre Conservation Area Appraisal which was adopted by WBC on 14th October 2014.	Individual
	15-3	Delivery	Keeping and reviewing a local register of buildings heritage assets at risk or vulnerable to risk.	Greater clarity that other heritage assets will be monitored for risk.	Surrey Gardens Trust (ID25)
	15-1	15.1	...with some 1,741 over 1700 listed structures,	No. is already out of date and will probably change again before adoption	WBC
	15-1	15.4	As of 19th July 2016 Conservation Area Appraisals have been undertaken....	For clarity	WBC
	15.1	15.1	... eight nine Registered Parks and Gardens	No. is out of date but is not likely to change before adoption	WBC

Chapter 16 The Natural Environment

Mod 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)
	16-1	16.4	<p>The Thames Basin Heaths SPA covers an area of 8275 ha across Hampshire, (the former county of) Berkshire and Surrey. It is part of a complex of heathlands in southern Southern England that support important populations of breeding birds together support a significant proportion of the global breeding populations of three vulnerable and uncommon birds, including the Dartford Warbler, Nightjar and Woodlark.</p> <p>The Thames Basin Heaths Avoidance Strategy sets out the Council's approach in seeking to avoid the effect of a the recreational impacts on the SPA from any net increase in population from new housing developments within 5km of the SPA, and how it proposes to discharge its legal obligations under the Conservation of Habitats and Species Regulations 2010.</p>	Minor wording changes for clarity.	Surrey Wildlife Trust (956)
	16-1	16.5	<p>There are two other SPAs in Waverley, Wealden Heaths Phase I (Thursley, Hankley and Frensham SSSI) and Wealden Heaths Phase II (Devil's Punch Bowl SSSI), both selected for similar conservation reasons as the Thames Basin Heaths SPA.</p> <p>Within this chapter, Policy NE1(i) refers to the impacts of development on the Wealden Heaths Phase I & II SPAs and Policy NE3 deals specifically with the Thames Basin Heaths SPA.</p>	Minor wording changes for clarity.	Surrey Wildlife Trust (956)
	16-3	16.13	<p>Para. 16.13. "...They are also important for their biodiversity, as intrinsic wildlife habitats and in</p>	Minor wording changes for clarity.	Surrey Nature Partnership [1028]

Chapter 16 The Natural Environment

			connection of as part of interconnected "green corridors".		
16-4	16.16	Para. 16.16. "Canals and river corridors are examples of valuable 'wildlife corridors' or connections providing connections within and between a network of habitats across the Borough.In addition, the wider network of smaller watercourses and tributaries needs to be acknowledged.	Minor wording changes for clarity.	Surrey Nature Partnership [1028]	
16-4	16.17	Waverley's landscape has a distinctive wooded character, with over 10,000 hectares of woodland; ; 32% of the borough.	Minor wording changes for grammar.	Surrey Nature Partnership [1028]	
16-5	16.22	Cranleigh Woods Woodlands Thursley, Hankley & Frensham Heaths Commons (including Wealden Heath SPA Phase I) Devil's Punch Bowl & Hindhead Heaths Common (including Wealden Heath SPA Phase I)	Minor wording changes for accuracy.	Surrey Wildlife Trust (963) and Surrey Nature Partnership (1029)	
16-6	16.23	Prior to 2012, the Surrey Biodiversity Partnership implemented the Surrey Biodiversity Action Plan. This plan has now been withdrawn and the partnership now operates as the Biodiversity Working Group of the Surrey Nature Partnership. The following priority habitats are relevant to Waverley: Farmland Floodplain Grazing Marsh Heathland Meadows	Minor wording changes for accuracy.	Surrey Wildlife Trust (963) and Surrey Nature Partnership (1029)	

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			<p>Open Water and Reedbeds Wetland Woodland Wood Pasture and Parkland Road Verge Lowland heathland Lowland dry acid grassland Lowland meadows Lowland calcareous grassland Mixed deciduous woodland Beech & Yew woodland Wet woodland Wood-pasture & parkland Lowland fen Reedbeds Floodplain grazing marsh Rivers Standing open water-bodies Ponds Hedgerows Arable field margins Traditional orchards Inland rock outcrop & scree habitats Open mosaic habitats on previously developed land</p>		
16-7	16.24	<p>The Council works in partnership with other conservation projects, such as the Amphibian and Reptile Conservation Group, the Countryside Partnership's Surrey Heathland Project and the Blackwater Valley Countryside Partnership, and aims to conserve and enhance valuable habitats in Waverley.</p>	Minor wording changes for accuracy.	Surrey Wildlife Trust (963) and Surrey Nature Partnership (1029)	
16-8	NE1	<p>(iii) Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR), Local Geological Sites and other Ancient Woodland,</p>	Addition of any other Priority habitats (NERC Act)	Surrey Wildlife Trust [966] Surrey Nature Partnership [1030]	

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			Ancient and Veteran Trees; or any other Priority habitats not identified within (ii) above.		
16-8	NE1		Within locally designated sites, development will not be permitted unless it is necessary for appropriate on site management measures and or can demonstrate no adverse impact to the integrity of the nature conservation interest.	Changing 'and' to 'or' would allow SW to deliver essential infrastructure on or near locally designated sites.	Southern Water [1427]
16-9	Para 16.28		Further advice should be sought from and agreed with Natural England.	Minor wording changes for clarity.	Natural England (893)
16-9	Policy NE2		'In addition to the measures mentioned in NE1 above , new development should make a positive contribution to biodiversity by creating or reinforcing linkages between designated sites, in order to create achieve a connected local and regional ecological network of wildlife corridors and green infrastructure.	Minor wording changes for clarity.	Surrey Wildlife Trust (967) and Surrey Nature Partnership (1031)
16-9	Para 16.29		Waverley is part of the Thames River Basin District Waverley is divided across two river basin districts; the Thames River Basin in much of the west and north, and the South East River Basin in the far south.	Minor wording changes for accuracy.	Surrey Wildlife Trust (967) and Surrey Nature Partnership (1031)
16-9	Delivery		Improvements to existing green infrastructure, incorporating various biodiversity enhancements to The greening of the environment, improvement in biodiversity and enhancements of the existing green infrastructure will be undertaken in partnership with various organisations such as the Waverley Countryside Service, the Surrey Nature Partnership, Wey Landscape Partnership , Action for Wildlife, Blackwater Valley Countryside Partnership and the Surrey Heathland Project. and the Surrey Biodiversity Partnership.	Minor wording changes for accuracy.	Surrey Wildlife Trust

Chapter 17: Climate Change and Flood Risk Management

Mod 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 (incl. rep no. as appropriate)
	17-6	Policy CC2	Add to the end of Policy CC2: “8. New dwellings shall be required to meet with the requirement of 110 litres per person per day”	To be in line with the National Planning Practice Guidance (Para. 014; revised March 2015).	The Environment Agency.
	17-6	Policy CC2 (3)	Create a new paragraph 17.31 and add: “In addition to addressing sustainable design and construction, Policy CC2 has potential to support improved health and well-being” .	To emphasise the implication of walking, cycling, and access to sustainable forms of transport to health and well being.	Surrey County Council
	17-6	17.30	Add to the end of paragraph 17.30 “The Council acknowledges that government has said Local Plans should not set any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings” .	To be consistent with Government stated requirements	House Builders Federation
	17-9	CC4 (2)	Amend Policy CC4 (2) to read: “Sustainable Drainage Systems (SuDS) will be required on major developments (10 or more dwellings or equivalent) and encouraged for smaller schemes. A site-specific Flood Risk Assessment required for sites within or adjacent to areas at risk of	To make wording to be technically correct.	Surrey County Council

			surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff. Proposed development on brownfield sites should aim to reduce run off rates to those on Greenfield sites where feasible ".		
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Chapter 18: Strategic Sites

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 (inc rep no. as appropriate)
	18-2	18.4	In first sentence, delete “14 hectare” and replace with “ 12 hectare ”.	Factual error.	Wates Developments Limited (ID1462)
	18-2	18.4	After the penultimate sentence, add new sentence: “ Avoidance and mitigation measures in line with Policies NE1 or NE3 would be required. ”	Cross reference to add clarity.	Natural England (ID894)
	18-2	18.4	After the penultimate sentence, add a new sentence: “ The site is also adjacent to Biodiversity Opportunity Area R04, River Wey & Tributaries and development should assist achievement of BOA objectives (see Policy NE1). ”	Cross reference to add clarity.	Surrey Wildlife Trust (ID971) & Surrey Nature Partnership (ID1036)
	18-4	18.5	Amend the third sentence to read: “The site lies within 5km of the Thames Basin Heaths SPA and avoidance and mitigation measures in line with Policies NE3 would be required. ” Amend the subsequent sentence to read “ p Part of the site...”	Cross reference to NE3 to add clarity.	Natural England (ID895)
	18-4	18.5	Add new sentence after “... Strategic Gap”: “ This site is adjacent to Weybourne Local Nature Reserve where due sensitivity is required during any development (see Policy NE1). ”	Cross reference to NE1.	Surrey Wildlife Trust (ID973) & Surrey Nature Partnership (ID1037)
	18-6	18.6	Amend the third sentence to read: “The site lies within 5km of the Thames Basin Heaths SPA and avoidance and mitigation measures in line with Policies NE3 would be required. ” Amend the subsequent sentence to read “ and It is partly within an area of High Archaeological Potential”.	Cross reference to NE3 to add clarity.	Natural England (ID902)

Chapter 18: Strategic Sites

	18-6	18.6	Amend final sentence to read “Planning permission was granted on 5 October 2016 for 96 dwellings and up to 4,200 sqm of commercial floor space on the main area, so –it is anticipated that this site would be delivered by 2021.”	Factual update.	
	18-10	18.9	At end of paragraph, add new sentence: “This site includes part of the Biodiversity Opportunity Area R04 (River Wey & tributaries) and development should assist achievement of BOA objectives (see Policy NE1).”	Cross reference to add clarity.	Surrey Wildlife Trust (ID975) & Surrey Nature Partnership (ID1038)
	18-13	18.11	Add text after 2 nd sentence: “Due to its proximity to the SPA, a project-level HRA assessment is likely to be required to ensure that no likely significant effect would result, in accordance with Policy NE1”	The on-line version of the plan included a sentence not in the pdf version. To resolve any confusion, this is included as a Minor Modification, but it has been amended to address key stakeholder representation that there should be a cross reference to NE1.	Natural England (ID903)
	18-13	18.11	After new third sentence, add: “This site includes land within Biodiversity Opportunity Area R04 (River Wey & tributaries) and development should assist achievement of BOA objectives (see Policy NE1).”	Cross reference to add clarity.	Surrey Wildlife Trust (ID976) & Surrey Nature Partnership (ID1039)
	18-15	18.13	Add after second sentence: “However, the site is in close proximity to the Surrey Hills AONB and a project level Landscape and Visual Impact Assessment (LVIA) would be required at the planning application stage. Engagement with Natural England is encouraged. “	To address key stakeholder representation regarding potential impacts on the AONB.	Natural England (ID908)

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18-15	18.13	Add sentence after “is encouraged”: “The site is adjacent to Biodiversity Opportunity Area LW01 (Chiddingfold and West Weald Woodlands) and development here would be expected to assist achievement of relevant BOA objectives. The site also includes SNCI and Ancient Woodland where any impacts must be avoided/mitigated (see Policies NE1 and NE2).”	Further detail and cross reference to add clarity.	Surrey Wildlife Trust (ID978) & Surrey Nature Partnership (ID1040)
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 (ID821)
18-18	Policy SS7	Amend criterion j) to read: “A package of sustainable transport measures, including a bus service to be provided and secured in perpetuity for this 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)
18-18	Policy SS7	Add a new sentence after criterion l) “The development must protect the setting of the nearby Surrey Hills Area of Outstanding Natural Beauty, in accordance with Policy RE3.”	To address key stakeholder representation regarding potential impacts on the AONB.	Natural England (ID908)
18-22	18.27	Renumber paragraph number for the Water Lane site from 18.27 to 18.28.	Typo.	
18-22	18.27	Add after third sentence: “In accordance with Policy WD2 of the Surrey Waste Plan 2008, waste management could be one of the many appropriate employment uses for this site.”	To address waste planning authority’s representation regarding appropriate uses on this site.	Surrey County Council (ID841)

Appendix D: Explanation of Parish Housing Allocations for Policy ALH1

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 (inc rep no. as appropriate)
	D-1		In last column of table, amend header to read “ Approximate no. No. of homes to allocate in Neighbourhood Plan or Local Plan Part 2”	For clarification as these numbers are approximate only.	

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Appendix G: Glossary

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 (inc rep no. as appropriate)
	G-3		<p>Insert after Biodiversity Action Plan (BAP)</p> <p>Biodiversity Opportunity Area (BOA)</p> <p>Areas where conservation action, such as habitat creation, restoration or expansion, is likely to have the greatest benefit for biodiversity. They are centred on existing areas of biodiversity interest, but have a key role as areas which offer strategic opportunities for biodiversity enhancement.</p>	Lack of definition	Surrey Wildlife Trust and Surrey Nature Partnership (ID Comments 979 and 1041)
	G-8		<p>Replace definition for Local Nature Reserve (LNR). A habitat of local significance for nature conservation.</p> <p>Areas of local, but not necessarily national, importance. LNRs are almost always owned by local authorities, and they often pass the management of the LNR onto County Wildlife trusts. They also often have good public access and facilities.</p>	Inadequate definition	Surrey Wildlife Trust and Surrey Nature Partnership (ID Comments 979 and 1041)
	G-11		<p>Replace definition for Sites of Nature Conservation Importance (SNCI)</p> <p>Locally important sites of nature conservation. These are adopted in development plan documents.</p> <p>Areas which are designated locally for their wildlife importance. SNCI designation does not carry any statutory protection and is additional to national designations such as Sites of Special Scientific Importance (SSSI) and Areas of Outstanding Natural Beauty (AONB). SNCIs are nevertheless valuable as they help to keep us informed of the extent of natural plant and animal life in the Borough.</p>	Further clarification needed	Surrey Wildlife Trust and Surrey Nature Partnership (ID Comments 979 and 1041)