



Waverley Borough Local Plan Part 1: Strategic Policies and Sites

Schedule of Minor Non-Material Modifications

For information only

February 2018

Introduction

Waverley Borough Council submitted its Local Plan Part 1: Strategic Policies and Sites for Examination in December 2016. Following the Examination Hearings (which took place in June/July 2017) the Council prepared some Main Modifications to the Plan for public consultation. Main Modifications are changes, additions or deletions to make the plan 'sound', and were prepared in liaison with the Planning Inspector who conducted the Examination.

Alongside the Main Modifications, the Council has produced this schedule of Minor Non-Material Modifications. These are published for information only as they do not affect the soundness of the Plan.

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 Minor Non-Material Modifications to Local Plan Part 1

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
Front page		Update cover of Plan as necessary, e.g. adoption date.	Update	Waverley BC
Page 1-1	1.2	Amend seventh sentence to read: 'Local Plan Part 2, which is to follow, will contain development management policies, and site allocations and land designations.'	Grammar	Waverley BC
Page 1-3	1.16	Change final sentence to read: 'It is responsible for preparing a Minerals and Waste Plan whose site allocations and safeguarding areas are required to be shown on the Borough Council's Adopted Policies Proposals Map.'	Minor wording change needed as a correction	Waverley BC
Page 1-4	Section title	Change title to read 'Local Economic Partnerships'	Factual correction	Waverley BC
	New paragraph 1.21	Local Nature Partnerships (LNPs) 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)
Page 1-4	Para 1.21	Re-number to become para 1.22.	As a consequence of above.	
Page 1-4	Para 1.22 (formerly 1.21)	Amend second and third sentence to read: 'The ways in which each policy will be delivered are set out under each policy in a delivery and monitoring box. Chapter 19 deals with monitoring and implementation and Appendix F E sets out the Monitoring Framework.'		Waverley BC
Page 2-1	Para 2.1	Amend to read: 'Waverley Borough has a population of 121,272 ¹ and is located in the south west corner of Surrey. It is predominantly rural and extends to around 345 sq kms (133 square miles).'	Typo/Consistency	Waverley BC
Page 2-1	Para 2.3	Amend to read: 'It has a historic core, and Nairn and Pevsner referred to the quality of both Castle Street and West Street as "superb Georgian set-pieces" in their his book Buildings of England:	Accuracy	Waverley BC

¹ Population Density: Census 2011 (Table QS102EW)

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		Surrey (1962).’		
Page 2-2	Para 2.4	Amend second sentence to read: ‘Each has an historic core...’	Grammar	Waverley BC
Page 2-4	Para 2.9	Amend second sentence to read: ‘Historically there have been capacity issues at some of these schools and in Farnham there is continuing pressure on secondary school places.’	Clarity	Waverley BC
Page 2-4	Para 2.10	Amend to read ‘There is are also a large number of private schools spread across the area.’	Grammar correction	Waverley BC
Page 2-5	Para 2.13	Amend to read: ‘There are also three Special Protection Areas (SPAs) designated under the European Birds Directive as being of importance for their populations of the woodlark, nightjar and Dartford warbler.; These are the Thursley, Hankley...’	Grammar	Waverley BC
Page 2-5	Para 2.18	Amend second sentence to read: ‘ In addition, there are 23 Scheduled Ancient Monuments in the Borough, together with 39 44 County defined Sites of Archaeological Importance. ’	Factual correction	Waverley BC (information provided by Surrey CC)
Page 2-8	Para 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
Page 2-9	Para 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)
Page 2-9	Para 2.37	Amend first sentence to read: ‘Recreation facilities include the Council’s own sports centres which include a swimming pool, in each of the four main settlements...’	Grammar	Waverley BC
Page 2-10	Para 2.40	Insert new line after ‘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	Haslemere Society (Comment ID 884)

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			Strategy, but had not been included in the new Local Plan.	
Page 3-1	Para 3.1	Amend to: 'The Local Plan looks forward to an end date of 2032. The Local Plan looks forward 15 years from the anticipated date of adopted. The end date is therefore 2032.'	Update	Waverley BC
Page 3-1	Para 3.2 Bullet point 5	New penultimate sentence to read: 'Support will also be given, where necessary, to the retention of existing facilities and the provision of new facilities that provide for the leisure, recreation, health and cultural needs of the community.'	A fuller description of the needs of a community recognizing the importance of health.	Guildford and Waverley Clinical Commissioning Group, (1398)
Page 3-1	Para 3.2 Bullet point 5	New final sentence to read: 'A new Cultural Strategy for 2016-2026 is expected to be adopted in 2017.'	To include reference to additional key WBC strategy.	(Farnham Theatre Association, 1095)
Page 3-1	Para 3.2 Bullet point 5	Further update to above: 'A new Cultural Strategy for 2016-2026 has been is expected to be adopted in 2017.'	Factual update	Waverley BC
Page 3-1	Para 3.2 Bullet point 9	Amend final sentence: 'In local and village centres, shops that meet local needs will have been supported.'	Grammar	Waverley BC
Page 3-2	Para 3.2 Bullet point 12	Add to 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 for '.	Accuracy	(Surrey Wildlife Trust, 940); (Surrey Nature Partnership, 1002)
Page 4-1	Objective 9	Split Objective into two as follows: '9. To provide appropriate protection to the hierarchy of national and local landscape designations in Waverley, including the Surrey Hills Area of Outstanding Natural Beauty. 10. To deliver a balance of housing and employment growth that takes account of both the need for additional housing and the need to maintain Waverley's economic prosperity.' Re-number remaining objectives accordingly.	Clarity	Internal

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Page 4-2	Objective 12 (now 13)	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	Objective 16 (now 17)	'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]
Page 5-3	Para 5.10	Add in text as follows: (including villages like Alfold (including Alfold Crossways) and Ewhurst).	In line with Settlement Hierarchy	Cove Construction [559] & [563]
Page 5-3	New para 5.13	'In relation to meeting the needs for housing and employment development, the Council has worked closely with Guildford and Woking Borough Councils, as all three authorities are in the same Housing Market Area (HMA) and Functional Economic Market Area (FEMA). More information on these matters is given in Chapters 6 and 10 respectively.'	Clarity	WBC change
		Renumbering of subsequent paragraphs in chapter 5.	Clarity	WBC change
Page 5-5	Para 5.18 (formerly 5.17)	'Amend to read: ' Churt, Dunsfold, Ewhurst, Frensham, Tilford, Shamley Green, and Wonersh '	Grammar	Waverley BC
Page 5-5	Para 5.19 (formerly 5.18)	Change second sentence to read: 'It is intended that these village boundaries will be reviewed as part of Local Plan Part 2 or in Neighbourhood Plans '.	Accuracy/clarification.	WBC change
Page 5-6	Para 5.22 (formerly 5.21)	Insert a new fourth 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]
Page 5-6	Para 5.23 (formerly 5.22)	Amend first sentence to read: 'The Council has commissioned evidence on the likely traffic impacts and necessary highway improvements required of different scenarios for development...'	To address issues arising from the Examination hearings	Examination hearings

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		Delete second and third sentences: ' The evidence to date indicates that there is potential to provide appropriate mitigation on the highway network, although more work needs to be done on this. Development of the site is subject to these matters being satisfactorily resolved through the relevant planning applications '.		
Page 5-6	Para 5.24 (formerly 5.23)	Add at end of paragraph: ' 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]
Page 5-7	Policy SP2	Amend point 4 to read: 'allow limited levels of development in/around other villages (Alfold, Churt, Dunsfold, Ewhurst, Frensham, Tilford, Shamley Green, and Wonersh)...'	Grammar	Waverley BC
Page 5-7	Delivery	Amend first bullet to read: ' Local Plan Part 2: Site Allocations and Development Management Policies '	Consistency	Waverley BC
Page 6-2	Para 6.6	The penultimate sentence should read "...West Surrey housing market areas area ..."	Typo	Waverley BC
Page 6-2	Para 6.6	The clarity of the paragraph could be improved if the final sentence were re-worded to say: "Meeting half of this unmet need results in an additional 83 new dwellings a year from 2013 to 2032 for Waverley. "	Clarity	Waverley BC
Page 6-2	Para 6.11	Amend to read: 'The trajectory has taken into account evidence on the delivery of housing including where relevant information provided by site promoters. To ensure that it is realistic...'	Typo/Clarity	Waverley BC
Page 6-3	Para 6.12	Delete final sentence of paragraph. More details on how the windfall estimate is calculated and the	Not necessary to refer to this in the Plan. Consistency as other	Internal

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		justification for its inclusion can be found in the Housing Implementation Strategy	Topic Papers have not been referred to.	
Page 6-4	Para 6.13	Amend penultimate sentence to read: '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, such that development must be directed away from certain parts of the Borough.	Recognises that infrastructure issues (transport, water quality) are significant.	DWL Associates [1311]
Page 6-5	Para 6.23	Amend paragraph as follows: In some villages (such as Alfold, Milford and Witley), more sites were put forward for development and assessed as suitable than the number of homes considered to be appropriate and sustainable, given the level of services and facilities in the settlement. In such cases, the allocation has been capped, thus providing a choice of sites in a future neighbourhood plan or in Local Plan Part 2.	For clarity and consistency	Internal
Page 6-6	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].
Page 7-1	Para 7.3	Amend final sentence: 'To make the required savings needed from the review, a number of changes to local bus services have been proposed, but none affects Waverley.'	Typo	Waverley BC
Page 7-3	Para 7.14	Amend text in second parentheses (due to the effect of the proposed development...)	Typo	Waverley BC
Page 7-4	Para 7.20	Amend second sentence to read 'regarding the roads in Waverley,' Amend penultimate sentence 'This applied for to development planned...'	Typo	Waverley BC
Page 7-4	Para 7.21	Amend paragraph to read: '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	Guildford Borough Council has received updated information from Highways England on the likely earliest construction commencement for this scheme.	Highways England

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		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.'		
Page 7-6	Footnote	Replace web link in footnote with document name and source: ² www.waverley.gov.uk/downloads/file/4945/Updating_and_screening_assessment_2015 Air Quality Review and Assessment: Updating and Screening Assessment 2015: Waverley Borough Council (May 2015)	Consistency	WBC change
Page 8-1	Para 8.2	Delete paragraph and replace with: ' Community facilities include services such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship ¹ . These will need to adapt to serve the changing needs of a growing and ageing population in Waverley. Sustainable development aims to support strong, vibrant and healthy communities with accessible local services that reflect the community's needs and support its well-being ² To achieve this, the right community facilities and other local services must be planned to enhance the sustainability of communities and meet local needs ³ . ' Footnotes are ² NPPF para 7, and ³ NPPF para 70 respectively.	Wording improvements	WBC change
Page 8-1	Para 8.3	Add following footnote after the words Community Facilities in the paragraph, In line with the NPPF para 70, Community facilities include services such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.	Wording improvements	WBC change
Page 8-2	Para 8.6	Amend last sentence to read: 'The Charging Schedule is expected to be adopted in 2018 2017.'	Factual update	Waverley BC
Page 8-2	Para 8.7	Amend second sentence to read: This will be able to enable the Council to direct CIL funds.	Wording improvements	WBC change
Page 8-2	Para. 8.8	Amend second line of paragraph to read: 'proportion of the CIL charge may would need to be set aside ('top-sliced') to provide	To be consistent with wording in Policy ICS1(2)	Natural England

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Page 8.2	Para 8.8	Amend fourth line of paragraph to read: 'impact of new development on the habitats of the Thames Basin Heaths...'	Accuracy	WBC change
Page 8-3	Para 8.10	Delete the first two sentences of the paragraph Sustainable development aims to support strong, vibrant and healthy communities with accessible local services that reflect the community's needs and support its well being. To achieve this, the right community facilities and other local services must be planned to enhance the sustainability of communities and meet local needs.	Wording improvements	WBC change
Page 8-3	Para 8.11	Amend final sentence to read: '... It The IDP and its schedule include...'	Clarity	WBC change
Page 8-3	Para 8.13	Amend first and second sentences: In most cases, the provision of infrastructure services do not line up does not align with the Borough's administrative boundary. Under the duty to Co-operate...'	Wording improvement	WBC change
Page 8-3	Para 8.13	Amend second sentence to read: '... the Council has assessed cross-boundary issues. Particularly important in that respect are the impacts of proposed ' Green Town eco-town ' at Whitehill-Bordon and the Aldershot Urban Extension...'	Consistency	Waverley BC
Page 8-4	Para 8.15	Re-word paragraph 8.15 as follows: '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 managed and designed to best meet society's demands of its environment, underpinning quality of life issues but also supporting biodiversity support biodiversity and wider quality of life issues . It can will also play a role be central in climate change adaptation by... and create wildlife corridors for the migration of species.'	Clarity and accuracy	Surrey Wildlife Trust
Page 8-4	Para 8.16	Amend paragraph to read: 'With regard to water resources, water quality and flood risk, the Environment Agency is preparing some has published Water Cycle Study (WCS guidance). Such studies can be used to ensure that the proposed growth can be delivered within environmental limits and that the required infrastructure can be delivered in a timely manner. The Council has produced a high-level Water Cycle Study and a separate Water Quality Assessment, and will continue to gather	Accuracy	WBC change

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		and assess evidence on these issues as part of its Infrastructure Delivery Plan and to decide and will consider whether further information is required, particularly in deciding relevant planning applications.'		
Page 8-4	Para 8.16	Amend wording (in addition to above): 'With regard to water resources, water quality and flood risk, the Environment Agency has published Water Cycle Study (WCS guidance). Such studies can be used to ensure that the proposed growth can be delivered within environmental limits and that the required infrastructure can be delivered in a timely manner. The Council has produced a high-level Water Cycle Study and a separate Water Quality Assessment which confirms that housing growth is not the limiting factor that will prevent achievement of Water Framework Directive obligations. The Council continue to gather and assess evidence on these issues as part of its Infrastructure Delivery Plan and to decide relevant planning applications.'	Factual update following updated evidence	Waverley BC
Page 8-5	Policy ICS1	Amend bullet point 1 to read: 'Infrastructure considered necessary to support new development must be provided either on- or off-site either as a requirement of planning conditions or by the payment of financial contributions through planning obligations, and/or the Community Infrastructure Levy.'	To add that planning condition may be required	Southern Water
Page 8-5	Policy ICS1	Amend bullet point 2 to read: '...the provision of SANG will be prioritised as items of essential Green Infrastructure to avoid...'	Clarity and accuracy	Surrey Wildlife Trust
Page 9-1	Footnote ⁶ in para 9.3	Delete National Planning Policy Framework 2012 and replace with NPPF para 50	Consistency	WBC change
Page 9-2	Footnote ⁷ in para 9.3	Delete National Planning Policy Framework 2012 and replace with 'NPPF paras 173 and 174'	Consistency	WBC change
Page 9-2	Para 9.4	Amend penultimate sentence to read: 'This has resulted in a high proportion of workers residents commuting from outside of the Borough to do these jobs.'	Wording improvement	WBC change
Page 9-3	Para 9.9	Amend last sentence to read: ' The projected supply of affordable housing would be greater (and the identified affordable housing need	Clarity	WBC change

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		would be lower) if greater public resources had been devoted to delivering affordable housing and more had been built over the last decade, or no properties had been lost through right-to-buy sales.'		
Page 9-4	Para 9.13 Footnote ¹³	Replace footnote 13 with. ¹³ Three Dragons and Troy Planning for Waverley Borough Council Waverley Viability Study 2017, Three Dragons and Troy Planning and Design	Factual update - new footnote reference required	WBC change
Page 9-4	Footnote ¹⁴ in para 9.14	Insert NPPF before para 50	Consistency	WBC change
Page 9-8	Footnote ¹⁹ in Policy AHN1	Replace wording with: 'Paragraph NPPF para 50 '	Consistency	WBC change
Page 9-11 to 9-12	Evidence	Remove heading and bulleted points Evidence <ul style="list-style-type: none"> • The West Surrey Strategic Housing Market Assessment 2015 • CLG: Lifetime Homes, Lifetime Neighbourhoods — A National Strategy for Housing in an Ageing Society • Affordable Housing Viability Study 2016 (Three Dragons Consulting, 2016) Waverley Borough Council Housing Needs Register	Consistency	WBC change
Page 9-12	Para 9.46	Amend first sentence to read: "...there are currently sixteen authorised sites and two unauthorised site for Gypsies and Travellers. There are also two authorised and two unauthorised sites for Travelling Showpeople"	Factual update	WBC change
Page 9-12	Footnote ²² in para 9.47	Replace footnote to read: <ul style="list-style-type: none"> • ' Update Report on the Waverley TAA April 2016 Waverley Gypsy and Traveller Accommodation 	Factual Update/ Consistency	WBC change

Assessment June 2017'				
Page 9-12	Para 9.47	<p>Replace paragraph 9.47 with: A Traveller Accommodation Assessment (TAA) was published in June 2017. The TAA identifies a need for 27 additional pitches for Gypsies and Travellers and two Travelling Showpeople plots between 2017 and 2032. Part 2 of the Local Plan will identify and allocate sites required to meet these needs.</p> <p>A Traveller Accommodation Assessment (TAA) was carried out in 2014 using a common methodology agreed by all Surrey local planning authorities. The TAA and an update to that report in 2016² identifies a need for 11 additional pitches for Gypsies and Travellers and three Travelling Showpeople plots between 2012-2017. Using a compound growth rate of 3% there is a further requirement for 39 pitches for Gypsies and Travellers and three Travelling Showpeople plots from 2017 to 2027.</p>	Factual update / additional wording	WBC change
Page 9-12 to 9-13	Para 9.48	<p>Replace paragraph with a new paragraph as follows...</p> <p>The 2014 TAA and the 2016 Update reports were undertaken using the definition in planning policy for Traveller Sites at the time, namely, “persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people as such”. However, since the work and the update were commissioned the definition of a traveller in the PPTS³ has been amended so that persons who have ceased to travel permanently are no longer defined as a Gypsy or Traveller. In the light of the changed definition, the Council will be reviewing the methodology for the TAA and gathering new evidence of need that will provide an update. The Council is already undertaking preparatory work for a new TAA. The intention is that once this new evidence of needs is complete, Part 2 of Local Plan will identify and allocate sites required to meet these needs.</p>	Factual update / Additional wording	WBC change
		<p>² Update Report on the Waverley TAA April 2016</p>		

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		The 2017 TAA study provides an assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Waverley. As well as providing an update to previous TAAs, another key reason for completing the study was the publication of a revised version of the PPTS in August 2015. This included a change to the definition of Travellers for planning purposes. The key change that was made was the removal of the term “persons...who have ceased to travel permanently”, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a TAA.		
Page 9-13	Para 9.49	Remove the word ‘ therefore ’ in the first sentence.	Consistency	WBC change
Page 9-13	Para 9.49	Amend first sentence to read: ‘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)
Page 9-13	Policy AHN4	In first set of bullet points, fourth bullet should read ‘categories’ not ‘catagories’.	Typo	WBC
Page 9-14	Policy AHN4	Additional paragraph to read:: ‘Traveller sites in the Green Belt will not be supported, except in very special circumstances. Rural Exception Sites solely for affordable Gypsy, Travellers and Travelling 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 traveler sites.	(Surrey Gypsy and Traveller Communities Forum, 881)
Page 10-1	Para 10.1	Replace Local Economic Partnership with Local Enterprise Partnerships	Minor wording change needed as a correction	(Enterprise M3 LEP, 869)
Page 10-1	Para 10.6	Replace Local Economic Partnership with Local Enterprise Partnership	Minor wording change needed as a correction	(Enterprise M3

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				LEP, 869)
Page 10-4	Para 10.18	Amend first sentence: ' Table 10.1 below-summarises the evidence in the ELR....' Amend penultimate sentence to read: 'It also shows the balance of demand and supply following an assessment of the Borough's 150 major employment sites to establish if there is any land in existing employment use that could potentially be suitable for redevelopment or intensification in the short term, medium term and long term longterm. '	Consistency	WBC
Page 10-5	Para 10.19	Amend first sentence: ' As Table above 10.1 demonstrates, the surplus in B1c/B2 and B8....'	Consistency	WBC
Page 10-9	Para 10.33	The third bullet point should read: 'The prices at which the land and buildings have been marketed during this period which should reflect that obtained for similar property is in the locality;'	Typo	WBC
Page 11-2	Para 11.12	Change second sentence to: 'These are the type of uses that encourage people to visit and stay in town centres and increase expenditure in physical shopping.'	Typo	WBC
Page 11-3	Para 11.13	The amount and type of floorspace needed to ensure the continued vitality of Farnham, Godalming, Haslemere and Cranleigh was considered in a 2013 update to the Town Centre Retail Study .	Typo/Accuracy	WBC
Page 11-4	Para 11.19	Amend second sentence as follows: "Farnham Town Council is in the process of preparing a has an adopted neighbourhood plan which may contain contains policies for its town centre."	Factual update	WBC
Page 11-4	Para 11.22	Change ' within the Plan period up to '	Accuracy	WBC
Page 11-5	Para 11.26	Change ' within the period up to '	Accuracy	WBC
Page 11-9	Para 11.37	Change last bullet to: ' Making Make provision for an increase...'	Typo	WBC
Page 11-10	Para 11.42	Remove first bullet point. Amend last bullet point to read: ...community value of Exiting existing services and facilities....	Typo	WBC change
Page 11-10	Policy TCS3	Insert new sentence at the beginning of policy to read: ' The Council will support the provision of small-scale local	Clarity	Thakeham Homes

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		facilities to meet local needs. Where planning permission...'		(Comment ID 927)
Page 12-1	Para 12.3	Amend: Waverley Cultural Strategy, 2016 – 2026 (adoption expected in June 2016)	Factual update	WBC
Page 12-2	Para 12.7	Amend first sentence to: 'Leisure centres in the district are located in Farnham, Haslemere (The Herons and the Edge), Godalming and Cranleigh Leisure Centres.'	Typo	WBC
Page 12-2	Para 12.9	Insert new sentence: ' ...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)
Page 12-3	Para 12.12	Amend para to read: Detailed criteria for Guidance to assist in designating....	Clarity	Godalming Town Council (Comment ID 1145)
Page 12-7	12.25	Amend to: 'A Borough-wide audit of cultural assets has taken is taking place as part of the new Waverley Cultural Strategy. This included s mapping the facilities, identifying deficiencies and was adopted in July April 2016.'	Factual update	WBC
Page 12-7	Policy LRC1	Change to the wording of the second underlined heading should read: "2. New open Space space ..."	Typo	WBC
Page12-9	Delivery	Amend bullet point 2 to read: '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)
Para 13-1	Para 13.1	Amend wording to read: 'Waverley has some of the most attractive and unspoilt countryside in Surrey. This high quality environment is one of the Borough's	To improve readability	Surrey Wildlife Trust Comment ID 951

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		greatest assets and makes a significant contribution to giving Waverley its distinctive character, This character, formed over many hundreds several hundreds of years through the activity...'		
Page 13-1	Para 13.4	Amend the fourth sentence to read 'When considering non-strategic additional site allocations in Part 2 of the Local Plan...'	Consistency/accuracy	WBC
Page 13-1	Para13.5	Amend second sentence: ' Areas of ancient woodland, particularly under two 2 hectares ...'	Consistency	WBC
Page 13-2	Policy RE1	Amend: 'Within areas shown as Countryside beyond the Green Belt on the Adopted Policies Map Proposals Map'	Minor wording change needed as a correction	WBC
Page 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)
Page 13-3	Para 13.11	Amend final sentence to read: 'It is broadly in support of what is suggested in terms of land to be removed from the Green Belt , and proposes to make the following changes to the Green Belt.'	For clarity	Examination Hearings
Page 13-6	Para 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)
	Para 13.35	Update last sentence: However, the landscape character of the countryside outside the AONB will be protected though criteria based policies and local designations in Part 2 of the Local Plan: Site Allocations and Development Management Policies Non Strategic Policies and Site allocations , where evidence demonstrates that this would be appropriate.	Consistency/accuracy	WBC
Page 13-15	Policy RE2	Amend to: 'The Metropolitan Green Belt as shown on the adopted Local Plan Adopted Policies Map Proposals Map '.	Minor wording change needed as a correction	WBC
Page 13-15	Policy RE2	Amend second paragraph of policy to read: 'Certain forms of development are not considered to be inappropriate	To improve readability.	Twist Homes (ID Comment

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		appropriate in the Green Belt.’		327)
Page 13-16	Footnote ²	Delete National Planning Policy Framework 2012 and replace with NPPF paras 113 and 115	Consistency	WBC change
Page 13-16	Para 13.32 (now 13.29)	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)
Page 13-18	Para 13.40 (now 13.37)	Should be sWaverley Borough set against....	Typo	Waverley BC
Page 13-22	Policy RE3	Policy should have the numbering reinstated to the first three headings i.e. i. Surrey Hills Area of Outstanding Natural Beauty ii. The Area of Great Landscape Value iii. The Farnham/Aldershot Strategic Gap iii should refer to Policy RE1 as Countryside beyond the Green Belt, and not ‘Non Green Belt Countryside’ as currently referred to.	Minor wording changes for clarity. Minor wording changes for accuracy.	WBC
Page 14-1	14.4	Amend third sentence as follows: ‘There are also large parts of south Farnham that are within the developed area, but that have a distinctive semi-rural character and Farnham Neighbourhood Plan policy FNP8 Local Plan saved policy BE3 is in place to protect their character’.	Factual update. Local Plan policy BE3 has been replaced by FNP8, and is not now being saved.	WBC
Page 15-1	Para 15.1	Amend first sentence: ...with some 1,741 over 1700 listed structures,	Number is already out of date and will probably change again before adoption	WBC
Page 15-1	Para 15.1	Amend: ‘There are also thirty 30 Scheduled Monuments within the Borough...’	Grammar/consistency	WBC
Page 15.1	Para 15.1	Amend second sentence: ... eight nine Registered Parks and Gardens	Number is out of date but is not likely to change before adoption	WBC
Page 15-1	Para 15.4	Amend to read:	For clarity	WBC

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		As of 19th July 2016 Conservation Area Appraisals have been undertaken....		
Page 15-1	Para 15.4	Amend forth bullet point: 'Cranleigh (2016)'	Consistency	WBC
Page 15-1	Para 15.4	Add ' Haslemere ' in the bullet point list.	No mention of the Haslemere town centre Conservation Area Appraisal which was adopted by WBC on 14 th October 2014.	Individual
Page 15-2	Policy HA1	First sentence of policy to read "The Council will ensure that the significance of the heritage assets within the Borough are conserved and or enhanced..."	Minor wording change for consistency with legislation.	WBC
Page 15-3	Delivery	Amend bullet point 6 to read: 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 (ID 25)
Page 16-1	Para 16.2	Delete from final sentence: which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.	Accuracy	WBC change
Page 16-1	Para 16.4	Amend second sentence: '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. ' Amend fifth sentence: '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.'	Minor wording changes for clarity.	Surrey Wildlife Trust (956)

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Page 16-1	Para 16.5	Amend first sentence: '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. ' Amend last sentence: '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.'	Minor wording changes for clarity.	Surrey Wildlife Trust (956)
Page 16-3	Para 16.13	Amend last line to read: '...They are also important for their biodiversity, as intrinsic wildlife habitats and in connection of as part of interconnected 'green corridors'.	Minor wording changes for clarity.	Surrey Nature Partnership [1028]
Page 16-4	Para 16.16	Amend first sentence to read:: 'Canals and river corridors are examples of valuable 'wildlife corridors' or connections providing connections within and between a network of habitats across the Borough. Amend fifth sentence to read:: In addition, the wider network of smaller watercourses and tributarities needs to be acknowledged.	Minor wording changes for clarity.	Surrey Nature Partnership [1028]
Page 16-5	Para 16.17	Amend first sentence to read:: Waverley's landscape has a distinctive wooded character, with over 10,000 hectares of woodland,; 32% of the B orough.	Minor wording changes for grammar.	Surrey Nature Partnership [1028]
Page 16-5	Para 16.18	Amend: ' Along with local designations, these are listed above in Table 16.1.'	Consistency	WBC
Page 16-5	Footnote ⁴	Insert ' NPPF ' before para 109	Consistency	WBC change
Page 16-6	Para 16.22	Amend selected lines of bullet list: 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)
Page 16-6 to	Para 16.23	Amend second sentence to read:	Minor wording	Surrey Wildlife

16-7		<p>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.</p> <p>Amend bullet list: The following priority habitats are relevant to Waverley: Farmland Floodplain Grazing Marsh Heathland Meadows Open Water and Reedbeds Wetland Woodland Wood Pasture and Parkland Road Verge 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>	changes for accuracy.	Trust (963) and Surrey Nature Partnership (1029)
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Page 16-7	Para 16.24	Amend first sentence to read: '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.'	Minor wording changes for accuracy.	Surrey Wildlife Trust (963) and Surrey Nature Partnership (1029)
Page 16-8	Para 16.26	Add full stop at the end of the paragraph, after the footnote.	Accuracy	WBC change
Page 16-8	Policy NE1	Amend point (iii) to read 'Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR), Local Geological Sites and other Ancient Woodland, Ancient and Veteran Trees; or any other Priority habitats not identified within (ii) above.'	Addition of any other Priority habitats (NERC Act)	Surrey Wildlife Trust [966] Surrey Nature Partnership [1030]
Page 16-9	Policy NE1	Amend penultimate paragraph to read: '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]
Page 16-9	Policy NE2	Amend second paragraph to read: ' In addition to the measures mentioned in NE1 above , new development should make a positive contribution to biodiversity by creating or reinforcing habitat 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) RSPB (late rep)
Page 16-10	Para 16.28	Amend last sentence to read: Further advice should be sought from and agreed with Natural England.	Minor wording changes for clarity.	Natural England (893)
Page 16-10	Para 16.29	Amend third sentence to read: 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)
Page 16-10	Delivery	Amend second bullet point to read: Improvements to existing green infrastructure, incorporating	Minor wording changes for accuracy.	Surrey Wildlife Trust.

		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 and the Surrey Biodiversity Partnership.		
Page 16-10	Delivery	Add new bullet point to list 'Monitoring of housing delivered around the Wealden Heaths SPA'	Accuracy	RSPB (late rep)
Page 16-10 to 16-11	Para 16.30	Amend paragraph as follows: The formal revocation of the South East Plan in 2013 retained only two policies, one of which was Policy NRM6: the Thames Basin Heaths SPA. The Council's Thames Basin Heaths SPA Avoidance Strategy (2016 Review) provides guidance to developers on the level of avoidance measures that the Council expects to see incorporated within planning applications. In this instance, 'avoidance measures' means providing or contributing towards Suitable Alternative Natural Greenspace (SANG), and contributing towards a programme of strategic access management and monitoring (SAMM) of the SPA. The Thames Basin Heaths SPA Delivery Framework (2009) was produced by the TBH Joint Strategic Partnership Board (JSPB) on behalf of the member local authorities and other stakeholders. It was prepared as a non-statutory document within the context of the South East Plan and has an important bearing on the way in which the Council deals with applications that may have a significant effect on the SPA. It gives guidance to all the affected local authorities on how to deal with development proposals within the Zone of Influence. Its aim, objectives and key principles are to recommend – <ul style="list-style-type: none"> • a consistent approach to the protection of the SPA from the significant effects of residential development; • the type and extent of residential development that may 	To improve flow.	WBC Change

		<p>have a significant effect alone or in combination on the SPA; and</p> <ul style="list-style-type: none"> • key criteria for the delivery of avoidance measures. 		
Page 16-11	Para 16.31	<p>Amend para as follows: Waverley's only current SANG resource is the Council-owned facility at Farnham Park. The capacity of the Farnham Park SANG (number of dwellings) is calculated using the SPA Delivery Framework formula of 8 ha of SANG per 1000 new residents. This operates as a 'strategic' resource that is available to mitigate approved housing developments (including prior notifications) within 5 km of the SPA. The park's SANG capacity is a finite resource in terms of the numbers of new dwellings it can support. The remaining (unallocated) capacity is monitored continually and the latest position is reported to every meeting of the Council's Western Planning Committee.</p> <p>The Council's Thames Basin Heaths SPA Avoidance Strategy Review (2016) provides guidance to developers on the level of avoidance measures that the Council expects to see incorporated within planning applications. In this instance, 'avoidance measures' means providing or contributing towards Suitable Alternative Natural Greenspace (SANG), and contributing towards a programme of strategic access management and monitoring (SAMM) of the SPA. This Review was based on new information on visitor capacity which identified enhanced SANG capacity at Farnham Park sufficient to provide mitigation for at least 75% of the Farnham area's net housing requirement.</p>	To improve flow.	WBC Change
Page 16-11	Para 16.32	<p>Amend para as below: As at 1st April 2016, the remaining SANG capacity was sufficient to accommodate only a further 243 dwellings. The local plan strategy allocates 2,330 new homes for the Farnham area. Taking account of sites that already have planning permission and/or lie outside the SPA's 5 km 'Zone of Influence', a further 1,317 dwellings are expected to be provided between 2016 and 2032. The impact of this 'net' housing figure on the SPA will need the requisite amount of</p>	Accuracy	WBC Change

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		<p>SANG to be identified according to the TBH Delivery Framework formula (see 16.30 above). Depending on the average occupancy rates of new dwellings¹⁴ this would be between 20.2 and 24.5 ha of new SANG.</p> <p>Waverley's only current SANG resource is the Council-owned facility at Farnham Park. The capacity of the Farnham Park SANG (number of dwellings) is calculated using the SPA Delivery Framework formula of 8 ha of SANG per 1000 new residents. This operates as a 'strategic' resource that is available to mitigate approved housing developments (including prior notifications) within 5 km of the SPA. The park's SANG capacity is a finite resource in terms of the numbers of new dwellings it can support. The remaining (unallocated) capacity is monitored continually and the latest position is available on our website.</p>		
Page 16-12 to 16-13	Para 16.35	<p>The Thames Basin Heaths SPA Delivery Framework (2009) was produced by the TBH Joint Strategic Partnership Board (JSPB) on behalf of the member local authorities and other stakeholders. It was prepared as a non-statutory document within the context of the South East Plan and has an important bearing on the way in which the Council deals with applications that may have a significant effect on the SPA. It gives guidance to all the affected local authorities on how to deal with development proposals within the Zone of Influence. Its aim, objectives and key principles are to recommend.</p>	Accuracy	WBC Change
Page 17-1	Para 17.4	<p>Amend: 'The Government has set a target under the Climate Change Act 2008 to reduce CO₂ emissions by in 80% by 2050, with an interim target of 34% by 2020, both against a 1990 baseline.'</p>	Accuracy	WBC
Page 17-1	Para 17.4	<p>Amend last sentence to read: 'The first five three budgets were –'</p> <p>Add 'by 2020' to the end of third bullet point. Add two bullets points to the end of the list</p> <ul style="list-style-type: none"> • 2023-2027: 50% reduction below 1990 levels by 2025 • 2028-2032: 57% reduction below 1990 levels by 2030 	Accuracy	WBC change
Page 17-1 to 17-2	Para 17.5	<p>Replace whole paragraph to read: A fourth budget, covering the period from 2023 to</p>	To avoid inaccuracies	WBC change

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		<p>2027 was set in law in June 2011 and aimed for a 50% reduction below 1990 levels.</p> <p>'The first carbon budget has been met as UK emissions were 35% below 1990 levels in 2014.</p> <ul style="list-style-type: none"> • According to the Committee on Climate Change, the UK is currently on track to outperform the second and third carbon budgets, but not on track to meet the fourth, which covers the period 2023-27. Meeting future carbon budgets and the UK's 80% target for 2050 will require reducing domestic emissions by at least 3% a year. This will require existing progress to be supplemented by more challenging measures.' 		
Page 17-2	Para 17.6	<p>Delete whole paragraph</p> <p>The Carbon Plan: Delivering our low carbon future (December 2011) updated and superseded the LCTP and presented the Government's strategy for meeting all four budgets, with a particular focus on the fourth.</p>	Accuracy	WBC change
		Renumber subsequent paragraphs		
Page 17-5	Para 17.25 (was 17.26)	Amend text to read: Local Planning a Authorities	Consistency	WBC change
Page 17-5	Para 17.27 (was 17.28)	Amend text to read: This Reductions can be achieved	Clarity	WBC change
Page 17-6	Para 17.28 (was 17.29)	Amend para to read: 'In that way, this approach it can help reduce capital and operational costs, improve energy efficiency and reduce carbon emissions. A fabric first method approach can also reduce the need for maintenance during the building's life. # The Council will also,...	Consistency	WBC change
Page 17-7	Para 17.29 (was 17.30)	Amend first sentence to read: 'Where developers, for technical or financial reasons, considers it not possible to achieve the standards required by this policy, the onus will be on them to provide appropriate evidence in support of any planning application'	Typo/accuracy	WBC
Page 17-7	Para 17.29 (was 17.30)	Add to the end of paragraph 17.30 'The Council acknowledges that government has said Local	To be consistent with Government stated	House Builders Federation

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		Plans should not set any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings’.	requirements	
Pages 17-7	New Para 17.30	Add new paragraph: ‘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
Page 17-7	Footnote ³	Insert NPPF before ‘pPara 91’	Consistency	WBC change
Page 17-8	Para 17.37	Amend second sentence to read: The objectives of the updated assessment objectives were to -	Wording improvements	WBC change
Page 17-9	Para 17.38	Amend final sentence: Because As a number of potential...	Wording improvements	WBC change
Page 17-9	Policy CC4 (1a,1b,1c)	Add new first sentence: ‘Flood zones in Waverley are defined as contained within National Planning Practice Guidance and the Council’s Level 2 Strategic Flood Risk Assessment. Reorder existing numbering of 1a. to 1b; 1b. to 1c. and 1c to 1a. to read: a. ‘Where sequential and exceptions tests have been undertaken and passed, any development that takes place where there is a risk of flooding will need to ensure that flood mitigation measures, including a site specific flood evacuation plan, are integrated into the design both on-site and off-site, to minimise the risk of property and life should flooding occur; b. Through a sequential approach, it is located in the lowest appropriate flood risk location in accordance with the NPPF and the Waverley Strategic Flood Risk Assessment (SFRA); and c. It would not constrain the natural function of the flood plain, either by impending flood flow or reducing storage capacity.’	To include a clear definition of flood zones and to re-order policy to be consistent with the assessment process of sequential test first before the sequential approach.	Environment Agency (Comment ID 1439)

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		Remove paragraph 1d.		
Page 17-9 to 17-10	Policy CC4	Amend Part 2 of Policy CC4 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 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 . There should be no property or highway flooding, off site, for up to the 1 in 100 year storm return period, including an allowance for climate change'.	To make wording to be technically correct.	Surrey County Council
Page 18-2	18.4	In first sentence, delete '14 hectare' and replace with ' 12 hectare '.	Factual error.	Wates Developments Limited (ID1462)
Page 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)
Page 18-2	18.4	After the new sentence above, add a further 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)
Page 18-2	18.4	Amend final sentence as follows: 'It is anticipated that this site would be delivered by 2026 2027 .	To reflect updated delivery information	Examination hearings
Page 18-5	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:	Cross reference to NE3 to add clarity.	Natural England (ID895)

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		‘Part of the site...’		
Page 18-5	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)
Page 18-5	18.5	Amend final sentence as follows: ‘It is anticipated that this site would be delivered by 2024 2022 .’	To reflect update housing supply information	Examination hearings
Page 18-7	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)
Page 18-7	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.	Waverley BC
Page 18-11	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)
Page 18-11	Para 18.10	Amend second sentence: ‘ Planning permission for 425 dwellings on one of these sites, to the east of Alfold Road and west of Knowle Lane, was granted on 31 st March 2016.’	Consistency	WBC
Page 18-11	Para 18.10	Amend final sentence: ‘It is anticipated that a comprehensive development of this site for housing and public open space would be fully delivered by 2026 2027 .’	Factual update (5 year land supply statement)	Waverley BC
Page 18-14	18.11	Amend second sentence: ‘Part of the site is within Flood Zones 2 and 3 and the site lies about 800m from within 5km of the Wealden Heaths Phase I SPA. Add text after 2 nd sentence: ‘ Due to its proximity to the SPA, a	The on-line version of the plan included an amendment to the second sentence and	Natural England (ID903)

		project-level HRA assessment is likely to be required to ensure that no likely significant effect would result, in accordance with Policy NE1'	an additional 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.	
Page 18-14	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)
Page 18-16	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)
Page 18-16	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)
Page 18-16	18.14	After second sentence add: 'The site has some heritage value as a former Second World War aerodrome and there are some buildings and structures on the site that are regarded as heritage assets.'	Clarification.	WBC change
Page 18-16	18.15	Add new sentence to end of paragraph as follows:	Factual update.	

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		'Planning permission was granted, subject to a legal agreement, on 14 December 2016 but this decision has since been 'called in' by the Secretary of State for a public inquiry that started on 18 July 2017.'		
18-20	18.28	Amend last sentence: 'Further design guidance is provided by the National Planning Practice Guidance (NPPG).'	Accuracy	WBC
18-22	Policy SS7A	V. Amend last sentence: ' The M asterplan will encourage smarter transport	Accuracy/Grammar	WBC
	Renumbering of paragraphs after insertion of SS7A	Clarity	WBC change	
Page 18-26	Para 18.27 Renumbered para 18.30	Amend final sentence as follows: 'As the Council resolved to grant planning permission on the site, subject to a legal agreement, in February 2017, it is anticipated that this site would be delivered by 2024 2022'.	Factual update (5 year housing land supply statement)	WBC change
Page 18-28	Renumbered para 18.31	Add after fourth 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)
Page B-1	Appendix B Saved Policies	Delete: ' The existing 2002 Local Plan Proposals Map and the Town Centre Inset maps should be read alongside the policies.'	No longer relevant as 2002 Local Plan Proposals Map will not exist after adoption of Local Plan Part 1.	WBC change
Page B-2	Appendix B	Under heading Built Environment, the row for BE3, South Farnham Area of Special Environmental Quality, should say "No" in third column, and not "Yes".	BE3 has been replaced by Policy FNP8 (South Farnham Arcadian Areas) in the 'made' Farnham Neighbourhood Plan.	WBC
Page B-2 to	Appendix B	Farnham/Aldershot Strategic Gap C4 Yes No	Factual change	WBC change

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B-5	Saved Policies	Areas of Strategic Visual Importance C5 Yes No Major Developed Sites RD 6 No Yes		
Page B-6	Appendix B Saved Policies	A31 Farnham By-Pass Improvements M19. Yes	Missed from original list	WBC change
Page D-1	Appendix D	Amend Godalming row as follows: replace figure in column G (58) with “308” and replace figure in column H (294) with “44”. Consequently, replace Total figure for column G (406) with “656” and figure for column H (1775) with “1525”.	To ensure table is consistent with housing trajectory. The 250 dwellings anticipated at Aaron’s Hill site in Godalming were included under column H instead of G. However, the total figures for Godalming are unchanged.	WBC
Page F-12	Appendix F Monitoring Framework	Add second bullet point in row CC4 Flood Risk Management in Indicators column: Number of properties granted planning permission in flood zone 2 and number of properties granted planning permission in flood zone 3	To monitor the effectiveness of the flood risk policy in initially steering development to areas at least risk of flooding.	Environment Agency
Page G-1	Appendix G Glossary of Key Terms	Change of term ‘Adopted Policies Proposals Map’	Updated title.	WBC
Page G-1	Appendix G	Replace the definition of ‘Adopted Policies Map’ with the following: “A map or maps that illustrate geographically the application of policies in a development plan, on an Ordnance Survey base map.”	Updated terminology.	WBC
Page G-1	Appendix G	Amend Ancient Monument definition: ‘ A building or structure above or below ground whose preservation is of national importance and which has been scheduled by the Secretary of State for Digital,	Factual Update	WBC

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		Culture, Media and Sport...'		
Page G-2	Appendix G Glossary of Key Terms	Change to ' Authority Annual Monitoring Report (AMR)' (move to correct place in Glossary alphabetically)	Accuracy	WBC change
Page G-2	Appendix G	Amend definition of Authority Monitoring Report (AMR) to 'A report submitted to the government published by local planning authorities setting out monitoring information, including assessing progress with and the effectiveness of a Local Development Framework Plan. '	Factual Update	WBC
Page G-3	Appendix G	Amend Building of Special Architectural or Historic Interest definition: 'A list of these is compiled by the Secretary of State for Digital, Culture, Media and Sport ... '	Factual Update	WBC
Page G-4	Appendix G	Delete definition of Code for Sustainable Homes	Factual. No Longer exists	WBC change
Page G-4	Appendix G	Replace definition of Combined Heat and Power with the following text. 'The coproduction of heat and power, usually involving the capture of waste heat from electricity generation to provide heating for a building or district.'	Clarification	WBC change
Page G-4	Appendix G	Delete 'Community Strategy' definition	Factual update/ accuracy.	WBC change
Page G-4	Appendix G	Amend definition of Convenience floor space. 'Shops selling good such as good food , newspapers and drinks...'	Accuracy, SP	WBC change
Page G-4	Appendix G	Delete 'Core Strategy' definition	Factual update.	WBC change
Page G-5	Appendix G	Add additional final sentence to DCLG definition: ' As of January 2018, the DCLG will be known as The Ministry of Housing, Communities and Local Government's (MHCLG). '	Factual Update	WBC
Page G-5	Appendix G	Delete final sentence of 'Development Plan Documents (DPDs)' definition.	Factual Update	WBC
Page G-6	Appendix G	Amend 'Evidence Base' definition: 'The information and data gathered by local authorities to inform and support the policy approaches to be set out in the Local Plan Development Documents , including physical, economic, and social characteristics	Factual Update/ accuracy	WBC

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		of an area.'		
Page G-6	Appendix G	Amend 'Examination' definition: 'The Local Plan Core Strategy DPD is subject to independent examination. The Local Plan is subject to independent examination. An independent inspector will assess whether a plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. This considers two matters of legal compliance and soundness. To be considered 'sound' a Local Plan Core Strategy should be positively prepared , justified, effective and consistent with National Policy.'	Factual Update/ accuracy	WBC
Page G-6	Appendix G	Amend 'Farnham/Aldershot Strategic Gap' definition: ' A local landscape designation which identifies an area between Farnham, Badshot Lea and Aldershot. See: Strategic Gap'	Accuracy/clarity/ consistency	WBC
Page G-6	Appendix G	Amend definition of Greenfield Sites to 'Land (or a defined site) outside defined settlement boundaries that has not previously been developed.'	Accuracy	WBC
Page G-7	Appendix G	Amend 'Housing Needs Register' definition: 'The Housing Needs Register is the list of households who would like to be housed in Council or Housing Association properties in Waverley.'	Accuracy	WBC
Page G-7	Appendix G	Amend 'In Centre' definition: 'The primary shopping area as shown on the Adopted Policies Proposals Map.'	Minor wording change needed as a correction	Waverley BC
Page G-7	Appendix G	Amend 'Infrastructure Delivery Plan (IDP): 'A document which identifies future infrastructure and service needs for the Borough over the Local Core Strategy Plan period.'	Factual Update/ accuracy	WBC
Page G-8	Appendix G	Remove 'Lifetime Home Standards' definition.	Factual. No Longer exists	WBC change
Page G-8	Appendix G	Amend 'Listed Building' definition: Listing includes the interior as	Factual Update &	WBC

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		well as the exterior of the building, and any buildings or permanent structures (e.g. wells) within its curtilage). Historic England English Heritage is responsible for designating buildings for listing in England.	accuracy	
Page G-8	Appendix G	Replace definition for Local Nature Reserve (LNR). 'A habitat of local significance for nature conservation. 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.'	Inadequate definition	Surrey Wildlife Trust and Surrey Nature Partnership (ID Comments 979 and 1041)
Page G-8	Appendix G	Amend 'Localism': The Localism Act has devolved greater powers...'	Typo	WBC
Page G-10	Appendix G	Remove: Proposals Map Part of the Local Development Documents that identify areas that should be protected, safeguarded sites in the Minerals and Waste Development Framework and areas to which specific policies apply.'	Unnecessary repetition	WBC
Page G-10	Appendix G	Amend 'Registered Park & Gardens' definition: 'This record, known as the <i>Register of Parks and Gardens of special historic interest in England</i> and now containing nearly 1450 sites, was established, and is maintained by, Historic England English Heritage.'	Factual Update	WBC
Page G-11	Appendix G	Amend 'Saved Policies' definitions: 'Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Plans Development Documents , which will eventually replace them.'	Factual Update & accuracy	WBC
Page G-11	Appendix G	Replace definition for Sites of Nature Conservation Importance (SNCI) ' Locally important sites of nature conservation. These are adopted in development plan documents. 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	Further clarification needed	Surrey Wildlife Trust and Surrey Nature Partnership (ID Comments 979 and 1041)

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		(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.'		
Page G-11	Appendix G	Delete definition of 'Source of Information'.	Deemed unnecessary	WBC
Page G-12	Appendix G	Amend 'Strategic Flood Risk Assessment (SEA)' definition: 'A SFRA should be carried out by the local planning authority to inform the preparation of its Local Plan Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in Local Plans LDDs should set out requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.'	Factual Update & accuracy	WBC
Page G-12	Appendix G	Amend SANG definition: 'Suitable Alternative Natural Green Spaces are green spaces (parks, woodlands, playing fields etc.) provided in areas where development could bring increased visitor pressure on Special Protection Areas (SPAs). They are a central element of the Council's Special Protection Area Strategy for the Thames Basin Heaths SPA and aim to reduce pressure on the SPAs by providing attractive green spaces that people can use for recreation instead of the SPA'	Accuracy and consistency	WBC
Page G-12	Appendix G	Amend definition title: 'Sustainability Appraisal (including Environmental Appraisal)'	Accuracy	WBC
Page G-13	Appendix G	Delete definition of Sustainable Community Strategy	Factual. No longer exists.	WBC change
Page H-1	Appendix H	Change to ' Waverley Affordable Housing Viability Study 2016 '	Factual update	WBC change
Page H-2	Appendix H	Change to 'Waverley Borough Council Level 2 Strategic Flood Risk Assessment, Capita (August 2016 Updated December 2016)'	Factual update	WBC change
Page H-3	Appendix H	Change to 'Sustainability Appraisal Report for the Waverley Borough Local Plan Part 1, AECOM (August 2016)'	Factual update	WBC change
Appendix H	Appendix H	Additional Reference documents added: <ul style="list-style-type: none"> 'Dunsfold Aerodrome Delivery Rates Assessment: Troy Planning + Design (2016) 	Factual update	WBC change

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		<ul style="list-style-type: none">• Technical Note: HGVs Associated with Dunsfold Development (August 2016)• Technical Note: Commercial Vehicle Surveys, Mott MacDonald (November 2016)• Waverley Borough Council Water Quality Assessment, AMEC (December 2016)'. 		
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For information only