

Significant changes between EAB and Executive

Section/ Policy/ Appendix	Local Plan Page no. (EAB version) (NOT committee report page number)	Paragraph no. (EAB version)	Change
Facts and Figures	13	2.7	Sentence naming Stoke and Westborough as 'two of the least advantaged wards in Surrey' deleted.
Vision and ambition	29	3	The Vision has been added.
Table 1	37	Table 1	The number have been updated to reflect the site allocations and LAA.
Policy H1	37	Monitoring Indicators box	Indicator: Monitor the number of Houses in Multiple Occupation planning applications Target: To monitor the balance of housing types in the immediate locality Data Source: Planning applications
Policy H2	39	Para 4.2.35	Wording slightly amended to clarify the types of housing that the policy will not apply to. "Assisted living and other sui generis residential developments may be required to make provision; these will be considered on a case-by-case basis."
Policy P5	60	4.3.57	Removed reference to assumption of 2.4 people per dwelling for working out required SANG provision as this may be subject to review in the future.
Policy E1	68	Policy text	In the list of Industrial (B1c, B2 and B8) Strategic Employment Sites Guildford Industrial Estate appeared twice. <ul style="list-style-type: none"> • Cathedral Hill Industrial Estate/Guildford Industrial Estate • Guildford Industrial Estate, Deacon Field The first entry has been removed

Policy E5	78	4.4.53	Added the words “parts of” so the sentence now reads: <i>Currently the poorly served areas of the borough includes parts of Effingham, Pirbright, Pilgrims, Tillingborne and Shalford.</i>
Policy E6	81,82	Policy text and para 4.4.64	Threshold for appropriate small scale leisure/tourism development in rural areas reduced from 250 sq m to 100 sq m to align with retail policies
Policy D1	93	4.5.8	Wording added to further emphasise that careful consideration is required to ensure that there is an appropriate transition between urban and rural character with the green approaches to settlements being respected.
Policy D2	96	4.5.11	Added text following guidance from Carbon Trust: We can future proof buildings... New buildings should also be adaptable for new technologies
Policy D2	96	4.5.12	Added figure for percentage of carbon emissions from homes following guidance from Carbon Trust.
Policy D2	97	4.5.15	Added text following guidance from Carbon Trust: Applicants for planning permission should submit statements that set out how the requirements set out in policy D2 will be met. The Council will support this work by signposting relevant advice and providing guidance through the Sustainable Design and Construction Supplementary Planning Document (SPD).
Policy D2	97	Policy text	Amended as follows following guidance from Carbon Trust: <ul style="list-style-type: none"> - Added requirements for sustainability and energy statements - Changed focus/terminology from “district heating/cooling” to CCHP - Added requirement for development to incorporate infrastructure for connection to future networks - Added heating and cooling hierarchy to policy - Removed reference to community ownership/benefit as this could distract from policy requirements. This is added as an aspiration in the supporting text. Amended the word “feasible” in second and third solid bullet point to “achievable” following review of draft Local Plan consultation comments.
Policy D2	98	Energy hierarchy	Added “using the sun, wind and landscape features” to first bullet point following guidance from the Carbon Trust

Policy D2	99	4.5.23 4.5.24 (new para)	Added definitions of decentralised energy and CCHP. Changed reference to community ownership/benefit to an aspiration.
Policy D2	99	4.5.25	Changed thresholds for “sufficiently large or intensive developments” following advice from Carbon Trust as previous thresholds would likely lead to missed opportunities.
Policy D2	99-100	Reasoned justification	Slimmed down by removing overly technical information to topic paper. This is done in order to bring the policy in line with other policies in the plan.
Policy I2	110	4.6.14	Reworded to clarify meaning as requested by Councillor McShane at EAB.
Policy I2	111	4.6.18	Reworded to clarify meaning as requested by Councillor McShane at EAB.
Policy I3	112	Policy text	Added a further element which follows “We will expect new development to:” as follows: “provide for the needs of people with disabilities by all modes of transport, wherever possible”.
Policy I3	112	Policy text	Amended the wording of an element which follows “We will expect new development to:” as follows: “contribute to the delivery of the route of the proposed Sustainable Movement Corridor in the town of Guildford where appropriate”, in order to widen its application to new developments.
Policy I3	113	4.6.24	Correction to state that: “The route sections of the proposed Sustainable Movement Corridor are listed in Appendix C.” This replaces: “The route of the proposed Sustainable Movement Corridor is described in Appendix B.”
Policy I4	116	4.6.39	Removed reference to River Wey ownership and management as is superfluous.
Policy I4	117/118	Policy text and 4.6.43	Amendment to policy and supporting text regarding local sites (SNCI and LNR) to allow for development on these sites where benefits clearly outweigh nature conservation considerations. This is in-line with existing Local Plan policy and better meets the NPPF which requires designated sites to receive protection commensurate with their status. Supporting text allows negative effects on designated sites to be mitigated.

Site Allocation policy A2 (map)	138	n/a	Additional bullet point added re flood risk: safe access and egress
Site Allocation policy A24 (map)	186	n/a	Minor update to the map due to planning permission not taken account of
Site Allocation policies A24, A25, A26 and A35	184-192, 211-212	n/a	<p>Following wording added in response to EAB recommendations.</p> <ul style="list-style-type: none"> When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation <p>Wording amended and updated regarding the Traveller pitch provision on this site, to clarify tenure, management and the desire for pitches to reflect modern Traveller lifestyles. The draft policy also requires the pitches to be provided to the registered provider at nil cost.</p>
Site Allocation policy A25	187	n/a	Wording added to ensure that as part of the Gosden Hill development, a green buffer is maintained along the A3 between the site and Send Marsh/ Burnt Common.
Site Allocation policy A29 (map)	200	n/a	Removed land from the site allocation map that has recently gained planning permission at appeal (14/P/01870 Land south of Guildford Road, Ash, 56 homes).
Site Allocation policy A39	220	n/a	Correction to site area
Site Allocation policy A40 (map)	223	n/a	Map updated to show access

Site Allocation policy A44	230	n/a	Wording amended and updated regarding the Traveller pitch provision on this site, to clarify tenure, management and the desire for pitches to reflect modern Traveller lifestyles.
Site Allocation policy A46	234-235	N/a	Wording amended with regards to the provision of Travelling Showpeople plots, to clarify tenure and to address potential scenarios re marketing and take up. Wording added as follows: <ul style="list-style-type: none"> • The plots should be sold at an appropriate price, in consultation with the Showmen's Guild, the Local Authority and local Travelling Showpeople, and if needed, with regard to an independent valuation. Travelling Showpeople with a local connection should have priority for ownership • If not sold within a year of completion and marketing, the future use of the land should have regard to an up to date Traveller Accommodation Assessment (TAA) and Strategic Housing Market Assessment (SHMA), with specific consideration of the use of the land for affordable housing
Site Allocation policy A48	239	n/a	Two additional bullet points added to the requirements, to be consistent with other site allocations for Traveller pitches. <ul style="list-style-type: none"> • Any buildings capable of being converted to bricks and mortar housing are not appropriate on this site • The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community
Site Allocations – Traveller accommodation	239-258	n/a	The tenure of pitches has been clarified for all – either public or private.
Site Allocation policy A50	243	N/a	Better ordering of requirements, and reworded flooding requirements into 2 bullet points, rather than three. Reference to maintaining defensible site boundaries sensitive to the countryside

Site Allocation policy A51	245	N/a	Better ordering of requirements, and tweaks to wording. Reference to maintaining defensible site boundaries sensitive to the countryside
Site Allocation policy A52 and map	247-248	N/a	<p>Site allocation been extended eastwards, and allocation increased from four pitches to six, to take account of likely family circumstances. Green Belt inset boundary extended to follow defensible boundaries, although site allocation is smaller than inset, to ensure development does not occur in flood zone 2.</p> <p>Wording of policy been tightened to recognise potential harm to Green Belt and character of the area from development, and to attempt to provide greater control over ancillary and agricultural buildings on site once the site is inset from the Green Belt. The policy seeks to ensure that if occupied by another non related family, careful consideration would be given to the balancing of harm and benefits, before a planning permission would be granted, recognising that it was specific personal circumstances that enabled this site to gain temporary planning permission and outweigh harm to the Green Belt.</p> <p>Additional requirements regarding flood risk, and preventing residential accommodation being unnecessarily close to the flood zone boundary.</p>
Site Allocation policy A55	253	N/a	Wording of policy been tightened to ensure that, whilst the current family is living on site, the additional proposed pitch is retained for the family's dependents, due to the personal circumstances considered when temporary planning permission was granted.
Site Allocation policy A57	257	N/a	Wording of policy been tightened to recognise potential harm to Green Belt and impact on the character of the area and Conservation area from development, and to attempt to provide greater control over agricultural buildings on site once the site is inset from the Green Belt. The policy seeks to ensure that the site is occupied by the current family and their dependents, and that if occupied by another non related family, careful consideration would be given to the balancing of harm and benefits, before a planning permission would be granted.

Appendix C Infrastructure Schedule	Appendix C page 2	N/a	The following Strategic Road Network schemes have been added: <ul style="list-style-type: none"> • SRN7 – Beechcroft Drive new access road/road safety scheme • SRN8 – A3 northbound off-slip lane widening to Tesco roundabout • SRN9 – A3 southbound off-slip lane widening to A320 Stoke Interchange improvement scheme
Appendix C Infrastructure Schedule	Appendix C page 2	N/a	The following Local Road Network scheme has been added: <ul style="list-style-type: none"> • LRN25 – East Horsley and West Horsley traffic management and environmental improvement scheme
Appendix C Infrastructure Schedule	Appendix C page 5	N/a	For LRN7 the “Likely cost” has been increased from £10m to £25m following advice from Surrey County Council.
Appendix C Infrastructure Schedule	Appendix C page 9	N/a	The following Bus Transport scheme has been added: <ul style="list-style-type: none"> • BT3 – Significant bus network serving the Land at former Wisley airfield site and key destinations including Effingham Junction railway station and/or Horsley railway station, Guildford, Woking and Cobham to be provided and secured in perpetuity
Appendix C Infrastructure Schedule	Appendix C page 10	N/a	The following Active Modes scheme has been amended: <ul style="list-style-type: none"> • AM2 – Comprehensive Guildford borough cycle network, excluding AM4 and AM5 – with likely cost amended to £20m The following Active Modes scheme have been added: <ul style="list-style-type: none"> • AM4 – 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 and Ripley, with improvements to a level that would be attractive and safe for the average cyclist • AM5 – Off site cycle network from the Land to the south of Normandy and to north of Flexford site to key destinations including Wanborough railway station and to the Christmas Pie Trail, with improvements to a level that would be attractive and safe for the average cyclist

Appendix C Infrastructure Schedule	Appendix C page 11	N/a	The following Rail scheme with reference NR6 has been changed from “Guildford New Line platform lengthening, facilitating increased service frequency”, which will have been fully realised by 2018, to an additional key infrastructure requirement: <ul style="list-style-type: none"> North Downs Line (Great Western Railway) service frequency and timetable improvements
Appendix C Infrastructure Schedule	Appendix C page 20-24	N/a	Costs of infrastructure delivery added for the following SANGs: Effingham Common Tyting Farm Burpham Court Farm Russell Place Farm Ash Lodge Drive Long Reach Bens Wood altered to read “developer to deliver” as is now considered a bespoke SANG. References to SAMM removed as SAMM does not constitute infrastructure
Appendix G Policy & Monitoring	310	Policy H1	Added a row to reflect decision made at EAB to monitor the number of applications for HMOs
Policies Map	309	n/a	We have received an update to the SNCI boundaries, following the annual survey carried out by Surrey Wildlife Trust and this has been added to the Policy Map in the Executive version of the plan. Send Lakes has lost its status as an SNCI,
Policies Map/ Appendix H Maps/ Key Diagram	309/ Former Wisley Airfield		Amendment to Green Belt boundary to follow the defensible boundary around Wisley, rather than the site allocation boundary
Policies Map	309	n/a	Addition of district heat priority maps (3 layers) to the maps
Policies Map	309	n/a	Change of Guildford Business Park from use class B1c/B2/B8 to B1a/B1b
Policies Map	309	n/a	Added Minerals and Waste Safeguarded land to the policies map

Policies Map	309	n/a	Amendment to site boundary of SARP to remove land that has planning permission
Policies Map	309		LAA site 129 (land adjacent to Farnham Road Hospital) should not have appeared on the Policies Map as a site allocation and has been removed