

## Minor modifications to and Errata for the Proposed Submission Local Plan (2017)

The minor modifications below are expressed either in the form of ~~strikethrough~~ for deletions and underlined for additions of text, or by specifying the modification in words.

The minor modifications set out below are sorted with the order of the Local Plan's chapters and policy sections.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Throughout document	Chapter headings	Chapter headings, and other titles, amended for consistent use of capitalisation.	Typographical error.
Contents page	NA	Renamed chapter 3 on the contents page to match the chapter title. Amended as follows: "3. Our vision and <del>ambition-objectives</del> "	Typographical error.
Introduction	Paragraph 1.15	Amended wording as follows: "Our key diagram <u>in section 2</u> illustrates..."	Clarification.
Stages of preparing the Local Plan: strategy and sites	Diagram	Moved the 'We are here' bubble to align with the 'Submission Local Plan and representations to the Secretary of State' block	Factual update.
Key Facts about the borough	Paragraph 2.10a	Text amended as follows: "The <del>L</del> local and <del>S</del> strategic road networks,..."	To correct miscapitalisation.
Key Facts about the borough	Paragraph 2.13	Text amended as follows: "There is also a network of footpaths and bridleways forming a <del>R</del> rights of <del>W</del> way network..."	To correct miscapitalisation.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Key Facts about the borough	Paragraph 2.14a	Text amended as follows: “Significant, recurrent traffic congestion is experienced during peak hours on the A3 trunk road, <del>both as it runs</del> through the urban area of Guildford...”	Clarification.
Key Facts about the borough	Paragraph 2.33	Text amended as follows: “The LEP published its ‘Strategic Economic Plan, Growth Deal and Delivery Plan’ in March 2014. <u>The Enterprise M3 Strategic Economic Plan identifies Guildford as a Growth Town.</u> Whilst the document ...”	Factual update.
Key Facts about the borough	(New) Paragraph 2.33a	New paragraph added following paragraph 2.33: “ <u>Surrey Nature Partnership (SyNP) is the nature partnership for Surrey recognised by the government. The NPPF requires us to collaborate and consult with the SyNP when drawing up plans. The SyNP has produced Naturally Richer: a Natural Capital Investment Strategy for Surrey (2015) to plan and coordinate investment in the natural environment of Surrey. The State of Surrey’s Nature (2017) provides a base-line against which to measure changes in biodiversity and identifies priorities for nature conservation and investment.</u> ”	Factual update; to explain the statutory role of the Surrey Nature Partnership and identify the strategies relevant for the Local Plan.
Our vision and ambition	(Fourth paragraph of) Spatial Vision	Text amended as follows: “Further development is also <del>located</del> <u>located</u> around Ash and Tongham”.	Typographical error.
Our vision and ambition	(Seventh paragraph of) Spatial Vision	Text amended as follows: “... up to 400 flats. <u>The redevelopment of Guildford Railway Station will deliver significant station improvements and assist in increasing station capacity, whilst making a contribution to meeting housing need on a brownfield site, in a highly sustainable location within the town centre.</u> All development within the town centre will ...”	To recognise the importance of the station redevelopment.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Our vision and ambition	Ambition (Environment)	Text amended as follows: “To <del>maintain, conserve protect</del> and enhance the environment and balance the needs of all residents and visitors with the desired outcome of improved overall wellbeing.”	To be consistent with the objectives set out in the Sustainability Appraisal and respond to comments made by Natural England.
Policy S2	Policy point (1)	Text amended as follows: 36,100 – 43,700 sq m of office and research and development (B1a and b) floorspace <del>(net)</del> , 3.7 – 4.1 hectares of industrial (B1c, B2 and B8) land <del>(gross)</del> and 41,000 sq m of comparison retail floorspace <del>(gross)</del> .	Clarification.
Policy S2	Policy point (3)	Text amended as follows: “...Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside this allocation, in order to meet their assessed needs we will seek to <del>provide-make</del> <u>provision for</u> 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople who do not meet the definition...”	“Make provision for” does not necessarily imply that the Council will provide these pitches or plots, which may not be true in some cases, for example, where Gypsies and Travellers apply for planning permission on pieces of land that they own.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification																																												
Policy S2	Annual Housing Target Table	<p>Annual Housing Target Table amended as follows:</p> <table border="1" data-bbox="674 363 1413 831"> <thead> <tr> <th>Year</th> <th>Housing number</th> <th>Year</th> <th>Housing number</th> </tr> </thead> <tbody> <tr> <td><u>2015/2016</u></td> <td><u>654</u></td> <td>2025/2026</td> <td>600</td> </tr> <tr> <td><u>2016/2017</u></td> <td><u>654</u></td> <td>2026/2027</td> <td>700</td> </tr> <tr> <td><u>2017/2018</u></td> <td><u>654</u></td> <td>2027/2028</td> <td>700</td> </tr> <tr> <td><u>2018/2019</u></td> <td><u>654</u></td> <td>2028/2029</td> <td>700</td> </tr> <tr> <td>2019/2020</td> <td>450</td> <td>2029/2030</td> <td>800</td> </tr> <tr> <td>2020/2021</td> <td>450</td> <td>2030/2031</td> <td>810</td> </tr> <tr> <td>2021/2022</td> <td>500</td> <td>2031/2032</td> <td>850</td> </tr> <tr> <td>2022/2023</td> <td>500</td> <td>2032/2033</td> <td>850</td> </tr> <tr> <td>2023/2024</td> <td>500</td> <td>2033/2034</td> <td>850</td> </tr> <tr> <td>2024/2025</td> <td>550</td> <td></td> <td></td> </tr> </tbody> </table>	Year	Housing number	Year	Housing number	<u>2015/2016</u>	<u>654</u>	2025/2026	600	<u>2016/2017</u>	<u>654</u>	2026/2027	700	<u>2017/2018</u>	<u>654</u>	2027/2028	700	<u>2018/2019</u>	<u>654</u>	2028/2029	700	2019/2020	450	2029/2030	800	2020/2021	450	2030/2031	810	2021/2022	500	2031/2032	850	2022/2023	500	2032/2033	850	2023/2024	500	2033/2034	850	2024/2025	550			<p>Clarification. The table identifies the annual housing target from the anticipated date of adoption of the plan (2019/20). As set out in the Land Availability Assessment (LAA), for the four years of the plan preceding the date of adoption (2015/16 – 2018/19), the annual housing target represents the annualised Objectively Assessed Need (OAN) figure of 654 homes per year.</p>
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Policy S2	Reasoned justification	Add title ' <u>Reasoned justification</u> '	Typographical error.																																												
Policy S2	Paragraph 4.1.9b	<p>Text amended as follows:</p> <p>“This will also take account of both the deficit accrued until that point and <u>includes</u> a 20 per cent buffer moved forward from later in the plan period.”</p>	Grammatical error.																																												
Policy S2	Paragraph 4.1.10	<p>Text amended as follows:</p> <p>“The phased approach is related to assumptions on the most likely rate of delivery only and <u>does</u> not in any way preclude the earlier delivery of these sites where this is sustainable to do so.”</p>	Grammatical error.																																												

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy S2	Paragraph 4.1.11	Text amended as follows: “Details of all the sites that are expected to be delivered from now until the end of the plan period are set out in the Council’s latest Land Availability Assessment. <u>The expected phasing of sites is set out in the Housing Trajectory. This is updated annually in the Council’s Monitoring Report.</u> ”	Clarification.
Policy S2	Key Evidence	Text inserted as follows: <u>Review of Housing Needs Evidence across West Surrey HMA (Guildford Borough Council, 2017)</u>	Factual update.
Policy S2	Key Evidence	Text amended as follows: Land Availability Assessment (Guildford Borough Council, 201 <u>7</u> 6)	Factual update.
Policy S2	Monitoring Indicators	Text amended as follows: Deleted – <del>“58 permanent pitches and 8 permanent plots for Travelling Showpeople”</del> Inserted – <u>“4 permanent pitches for Gypsies and Travellers; 4 permanent plots for Travelling Showpeople (as defined by Planning Policy for Traveller Sites); To seek to make provision for 41 permanent Gypsy and Traveller pitches, 4 permanent plots for Travelling Showpeople for households who do not meet the planning definition, and 8 permanent pitches for households of unknown planning status”</u>	Factual correction.
Policy H1	Policy point (2)	Comma inserted into text as follows: “Development that results in the net loss of all housing, including sites allocated for housing within the Local Plan, will not be permitted.”	Grammatical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy H1	Policy point (3)	Text amended as follows:  On residential development sites of 25 homes or more 10% of new homes will be required to meet Building Regulations M4 (2) category 2 standard ( <u>to be</u> 'accessible and adaptable dwellings') and 5% of new homes will be required to meet Building Regulations M4 (3)(2)(b) category 3 ( <u>'wheelchair user accessible dwellings standard'</u> ) or any subsequent legislation on making homes accessible and adaptable.	To provide clarification on the Council's policy intention.
Policy H1	Policy point (7)	Text amended as follows:  "Accommodation for Gypsy, Traveller or Travelling Showpeople (whether they meet the Planning Policy for Traveller Sites definition or not) should be provided on development sites of 500 homes or more whilst there remains an identified need <u>in our borough.</u> "	Clarification in interpreting the policy.
Policy H1	Paragraph 4.2.5	Text amended as follows:  "We wish to see an appropriate mix of homes provided across the borough, including <u>in</u> the villages."	Grammatical error.
Policy H1	Paragraph 4.2.10	Text inserted to the end of the paragraph as follows:  "The percentage may be altered to reflect the latest SHMA. <u>Accessible dwellings should be provided on parts of residential development sites that are not designated for self-build and custom build houses.</u> "	To provide clarification on the Council's policy intention.
Policy H1	Paragraph 4.2.27d	Text amended as follows:  "Higher density residential sites for <del>flatted</del> <u>developments of flats</u> are unsuitable for self-build and custom housebuilding plots; they are therefore exempt from the requirement to provide plots."	Clarification.
Policy H1	Key Evidence	Text amended as follows:  Land Availability Assessment (Guildford Borough Council, 201 <u>7</u> <del>6</del> )	Factual update.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy H2	Paragraph 4.2.30	Text amended as follows: “High demand to live here and limited supply <u>of existing and new housing</u> are amongst the factors that have contributed to the borough being one of the least affordable areas of the country, outside of London, to live in.”	Clarification.
Policy H2	Paragraph 4.2.31	Text amended as follows: “The West Surrey Strategic Market Assessment 2015 and Addendum 2017 indicates that over half of all Guildford households over the plan period will not be able to afford to buy or rent a home that meets their needs on the open market without subsidy.”	Typographical error.
Policy H2	Paragraph 4.2.33	Text amended as follows: “As well as the benefits it can provide to people’s lives, families and communities, suitably sized, priced and located housing can also help to support the economy by ensuring people with a wide variety of occupations can live in the borough and <u>by</u> potentially reducing travel to work journeys.”	Grammatical error.
Policy H2	Key Evidence	Text amended as follows: Deleted: “ <del>Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014)</del> ” Inserted: “ <u>Local Plan and CIL Viability Study (Guildford Borough Council, 2016)</u> ” Inserted: “ <u>Local Plan Viability Update (Guildford Borough Council, 2017)</u> ”	Factual update.
Policy H2	Monitoring Indicators	Text amended as follows: “40 <u>%</u> ”.	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy H3	Key Evidence	Text amended as follows: Deleted: " <del>Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014, and update 2016)</del> " Inserted: " <u>Local Plan and CIL Viability Study (Guildford Borough Council, 2016)</u> " Inserted: " <u>Local Plan Viability Update (Guildford Borough Council, 2017)</u> "	Factual update.
Policy P1	Policy point (3)	Text amended as follows: " <del>High priority Great weight</del> will be given to the conservation and enhancement of the natural beauty of the AONB and development proposals must have regard to protecting its setting."	To ensure consistency with national planning policy.
Policy P1	Key Evidence	Bullet points applied to documents listed in Key Evidence section.	Clarification and consistency with the rest of the document.
Policy P2	Paragraph 4.3.15	Text amended as follows: "The following major previously developed sites are now inset from the Green Belt: Henley Business Park, HM Prison Send, Keogh Barracks, Mount Browne, Pirbright Barracks, Pirbright Institute, Send Business <del>Centre Park</del> and the University of Law Guildford."	To ensure consistency with the rest of the document.
Policy P2	Policy point (1)	Text amended as follows: "In accordance with national planning policy, <del>the construction of</del> new development will be considered inappropriate and will not be permitted unless very special circumstances can be demonstrated."	Clarification.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy P2	Policy point (5)	Text amended as follows: “Limited infilling within the identified settlement boundaries, as designated on the Policies Map, of the following villages: Albury, Compton, East Clandon, East <del>Horsley and West</del> Horsley ( <del>northsouth</del> ), Gomshall, Holmbury St Mary, Peaslake, Pirbright, Puttenham, Ripley, Shere, West Clandon and Worplesdon.”	Factual correction, to correspond with the Policies Map.
Policy P4	Paragraph 4.3.36	Text amended as follows: “To fulfil its statutory obligations under the Flood and Water Management Act (2010) and contribute to the achievement of sustainable development, the County Council is required to produce a Local Flood Risk Management Strategy and engage with Risk Management Authorities, including Guildford Borough Council, <del>the Environment Agency and Thames Water, with regard in regards</del> to flood risk management.”	Clarification.
Policy P4	Paragraph 4.3.37	Text amended as follows: “Such trends are likely to continue <del>elsewhere and</del> within the borough <del>and elsewhere, increasing</del> as a result of climate change.”	To clarify that climate change is liable to increase flooding incidents, rather than being the sole cause of them.
Policy P4	Paragraph 4.3.40	Text amended as follows: “However, the document concludes that land outside <del>of</del> the area of flood risk is not capable of accommodating all of the borough’s identified development needs.”	Grammatical error.
Policy P4	Paragraph 4.3.42	Footnote added following the sentence ending with the word ‘supply’: “ <del>For the most up-to-date information on groundwater sources, see the Environment Agency’s protection position statements: <a href="https://www.gov.uk/government/publications/groundwater-protection-position-statements">https://www.gov.uk/government/publications/groundwater-protection-position-statements</a>.</del> ”	Clarification, and to ensure that the document remains up-to-date.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy P4	Policy point (2)	Text amended as follows: “Development in areas at <u>medium or high</u> risk of flooding, as identified on the latest Environment Agency flood risk maps and the Council’s Strategic Flood Risk Assessment, including the ‘developed’ flood zone 3b (functional floodplain), will be permitted provided that:”	Factual correction (as criteria a)-f) of the policy do not apply to areas of low flood risk, i.e. flood zone 1).
Policy P4	Policy point (2), bullet (f)	Text amended as follows: “site drainage systems are appropriately designed taking account of storm events, <u>and flood risk</u> of up to 1 in 100 year chance <del>of flooding</del> , with an appropriate allowance for climate change.”	Clarification.
Policy P4	Policy point (3)	Text amended as follows: “Development proposals in the ‘developed’ flood zone 3b will also only be approved where the footprint of the proposed building(s) is not greater than that of the existing building(s) <u>and there will be no increase in development vulnerability</u> . Proposals in these areas should facilitate greater floodwater storage.”	Amended wording in response to a suggested change by the Environment Agency, to accord with the NPPF and national Planning Practice Guidance on flood risk.
Policy P4	Paragraph 4.3.44	Text amended as follows: “Land-uses considered to be most vulnerable to flooding must be located in areas of lowest flood risk first unless <u>it can be shown that there are</u> <del>there are demonstrated to be</del> overriding reasons to prefer a different location.”	Clarification.
Policy P4	Paragraph 4.3.48	Text amended as follows: “Applicants should also demonstrate that they have taken <u>into account</u> <del>regard to</del> relevant recommendations of the Guildford Surface Water Management Plan or Ash Surface Water Study.”	Grammatical error.
Policy P4	Paragraph 4.3.49	Text amended as follows: “National policy and guidance fully supports this stance.”	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy P5	Paragraph 4.3.51	<p>Text amended as follows:</p> <p>Residential development means development which provides permanent accommodation including:</p> <ul style="list-style-type: none"> <li>• units falling within Use Classes C3 (dwellinghouses) and houses of multiple occupation (Use Classes C4 and sui generis)</li> <li>• units of <del>staff</del> residential accommodation falling within with Use Classes C1 and C2</li> </ul>	<p>Typographical error.</p> <p>And to clarify that care homes may need to contribute to SANG and SAMM, to be decided on a case by case basis. This is in line with the adopted SPA strategy and advice issued by Natural England.</p>
Policy P5	Paragraph 4.3.54	<p>Text amended as follows:</p> <p>“Proposals for student accommodation, <u>care homes</u> and other types of permanent accommodation not listed in paragraph 4.3.51 may not need to provide avoidance and mitigation measures. This will be assessed on a case by case basis <u>and agreed with Natural England.</u>”</p>	<p>To clarify that care homes may need to contribute to SANG and SAMM, to be decided on a case by case basis and that this will be agreed with Natural England. This is in line with the adopted SPA strategy and advice issued by Natural England.</p>
Policy P5	Paragraph 4.3.58	<p>Text amended as follows:</p> <p>SANGs have a catchment based on their size as follows:</p> <ul style="list-style-type: none"> <li>• Up to 12 hectares – two kilometre catchment</li> <li>• 12 to 20 hectares – four kilometre catchment</li> <li>• 20 hectares <del>or</del> <u>or</u> over – five kilometre catchment.</li> </ul>	<p>Typographical error.</p>
Policy P5	Paragraph 4.3.60	<p>Text amended as follows:</p> <p>“The size requirements for new SANGs set out in the SANG guidelines often mean that SANGs cannot <del>not</del> be delivered on smaller sites.”</p>	<p>Typographical error.</p>

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy P5	Paragraph 4.3.62	Text amended as follows: <del>“This is</del> <u>These are</u> funded through developer contributions and <del>co-ordinated by Natural England in partnership with</del> <u>delivered by</u> landowners and other stakeholders. <u>Natural England acts as host to the SAMM project.</u> ”	To clarify that Natural England’s role in the SAMM project is limited to hosting the project. Requested by Natural England.
Policy E1	Paragraph 4.4.8	Text amended as follows: “The <del>annual</del> monitoring report, which is produced annually, will keep track of the delivery against this target.”	Typographical error.
Policy E1	Paragraph 4.4.9	Text amended as follows: “If enough suitable land, choice and flexibility <del>is</del> <u>are</u> not provided, the Local Plan may not meet the needs of the borough’s businesses.”	Typographical error.
Policy E1	Paragraph 4.4.11a	Text inserted as follows: “Three of the Strategic Employment Sites (The Pirbright Institute, Lysons Avenue, Ash Vale and Henley Business Park, Normandy) have been identified as having land which falls within 400m of the SPA. <u>Two of the Public Transport Interchanges (Ash and Ash Vale stations) have been identified as having land which falls within 400m of the SPA.</u> Development on these sites which falls within the 400m exclusion zone (as defined in Policy P5) will require a project-level HRA.”	Factual update.
Policy E2	Paragraph 4.4.18	Text deleted as follows: “The bus station in Guildford town centre is defined as a public transport interchange. When it is replaced <del>on site or</del> by a suitable alternative arrangement to be located either partly or wholly on or off site this will be defined as a public transport interchange.”	Unnecessary duplication in the same sentence.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E2	Paragraph 4.4.19	Text amended as follows: “All transport interchanges are shown on the Policies Map and the 500m <del>catchment buffer</del> around the interchange is shown on the maps included in Appendix A.”	Clarification.
Policy E2	Monitoring Indicators	Text amended as follows: “ <del>100%</del> <u>95%</u> of permitted and completed class B1c, B2 and B8 floorspace on the <u>Industrial</u> Strategic Employment Sites, <u>and sites where these use classes are included in site allocations within the Local Plan</u> ”	To account for reasonable small-scale expansion of B1c, B2 and B8 floorspace from sites not able to be identified within the Local Plan.
Policy E3	Policy point (3)	Text amended as follows: “Outside <del>of</del> the designated employment sites, employment floorspace will be protected in line with the latest needs assessment and the loss <del>will</del> be resisted <u>unless the site is allocated for an alternative use within the Local Plan</u> . Redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a continuous period of at least 12 months prior to submission of a planning application. <u>If the site is allocated for an alternative use within the Local Plan, the marketing period will not be required.</u> ”	Clarification.
Policy E5	Paragraph 4.4.44a	Text inserted as follows: “The rural wards account for 25 per cent of all employment in the borough, partly influenced by some of <del>the</del> strategic employment sites but also by a large number of small businesses.”	Grammatical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E5	Policy point (5)	Text inserted as follows: “Proposals that would result in the loss of shops and services that provide for everyday needs (within Use Class A1) located in rural areas but outside of Local and District Centres, will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 <u>months</u> prior to submission of a planning application.”	Typographical error.
Policy E5	Key Evidence	Text amended as follows: Deleted: <del>Surrey Rural Strategy 2010—2015, (Surrey Rural Partnership, 2010)</del> Inserted: <u>A Rural Statement for Surrey (Surrey Countryside and Rural Enterprise Forum, 2016)</u>	Factual update.
Policy E6	Paragraph 4.4.54	Text inserted as follows: “Many of the borough’s entertainment and cultural activities are concentrated within central Guildford; the area offering a mix of shops, restaurants, performance venues, galleries and attractions including the Guildhall, Guildford Castle, Yvonne Arnaud Theatre, G Live, <u>Electric Theatre</u> and Guildford Museum.”	Venue omitted.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E6	Paragraph 4.4.55	Text amended as follows: “The rural parts of the borough also offer considerable recreational and tourism opportunities. Attractions include the Royal Horticultural Society Gardens at Wisley, impressive historic properties such as Loseley Park and the National Trust properties of Clandon Park and Hatchlands Park, and the Chilworth Powder Mills. Our natural landscapes also play a significant role in attracting visitors to the borough and improving the quality of life of Guildford’s residents. Many additional visits arise from the pursuit of outdoor sports and activities in the countryside, notably rambling, horse riding and cycling, for which there is an extensive system of footpaths, bridleways and cycleways routes.”	Grammatical error. Consistency with the rest of the Plan.
Policy E6	Policy point (2)	Text deleted as follows: “To protect the vitality and viability of our town, district and local centres, proposals for new leisure space which exceed 500 sq m and are located outside of these areas, as designated on the Policies Map, will be required to submit an impact assessment.”	Grammatical error.
Policy E6	Paragraph 4.4.61	Text deleted as follows: “Applicants proposing new leisure uses outside of the town or district centres will be required to submit an impact assessment if the additional leisure floorspace exceeds 500 sq m.”	Grammatical error.
Policy E7	Paragraph 4.4.67	Text deleted as follows: “With good transport accessibility by rail and road, it is one of the key town centres in the South East outside of London.”	Grammatical error.
Policy E7	Paragraph 4.4.73	Text deleted as follows: “Outside of the primary shopping area but within the wider town centre, a variety of town centre uses will be encouraged, including food and drink, leisure, and cultural uses that add to the liveliness, attractiveness, and economic resilience of the centre.”	Grammatical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E7	Policy point (1), bullet (c)	Text amended as follows: “approximately 1,300 new homes, particularly on upper floors as part of mixed use developments.”	Grammatical error.
Policy E7	Policy point (2)	New subheading inserted above Policy point (2): “ <b><u>Proposals for new retail and main town centre uses</u></b> ”	To improve readability and to be consistent with other policies such as H1, E1 and E2 that are relatively long.
Policy E7	Policy point (3)	New subheading inserted above Policy point (3): “ <b><u>Proposals for loss of A1 retail and other Class A uses</u></b> ”	To improve readability and to be consistent with other policies such as H1, E1 and E2 that are relatively long.
Policy E7	(New) Policy point (4) (Formerly Policy point (6))	Policy point (6) deleted and inserted with amendments as new Policy point (4): “Proposals for new <b>hot</b> food takeaways ( <b>Class A5</b> ) within 500m of schools will not be <b>accepted permitted</b> because of the potential negative impact on the health of school children.”	Factual correction, and clarification.
Policy E7	(New) Policy point (6) (Formerly Policy point (5))	Text inserted as follows: “ <b><u>Within the Primary Shopping Area</u></b> , <del>E</del> exceptionally <b>the</b> loss of shopping area uses (Class A) at ground floor level will be permitted, subject to the above criteria, where the proposed use is appropriate for a town centre shopping frontage.”	To clarify that the paragraph applies only to the Primary Shopping Area (PSA), and does not apply to other parts of the town centre. The PSA includes only streets designated as primary or secondary shopping frontages; therefore, criterion (5) applies equally to both types of frontage but not to town centre streets outside the PSA, which do not have a frontage designation.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E8	Policy point (3)	New subheading inserted above Policy point (3): <u>“Proposals for new retail and main town centre uses”</u>	To improve readability and to be consistent with other policies such as H1, E1 and E2 that are relatively long.
Policy E8	Policy point (6)	New subheading inserted above Policy point (6): <u>“Proposals for loss of A1 retail and other Class A uses”</u>	To improve readability and to be consistent with other policies such as H1, E1 and E2 that are relatively long.
Policy E8	Policy point (7)	Text inserted as follows: “Exceptionally, a proposed change of use of an A1 retail unit at ground floor level to a non-A class use will be permitted, subject to the above criteria, where the proposed use is a suitable ground floor main town centre use and requires a shopfront.”	Grammatical error.
Policy E8	(New) Paragraph 4.4.87e	Text inserted as new paragraph in ‘Definitions’ section: <u>“District Centres comprise at least 30 non-residential units, including a supermarket and local services such as a bank, and public and community facilities such as a meeting hall, etc.”</u>	To clarify the working definition of District Centres.
Policy E9	(New) Policy point (5)	Text inserted as new Policy point (5) as follows: <u>“(5) When developed, the new local centres that are planned to be built at the strategic sites of:</u> <u>(a) Gosden Hill (site allocation A25);</u> <u>(b) Blackwell Farm (site allocation A26); and</u> <u>(c) the former Wisley Airfield (site allocation A35)</u> <u>will be treated as Local Centres within the context of this plan, and their location and boundaries designated in the next Local Plan review.”</u>	To include text at paragraph 4.4.92 within Policy E9, thereby ensure consistency with the wording approach used for policies E1 (6), (8) and (10) in relation to the proposed new strategic employment sites.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E9	Above (New) Policy point (6)	New subheading inserted above (New) Policy point (6): “ <b><u>Proposals for new retail and main town centre uses</u></b> ”	To improve readability and to be consistent with other policies such as H1, E1 and E2 that are relatively long.
Policy E9	Above (New) Policy point (9)	New subheading inserted above (New) Policy point (9): “ <b><u>Proposals for loss of A1 retail and other Class A uses</u></b> ”	To improve readability and to be consistent with other policies such as H1, E1 and E2 that are relatively long.
Policy D1	Policy point (2)	Text amended as follows: “ <b><u>All large-scale developments and R</u></b> esidential developments of 25 or more dwellings should.”	To enable the policy to be applied to all major development and not large residential schemes.
Policy D1	Policy point (2), bullet (d)	Text deleted as follows: “create places that are easy to get to and through, foster active lifestyles, are easy to understand and navigate, and feel safe during the day and night, <b><u>and</u></b> ”	Typographical error. Following the addition of the text in (e) the word “and” is not required at the end of (d).
Policy D2	Paragraph 4.5.10 Bullet (f)	Text amended as follows: “radical reductions in greenhouse gas emissions <b><u>and</u></b> -(paragraph 93). <b><u>and</u></b> ”	Typographical error.
Policy D2	Policy point (6)	Text amended as follows: “Proposals for development within <b><u>hH</u></b> eat <b><u>pP</u></b> riority <b><u>aA</u></b> reas as shown on the Policies Map and all sufficiently large or intensive developments must demonstrate that heating and cooling technologies have been selected in accordance with the following heating and cooling hierarchy unless it can be clearly demonstrated that an alternative approach would be more sustainable.”	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy D2	Policy (10)	Text amended as follows: “Retail <del>developments-units</del> falling within Use Classes A1, A2, A3 and A4 in Guildford Town Centre are not subject to the carbon reduction requirement at paragraph (9).”	To clarify that the intention is that, while retail units in the town centre do not have to meet the 20% reduction in carbon emissions requirement, non-retail units in mixed use developments in this zone still have to.
Policy D2	Paragraph 4.5.28	Text amended as follows: “Where developments fall within <del>h</del> Heat <del>p</del> Priority <del>a</del> Areas, as shown on the Policies Map, the provision of new (C)CHP distribution networks should be considered feasible unless it can clearly be demonstrated otherwise.”... ...“Outside the <del>h</del> Heat <del>p</del> Priority <del>a</del> Areas, the provision of new (C)CHP distribution networks should be considered feasible for sufficiently large or intensive developments unless it can be demonstrated otherwise.”	Typographical error.
Policy D2	Paragraph 4.5.29	Text inserted as follows: “Developments will be 'connection-ready' if they use a centralised communal wet heating system rather than individual gas/ <del>electric</del> boilers or electric heating, and proposals comply with the minimum requirements outlined in the Chartered Institute of Building Services Engineers (CIBSE) Heat Networks Code of Practice.”	To clarify that the definition of “connection-ready” refers to all individual boilers, not only gas boilers.
Policy D2	Paragraph 4.5.30	Amend the first sentence of paragraph 4.5.30 as follows: “New <del>buildings developments</del> , except retail developments in Guildford Town Centre, <u>but including non-retail units within mixed use developments</u> , must achieve a reasonable reduction in carbon emissions of at least 20 per cent through the provision of appropriate low and zero carbon energy technologies in the locality of the development.”	To clarify that the intention is that, while retail units in the town centre do not have to meet the 20% reduction in carbon emissions requirement, non-retail units in mixed use developments in this zone still have to.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy D2	Paragraph 4.5.37a	<p>Amend paragraph 4.5.37a as follows:</p> <p>“The Council has produced the "Assessment of the Viability of Carbon Emission Targets for New Builds" which sets out the viability of achieving the 20 per cent reduction in carbon emissions and provides examples <u>of</u> how it can be achieved. The assessment identifies a <u>particular cost</u> impact on retail development and it is acknowledged that there are particular viability issues for retail developments in Guildford <del>T</del><u>own C</u>entre. As Guildford <del>T</del><u>own C</u>entre is a sustainable location for retail developments, <u>new retail units in the Town Centre are exempted from the carbon reduction requirement it is not intended to apply the carbon emission reduction requirement to retail developments in Guildford Town Centre</u> as, on balance, this could have a negative impact on sustainable development by discouraging retail development <u>there in this sustainable location.</u>”</p>	<p>To clarify the reason for exempting retail units in the town centre from the 20 per cent carbon reduction requirement. The current text is badly worded and does not clearly state the reasons.</p>
Policy D3	Paragraph 4.5.42	<p>Text amended as follows:</p> <p>“Heritage assets are buildings, monuments, sites, places, areas or landscapes having a degree of significance because of <del>its</del> <u>their</u> heritage interest within the historic environment.”</p>	<p>Grammatical error.</p>
Policy D4	Key Evidence	<p>Text inserted as follows:</p> <p><u>Secured by Design, Design Guides (Various years, available online at: <a href="http://www.securedbydesign.com/industry-advice-and-guides/">http://www.securedbydesign.com/industry-advice-and-guides/</a>).</u></p>	<p>In response to Sussex and Surrey Police comment.</p>
Policy ID1	Policy point (2)	<p>Text inserted as follows:</p> <p>“The delivery of <u>necessary</u> infrastructure will be secured by planning condition and/or planning obligation.”</p>	<p>Clarification.</p>

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy ID1	Policy point (6)	Text amended as follows: “The non-site specific and more general infrastructure requirements are set out in the Planning Contributions Supplementary Planning Document 2017 <del>4</del> , which will be updated as required.”	To reflect date of most recently adopted SPD.
Policy ID1	Paragraph 4.6.2	Text amended as follows: “Guidance on the CIL advises that infrastructure also includes cultural and sports facilities, district heating schemes, police <del>stations</del> <u>infrastructure</u> and other community safety facilities.”	Clarification and in response to Sussex and Surrey Police comment.
Policy ID1	Reasoned justification	Text inserted as new paragraph 4.6.5a: <u>“Through the planning system, the Council is able to ensure that there is adequate infrastructure in place to support new development. For instance, where applicable, developers will be required to demonstrate that there is adequate wastewater capacity and surface water drainage both on and off the site to serve the development, and that it would not lead to problems for existing or new users. Where there is an infrastructure capacity constraint, the Council will require the developer to set out what appropriate improvements are necessary and how they will be delivered and may use the planning system to ensure timely provision (e.g. through the imposition of Grampian-style conditions of appropriate phasing).”</u>	Clarification and in response to Thames Water and EA comments.
Policy ID1	Paragraph 4.6.10	Text inserted as follows: “We will allocate a “neighbourhood” portion of our CIL funds to parish councils in accordance with national legislation. Parishes and Neighbourhood Forums that have an adopted Neighbourhood Plan will be allocated a larger proportion to spend on their priorities to support development <u>(although CIL receipts cannot be released to the latter).</u> ”	Clarification regarding CIL income and Neighbourhood Forums.
Policy ID1	Key Evidence	Text inserted as follows: “ <u>Guildford Borough Proposed Submission Local Plan “June 2016”</u> : Strategic Highway Assessment Report (Surrey County Council, 2016)”	To be consistent with the document title used in other parts of the plan.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy ID1	Key Evidence	Text amended as follows: Amended: Local Plan <del>and CIL</del> Viability <del>and Affordable Housing</del> Study (Guildford Borough Council, 2016 <del>4</del> )  Inserted: “ <a href="#">Local Plan Viability Update (Guildford Borough Council, 2017)</a> ”  Inserted: “ <a href="#">Water Quality Assessment Stage 1 Technical Statement and Stage 2 Final Report (Guildford Borough Council, 2017)</a> ”	Factual update.
Policy ID2:	Key Evidence	Text inserted as follows: Guildford Borough Proposed Submission Local Plan “June 2016”: Strategic Highway Assessment <del>Report</del> (Surrey County Council, 2016)	Typographical error.
Policy ID3	Policy point (5)	Text amended as follows: “The Council will have regard to the latest <del>Guildford Borough Parking Strategy</del> <a href="#">parking strategy for Guildford borough</a> in applying the above policy test for new residential development in Controlled Parking Zones or component areas thereof.”	Factual update.
Policy ID3	Key Evidence	Text amended as follows: Inserted: “ <a href="#">A Sustainable Parking Strategy for Guildford 2016 (Guildford Borough Council, 2016)</a> ” Amended: Local Validation List (Guildford Borough Council, 2016 <del>5</del> )	Factual update.
Policy ID4	Throughout Policy ID4	Text amended as follows: References to “ <del>waterway</del> ” amended to “ <a href="#">watercourse</a> ”.	Typographical error. EA recommend correction.
Policy ID4	Throughout Policy ID4	Text amended as follows: “Open Space, Sports and Recreation Assessment” All appropriate references to “sports”, to become singular.	For consistency across documents.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy ID4	Paragraph 4.6.34	Text inserted as follows: “This approach identifies Biodiversity Opportunity Areas (BOAs); areas where there are concentrations of recognised sites of biodiversity importance, both statutory and non-statutory.”	To correct a minor error.
Policy ID4	Paragraph 4.6.40	Amend first sentence as follows: “ <del>The Water Framework Directive aims for 'good status' for all ground and surface waters in the EU by 2027 at the latest. The Water Framework Directive (WFD) requires all member states to achieve good ecological and good chemical status for all groundwater and surface water waterbodies by 2027 at the latest.</del> ”	To more accurately set out the requirements of the Water Framework Directive, requested by the EA.
Policy ID4	Policy point (1)	Text inserted as follows: “The Council will <u>maintain</u> , conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, particularly within and adjacent to Biodiversity Opportunity Areas (BOAs).”	Suggested by Natural England.
Policy ID4	Policy point (5)	Amend paragraph (5) of the policy as follows: “ <del>Development will not be permitted</del> <u>Permission will only be granted for development proposals</u> within or adjacent to national sites <del>unless where</del> it can be <del>shown</del> <u>demonstrated</u> that doing so would not be harmful to the nature conservation interests of the site.”	To reflect the wording used in Policy P5 as the policies overlap.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy ID4	Paragraph 4.6.48	Text amended as follows: <p><del>“Non-navigable waterways</del> <u>Watercourses</u> will be protected and enhanced through the use of an eight metre wide (measured from bank top) undeveloped buffer zone within which new development will be permitted only where it benefits the ecology and/or water quality of the <del>waterway</del> <u>watercourse</u>. Existing development should not encroach any further into the buffer zone. <u>On Greenfield sites where more land is available, a wider buffer zone of a minimum of 10m, on both sides of the watercourse, that varies in size and shape as appropriate to include larger areas, is appropriate. The provision of buffer zones should be supported by a long-term ecological management plan.</u>”</p>	Suggested by the Environment Agency. The policy requires developments to follow guidance from the Environment Agency. This modification clarifies the EA’s guidance.
Policy ID4	Key Evidence box	Text inserted as follows: <p><u>“Water Quality Assessment Stage 1 Technical Statement and Stage 2 Final Report (Guildford Borough Council, 2017)</u>  <u>Water Framework Directive (2000)</u>  <u>Thames River Basin Management Plan 2015”</u></p>	Suggested by the Environment Agency to provide further sources that inform the Policy.
Policy ID4	Monitoring Indicator: Amount of new SANG provided or funded	Text amended as follows: <p>“Planning applications, <del>and</del> appeals <u>and s106/CIL receipts</u>”</p>	To improve monitoring for SANG funded through s106 or CIL payments.
Site summary table	A9 (Site)	Text inserted as follows: <p><u>“Land to the rear of</u> 77 to 83 <u>and between 99 to 103</u> Walnut Tree Close, Guildford”</p>	To reflect site allocation policy

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Site summary table	A28 (Site)	Text inserted as follows: “Land to the east of White Lane, Ash <u>Green</u> ”	To reflect site allocation policy
Site summary table	A45 (Allocated uses)	Text amended as follows: “Homes (C3) and retail floorspace (A1 – A <del>54</del> )”	To reflect site allocation policy
Site summary table	A45 (Gross number of homes)	Text amended as follows: “ <del>18-26</del> ”	To reflect site allocation policy
Policy A1	Description, Key Considerations	Text inserted as follows: “ <u>(5) Principal Aquifer</u> ”	Change requested by the Environment Agency.
Policy A3	Description, Key Considerations	Text inserted as follows: “ <u>(9) Northern part of site in SPZ1</u> <u>(10) Principal Aquifer</u> ”	Change requested by the Environment Agency.
Policy A5	Description, Key Considerations	Text inserted as follows: “ <u>(4) SPZ1</u> ”	Change requested by the Environment Agency.
Policy A6	Requirements (3)	Text deleted as follows: “If demonstrated through the Design and Access Statement that providing the proposed scale of development on site is not consistent with good design then the proposed residential quantum should be reduced so that retail needs are met”	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A6	Requirements (13)	Text amended as follows: “Avoid development of <del>high or medium vulnerability</del> <u>more or highly vulnerable</u> uses in flood zone 2 (medium risk) and flood zone 3 (high risk)”	Change requested by the Environment Agency.
Policy A7	Requirements (4)	Text amended as follows: “(4) Site layout will be compatible with the proposals for the Sustainable Movement Corridor or, subject to timing, not compromise the future provision of the Sustainable Movement Corridor, including maintaining access along Station View access road to <u>the direct pedestrian and cycle route provided through the redevelopment of the Policy A5 site the Safeguarded land for Sustainable Movement Corridor Town Centre Phase 2 site</u> ”	To reflect changes made to policies A5 and A10 in Draft Local Plan 2017 consultation.
Policy A7	Description, Key Considerations	Text inserted as follows: “ <u>(6) SPZ1</u> ”	Change requested by the Environment Agency.
Policy A8	Description, Key Considerations	Text inserted as follows: “ <u>(3) SPZ1</u> ”	Change requested by the Environment Agency.
Policy A8	Description, Ownership	Text amended as follows: From “ <del>Guildford Borough Council</del> ” to “ <u>Network Rail</u> ”	Factual correction.
Policy A9	Title	Text amended as follows: “POLICY A9: <u>Land to the rear of</u> 77 to 83 <u>and between 99 to 103</u> Walnut Tree Close, Guildford”	At the request of site promoter to improve accuracy.
Policy A9	Description, Key Considerations	Text inserted as follows “ <u>(4) SPZ1</u> ”	Change requested by the Environment Agency.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A11	Description, Key Considerations	Text inserted as follows: “(3) <u>SPZ1</u> ”	Change requested by the Environment Agency.
Policy A12	Description, Key Considerations	Text inserted as follows: “(7) <u>SPZ1</u> ”	Change requested by the Environment Agency.
Policy A13	Description, Key Considerations	Text inserted as follows: “(4) <u>SPZ1</u> ”	Change requested by the Environment Agency.
Policy A14	Description, Key Considerations	Text inserted as follows: “(4) <u>SPZ1</u> ”	Change requested by the Environment Agency.
Policy A15	Description, Key Considerations	Text inserted as follows: “(9) <u>Partly in SPZ1</u> ”	Change requested by the Environment Agency.
Policy A18	Description, Key Considerations	Text inserted as follows: “(6) <u>SPZ1</u> ”	Change requested by the Environment Agency.
Policy A23	Description, Key Considerations	Text inserted as follows: “(4) <u>Site is a proposed burial ground; special consideration is required regarding the depth to groundwater. Please refer to the Environment Agency’s Groundwater protection position statements guidance.</u> ”	Change requested by the Environment Agency.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A24	Requirements (6)	Text deleted as follows: “Sensitive design at site boundaries that has significant regard to the transition from urban to Green Belt, particularly with regards to the open fields <del>from</del> between Clay Lane and the site, and the visual setting of the Navigations and the River Wey Conservation Area”	Typographical error.
Policy A24	Description, Key Considerations	Text inserted as follows: “(9) <u>SPZ1 and historic landfill on part of site</u> ”	Change requested by the Environment Agency.
Policy A25	Requirements (11)	Text inserted as follows: “The associated off site playing fields must be dual use and secured through the planning application process. <u>The location of a secondary school should be carefully considered so as to ensure convenient access from the proposed Park and Ride / public transport.</u> ”	To ensure consistency with guidance in the Appendix C: 3 Education (SED1).
Policy A25	Requirements (12)	Text amended as follows: “Bespoke SANG to <del>mitigate-avoid</del> impacts on the SPA (See the IDP for further information)”	SANGs provide avoidance, not mitigation.
Policy A26	Requirements (11)	Text inserted as follows: “The associated off site playing fields must be dual use and secured through the planning application process. <u>The location of a secondary school should be carefully considered so as to ensure convenient access via public transport and from the urban area of Guildford.</u> ”	In response to comments from SCC and to provide clarity on the intent of previous location guidance in the Appendix C: 3 Education (SED3).
Policy A26	Requirements (14)	Text amended as follows: “Bespoke SANG to <del>mitigate-avoid</del> impacts on the SPA (See the IDP for further information)”	SANGs provide avoidance, not mitigation.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A26	Description, Key Considerations	Text amended as follows: “(6) <u>Principal Aquifer</u> <del>(6)(7)</del> Policy E4: Surrey Research Park <del>(7)(8)</del> Potential air quality issues”	Change requested by the Environment Agency.
Policy A27	Requirements (1)	Text amended as follows: “ <u>Ensure that S</u> ufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits”	Clarification.
Policy A28	Title	Text inserted as follows: “POLICY A28: Land to the east of White Lane, Ash <u>Green</u> ”	Factual update.
Policy A28	Requirements (1)	Text amended as follows: “ <u>Ensure that S</u> ufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits”	Clarification.
Policy A29	Requirements (1)	Text inserted as follows: “Appropriate financial contributions <u>s</u> to enable expansion of Ash Manor Secondary School by additional 1FE”	It is likely more than one contribution will be sought towards the costs of the expansion.
Policy A29	Requirements (2)	Text inserted as follows: “Appropriate financial contributions <u>s</u> towards expansion of existing GP provision in the area or land and a new building for a new GPs surgery”	It is likely more than one contribution will be sought.
Policy A29	Requirements (3)	Text amended as follows: “ <u>Ensure that S</u> ufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits”	Clarification.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A29	Requirements (6)	Text amended as follows: <p>“The properties along Ash Green Road <del>have historically been considered to</del> form part of Ash Green village. <del>Whilst this land is now proposed to be included within the Ash and Tongham urban area, p</del> <u>Proposals for the land west of this road must should</u> respect the historical context of this area <u>by preventing the coalescence of Ash, Tongham and Ash Green. Any development as a whole will not be of a size and scale that would detract from the character of the rural landscape.</u> This <del>should</del> <u>must</u> include the provision of a green buffer that <del>seeks to</del> <u>maintains</u> <del>a sense of</del> separation between <del>the any</del> proposed new development and the properties fronting onto Ash Green Road. This will also help soften the edges of the strategic development location and provide a transition between the built up area and the countryside beyond.”</p>	To provide more detail to the requirement.
Policy A29	Requirements (8)	Text inserted as follows: <p>“Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor. <u>Views to and from this heritage asset, including their approach from White Lane, must be protected.</u>”</p>	To provide more detail to the requirement.
Policy A35	Requirements (12)	Text amended as follows: <p>“Bespoke SANG to <del>mitigate</del> <u>avoid</u> impacts on the SPA (See the IDP for further information)”</p>	Factual correction as SANGs provide avoidance, not mitigation.
Policy A35	Requirements (New) (13a)	Text inserted as (New) Requirement (13a): <p>“<u>Ensure that sufficient capacity is available within Ripley wastewater treatment works to accept wastewater from this development within its permitted limits.</u>”</p>	To ensure the issue is raised in policy, consistent with the information in Appendix C.
Policy A37	Description, Key Considerations	Text inserted as follows: <p>“(5) <u>Principal Aquifer</u>”</p>	Change requested by the Environment Agency.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A43	Requirements (5)	Text inserted as follows: “(5) Design and site layout to take full account of Policy A43a, <u>including main vehicular access to the site being provided on the A247 frontage</u> ”	Clarification regarding main vehicular access to the site, consistent with Surrey County Council representation in 2016.
Policy A43	Requirements (New) (5a)	Text inserted as (New) Requirement (5a): “(5a) <u>Provide permeability for pedestrians and cyclists to the B2215 Portsmouth Road.</u> ”	Clarification regarding pedestrian and cyclist access to the site, consistent with Surrey County Council representation in 2016.
Policy A45	Allocation	Text amended as follows: “The site is allocated for approximately <del>18-26</del> homes (C3) and <del>200-90</del> sq m of retail or service uses (A1 – A <del>45</del> )”	Factual update to reflect the planning permission on the site.
Policy A45	Requirements (1)	Text amended as follows: “The retail or service uses (A1 – A <del>45</del> ) should front the High Street, providing a shop frontage to add to the liveliness of the centre”	Factual update to reflect the planning permission on the site.
Policy A58	Allocation	Text amended as follows: “The site is allocated for a minimum of 7,000 sq m of a mix of light industrial (B1c), general industrial (B2), and storage and distribution (B8) <u>over the plan period with a the</u> potential for further industrial floorspace to meet future borough needs, <u>as identified through subsequent updates to the Employment Land Needs Assessment (ELNA).</u> ”	Clarification regarding site capacity and the meaning of “future borough needs”.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A58	Description, Key Considerations	Text inserted as (New) Consideration (3): <p><u>“(3) An initial masterplan for the site has shown that it has total capacity for more than 7,000 sq m. However, the ELNA anticipates that approximately this amount will be required over the plan period to 2034 to meet identified needs. The ELNA will be updated every three years and if updates show a higher need for industrial class floorspace, this site would be able to provide a larger amount either within or after the plan period.”</u></p>	Clarification regarding site capacity and the meaning of “future borough needs”.
Policy A55	Description, Existing Use	Text deleted as follows: <p><del>“Temporary</del> Traveller accommodation (one pitch) (sui generis) and private residential garden”</p>	Factual Update.
Policy A55	Description, LAA Reference	Text amended as follows: <p>“Site <u>13992118</u>”.</p>	Factual update.
Appendix A Glossary	A uses	Text amended as follows: <p>“A1 Shops: Retail sale of goods <del>either other</del> than hot food, post offices, ticket and travel agencies, sale of sandwiches or other cold food for consumption off the premises, hairdressing, funeral directors, display of goods for sale, hiring shops, dry cleaners, internet cafes”</p>	Typographical error.
Appendix A Glossary	Affordable Housing	Text amended as follows: <p>“Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). <del>Guildford’s affordable rent which is 70%, or LHA equivalent, or Local Housing Allowance, whichever it is</del> lower.”</p>	Typographical and factual errors; and to refer to ‘LHA’ in its full form.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix A Glossary	<u>Business incubation centres</u>	Text inserted as (New) 'Business incubation centres' term: <u>Business incubation centres help new and startup companies to develop by providing services such as management training or office space. They often provide small serviced offices on short leases at lower rents.</u>	Clarification.
Appendix A: Glossary	Convenience Floor Space	Text amended as follows: "Shops selling goods such as <u>g</u> food, newspapers and drinks that tend to be purchased regularly and for which convenience of purchases is therefore important <u>i.e.</u> a general store, <u>or</u> newsagent."	Typographical error.
Appendix A: Glossary	Lifetime homes	Text for entire entry deleted.	There is no reference in the Plan to Lifetime Homes. Lifetime Homes design standards were included as part of the Code for Sustainable Homes, which was abolished under the Deregulation Act 2015. Where a local planning authority wishes to adopt a policy to provide enhanced accessibility, or adaptability it now has to do so by referring to Part M4(2) and M4(3) of the Building Regulations. We have done this within our proposed Policy H1.
Appendix A Glossary	Protected species	Text inserted as follows: "A species <u>legally</u> protected by <u>wildlife legislation, including</u> the Wildlife & Countryside Act <u>(as amended)</u> 1981, <u>and the Conservation of Habitats &amp; Species Regulations 2010.</u> "	For accuracy.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix A Glossary	<u>Smart Growth</u>	Text inserted as (New) 'Smart Growth' term:  <u>The Corporate Strategy (2016) highlights Guildford's role as a "smart growth" hub and establishes that one of the Council's key priorities is promoting innovation and growth in high value clusters, particularly to encourage economic growth through knowledge, innovation and creativity. This means helping business to improve their productivity without damaging our quality of life of environment.</u>  <u>Surrey Connects described Smart Economic Growth as driving sustainable economic growth through knowledge, innovation and creativity, with a focus on extracting 'more from less' so we can all benefit from a prosperous economy and a high quality of life.</u>	Clarification.
Appendix A1: Maps showing 500m buffer of public transport interchange	Throughout Appendix A1	References amended from " <del>buffer</del> " to " <u>catchment</u> ".	Clarification.
Appendix C	Headings	Heading text inserted as follows: "Likely cost ( <u>where known</u> ) and funding source"	Clarification.
Appendix C: 1 Transport: NR Rail	NR2	Text amended in the 'Delivered when' column as follows: "Between <del>2024</del> <u>2022</u> and 2029, <u>with earliest opening from 2024</u> ".	Clarification.
Appendix C: 1 Transport: NR Rail	NR6	Text amended in the 'Delivered when' column as follows: " <del>2017-2018</del> ".	To reflect up-to-date knowledge of delivery dates.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix C: 1 Transport: SRN Strategic Road Network	SRN2	Text amended in the 'Delivered when' column as follows: "Between <del>2023</del> <u>2024</u> and 2027".	Factual update. Highways England has advised that, if a scheme is approved with funding agreed, construction is unlikely to start until 2024 at the earliest, with construction taking 2½years. The end date of construction remains as 2027.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN3	Text amended in the 'Delivered when' column as follows: "Between 20 <del>2019</del> and 202 <del>32</del> "	Factual update. Suggested modification reflects the change to the 'start of works' from 2019/20 in the Delivery Plan 2017-2018 (Highways England, August 2017) to 2020/21 in the Delivery Plan Update – Supplementary Annex 2017-2018 (Highways England, October 2017). We have assumed a change in the end date of construction from 2022 to 2023.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN4	Text amended in the 'Infrastructure Project' column as follows: " <del>New</del> <u>Improved</u> A3/A3100 Burpham junction with relocated A3 southbound off-slip and new A3 southbound on-slip (to principally serve Gosden Hill Farm site)".	Clarification and for consistency with Requirement (1) in Policy A25.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix C: 1 Transport: SRN Strategic Road Network	SRN4	Text amended in the 'Delivered when' column as follows: "Highways England <del>and/or</del> and/or developer".	Typographical error.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN5	Text amended in the 'Delivered when' column as follows: "Between <del>202019</del> and <del>20232</del> "	Factual update. Suggested modification reflects the change to the 'start of works' from 2019/20 in the Delivery Plan 2017-2018 (Highways England, August 2017) to 2020/21 in the Delivery Plan Update – Supplementary Annex 2017-2018 (Highways England, October 2017). We have assumed a change in the end date of construction from 2022 to 2023.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN7	Text amended in the 'Delivered when' as follows: "Between <del>2018 and</del> 2019 <del>and 2020</del> ".	To reflect up-to-date knowledge of delivery dates.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN8	Text amended in the 'Delivered when' as follows: "Between <del>2018 and</del> 2019 <del>and 2020</del> ".	To reflect up-to-date knowledge of delivery dates.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix C: 1 Transport: Local Road Network	LRN2	Text amended in the 'Delivered when' column as follows: "Between <del>2017</del> <u>2020</u> and 2026".	To reflect further thinking concerning the delivery of this scheme.
Appendix C: 1 Transport: Local Road Network	LRN9	Text inserted as follows: "A323 Ash Road, <u>Ash Street</u> and Guildford Road (Ash) traffic management and environmental improvement scheme"	To better define the 'corridor' which includes Ash Street.
Appendix C: 1 Transport: Local Road Network	LRN21	Text inserted in the 'Delivered when' column as follows: "Between <del>2018</del> <u>2019</u> and 2024".	To reflect further thinking concerning the delivery of this scheme.
Appendix C: 1 Transport: Sustainable Movement Corridor	SMC1	Text amended in the 'Delivered when' column as follows: "Between 20 <del>19</del> <u>18</u> and 203 <del>4</del> <u>3</u> ."	To reflect changed date of the end of the Local Plan period.
Appendix C: 1 Transport: Sustainable Movement Corridor	SMC2	Text amended in the 'Delivered when' column as follows: "Between 20 <del>19</del> <u>18</u> and 203 <del>4</del> <u>3</u> ."	To reflect further thinking concerning the delivery of this scheme and changed date of the end of the Local Plan period.
Appendix C: 1 Transport: Sustainable Movement Corridor	SMC3	Text amended in the 'Delivered when' column as follows: "Between 201 <del>9</del> <u>8</u> and 2022."	To reflect further thinking concerning the delivery of this scheme and changed date of the end of the Local Plan period.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix C: 1 Transport: Sustainable Movement Corridor	SMC4	Text amended in the 'Delivered when' column as follows: "Between 201 <del>98</del> and 203 <del>43</del> ."	To reflect further thinking concerning the delivery of this scheme and changed date of the end of the Local Plan period.
Appendix C: 1 Transport: Sustainable Movement Corridor	SMC5	Text amended in the 'Delivered when' column as follows: "Between 201 <del>98</del> and 203 <del>43</del> ."	To reflect further thinking concerning the delivery of this scheme and changed date of the end of the Local Plan period.
Appendix C: 1 Transport: Sustainable Movement Corridor	SMC6	Text amended in the 'Delivered when' column as follows: "Between 201 <del>98</del> and 203 <del>43</del> ."	To reflect further thinking concerning the delivery of this scheme and changed date of the end of the Local Plan period.
Appendix C: 1 Transport: Sustainable Movement Corridor	AM1	Text amended in the 'Delivered when' column as follows: "Between 201 <del>97</del> and 203 <del>43</del> ."	To reflect further thinking concerning the delivery of this scheme and changed date of the end of the Local Plan period.
Appendix C: 1 Transport: Sustainable Movement Corridor	AM2	Text amended in the 'Delivered when' column as follows: "Between 201 <del>97</del> and post plan period, which encompasses the delivery of various component schemes"	To reflect further thinking concerning the delivery of this scheme and changed date of the end of the Local Plan period.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix C: 1 Transport: Active Modes	AM3	Text amended as follows: “Off site cycle network from the Land at former Wisley airfield site to key destinations including Effingham Junction railway station, Horsley railway station/Station Parade, <del>and</del> Ripley <del>and</del> Byfleet, with improvements to a level that would be attractive and safe for the average cyclist.”	For consistency with Policy A35 and to reflect latest position with the site promoter.
Appendix C: Open Space	OS6	Text amended as follows: “New allotments on land north east of Spoil <del>Lane Road</del> , Tongham”	Typographical error.
Appendix C: 4 Education	SED3	Text amended as follows: “A 6FE secondary school at Blackwell Farm strategic development site. <u>To be located so as to ensure convenient access via public transport and from the urban area of Guildford.</u> <del>To be located to the north of the site.</del> ”	To ensure consistency with proposed minor amendments to Policy A26.
Appendix C: 8 Waste transfer facility, and other waste and works infrastructure	N/A	Entries ‘SARP 2’ and ‘SARP 3’ removed. These entries are duplicates and are already listed elsewhere in the document.	Typographical error / erroneous duplication of text.
Appendix D: Evidence Base	Research	Text inserted as new paragraph: “ <u><b>Assessment of Sites for Amenity Value (2017)</b></u> <u>This document assesses open land within villages proposed to be inset from the Green Belt to identify land that has public amenity value and should be protected as Open Space in line with the NPPF.</u> ”	Factual update

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix D: Evidence Base	Research	<p>Text amended as follows (Text also moved within forward in the document to retain alphabetised listing of content):</p> <p>Deleted: "<del>Strategic Highway Assessment for the Proposed Submission Local Plan (Surrey County Council, June 2016)</del>"</p> <p>Inserted: "<u>Guildford Borough Proposed Submission Local Plan "June 2016": Strategic Highway Assessment Report (Surrey County Council, 2016)</u>"</p> <p>Difference: "<u>Guildford Borough Strategic Highway Assessment for the Proposed Submission Local Plan "June 2016": Strategic Highway Assessment Report</u> (Surrey County Council, 2016)."</p>	Factual correction.
Appendix D: Evidence Base	Research	<p>Text amended as follows:</p> <p>"Guildford Borough Transport Strategy (June 201<u>7</u>6)"</p>	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix D: Evidence Base	Research	<p>Text amended as follows (Text also moved within forward in the document to retain alphabetised listing of content):</p> <p>Deleted:</p> <p><del>“<b>Local Plan and Affordable Housing Viability Study (2014)</b></del></p> <p><del>The study tests the circumstances in which the Council can expect the residential property market to deliver the required levels of affordable housing and suitable rates for CIL.</del></p> <p><del><a href="http://www.guildford.gov.uk/article/3959/Affordable-Housing-Viability-Study">www.guildford.gov.uk/article/3959/Affordable-Housing-Viability-Study</a>”</del></p> <p>Inserted:</p> <p><b><u>“Guildford Borough Council Local Plan and CIL Viability Study, Final Report (2016)</u></b></p> <p><u>The Study includes a Plan viability assessment (PV) of the Guildford borough Submission Local Plan to provide evidence that the policy requirements in the Plan do not threaten the development viability of the Plan as a whole. The Study also tests the Plan’s affordable housing policy in the context of the PV assessment.</u></p> <p><u><a href="http://www.guildford.gov.uk/newlocalplan/developmentviability">http://www.guildford.gov.uk/newlocalplan/developmentviability</a>”</u></p>	Factual update.
Appendix D: Evidence Base	Research	<p>Text amended as follows:</p> <p><del>“<b>Land Availability Assessment (LAA) (2016) and addendum (2017)</b></del></p> <p>The LAA is an audit of land for new homes, retail, offices, allotments, traveller accommodation and secondary schools at a point in time (<del>February 2016-October 2017</del>). The LAA does not decide where development will be built.</p> <p><u><a href="http://www.guildford.gov.uk/landavailabilityassessment">www.guildford.gov.uk/landavailabilityassessment</a>”</u></p>	Factual update.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix D: Evidence Base	Research (Local Housing Needs Survey)	Text amended as follows: “There are currently Local Housing Needs Surveys for Albury, East and West Horsley, Effingham, Normandy, Pirbright, Puttenham, Ripley, Shackleford (and Peper Harow), Send, Shalford, Shere, St Martha, Worplesdon, <u>and West</u> Clandon.”	Typographical error.
Appendix D: Evidence Base	Research	Text inserted as new paragraph: “ <u><a href="#">Local Plan Viability Update (Guildford Borough Council, 2017)</a></u> <u><a href="#">This report supplements the aforementioned Viability Study by assessing the impact on plan viability of the changes made to policies in the Submission Local Plan: Strategy and Sites 2017.</a></u> <u><a href="http://www.guildford.gov.uk/newlocalplan/developmentviability">http://www.guildford.gov.uk/newlocalplan/developmentviability</a>”</u>	Factual update.
Appendix D: Evidence Base	Research	Text inserted as new paragraph: “ <u><a href="#">Review of Housing Needs Evidence across West Surrey HMA (2017)</a></u> <u><a href="#">This report brings together evidence on Objectively Assessed Housing Need (OAN) across the West Surrey Housing Market Area (HMA).</a></u> <u><a href="http://www.guildford.gov.uk/shma">www.guildford.gov.uk/shma</a>”</u>	Factual update.
Appendix D: Evidence Base	Research	Text inserted as new paragraph: “ <u><a href="#">Surrey Hills AONB Areas of Search Natural Beauty Evaluation Report (2013)</a></u> <u><a href="#">The document identifies ‘areas of search’, which are judged to meet the natural beauty criteria of an AONB. The findings have been submitted to Natural England for consideration of an extension to the Surrey Hills AONB.</a></u> <u><a href="http://www.guildford.gov.uk/newlocalplan/protectinganddesign">www.guildford.gov.uk/newlocalplan/protectinganddesign</a>”</u>	Factual update.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix D: Evidence Base	Research (Water Quality Assessment)	Text inserted as follows: “The Water Quality Assessment provides an assessment of the impact of local plan proposals on water quality by examining impacts on wastewater infrastructure. <u>It also assesses the impacts on the environmental capacity of the water bodies receiving effluent (wastewater).</u> ”	Factual correction.
Appendix F Policies Map		Site allocations added and shown in pink.	Clarification.
Appendix G: Policy and Monitoring	E9 Local Centres	Text changed in title of Policy as follows: “E9 Local Centres <u>and isolated retail units</u> ”	To reflect the revised title wording used for the policy on page 101 of the document.
Appendix H Maps	Guildford Town Centre	“District Heat Priority Area (central)” and “District Heat Priority Area (University)” amended to a single “District Heat Priority Area” layer.	To simplify the map. There is no reason to have three different areas, as the policy is the same.
Appendix H Maps	Guildford Urban Area	Guildford Business Park Car Park included within the Office and R&D Strategic Employment Site, not the Industrial Strategic Employment Site.	Factual correction.
Appendix H Maps	Guildford Urban Area	“District Heat Priority Area (central)”, “District Heat Priority Area (University)”, and “District Heat Priority Area (hospital)” amended to a single “District Heat Priority Area” layer.	To simplify the map. There is no reason to have three different areas, as the policy is the same.