



## **Waverley Borough Local Plan Part 1: Strategic Policies and Sites**

### **Final Schedule of Main Modifications**

## Schedule of Proposed Main Modifications to Local Plan Part 1

### Introduction

Where text has been changed, deleted text is shown as ~~struck through~~ and additional text is shown in **bold**.

Please note that the page numbers given in the table below relate to the Tracked Changes Modifications version.

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM1	Various	Various	Changes to the title of Local Plan Part 2 to read: " <b>Local Plan Part 2: Site Allocations and Development Management Policies</b> " (see para 7.8, page 8-5 Delivery section, Policy AHN4 (second para), page 9-14 delivery section, Policy EE1, 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)
MM1	Page 1-1	Para 1.2	Amend 6th and 7th sentences and add new 8 <sup>th</sup> 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 <del>non-strategic</del> development management policies and <del>other</del> site allocations and land designations. <b>The scope of Local Plan Part 2 provides the potential to allocate sites of any size.</b> '
MM1	Page 6-6	Para 6.24	Amend second sentence as follows: ' <del>Smaller non-strategic</del> <b>Additional</b> housing sites will be allocated in Part 2 of the Local Plan and in neighbourhood plans being produced by town and parish councils. <b>The Farnham Neighbourhood Plan, which was made in July 2017, includes some site allocations for housing. The additional housing required in Farnham, which is currently identified in Appendix D, will be allocated in Local Plan Part 2, unless Farnham Town Council decides to commence an early review of the Neighbourhood Plan, such that all sites required to deliver this housing can be delivered well before the end of the plan period.</b> '
MM1	Page 19-1	Para 19.2	Amend to read: 'In addition, subsequent policies and guidance will be produced to supplement this plan, including in Local Plan Part 2, which will allocate <del>non-strategic</del> <b>additional</b> development sites and, if required, through planning briefs and supplementary planning documents. In addition, many communities are producing neighbourhood plans and some of these will allocate <del>non-strategic</del> <b>strategic</b> sites for development.'
MM2	Page 5-7	Policy SP2	Amend SP2 criterion 1 - 'avoid major development on land of the highest amenity <b>and landscape value...</b> '.

**Schedule of Proposed Main Modifications to Local Plan Part 1**

<b>Mod No.</b>	<b>Document Page no.</b>	<b>Para/ Policy</b>	<b>Modified text (deleted text shown as struck through and additional text shown in bold)</b>
MM2	Page 5-7	Policy SP2	Amend criterion 3 to read 'whilst recognising that <del>due to Green Belt and other constraints</del> <b>the Green Belt Review recommended that</b> Bramley <b>remains washed over and therefore</b> has more limited scope for development'.
MM2	Page 5-7	Policy SP2	Criterion 6 – amend second sentence to 'More details are given in <del>Policy</del> <b>Policies SS7 and SS7A</b> '.
MM2	Page 5-7	Policy SP2	Criterion 7 – Amend second sentence to read ' <del>Non-strategic</del> <b>Additional</b> sites will be identified and allocated through Local Plan Part 2 and neighbourhood plans'.
MM2	Page A-1 to A-2	Appendix A Key Diagram	Amend to reflect changes elsewhere in the Local Plan, including Green Belt changes and housing allocations (see below).
MM2	Page E-1	Appendix E Policies Map changes	Amend to read: ' <del>Adopted Submission</del> <b>Adopted</b> Policies Map: Changes from <del>Adopted 2002</del> Local Plan Proposals Map'. Local Plan Part 1 has <b>resulted</b> in <del>would result, on adoption,</del> to the following changes to the Policies Map.
MM3	Page 6-6 to 6-7	Policy ALH1	Amend as follows: 'The Council will make provision for at least <del>9,864</del> <b>11,210</b> net additional homes in the period from 2013 to 2032 (equivalent to at least <del>549</del> <b>590</b> dwellings a year. 'Each parish is allocated the following <b>minimum</b> 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: <del>2,330</del> <b>2,780</b> Godalming: <del>1,240</del> <b>1,520</b> Haslemere: <del>830</del> <b>990</b> Cranleigh: <del>1,520</del> <b>1,700</b> Dunsfold Aerodrome new settlement: <del>up to</del> 2,600  <u>Large Villages</u> Bramley <del>70</del> <b>90</b> Chiddingfold <del>400</del> <b>130</b>

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<p>Elstead <b>and Weyburn Neighbourhood Plan area</b> <del>450</del> <b>160</b>  Witley (including Milford) <del>380</del> <b>480</b></p> <p><u>Smaller villages</u>  Alfold (<b>not including Dunsfold Aerodrome</b>) <del>400</del> <b>125</b>  Churt <del>40</del> <b>15</b>  Dunsfold (<b>not including Dunsfold Aerodrome</b>) <del>80</del> <b>100</b>  Ewhurst <del>65</del> <b>100</b>  Frensham <del>45</del> <b>20</b>  Tilford <del>45</del> <b>20</b>  Wonersh and Shamley Green <del>20</del> <b>30</b></p> <p>In addition, <del>485</del> <b>188</b> dwellings are anticipated to be delivered on windfall sites in the large and smaller villages, based on past trends. <del>454</del> <b>157</b> dwellings have been built or have an outstanding planning permission in other areas not shown above.</p>
MM3	Page 4-1	Objective 2	Amend first sentence of Objective 2 to read: 'To support the delivery of at least <b>11,210</b> additional homes in Waverley in the period 2013 to 2032 (an average of <b>590</b> homes a year).'
MM3	Page 5-5	Para 5.22 (formerly 5.21)	Amend the second sentence in the first bullet point as follows: 'The <b>full objectively assessed</b> need for housing ( <b>including an allowance for meeting unmet needs from Woking</b> ) has been assessed in the SHMA as <del>549</del> <b>590</b> homes per annum, far above the South East Plan target for Waverley at the time of the appeal'.
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 <b>11,210</b> <del>9,864</del> new homes in the period from 2013 to 2032.'

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM3	Page 6-1 to 6-2	Para 6.6	<p>Amend whole paragraph to read <del>'The SHMA indicates that the objectively assessed need for housing in Waverley is 519 dwellings per annum or the period 2013 to 2033.'</del></p> <p><b>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.'</b></p>
MM3	Page 6-2	Para 6.9	<p>Update paragraph to read:            'Having taken account of the above factors, the spatial strategy seeks to meet the objectively assessed need for housing <b>of 507 new dwellings a year</b> in full <b>and half of Woking's unmet needs (83 new dwellings a year)</b> despite the constraints set out in paragraph 6.4.'</p>
MM3	Page 6-2	Para 6.10	<p>Update with new housing figure as follows:            'The housing target in this plan is to deliver at least <del>9,864</del> <b>11,210</b> new homes between 2013 and 2032.'</p>
MM3	Page 6-2	Para 6.11	<p>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 <b>11,210</b> <del>9,864</del> homes (<del>549</del> <b>590</b> 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 <b>that will be maintained into the future</b>. The trajectory has taken into account <b>evidence on the delivery of housing including where relevant</b> 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:'</p>

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
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 <del>to deliver around 2,300 dwellings.</del>
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 <b>minimum</b> 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 <del>2046</del> <b>2017</b> , outstanding planning permissions, <b>allocations in the Farnham Neighbourhood Plan</b> , sites in the LAA, both within and outside settlements <b>suitable for allocation in Local Plan Part 2 or neighbourhood plans</b> , windfalls...’
MM3	Page 18-1	Para 18.1	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) <del>non-strategic</del> sites through their neighbourhood plans, in accordance with the <b>minimum</b> target for parishes set out in Policy ALH1.’
MM3	Page 18-16	Para 18.14	Amend sixth sentence to: ‘ The <del>full objectively assessed</del> need for housing, <b>including the allowance for meeting unmet housing needs from Woking</b> , has been assessed in the SHMA as <del>519</del> <b>590</b> homes per annum, far above the South East Plan target for Waverley that applied at the time of the appeal.’
MM3	Page F-1	Appendix F	In row for SP2: Spatial Strategy, amend first target to “• Delivery of <del>9,864</del> <b>11,210</b> net additional homes between 2013 and 2032 ( <del>519</del> <b>590</b> dwellings per year).”
MM3	Page F-1	Appendix F	In row for ALH1: The Amount and Location of Housing, amend target to “• Delivery of <del>9,864</del> <b>11,210</b> net additional homes between 2013 and 2032 ( <del>519</del> <b>590</b> dwellings per year).”

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM4	Page 6-2	Table 6.1	Update Table to reflect April 2017 figures and recently 'made' Farnham Neighbourhood Plan. See below
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 <del>450</del> <b>468</b> dwellings will come forward on small windfall sites from <del>2019</del> <b>2020</b> to 2032. An allowance has also been made for large windfall sites within settlements in the latter part of the plan period ( <del>2026</del> <b>2027</b> 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 <del>550</del> <b>494</b> homes could be delivered from larger windfall sites from <del>2026</del> <b>2027</b> -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.'
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 <del>3,700</del> <b>4,400</b> new dwellings in the plan period. A significant proportion of these could potentially be delivered between <del>2016</del> <b>2017</b> and <del>2021</del> <b>2022</b> .'
MM4	Pages C1 to C-4	Appendix C Trajectory	Replace with updated Housing Trajectory (see below).
MM4	Pages D-1 to D-2	Appendix D Explanation of Parish Allocation figures	Replace with updated table setting out components of the housing land supply (see below)



## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM5	Page 7-5	Policy ST1	<p>Within the policy, amend bullet point 1 to read:  '<del>are located where it is accessible by forms of travel other than the private car;</del> <b>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;</b>'</p>
MM6	Page 9-4	Policy AHN1	<p>Amend first paragraph to read:  '<del>Unless specified on sites identified in this Local Plan Part 1, Local Plan Part 2 or neighbouring plans,</del>†The Council will require a minimum provision of 30% affordable housing on all housing developments where at least one of the following applies.'</p>
MM6	Page 9-5	Policy AHN1	<p>Additional/ amended wording of second paragraph to read:  'On developments <b>in rural areas</b> where the net number of dwellings is fewer than 11 dwellings, the contribution may be in the form of a <b>payment</b><del>financial contribution</del> equivalent to...'</p>

**Schedule of Proposed Main Modifications to Local Plan Part 1**

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM7	Page 9-14	Policy AHN4	<p>Amend penultimate paragraph to read:            Allocations or proposals for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will only be permitted if:</p> <ul style="list-style-type: none"> <li>• <del>they are necessary in order to meet the requirements of an appropriate assessment of need;</del></li> <li>• safe and convenient vehicular and pedestrian access to the site can be provided.....</li> </ul>
MM8	Page 10-6 to 10-7	Policy EE1	<p>Amend as EE1 as follows:            '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"> <li>• On Land off Water Lane, Farnham in accordance with Policy SS9 of this Local Plan</li> <li>• On Land at Dunsfold Aerodrome in accordance with Policy SS7<b>and SS7A</b> of this Plan</li> <li>• In accordance with relevant saved policies of the Waverley Borough Local Plan 2002 and in Local Plan Part 2: <del>Non Strategic Policies and Sites</del> <b>Site Allocations and Development Management Policies</b></li> </ul> <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: <b>Site Allocations and Development Management Policies.</b></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: <del>Non Strategic Policies and Sites</del> <b>Site Allocations and Development Management Policies.</b></p> <p>d) <b>Promoting a strong rural economy through the re-use and conversion of existing buildings and well-designed buildings for economic development and promoting the</b></p>

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<p><b>development and diversification of agricultural and other land based rural businesses.</b>  <del>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.</del></p> <p>e) Making provision for accommodation for visitors to the Borough, both in terms of business trips and tourism related visits.</p> <p><del>For the purposes of this policy, planning applications for new economic development will take into account any:</del></p> <ul style="list-style-type: none"> <li><del>• loss of residential, leisure, shopping, community or other uses which contribute to the character, function, vitality or viability of the locality</del></li> <li><del>• impact of development on the amenities or privacy of nearby residents or on the character and appearance of the area.'</del></li> </ul>
MM9	Page 10-8 to 10-9	Policy EE2	<p>Amend first paragraph as follows:            'The Council will <b>permit the change of use of</b> <del>protect the change of use of</del> existing employment sites <del>against</del> to <b>residential and other</b> alternative uses <del>where</del> <b>unless</b> 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, <b>sites identified in Local Plan Part 2: Site Allocations and Development Management Policies</b>, as well as other existing employment sites within the B Use Classes.            Add new second paragraph  <b>'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.'</b></p> <p>Amend final sentence of final paragraph as follows: 'specific economic need <b>and the provisions of Policy WD2 of the Surrey Waste Plan 2008 or equivalent adopted policies in a New Surrey Waste Plan 2018-2033.</b>'</p>
MM10	Page 11-7 to 11-8	Policy TCS1	<p>Amend sub-para 1 of the policy to read:            'Applications for main town centre uses should be located in <b>the town centres of Farnham, Godalming, Haslemere and Cranleigh</b>'.</p>

Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<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 <del>or prior approval</del> 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 (<del>Non-Strategic Sites and Allocations</del>) <b>(Site Allocations and Development Management Policies)</b></p>
MM10	Page 11-9	Policy TCS2	Remove the words ' <del>or prior approval</del> ' from the third line of the policy.
MM11	Page 12-7 to 12-9	Policy LRC1	<p>Replace with new Policy as follows:  <b>'Leisure and Recreation Facilities</b></p> <p><b><u>1. Existing open space, outdoor leisure and recreation facilities</u></b>  <b>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:</b></p> <ul style="list-style-type: none"> <li><b>a) the existing use is no longer required;</b></li> <li><b>b) no other leisure or recreation provision is required or appropriate in that area;</b></li> <li><b>c) alternative provision of a suitable scale and type and in a suitable location can be made;</b></li> </ul> <p><b>or</b></p> <ul style="list-style-type: none"> <li><b>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.</b></li> </ul> <p><b><u>2. New open Space, outdoor leisure and recreation facilities in new developments</u></b>  <b>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.</b></p> <p><b>Proposals for new residential development will be expected to make provision for play space having regard to Fields in Trust standards as set out in Table 1.</b></p> <p><b>The Council will also seek to secure the provision of new pitches or contributions towards</b></p>

Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<p>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 appropriate public access for water-based and waterside recreation, provided it does not conflict with nature conservation interests.</p> <p><b><u>3. Existing indoor sports, leisure, recreation and cultural facilities</u></b>  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"> <li>a) the existing use is no longer required;</li> <li>b) no other leisure, recreation or cultural provision is required or appropriate in that area;</li> <li>c) alternative provision of a suitable scale and type and in a suitable location can be made;</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b><u>4. New indoor sports and cultural facilities and new developments</u></b>  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.</p> <p>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.</p> <p><del>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.</del></p>

**Schedule of Proposed Main Modifications to Local Plan Part 1**

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in <b>bold</b> )
			<p><del>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.</del></p> <p><del>Leisure, recreation and cultural facilities will be safeguarded from development. If the use of an existing facility is to be changed, evidence must be presented demonstrating that,</del></p> <p><del>a) the existing use is no longer required or viable;</del></p> <p><del>b) no other leisure, recreation or cultural provision is required or appropriate in that area; or</del></p> <p><del>c) alternative provision of a suitable scale and type and in a suitable location can be made.</del></p> <p><del>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.</del></p>
MM12	Page 13-15	Policy RE2	<p>Amend Policy RE2 with new bullet point in paragraph 3:</p> <p>'The following changes to the Green Belt are made in this Plan:</p> <ul style="list-style-type: none"> <li>• Removal of land south east of Binscombe, Godalming</li> <li>• <b>Removal of land between Aarons Hill and Halfway Lane, Godalming...</b></li> </ul>
MM12	Page 13-15	Policy RE2	<p>Amend Policy RE2 with new bullet point in paragraph 3 to read:</p> <p>'The following changes to the Green Belt are made in this Plan:</p> <p>...</p> <ul style="list-style-type: none"> <li>• Removal of Chiddingfold, Elstead, Milford and Witley (within the current Rural Settlement boundaries)</li> <li>• <b>'Removal of land opposite Milford Golf Course...'</b></li> </ul>
MM12	Page 13-16	Policy RE2	<p>Amend Policy RE2 in paragraph 4 as follows</p> <p>'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:</p> <ul style="list-style-type: none"> <li>• <del>Removal of land between Aarons Hill and Halfway Lane, Godalming and'</del>...</li> </ul>

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM12	Page 6-4	Para 6-17	Amend second sentence as follows: 'However, <del>one</del> <b>two</b> areas <del>has</del> <b>have</b> been identified, <b>one</b> on the northern edge of Godalming near Binscombe, <b>and another on the western edge of Godalming between Aaron's Hill and Halfway Lane</b> , where <del>a small</del> changes to the Green Belt would not compromise the role and purpose of the Green Belt in Waverley.'
MM12	Page 6-4 to 6-5	Para 6.19	After first sentence add a new sentence: ' <b>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.</b> ' Amend following sentence to read 'More details on the proposed changes are given in Chapters <b>13 and 18.</b> '  Change the penultimate sentence to 'The intention is that through Local Plan Part 2, <b>working with parish councils where appropriate</b> , the Council will review these settlement boundaries with the intention of resolving any anomalies, including reviewing Green Belt boundaries where necessary'.
MM12	Page 13-3	Para 13.12	Add to end of fourth sentence: 'This area is to be removed from the Green Belt as shown on Plan <b>1, in Local Plan Part 1.</b> '
MM12	Page 13-3	Para 13.12	Additional sentence at end of paragraph 13.12 to read: <b>'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.'</b>
MM12	Page 13-3 to 13-4	Plan 1	Amend to show that area is also removed from AGLV and incorporated within the settlement area. See end of schedule.
MM12	Page 13-4	Para 13.15	Replace existing paragraph 13.15 with a new paragraph to read: <del>'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.</del> <b>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.'</b>
MM12	Page 13-5	Plan 2	Replace with new Plan 2 showing the area to be removed from the Green Belt in Local Plan Part 1. See end of schedule.
MM12	Page 13-6	Para 13.18	Amend wording to read: ' However, <del>any</del> <b>the</b> detailed boundary changes <del>that might be appropriate are to be considered in more detail</del> <b>will be made</b> in Part 2 of the Local Plan. <b>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</b>

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<del>removed from the Green Belt in Local Plan Part 1 and is allocated for housing. . This would involve consultation with the local communities and also sit side by side with work being carried out on the relevant neighbourhood plans.'</del>
MM12	Page 13-7	Para 13.21 and Plan 3	Amend final sentence of paragraph 13.21 to read: 'Therefore, at this stage, the existing settlement area is <del>to be removed from the Green Belt (Plan 3)</del> <b>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</b> With any further adjustments to the settlement boundary to be made through Local Plan Part 2 to, hopefully, align with the emerging Neighbourhood Plan.'
MM12	Page 13-7 to 13-8	Plan 3	Replace with new Plan 3 showing broad areas for potential removal from the Green Belt at Chiddingfold.
MM12	Page 13-9	Para 13.22	Amend paragraph to read: ' <del>It is proposed that</del> <b>The Local Plan insets</b> Elstead is <del>inset</del> 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 <del>minor</del> adjustment to the existing settlement boundary. These are indicated on Plan 4. <b>In addition, there may be other suitable sites that will emerge through the Neighbourhood Plan process.</b> The precise definition of the new settlement boundary will be identified in Local Plan Part 2.'
MM12	Page 13-10	Para 13.26	Amend first sentence of paragraph 13.26 to read: 'The Council supports, <del>in principle,</del> changes to the settlement boundaries and the removal of some land from the Green Belt within these broad areas, as indicated on Plan 5.'
MM12	Page 13-10	Para 13.26	Add sentence at end of paragraph to read: ' <b>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.'</b>
MM12	Page 13-11 to 13-12	Plan 5	Amended to show change to Green Belt boundary at Milford.



## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM12	Page 18-14	Para 18.11	Amend as follows: <del>The site is currently within the Green Belt, although the</del> 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 <b>the site is removed from</b> the Green Belt <del>boundary will is to be amended in this plan, through Local Plan Part 2,</del> it is anticipated that this site will be delivered <del>between 2024 and</del> <b>by 2026</b> .
MM12	Page E-1	Appendix E	Add bullet points to the table under 'Changes to Green Belt boundary' as follows: <ul style="list-style-type: none"> <li>• <b>Removal of land between Aaron's Hill and Halfway Lane, Godalming</b></li> <li>• <b>Removal of Land opposite Milford Golf Course from Green Belt</b></li> </ul>
MM12	Page E-2 to E-3	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.
MM12	After Page E-4 to E-5	Appendix E	Insert map showing removal of land between Aarons Hill and Halfway Lane, Godalming from the Green Belt and AGLV. See below.
MM12	Page E-9 to E-10	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 <b>and land opposite Milford Golf Course</b> '  Amend map to include land opposite Milford Golf Course within the area to be removed from the Green Belt. See below.
MM13	Page 13-15	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:... <del>'Addition of land to the north of Cranleigh and land to the north east of Farnham around Compton.'</del>
MM13	Pages 13-13 to 13-15	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.

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM13	Page E-1	Appendix E	Remove bullet point under 'Changes to Green Belt boundary': <del>• Addition of new area(s) to the north of Cranleigh and to the north-east of Farnham, around Compton</del>
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.
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.
MM14	Page 13-22	Policy RE3	Amend wording of AONB section to read: <b>'Surrey Hills Area of Outstanding Natural Beauty</b> <del>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).</del> <b>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....'</b>
MM14	Page 13-22	Policy RE3	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, <b>whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.</b>
MM14	Page 13-23	Policy RE3	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. <del>Other than land to the south of Holy Cross Hospital, Haslemere as shown on Plan 9, which will be removed in this Plan.</del>
MM14	Page 13-20	Para13.49 (now 13.46)	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 <b>by the Review</b> to make <del>only</del> a limited contribution due to the already developed nature of this area. <del>It is a wooded area and is not subject to pressure for development. The Council supports the removal of this area from the ASVI.</del>

Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)		
			It is therefore proposed that the area of land identified in on Plan 9 be removed from the ASVI. <b>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.'</b>		
MM14	Page 13-20	Para 13.50 (now 13.46)	Amend paragraph number and amend wording to read: 'The Review concludes that there are sound reasons for the ASVI designation in <b>these the</b> <del>remaining</del> areas. It ....'		
MM14	Page 13-21	Plan 9	Delete		
MM14	Page E-1	Appendix E	Remove row from table: <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">13. Rural Environment/ RE3</td> <td style="width: 50%; vertical-align: top;"><b>Local Landscape designations</b>  <ul style="list-style-type: none"> <li>• Area of Strategic Visual Importance (ASVI): removal of the ASVI south of Holy Cross Hospital, Haslemere</li> </ul> </td> </tr> </table>	13. Rural Environment/ RE3	<b>Local Landscape designations</b> <ul style="list-style-type: none"> <li>• Area of Strategic Visual Importance (ASVI): removal of the ASVI south of Holy Cross Hospital, Haslemere</li> </ul>
13. Rural Environment/ RE3	<b>Local Landscape designations</b> <ul style="list-style-type: none"> <li>• Area of Strategic Visual Importance (ASVI): removal of the ASVI south of Holy Cross Hospital, Haslemere</li> </ul>				
MM14	Page E-11	Appendix E	Deletion of map on the removal of the ASVI south of Holy Cross Hospital.		
MM15	Page 16-12	Para 16.33	Amend para as follows: <p>In terms of finding new SANG, the Council has adopted a three-pronged approach –</p> <p>(i) review the potential capacity of Farnham Park;</p> <p>(ii) identify opportunities for new SANG; and</p> <p>(iii) investigate proposals for 'bespoke' SANG in associated with developers' promoted housing sites.</p> <p><b>As at 19<sup>th</sup> October 2017, the remaining SANG capacity was sufficient to accommodate a further 1069 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 1,366 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).</b></p>		

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			Depending on the average occupancy rates of new dwellings this would be between 4.75 ha and 9.14 ha of new SANG.
MM15	Page 16-12	Para 16.34	<p>Amend paragraph as below:</p> <p><del>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.</del></p> <p><b>In terms of finding new SANG, the Council has adopted a three-pronged approach –</b></p> <ul style="list-style-type: none"> <li><b>(i) continue to review the potential capacity of Farnham Park;</b></li> <li><b>(ii) identify opportunities for new SANG; and</b></li> <li><b>(iii) investigate proposals for 'bespoke' SANG associated with developers' promoted housing sites.</b></li> </ul>
MM16	Page 17-6	Policy CC2	<p>Add two additional bullet points at the end of Policy CC2:</p> <p><b>'8. Ensuring that new dwellings shall meet the requirement of 110 litres of water per person per day, and</b></p> <p><b>9. requiring that all new buildings are provided with the highest available speed broadband infrastructure.'</b></p>
MM17	Page 18-1	Para 18.2	<p>Amend fourth and fifth sentence as follows:</p> <p>'In total, these strategic sites are expected to deliver 4,445 <b>4,450</b> homes over the whole plan period from 2013-3032. As of 1 April <del>2016</del> <b>2017</b>, <del>619</del> <b>745</b> dwellings had already received planning permission on the sites, leaving about <del>3,826</del> <b>3,705</b> homes to be delivered over the plan period. Of these <del>3,826</del> <b>3,705</b> homes, it is expected that about <del>744</del> <del>935</del> <b>884</b> homes would be delivered within the next five years.'</p>

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM17	Page 18-1 to 18-2	Table 18.1	Update table to reflect the latest Five Year Land Supply data and Examination hearings. See below.
MM18	Page 18-5	Policy SS2	Amend to read ' <del>...is allocated for around 400</del> <b>105</b> homes'.
MM18	Page 18-5	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 <del>demonstrated to the satisfaction of the mineral planning authority</del> <b>satisfactorily demonstrated</b> '.
MM19	Page 18-7	Policy SS3	Amend criterion a) as follows: ' <del>Comprehensive</del> <b>Redevelopment of the main part of</b> this 'Gateway' site to create a landmark scheme.'
MM20	Page 18-9	Policy SS4	Delete the final sentence of the policy as follows: ' <del>Phase 2 of the development, for around 104 homes, must not commence until Phase 1 (for 149 homes) has been substantially completed.</del> '
MM20	Page 18-9	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 <del>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</del> <b>2022.</b> '
MM21	Page 8-1	Para 8.3	Water <del>resources</del> <b>supply, sewerage</b> and water quality
MM21	Page 18-12	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. <del>The parts of the site closest to the village centre should be developed first.</del> '
MM21	Page 18-11	Para 18.10	Delete penultimate sentence as follows: ' <del>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.</del> '
MM22	Page 18-19	Policy SS7	Add the following sentence to second paragraph to read: '...appropriate to a settlement of this size. <b>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.</b> '

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM22	Page 18-19	Policy SS7	Add a new third paragraph to Policy: <b>'The setting of the Surrey Hills Area of Outstanding Natural Beauty will be protected, in accordance with Policy RE3.'</b>
MM22	Page 18-19	Policy SS7	Amend criterion a) as follows: <del>'Up to</del> <b>About</b> 2,600 homes to be delivered by 2032.' Delete final sentence of policy.
MM22	Page 18-19	Policy SS7	Amend criterion i) to read: "Necessary highways improvements to <b>adequately</b> mitigate the <b>likely</b> impacts, <b>including cumulative impacts</b> , of the <b>proposed</b> development on <b>both the safe operation and the performance</b> of the surrounding road network'
MM22	Page 18-19	Policy SS7	Amend criterion j) to read: 'A package of sustainable transport measures, <b>including a frequent bus service to be provided and secured in perpetuity to serve the whole site</b> , to maximise opportunities for alternative forms of transport and to support alternatives to the private car'.
MM22	Page 18-20	Policy SS7	Delete final sentence: <del>'The Council would expect a comprehensive masterplan to be produced to inform the delivery and phasing of the development.'</del>
MM22	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 <b>and public transport provision in perpetuity</b> , the benefits...' Amend second sentence to 'It is therefore allocated in this Plan as a strategic site for a new settlement of <del>up to</del> 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 <del>Policy</del> <b>Policies SS7 and SS7A</b> in Chapter 18...'
MM22	Page 6-5	Para 6.21	Amend second sentence to read 'The Council considers that the site should be allocated as a new settlement in the Local Plan for <del>up to</del> 2,600 homes and additional supporting uses <del>subject to infrastructure and transport issues being satisfactorily addressed.</del> '
MM22	Page 18-17	Para 18.17	Amend second sentence as follows: 'Dunsfold Aerodrome is therefore allocated as a strategic site for <del>up to</del> <b>about</b> 2,600 homes...'
MM22	Page 18-17	Para 18.18	Amend sentence to 'The delivery of <del>up to</del> <b>about</b> 2,600 homes...'

## Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
MM22	Page 18-18	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 <del>in the event that</del> <b>when</b> the new settlement extends to 2,600 homes later in the plan period.'
MM22	Page 18-18	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 <b>(including a bus service to be provided and secured in perpetuity)</b> ; travel plans...'
MM23	Page 18-20 to 18-24	New policy SS7A	<p>Insert new supporting text and policy as follows:</p> <p><b>Policy SS7A: Dunsfold Aerodrome Design Strategy</b></p> <p><b>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.</b></p> <p><b>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).</b></p> <p><b>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:</b></p> <ul style="list-style-type: none"> <li><b>• overarching design principles to ensure a successful place is created; and</b></li> <li><b>• 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</b></li> </ul>

Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<p>review.</p> <p><b>Policy SS7A: Dunsfold Aerodrome Design Strategy</b></p> <p><b>Dunsfold Aerodrome New Settlement will be a high quality design-led new Surrey village for the 21st Century, a place where residents choose to live, work and visit.</b></p> <p><b>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:</b></p> <p><b>i. A village that has a distinct local character:</b></p> <p><b>The new development will be of a high quality and inclusive design, creating a locally distinctive and legible<sup>3</sup> place that responds to the previous use of Dunsfold Aerodrome as an airfield.</b></p> <p>[Footnote 3 to read: A legible place is one that has a clear image and is easy to understand (By Design, CABA, 2000)]</p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>



Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<p>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><b>Buildings should be well designed and adaptable to future changes in circumstance and demands.</b></p> <p><b>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.</b></p> <p><b>ii. Safe, connected and efficient streets:</b></p> <p><b>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.</b></p> <p><b>iii. A significant network of greenspaces and public places:</b></p> <p><b>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.</b></p>

Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<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 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> <p>vii. Cohesive and vibrant neighbourhoods:</p>

Schedule of Proposed Main Modifications to Local Plan Part 1

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<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><b>The Masterplan</b></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"> <li>• be subject to a public consultation (the strategy for this to be agreed in advance with the Council);</li> <li>• be assessed by a Design Review Panel;</li> <li>• 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;</li> <li>• detail design principles and character areas (including density, scale, car parking) for the entire site and the phases of development; and</li> <li>• be kept under review by site developers and any changes approved by the Council alongside the planning applications that rely on those changes.</li> </ul> <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 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</p>

**Schedule of Proposed Main Modifications to Local Plan Part 1**

Mod No.	Document Page no.	Para/ Policy	Modified text (deleted text shown as <del>struck through</del> and additional text shown in bold)
			<p>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>
MM23	Pages F-13	Appendix F	<p>Add under Strategic Housing Sites new row below SS7:  <b>'SS7A: Dunsfold Aerodrome Design Strategy.'</b></p>

## Schedule of Proposed Main Modifications to Local Plan Part 1

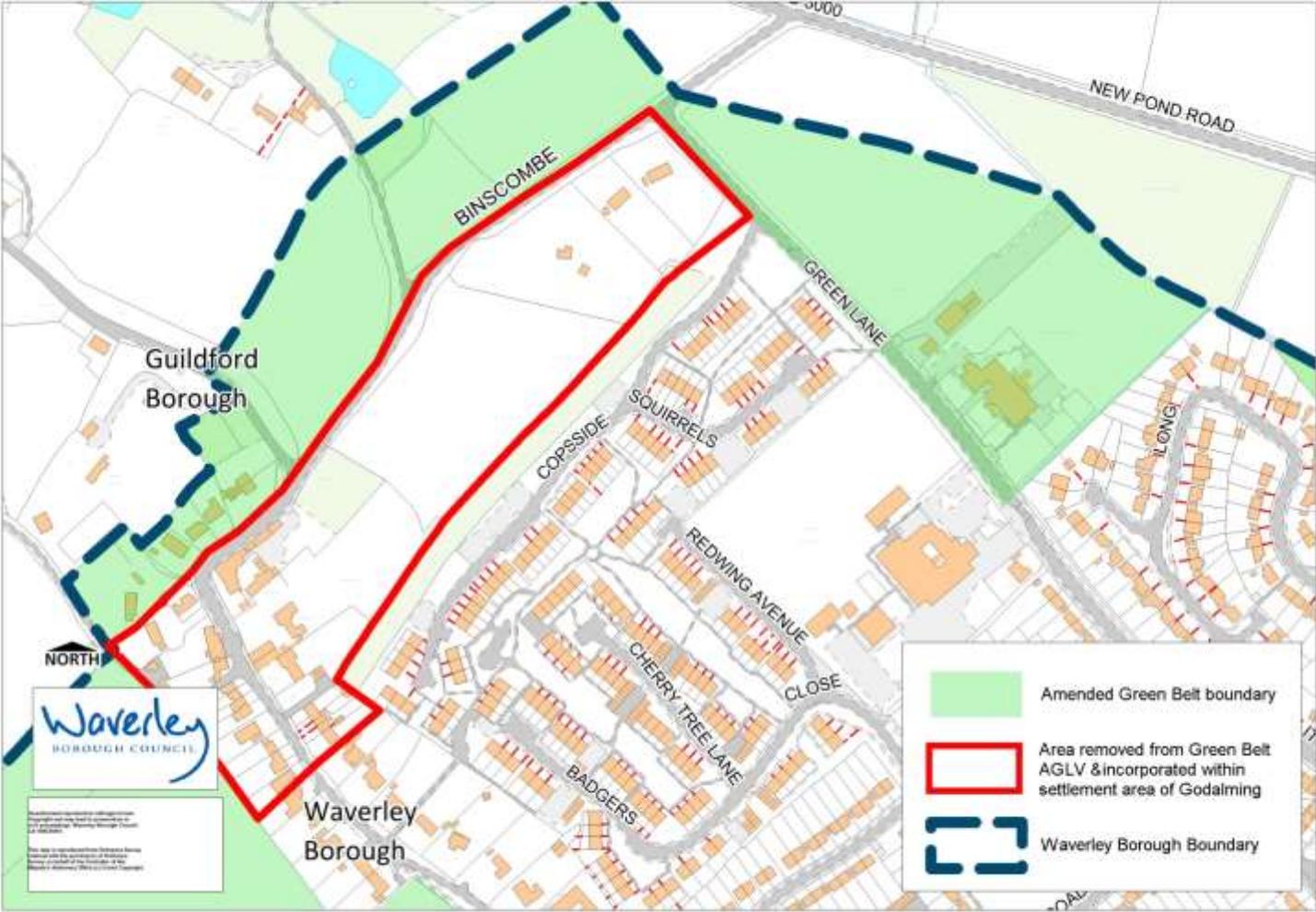
Table 6.1 – Potential Housing Land Supply (as at April ~~2016~~ **2017**)

Component	Dwellings	Notes
<b>A)</b> Housing required 2013 - 2032 to meet objectively assessed needs	<del>11,210</del> <b>9,864</b>	519 <b>590</b> x 19 years
<b>B)</b> Homes completed 2013 to <del>2016</del> <b>2017</b>	<del>727</del> <b>1,048</b>	
<b>C)</b> Estimated supply from existing planning permissions (at 1 April <del>2016</del> <b>2017</b> )	<del>2,579</del> <b>3,059</b>	
<b>D) Resolutions to permit</b>	<b>445</b>	
<b>E)</b> Windfall estimate for sites of 1 – 4 dwellings	<del>450</del> <b>468</b>	Equivalent to <del>35</del> <b>39</b> dwellings a year from <del>2019</del> <b>2020</b> to 2032
<b>F)</b> Windfall estimate for sites of 5 or more dwellings	<del>550</del> <b>494</b>	Equivalent to <del>92</del> <b>99</b> dwellings a year from <del>2026</del> <b>2027</b> to 2032
<b>G)</b> New settlement at Dunsfold Aerodrome	2,600	
<b>H)</b> Other strategic allocations <sup>1</sup>	<del>1,226</del> <b>740</b>	
<b>I) Allocations in the Farnham NDP not accounted for in other figures</b>	<b>175</b>	
<b>J)</b> Housing from suitable LAA sites <b>and allocations in LPP2 and NDPs</b> , to deliver residue of <del>6,925</del> <b>8,260</b> homes allocated to parishes in Policy ALH1	<del>1,729</del> <b>2,181</b>	<del>6,925</del> <b>3,970</b> (commitments in these settlements) <del>—</del> <b>1,226</b> (strategic allocations)
<b>K) Total (B) to (J)</b>	<del>9,864</del> <b>11,210</b>	
Shortfall	0	

<sup>1</sup> Excluding those sites with a planning permission, in whole or part, as of 1 April ~~2017~~ **2016**.

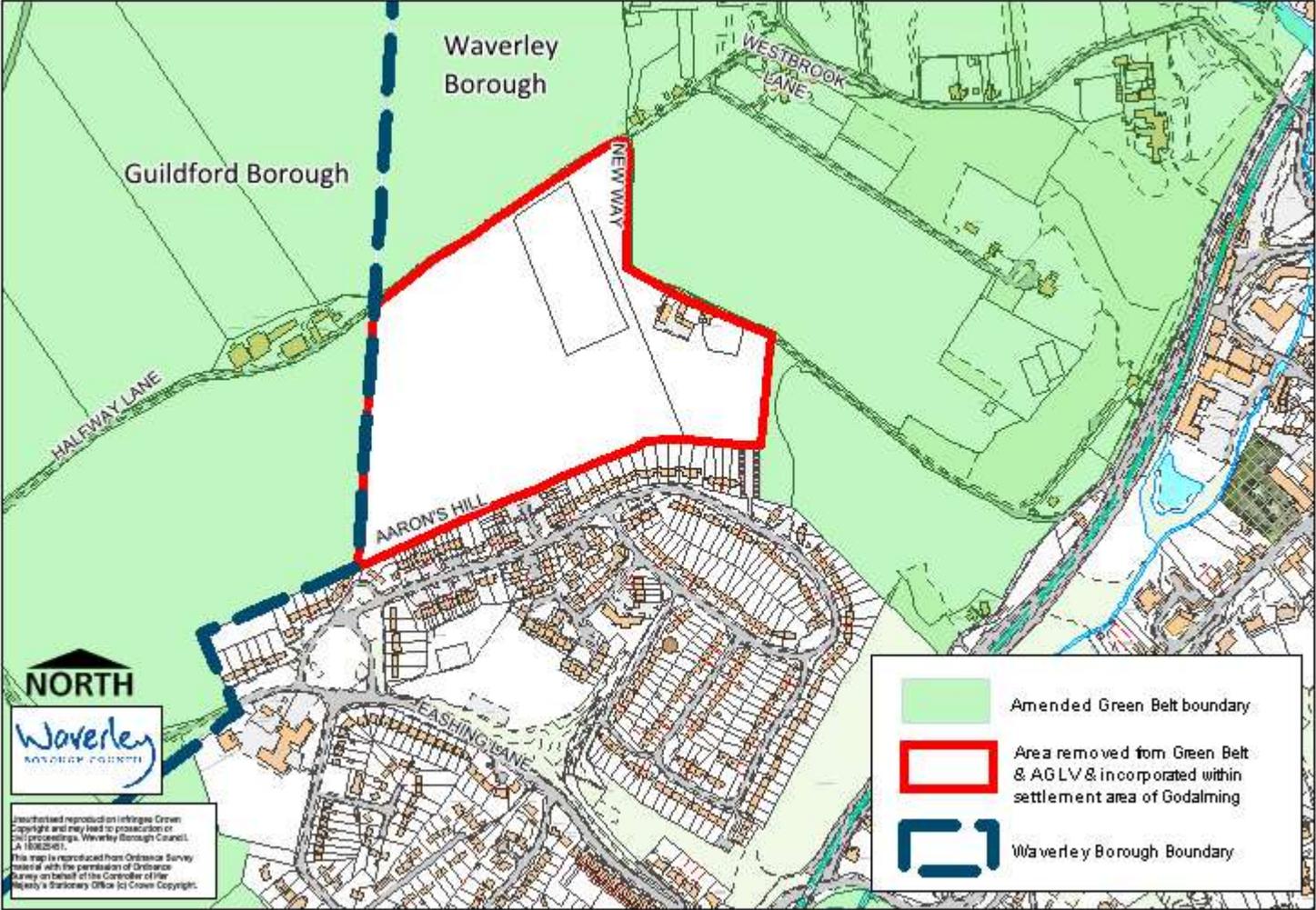
Schedule of Proposed Main Modifications to Local Plan Part 1

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



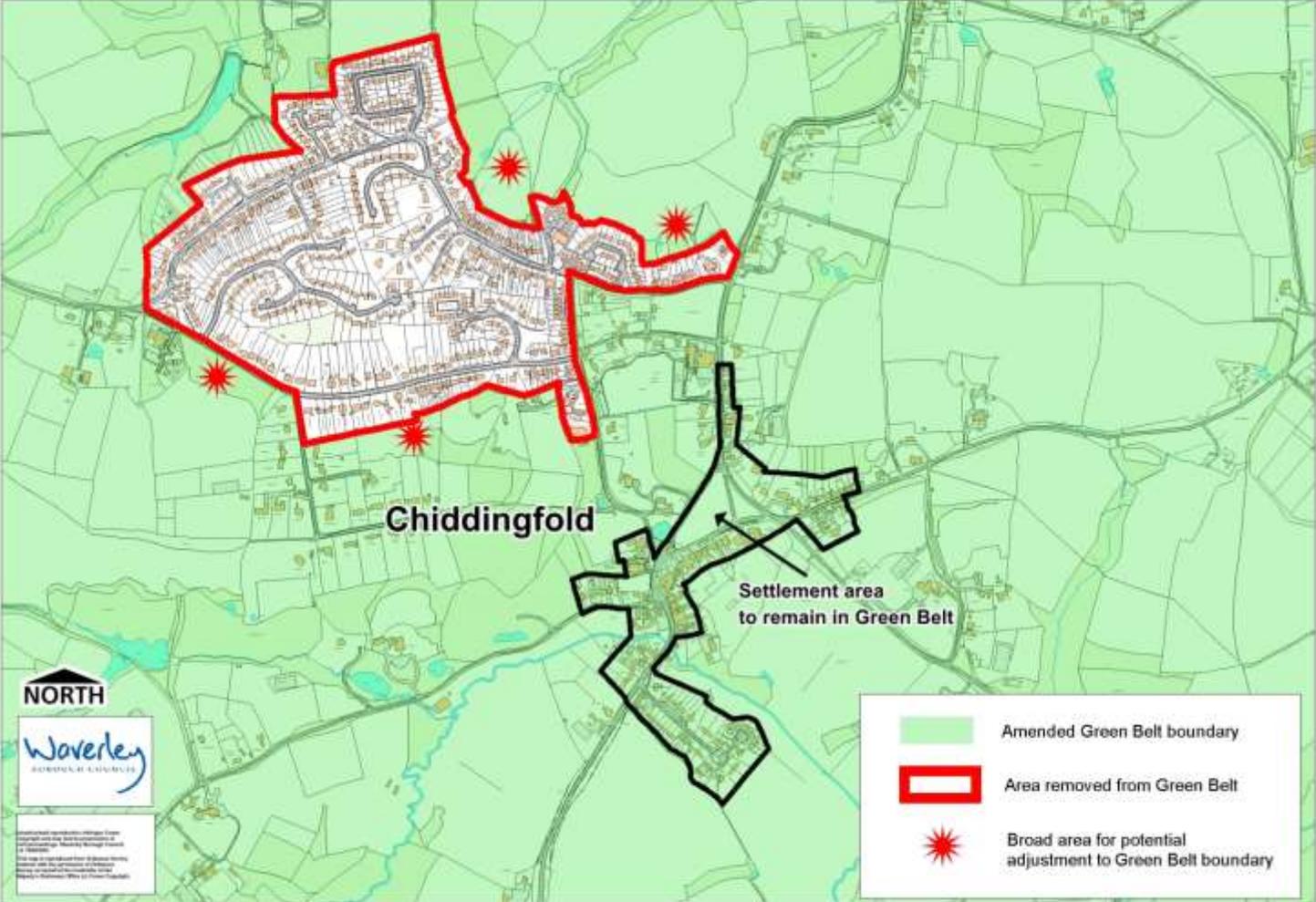
Schedule of Proposed Main Modifications to Local Plan Part 1

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



Schedule of Proposed Main Modifications to Local Plan Part 1

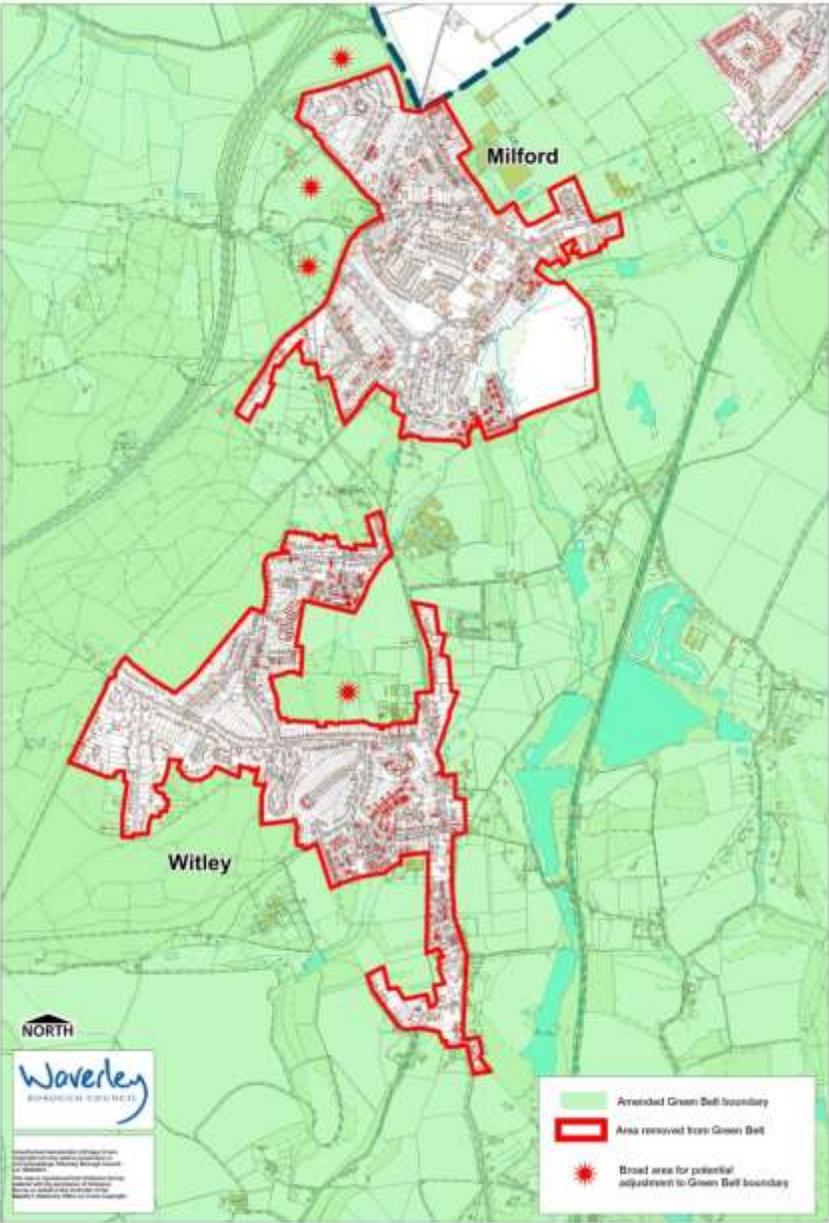
Plan 3. Removal of land within Chiddingfold from Green Belt





Schedule of Proposed Main Modifications to Local Plan Part 1

Plan 5. Removal of land within Milford and Witley from Green Belt



## Schedule of Proposed Main Modifications to Local Plan Part 1

**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	120 480	230 470	0
SS2	Green Lane, Badshot Lea, Farnham	105 400	0	105 400	105 400	0	0
SS3	Woolmead, Farnham	100	96 45	4 55	0 55	4 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 <sup>1</sup> 340	85 75	180 265	0
SS6	Land opposite Milford Golf Club Course, Milford	180	0	180	100 480	80 0	0
SS7	Dunsfold Aerodrome	2600	0	2,600	273 430	1,285 4470	1,042 4300
SS8	Woodside Park, Godalming	100	0	100 <sup>2</sup>	100	0	0
		<b>4,450 4,445</b>	<b>745 649</b>	<b>3,705 3,826</b>	<b>884 935</b>	<b>1,779 1,592</b>	<b>1,042 4300</b>

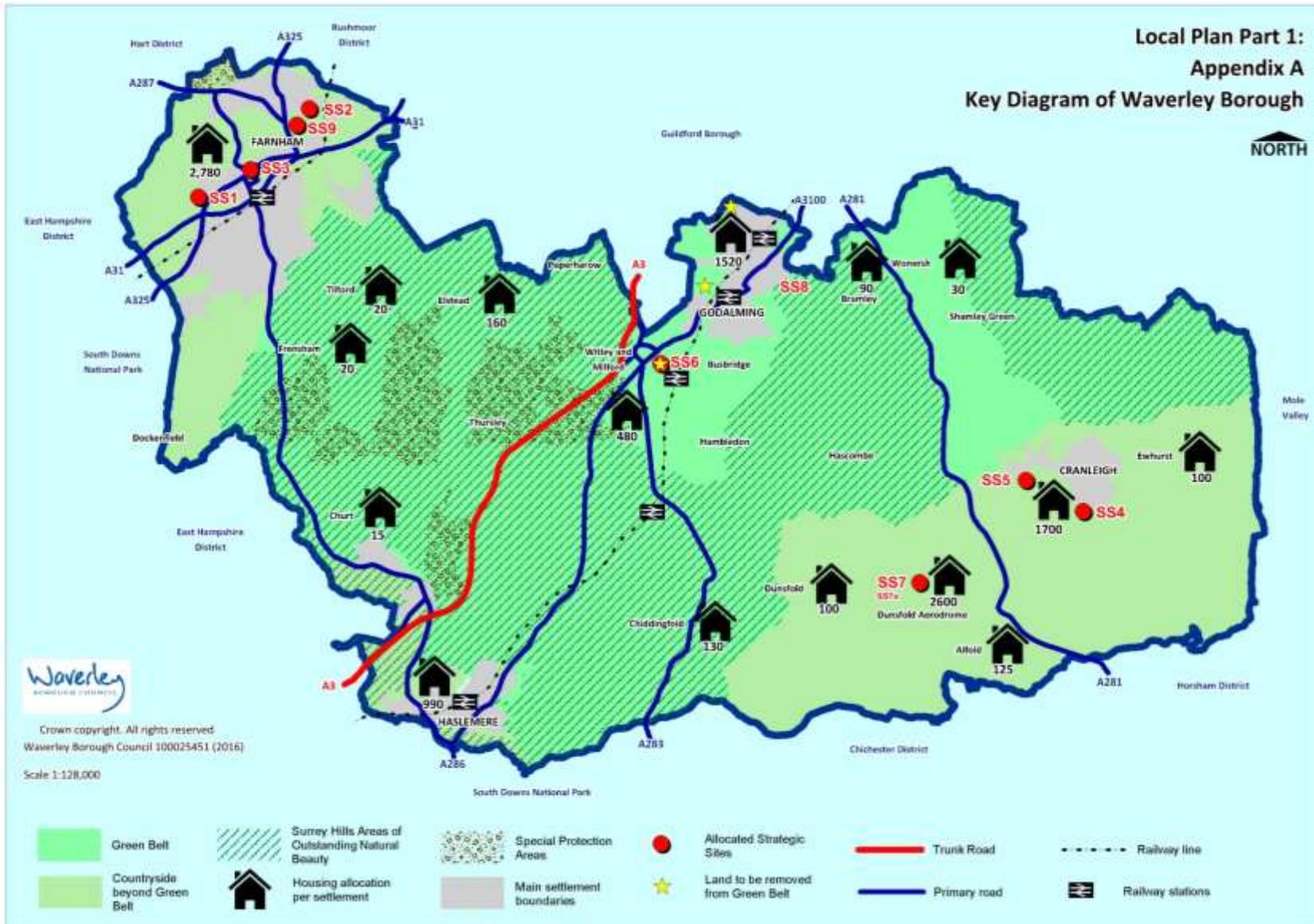
New footnotes:

1. Resolution to permit 265 dwellings issued on 15/03/17 (WA/2016/2207).
2. Resolution to permit 100 dwellings issued on 28/02/17 (WA/2016/1418).

**Schedule of Proposed Main Modifications to Local Plan Part 1**

**Appendix A – Key Diagram of Waverley Borough**

Schedule of Proposed Main Modifications to Local Plan Part 1



Appendix C – Housing Trajectory 2013-2032

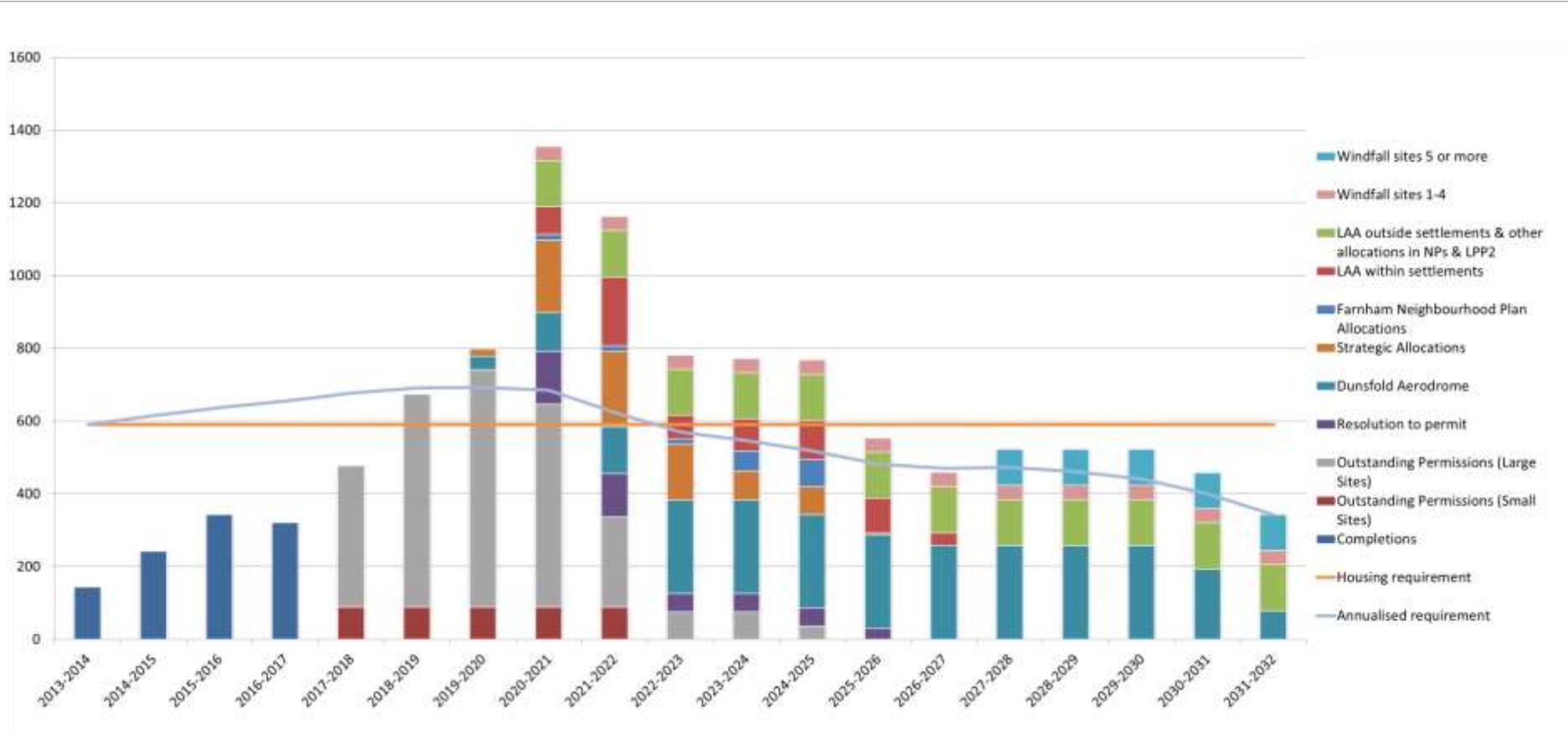
## Schedule of Proposed Main Modifications to Local Plan Part 1

TOTALS Source of supply:	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	Totals
Completions	143	242	342	321																1,048
Outstanding Permissions (Small Sites)					87.4	87.4	87.4	87.4	87.4											437
Outstanding Permissions (Large Sites)					390	586	653	559	248	75	75	36								2,622
Resolution to permit					0	0	0	145	120	50	50	50	30							445
Dunsfold Aerodrome							37	107	129	257	257	257	257	257	257	257	257	193	78	2,600
Strategic Allocations							20	199	207	154	80	75	5							740
Farnham Neighbourhood Plan Allocations								15	15	15	55	75								175
LAA within settlements								76	189	64	89	108	95	35						656
LAA outside settlements & other allocations in NPs & LPP2								127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	1,525
Windfall sites 1-4								39	39	39	39	39	39	39	39	39	39	39	39	468
Windfall sites 5 or more															98.8	98.8	98.8	98.8	98.8	494
Total Supply	143	242	342	321	477.4	673.4	797.4	1,354.5	1,161.5	781.1	772.1	767.1	553.1	458.1	521.9	521.9	521.9	457.9	342.9	11,210

	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032
Year	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Cumulative supply	143	385	727	1048	1525	2199	2996	4351	5512	6293	7065	7833	8386	8844	9366	9888	10409	10867	11,210
Housing requirement	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590
Cumulative requirement	590	1180	1170	2360	2950	3540	4130	4270	5310	5900	6490	7080	7670	8260	8850	9440	10030	10620	11210
Residual	11067	10825	10483	10162	9685	9011	8214	6859	5698	4917	4145	3378	2824	2366	1844	1323	801	343	0
Annualised requirement	590	615	637	655	677	692	693	684	624	570	546	518	483	471	473	461	441	400	343
Shortfall from start of plan period	447	795	1043	1312	1425	1341	1134	369	-202	-393	-575	-753	-716	-584	-516	-448	-379	-247	
Annual shortfall/surplus	-447	-348	-248	-296	-113	83	207	765	572	191	182	177	-37	-132	-68	-68	-68	-132	
Cumulative shortfall/surplus	-447	-795	-1043	-1312	-1425	-1341	-1134	-369	202	393	575	753	716	584	516	448	379	247	
Base 5 Year Requirement	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950					
With shortfall/surplus	3,397	3,745	3,993	4,262	4,375	4,291	4,084	3,319	2,748	2,557	2,375	2,198	2,234	2,366					
With 5% buffer	3,567	3,932	4,193	4,475	4,593	4,506	4,288	3,485	2,885	2,685	2,493	2,307	2,346	2,458					
Adjusted annual requirement (5 year)	713	786	839	895	919	901	858	697	577	537	499	461	469	497					
5 Year supply	2,056	2,611	3,624	4,464	4,768	4,867	4,836	4,035	3,332	3,072	2,822	2,577	2,482	2,367					
Years Supply	2.9	3.3	4.3	5.0	5.2	5.4	5.6	5.8	5.8	5.7	5.7	5.6	5.3	4.8					

Housing Trajectory (base date 1 April 2016 2017)

**Schedule of Proposed Main Modifications to Local Plan Part 1**



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

## Schedule of Proposed Main Modifications to Local Plan Part 1

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
<b>Main settlements</b>									
Farnham	300	981	280	1561	634	2195	8	577	<b>2780</b>
Godalming	364	558	246	1168		1168	58	294	<b>1520</b>
Haslemere	131	269	178	578		578	200	212	<b>990</b>
Cranleigh	73	1222	70	1365	101	1466	118	116	<b>1700</b>
<b>Large Villages</b>									
Bramley	9	57		66		66		24	<b>90</b>
Elstead	12	81		93		93		67	<b>160</b>
Milford/Witley	19	46		65	180	245	22	213	<b>480</b>
Chiddingfold	8	11		19		19		111	<b>130</b>
<b>Small Villages</b>									
Alfold	11	73		84		84		41	<b>125</b>
Churt	5	11		16		16			<b>15</b>
Dunsfold		49		49		49		51	<b>100</b>
Ewhurst	4	36		40		40		60	<b>100</b>
Frensham	8	13		21		21		-1	<b>20</b>
Tilford	2	14		16		16		4	<b>20</b>
Wonersh & Shamley Green	9	19		28		28		2	<b>30</b>
Other Villages	93	64		157		157		3	<b>160</b>
Village windfalls			188	188		188		2	<b>190</b>
<b>Dunsfold Aerodrome</b>					2600	2600			<b>2600</b>
<b>Totals</b>	<b>1048</b>	<b>3504</b>	<b>962</b>	<b>5514</b>	<b>3515</b>	<b>9029</b>	<b>406</b>	<b>1775</b>	<b>11210</b>

Schedule of Proposed Main Modifications to Local Plan Part 1

Appendix E – Changes to Green Belt boundary: Removal of Milford and Witley within current Rural Settlement boundary and land opposite Milford Golf Course.

