

Changes to Policies from Draft Local Plan 2014

Revised on 14 April 2016

2016 Numbering:

Policy S1: Presumption in favour of sustainable development (p.23)

(formerly Policy 1)

No change

Policy S2: Borough Wide Strategy (p.25)

(formerly Policy 2)

The following paragraph has changed

from: “During the plan period (2011-31), we will make provision for 13,040 new homes, which equates to an annual requirement of 652 new homes a year and 21.5–29 hectares of employment land to help meet the needs for new homes, support the economy and supply of 10,900–14,000 additional jobs.”

to: “During the plan period (2013-33), we will make provision for 13,860 new homes, which equates to an annual requirement of 693 new homes a year, 37,200-47,200 sqm of office and research and development (B1a and b) floorspace and 4.7-5.3 hectares of industrial (B1c, B2 and B8) employment land to help meet the needs for new homes, support the economy and supply of 3,200 additional jobs B class jobs.”

The following paragraph has been **deleted**:

“In order to provide a level of flexibility and to ensure that the realigned Green Belt boundaries endure beyond the plan period, we are safeguarding land for approximately 1650 new homes.”

(This removes safeguarded land which is for contingency, ie, if other sites fall through. The disadvantage of this clause was that safeguarded land was liable to get used.)

Policy H1: Homes for All (p.31-32)

(formerly Policy 3)

The 3rd sentence below in Draft Plan 2014 under the heading “**Housing Mix**” has been **deleted**”:

“We will expect new residential development to be on sustainable sites and to offer a real choice of homes to meet the accommodation needs of our communities. Concentrations of any one type of accommodation in any one place will be avoided.”

The following paragraph has been **added**:

“Development that results in the net loss of housing or specialist housing, including sites for housing within the Local Plan will not be permitted.”

(This would have saved the Bellerby site from being developed with a supermarket instead of affordable housing as allocated.)

Under the heading “**Students**” the wording has changed

from: “We will expect a minimum of 60 per cent of the University of Surrey student population (full time equivalent) to be provided with student accommodation on their campus or on university owned land. Should other higher education establishments expand through new development of academic floor space they will be expected to make student accommodation provision of up to 30 per cent of their increased student population (full time equivalent).”

to: “We will expect 60 per cent of the University of Surrey student eligible population (full time equivalent) to be provided with student bedspaces and accommodation on campus.”

(The deletion of the words “... or on university owned land.” could strengthen this policy. It would prevent the University from buying land in the town for student accommodation. The deletion of the sentence “Should other higher education establishments expand through new development of academic floor space, etc” weakens the policy, but perhaps it was considered difficult to give other student establishments different criteria from the University.)

The 1st and 2nd sentences in paragraph 1 under the heading “**Travellers**” have been changed

from: “We will provide for travellers in accordance with the level of needs identified in Policy 2. These will be for a mix of tenures and provided on a number of small sites.”

to: “We will identify sufficient sites for Travellers’ accommodation needs as set out in the latest Traveller Accommodation Assessment. These sites will be for a mix of tenures and provided on a number of small sites and as part of larger development sites to help create sustainable and mixed communities.”

The following paragraph 3 under the heading “**Travellers**” has been changed

from: “We will also expect to see traveller accommodation provided on site as part of any proposals that could reasonably be considered to form part of a strategic development.”

to: “Traveller accommodation should be provided on development sites of 500 homes or more whilst there remains an identified need. For 500 to 999 homes two pitches or plots should be provided, for 1,000 to 1,499 homes four pitches or plots, for 1,500 to 1,999 homes six pitches or plots and for 2,000 or more homes eight pitches or plots.”

The following paragraph in Draft Plan 2014 along with the heading “**Viability**” has been **deleted**:

“We will consider on a case-by-case basis evidence of viability if an applicant can demonstrate that the requirements of this policy cannot be met.”

Policy H2: Affordable homes (p.38-39)

(formerly Policy 4)

The following paragraphs 1 and 2 have changed

from: “As well as providing and managing affordable housing ourselves, we will work with Registered Providers, developers and landowners to ensure that at least 40 per cent of all new homes built in the borough are affordable housing. This equates to 5,126 new affordable homes.

Subject to viability, these affordable homes will be provided:

- on development sites of at least five homes (gross). On previously developed sites that meet these thresholds at least 40 per cent of the homes will be provided as affordable homes. On greenfield sites and on public land, at least 45 per cent will be provided as affordable homes.
- on allocated sites, in accordance with the Policy 20 and
- on developments providing solely affordable housing either on public sector-owned land or developments by Registered Providers, and
- on developments of off-campus student accommodation and elderly people’s housing (Use Class C3) of at least 20 bedrooms on sites that would otherwise be suitable for general housing in accordance with the formula.”

to: “As well as providing and managing affordable homes ourselves, the Council will work with registered providers, developers and landowners to increase the number of affordable homes in the borough toward meeting identified needs.

These affordable homes will be provided:

- on sites providing five or more homes, or sites of 0.7 ha or more regardless of the number of homes, at least 40 per cent of the homes must be affordable homes; and
- on developments providing solely affordable housing either on public sector-owned land or developments by registered providers.”

The following paragraph 3 has been **added**:

“The tenure and site of affordable homes provided on each qualifying site must contribute to the Council’s satisfaction, towards meeting the mix of affordable housing needs identified in the Strategic Housing Market Assessment 2015, or subsequent affordable housing needs evidence. This currently includes a tenure split of at least 70% rented, with the remainder being other forms of affordable housing. Affordable rent must be no more than the maximum level set out in our most recent

housing guidance or strategy. Developers will be expected to provide land for affordable homes at nil value.”

*(The figure of 5,126 new affordable homes is no longer quoted. In general, the policy appears to have strengthened the provision of affordable housing by the change in wording **from** “Subject to viability, these homes will be provided” **to** “These homes will be provided”, and by adding in bullet point 1, affordable housing for a land provision of 0.17 ha or more, so that there is an affordable provision for a small number of houses on a large site. Also the statement that 70% of affordable housing must be for rent, could keep rented housing affordable in perpetuity. Developers providing “land for affordable homes at nil value” also strengthens the policy. However, the policy has been weakened by the dropping of the requirement of 45% on greenfield sites. Affordable off campus student accommodation and elderly people’s housing has been deleted. Bullet point 4 on the Draft Plan 2014 is now covered under Definition 4.2.35 (p.39). The wording is not entirely clear.)*

Policy H3: Rural exception homes (p.42)

(formerly Policy 5)

Bullet point 1 has changed

from: “the site is within the defined boundary of a settlement, or the site adjoins or is closely related to and in short, safe and easy walking distance of a defined or a non-defined rural settlement, and”

to: “the site adjoins or is closely related to, and in safe and easy walking distance of a defined or a non-defined rural settlement, and”

Policy P1: Surrey Hills of Outstanding Natural Beauty (p.46)

(formerly Policy 8)

The following sentence in Draft Plan 2014 has been **deleted**:

“The national significance the AONB will be afforded the highest level of protection and only proposals which can be sensitively amalgamated into the area and which complement and enhance the character of the AONB will be considered.”

(Ideally the words “The national significance (of) the AONB will be afforded the highest level of protection” should remain in the policy.)

The first bullet point has been changed

from: “conserve and/or enhance the natural beauty and/or amenities of the area”,

to: “conserve and/or enhance the setting and views of the AONB”

(The word ‘natural’ cannot be emphasised enough to protect the character of the AONB and it is a pity that it is no longer included in the policy.)

The following sentence has been **moved** into a paragraph of its own, giving it more prominence:

“Development proposals will also be assessed against the provisions of the current Surrey Hills AONB Management.”

The following has been changed

from: “The AONB does not preclude specific types of development and proposals will be assessed on their individual merits. They will need to be able to demonstrate that they can achieve the principles set out above, whilst meeting other necessary material planning considerations.”

to: “Whilst the AONB designation does not preclude specific types of development in the Surrey Hills and proposals will be assessed on their individual merits, there will be a presumption against major development in the AONB in accordance with the NPPF. Exceptions may only be made for proposals that meet both criteria specified in paragraph 116 of the NPPF.”

(I am not sure what the significance of the insertion of the “Surrey Hills” is, but the words “there will be a presumption against major development....” must strengthen the policy.)

The following two paragraphs in Draft Plan 2016 about the AONB and AGLV have been **replaced** with two sentences:

from: “Our areas of AONB and AGLV are intrinsically linked and due to the high quality of the AGLV in its own right, and in the contribution it makes to the AONB; proposals within the AGLV will need to demonstrate consideration of the principles set out above, as well as the other relevant landscape and design policies of the local plan. Proposals within the AGLV which would have a negative impact upon views into and out of the AONB and which do not respect the setting, will not be acceptable. More detailed and specific criteria for development within the AGLV will be set out in the Local Plan: Development control policies document.

“The boundaries for both the AONB and the AGLV can be viewed on the Policies map. These boundaries will remain until such time as a review by Natural England, is undertaken. We will work collaboratively with Natural England throughout any review process which takes place.”

to: “The AGLV will be retained until such time as there has been a review of the AONB boundary. Proposals within the AGLV will be required to demonstrate that they would not result in harm to the AONB or the distinctive character of the AGLV itself.”

(The intrinsic link between the AONB and the AGLV, the high quality of the AGLV in its own right and its contribution to the AONB is no longer stated. The deletion of the words “views into and out of AONB” is a great loss and probably will not be helpful to those opposing development on Blackwell Farm. The wording seems to indicate that the AGLV will not be retained, but perhaps this is not intended.)

The following paragraph in Draft Plan 2014 has been **deleted**:

“In accordance with the most up to date Minerals and Waste Plan, safeguarding of applicable land within the AONB and/or AGLV may be necessary and deemed appropriate.”

Policy P2: Green Belt (p.49)

(formerly Policy 10 under the heading “Green Belt and Countryside. It is still listed under its former title in the “Contents” page as Policy P3 (p.52))

(Policy 10 in the Draft Plan 2014 has been split into two policies in Draft Plan 2016: P2: “Green Belt” (p.49) and P3: “Countryside” (p.52). Although “Policy P2: Green Belt is on p.49, it is listed in the “Contents” page as on p.52)

Paragraph 1 has changed

from: “We will continue to protect the Metropolitan Green Belt against inappropriate development in accordance with national planning policy to maintain its openness and open character. As required, we will use the NPPF to judge the suitability of development in the Green Belt, including those settlements not identified in Policy 9.”

to: “We will continue to protect the Metropolitan Green Belt, as shown on the proposals map, against inappropriate development. In accordance with national planning policy, the construction of new development will be considered inappropriate and will not be permitted unless very special circumstances can be demonstrated.”

(The words special circumstances strengthen the Green Belt Policy. The words “openness and open character” referring to the Green Belt have been dropped)

(All content referring to Ash and Tongham has been **deleted** and **transferred** to Policy P3: “Countryside” (p.52))

The following two paragraphs have been **deleted**:

“We will support sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in rural areas as long as they respect the size, character and function of the countryside and comply with national policy on Green Belts.

We will support the development and diversification of agricultural and other land-based rural businesses.”

Paragraph 2 in the Draft Plan 2016 and paragraphs under the headings “Extensions or alterations”, “Replacement buildings” and “Limited Infilling” have been **added**.

(Under “Limited Infilling”, villages within identified settlement boundaries have been listed, and villages outside the inset or identified settlement boundaries)

Policy P3: Countryside (p.52)

(formerly Policy 10: it is still listed in the “Contents” page as “Green Belt and the countryside”)

New policy as below:

“Within the area of countryside, as shown on the Policies Map, development will only be permitted provided it:

- requires a countryside location or where a rural location can be justified, and is proportionate to the nature and scale of the site, its setting and countryside location, and
- does not lead to greater physical or visual coalescence between the Ash and Tongham urban area and Aldershot.”

(Some of the wording has been transferred from Draft Plan 2014 “Green Belt and Countryside Policy 10)

Policy P4: Flood risk and water source protection zones (p.55)

A new policy

Policy P5: Thames Basin Heath Special Protection Area (p.58)

A new policy

Policy E1: Sustainable employment (p.63-64)

(formerly Policy 13: Economic development)

(Listed in ‘Contents’ page as “Meeting employment needs p.62)

This policy has been rewritten

Policy E2: Location for new employment space (p.67)

A new policy

Policy E3: Maintaining employment capacity and improving employment floorspace (p.70)

A new policy

Policy E4: Surrey Research Park (p.74)

A new policy

Policy E5: Rural Economy (p.77)

A new policy

Policy E6: The Leisure and visitor experience (p.80)

(formerly Policy 14)

Apart from the first two sentences, this policy has been re-written and enlarged.

In Paragraph 1, bullet point 1 has been changed

from: “supporting the provision of new and enhanced leisure and visitor attractions and facilities where they do not undermine the character of the area.”

to: “the provision of new and enhanced leisure and visitor attractions including arts and cultural facilities, in accordance with the sequential test outlined in the NPPF for main town centre uses.” *(The omission of the words “where they do not undermine the character of the area” weakens this bullet point.)*

In Paragraph 1, bullet point 2 has been changed

from: “supporting the provision of new and improved visitor accommodation”

to: “the provision of new and improved accommodation and conference facilities for tourist and business visitors in accordance with the sequential test.”

The bullet point below has been **deleted**:

- “encouraging the provision of new and improved arts and culture in urban areas.”

In paragraph 1, the following bullet points 3 and 4 have been **added**:

- “Sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in rural areas as long as they respect the size, character and function of their setting and comply with national green belt policy. This support extends to the re-use of suitable rural buildings for visitor accommodation and other small-scale rural development proposing less than 250m² of additional floorspace.”

(No mention of the AONB – this could perhaps apply to Newlands Corner?)

- “Proposals which promote greater use of the river Wey as a leisure and recreational resource.”

Paragraphs 2 and 3 have been **added**.

The following paragraph in the Draft Plan 2014 has been **deleted**:

“In rural areas, we will expect that new and enhanced leisure and visitor attractions and facilities will be accessible by one or more sustainable transport modes, including walking, cycling, low and ultra low emission vehicles, public transport and coaches.”

Policy E7: Guildford Town Centre (p.85)

(formerly Policy 15)

Bullet 1 in paragraph 1 has changed

from: “approximately 50,000 sqm (gross) of additional comparison goods floorspace within the town centre’s primary shopping area to reinforce it as the core shopping area. This includes the allocation of the North Street regeneration site for a retail-led mixed-use development”

to: “A new retail-led, mixed-use development of 45,000 sqm (gross) of additional comparison goods floorspace on the North Street regeneration site within its primary shopping area”

Bullet point 2 in paragraph 1 has changed

from: “Developments of other town centre uses that contribute to the liveliness of the town centre”

to: “Developments of other town centre uses that contribute to the liveliness of the town centre including food and drink, more gyms and cinema screens”

Bullet point 3 in paragraph 1 has changed

from: “Approximately 1,500 new homes, particularly as part of mixed use developments and above shops and commercial premises, and ensuring that it is a pleasant and safe place to live”

to: “approximately 1,172 new homes, particularly on upper floors as part of mixed use developments”

(New homes figure has changed from 1,500 to 1,172)

The following bullet point 7 in paragraph 1 has been **added**:

- “new public squares and other informal meeting areas”

The following sentence in Draft Plan 2014 has been **deleted**:

“We will produce a Supplementary Planning Document for Guildford Town centre to deliver the Vision for the centre”

The following paragraph in the Draft Plan 2014 has changed

from: “In order to preserve its liveliness and protect the centre from new retail developments in less suitable locations, we will use the national sequential and impact assessment test, with a local impact assessment threshold of 1,000sqm. This will be applied to proposed retail developments on unallocated land outside of the primary shopping area”

to: “Retail and leisure proposals over 500 sqm (gross) located outside of Guildford town centre, local or district centres, and where the site is not allocated in this Plan, must be supported by a retail impact assessment.”

The following paragraph in Draft Plan 2014 has been **deleted**:

“The town centre will be the focus for developments of town centre uses of a scale appropriate to the centre’s role and function that generate a large number of journeys. Outside of the primary shopping area but within the wider town centre, a variety of town centre uses will be encouraged. These uses include housing, food and drink uses, cultural, and community uses that add to the liveliness, attractiveness, and economic resilience of the centre.”

Paragraphs 3,4,5 and 6 have been **added**.

Policy E8: District Centres (p.88)

(formerly Policy 16)

(District and Local Centres Policy 16 in the Draft Plan 2014 has been split into two policies in Draft Plan 2016: Policy E8: District Centres (p.88) and Policy E9: Local Centres (p.90))

The following is paragraph 1 in Draft Plan 2014:

“We will support the role of district and local centres as the focus for communities in providing for everyday shopping and service needs for the local community. In order to keep these areas lively we will encourage and facilitate new homes provided above ground floor level.”

In paragraph 1 in Draft Plan 2016 the words “local centres” have been **deleted** and the words “in the surrounding areas” have been **added**. The words “specialist needs” have been **added**.

In Paragraph 2 a list of designated District Centres is **added**.

The following paragraph in Draft Plan 2014 has been **deleted**:

“We will embrace flexibility to enable the centres to adapt to meeting changing retail and leisure habits and practices over the plan period.”

The following paragraph in Draft Plan 2014 has changed

from: “In order to protect the liveliness and economic resilience of our district and local centres, we will direct developments of town centre uses consistent with the scale and function of the centre to a district or local centre. We will not apply this sequential approach to small developments of town centre uses not exceeding 280 sqm (gross) in rural areas.”

to: “In order to strengthen the liveliness and economic resilience of the borough’s District Centres, retail developments consistent with the scale and function of that centre will be supported. Where no suitable sites are available, sites on the edge of designated centres will be considered. We

will not apply this sequential approach to proposals for town centre uses of less than 100 sqm (gross) in rural areas.”

Paragraph 4 is repeated from Draft Plan 2014.

Paragraphs 5,6 and 7 in Draft Plan 2016 have been **added**.

Policy E9: Local Centres (p.90)

(formerly Policy 16)

(District and Local Centres Policy 16 in the Draft Plan 2014 has been split into two policies in Draft Plan 2016: Policy E8; District Centres (p.88) and Policy E9: Local Centres (p.90))

Paragraph 2 listing designated Local Centres has been **added**.

In paragraph 3, the figure to be applied to the sequential approach has changed

from: “not exceeding 280 sqm (gross) in rural areas”

to: “less than 100 sqm (gross) in rural areas”

The sentence: “Where no suitable sites are available, sites on the edge of designated centres will be considered.” has been **added**.

The following sentence has been **deleted**:

“We will embrace flexibility to enable the centres to adapt to meet changing retail and leisure habits and practice over the plan period.”

Paragraph 4 is **repeated** from Draft Plan 2014.

Paragraphs 5,6,7 and 8 have been **added**.

Policy D1: Making better places (p.94)

(formerly Policy 6)

Paragraph 2, 1st sentence, has changed

from: “Larger scale residential developments (20 or more dwellings or 0.5 hectares or more) informed by the Guildford Design Principles must:”

to: “Residential developments of 25 or more dwellings must:”

Bullet point 1, in para 2, has changed

from: “provide a harmonious, integrated mix of uses that fosters a sense of community and contributes to the creation of inclusive communities that provide the facilities and services needed by them.”

to: “provide a harmonious, integrated mix of uses, where appropriate, that fosters a sense of community and contributes to inclusive communities that provide the facilities and services needed by them”

(The words “where appropriate’ have been added.)

Bullet point 2, in para 2, has changed

from: “provides places for communities to meet and interact, such as play and recreation and other public spaces in large developments”

to: “Provide places for communities to meet and interact, such as play and recreation and other public spaces.....”

(The words “large developments” have been deleted)

The following bullet point 3 in Draft Plan 2014 has been **deleted**:

- “give priority to non car based modes of transport”

The following two bullet points 1 and 2 in paragraph 3 have been **added**:

- “respond meaningfully and sensitively to the site, its characteristics and constraints, and the layout, grain, massing and height of surrounding buildings
- be laid out to make the best use of the natural features such as trees and hedges and levels, and enhance views into and out of the site”

In Bullet Point 4 the word “positively” **replaces** the word “well”.

Policy D2: Sustainable design, construction and energy (p.97)

(formerly Policy 7)

A few technical points from the accompanying text in Draft Plan 2014 have been written into the Policy.

Policy D3: Historic environment (p.102)

(formerly Policy 12)

The 1st sentence in paragraph 1 has changed

from: “We will conserve and enhance the historic environment”

to: “We will conserve and enhance the historic environment in a manner appropriate to its significance.”

The 2nd sentence in paragraph 1 has changed

from: “We will support development that recognises, protects and enhances the borough’s distinctive heritage and landscape assets, character and their settings, and will seek to ensure that it makes a positive contribution.”

to: “We will support development of the highest design quality that will conserve and where appropriate, enhance the special interest, character and significance of the borough’s heritage assets and their settings and make a positive contribution to local character and distinctiveness.”

(The words ‘landscape assets’ have been omitted. Landscape can be very historic. The words ‘where appropriate’ have also been added.)

Policy D4: Development in urban areas and inset villages (p.105)

New policy

Policy I1: Infrastructure and delivery (p.107)

(formerly Policy 17)

This policy has been rewritten and reduced from seven to four paragraphs.

In Paragraph 1, phasing and refusal of development if infrastructure is not delivered, has been **added**.

The following paragraph in Draft Plan 2014 has been **deleted**:

“In negotiating planning obligations, the Council will always take into account economic viability. We will ensure that the cumulative impact of planning policy, standards and infrastructure requirements do no render the sites and development identified in the plan unviable and therefore undeliverable.”

Policy I2: Supporting the Department for Transport’s “Road Investment Strategy” (p.110)

New policy

Policy I3: Sustainable transport for new developments (p.112)

(formerly policy 18)

Paragraph 1 has changed

from: “We will expect that new developments will contribute to the enhancement and delivery of an integrated and accessible transport system to facilitate sustainable development and prosperity.”

to: “We will expect that new developments will contribute to the delivery of an integrated, accessible and safe transport system, balanced in favour of sustainable transport modes, to facilitate sustainable development.”

Bullet point 5 has changed

from: “provide off-street vehicular parking for both residential and non-residential developments at a level commensurate (*with*) the Vehicle Parking Standards Supplementary Planning Document.”

to: “provide off-street vehicle parking for both residential and non-residential developments at a level which prevents overspill parking on the public highway where there is a clear and compelling justification that it is necessary to manage the Local Road Network.”

The following is a **new** bullet point:

“within or adjacent to Controlled Parking Zones A, B, C and D where there is existing on-street parking stress, planning permission for residential developments will be subject to a planning obligation to require that future occupants will not be eligible for on-street residents parking permits.”

The following in Paragraph 3, 3rd sentence, has been changed

from: “This will be achieved through direct improvements and Section 106 contributions and/or the Community Infrastructure Levy (CIL), to address transport infrastructure in the wider area including across the borough boundary.”

to: “This will be achieved through direct improvements and/or Section 106 contributions and/or the Community Infrastructure Levy (CIL), to address impacts in the wider area including across the borough boundary.”

The following paragraph 4 has changed

from: “We will expect new larger developments, defined as:

- 20 or more dwellings or 0.5 hectares or more for residential development, and/or
- one or more hectares for other development

to demonstrate they have maximised opportunities for sustainable travel and will make adequate provision to mitigate the likely impacts through provision of a Transport Assessment and a Travel Plan. All other developments will be required to submit a Transport Statement.”

to: “We will expect all sites that generate significant amounts of movement to be supported by a Transport Statement or Transport Assessment. It will be for the Local Planning Authority, having liaised with Surrey County Council the Local Highway Authority and where relevant with Highways England, to determine whether a Transport Statement or Transport Assessment is required.”

Policy I4: Green and blue infrastructure (p.117)

(formerly Policy 19)

Policy 19 in Draft Plan 2014 below has been **replaced by** Policy I4 in Draft Plan 2016:

“All development must:

- protect, enhance and provide integrated and accessible networks of green and blue infrastructure.
- enable good and appropriate public access to green and blue infrastructure
- establish the creation of green and blue corridors and improve biodiversity
- contribute to climate change adaptation
- enhance the amenity, landscape character and attractiveness of the borough
- create pleasant and sustainable places in which to live in, work in or visit
- provide additional green and blue infrastructure, including outdoor recreational space, of an appropriate type, standard and size, and make appropriate provision for future maintenance.

We will resist the loss of all green and blue infrastructure in accordance with the NPPF.”

(The above appears to be now covered in ‘Biodiversity’ in Policy I4 in the Draft Local Plan 2016’. Perhaps the wording above will be incorporated into the Green and Blue SPD referred to in Paragraph 1 of Policy I4.)

Note:

Policy 9: Villages and major previously developed sites in the Draft Local Plan 2014 appears to have been deleted. It is still listed as Policy P2 on p.48 in the “**Contents**” page in the Draft Local Plan 2016, but this page starts the text for Policy P2: Green Belt.

Policy 11: Ash and Tongham in the Draft Local Plan 2014 has been deleted.

Jennie Kyte
14 April 2016