

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

The main 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 main 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	Amend chapter headings for consistent use of capitalisation.	Typographical error.
Contents page	NA	Rename chapter 3 on the contents page to match the chapter title, i.e. amend as follows: 3. Our vision and objectives <u>ambition</u>	Typographical error.
Introduction	1.15	Amend wording to read "Our key diagram <u>in section 2</u> illustrates"	To add clarity.
Key Facts about the borough	Infrastructure Para 2.10a	Amend wording to read: 'The Local and Strategic <u>local and strategic</u> road networks...'	To correct miscapitalisation.
Key Facts about the borough	Transport and accessibility Para 2.13	Amend wording to read: '... Rights of Way <u>rights of way</u> ...'	To correct miscapitalisation.
Key Facts about the borough	Transport and accessibility Para 2.14a	Delete the words: '... both as it runs ...'	To add clarity.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Key Facts about the borough	Other plans and strategies	The LEP published its 'Strategic Economic Plan, Growth Deal and Delivery Plan' in March 2014. The Enterprise M3 Strategic Economic Plan identifies Guildford as a Growth Town. Whilst the document ...	Factual update.
Key Facts about the borough	Other plans and strategies	Add a new paragraph at the end of the "Other plans and strategies" section as follows: 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.	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	Spatial Vision	Spelling – "Further development is also located located around Ash and Tongham".	Typographical error.
Our vision and ambition	Spatial Vision	... up to 400 flats. The redevelopment of the Guildford Railway Station site 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. All development within the town centre will ...	To recognise the importance of the station redevelopment.
Our vision and ambition	Ambition (Environment)	To maintain, conserve protect 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.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification																																												
Policy S2	(1)	36,100 – 43,700 sq m of office and research and development (B1a and b) floorspace <u>(net)</u> , 3.7 – 4.1 hectares of industrial (B1c, B2 and B8) land <u>(gross)</u> and 41,000 sq m of comparison retail floorspace <u>(gross)</u> .	To add clarity.																																												
Policy S2	(3)	Delete ' <u>provide</u> ' and replace with ' <u>make provision for</u> '	“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.																																												
Policy S2	Annual Housing Target	Replace the Annual Housing table with: <table border="1" data-bbox="674 807 1411 1273"> <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			To aid clarity. 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.
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Policy S2	4.1.9b	Amend wording to read “and <u>includes</u> a 20 per cent buffer”	Grammatical error.																																												

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Policy S2	4.1.10	Amend wording to read “and <u>does</u> not in any way preclude”	Grammatical error.
Policy S2	4.1.11	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>	To add clarity.
Policy S2	Evidence Base	Add: <u>Review of Housing Needs Evidence across West Surrey HMA (Guildford Borough Council, 2017)</u>	Factual update.
Policy S2	Evidence Base	Land Availability Assessment (Guildford Borough Council, 201 <u>67</u>)	Factual update.
Policy S2	Monitoring Indicators	Delete: 58 permanent pitches and 8 permanent plots for Travelling Showpeople and replace with: <u>4 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by Planning Policy for Traveller Sites) and to seek to make provision for 41 permanent Gypsy and Traveller pitches and 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	(2)	Insert comma “including sites allocated for housing within the Local Plan.”	Grammatical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy H1	(3)	Amend text to read: 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 ('wheelchair user accessible dwellings standard ') or any subsequent legislation on making homes accessible and adaptable.	To provide clarification on the Council's policy intention.
Policy H1	(7)	Add wording to first sentence so that it reads "...whilst there remains an identified need <u>in our Borough</u> ."	To aid clarity in interpreting the policy.
Policy H1	4.2.5	Amend wording to read "including <u>in</u> the villages."	Grammatical error.
Policy H1	Paragraph 4.2.10	Insert text 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	4.2.27d	Amend wording to read " flatted developments <u>development of flats</u> "	To aid clarity.
Policy H1	Evidence Base	Land Availability Assessment (Guildford Borough Council, 201 <u>67</u>)	Factual update.
Policy H2	4.2.30	High demand to live here and limited supply <u>of existing and new housing</u> are amongst the factors...	To aid clarity.
Policy H2	4.2.31	Amend as follows: "indicat <u>e</u> s that".	Typographical error.
Policy H2	4.2.33	and <u>by</u> potentially reducing travel to work journeys" to "and <u>by</u> potentially reducing travel to work journeys	Grammatical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy H2	Evidence Base	Delete " Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014) " and replace with " <u>Local Plan and CIL Viability Study (Guildford Borough Council, 2016)</u> " Add " <u>Local Plan Viability Update (Guildford Borough Council, 2017)</u> "	Factual update.
Policy H3	Evidence Base	Delete " Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014, and update 2016) " and replace with " <u>Local Plan and CIL Viability Study (Guildford Borough Council, 2016)</u> " Add " <u>Local Plan Viability Update (Guildford Borough Council, 2017)</u> "	Factual update.
Policy P1	(3)	" High priority Great weight will be given..."	To ensure consistency with national planning policy.
Policy P1	Key Evidence	Apply bullet points to evidence base documents.	To aid clarity and consistency with the rest of the document.
Policy P2	(1)	the construction of new development	To aid clarity.
Policy P2	(5)	Limited infilling within the identified settlement boundaries, as designated on the Policies Map, of the following villages: Albury, Compton, East Clandon, East <u>Horsley and West</u> Horsley (<u>north</u>) (south), Gomshall, Holmbury St Mary, Peaslake, Pirbright, Puttenham, Ripley, Shere, West Clandon and Worplesdon.	Factual correction so as to correspond with the Policies Map.
Policy P4	4.3.36	Add date to Flood and Water Management Act <u>(2010)</u> .	To aid clarity.
Policy P4	4.3.36	Amend " in regards " to " <u>with regard</u> "	Grammatical error.
Policy P4	4.3.36	...Risk Management Authorities, including Guildford Borough Council, <u>the Environment Agency and Thames Water</u> , in regards to flood risk management.	To aid clarity by providing additional examples of other risk management authorities with which the County Council engages.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy P4	4.3.37	Such trends are likely to continue elsewhere and within the borough and elsewhere and increase 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	4.3.40	Amend “outside of the” to “outside the”	Grammatical error.
Policy P4	4.3.42	Add a new footnote leading from the end of sentence ending “...used for public drinking water supply”. Footnote to state: <u>For the most up-to-date information on groundwater sources, see the Environment Agency’s protection position statements: https://www.gov.uk/government/publications/groundwater-protection-position-statements.</u>	To aid clarity, and to ensure that the document remains up-to-date.
Policy P4	(2)	Development in areas at medium or high risk of flooding	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	Para (3)	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) and there will be no increase in development vulnerability . 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	4.3.44	Amend “ there are demonstrated to be ” to “ <u>it can be shown that there are.</u> ”	To aid clarity.
Policy P4	4.3.48	...taken regard to <u>into account</u> ...	Grammatical error.
Policy P4	4.3.49	National policy and guidance fully supports s this stance.	Typographical error.
Policy P4	(2) (f)	site drainage systems are appropriately designed taking account of storm events, <u>and flood risk</u> of up to 1 in 100 year chance of flooding , with an appropriate allowance for climate change.	To aid clarity.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy P5	4.3.51	Amend first bullet point as follows: units falling within Use Classes C3 (dwellinghouses) and houses of multiple occupation (Use Classes C4 and sui generis)	Typographical error.
Policy P5	4.3.51	Amend second bullet point as follows: units of staff residential accommodation falling within Use Classes C1 and C2	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.
Policy P5	4.3.54	Amend the last two sentences as follows: 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> .	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.
Policy P5	4.3.58	Amend the third bullet point as follows: 20 hectares of or over - five kilometre catchment	Typographical error.
Policy P5	4.3.60	Amend "...SANGs cannot not ..."	Typographical error.
Policy P5	4.3.62	Last sentence, change " This is... " to " <u>These are...</u> "	Typographical error.
Policy P5	4.3.62	Amend the last sentence as follows: This is funded through developer contributions and co-ordinated by Natural England in partnership with delivered by 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	4.4.9	The annual monitoring report, which is produced annually...	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E1	4.4.9	Amend “choice and flexibility is <u>are</u> not”	Typographical error.
Policy E1	4.4.11a	Insert text: “...440m 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> ”	Factual update.
Policy E2	4.4.18	“When it is replaced on site or by a suitable alternative...”	Unnecessary duplication in the same sentence.
Policy E2	4.4.19 – definition	500m buffer catchment around	To add clarity.
Policy E2	Monitoring Indicators	Amend Target: <u>95%</u> of permitted and completed classes B1c, B2 and B8 floorspace on the <u>Industrial Strategic Employment Sites, 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	(3)	Amend “Outside of ”	Grammatical error.
Policy E3	(3)	Amend “and the loss <u>will</u> be resisted”	Grammatical error.
Policy E3	(3)	Outside of the designated employment sites, employment floorspace will be protected in line with the latest needs assessment and the loss <u>will</u> 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>	To add clarity.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E3	(4)a	Add text " <u>The requirements of this policy do not apply to sites allocated in the Plan</u> ".	To add clarity.
Policy E5	(5)	minimum of 12 <u>months</u> prior to submission of a planning application	Typographical error.
Policy E5	Key Evidence	<u>Surrey Rural Strategy 2010—2015, (Surrey Rural Partnership, 2010)</u> <u>A Rural Statement for Surrey (Surrey Countryside and Rural Enterprise Forum, 2016)</u>	Factual update.
Policy E5	4.4.44a	Add 'influenced by some of <u>the</u> strategic employment sites'	Grammatical error.
Policy E6	4.4.54	Add "G Live, <u>Electric Theatre</u> and Guildford Museum".	Venue omitted.
Policy E6	4.4.55	Amend "Royal Horticultural Society Gardens s at Wisley"	Grammatical error.
Policy E6	4.4.55	Amend "...footpaths, bridleways and cycleways" to "...footpaths, bridleways and <u>cycle routes</u> "	Consistency with the rest of the Plan.
Policy E6	4.4.61	Amend "outside of these areas"	Grammatical error.
Policy E7	4.4.67	Amend "outside of London"	Grammatical error.
Policy E7	4.4.73	Amend "outside of the Primary Shopping Area"	Grammatical error.
Policy E7	Policy E7(1)(c)	Amend ";" to "."	Grammatical error.
Policy E7	(2)	Inset new subheading text in bold before the current paragraph (2) entitled <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 E7	(3)	Inset new subheading text in bold before the current paragraph (3) entitled <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.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E7	(5)	Insert the following text: <u>“Within the Primary Shopping Area, exceptionally the 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.”</u>	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.
Policy E7	(6)	<u>“will not be accepted-permitted”.</u>	Factual correction.
Policy E7	(6)	Change “Proposals for new food takeaways within 500m of schools will not be accepted” to “Proposals for new <u>hot</u> food takeaways <u>(Class A5)</u> within 500m of schools will not be accepted”	Factual correction, and to aid clarity.
Policy E7	(6)	Move the current paragraph (6) to below the current paragraph (2) to become paragraph (3), and then renumber the remaining paragraphs of Policy E7.	For ease of reading by organising paragraphs on new retail and main town centre uses together within the policy.
Policy E7	4.4.79	Amend “15,664 sqm to 2025 4 ” to “15,664 sqm to 2025 4 5”.	Typographical error.
Policy E8	(3)	Inset new subheading text in bold before the current paragraph (3) entitled <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	(6)	Inset new subheading text in bold before the current paragraph (6) entitled <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.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy E8	Definitions	Add text: <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	(4)	After (4) insert a new paragraph (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.
Policy E9	(5)	Inset new subheading text in bold before the current paragraph (5) entitled <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 E9	(7)	Inset new subheading text in bold before the current paragraph (8) entitled <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 D1	Title and policy title	Amend capital S to lowercase s so Place Shaping becomes <u>Place shaping</u>	To be consistent with the format of other chapter headings.
Policy D1	(2)	At the start of the paragraph add text " <u>All large scale developments and ...</u> "	To enable the policy to be applied to all major development and not large residential schemes.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy D1	(2) (d)	Delete the word “and” from the end of the sentence “...day and night, and ”	Typographical error. Following the addition of the text in (e) the word “and” is not required at the end of (d).
Policy D2	4.5.10	Amend point (f) as follows: (f) radical reductions in greenhouse gas emissions and (paragraph 93) <u>and</u>	Typographical error.
Policy D2	(6)	Amend “ heat priority areas ” to “ <u>Heat Priority Areas</u> ”	Typographical error.
Policy D2	4.5.28	Amend “ heat priority areas ” to “ <u>Heat Priority Areas</u> ” twice	Typographical error.
Policy D2	4.5.29	Amend second sentence as follows: Developments will be 'connection-ready' if they use a centralised communal wet heating system rather than individual gas/ electric 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	Policy (10)	Amend (10) as follows: Retail developments-units 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.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy D2	4.5.30	Amend the first sentence of paragraph 4.5.30 as follows: New buildings developments , except retail developments in Guildford Town Centre, but including non-retail units within mixed use developments , 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.
Policy D2	4.5.37a	Amend paragraph 4.5.37a as follows: National planning policy instructs local planning authorities to promote and encourage low carbon development subject to considerations of feasibility and viability. 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 particular cost impact on retail development and it is acknowledged that there are particular viability issues for retail developments in Guildford Town Centre. As Guildford Town Centre is a sustainable location for retail developments, 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 as, on balance, this could have a negative impact on sustainable development by discouraging retail development there in this sustainable location .	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.
Policy D3	4.5.42	Amend “ because of its <u>their</u> heritage interest”	Grammatical error.
Policy D4	Key Evidence	Add: <u>Secured by Design, Design Guides</u>	In response to Sussex and Surrey Police comment.
Policy ID1	(2)	Add “The delivery of <u>necessary</u> infrastructure...”	To add clarity.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy ID3	(5)	Delete " Guildford Borough Parking Strategy " and replace with " <u>the parking strategy for Guildford borough</u> "	Factual update.
Policy ID1	(6)	Amend " 2014 to <u>2017</u> "	To reflect date of most recently adopted SPD.
Policy ID1	4.6.2	Amend "police stations " to "police <u>infrastructure</u> "	To add clarity and in response to Sussex and Surrey Police comment.
Policy ID1	Reasoned justification	Add after 4.6.5: <u>4.6.5a 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 waste water 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. the though the imposition of Grampian-style conditions or appropriate phasing).</u>	To add clarity and in response to Thames Water and EA comments.
Policy ID1	4.6.10	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>).	To add clarity regarding CIL income and Neighbourhood Forums.
Policy ID1	Key Evidence	Strategic Highway Assessment Report (Surrey County Council, 2016) should read: <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	Delete " Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014) " and replace with " Local Plan and CIL Viability Study (Guildford Borough Council, 2016) " Add " Local Plan Viability Update (Guildford Borough Council, 2017) "	Factual update.
Policy ID1	Key Evidence	Add " Water Quality Assessment Stage 1 Technical Statement and Stage 2 Final Report (Guildford Borough Council, 2017) "	Factual update.
Policy ID2:	Key Evidence	Guildford Borough Proposed Submission Local Plan "June 2016": Strategic Highway Assessment (Surrey County Council, 2016) Should read: Guildford Borough Proposed Submission Local Plan "June 2016": Strategic Highway Assessment Report (Surrey County Council, 2016)	Typographical error.
Policy ID3	Key Evidence	Add " A Sustainable Parking Strategy for Guildford 2016 (Guildford Borough Council, 2016) "	Factual update.
Policy ID4	Paras 4.6.31, 40, 46, 48 and policy para (7)	Change all instances of " waterway " to " watercourse ".	Typographical error. EA recommend correction.
Policy ID4	4.6.34	Amend typographical error in second sentence as follows: This approach identifies Biodiversity Opportunity Areas (BOAs); areas where there are concentrations of recognised sites...	To correct a minor error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy ID4	Para 4.6.40	Amend first sentence as follows: 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.	To more accurately set out the requirements of the Water Framework Directive, requested by the EA.
Policy ID4	(5)	Amend paragraph (5) of the policy as follows: Development will not be permitted Permission will only be granted for development proposals within or adjacent to national sites unless where it can be shown demonstrated 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.
Policy ID4	(8), 4.6.44, 4.6.49, 4.6.52, Key Evidence, Monitoring Indicators	Rename Open Space Sports and Recreation Assessment to Open Space Sport and Recreation Assessment. ("Sport" becomes singular.)	For consistency across documents.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy ID4	4.6.48	<p>Amend paragraph as follows:</p> <p>Non-navigable waterways <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 waterway. 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 required. 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	<p>Add the following sources to the key evidence box:</p> <p><u>Water Quality Assessment Stage 1 Technical Statement and Stage 2 Final Report (Guildford Borough Council, 2017)</u></p> <p><u>Water Framework Directive (2000)</u></p> <p><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	<p>Change as follows:</p> <p>"Planning applications, and appeals <u>and s106/CIL receipts</u></p>	To improve monitoring for SANG funded through s106 or CIL payments.
Site summary table	A9 (Site)	<u>Land to the rear of</u> 77 to 83 <u>and between 99 to 103</u> Walnut Tree Close, Guildford	To reflect site allocation policy
Site summary table	A28 (Site)	Land to the east of White Lane, Ash <u>Green</u>	To reflect site allocation policy

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Site summary table	A45 (Allocated uses)	Homes (C3) and retail floorspace (A1 – A 54)	To reflect site allocation policy
Site summary table	A45 (Gross number of homes)	18-26	To reflect site allocation policy
Policy A1	Description, Key Considerations	Add the following key consideration: <u>(5) Principal Aquifer</u>	Change requested by the Environment Agency.
Policy A3	Description, Key Considerations	Add the following key considerations: <u>(9) Northern tip of site in SPZ1</u> <u>(10) Principal Aquifer</u>	Change requested by the Environment Agency.
Policy A5	Description, Key Considerations	Add the following key consideration: <u>(4) SPZ1</u>	Change requested by the Environment Agency.
Policy A6	Requirements (3)	“...reduced so that retail s needs are met”	Typographical error.
Policy A6	Requirements (13)	“Avoid development of <u>more or highly vulnerable high-or-medium vulnerability</u> uses...”	Change requested by the Environment Agency.
Policy A7	Description, Key Considerations	Add the following key consideration: <u>(6) SPZ1</u>	Change requested by the Environment Agency.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A7	Requirements (4)	“(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 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 ”	To reflect changes made to policies A5 and A10 in Draft Local Plan 2017 consultation.
Policy A8	Description, Key Considerations	Add the following key consideration: (3) SPZ1	Change requested by the Environment Agency.
Policy A8	Description, Ownership	Amend from “ Guildford Borough Council ” to “ <u>Network Rail</u> ”	Factual correction.
Policy A9	Title	POLICY A9: Land to the rear of 77 to 83 and between 99 to 103 Walnut Tree Close, Guildford	At the request of site promoter to improve accuracy.
Policy A9	Description, Key Considerations	Amend the key considerations as follows: (3) Previously developed land close to Guildford railway station SPZ1 (4) Previously developed land close to Guildford railway station	Change requested by the Environment Agency.
Policy A11	Description, Key Considerations	Add the following key consideration: (3) SPZ1	Change requested by the Environment Agency.
Policy A12	Description, Key Considerations	Add the following key consideration: (7) SPZ1	Change requested by the Environment Agency.
Policy A13	Description, Key Considerations	Add the following key consideration: (4) SPZ1	Change requested by the Environment Agency.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A14	Description, Key Considerations	Add the following key consideration: <u>(4) SPZ1</u>	Change requested by the Environment Agency.
Policy A15	Description, Key Considerations	Add the following key consideration: <u>(9) Partly in SPZ1</u>	Change requested by the Environment Agency.
Policy A18	Description, Key Considerations	Add the following key consideration: <u>(6) SPZ1</u>	Change requested by the Environment Agency.
Policy A23	Description, Key Considerations	Add the following key consideration: <u>(4) 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.
Policy A24	Requirements (6)	...particularly with regards to the open fields from between Clay Lane and the site."	Typographical error.
Policy A24	Description, Key Considerations	Add the following key consideration: <u>(9) SPZ1 and historic landfill on part of site</u>	Change requested by the Environment Agency.
Policy A25	Requirements (11)	Add sentence at end of bullet: <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)	Change mitigate to avoid as follows: Bespoke SANG to mitigate-avoid 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	Requirements (11)	Add sentence at end of bullet: <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)	Change mitigate to avoid as follows: Bespoke SANG to mitigate <u>avoid</u> impacts on the SPA (See the IDP for further information)	SANGs provide avoidance, not mitigation.
Policy A26	Description, Key Considerations	Amend the key considerations as follows: <u>(6) Principal Aquifer</u> (6)(7) Policy E4: Surrey Research Park (7)(8) Potential air quality issues	Change requested by the Environment Agency.
Policy A27	Requirements (1)	<u>Ensure that</u> sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits	To add clarity.
Policy A28	Title	POLICY A28: Land to the east of White Lane, Ash <u>Green</u>	Factual update.
Policy A28	Requirements (1)	<u>Ensure that</u> sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits	To add clarity.
Policy A29	Requirements (1)	Appropriate financial contributions 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)	Appropriate financial contributions 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.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A29	Requirements (3)	<u>Ensure that</u> sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits	To add clarity.
Policy A29	Requirements (6)	Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village. The properties along Ash Green Road have historically been considered to form part of Ash Green village. Whilst this land is now proposed to be included within the Ash and Tongham urban area, p Proposals for the land west of this road should-must 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 should-must include the provision of a green buffer that seeks to maintain <u>s a sense of</u> separation between the-any 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.	To provide more detail to the requirement.
Policy A29	Requirements (8)	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>	To provide more detail to the requirement.
Policy A35	Requirements (12)	Change mitigate to avoid as follows: Bespoke SANG to mitigate-avoid impacts on the SPA (See the IDP for further information)”	Factual correction as SANGs provide avoidance, not mitigation.
Policy A35	Requirements (13a)	Add a new requirement: <u>Ensure that sufficient capacity is available within Ripley wastewater treatment works to accept wastewater from this development within its permitted limits</u>	To ensure the issue is raised in policy, consistent with the information in Appendix C.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Policy A37	Description, Key Considerations	Add the following key consideration: <u>(5) Principal Aquifer</u>	Change requested by the Environment Agency.
Policy A43	Requirements (5)	Amend to: (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>	To add clarity regarding main vehicular access to the site, consistent with Surrey County Council representation in 2016.
Policy A43	Requirements (5a)	Add a new requirement: <u>(6) Provide permeability for pedestrians and cyclists to the B2215 Portsmouth Road.</u>	To add clarity regarding pedestrian and cyclist access to the site, consistent with Surrey County Council representation in 2016.
Policy A45	Allocation	The site is allocated for approximately 48-26 homes (C3) and 200-90 sq m of retail or service uses (A1 – A54)	Factual update to reflect the planning permission on the site.
Policy A58	Allocation	Amend to: 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 potential for further industrial floorspace to meet future borough needs, as identified through subsequent updates to the Employment Land Needs Assessment (ELNA).</u>	To add clarity 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	Add text <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 anticipate 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>	To add clarity regarding site capacity and the meaning of “future borough needs”.
Appendix A Glossary	A uses	“Retail sale of goods either other than hot food...”	Typographical error.
Appendix A Glossary	Affordable Housing	“...a rent of no more than 80% of the local market rent (including service charges, where applicable) - Guildford's affordable rent which is 70%, or Local Housing Allowance LHA equivalent , which is st lower.”	Typographical and factual errors; and to refer to ‘LHA’ in its full form.
Appendix A Glossary	<u>Business incubation centres</u>	<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>	To add clarity.
Appendix A: Glossary	Convenience Floor Space	Amend “ good , newspapers and drinks...” to “ <u>food</u> , newspapers and drinks...”	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix A: Glossary	Lifetime homes	Delete entry.	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	A species <u>legally</u> protected by <u>wildlife legislation, including</u> the Wildlife & Countryside Act <u>(as amended) 1981, and the Conservation of Habitats & Species Regulations 2010.</u>	For accuracy.
Appendix A Glossary	<u>Smart Growth</u>	<p><u>The Corporate Strategy 2016 highlights Guildford's role as a "smart growth" hub and set out 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 businesses to improve their productivity without damaging our quality of life or environment.</u></p> <p><u>Surrey Connects describes 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 high quality of life.</u></p>	To add clarity.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix A1: Maps showing 500m buffer of public transport interchange		Amend title and all references to “ buffer ” in text and on maps to read “ <u>catchment</u> ”.	To add clarity.
Appendix C: 1 Transport: NR Rail	NR2	In the “Delivered when” column, amend “ Between 2024 and 2029 ” to “ <u>Between 2022 and 2029, with earliest opening from 2024</u> ”.	To add clarity.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN2	In the “Delivered when” column, amend “ Between 2023 and 2027 ” to “ <u>Between 2024 and 2027</u> ”.	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	In the “Delivered when” column, amend “ Between 2019 and 2022 ” to “ <u>Between 2020 and 2023</u> ”.	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.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix C: 1 Transport: SRN Strategic Road Network	SRN4	In the “Infrastructure Project” column, amend as follows: <u>New Improved A3/A3100 Burpham junction with relocated A3 southbound off-slip and new A3 southbound on-slip</u> (to principally serve Gosden Hill Farm site)	To add clarity and for consistency with Requirement (1) in Policy A25.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN4	In the “Delivered by” column, amend as follows: Highways England and/or and/or developer	Typographical error.
Appendix C: 1 Transport: SRN Strategic Road Network	SRN5	In the “Delivered when” column, amend “ Between 2019 and 2022 ” to “ <u>Between 2020 and 2023</u> ”.	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: Local Road Network	LRN9	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: Active Modes	AM3	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, <u>and</u> Ripley <u>and Byfleet</u> , 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.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix C: Open Space	OS6	OS6 New allotments on land north east of Spoil Road, Tongham. Replace “Spoil Read ” with “Spoil <u>Lane</u> ”.	Typographical error.
Appendix C: 4 Education	SED3	Delete “ To be located to the north of the site ” and replace with “ <u>To be located so as to ensure convenient access via public transport and from the urban area of Guildford.</u> ”	To ensure consistency with proposed minor amendments to Policy A26.
Appendix C: 6 Health and Social Care	Headings	Amend heading “Likely cost and funding source” to “Likely cost (<u>where known</u>) and funding source”	To ensure consistency with wording of headings in the remainder of the Infrastructure Schedule.
Appendix C: 8 Waste transfer facility, and other waste and works infrastructure	N/A	Remove duplicate entries SARP 2 and SARP 3 (page 338) – these infrastructure projects – SARP 2 and SARP 3 are already listed on pages 336 and 337.	Typographical error / erroneous duplication of text.
Appendix D: Evidence Base	Research	Strategic Highway Assessment for the Proposed Submission Local Plan (Surrey County Council, June 2016) should read: <u>Guildford Borough Proposed Submission Local Plan “June 2016”:</u> Strategic Highway Assessment <u>Report</u> (Surrey County Council, 2016)	Factual correction.
Appendix D: Evidence Base	Research	Guildford Borough Transport Strategy (June 2016) should read: Guildford Borough Transport Strategy (June <u>2017</u>)	Typographical error.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix D: Evidence Base	Research	<p>Land Availability Assessment (LAA) (2016) and addendum (2017)</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 (February 2016 <u>October 2017</u>). The LAA does not decide where development will be built.</p> <p>www.guildford.gov.uk/landavailabilityassessment</p>	Factual update.
Appendix D: Evidence Base	Research	<p>Local Plan and Affordable Housing Viability Study (2014)</p> <p>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.</p> <p>www.guildford.gov.uk/article/3959/Affordable-Housing-Viability-Study</p> <p>should read:</p> <p><u>Guildford Borough Council Local Plan and CIL Viability Study, Final Report (2016)</u></p> <p><u>The study includes a plan viability assessment (PV) of the Guildford Local Plan to provide evidence that the policy requirements in the Plan should not threaten the development viability of the plan as a whole. It also tests the Plan affordable housing policy in the context of the PV assessment.</u></p> <p><u>http://www.guildford.gov.uk/newlocalplan/developmentviability</u></p>	Factual update.
Appendix D: Evidence Base	Research	<p>Add:</p> <p><u>Local Plan Viability Update (Guildford Borough Council, 2017)</u></p> <p><u>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.</u></p> <p><u>http://www.guildford.gov.uk/newlocalplan/developmentviability</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)	Worplesdon- <u>and</u> West Clandon.	Typographical error.
Appendix D: Evidence Base	Research (Water Quality Assessment)	Add text after sentence 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 impacts on the environmental capacity of the water bodies receiving effluent (wastewater).</u>	Factual correction.
Appendix D: Evidence Base	Research	Add: <u>Review of Housing Needs Evidence across West Surrey HMA (2017)</u> <u>This report brings together evidence on Objectively Assessed Housing Need (OAN) across the West Surrey Housing Market Area (HMA).</u> <u>www.guildford.gov.uk/shma</u>	Factual update.
Appendix D: Evidence Base	Research	Add: <u>Surrey Hills AONB Areas of Search Natural Beauty Evaluation Report (2013)</u> <u>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.</u> <u>www.guildford.gov.uk/newlocalplan/protectinganddesign</u>	Factual update.
Appendix F Policies Map		Site allocations to be shown in pink.	To aid clarity.

Chapter or Policy	Paragraph number or section	Minor modification	Reason for modification
Appendix G: Policy and Monitoring	E9 Local Centres	Change title of the policy from “E9 Local Centres” to “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	Amend “District Heat Priority Area (central)” and “District Heat Priority Area (University)” to a single layer “Heat Priority Area”	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 to be included within the Office and R&D Strategic Site and not the Industrial site.	Factual correction.
Appendix H Maps	Guildford Urban Area	Amend “District Heat Priority Area (central)”, “District Heat Priority Area (University)” and “District Heat Priority Area (hospital)” to a single layer “Heat Priority Area”	To simplify the map. There is no reason to have three different areas as the policy is the same.