

## Minor modifications and errata of the Submission Development Management Plan (May 2018)

The following table lists the Council's proposed errata and minor modifications to the Submission Development Management Plan (DMP) including its Annexes.

These are listed in the table below in order of the DMP's contents.

They are also shown as "tracked changes" in a "Minor Modification" version of the DMP using the notations of ~~striketrough~~ for deletions and underscored for additions of text. Prior to the adoption of the DMP, the Council will make further revisions and adjustments as necessary to accommodate any main modifications suggested by the inspector. This next review will enable the Council to correct any remaining typographical errors, adjustments to paragraph and figure numbers etc. This schedule has necessitated a renumbering of paragraph numbers. Paragraph numbers quoted in this paper relate to the original Regulation 19 draft of the plan.

The Council is recommending these minor modifications to the Plan Inspector in order to correct typographical (spelling and grammatical) errors and to improve the clarity of the DMP. The Schedule also includes minor modifications arising from representations to the proposed Submission DMP (January 2018); CD19 "Schedule of Minor Amendments".

The Council considers that these changes do not impact on the soundness of the DMP.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min1	Title and date	Cover page	<u>Submission</u> Development Management Plan <del>Proposed</del> <del>Submission published for Representations January May 2018</del>	Factual update.
Min2	Contents page		Mix of policies and objectives with some page number missing corrected	Factual update, to assist the reader in navigating the document.
Min3	List of Figures, and numbering of Figures throughout the document			Factual additions, to assist the reader in navigating the document.
Min4			Paragraphs to be renumbered throughout document.	To improve readability

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Min5	Introduction	Paragraph 1.1	The Council has is prepared <del>ing</del> its Development Management Plan (DMP), which <del>will includes</del> polices to guide decision making on planning applications, and <del>will identifies</del> sites....	Factual update.
Min6	Introduction	Paragraph 1.3	The <u>DMP</u> policies, <del>in the DMP will,</del> alongside	To improve readability.
Min7	Introduction	Paragraph 1.4, Bullet 1	For at least <del>total of</del> 6,900	Factual correction and clarification for accuracy.
Min8	Introduction	Paragraph 1.6, Bullet 4	the current plan period ( <u>ending 2027</u> ) in the	To increase clarity.
Min9	Introduction	Paragraph 1.9	<u>A Policy Map is published alongside the Development Management Plan which will identify areas of protection, specify the areas to which specific policies apply, identify areas allocated for development, and illustrate sites and areas safeguarded in the Minerals and Waste Development Framework.</u> Where appropriate, the policies and development sites <u>in this DMP</u> are accompanied by maps .....within the document will not provide the whole site context and the policies map should be consulted for the full context of a location. All site and designation boundaries are <del>also</del> available to view..	To increase clarity by providing a description of what a policies map is.
Min10	Table of Policies	Paragraph 1.10	site allocations <del>and</del> opportunity sites...	To increase clarity by distinguishing site allocation and opportunity sites.
Min11	Pre-amble to policies throughout the document	Table heading "What does the DMP do?"	DMP objectives <u>and policies</u>	Factual update.
Min12	Pre-amble to policies throughout the document	Table of DMP objectives	The DMP policies <u>applicable</u> to <u>deliver</u> these objectives are...	To increase clarity.

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Min13	Pre-amble to policies throughout the document	Below table "What does the DMP do?" listed Objectives.	Delete listed objectives	To improve readability of document; relevant objective(s) for each policy are listed in a table at the start of each policy section.
Min14	EMP1		The following areas are <del>identified</del> <b>designated</b> as Principal Employment Areas	To provide clarification on the Council's policy intention.
Min15	Various DMP policies (EMP1, EMP2, EMP3, EMP4, RET1, DES6, TAP1, NHE6)		Delete " <del>and subject to adherence with other policies</del> "	To increase clarity of policy and to confirm that all applications should be assessed against the whole of the DMP.
Min16	EMP1(1)		And distribution <u>/ storage</u>	To increase clarity and align with Use Class B8 description.
Min17	EMP1 Explanation	Paragraph 2.2.6 and 2.2.11	The <u>DMP</u> <i>Employment Area Review 2017</i> recognises...	To increase clarity.
Min18	EMP1 Explanation	Paragraph 2.2.8	Updates to the tense used throughout the paragraph	Factual update.
Min19	EMP1 Explanation	Paragraph 2.2.9	these <b>Principal Employment a</b> Areas	To increase clarity.
Min20	EMP1 Explanation	Paragraph 2.2.10	Where other uses are proposed under <b>Policy EMP1(2)</b>	To increase clarity.
Min21	EMP2 – Local Employment Areas		The following areas are <del>identified</del> <b>designated</b> as Local Employment Areas	To provide clarification on the Council's policy intention.
Min22	Town and Local Centres	Paragraph 2.3.4	<u>The following objectives are intended to</u> <del>To delivery</del> the vision and objectives of the Core Strategy with regard to town centre.	To improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<del>, the following DMP objectives are proposed:</del>	
Min23	RET1	Paragraph 2.3.5ii)	<del>Redhill town centre</del>	Factual amendment, Removal of duplicate (also listed as a “Primary town centre”)
Min24	Policies and Explanations throughout the document	Policy titles, policies and policy Explanations throughout the document.	<del>Identified Designated</del>	Substitution of word to provide clarification on the Council’s policy intention.
Min25	RET1(2)		On upper floors, proposals for <u>Use Classes</u> A1/A2/3, B1a, D1/2 and C3 <del>uses</del> that make efficient use...	To increase clarity.
Min26	RET1(2) Explanation	Paragraph 2.3.6	<del>Although Whilst</del> the <u>borough Retail Needs Assessment 2016</u>	To increase clarity.
Min27	RET1(2) Explanation	Paragraph 2.3.7	<del>This p</del> Policy RET2	To increase clarity.
Min28	RET1(2) Explanation	Paragraph 2.3.7	Seeks to ensure that new development <del>continues to</del> makes a ...	To improve readability.
Min29	RET2(1) – Town centre frontages		Within primary <u>shopping</u> frontages	To increase clarity.
Min30	RET2(1)a)		Within the <del>identified designated primary</del> shopping frontage <u>would</u> remain:	To provide clarification on the Council’s policy intention.
Min31	RET2(1)b)		Where a proposal would result in the proportion of A1 <u>primary shopping</u> frontage falling below the relevant threshold <u>specified above</u> , permission will only be granted where : i. <del>...and</del> ii. In all other cases, where <del>the unit is vacant and</del> it can be demonstrated:	To increase clarity and requiring a period of vacancy would not be consistent with national policy in promoting vital and viable town centre.

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			<ul style="list-style-type: none"> <li>that <del>reasonable</del> attempts</li> </ul>	
Min32	RET2(2)		<p>Within secondary <u>shopping</u> frontages:</p> <p>a) Proposals for non A1 use will be supported provided A1 uses within the <del>identified-designated primary</del> shopping frontage <u>would</u> remain :</p>	To increase clarity.
Min33	RET2(2)b)		<p>Where a proposal would result in the proportion of A1 <u>secondary shopping</u> frontage falling below the relevant threshold <u>specified above</u>, permission will only be granted where it can be demonstrated that the proposed use would make a positive contribution</p>	To increase clarity.
Min34	RET2(2)c)		<p>Where a loss of A1 use is proposed, A2-A4 or D1 - D2 uses <u>that retain an active frontage</u> will be considered more favourably than other uses.</p>	To provide clarification on the Council's policy intention consistent with national policy in promoting vital town centre.
Min35	RET2 Explanation	Paragraph 2.3.8	<p><del>The borough A-Retail Needs Assessment 2016 has been undertaken which has to informed this p-Policy RET2; this ....</del></p>	To increase clarity.
Min36	RET2 Explanation	Paragraph 2.3.10	<p>This as been informed by an updated Retail Needs Assessment <del>which was</del> undertaken in 2016 and which provide<u>sd</u> updated retail need figures</p>	To improve readability.
Min37	RET3		<p><del>The following areas shown on the policies map, are designated to be identified as new Local Centres, or if already existing in the Local Plan 2005 boundary to be retained (including some amendments):</del></p>	Factual amendment to remove reference in the Local Plan 2005, which will be superseded by the Development Management Plan.
Min38	RET3		<p>Within designated Local Centres, <del>development proposals must adhere with other policies and the following criteria:</del></p>	Removal of wording to improve readability.
Min39	RET3		<p>Proposals resulting in the loss of A1-A4 and D1/2 uses will only be <u>supported permitted</u> where:</p>	To provide clarification on the Council's policy

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			1) <del>The unit is vacant and</del> it can be demonstrated that <del>reasonable</del> attempts.	intention, and because requiring a period of vacancy would not be consistent with national policy in promoting vital and viable town centre.
Min40	RET4	Policy Title	<del>Loss of shops Development outside of in smaller designated centres and isolated shops</del>	Retitle policy to provide clarity on the Council's policy intentions.
Min41	RET4		<del>Across the borough, within smaller centres that are not designated as local centres and for isolated shops</del> <u>Outside of designated town and local centres,</u> proposals resulting in the loss of retail uses will be permitted <del>(subject to adherence with other policies)</del> <u>only</u> where <u>it can be demonstrated that attempts have been made for a minimum 6 month period without success to let or sell the premises for a retail or community use (see marketing requirements in Annex 3), and</u> <ol style="list-style-type: none"> <li>1. The proposed use would contribute to the vitality and vibrancy of the area or the availability of important services in the locality; or</li> <li>2. The use proposed is a community facility which would <del>materially</del> benefit local residents; or</li> <li>3. <del>The unit is vacant and it can be demonstrated that reasonable attempts have been made for a minimum 6 month period without success to let or sell the premises for a retail or community use (see marketing requirements in Annex 3)</del></li> </ol>	Factual amendment for clarity (this policy relates to proposals for the loss of shops within and outside of small parades that are not in a designated centre).
Min42	RET5(1)		Retail and other main town centre uses <del>(other than small scale rural development)</del> should be directed to the most sequentially preferable and sustainable locations <u>suited to their scale</u> in line	For clarity in line with national policy on sequential assessment for

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			... .town <del>and or</del> local <del>centres, failing that then to</del> edge-of-centre...	retail proposals.
Min43	RET5(2)a)		Having applied the sequential test there are no <u>suitable</u> sequentially preferable sites available to accommodate the proposed development on more central sites. <del>;</del> <del>The need for a sequential approach does not apply to applications for small scale rural offices or other small scale rural development;</del>	Moving and condensing of wording to improve readability.
Min44		Paragraphs 2.3.13 and 2.3.14	National Planning Policy sets a 'default' threshold requiring impact assessments for development proposals for retail, leisure and office development proposals over 2,500sqm outside town centres (that are not in accordance with the Local Plan). It also allows for locally set thresholds.  The Council has set thresholds for impact assessment of retail, leisure and office proposals outside town centre as such developments have potential to negatively impact on the vitality and viability of town centres. These thresholds have been informed by the <i>Retail Impact Threshold</i> paper 2017 which takes account of specific circumstances within the Borough.	Factual correction.
Min45	RET6		<del>This policy applies to any other sites specifically allocated for retail warehousing; and the following</del> <u>Within the</u> designated retail warehouse areas <u>listed below and shown on the policies map :</u>  <ul style="list-style-type: none"> <li>• <u>Rushworth Road</u>, Reigate (<del>Rushworth Road</del>)</li> <li>• <u>Brighton Road, Redhill</u> (<del>Brighton Road</del>)</li> <li>• <u>Sites with planning permission specifically conditioned for</u></li> </ul>	To improve readability, and for clarity as to the Council's policy intention re. "any other sites allocated for retail warehousing".

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			<p><u>retail warehousing:</u></p> <p>1) Development proposals for retail warehousing will be permitted <del>(subject to compliance with other policies) where the proposal falls within a</del> <u>within the above</u> designated Retail Warehouse areas</p> <p>2) Proposals for retail warehousing will be required to provide a retail impact assessment, in line with Policy RET5.</p> <p><del>Retail warehousing uses are defined as those which usually occupy a single floor, cater for car-borne customers, and which sell bulky durable and household goods (such as carpets, DIY, furniture, domestic appliances).</del></p>	
Min46	RET6 Explanation	Paragraphs 2.3.15 – 2.3.16	<p><u>Retail warehousing uses usually occupy a single floor, cater for car-borne customers, and sell bulky durable and household goods (such as carpets, DIY, furniture, domestic appliances).</u> It is recognised that retail warehousing <u>is generally</u> <del>uses are</del> not appropriate for town centres and this policy <u>therefore</u> seeks to direct <del>these</del> retail warehousing <u>uses</u> to designated Retail Warehouse area and sites allocated for retail warehousing.</p> <p>This policy identifies <del>these</del> areas of the borough that are established and recognised as destinations for retail warehouses, and makes provision for their continued use as such. <del>Retail warehousing areas are those on the edge-of-centre or out-of-centre which cater for uses which usually occupy a single floor, cater for car-borne customers, and which sell bulky durable and household goods (such as carpets, DIY, furniture, domestic appliances).</del></p> <p>Controlling the types of retail uses in the designated Retail Warehouse areas <del>and allocated retail warehouse sites</del> is important to ensure that they do not detract from or have a</p>	To improve readability.



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			negative impact on the vitality and viability of existing town and local centres and planned development within the town and local centres. <del>Any p</del> Proposed development for retail warehousing will therefore be required to submit a retail impact assessment in line with Policy RET5.	
Min47	DES1		All <del>types of new</del> development will be expected to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. Planning permission will be granted for <del>new</del> development where it meets the following criteria <del>(subject to adherence with other policies):</del>	
Min48	DES1(5)		5 Provides an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of being overbearing, obtrusiveness, overshadowing, overlooking and <del>of reducing</del> privacy  By way of <del>being</del> overbearing, obtrusiveness....	Grammatical corrections and improvements.
Min49	DES1(6)		'...Developments should incorporate measures and principles <del>consistent with those</del> recommended by Secured by Design <del>where appropriate.</del> '	Reg19 suggestion for strengthening policy wording.
Min50	DES1(8)a)i.		<del>(see also NHE3)</del>	Throughout document, unnecessary cross-references to other policies have been removed.
Min51	DES1 Explanation	Paragraph 3.2.8	Policy DES1 will be supported by supplementary planning guidance which will provide <del>a greater level of</del> detailed design guidance. Existing <del>Council</del> guidance <del>on design related matters</del> which should be taken into account include <del>ings</del> : <i>Making Space</i>	For clarity.

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			<i>for Waste Management in New Developments, Local Distinctiveness Design Guide SPG 2004, and Householder Extensions and Alterations SPG 2004.d</i>	
Min52	DES1 Explanation	Paragraph 3.2.9	'these requirements cover a number of aspects including; tall structures <u>building/ structure heights/ crane heights</u> , wind turbines <u>and solar installations</u> , blue/ green infrastructure <u>and lighting</u> . More information is available on the Gatwick Airport website'.	Reg19 suggestion from Gatwick Airport Ltd
Min53	DES2(1)(a)		Replace ' <del>reflect</del> ' with ' <u>respect</u> '	Regulation 19 suggestion
Min54	DES2(1)(b)		Be of a height, bulk and mass, and siting, to ensure the development <del>does not appear prominent and conspicuous is</del> <u>in keeping</u> with the existing street scene'	Regulation 19 suggestion
Min55	DES2(1) (g)		a) <u>Not create an undue disruption to, the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.</u> 2) Proposals that would cumulatively result in multiple, closely spaced access points through the existing street frontage will be resisted. <del>Residential garden development should protect, and not create an undue disruption to, the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.</del>	Text moved to improve readability.
Min56	DES3		<del>The following areas shown on the policies map are designated Areas identified as residential Areas of Special Character (RASCs, or if existing in the Local Plan 2005 to be amended or retained (see also Annex 5), include:</del>	Factual amendment to remove reference in the Local Plan 2005, which will be superseded by the Development Management Plan.

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Min57	DES3(1) and (6)		<p><del>Plot frontages and boundary treatments reflect the existing street context.</del></p> <p>(6) Soft <u>and hard</u> landscaping is sensitive to the plot, its setting and prevailing plot boundary characteristics, <u>with plot boundary treatments reflecting the existing street context.</u></p>	Regulation 19 comment that Point 1 should be merged with point 6, for a more comprehensive criteria relating to design and boundary treatment, as follows (the sizing of plot frontages are covered in other points).
Min58	DES3 RASC names		Walton-on-the-Hill: <u>Area including</u> Nursery Road, & Hurst <u>Green Drive.</u>	Regulation 19 suggestion
Min59	DES5 (3)		Be designed to minimise the disturbance to occupants from <del>other land uses nearby and/ or other sources of</del> noise and pollution (see also DES <u>944</u> ).	To improve readability and correct reference.
Min60	DES5 (6)		Make adequate provision for outdoor amenity space, including balconies and roof terraces, <del>where appropriate,</del> and/or communal outdoor space.	To provide clarity to applicants on what will be expected.
Min61	DES6(2)	Paragraph	<p>The following two sentences moved from “Explanation” to Policy (as last sentence of (2))</p> <p>“Provision from retirement and sheltered housing may be provided on sites or as a financial contribution in lieu of on-site provision.</p> <p>In exceptional circumstances should the Council consider that it would not be suitable or practical to provide the affordable housing on site, including for reasons of future management, it may accept affordable housing provided on an alternative site, or a payment in-lieu of on-site provision. Either alternative provision / contribution will be expected to be of equivalent cost to the developer compared to on-site provision.”</p>	<p>Regulation 19 suggestion, to allow for financial contributions in lieu of affordable housing provision on-site, where this is more appropriate.</p> <p>Second sentence of paragraph 3.2.32 (regarding retirement and sheltered housing) and second and third sentence of paragraph 3.2.41 to the</p>

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				end of Policy DES6(2).
Min62	DES6(2)c  Moved from Explanation Paragraph 3.2.41		<p>1) The Council will negotiate affordable housing provision and contributions taking into account the specifics of the site, as follows :</p> <ul style="list-style-type: none"> <li>a) Development of allocated greenfield urban extension sites should provide 35% of dwellings on the site as affordable housing;</li> <li>b) On all other developments providing 10 or more dwellings, 30% of the dwellings on the site should be affordable housing;</li> <li>c) On development sites providing less than 10 dwellings, a financial contribution broadly equivalent to the cost to the developer of on-site provision of 10% will be sought;</li> <li>d) Within the regeneration areas, a lower proportion of affordable dwellings may be accepted in order to achieve other regeneration aims, including improving the mix of local housing stock.</li> </ul> <p><u>In exceptional circumstances where it can be robustly justified should the Council consider it would not be suitable or practical to provide affordable housing on site it may accept affordable housing provided on an alternative site or as a payment in lieu.</u></p>	Updated to reflect small site contributions reducing due to DMP Viability Evidence Study findings.
Min63	DES6 Explanation	Paragraph 3.2.31	“Affordable Housing” is defined in accordance with the national planning definition, and along with definitions of “affordability” and “bed-spaces”, <u>the definition</u> is provided in	Factual update

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			<p>the Glossary at Annex 1. <del>Any changes to the national planning definition of affordable housing that the government makes before completion of the examination of this plan will be reflected in the glossary. These changes include the governments proposed changes to introduce new affordable home ownership products (including starter homes and discount market sales), and affordable private rent housing (also known as discount market rent housing).</del></p>	
Min64	DES6 Explanation	Paragraphs 3.2.33, 3.2.34, and 3.2.35	<p><del>This policy (Policy DES6) has been informed by new evidence prepared to support the DMP and supersedes Policy CS15 in the Core Strategy in its entirety.</del></p> <p><del>This policy requires different affordable housing provision depending on the gross number of homes provided on a site. An exception to this is single replacement dwellings, it is not considered reasonable or viable to require contributions from a development of this size or nature.</del></p> <p>The policy requirement <u>relates is based on</u> to the gross number of new dwellings created, including through changes of use, conversion and subdivisions, as well as new builds. This also includes mixed-use sites which include an element of housing. <u>An exception to this is single replacement dwellings, it is not considered reasonable or viable to require contributions from a development of this size or nature.</u></p>	To improve readability, Explanatory text moved around

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Min65	DES7(1)		<del>For planning Applications for residential caravans (these that are not covered by do not fall under</del> Core Strategy Policy CS16 - Gypsies, Travellers and Travelling Showpeople or DMP Policy GTT1 – Gypsy, Traveller and Travelling Showpeople accommodation), the following criteria <del>will be used to assess the suitability of sites</del> <u>must be met for new sites:</u>	To provide greater clarity as to the council's policy intentions.
Min66	DES7(2)b)		The loss of existing care homes, housing for older people, and <del>housing for people these</del> with support needs will be resisted unless adequate alternative provision is provided locally or evidence is provided <del>to the satisfaction of the Council</del> that there is no longer a need for the facilities <u>or it is not viable for continued care home use.</u>	Regulation 19 suggestion
Min67	DES7(2)c)		Developments should be of a high quality, <u>including incorporating</u> adequate amenity space and <del>where appropriate, the design of the development</del> <u>should take into consideration</u> <del>provide</del> opportunities for sitting, socializing, gardening and active leisure pursuits.	To provide greater clarity.
Min68	DES7 Explanation	Paragraph 3.2.43	Caravans/ <u>mobile homes</u> : The Council have a duty to consider the needs of those residing <u>in</u> or resorting to <u>its borough their district, including</u> with respect to sites for caravans and the mooring of houseboats. The borough does not have waterways which <del>would accommodate houseboats</del> <u>so these are not covered by this policy.</u>	To provide greater clarity.
Min69	DES7 Explanation	Paragraph 3.2.44	The <u>housing</u> needs of Travellers have been assessed and are covered under Core Strategy Policy CS16 and DMP Policy GTT1. This Policy <u>relates to</u> <del>covers any</del> caravan needs which do not fall under these two policies.	To improve readability.
Min70	DES7 Explanation	Paragraph 3.2.46	From a borough perspective the <u>DMP</u> Housing for Older People <u>Study -evidence paper</u> 2016 forecasts potential growth of those over 65 as being between 35% and 50% <u>over the period to 2027</u> , and identifies a significant percentage increase	Clarification.

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			in the proportion of the population over 85 <u>over this same period.</u>	
Min71	DES7 Explanation	Paragraph 3.2.47	<p>In planning for suitable housing for an increasing elderly population, it is important to recognise the breadth of requirements within this broad group; some will remain in their homes while others will need full – time nursing care, with a variety of specialist accommodation needs in between. The main forms of accommodation for older people are :</p> <p>Age restricted/age exclusive housing: This does not include any support/care for residents, but is likely to be of a type, or include adaptations, which make is more suited to older residents.</p> <p>Sheltered housing: This includes individual homes with low level support provided by a scheme manager (on site or floating). It often includes a range of communal areas/facilities for residents such as lounges and shared laundry. It is more commonly referred to as ‘retirement housing’.</p> <p>Enhanced sheltered housing: This is similar to sheltered housing but with the provision of more in-house facilities, services and a range of support for residents.</p> <p>Extra care Assisted Living: This comprises a complex of individual self-contained homes which also provides a full range of on-site care options to respond flexibly to increasing individual needs. Schemes often include a range of ‘lifestyle’ facilities for social and recreational activities.</p> <p>Care homes: These provide a residential setting where residents have their own bedrooms. Care homes provide a range of on-site care services, ranging from those which only offer personal care to those providing nursing care, and may be registered for specific needs such as dementia.</p>	Clarification.

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Min72	DES7 Explanation	Paragraph 3.2.49	<ul style="list-style-type: none"> <li>such as <u>for</u> adults with learning disabilities.</li> </ul>	To improve readability.
Min73	DES7 Explanation	Paragraph 3.2.54	<del>With regard to</del> <u>In considering</u> .....75+ <del>to exceed</del> <u>ing</u> the Surrey <u>County</u> average...	To improve readability.
Min74	DES8		The Council will expect all developments to be managed in a safe and considerate manner, <u>in addition to the following requirements</u> .	To provide greater clarity as to the council's policy intentions.
Min75	DES8(1)		Through the use of conditions, the Council may require <del>that</del> Construction Management Statements to <del>will</del> be agreed and implemented on a case by case basis. These may <del>to</del> be required for <u>informed by the following</u> :	To improve readability.
Min76	DES8(2)a)		Where potential impacts are identified, identification of mitigation measures <del>to</del> <u>should</u> be incorporated to address these impacts	To improve readability.
Min77	DES9		The policy applies borough-wide, <u>although particular attention should be paid within the following designated areas however the following spatial considerations are relevant</u> :	To improve readability.
Min78	DES9(3)b)		....mitigation <u>and /</u> or attenuation measures, future occupants would not be subject to <del>a significant adverse or</del> unacceptable <del>level of</del> noise disturbance..	To provide greater clarity as to the council's intentions, and to improve readability.
Min79	Section 2	pp. 46 para 3.3.3	<b>Core Strategy Policies</b> <ul style="list-style-type: none"> <li><u>Policy CS2: Valued landscapes and the natural environment</u></li> <li><u>Policy CS10: Sustainable Development</u></li> <li>Policy CS12: Infrastructure Delivery</li> </ul>	Inserted relevant policies from Core Strategy
Min80	Section 2	pp. 46 para 3.3.4	DMP objectives <u>and policies</u>	For consistency with other policies.



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Min81	Section 2	pp. 46 para 3.3.4	The <del>proposed</del> DMP policies <del>applicable</del> to <u>deliver</u> these objectives are:	For consistency with other policies.
Min82	Section 2	pp. 46 para 3.3.4	<del>Objective SC4: Protect the most valuable open space within the urban areas and</del> <del>Objective SC5: Encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision</del>	To avoid duplication (in table above).
Min83	Section 2	pp. 47	<u>Policy OSR1-3</u>	Title added for consistency with all other sections
Min84	Section 2 OSR1	pp. 47	For <del>all areas</del> designated <del>as</del> Urban Open Space:	To improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min85	Section 2 OSR1 (1) and (2)	pp. 47	<p>Proposals which directly complement and enhance the value and use of the Urban Open Space for recreation, biodiversity <del>and</del>/or nature conservation, will be looked upon favourably provided that the predominant open character of the space is maintained.</p> <p>2) Any other development which would result in the full or partial loss of designated Urban Open Space will only be permitted in exceptional circumstances, where <del>any loss of openness resulting from</del> the proposed development would not have an adverse effect on local character, visual amenity or ecological value; and either:</p> <p>a) There is clear evidence to demonstrate that the site is surplus to requirements and <del>such the site land</del> does not make a significant contribution to the recreational, community, ecological, or amenity value of the area; <del>or</del></p> <p>b) Provision is made for appropriate and suitably located replacement open space of the same <del>nature type, and</del> <u>and of at least</u> equivalent <del>of higher</del> quality and <del>/or greater</del> quantity Replacement open spaces should be located as close to the lost open space as possible; <del>or</del></p>	<p>To improve readability. Removal of superfluous.</p> <p>Improve readability.</p>
Min86	Section 2 OSR2 1(a)	pp. 48	<p>a) Open space provision should be provided in line with the following standards:</p> <p>i. <u>For sites of 830 dwellings or more, allotment plots should be provided at a standard of 10 plots/ 1,000 people</u></p> <p>ii. For sites of 460 dwellings or more, natural and semi-natural greenspace should be provided at a standard of 1.8ha/1,000 people</p> <p>iii. <del>For sites of 830 dwellings or more, allocated plots</del></p>	<p>A(iii) moved within policy to improve readability (the requirements have been organised in descending housing site size).</p> <p>A(v) has been deleted to avoid duplication as this requirement is already</p>

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><del>should be provided at a standard of 10 plots/ 1,000 people</del></p> <p>iv. For sites of 25 dwellings or more, amenity greenspace should be provided at a standard of 0.8ha/1,000 people</p> <p>v. <del>For sites of less than 25 dwellings, amenity greenspace should be provided in line with policy DES1</del></p>	outlined in DES1.
Min87	Section 2 OSR2 (5)	pp. 48	Once provided, new open space will be treated as though designated as urban open space and <del>p</del> Policy OSR1 will apply.	Typographical
Min88	Section 2 OSR2 (6)	pp. 48	The design of new open spaces should seek opportunities to anticipate future climate change impacts (See <a href="#">Policies</a> CCF1 and CCF2).	Additional clarity.
Min89	Section 2	pp. 49 para 3.3.10	As the population of the borough grows, increased public open space provision will be needed to ensure that existing and future residents continue to have access to high quality open space and opportunities for recreation close to their homes. This policy will secure additional provision from larger housing developments to ensure open space keeps pace with development. The standards are underpinned by national guidance from Fields in Trust <a href="#">and the Open Space, Sports and Recreation Assessment 2017</a> <del>local evidence</del> , taking into account the need for any open space provided to be of a useable size.	Specific reference to which local evidence added to improve the clarity of policy wording.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min90	Section 2	pp. 49 para 3.3.11	Amenity space refers to informal green spaces suitable for casual enjoyment or informal recreation/play and should be provided in addition to private garden space and be accessible for use by all residents. <del>Reflecting the important role of new open space in managing the impacts of new development,</del> Once provided, open space within new developments will be treated as though designated as Urban Open Space to reflect the important role of new open space in managing the impacts of new development.	Deletion of superfluous words.
Min91	Section 2	pp. 49 para 3.3.13	There is growing recognition of the role that open space can play in <del>managing and not only</del> mitigating the impacts of climate change, <del>but also allowing for adaption to changing climates.</del> As such, opportunities to build resilience into new open spaces should be explored, for example through water storage, carbon absorption and shading.	Improve readability.
Min92	Section 2 OSR3(3)	pp. 49	<del>Preserve the openness of the countryside and n</del> Not conflict with the purposes of the Green Belt.	Avoid superfluous words – one of the purposes of Green Belt is to preserve the openness of the countryside.
Min93	Section 2	pp. 49 para 3.3.14	Access to opportunities for <u>outdoor</u> sport and recreation can make an important contribution to the health and well-being of communities. However, some locations - particularly on the urban fringe and in the countryside - can be sensitive to the change in character and provision of structures associated with such facilities. This policy will ensure <u>outdoor</u> sport and recreation provision is appropriately located and sensitively designed. <del>is therefore proposed</del> Design guidance for sports facilities is available from Sports England.	To provide specific reference to “outdoor” sport and recreation (i.e. additional clarity) and improve readability.
Min94	Section 3	pp. 50 para 3.4.4	The <del>proposed</del> DMP policies to <u>deliver</u> these objectives are:	For consistency with wording of other sections.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min95	Section 3	pp. 50 para 3.4.4	Deletion of the following text: <del>Objective SC6: Require new developments to provide adequate parking, whilst recognising the need to encourage sustainable transport choices, particularly in the most accessible locations, and;</del> <del>Objective SC7: Ensure new developments are served by safe and well-designed access for vehicle, pedestrians and cyclists</del>	To avoid duplication (this is detailed in the table above).
Min96	Section 3	pp. 50 para 3.4.5	Policy CS17: The Council will work with Surrey County Council, Highways England, rail and bus operators, neighbouring local authorities and developers to: <ul style="list-style-type: none"> <li>• Manage demand and reduce the need to travel by...securing provision of – or easy access to – services, facilities and public transport as part of new development</li> <li>• Facilitates sustainable travel choices by...improving travel options through enhanced provision for bus, rail, walking, cycling and bridleways; promoting walking and cycling and the preferred travel option for shorter journeys;... requiring the provision of travel plans</li> </ul>	To improve readability.
Min97	Section 3	pp. 51	<b><u>Policies TAP 1-2</u></b>	For consistency with other sections.
Min98	Section 3 TAP1 (1a)	pp. 51	a) Provide safe and convenient access for all road users, <u>taking account of cumulative impacts</u> , in a way which would not: <ol style="list-style-type: none"> <li>i. unnecessarily impede the free flow of traffic on the public highway, or compromise pedestrians or any other transport mode, including public transport and cycling.</li> <li>ii. materially exacerbate traffic congestion on the existing highway network.</li> <li>iii. increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists, and other vulnerable road users.</li> </ol>	Rewording to improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			iv. <del>All of the above should include consideration of cumulative impacts of development in the locality.</del>	
Min99	Section 3 TAP1: 1b(i)	pp. 51	Incorporate a highway design and layout that: i. Complies with currently adopted highway standards and guidance (including roads which will not be adopted by the Highways Authority, unless evidence can be provided to clearly demonstrate a scheme would be safe- <u>and accessible</u> <del>And in accordance with other policies</del> ).	For consistency with other policies reference to “and in accordance with other policies” has been removed.
Min 100	Section 3	pp. 51 TAP1: Point 1b(iv)	<u>A</u> chieves a permeable highway layout, connecting with the existing highway network safely, <u>and</u> including safe <u>and convenient</u> access for pedestrians and cyclists.	Typographical/ improve readability.
Min 101	Section 3 TAP1 1(c)	pp. 51	Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) <u>unless satisfactory evidence is provided that non-compliance would not result in unacceptable harm. Such evidence could include on-street parking surveys, evidence of parking demand, and/or further information on accessibility.</u> Development should not result in unacceptable levels of on-street parking demand in existing or new streets.	To provide greater clarity – outlines evidence required to justify diversion from standards.
Min 102	Section 3 TAP1 (3)	pp. 52	For all developments <del>which are</del> likely to generate significant amounts of movement, a Transport Assessment or a Transport Statement will be required.	To improve readability.
Min 103	Section 3	pp. 52 para 3.4.6	As the <del>borough</del> population grows, <u>both within the borough and in surrounding areas</u> , increasing demand for travel from those who live <u>and work in the borough</u> , and <u>from those who visit</u> is inevitable. New development has a role to play in ensuring that this increased demand <u>for travel</u> does not adversely affect the efficiency and safety of the local transport network.	To reflect comments received at Regulation 19 from Transport of London, namely the need to take into account cross boundary journeys.  Other amendments to improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 104	Section 3	pp. 52 para 3.4.7	Proposals for new development should therefore include consideration of the impact of <del>such the</del> development on <u>the transport network travel</u> at a site wide level, as well as consideration of the cumulative impacts on the wider area. Where possible, new development should link with the existing wider sustainable transport network, (for example bus routes and existing cycle paths) in order to provide a range of options for sustainable travel, and to encourage more sustainable travel.	To improve readability.
Min 105	Section 3	pp. 52 para 3.4.8	This policy recognises that new developments need to <del>both</del> manage travel demand and make travel by sustainable modes more attractive and accessible – such an approach can be informed by <u>guidance such as</u> Sport England’s Active Design Guidance. However, the policy also recognises that car travel will continue and therefore appropriate parking provision is necessary to ensure that parking does not detract from character, <u>create danger for other road users</u> , or put pressure on local roads.	To improve readability.  To reflect Highways England comments at Regulation 19 regarding the need to ensure safety for all road users.
Min 106	Section 3	pp. 53 para 3.4.11	<u>The Council will continue to work with relevant adjoining authorities and Gatwick Airport Ltd to ensure sufficient airport parking spaces are provided, whilst meeting modal shift targets.</u>	To reflect comments received from Crawley Borough Council at Regulation 19.
Min 107	Section 3 TAP1 (1(d))	pp. 51	<del>Demonstrate that if</del> the development would result in the loss of existing car parking spaces <u>demonstrate</u> that there is no need for these car parking spaces.	To improve readability.
Min 108	Policy CCF1a)		Meet the <del>tighter</del> national water efficiency standard	To provide greater clarity as to the council’s policy intentions.
Min 109	CCF1 Explanation	Paragraph 3.4.15	The borough has a <u>role to play in mitigating responsibly to climate change, including by contributing to national targets on reducing carbon emissions.</u> <del>This policy requires both residential and non-residential</del>	To improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<del>development to aim for high standards of energy efficiency and the inclusion of renewable energy technologies, while providing flexibility and choice to ensure new developments can remain viable.</del>	
Min 110	CCF1 Explanation	Paragraph 3.4.16	<del>The Core Strategy notes that future development should adapt to the impacts of climate change through the design and location of development, use of construction methods. The Core Strategy refers to mitigation, for example the generation of renewable energy, and stating that the Council should take every opportunity to 'design in' sustainability in developments. Sustainable construction methods and materials, such as the use of recycled or secondary aggregates, should be considered is required by Core Strategy Policy CS10.</del>	
Min 111	CCF1 Explanation	New paragraph (inserted after 3.4.16)	<u>The Core Strategy also notes that future development should adapt to the impacts of climate change through the design and location of development, use of construction methods.</u>	Factual addition to provide greater clarity as to the council's policy.
Min 112	CCF1 Explanation	Paragraph 3.4.17	<del>Where site allocations are considered to have some potential for district heating, this has been identified in the site allocation policy.</del>	Factual correction as the DMP does not include any such site allocations.
Min 113	CCF1 Explanation	New paragraph (inserted after 3.4.17)	<u>Policy CCF1 requires both residential and non-residential development to aim for high standards of energy efficiency and the inclusion of renewable energy technologies, while providing flexibility and choice to ensure new developments can remain viable.</u>	Factual additional to provide greater clarity as to the council's policy.
Min 114	CCF1 Explanation	Paragraph 3.4.18	The requirement to meet the higher water efficiency standard is <del>in based on</del> recognition <del>of by</del> Thames Water and Sutton & <del>and</del> East Surrey Water's suggestion that ...	To improve readability.
Min 115	CCF1 Explanation	Paragraph 3.4.20, second sentence	<u>DMP</u> Policies relevant to climate change....	Factual amendment for clarity of which policies are in which plan.
Min 116	CCF2(1) – Flood Risk		Development proposals must <u>where possible</u> avoid areas at risk of flooding where possible and prioritise development in	Reworded for improved clarity on when a



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>areas with the lowest risk of flooding. <del>Any proposal within an area known to be at risk of flooding should satisfy the sequential test, and where necessary, the exceptions test in line with relevant national guidance.</del></p> <p><u>The Sequential Test shall be undertaken for developments in flood zones 2 and 3 except where exempt in accordance with the requirements of the NPPF and Planning Practice Guidance. Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Where necessary the Exception Test must also be satisfied in line with national guidance.</u></p>	sequential test are required under national policy.
Min 117	CCF2(2) – Flood Risk		<p><del>Sites within flood zones 2 and 3, sites within flood zone 4 which are greater than 1 hectare in area, sites with critical drainage problems or where a proposed development will result in a vulnerable development being subject to other sources of flooding will be required to complete a</del> <u>Where</u> site-specific Flood Risk Assessments <u>are required</u> (appropriate to the scale of the development). This should take account of the impacts of climate change over the lifetime of the development, demonstrate that the development will be safe for its lifetime taking account of the vulnerability of the <del>proposed use and these should</del> take account of the advice and recommendations set out in the <u>Council's</u> Strategic Flood Risk Assessment.</p>	To provide greater clarity as to the council's policy intention.
Min 118	CCF2(3) – Flood Risk		<p>Proposals must not increase the <del>level of existing and future</del> risk of flooding elsewhere.....and impact of flooding <u>for existing and proposed development.</u></p>	For clarity to confirm that existing buildings must not be put at greater risk of flooding.
Min 119	CCF2 Explanation	Paragraph 3.4.21	<p>....surface water, <del>and</del> groundwater, <u>sewer and pluvial flooding, and reservoir failure – is a key consideration in new development and</u> affects a number of areas ...</p>	Factual additions for clarity.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 120	Policy CCF2 Explanation	Paragraph 3.4.22	<i>Strategic Flood Risk Assessment (2017)</i> to <u>fully</u> understand	Factual addition for clarity
Min 121	CCF2 Explanation	Paragraph 3.4.22	<del>This document should be taken into account when preparing applications for sites within flood zones 2 and 3, sites within flood zone 1 which are greater than 1 hectare in area, sites with critical drainage problems or where a proposed development will result in a vulnerable development being subject to other sources of flooding, which require preparation of a Flood Risk Assessment. Site-specific flood risk assessments should take account of information already available, including by taking account of the advice and recommendations and set out in the <i>Strategic Flood Risk Assessment</i>.</del>	To improve readability this paragraph has been shortened.
Min 122	CCF2 Explanation	Paragraph 3.4.23	..the Environment Agency, <u>and from Surrey County Council as the Lead Local Flood Authority for the area.</u>	Factual inclusion of the Lead Local Flood Agency for this area.
Min 123	CCF2 Explanation	Paragraph 3.4.25	Redhill <del>town centre</del>	To reflect that this project is not limited to the town centre, although it includes it.
Min 124	NHE1 – Landscape Protection		<p><del>The following spatial designations are relevant:</del></p> <ul style="list-style-type: none"> <li><del>• The Surrey Hills Area of Outstanding Natural Beauty (AONB)</del></li> <li><del>• The Area of Great Landscape Value (AGLV)</del></li> </ul> <p>1) <del>Within or adjacent</del> <u>With regard</u> to the Surrey Hills Area of Outstanding Natural Beauty (AONB):</p> <p>a) Great weight will be attached to the impact that <del>the development</del> proposals would have on the landscape and scenic beauty <u>of the AONB.</u> <del>The same principles will apply to proposals within the current Area of Great Landscape Value and maintained as such, until such a time as the AONB</del></p>	Regulation 19 suggestion to amend the policy to provide further and clearer advice consistent with national policy.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><del>Boundary Review is completed which may extend the AONB onto current AGLV.</del></p> <p>b) <u>Proposals for major development within the AONB will only be supported in exceptional circumstances where it is demonstrated as being in the public interest in accordance with national policy.</u></p> <p>c) <u>Proposals must conserve and enhance the landscape and scenic beauty of the AONB and development proposals outside its boundaries must have regard to protecting its setting.</u></p> <p>d) <u>Development proposals should have regard to the current Surrey Hills AONB Management Plan.</u></p>	
Min 125			<p><u>2) The principles set out in Policy NHE1(1) apply in the Area of Great Landscape Value (AGLV) as designated on the policies map until such a time as the AONB Boundary Review is completed which may extend the AONB onto current AGLV.</u></p> <p><del>2 3) Proposals for d-Development proposals located between Horley and Gatwick Airport must ensure that a physical visual break is retained ..... to reinforce the identity and separateness of the settlement of Horley from Crawley and the Gatwick aAirport. Development, and proposals must also have regard to the open setting of the Gatwick Airport consistent with adopted planning policies in adjoining areas. This is reflected on the policies map with the notation-designation of 'Gatwick Open Setting'.</del></p> <p>b) Have particular regard <del>for to</del></p> <p>c) ...and <del>its S</del>surroundings</p> <p><del>4)5) Minor Ddevelopment that ....(subject to adherence with</del></p>	

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<del>other policies</del> ) providing	
Min 126	NHE1 Explanation	Paragraph 3.5.6	Reigate & Banstead <u>borough</u> play ...	To increase clarity.
Min 127	NHE1 Explanation	Paragraph 3.5.8	<u>This will be carried out</u> in cooperation with adjoining boroughs.	To improve readability.
Min 128	NHE2		The following spatial designations are relevant <u>to this policy</u> : Acronyms added for each designation, and substituted for full names throughout the policy.	To improve readability.
Min 129	NHE2(1)		Reigate Escarpment <del>Special Area of Conservation</del> (SAC), will be ..... <del>Natura 2000</del> <u>these designated</u> sites ..... permitted where <u>it is demonstrated that</u> :  a) <del>It can be demonstrated that they-</del> <u>Proposed development</u> will not.. b) <del>It can be demonstrated Where adverse effects are predicted:</del> i. that there are <del>imperative reasons</del> of overriding public interest- <u>reasons</u> for permitting the development; <del>and</del>	To improve readability.
Min 130	NHE2(4)		Delete last sentence as duplicate of NHE2(6) <del>5) Development opportunities where the primary objective is to conserve or enhance biodiversity will be considered favourably.</del>	Typographical correction.
Min 131	NHE2 Explanation	Paragraph 3.5.13	<del>While designated</del> SNCIs... <u>However,</u> some potential SNCIs ... <del>However,</del> On the basis of the ...	To improve readability.
Min 132	NHE3		<del>Theis</del> policy applies across the borough, however ...are <u>particularly</u> relevant:	To increase clarity.
Min 133	NHE3(1)		This assessment should <u>also</u> include ...	To increase clarity of the Council's policy intentions.
Min 134	NHE3(2)		..clearly outweigh the loss. <u>This will be assessed</u> on a case by case basis commensurate <u>with</u> <del>to</del> the value..	To increase clarity of the Council's policy intentions.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 135	NHE3(3)		...overriding benefits <u>of their removal</u> .	To increase clarity.
Min 136	NHE3 Explanation	Paragraph 3.5.13	...wildlife corridors and <u>are also important</u> for flood resilience.	To increase clarity.
Min 137	NHE4	Policy Title	Green <u>and</u> / blue infrastructure	To improve readability.
Min 138	NHE4(3)		<u>Within the land, as shown designated on the Policies Map, is allocated as the Riverside Green Chain. Within this land all the following uses and facilities will be permitted (in accordance with other policies) to facilitate ....</u>	To improve readability.
Min 139	NHE4 Explanation	Paragraph 3.5.17	<u>The terms "Green" and "blue infrastructure" refer to is green space and the water environment, for example private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds.</u> Planning positively for green and blue infrastructure can bring a range of social <u>and</u> environmental <u>and economic</u> benefits for the borough ..	To increase clarity.
Min 140	NHE4 Explanation	Paragraph 3.5.18	<u>Consideration should be given to how open spaces and green and blue infrastructure can be multi-purpose, for example flood storage can increase biodiversity opportunities.</u>	Moved to end of paragraph 3.5.20 to improve readability.
Min 141	NHE4	para 3.5.21	...to <u>widen extend</u> the network. <u>As part of this it is important to recognise that g</u> Green and blue infrastructure networks can extend across administrative boundaries, linking with networks in neighbouring boroughs and it is therefore important to work	Regulation 19 suggestion to improve clarity.
Min 142	NHE5		The <u>extent of the following spatial designation is relevant: Metropolitan Green Belt within the borough is shown on the policies map. Within land designated Green Belt :</u>  1) <u>Extensions or alterations to buildings in the Green Belt:</u> Extensions or alterations to buildings <u>in the Green Belt</u> will be permitted where (subject to	To improve readability and clarity and to confirm the "appointed date" when the Town and Country Planning Act 1947 was enacted.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p style="color: red;">adherence with other policies):</p> <p>d) The extensions, in .....or as existed <u>on at 1 July</u> 1948,  ii. The <u>volume</u>, massing and ....</p> <p>2) Replacement buildings <del>in the Green Belt: Replacement Buildings in the Green Belt</del> will be permitted where ...:  d) ..massing, <del>and</del> bulk <del>of the replacement building</del> and the height of ...</p> <p style="color: red;"><u>The following changes to the Green Belt boundaries have been made through this plan:</u></p> <p>3) Minor anomalies: The following minor changes to, and re-alignment of Green Belt boundaries to address anomalies have been <del>made to actioned on</del> the policies map (<del>see Annex 2 of the</del> Green Belt Review <u>2017</u>, <del>Annex 2 provides further for</del> details):</p> <p style="color: red;"><del>Washed over villages and other land inset within the Green Belt</del>  The following amendments to previously washed over villages and other land inset within the Green Belt have been actioned (<del>see Green Belt review for details</del>)</p> <p style="color: red;">a) <del>Previously in the Green Belt but now excluded from the Green Belt: o</del>_____</p> <p>4) The village at Netherne-on-the-Hill <u>and</u> East Surrey Hospital <del>are removed from the Green Belt</del></p> <p>5) <u>Housing at Babylon Lane</u> <del>Previously inset into the Green Belt but now</del> <u>is</u> included in the Green Belt  <u>The Traveller sites set out in Policy GTT1 are removed from the Green Belt</u></p>	

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>6) <u>Sites at the edge of urban areas are removed from Green Belt to enable provision of Reserve Sustainable Urban Extensions in accordance with Policy MLS1</u></p> <p>7) <u>Land at Redhill Aerodrome is removed to provide for “safeguarded” land for housing beyond this plan period (post 2027) in accordance with Policy MLS2.</u></p>	
Min 143	NHE5 Explanation	Paragraph 3.5.25	<p>Add new paragraph after 3.5.24:  <u>In accordance with the Core Strategy Policy CS3, the Council has undertaken a review of the Green Belt. The borough Green Belt Review 2017 and the Sustainable Urban Extensions reports 2012-2017 have reviewed the boundaries of Green Belt within the borough, and made recommendations. As a result, several changes are made to the boundaries of the Green Belt including inseting, inclusion of small dispersed areas of housing, removal of sites suitable for reserve Sustainable Urban Extensions, and land to be “safeguarded” for longer-term future housing needs.</u></p>	To improve clarity.
Min 144	NHE6		b) <del>The building is vacant, and</del> it can be demonstrated ...	Regulation 19 suggestion and for consistency with national policy.
Min 145	NHE7		<p>Proposals for development <u>within</u> the Rural Surrounds of Horley <del>will be expected to should</del> protect the countryside in accordance with <u>national policy paragraph 17 of the NPPF</u>, which recognises the intrinsic character and beauty of the countryside.</p> <p>1) Proposals for development <u>with</u>in the Rural Surrounds of Horley will be looked on favourably where they:</p>	To improve readability and to provide greater clarity as to the council’s policy.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>a) Support the essential needs of agriculture, forestry and outdoor sports <u>with development</u> that <del>are is</del> of <u>an</u> appropriate size, siting and design and materials; <u>or</u></p> <p>b) <del>Support suitable small scale employment and tourism opportunities in the countryside. Support the social and economic wellbeing of rural communities, including small scale rural businesses.</del></p> <p>2) The creation of new dwellings will be permitted <u>where:</u> <del>in limited circumstances, including:</del></p> <p>a) <del>Where t</del>They meet the requirements of criteria 1 above</p> <p>b) The <del>one-to-one</del> replacement of an existing <u>single</u> dwelling <u>with one having of a</u> similar landscape impact.</p>	
Min 146	NHE7 Explanation	Paragraph 3.5.25	<p><del>The Rural Surrounds of Horley (RSH) designation in the 2005 Borough Local Plan included most of the countryside around Horley, apart from a strip of land in the very east of the borough that falls within the Green Belt. Any d</del>Development <u>within land designated as</u> the Rural Surrounds of Horley <del>designation</del> will need to <del>comply adhere to with this p</del> Policy <u>NHE7</u> to ensure <u>that</u> the countryside <del>is can be</del> safeguarded from encroachment and <del>can continues</del> to provide <u>an attractive the</u> setting for the urban area.</p>	Factual amendment to remove reference in the Local Plan 2005, which will be superseded by the Development Management Plan.
Min 147	NHE7 Explanation	Paragraph 3.5.26	<p>The <u>land comprising the</u> Rural Surrounds of Horley <del>was is not Green Belt. The area was</del> originally excluded ..... be a matter <u>for</u> <del>considerationed</del> at the next <u>Local Plan</u> review <del>of the Local Plan.</del></p>	To improve readability.



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 148	NHE7 Explanation	Paragraph 3.5.27	The Core Strategy <del>established that set out the need to review</del> the Rural Surrounds of Horley designation <del>would be reviewed through the DMP</del> to assess whether it should (in whole or in part) be designated as Green Belt..... in accordance with <del>paragraph 17 of the NPPF national policy,</del> which recognises the intrinsic character and beauty of the countryside.	To improve readability.
Min 149	NHE7 Explanation	Paragraph 3.5.28	The <del>land comprising the</del> Rural Surrounds of Horley has <del>ve</del> been assessed against ..... <del>Review 2017 provides information detail</del> on the <del>process undertaken to assess</del> ment of the Rural Surrounds of Horley.	To improve readability.
Min 150	NHE8		c)Prioritises the ..... <del>in favour of</del> <u>over the construction of</u>	To increase clarity.
Min 151	NHE9		<ol style="list-style-type: none"> <li>1) Development will be required to protect, preserve, and wherever possible enhance, the Borough's <del>designated and non-designated</del> heritage .....listed buildings</li> <li>2) In considering <del>planning</del> applications that directly or indirectly affect designated or non-designated <del>H</del>heritage <del>A</del>assets a balanced .....the significance of the <del>H</del>heritage <del>A</del>asset. Development proposals .....heritage asset, how this <del>understanding</del> has informed the proposed development,....proposal.</li> <li>3) Any proposal which <del>will</del> <del>would</del> result in substantial harm to, or total loss of, a designated <del>H</del>heritage <del>A</del>asset ...</li> <li>4) <del>All ny</del> development ...</li> <li>5) Development that would help secure the long term <del>optimum</del> viable use ....as being <del>at of greater</del> risk of loss and decay ....Any associated <del>development</del> or enabling development should <del>have an</del> <del>be acceptable in terms of its</del> relationship to the <del>listed or locally listed building heritage asset,</del> and character of the surrounding area.</li> <li>6) Proposals which retain <del>or, if possible, and</del></li> </ol>	To improve readability, increase clarity, and to provide clarification on the Council's policy intention, consistent with national policy and law.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><del>improve</del><u>enhance</u> the setting .....will be supported.</p> <p>7) Proposals affecting a Conservation <del>a</del>Area must preserve and, where <del>appropriate</del><u>possible</u>, enhance <u>the Conservation Area. The quality of the proposal must have particular regard to</u> those elements that <del>have been identified as making</del> <u>make</u> a positive contribution to the character <u>of the Conservation Area</u> and its setting, <u>including and the</u> special architectural or historic interest of the area.</p> <p>8) Demolition (full or partial) of a building, or ....., will be permitted <del>only</del> where:</p> <p>a) <u>An approved replacement development scheme is in place; and</u></p> <p>b) The <u>loss of the existing</u> building, structure, <u>tree</u> or <u>landscape</u> feature <u>would protect or detracts enhances, from</u> the character or appearance of the Conservation Area. <u>Assessment of the contribution of an existing building must have regard to its character by reason of its</u> design and construction, <del>(but not its condition), and</del></p> <p><del>c) An approved replacement development scheme is in place, which preserves or enhances the character or appearance of the Conservation Area.</del></p> <p>9) (Unchanged)</p> <p>10) An archaeological assessment, <del>and including</del> where appropriate, a field evaluation, will be required to inform the determination of <u>planning</u> applications <u>for in the following circumstances: ....</u></p> <p>11) Where the policies map, or <u>other</u> research, indicates <u>that</u> remains of archaeological significance <del>will be, or</del> are likely to be encountered on a site, the Council will require</p>	

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<del>submission and agreement of</del> schemes for the proper investigation of the <del>site to be submitted and agreed.</del> <u>These must incorporate the</u> recording of any evidence, archiving of recovered material, and <del>the</del> publication ...	
Min 152	NHE9 Explanation	Paragraph 3.5.32	Heritage assets are irreplaceable and important resources in the borough <del>and with contribute to</del> a wide range of social, cultural, economic and environmental benefits. <del>However,</del> <u>Population</u> .... Local characteristics and built...	To improve readability.
Min 153	NHE9 Explanation	Paragraph 3.5.39	Relevant sources <u>of information</u> include Conservation Area Character Appraisals	To improve readability.
Min 154	NHE9 Explanation	Paragraph 3.5.41	<del>This p</del> Policy <u>NHE9</u> requires <del>that</del> development proposals <del>must</del> <u>to</u> be sensitive to their...	To improve readability.
Min 155	NHE9 Explanation	Paragraph 3.5.42	Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the <del>listed building asset</del> should not be taken into account in any decision.	To provide clarification on the Council's policy intention.
Min 156	NHE9 Explanation	Paragraph 3.5.43	Features referenced in the policy can include <del>(not inclusive):</del> chimneys, windows <del>and</del> doors,....	Unnecessary wording removed to improve readability.
Min 157	NHE9 Explanation	Paragraph 3.5.44	Outline planning applications <u>for developments affecting heritage assets</u> will only be acceptable in very special <del>circumstances and a</del> Applications..	To provide clarification on the Council's policy intention regarding validation of applications in accordance with national requirements.
Min 158	NHE9 Explanation	Paragraph 3.5.45	The <del>Borough</del> Council <del>has</del> publishes <del>d</del> a List of Buildings of Architectural or Historic Interest. <u>This document lists Statutory Listed Buildings, protected curtilage or attached structures of known interest in the grounds of Statutory Listed Buildings, Locally Listed Buildings, Historic Gardens</u>	To improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<del>and Ancient Monuments. The Council also has a list of sites of archaeological interest as a separate document. It differentiates between buildings on the Statutory List, which are protected by the Planning (Listed Buildings and Conservation Areas) Act, and those which are protected by other legislation or are locally listed.</del>	
Min 159	NHE9 Explanation	Paragraph 3.5.47; 2 <sup>nd</sup> bullet	Marketing of the site for a reasonable period ... should not be allowed to fall into a state of disrepair and then <u>be</u> marketed in this condition, as this will reduce the likelihood of <del>letting them</del> <u>their re-use.</u>	To provide clarification on the Council's policy intention.
Min 160	NHE9 Explanation	Paragraph 3.5.52	<del>This p</del> Policy <u>NHE9 therefore</u> sets out how development proposals will be managed and assessed in order to achieve the <del>at</del> legislative requirements <u>regarding Conservation Areas.</u> This policy is supported by supplementary ...	To improve readability.
Min 161	Section 1	pp. 73 para 4.2.4	The <del>proposed</del> DMP policy <u>to deliver approaches applicable to</u> this objective <del>are</del> <u>is:</u>	For consistency with other policies.
Min 162	Section 1	pp. 73 para 4.2.4	Deletion of the following: <del>Objective PS1: Identify a local target for Gypsy, Traveller and Travelling Showpeople sites and allocate sites to achieve this target.</del>	Duplication – already in table above.
Min 163	Section 1 GTT1	pp. 73	<b><u>Policy Context for GTT1</u></b>	For consistency with other policies.
Min 164	Section 1 GTT1	pp. 74	<b><u>Policy GTT1</u></b>	Title to introduce policy for consistency with other policies.
Min 165	Section 1 GTT1	pp. 74	<b>Policy GTT1 - Gypsy, Traveller and Travelling Showpeople <del>person</del> Accommodation</b>	For consistency.
Min 166	Section 1 GTT1 (1)	pp. 74		To improve readability and factual correction.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification																		
			<table border="1"> <thead> <tr> <th>Site Allocation</th> <th>Estimated capacity</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Gypsy and Traveller</b></td> </tr> <tr> <td>G3 - Woodlea Stables, Peeks Brook Lane, Horley</td> <td>Up to 4 pitches</td> </tr> <tr> <td>G4 - Treetops/Trentham, Peeks Brook Lane, Horley</td> <td>Up to 2 pitches</td> </tr> <tr> <td>G12 - Land at Kents Field, Rectory Lane, Chipstead/Woodmanstene</td> <td>Up to 2 pitches</td> </tr> <tr> <td colspan="2"><b>Travelling showpeople</b></td> </tr> <tr> <td>G9a - Land south of Fairacres, Axes Lane, Salfords</td> <td>Up to 1 plot</td> </tr> <tr> <td>G9b - Land south of Fairacres, Axes Lane, Salfords</td> <td>Up to 4 plots</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Total Up to 8 pitches &amp; 5 plots</b></td> </tr> </tbody> </table>	Site Allocation	Estimated capacity	<b>Gypsy and Traveller</b>		G3 - Woodlea Stables, Peeks Brook Lane, Horley	Up to 4 pitches	G4 - Treetops/Trentham, Peeks Brook Lane, Horley	Up to 2 pitches	G12 - Land at Kents Field, Rectory Lane, Chipstead/Woodmanstene	Up to 2 pitches	<b>Travelling showpeople</b>		G9a - Land south of Fairacres, Axes Lane, Salfords	Up to 1 plot	G9b - Land south of Fairacres, Axes Lane, Salfords	Up to 4 plots	<b>Total Up to 8 pitches &amp; 5 plots</b>		
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Min 167	Section 1 GTT1 (2)	pp. 74	<p><del>As well as complying with other relevant policies, s</del>  2) <u>Sites Development of the allocated sites</u> must comply with the following site specific requirements:</p>	For consistency and to strengthen policy wording.																		
Min 168	Section 1 GTT1: G3 – Woodlea Peeks Brook Lane, Horley Stables,	pp. 74	<p><b>Number of Pitches:</b> Up to 4 pitches</p> <p>Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents.</li> <li>Additional tree or hedgerow planting along the western and southern boundary to strengthen the <b>gGreen bBelt</b> boundary</li> </ul> <p>Planning applications must include:</p> <ul style="list-style-type: none"> <li>A flood risk assessment <u>(to be informed by the Strategic Flood Risk Assessment Level 2); and</u>  <u>A noise assessment</u></li> </ul>	<p>Typographical.</p> <p>To strengthen policy requirement in line with policy CCF2 and DES9 and to provide consistency in requirements between site allocations.</p>																		
Min 169	Section 1 GTT1: G4 – Treetops/ Trentham, Peeks Brook Lane, Horley	pp. 75	<p><b>Number of Pitches:</b> Up to 2 pitches</p> <p>Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents.</li> </ul> <p>Planning applications must include:</p>	To strengthen policy requirement in line with policy CCF2 and to provide consistency in requirements between site allocations.																		

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			<ul style="list-style-type: none"> <li>•A flood risk assessment (<u>to be informed by the Strategic Flood Risk Assessment Level 2</u>); and</li> <li>•A noise assessment</li> </ul>	
Min 170	Section 1 GTT1: G12 Section 1	pp. 75	<p><b>G12 - Land at Kents Field, Rectory Lane, <u>Chipstead Woodmansterne</u></b></p> <p><b>Number of Pitches:</b> Up to 2 pitches Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>•Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents,</li> </ul> <p><u>Planning applications must include:</u></p> <ul style="list-style-type: none"> <li>• <del>Provide details of on</del> landscaping to reduce visual impact <u>should be provided. This should include</u> <u>A</u>additional tree or hedgerow planting along the western and southern boundary to strengthen the <del>g</del><u>Green</u> <del>b</del><u>Belt</u> boundary</li> </ul>	<p>Factual correction</p> <p>To aid readability and to provide consistency between site allocations within this policy.</p> <p>Typographical errors.</p>
Min 171	Section 1 GTT1: G9 (a) – Land south of Fairacres, Axes Lane, Salfords	pp. 76	<p><b>Number of Plots:</b> Up to 1 plot for Travelling Showpeople Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>• Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents.</li> </ul> <p><del>Provide details on landscaping to reduce visual impact</del> <u>Planning applications must include:</u> <u>Details of landscaping to reduce visual impact</u></p>	<p>To aid readability and to provide consistency between site allocations within this policy.</p>
Min 172	Section 1 GTT1: G9 (b) – Land south of Fairacres, Axes Lane,	pp. 76	<p><b>Number of Plots:</b> Up to 4 plots for Travelling Showpeople Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>• Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents.</li> </ul>	<p>To aid readability and to provide consistency between site allocations within this policy.</p>

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
	Salfords		<p><u>Planning applications must include:</u></p> <ul style="list-style-type: none"> <li><del>Provide d</del>Details on landscaping to reduce visual impact</li> </ul>	
Min 173	Section 1 GTT1 (3)	pp. 76-77	<p>The site allocations <del>set out in this plan</del> are inset <del>within from</del> the Green Belt and are specifically allocated as Traveller sites <del>only</del>. Occupancy will <del>therefore</del> be restricted to the travelling community who meet the “Traveller” definition <del>as</del> set out in current national policy, or who identify as Travellers in line with the stipulations in the Equality Act 2010.</p> <p><del>If these allocated sites are no longer required to meet an identified Traveller need then the site will revert to Green Belt status.</del></p>	To improve readability and factual correction (as land removed from Green Belt designation cannot automatically revert to Green Belt status without a Local Plan review).
Min 174	Section 1 GTT1 (4)	pp. 77	<p>Planning applications should <del>make</del> clearly <del>state</del> what commercial activity, if any, would be carried out on <del>the site,</del> and where. It is recommended that pre-application advice is sought on proposals for <del>Gypsy and Traveller related accommodation</del> development.</p>	To improve readability.
Min 175	Section 1 GTT1 (5)	pp. 77	<p>To accommodate <del>future</del> need <del>in years 6-11</del> the following pitch numbers will be <del>set aside provided</del> on sustainable urban extensions of over 70 units. <del>Such set aside IL and for these pitches</del> should be on-site unless the developer can demonstrate circumstances <del>which demonstrate that to justify</del> provision on an alternative suitable <del>and available</del> site <del>within the applicant’s control. Is identified, and is made available and deliverable by the applicant. Such set aside IL and for these pitches</del> (whether on the SUE site or off-site) will be secured through an appropriate legal agreement. The following table identifies the <del>relevant</del> site allocations and the number of pitches required:</p>	To improve clarity and readability.
Min 176	Section 1 GTT1: Table	pp. 77	<p>Deletion of the following text: <del>SEH4—70—1</del></p>	1 pitch required per 70 dwellings and SEH4 has been amended to 40

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
	SEH4			dwellings and therefore no longer requires a traveller pitch.
Min 177	Section 1 GTT1: Table	pp. 77	840 <del>940</del> -homes;10 <del>1</del> -pitches	Sum of table amended to reflect change detailed above.
Min 178	Section 1	pp. 77 para 4.2.7	<del>The Government's</del> National planning policy <sup>6</sup> objectives <del>are</del> <u>include the need</u> to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers, while respecting the interests of the settled community. The term "Traveller" includes Gypsies, Travellers and Travelling Show people.	To improve readability and for consistency with regards to reference to national policy.
Min 179	Section 1	pp. 77-78 para 4.2.7	Local Planning Authorities are required to <del>undertake an objective</del> assess <del>ment of</del> Travellers' accommodation needs, and seek to address under provision and maintain an appropriate supply of sites for Travellers. This includes maintaining a five year supply of available pitches (for Gypsies and Travellers) and plots (for Travelling Showpeople), <del>and the identify</del> <u>verification of</u> a supply of specific, developable sites, or broad locations for growth, for years 6 to 10. National policy also <del>specifies notes</del> that where possible, broad locations for <del>growth for</del> years 11-15 should <del>also</del> be identified. <del>However, as the borough's Gypsy and Traveller Accommodation Assessment 2017 (GTAA 2017) is based on survey data from 2016, however years</del> <u>Years</u> 12-15 of a 15 year time period (from 2016 which is when the surveys for the evidence base were undertaken) <del>would be extend</del> beyond the <u>Development Management p</u> Plan period <del>(which ends in which covers up until 2027-)</del> so this timeframe <del>is not within the remit of the Development Management Plan, although future need should</del> <u>will</u> be factored <u>into the next subsequent</u> Local Plan reviews	To strengthen wording (i.e. provide additional clarity) and improve readability.



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 180	Section 1	pp. 78 para 4.2.8	<del>The</del> Core Strategy Policy CS16 (1) <del>outlines states</del> that a target for pitches and plots will be included within the DMP. <del>The starting place for this target was t</del> The Gypsy and Traveller Accommodation Assessment 2017 (GTAA) <del>which</del> reviewed the need for pitches and plots in the borough between 2016 and 2031. This <del>version assessment updates and</del> supersedes <del>previous</del> the 2013 Assessment <del>that informed</del> as referenced in the Core Strategy.	To improve readability.
Min 181	Section 1	pp. 78 para 4.2.10	<del>This GTAA 2017 took account fo the Government's August 2015 change to the statutory national planning definition of "traveller". The Council has taken legal advice which concluded that under the 2010 Equalities Act it should consider the accommodation needs of Romany Gypsies, Irish and Scottish Travellers even if they do not fall under the planning definition of Traveller. Information available from planning applications, enforcement cases and household interviews carried out for the GTAA indicate that in Reigate and Banstead Borough all those included in the needs assessment identify as Irish Travellers or fall under the planning definition. In light of this legal advice the Council are seeking to meet the full identified level of need as far as possible.</del>	Amended into paragraph 4.2.7.
Min 182	Section 1	pp. 78 para 4.2.10	The <del>findings of the</del> GTAA (2017) <del>findings</del> are set out in <u>Figure 5</u> below. <del>This and</del> incorporates <del>traveller</del> need arising from travellers from within both the planning and equalities definition:	To improve readability.
Min 183	Section 1	pp. 78 para 4.2.11	The methodology used to identify sites is set out in the <i>Traveller Site Land Availability Assessment 2017</i> . This <del>Assessment sets details out</del> how <del>around</del> <u>approximately</u> 300 <u>potential</u> sites were identified from a wide range of sources, and provides details on the <del>filtering</del> <u>assessment</u> process.	To improve readability.
Min 184	Section 1	pp. 78 para 4.2.12	Opportunities to allocate sites sufficient to meet the identified need within the urban area and countryside beyond the Green	To provide additional clarity.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			Belt were sought first, however no opportunities were identified <u>in these locations</u> .	
Min 185	Section 1	pp. 78 para 4.2.13	<del>As such, as acknowledged in the Core Strategy Policy CS16 (2), given</del> <u>the lack of sites in such locations</u> , environmental constraints and the need to ensure that sites are suitable, affordable and deliverable, <u>in accordance with Core Strategy Policy CS16(2)</u> , <del>some</del> limited alterations to Green Belt boundaries are required. The sites <del>which were</del> identified as suitable, available and achievable in the Green Belt were subject to a detailed Green Belt review (see policy CS3).	Rewording to improve readability.
Min 186	Section 1	pp. 78 para 4.2.14	The allocation of a site for <del>use as</del> a Traveller site <del>would provide</del> s a presumption in favour of the principle of this use. However, full planning permission for the development and detailed design of the site would be required. <del>In a</del> <u>Additionally</u> , at the planning application stage, an applicant <del>must would have to</del> demonstrate that they either fall under the definition of Traveller in line with the national planning definition, or would have to justify that they qualify for culturally appropriate accommodation as <del>per</del> <u>required by</u> the Equality Act 2010.	To improve readability.
Min 187	Section 2	pp. 80 para 4.3.4	The <del>proposed</del> DMP policy <u>applicable</u> to <u>deliver</u> this objective is:	For consistency with other policies.
Min 188	Section 2	pp. 80 para 4.3.4	<del>Objective PS2: Ensure future cemetery and/ or crematorium provision is located consistent with sustainability principles.</del>	Duplicate – repeated in box above.
Min 189	Section 2	pp. 80 para 4.3.5	<i>Policy CS12: The Council will: ...Encourage proposals that would increase the range, improve the quality or enhance the accessibility of community <del>and leisure</del> ...facilities in the borough.</i>	Cemetery and crematorium provision are not leisure facilities therefore “and leisure” not applicable.
Min 190	Section 2 CEM1	pp. 81	Addition of the following text: <u>Policy CEM1</u>	Consistency – title to introduce policy.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 191	Section 2 CEM1 (1a)	pp. 81	The site should have a good <del>means of</del> access from roads, should be located near <del>to</del> transport nodes, and should provide sufficient on-site car parking, designed to be visually discrete, to ensure that peak parking demand can be met on the site	Rewording to improve readability.
Min 192	Section 2 CEM1(2)	pp. 81	Within the Green Belt, proposals for change of use to cemeteries or crematoriums will only be supported if very special circumstances are demonstrated, and appropriate facilities are kept to a minimum <del>to limit the impact on the, and proposals preserve the openness of the</del> Green Belt. Justification of very special circumstances should include <del>as a minimum: but not necessarily be limited to, all of the following</del> a) A robust demonstration of need for the facility b) <del>A comprehensive d</del> Demonstration that there are no alternative suitable sites outside of the Green Belt.	Reference to “preserve the openness of the greenbelt” has been removed as this is one of the purposes of the Green Belt.  Other amendments to improve readability.
Min 193	Section 2 CEM1 (3)	pp.81	Proposals for crematoriums <del>must will be expected to</del> meet the requirements of The Cremation Act 1902 (Section 5), in terms of the siting of the crematorium.	To strengthen policy wording.
Min 194	Section 2	pp. 81 para 4.3.6	Any cemetery/crematorium facility should be situated within a sustainable location, and have good access to the road network as well as transport nodes such as bus routes, in order to enable ease of access for mourners and visitors. As well as the usual planning considerations, given the nature of this type of development specific consideration will need to be given to flood risk, groundwater contamination issues <sup>Z4</sup> , any existing land contamination, and (as appropriate) the requirements of The Cremation Act 1902.	Change to reference number for consistency with the remainder of the document.
Min 195	Section 3	pp. 82 - title	<del>Potential d</del> Development sites	The sites in this section are no longer ‘potential’

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 196	Section 3	pp. 82 para 4.4.2	... enhances and protect <del>the that</del> character of our town centres and other urban areas	Amended to align with Core Strategy
Min 197	Section 3	pp. 83	Inclusion of sub heading as follows:  <u>Policy Context for site allocations</u>	To increase clarity and readability
Min 198	Section 3 CS8 heading	pp. 83	as summarised by <u>Core Strategy Figure 7 set out below</u> <del>Box 7</del>	To increase clarity and align with Core Strategy
Min 199	Section 3	pp. 84	Inclusion of sub heading as follows:  <u>DMP site allocation process</u>	To increase clarity and readability
Min 200	Section 3	pp. 84 Para 4.4.5	Opportunity <del>S</del> sites Sustainable Urban Extension <del>S</del> sites	For consistency in the document
Min 201	Section 3	pp. 84 Para 4.4.5	These, however, will continue to be identified in the <u>Housing and Economic Land Availability Assessment</u> (HELAA), the Brownfield register where relevant, and are included in the <u>Council's</u> housing trajectory.	To improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 202	Section 3	pp. 85  Para 4.4.9 – 4.4.12	<p>Combining town centre and urban site allocations text:</p> <p><i>Town Centre <u>and urban</u> site allocations</i></p> <p><u>The Core Strategy prioritises development within the current town centres and urban areas and in preparing the DMP the Council carried out a thorough investigation of town centre and urban area sites.</u></p> <p>Site allocations <u>for redevelopment or intensification over the plan period (to 2027)</u> have been identified <u>in the urban areas and within Banstead Village centre, and</u> Redhill, Reigate, and Horley town centres. <del>for redevelopment or intensification over the plan period (to 2027)</del></p> <p>With regard to Redhill, the majority of the Redhill town centre sites have previously been identified as having development potential through the Council's draft <i>Redhill Town Centre Area Action Plan (2012)</i>. The DMP carries forward the majority of <u>sites identified in this Redhill Town Centre Area Action Plan (Draft 2012) sites</u> but with modifications that reflect subsequent changes in the economic environment and anticipated development potential.</p> <p><i>Urban site allocations</i></p> <p><del>The Core Strategy prioritises development within the current urban areas and in preparing this consultation document the Council has investigated urban sites</del> The <u>town centre and</u> urban sites allocated in this document are those which are of a larger scale; would necessitate a change of use; and/ or raise other potentially controversial planning issues. It is not intended that smaller potential sites, currently in residential use, will be allocated through the DMP.</p>	To increase clarity and readability of document, and to reduce unnecessary repetition

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 203	Section 3	pp. 85  para 4.4.13	<p><del>Opportunity Sites</del></p> <p><del>The Core Strategy prioritises development within the current urban areas and in preparing this consultation document the Council has investigated urban sites. However, these Sites can only be considered suitable for be allocated as site allocations if they are known to be available within the plan period deliverable.</del> Opportunity sites are sites <u>within town centres or urban areas</u> where availability is unknown or uncertain; however the site has been identified as having some potential for comprehensive development</p> <p>...</p>	To increase clarity and readability and to reduce repetition
Min 204	Section 3	pp. 85 – 86  para 4.4.14 – 4.4.22	<p>Sustainable Urban Extension <del>S</del>ites</p> <p><u>As set out in paragraph 5.3.3 of the Core Strategy, and in line with the updated housing trajectory (see Annex 7), sustainable urban extensions to deliver the housing target in policy Core Strategy Policy CS13 will be required.</u></p> <p>The Core Strategy defines an area of search for urban extensions around:</p> <ol style="list-style-type: none"> <li>1. East Redhill and East Merstham- : It identifies that there may be the potential for up to 500- 700 new homes on land that is currently designated as Green Belt in these areas.</li> <li>2. South / South West Reigate- : It identifies that there may be the potential for up to 500-700 new homes on land that is currently designated as Green Belt in these areas.</li> <li>3. Horley- : It identifies that there may be the potential for up to 200 new homes on land that is currently designated as the ‘Rural Surrounds of Horley’.</li> <li>4. No areas of search for urban extensions were identified</li> </ol>	To increase clarity and readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>in the Core Strategy in Area 1 (the North Downs).</p> <p>.....The results of this planning assessment are provided in the <u>Sustainable Urban Extensions (Stage 2) Site Specific Technical Report</u> and the <u>Green Belt Review</u>.</p>	
Min 205			<p>This process allowed sites that either demonstrated considerable constraints to development, or performed an important Green Belt purpose, to be <u>sieved ruled out of the process</u>, to reach a shortlist of sites.</p> <p>From this shortlist <del>the Council are allocating</del> some Sustainable Urban Extension sites <u>have been allocated</u> for development.</p> <p><del>Reserve Urban Extension sites will be taken out of the Green Belt, and included within the urban area</del></p> <p>A <u>site allocation</u> policy for each site has been prepared, confirming the amount and type of development that would be acceptable on the site, and any design and mitigation measures required to make the development acceptable.</p> <p><del>A policy (Policy MLS1) is also included setting sets</del> out the <u>trigger points</u> for development of sites (consistent with the Core Strategy, which links their development to when the Council cannot demonstrate a five year supply of housing sites) and a system of prioritisation and phasing. <b>[COMBINE PARAGRAPHS]</b></p> <p>The Core Strategy makes it clear that allocated urban extension sites will not be released for development until such time as <del>that it</del> is necessary to <u>release them, in order to</u> maintain a five year supply of housing sites. The Managing Land Supply section of this document provides more</p>	

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>information about proposals for the release of allocated urban extension sites.</p> <p><u>Reserve Sustainable Urban Extension sites are taken out of the Green Belt, and included within the urban area.</u></p>	
Min 206	Section 3	pp. 86	<p><del>The Department for Communities and Local Government requires local planning authorities to prepare a register of previously developed sites within the borough which are capable of being redeveloped or converted to provide housing-led development. This Brownfield register has to be published by the 31 December 2017 and then updated annually.</del></p> <p><del>The Brownfield Register is in two parts. Part 2 is optional and the Council have only decided to produce part 1.</del></p> <p><del>Part 1: is for sites categorised as previously developed land which are suitable, available and achievable for residential development</del></p> <p><del>Part 2: allows local planning authorities to select sites from part one and grant Permission in Principle for housing-led development. Permission in Principle establishes the fundamental principles of development in terms of the use, location and amount of development. Planning permission is however not granted until Technical Details consent is applied for and approved by Reigate &amp; Banstead Borough Council.</del></p>	To reduce repetition. A definition has been inserted into Annex 1.
Min 207	Section 3a	pp. 88 – Figure 8	<p><b>Employment</b> <u>Subject to regular monitoring of demand levels</u></p> <p><b>Retail</b> <u>Subject to regular monitoring of demand levels</u></p>	To improve readability



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 208	Section 3a	pp. 88 – Figure 8	<p>Update to Core Strategy requirements as follows:</p> <p><u>Comparison Retail development:</u></p> <ul style="list-style-type: none"> <li>• <u>Core Strategy</u> - At least 1,300sqm <del>comparison</del></li> <li>• <u>DMP update – Revised figure of approximately 1,100 sqm (see paragraph</u></li> </ul> <p><u>Convenience Retail development:</u></p> <ul style="list-style-type: none"> <li>• <u>Core Strategy</u> - At least 1,200sqm <del>convenience</del></li> <li>• <u>DMP update – No significant quantitative need (see paragraph 2.3.10 above)</u></li> </ul>	Update reflects paragraph 2.3.10 of the DMP which states that the retail part of Policy CS8 is updated with revised retail need figures
Min 209	Section 3	All site allocations	<p>Wording in all policies amended to the following phrase for consistency:</p> <p><u>Development will be subject to the following requirements and considerations:</u></p>	For consistency
Min 210	Section 3	All urban sites	<p>Wording in all urban sites amended to the following phrases (where relevant) for consistency:</p> <ul style="list-style-type: none"> <li>• Provide sufficient off-street parking</li> <li>• Retention of existing trees <u>where possible</u></li> <li>• Measures to address and attenuate surface water flooding risk</li> <li>• <u>A f</u>Full contamination survey and land remediation measures as appropriate</li> </ul>	For consistency
Min 211	Section 3	All sites	<p>For sites that contain flood zone 2 and 3:</p> <ul style="list-style-type: none"> <li>• Measures to manage and mitigate flood risk in order to reduce overall flood risk, and design to ensure safe access and egress in the event of flooding.</li> <li>• A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk</li> </ul>	For consistency

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			Assessment Level 2	
Min 212	Section 3	All Sustainable Urban Extensions	<p>Wording in all sustainable urban extensions amended to the following phrases (where relevant) for consistency:</p> <ul style="list-style-type: none"> <li>• <del>A</del> Full contamination survey and land remediation measures as appropriate</li> <li>• Measures to manage and reduce surface water run-off including a comprehensive system of <del>SUDS</del> <u>SuDS</u></li> <li>• Additional tree or hedgerow planting along eastern boundary to strengthen the <del>G</del>reen <del>B</del>belt boundary.</li> <li>• Appropriate on-site public open space and play facilities</li> </ul> <p>Protection of existing trees, where possible, and hedgerows</p>	For consistency
Min 213	Section 3a BAN2	pp. 89	<p>Banstead <del>v</del><u>V</u>illage centre site allocation</p> <p>HELAA Ref: <u>BVO3</u> BV06, BV07 <del>and</del> <u>BV3340</u></p> <p><del>town</del> <u>Village</u> centre boundary</p>	For accuracy
Min 214	Section 3a BAN2	pp. 89	<ul style="list-style-type: none"> <li>• New or upgraded public open <del>space and</del> <u>[SPLIT INTO TWO LINES]</u></li> <li>• <del>e</del><u>E</u>nhancements to green infrastructure to complement and strengthen the existing 'green corridor' along Bolters Lane</li> </ul> <p><u>Early discussions with Thames Water are needed regarding the adequacy of wastewater treatment infrastructure capacity to cope with proposed development, and the need for any upgrades ahead of development</u></p>	To improve clarity Reg19 suggestion from Thames Water
Min 215	Section 3a BAN2 Explanation	pp. 89	This site is <u>situated</u> within an accessible location ...	To improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			Area A: Owned by Surrey County Council, Reigate & Banstead Borough Council, NHS Estates, and used for community <u>and</u> public services, and public car parking	
Min 216	Section 3a BAN3	pp. 91	<u>L</u> isted <u>B</u> uildings	For consistency
Min 217	Section 3a	pp. 92	Opportunity sites  <u>N/A HELAA Ref: BV32</u>  <b><u>Suggested uses Allocation:</u></b>  The site is suggested <u>a</u> for <u>a</u> mixed use	To improve clarity and for accuracy
Min 218	Section 3a	pp. 93	...is to recognise the need to ensure <u>their #s</u> continued success by maintaining the area's high economic profile...  In addition, Redhill, and the employment areas across Area 2a will be supported to grow <u>th</u> and evolve.  The area to the east of Redhill, and to the <u>E</u> east of Merstham, is identified in the Core Strategy as a broad area of search for sustainable urban extensions...	To improve readability and accuracy
Min 219	Section 3b	pp. 94 – Figure 10	<b>Employment</b> <b><u>Subject to regular monitoring of demand levels</u></b>  <b>Retail</b> <b><u>Subject to regular monitoring of demand levels</u></b>	To improve readability
Min 220	Section 3b	pp. 94 – Figure 10	Comparison <u>Retail development:</u> <ul style="list-style-type: none"> <li>• <u>Core Strategy</u> - at least 15,480sqm in Redhill Town Centre</li> <li>• <u>DMP update – Revised figure of approximately 7,500 sqm (see paragraph 2.3.10 above)</u></li> </ul>	Update reflects paragraph 2.3.10 of the DMP which states that the retail part of Policy CS8 is updated with revised retail need figures

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>Convenience <u>Retail Development</u> :</p> <ul style="list-style-type: none"> <li>• <u>Core Strategy</u> - At least 7,020sqm, the majority within Redhill Town Centre</li> <li>• <u>DMP update – No significant quantitative need (see paragraph 2.3.10 above)</u></li> </ul>	
Min 221	Section 3b RTC2 – Explanation	pp. 95	This site is <u>situated</u> <del>located</del> within a highly accessible location	For consistency
Min 222	Section 3b RTC6	pp. 96	Assessment of local demand for parking (including from town centre users) and off-street overnight parking for heavy goods vehicles <u>to inform need for retention or re-provision of public parking spaces.</u>	For clarity
Min 223	Section 3b RTC6 - Explanation	pp. 96	This site is <u>situated</u> <del>located</del> within a highly accessible location	For consistency
Min 224	Section 3b RTC4	pp. 97	<del>Medium-Short</del> term ( <u>0-5 10</u> -years)	Amended for consistency with the HELAA
Min 225	Section 3b RTC4	pp. 97	<del>Design to retain existing trees and enhance</del> <u>In addition to protected trees, as many trees as possible should be retained, along with enhancement of</u> landscaping and green infrastructure on site	Regulation 19 suggestion from Surrey County Council (site owners) – original wording would have restricted efficient use of land
Min 226	Section 3b RTC4 – Explanation	pp. 97	<u>Key considerations to take account of in any development proposals are</u> ¶the site is partially affected by Flood Zones 2 and 3a (south-west corner), there are a few protected trees on site and availability may be subject to relocation/re-provision of some of the <u>current</u> uses.	To improve readability
Min 227	Section 3b RTC5	pp. 98	Retention/conversion of existing locally important building or, as a minimum, <u>the</u> valued/prominent facades.	For clarity

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 228	Section 3b RTC5 – Explanation	pp. 98	<del>A large part of</del> the site is <del>largely</del> affected by surface water and this should be taken into consideration in the design of any scheme.	To improve readability
Min 229	Section 3b RED1	pp. 99	<del>approximately up to</del> 60 units, focused predominantly on a mixture of small and large family houses; and Development should integrate with existing pedestrian routes and roads within the adjoining Watercolour development, including Reeds Meadow and Thornton <del>s</del> Side	For consistency and accuracy
Min 230	Section 3b RED1 – Explanation	pp. 99	The site is situated in an accessible location, with good access to local facilities and bus services. <b>[COMBINE PARAGRAPHS]</b> There are densely wooded, steep banks to <del>the</del> north of <del>the</del> site.	To improve readability
Min 231	Section 3b RED2	pp. 100	<del>Medium-Short</del> term ( <del>0-5 10</del> -years)	Amended for consistency with the HELAA
Min 232	Section 3b RED2 – Explanation	pp. 100	The site is <del>situated located</del> within an accessible location, with good access to local facilities <del>and</del> bus services, and <del>it is</del> adjacent to <del>a</del> rail station. The site provides an opportunity for intensification of an existing previously developed site.	To improve readability
Min 233	Section 3b RED4	pp. 101	<del>approximately up to</del> 10 units.	For consistency
Min 234	Section 3b RED4	pp. 101	Development of a scale that reflects <del>the</del> character of the surrounding area and safeguards residential amenity  Appropriate improvements to <del>the</del> site access onto Mansfield Drive.	To improve readability
Min 235	Section 3b Policy RED4 – Explanation	pp. 101	The site is <del>situated located</del> in an accessible location with good access to local facilities, including facilities within the nearby local centre.  <del>The site is partially affected by surface water flooding which</del>	For consistency, clarity and to improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><u>must be taken into account and addressed as part of any scheme.</u></p> <p>Efforts should be made to salvage the <del>S</del>sculpture <u>on the site</u> as an undesigned heritage asset.</p>	
Min 236	Section 3b	pp. 102 Policy RED5	<u>approximately up to</u> 10 units.	For consistency with other allocations
Min 237	Section 3b	pp. 102 Policy RED5 – Explanation	<p><del>The S</del>site is <u>situated</u> <del>located</del> within an accessible location, with good access to local facilities, including to facilities within <u>the</u> nearby local centre. <del>This site and</del> provides an opportunity for intensification of an existing previously developed site.</p> <p><del>The S</del>site is partially affected by flood risk (Zones <u>2</u> and 3) <u>which must be taken into account and addressed as part of any scheme.</u></p>	For consistency and clarity
Min 238	Section 3b RED6	pp. 103	Policy RED6 : Former Oakley Centre, <u>Merstham</u> <u>approximately up to</u> 30 units.	For clarity and consistency
Min 239	Section 3b RED6	pp. 103	<p>Design and layout to protect and enhance <u>the</u> listed building and its setting</p> <p>Development on existing <u>urban</u> open <del>land</del> space would only be acceptable where clearly justified by viability and the need for funding to support regeneration in Merstham</p> <p>Design to ensure satisfactory residential amenity due to proximity to <u>the</u> motorway, including appropriate noise reduction measures</p> <p>Appropriate improvements to <u>the</u> site access onto Radstock Way.</p>	To improve readability and for clarity

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 240	Section 3b RED6 Explanation	pp. 103	<p>The site is <del>situated located</del> within an accessible location, <del>in</del> relatively close proximity to facilities within the local centre. The site has been actively promoted for development as part of Merstham regeneration and <del>has been the subject of a number of planning applications during the drafting of the DMP. a planning application has been submitted.</del></p> <p>The <del>west of the</del> site is <del>partially</del> designated Urban Open Space and <del>the east of the site is partially</del> Green Belt. There are some wooded areas within the site and it is situated in close proximity to junction 7 of the M25 and M23.</p> <p><del>The Oakley Centre building is Grade II listed.</del> It is a Victorian country house and proposals would need to respect the setting of the listed building such that any development in the grounds is read as ancillary and subordinate to the listed building.</p>	To improve readability and for clarity
Min 241	Section 3b RED8	pp. 104	approximately 150 <del>new homes residential units</del>	For consistency
Min 242	Section 3b RED8	pp. 104	<p>Retail provision, including size of units and the type of goods sold, restricted to ensure <del>the</del> development is complementary to the existing town centre offer</p> <p>Design to reflect <del>the</del> scale of development along Brighton Road and transition away from town centre</p> <p>Design of development to explore opportunities to include enhancements to the culvert running through the site in order to incorporate and enhance the <del>G</del>green <del>i</del>nfrastructure opportunities</p>	To improve readability
Min 243	Section 3b RED8 –	pp. 105	This site is situated within an accessible location, <del>it is</del> located close to <del>the Redhill</del> town centre and rail station but	To improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
	Explanation		<p>separated from the main shopping area by the railway. It has prominent and direct access onto the A23</p> <p>The existing site does not provide a fitting approach to the town centre gateway along this important approach route, nor does it maximise the site's capacity potential</p> <p>....</p> <p>The site is <u>currently</u> in multiple ownerships although a large part of the freehold is owned by Reigate &amp; Banstead Borough Council. Compulsory purchase might <u>therefore</u> be required to achieve a comprehensive scheme.</p> <p><u>The Site</u> is partially affected by Flood Zones 2 and 3 and Redhill Brook is partially culverted under the site. In addition, proximity to the railway line may give rise to residential amenity issues and potential land contamination. <u>All of this should be taken into account as part of any proposed development.</u></p> <p>In the longer term, the site may provide scope to expand the main town centre retail area. This would <del>be</del> only be justified by evidence <u>demonstrating-of</u> a clear need for additional retail space and would be subject to full assessment of the impact on the town centre.</p>	



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 244	Section 3b RED9	pp. 106 – 107	<p>Amend site area <u>24 26</u> ha</p> <p><b>Movement and Accessibility:</b></p> <ul style="list-style-type: none"> <li>• Traffic mitigation <del>measures, where appropriate and proportionate,</del> to include measures to manage the impact of additional traffic on surrounding roads</li> <li>• <u>A G</u> comprehensive travel plan</li> <li>• Measures to address and attenuate surface water flooding risk <del>and</del> <u>[SPLIT INTO TWO LINES</u></li> <li>• Layout to ensure no development on land within Flood Zones 2 and 3</li> <li>• <del>Inclusion of an appropriate open landscape buffer, and public open space, to reinforce the distinctive identities of Earlswood and South Earlswood—and to respect a minimum separation of some 500m between urban edges</del></li> <li>• <u>Protect existing tree belts and enhance landscaping, to support a suitable transition between the Hospital site and the Green Belt</u></li> <li>• <u>Should development be proposed in close proximity to the areas of Ancient Woodland appropriate measures must be provided to protect these areas, including provision of a buffer zone</u></li> <li>• <u>A</u> Heritage assessment of existing buildings and areas <u>should be undertaken and submitted</u> to identify features and other assets worthy of protection, conservation and enhancement</li> <li>•</li> </ul>	<p>For reasons of accuracy</p> <p>Reg 19 suggestions by Surrey &amp; Sussex Healthcare NHS Trust, Natural England and Thames Water</p> <p>Other amendments to improve readability and for clarity</p>

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 244 (cont'd)			<ul style="list-style-type: none"> <li>• An ecological survey <del>to be carried out</del> <u>should be undertaken and submitted</u> to identify habitats and species, and <u>make</u> provision <del>to be made</del> for appropriate nature conservation measures and habitat enhancements. <u>Particular regard should be had to the SNCI's both within and adjacent to the site, with appropriate measures taken to protect and enhance these areas where applicable.</u></li> <li>• <u>Development must seek to retain</u> <del>The retention and adaptation of</del> the principal hospital building <u>and allow for</u></li> <li>• <del>with</del> extensions that are well designed and sympathetic to the character and style of the existing <u>development</u>.</li> </ul> <p><u>Uses</u>  <del>together with additional</del> <u>New</u> buildings that are subordinate in scale <u>will be permitted</u> for a range of hospital related uses, <del>within to be in</del> a landscaped setting. <u>These uses will comprise and including:</u></p> <ul style="list-style-type: none"> <li>• Hospital and <u>ancillary</u> related medical uses, <u>including exemplar facilities</u></li> <li>• <del>New medical uses including exemplar facilities</del></li> <li>• Residential accommodation <del>uses</del> for hospital “key workers”</li> <li>• Public realm, open space and landscape features</li> </ul> <p>The council will <u>need</u> <del>wish</del> to be satisfied that the residential uses will be occupied and retained for the sole purpose of providing for medical and similar staff employed and/or directly related to the hospital site.</p>	

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>Delivery:</p> <ul style="list-style-type: none"> <li>• <u>Early discussions with Thames Water are needed regarding the adequacy of wastewater treatment infrastructure capacity to cope with proposed development, and the need for any upgrades ahead of development</u></li> <li>• Development will be in accordance with a comprehensive masterplan and landscape framework to be prepared to set out the proposed development of the site and in place prior to the consideration of planning applications. This to include details on type and nature of the medical uses, phasing, provision and delivery of public open space, public realm and movement and accessibility considerations. <del>These to be prepared as a Supplementary Planning Document to ensure the proper planning and on-going functioning of the site.</del></li> </ul> <p>Future expansion of the Hospital should not preclude the possible wider development opportunity option utilising existing open land to the east of East Surrey Hospital as identified in policy MLS2 (<del>Redhill Aerodrome</del> Safeguarded Land <u>for development beyond the plan period</u>).</p>	
Min 245	Section 3b RED9 – Explanation	pp. 107	<p><u>Explanation</u></p> <p>The East Surrey Hospital (ESH) is a major acute hospital providing Emergency and Non-Emergency services to residents of East Surrey, the north and east of West Sussex and South Croydon, by the Surrey and Sussex Healthcare NHS. The Trust is facing an increasing demand for services and a requirement to extend and update the services provided from this site. They consider that the ESH site can provide an opportunity to develop a</p>	To improve readability and for clarity

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>health campus that brings together healthcare and wellness by integrating health and social care, utilising shared skills and expertise, and to serve the growing and aging population. A series of piecemeal extensions to the hospital have been approved in the past but there is now a need to address the accommodation limitations and to carry out more extensive development to reorganise the current services on the site, and accommodate new and refurbished hospital and ancillary facilities.</p> <p><del>The site has been</del> <u>ESH was</u> recognised in the previous Local Plan as a Major Existing Developed Site in the Green Belt with limited infilling opportunity. However, <del>this represents planning restrictions which will</del> <u>the retention of the site in the Green Belt could</u> possibly delay or <del>could</del> otherwise frustrate the <del>better</del> achievement of the redevelopment and refurbishment <u>of ESH, which is</u> required to efficiently meet the identified and growing needs within the <del>H</del>hospital's service area.</p> <p>The site as currently occupied is prominent and positioned between existing settlements and it is desirable to respect the separateness and identity of local communities and <u>the</u> sense of openness. Indicative site concept layouts show that a comprehensive redevelopment/ refurbishment could be carried out, with restrictions and limitations to reflect local site and other important considerations including; highway access, alternative transport, nature conservation and heritage assets, whilst protecting the setting of the wider Metropolitan Green Belt.</p>	

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 246	Section 3b RED9 – Explanation	pp. 108	<p><u>The Three Arch Road SNCI and the East Surrey Hospital Wood SNCI bound the site to the south west/west and the south east respectively. The East Surrey Hospital Ponds SNCI is located within the site boundary to the south. In addition there is Ancient Woodland in the south east of the site boundary and adjacent to the site boundary in the north east. Any proposals must take these into account and protect and enhance them as appropriate.</u></p> <p><u>Other key considerations are that parts of the site are affected by surface water flooding; there are a number of protected trees along the site boundaries, and the site's close proximity to Grade II listed buildings and a Historic Park and Garden.</u></p>	Reg19 suggestion from Natural England
Min 247	Section 3b ERM1	pp. 109	<b>Residential:</b> approximately 100 new homes, including 25 units of retirement accommodation for older people <u>and 1 Traveller pitch</u>	For consistency with Policy GTT1 and for clarity
Min 248	Section 3b ERM1	pp. 109	<u>Submission of a Transport Assessment will be required as part of a planning application, to include consideration of impacts on the A25</u>	Reg 19 suggestion from Surrey County Council
Min 249	Section 3b ERM1	pp. 109	<p>Improvement and extension of pedestrian and cycle facilities, including new footways on Nutfield Road with safe crossing points to access the footpath adjacent to Redstone Park (<del>FP</del> <u>Footpath</u>102)</p> <p>Enhancement of the footpath adjacent to Redstone Hollow (<del>FP</del> <u>Footpath</u> 530)</p>	For clarity
Min 250	Section 3b ERM1	pp. 110	<u>Provide one serviced Traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to</u>	For consistency with Policy GTT1 and for clarity

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><u>an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u></p> <p>Potential extension to <u>the</u> existing allotment site <u>adjacent to the site.</u></p>	
Min 251	Section 3b ERM1 - Explanation	pp. 110	<p>The <del>Hillsbrow</del> site is located on the southern side of the A25 to the east of Redhill town centre <u>and is in close proximity to Redhill town centre and Redhill rail station.</u> The main site comprises areas of open grassland located on the brow of the Greensand Ridge, surrounded by belts of dense woodland, some of which is protected ancient woodland. <del>The site is a good proximity to Redhill town centre and Redhill rail station.</del></p> <p><del>There is a steep slope on the southern part of the parcel which means these areas are unsuitable for development.</del></p> <p>There are <del>extensive</del> areas of ancient and other woodland <u>within the site</u> which limit development potential and require protection. <del>and there is high visibility of wooded slopes and the paddock to the south of the site within long distance views, particularly from the south.</del></p>	<p>Reg 19 suggestion from Berkeley Strategic Land Limited (developer), original wording was related to the whole Green Belt assessment parcel rather than the refined site allocation.</p> <p>Also amended to improve readability</p>
Min 252	Section 3b ERM2/3	pp. 111	Policy ERM2/3: Land west of Copyhold Works and former Copyhold Works, <u>Redhill</u>	For clarity

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			Total: 17.2 <u>ha</u>	
Min 253	Section 3b ERM2/3	pp. 111	<p>The site is allocated for :</p> <ul style="list-style-type: none"> <li>• Residential: approximately 210 new homes, including 53 units of retirement accommodation for older people and <u>3 Traveller pitches</u>; and</li> <li>• Education/<del>Community:d 1.5ha of</del> Serviced land <u>to be</u> set aside for a new two-form of entry primary school. If the applicant can demonstrate there is no need for this use at the point of planning application <u>then the land can be used for an additional 40 new homes then the need for an alternative community facility must be tested</u>; and</li> </ul> <p>Open Space: a new, high quality public open space <del>in the southern part of the site.</del></p>	<p>For consistency with Policy GTT1 and for clarity</p> <p>Reg 19 suggestion from Gallagher Estates (developer) for clarity on school area size.</p> <p>Removal of requirement for community use following points raised by Gallagher Estates (developer) and Surrey County Council on lack of clarity around this requirement and clarity added on what would happen if a school is not required</p> <p>Considered not necessary to prescribe all the open space in the south</p>
Min 254	Section 3b ERM2/3	pp. 111 – 112	<p>...Design measures to protect and enhance landscape quality, including <u>having regard to</u> building heights/massing, and retention of open areas in visually sensitive locations, to minimise the visibility of development in long-range views</p> <p>Appropriate buffer zone to the adjoining landfill and mitigation measures to safeguard residential amenity, <u>including</u></p>	<p>To improve readability</p> <p>Added following Reg 19 comment from Biffa Waste Services regarding access</p>

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><u>appropriate access to boreholes</u></p> <p>.....</p> <p><u>A phasing plan will be required for this site, informed by the phasing plan for the Patteson Court Landfill site.</u></p> <p>A <u>1.5ha</u> serviced site capable of accommodating a new two-form of entry primary school <del>and/or complementary community uses</del></p> <p><u>Submission of a Transport Assessment will be required as part of a planning application, to include consideration of impacts on the A25</u></p> <p>.....</p> <p>Safe highway access onto Nutfield Road, taking a co-ordinated approach <u>with</u> any other allocated development sites in the vicinity</p> <p><u>A new, high quality Appropriate on-site public open space in the south of the site and play facilities.</u></p>	<p>to boreholes.</p> <p>Reg 19 suggestion from Surrey County Council</p> <p>Reg 19 suggestion from Surrey County Council and Gallagher Estates (developer)</p> <p>Reg 19 suggestion from Surrey County Council</p> <p>To improve readability</p> <p>For consistency and as not considered necessary to prescribe all the open space in the south</p>
Min 255	Section 3b ERM2/3	pp. 111 – 112	<p><u>Provide three serviced Traveller pitches which provide hard standing, garden and connections for drainage, electricity and water to accommodate three households. Pitches should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. Pitches should be provided on this site unless the applicant can demonstrate that these pitches can be</u></p>	<p>For consistency with Policy GTT1 and for clarity</p>



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><u>provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u></p>	
Min 256	Section 3b ERM2/3 – Explanation	pp. 112	<p>The former Copyhold <del>w</del>Works, and land to the west <u>of it, are is-</u>located on the northern side of the A25, directly to the east of Redhill town centre, <u>and in close proximity to Redhill town centre and Redhill rail station...</u></p> <p>The west<u>ern</u> side of the site....</p> <p>...The east<u>ern</u> side of the site .....</p> <p>...The release of housing land will be phased in line with Policy MLS1 to ensure that operations at Patteson Court are substantially completed before residential development takes place and are not compromised by development of this site. In line with advice from Surrey County Council, as <del>W</del>waste <del>P</del>lanning <del>A</del>uthority, care should be taken in the site design and layout to minimise any environmental concerns arising from the <del>L</del>andfill. In particular, careful consideration would be required in terms of traffic and environmental health impacts, including noise and odour.</p> <p><del>A phasing plan will be required for this site, informed by the phasing plan for the Landfill site.</del> The phasing plan <u>for this site</u> should ensure that any potential conflict with ongoing waste operations can be minimised, and any continuing waste operations and site restoration works at Patteson Court fully <del>taken into account</del> <u>considered</u>, taking account of circumstances at the <u>eat</u> time and the future of</p>	<p>For accuracy and to improve readability</p> <p>Reg 19 suggestion from Surrey County Council To improve readability</p>

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>the <del>L</del>andfill site.</p> <p>The proposal will need to minimise visibility of the development in long range views. In particular, development will need to protect the sylvan back<del>ed</del>drop and borrowed landscape to Gatton Park, a registered park and garden, including vistas and views from the park. The proposals should <u>also</u> respect the undesignated historic landscape character of the wooded boundary to Nutfield Road.</p>	
Min 257	Section 3b ERM4a	pp. 113	<p>Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, <del>and</del> an appropriate relationship with the adjoining <u>Spynes Mere Local Nature Reserve</u>, and reflecting the <u>adjacent</u> Holmesdale Biodiversity Opportunity Area</p> <p>Improvement and extension of pedestrian and cycle facilities, including new footways on Bletchingley Road and significant <del>upgrades</del> of the existing bridleway through the site (<u>Bridleway BW-119</u>) (in conjunction with ERM4b). Submission of a Transport Assessment will be required as part of a planning application, to include consideration of impacts on the junction of the A23/School Hill. Where necessary the applicant will need to carry out a feasibility study, and to contribute to any improvements and interventions required, with respect to the impact of additional traffic on <u>the</u> safety and efficiency of this junction</p>	For clarity and accuracy
Min 258	Section 3b ERM4a – Explanation	pp. 114	<p>The land south of Bletchingley Road is on the eastern edge of the Merstham area, a short distance from the nearby local centre. To the south, the site adjoins the wetland nature</p>	To improve readability and for accuracy

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>reserve of Spynes Mere <u>and the Holmesdale Biodiversity Opportunity Area.</u></p> <p>Proximity to Spynes Mere <u>L</u>ocal <u>N</u>ature <u>R</u>eserve means there is <u>a</u> need for a sensitive transition to the nature reserve <del>and</del> <u>In addition</u> there is <u>potential for</u> some visibility within long distance views <u>and</u> <u>A</u>ny scheme should consider the locally listed building in the north of the site.</p> <p>There is scope for development to improve green infrastructure linkages with the surrounding countryside, and enhance rights of way. <u>[SPLIT INTO TWO LINES]</u>  <u>There is also</u> <del>and</del> potential for development to support and complement <u>the</u> regeneration of Merstham Estate Local Centre. This could include the provision of starter homes and/or self-build plots, which would be encouraged on this site.</p>	
Min 259	Section 3b ERM4b	pp. 115	<p>HELAA Ref: <u>M20</u></p> <p>Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, <del>and</del> an appropriate relationship with the adjoining <u>Spynes Mere Local Nature Reserve</u>, and reflecting the <u>adjacent</u> Holmesdale Biodiversity Opportunity Area</p> <p>Design and layout to enhance landscape quality, provide an appropriate transition to surrounding countryside and minimise <u>the</u> visibility of the development in long range views</p> <p>Improvement and extension of pedestrian and cycle</p>	For clarity and accuracy

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			facilities, including new footways on Bletchingley Road and significant upgrades of the existing bridleway through the site ( <del>Bridleway BW-119</del> ) (in conjunction with ERM4a)	
Min 260	Section 3b ERM4b - Explanation	pp. 116	<p>The land south of Bletchingley Road is on the eastern edge of the Merstham area, a short distance from the nearby local centre. To the south, the site adjoins the wetland nature reserve of Spynes Mere <u>and the Holmesdale Biodiversity Opportunity Area</u>. The site of Woodlands School <del>a special school</del> adjoins to the west.</p> <p>Proximity to Spynes Mere <u>L</u>ocal <u>N</u>ature <u>R</u>eserve means there is <u>a</u> need for a sensitive transition to the nature reserve. <u>In addition and</u> there is <u>potential for</u> some visibility within long distance views. <del>Any scheme should consider the locally listed building in the north of the site.</del></p> <p>There is scope for development to improve green infrastructure linkages with the surrounding countryside and enhance rights of way. [SPLIT INTO TWO LINES]</p> <p><del>and</del> <u>There is also</u> potential for development to support and complement regeneration of Merstham Estate <u>L</u>ocal <u>C</u>entre. This could include the provision of starter homes and/or self-build plots, which would be encouraged on this site.</p>	For clarity and accuracy
Min 261	Section 3b ERM5	pp. 117	<p><del>8.45</del> <u>7.1</u> ha</p> <p>Approximately 95 new homes <u>and 1 Traveller pitch</u></p>	<p>Factual correction of area</p> <p>For consistency with Policy GTT1 and for clarity</p>

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 262	Section 3b ERM5	pp. 117	<p>Ensure an appropriate transition to adjoining countryside, particularly by providing a significant area of new green corridor and public open space (<u>including play facilities</u>) in the eastern part of the site</p> <p><del>New high quality public open space, including appropriate play facilities</del></p> <p>Improvement and extension of pedestrian and cycle facilities, including new footways on Bletchingley Road and significant up.p.rades of the existing footpath running through the site (<u>Foot Path</u>198)</p> <p>Upp.rading of off-carriageway pedestrian/cycle routes to nearby local centres and Merstham station, including <u>Foot Path</u> 93</p>	For consistency and clarity
Min 263	Section 3b ERM5	pp. 118	<p><u>Provide one serviced Traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u></p>	For consistency with Policy GTT1 and for clarity
Min 264	Section 3b	pp. 118 Policy ERM5 –	The <del>Oakley Farm site</del> is <u>located</u> on the northern side of Bletchingley Road, a short distance east of the nearby local	To improve readability, clarity and accuracy

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
		Explanation	<p>centre, <del>The site and</del> lies between the existing built up area of Merstham and the borough boundary with Tandridge. To the east, the site adjoins further open countryside in the borough of Tandridge. <del>The site and</del> is <u>also</u> bounded by the M23/M25 to the north east</p> <p>.....</p> <p>There is scope for development to improve green infrastructure linkages with the surrounding countryside, <del>and</del> enhance rights of way, <del>and potential for development to</del> support and complement <del>the</del> regeneration of Merstham Estate <del>L</del>ocal <del>C</del>entre. This could include the provision of starter homes and/or self-build plots, which would be encouraged on this site.</p> <p>The <u>Development</u> proposals <u>for the site</u> should preserve and enhance the setting of the locally listed farm yard and farmhouse. <del>[COMBINE PARAGRAPHS]</del> <u>In addition</u>, the historic landscape should be respected and a green corridor along Bletchingley Road included, retaining the hedge and underwood as well as historic hedgerows and native tree cover within the site.</p>	
Min 265	Section 3c	pp. 120 Figure 12	<p>Comparison <u>Retail development</u>:</p> <ul style="list-style-type: none"> <li>• <u>Core Strategy - At least 3,870sqm in Reigate Town Centre</u></li> <li>• <u>DMP update - Revised figure of approximately 2,500 sqm (see paragraph 2.3.10 above)</u></li> </ul> <p>Convenience <u>Retail development</u>:</p> <ul style="list-style-type: none"> <li>• <u>Core Strategy - At least 7,020sqm, the majority within Redhill Town Centre and a limited amount in Reigate Town</u></li> </ul>	Update reflects paragraph 2.3.10 of the DMP which states that the retail part of Policy CS8 is updated with revised retail need figures

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			Centre <u>DMP update – No significant quantitative need (see paragraph 2.3.10 above)</u>	
Min 266	Section 3c	pp. 121 – Heading	Reigate Town Centre site allocations	For accuracy
Min 267	Section 3c REI2	pp. 121	<u>Provide sufficient off-street</u> parking for proposed uses and retention of adequate parking for existing users  High quality design and layout sensitive to the setting of the Grade II listed Town Hall, <u>and the</u> character/setting of the Conservation Area and <del>S</del> cheduled monument.	To improve readability  Amendment to scheduled monument for consistency
Min 268	Section 3c REI2 – Explanation	pp. 121 - 122	The site is situated in an accessible location <u>on the edge of Reigate town centre</u> , in close proximity to the rail station, <u>and on the edge of Reigate town centre</u> . There is a steep <del>gradient-topography</del> between <u>the</u> site and <u>the</u> primary shopping area. The site is <u>therefore</u> potentially visible in long- range views, particularly from the south.  The site is located within Reigate Town Centre Conservation Area. It is also adjacent to the Grade II listed Town Hall, <u>a</u> <del>S</del> cheduled monument, <u>a</u> Regionally Important Geological Site and <u>an</u> Urban Open Space Designation.  The site, located on a prominent ridge over the town, forms a backdrop and borrowed landscape to Reigate Priory registered park and garden and this backdrop, <u>and</u> views from the park, <u>would</u> need to be respected in the design of any new development....	To improve readability  Amendment to scheduled monument for consistency
Min 269	Section 3c REI1 - Title	pp. 122	Policy REI1: Library and Pool House, Bancroft Road <del>f</del> , Reigate RH2 7RP	Typing error

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 270	Section 3c REI1	pp. 122	<p>Opportunity sites</p> <p><u>N/A HELAA Ref: RC23 and RC76</u></p> <p><u>Suggested uses Allocation:</u></p>	For accuracy



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 271	Section 3c REI1	pp. 122 - 123	<p><u>Provision of An</u> active ground floor frontage</p> <p>Design and layout to reflect location adjacent to Conservation Areas</p> <p>.....</p> <p>Relocation strategy for existing business/industrial occupiers or, where appropriate, accommodate existing businesses.</p> <p>The site is <del>located</del> <u>situated within</u> a highly accessible location, adjacent to the <del>proposed</del> primary shopping area of Reigate.</p> <p>The site is partially affected by Flood Zones 2 and 3 <u>which must be taken into account and addressed as part of any scheme.</u> <del>and is located adjacent to Reigate Town Centre Conservation Area.</del></p> <p>The site is on an <del>important</del> <u>a key</u> route <u>through Reigate and links linking</u> various parts of the Reigate Town Centre Conservation Area and Chart Lane Conservation Area, and any scheme would need to reflect the character and scale of the area. It would also be important to retain the sylvan boundary and setting to <del>e</del>Churchfields <u>Memorial Gardens and recreation ground</u> within Chart Lane Conservation Area adjacent to the site.</p>	For accuracy and to improve readability For accuracy and to improve readability
Min 272	Section 3c	pp. 119 Para 4.7.1 – 4.7.4	The Core Strategy's spatial strategy for both Area 2a and Area 2b is to recognise the need to ensure <u>their</u> <del>its</del> continued success by maintaining the area's high economic profile. It describes Reigate in 2027 as having had its	To improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>historic interest protected, and its unique character, attractiveness and town centre offer enhanced.</p> <p>Reigate town centre is identified as catering for local, and some borough-wide, needs <del>which – having and has</del> only limited potential for growth. – <u>This town centre</u> will continue to serve as a location for small specialist shops.</p> <p>The area to the south and south west of Reigate is identified in the Core Strategy as a 'broad area of search' for sustainable urban extensions, with capacity for up to 500-700 new homes.</p> <p><b>Core Strategy Policies</b> Policy CS8 sets out the scale and location of development, and infrastructure priorities, between 2012 and 2027.</p>	
Min 273	Section 3c	pp. 120 Figure 12	<p><b>Employment</b> <u>Subject to regular monitoring of needs</u></p> <p><b>Retail</b> <u>Subject to regular monitoring of needs</u></p>	To improve readability
Min 274	Section 3c REI3	pp.124	<p>Opportunity sites</p> <p>HELAA REF: <u>RC03</u>, RC04 <u>and RC75</u></p> <p><u>Suggested uses Allocation:</u></p> <p>New development must be within the B1 use class (focussed on small business/incubator space and comprising a mix of offices and small workshops); and</p>	For accuracy

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 275	Section 3c REI3	pp.124	<p>Design to ensure satisfactory residential amenity due to proximity to <del>the</del> railway line, including appropriate noise reduction measures</p> <p>Relocation strategy for existing business/industrial occupiers or, where appropriate, accommodation <del>one for</del> existing businesses</p> <p>Provi<del>desion of</del> sufficient off-street parking for both commercial and residential development <del>in accordance with adopted local standards.</del></p>	To improve readability
Min 276	Section 3c REI3 – Explanation	pp.124	<p>This <del>the allocation any development would be required requires retention of to retain</del> opportunity site is an existing employment site, and <del>retention of to retain</del> employment uses on this site. However, the identification of the site <del>as an opportunity site in the DMP</del> reflects that there is some existing conflict between the more intensive industrial uses on the site and the surrounding residential area and seeks to address this, whilst making more efficient use of the site.</p> <p>This site would provide a good opportunity for intensification of an existing previously developed site in an accessible location with good access to services and transport; the site is reasonably close to Reigate town centre <del>and</del> Reigate rail station, and <del>has</del> good access to <del>Junction 8 of</del> the M25. The immediate access <del>to the site</del> is relatively constrained via congested residential roads.</p> <p><del>The site is partially affected by surface water flood risk, is adjacent to the railway line and has potential land contamination, all of which will need to be taken into consideration, and mitigated as appropriate, in any scheme.</del></p>	To improve readability and clarity
Min 277	Section 3c SSW2	pp. 126	Site area amended <del>16.67</del> ha	For accuracy

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			HELAA Ref: SPW04 <u>and SPW13</u>	
Min 278	Section 3c SSW2	pp. 126	Residential: Approximately 260 new homes, including at least 65 units of retirement accommodation for older people <u>and 3 Traveller pitches</u>	For consistency with Policy GTT1 and for clarity
Min 279	Section 3c SSW2	pp. 126	Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, reflecting the Earlswood and Redhill Common <del>B</del> <u>Biodiversity</u> <del>O</del> <u>ppportunity</u> <del>a</del> <u>A</u> rea  Consideration should be given to whether there are opportunities to improve traffic management and access to Sandcross Primary School. <b>[SPLIT INTO TWO LINES]</b> Off road routes to the Primary School should be included.	For accuracy and to improve readability
Min 280	Section 3c SSW2	pp. 127	Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing <u>to potentially include speed restrictions, traffic calming measures and limited one-way or no entry access to local rural roads including Park Lane.</u>	Regulation 19 suggestion – assists with addressing key issues
Min 281	Section 3c SSW2	pp. 127	Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/A217 Dovers Green Road/Prices <del>Road Lane</del> . Where necessary, <u>the applicant will need</u> to contribute to any improvements and interventions required, with respect to the impact of additional traffic on <u>the</u> safety, capacity and efficiency of this junction.  <u>Appropriate on-site public open space and play facilities.</u> <del>New high quality public open space in the western part of the site</del>	For accuracy, clarity and consistency
Min	Section 3c	pp. 127	<u>Provide three serviced Traveller pitches which provide hard</u>	For consistency with

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
282	SSW2		<p><u>standing, garden and connections for drainage, electricity and water to accommodate three households. Pitches should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. Pitches should be provided on this site unless the applicant can demonstrate that these pitches can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u></p>	Policy GTT1 and for clarity
Min 283	Section 3c SSW2 Explanation	pp. 127	<p>The <del>Sandcross Lane</del> site is located to the western side of Sandcross Lane, a short distance to the east of the Woodhatch local centre.</p> <p>The site comprises an open arable field which is actively used for agriculture and is bounded to the west and south by rural roads. King George's playing fields adjoin the western boundary of the site, with further agricultural fields beyond to the south and west. Development <u>at this site</u> would result in the loss of actively managed agricultural land.</p> <p><del>and</del> <u>Key considerations include here are the</u> localised issues with surface water flooding on the site and in the surrounding area. <del>[COMBINE PARAGRAPHS]</del> <u>In addition, d</u>development could have adverse traffic impacts on <u>the</u> rural road network and create some additional pressure on surrounding junctions, particularly the Woodhatch junction.</p> <p>Development <u>at this site</u> could help <del>to</del> enhance local green infrastructure/ biodiversity value and provide <u>publically</u></p>	

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p><u>accessible</u> open space to complement adjoining sports facilities. There is also scope for development to expand and improve the viability of existing community facilities and local services (including health <u>and</u> youth <u>facilities</u>, and local shops).</p> <p>The hedgerows which bound the site on Slipshatch Road, Whitehall Lane and Sandcross Lane are important <u>undesigned</u> historic landscape features and form a group with neighbouring hedgerows. <u>and</u> <u>These</u> should be retained as green lane/green corridors <u>with enhanced with a suitable landscaped buffers using to achieve</u> a 'parkway' principle <u>design</u>. <u>The 'parkway' principle aims to screen development from roads surrounding the site using a wide vegetation buffer to keep the character of the existing country lanes as a transition to, and lessening the urbanisation of, the countryside.</u></p>	
Min 284	Section 3c SSW6 - Title	pp. 128	Policy SSW6: Land west of Castle Drive, <u>Reigate</u>	For clarity and consistency
Min 285	Section 3c SSW6	pp. 128	<p>Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, reflecting the Earlswood and Redhill Common <u>Biodiversity e</u><u>Opportunity a</u><u>Area</u></p> <p>Ensure an appropriate transition to <u>the</u> adjoining countryside, including consideration of <u>the</u> setting of the backdrop to the Hartswood Manor approach drive.</p>	For accuracy and to improve readability
Min 286	Section 3c SSW6	pp. 128	Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/A217 Dovers Green	For accuracy and to improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			Road/Prices <del>Road Lane</del> . Where necessary, <u>the applicant will need</u> to contribute to any improvements and interventions required, with respect to the impact of additional traffic on <u>the</u> safety, capacity and efficiency of this junction.	
Min 287	Section 3c SSW6 – Explanation	pp. 129	To the north of the site, there are localised issues with surface water flooding and a very small area is within Flood Zones 2 <u>and/ 3 which should be taken into account and addressed as part of any scheme</u>  There is scope for development to improve green infrastructure linkages with the surrounding countryside, <u>and to</u> formalise existing areas of amenity open space.	For clarity and to improve readability
Min 288	Section 3c SSW7- title	pp. 130	Policy SSW7: Hartwood Nursery, <u>Reigate 1.06 ha</u>	For clarity and consistency
Min 289	Section 3c SSW7	pp. 130	Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, reflecting the Earlswood to Redhill Common <del>b</del> Biodiversity <del>e</del> Opportunity <del>a</del> Area	For accuracy
Min 290	Section 3c SSW7	pp. 130	Protection of existing trees, <u>where possible</u> , and hedgerows; particularly <u>those</u> fronting onto the A217  Design measures to protect the setting of adjoining listed buildings, <u>and</u> including the Hartwood Manor approach drive.	To improve readability
Min 291	Section 3c SSW7	pp. 130	Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/A217 Dovers Green Road/Prices <del>Road Lane</del> . Where necessary, <u>the applicant will need</u> to contribute to any improvements and interventions required, with respect to the impact	For accuracy and to improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			of additional traffic on <u>the</u> safety, capacity and efficiency of this junction.	
Min 292	Section 3c SSW7 – Explanation	pp. 130	<p>This site comprises a small area of land on the southern edge of Woodhatch, <del>Hartswood Nursery</del> <u>and</u> comprises an existing residential dwelling and area of adjoining land sometimes used for grazing. The <del>Hartswood Nursery</del> site fronts onto the A217, with a small common land verge in between <u>the site and the road.</u> <del>and is adjacent to two Grade II listed buildings.</del></p> <p>....</p> <p><del>There is also the need to protect setting of the Grade II listed buildings fronting onto Dovers Green Road.</del></p> <p>...</p> <p><u>The site is adjacent to two Grade II listed building which front onto Dovers Green Road.</u> Any development would <del>also</del> need to respect the setting of these <del>se</del> <u>nearby</u> listed buildings, including development being of an appropriate scale and form, with an appropriate landscape backdrop.</p> <p><u>In addition,</u> <del>T</del>the southern and western boundaries form part of the approach to Hartswood <del>m</del><u>M</u>anor and would require an approach buffer zone and form to respect the green setting of this approach.</p> <p>There is scope for development to improve green infrastructure linkages with the surrounding countryside, <u>and</u> formalise existing areas of amenity open space.</p>	To improve readability
Min 293	Section 3c SSW9	pp. 132	<p><b>Residential:</b> approximately 100 new homes, including 25 units of retirement accommodation for older people <u>and 1 Traveller pitch</u></p>	For consistency with Policy GTT1 and for clarity



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 294	Section 3c SSW9	pp. 132	Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, <del>and</del> reflecting the Earlswood to Redhill Common <del>b</del> Biodiversity <del>e</del> Opportunity <del>a</del> Area	For accuracy
Min 295	Section 3c SSW9	pp. 132 Policy SSW9	Layout to ensure <u>there is</u> no development on land within Flood Zones 2 and 3 and <u>to</u> incorporate a buffer zone and improvements to the main river corridor and ditch network within the site  Design measures to protect the setting of <u>the</u> adjoining listed buildings	To improve readability
Min 296	Section 3c SSW9	pp. 132 Policy SSW9	<del>Protect and respect the appearance of the common land verge</del>	Reg 19 suggestion – not relevant to this site
Min 297	Section 3c SSW9	pp. 133 Policy SSW9	Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing <u>to potentially include speed restrictions, traffic calming measures and limited one-way or no entry access to local rural roads including Park Lane.</u>	Regulation 19 suggestion – assists with addressing key issues
Min 298	Section 3c SSW9	pp. 133 Policy SSW9	Submission of a Transport Assessment as part of a planning application, to include consideration of impacts on the junction of Woodhatch Road/A217 Dovers Green Road/Prices <del>Road Lane</del> . Where necessary, <u>the applicant will need</u> to contribute to any improvements and interventions required, with respect to the impact of additional traffic on <u>the</u> safety, capacity and efficiency of	For accuracy and to improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			this junction.	
Min 299	Section 3c SSW9	pp. 133	<u>Provide one serviced Traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>	For consistency with Policy GTT1 and for clarity
Min 300	Section 3c SSW9 – Explanation	pp. 133	The <del>Dovers Farm</del> site is located on the southern edge of Woodhatch, adjacent to Ashdown Road. It is a short distance to the south of the Woodhatch local centre and close to Dovers Green School. ..... <u>To the south of the site, there are localised issues with surface water flooding and a very small area is within Flood Zones 2 and 3, which should be taken into account and addressed as part of any scheme.</u>	To improve readability and for clarity
Min 301	Section 3D	pp. 134 Para 4.8.1	The Core Strategy identifies Horley (the main town in Area 3) as a focus for moderate growth and <u>for</u> improvements to the town centre.	To improve readability
Min 302	Section 3D	pp. 135 Figure 14	<b>Employment</b> <u>Subject to regular monitoring of demand levels</u>  <b>Retail</b>	To improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<u>Subject to regular monitoring of demand levels</u>	
Min 303	Section 3D	pp. 135 Figure 14	<p>Comparison <u>Retail development:</u></p> <ul style="list-style-type: none"> <li>• <u>Core Strategy</u> - at least 3,870sqm in Horley Town Centre</li> <li>• <u>DMP update – Revised figure of approximately 800 sqm (see paragraph 2.3.10 above)</u></li> </ul> <p>Convenience <u>Retail development:</u></p> <ul style="list-style-type: none"> <li>• <u>Core Strategy</u> - At least 2,340sqm in Horley Town Centre</li> </ul> <p><u>DMP update – No significant quantitative need (see paragraph 2.3.10 above)</u></p>	Update reflects paragraph 2.3.10 of the DMP which states that the retail part of Policy CS8 is updated with revised retail need figures
Min 304	Section 3D HOR1	pp. 136	<p>Design to ensure satisfactory residential amenity due to proximity to <u>the</u> railway line, including appropriate noise reduction measures</p> <p>.....</p> <p><u>Development proposals to consider Assessment of town centre parking needs to inform need for retention or re-provision of parking space</u></p> <p>Improvements to the existing subway adjacent to the site to provide a pedestrian and cycle link to Horley <u>rail</u> Station.</p>	To improve readability and clarity
Min 305	Section 3D HOR1 – Explanation	pp. 136 - 137	<p>This site is situated in a highly accessible location with very good access to public transport and is located within the <u>proposed</u> primary shopping area of Horley.</p> <p>The site is located adjacent to a Grade II listed building and</p>	For accuracy and clarity

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>close to a number of locally listed buildings. Any development would need to respect the character of the locally listed buildings in Horley High Street and provide an appropriate setting to the <del>g</del>Grade II listed Goods Shed, including protection of views to the end <del>P</del>pediment, by appropriate siting and scale of buildings.</p> <p>.....</p> <p><u>The east edge of the site is partially at risk from surface water flooding which should be considered as part of any scheme.</u></p>	
Min 306	Section 3D HOR3 – Explanation	pp. 138	<p>The site is <del>located</del><u>situated</u> within an accessible location, within the <del>proposed</del> primary shopping area of Horley.</p> <p>The site <del>has been marketed for disposal in the recent past and</del> is located adjacent to a locally listed building <u>and</u> <del>The site</del> also forms <del>the</del> part of the setting and approach to Massetts Road Conservation Area. The building is of some character; any development should therefore seek to retain the facade as well as having regard to the character of the Conservation Area in design and materials.</p>	Factual update and to improve readability
Min 307	Section 3D HOR5	pp. 139	Retention or relocation of <u>the</u> existing library	To improve readability
Min 308	Section 3D HOR5 Explanation	pp. 139	<p>The site is <del>located</del><u>situated</u> within a highly accessible location, within the <del>proposed</del> primary shopping area of Horley.</p> <p>Redevelopment of the site is dependent upon adequate alternative provision for library facilities, so would need to secure relocation of existing community use.</p>	For consistency, factual update and to improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			Land to the rear of the library <del>is</del> partially at risk from surface water flooding which should be considered as part of any scheme.	
Min 309	Section 3D HOR8	pp. 140	<del>N/A</del> HELAA Ref: <a href="#">HC17</a>	For accuracy
Min 310	Section 3D HOR8 Explanation	pp. 140	<p>The site is <del>located</del> <u>situated within</u> an accessible location, with <u>good</u> accessibility to local facilities and bus services.</p> <p><del>The site is</del> <u>Partially</u> affected by surface water flooding risk, and there are protected trees on the road frontage with Horley Row, <u>which must be taken into account and addressed as part of any scheme.</u></p> <p>There is a locally listed building on the site and a <del>couple</del> <u>number</u> of locally listed buildings adjacent to <del>it the site</del>. Any new development should be designed to retain the locally listed building and to respect the scale and setting of the listed buildings, both within and adjacent to the site.</p>	To improve readability and clarity
Min 311	Section 3D HOR10	pp. 141	<p>HELAA Ref: <a href="#">HW10</a></p> <p>Residential: up to 20 <del>new homes</del> <u>residential units</u></p>	For accuracy and consistency
Min 312	Section 3D HOR10 - Explanation	pp. 141	<p>The site is <del>location-situated with</del> in an accessible location close to local facilities.</p> <p>The site is partially affected by surface water flooding risk and is located adjacent to busy cross roads, which would need to be taken into account <u>as part in-of</u> any scheme.</p> <p>The site is <u>also</u> opposite a locally listed building and <u>any development proposal</u> would need to have regard to the setting <u>of this, and Any development proposal would</u> also</p>	To improve readability and for consistency

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			need to respect the setting of the war memorial to the north.	
Min 313	Section 3D HOR6	pp. 142	<del>N/A</del> <u>HELAA Ref: HC35</u>  <u>Suggested uses Allocation:</u>	For accuracy
Min 314	Section 3D HOR6 – Explanation	pp. 142	The site <del>is located</del> <u>situated</u> within a highly accessible location, within the <del>proposed</del> primary shopping area of Horley and close to the rail station.  The site provides the potential to continue regeneration of this part of town, following developments such as Russell Square.	For accuracy and to improve readability
Min 315	Section 3D HOR7	pp. 143	<u>Suggested uses Allocation:</u>	For accuracy
Min 316	Section 3D HOR7 – Explanation	pp. 143	The <del>Site</del> is <del>situated</del> <u>located</u> in an accessible location, adjacent to <u>the</u> primary shopping area of Horley.  <u>The Availability of this site</u> has not been confirmed but development is likely to be dependent upon adequate alternative provision for existing operational uses.  ....	For accuracy and to improve readability
Min 317	Section 3D NWH1	pp. 144	<b>Residential:</b> approximately 75 new homes <u>and 1 Traveller pitch</u>	For consistency with Policy GTT1 and for clarity
Min 318	Section 3D NWH1	pp. 144	Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, <del>and</del> reflecting the River Mole <u>(&amp; tributaries)</u> Biodiversity Opportunity Area	Reg 19 suggestion - for accuracy
Min 319	Section 3D NWH1	pp. 144	Layout to ensure no development on land within Flood Zones 2 and 3, with flood affected land <u>provided safeguarded</u> as public open space to link up the Riverside Green Chain and enable improvements to the Burstow Stream river corridor	Amended wording for clarity

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 320	Section 3D NWH1	pp. 144	<del>An A</del> appropriate archaeological survey, and measures to protect/record interest features as required.	To improve readability
Min 321	Section 3D NWH1	pp. 144	<del>New public open space along the river corridor as a continuation of the Riverside Green Chain and appropriate play facilities</del>  Upgrading of pedestrian/cycle routes, including <u>Foot Path</u> 410 which runs along the boundary of the site  Measures to ensure <del>the</del> development has appropriate access to <del>proposed the</del> North West Sector bus routes and links into pedestrian/cycle routes to the <del>planned</del> neighbourhood centre .....	Wording removed due to repetition  To improve readability
Min 322	Section 3D NWH1	pp. 144	<del>Provide one serviced Traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</del>	For consistency with Policy GTT1 and for clarity
Min 323	Section 3D NWH1 Explanation	pp. 145	The land at Meath Green Lane is <del>on</del> located on the northern edge of the Horley North West <del>new</del> neighbourhood, and adjoins the Riverside Green Chain.	Factual update and to improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>To the north, <u>the site</u> it is bounded by the Burstow Stream, with open countryside beyond. The <del>Burstow Stream means</del> <u>the north of the site is partially affected by fluvial flood risk (Zones 2 and 3) due to the proximity to the Burstow Stream,</u> and development will be required to be located outside of <u>flood areas</u> <del>this</del>.</p> <p>There are Grade II listed buildings and an area of archaeological potential located within the site <u>which will need to be accounted for in any development proposal as well. In addition,</u> <del>the</del> the hedge lined lane has a character as an undesignated historic landscape and new development should be designed to be set back behind a buffer to the lane to respect this character.</p> <p><del>There is a reliance on</del> <u>The development of this site relies upon the</u> delivery of the North West Sector infrastructure for highway access and local facilities. <del>but does provide</del> <u>However, proximity to the North West Sector also provides</u> the potential to integrate development <u>on this site</u> physically and functionally with the North West Sector.</p> <p><u>Development of this site would</u> <del>There is</del> also <u>provide</u> the opportunity to secure completion of the publicly accessible Riverside Green Chain, to the north of Horley.</p>	
Min 324	Section 3D NWH2	pp. 146	HELAA Ref: <del>SS02</del> <u>HW03</u>	For accuracy
Min 325	Section 3D NWH2	pp. 146	Deliver biodiversity and green infrastructure enhancements, including links to the wider countryside, <del>and</del> reflecting the River Mole <u>(&amp; tributaries)</u> Biodiversity Opportunity Area	Reg 19 suggestion - for accuracy



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 326	Section 3D NWH2	pp. 146	Layout to ensure no development on land within Flood Zones 2 and 3, with flood affected land <u>provided safeguarded</u> as public open space to link up the Riverside Green Chain, <u>to enable</u> enhancements to the river corridor and to incorporate additional flood storage to reduce downstream flood risk/highway flooding <u>in line with ongoing Environment Agency investigations.</u>	Amended wording for clarity
Min 327	Section 3D NWH2	pp. 146	Protection and enhancement of trees <u>where possible,</u> <del>particularly those which are protected and/or</del> <u>including those</u> on the site boundaries  <del>New public open space, including along the river corridor as a continuation of the Riverside Green Chain</del>	To improve readability and for consistency  Wording removed due to repetition
Min 328	Section 3D NWH2 – Explanation	pp. 147	The land at Bonehurst Road is <del>on</del> located on the northern edge of Horley. The site comprises an area of open land which is used informally for access to the countryside, and amenity. The site is adjacent to the A23 to the east and largely enveloped within existing residential neighbourhoods to the west, south and east.  <del>To the north, the site is bounded by t</del> <u>he Burstow Stream, which bounds the site to the north, is a prominent source of flooding in this area. The Burstow Stream means As a result,</u> the north of the site is partially affected by fluvial flood risk (Zones 2 and 3) and development will be required to be located outside of this.  The development of this <u>site</u> would result in the loss of land used informally for public access to countryside, and amenity. <del>However, but the any new</del> development	To improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>would be required to provide public open space as part of the new development. [SPLIT INTO TWO LINES]</p> <p><del>There are also</del> Electricity pylons which traverse the north of the site; however these are within the land at risk of flooding where development would not be appropriate.</p>	
Min 329	Section 3D NWH2 – Explanation	pp. 147	<p><del>Development of T</del>his site <del>would</del> provides the opportunity to secure completion of the publicly accessible Riverside Green Chain to the north of Horley, <del>and The site also has</del> the potential to incorporate flood measures which would reduce flood risk in the vicinity and along the A23. <del>The Environment Agency is protecting these areas whilst they consider future flood alleviation schemes. Further information is contained in the Duty to Cooperate Compliance Statement 2018.</del></p> <p>The site is bound by the grounds of Cambridge Hotel to the north, which is a Grade II Listed Building with Grade II curtilage, and <del>there are</del> locally listed buildings on the opposite side of Bonehurst Road. Any design should retain the hedgerow, shrubbery, understorey and tree line and include a substantial buffer to safeguard the setting of these buildings.</p>	To improve readability and for clarity on EA intentions.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 330	Section 3D	Policy SEH4	<p>HELAA Ref: <del>US05 and US07</del> <u>HE13, HE16 and HE36</u></p> <p>The <del>site, located land</del> off The Close and Haroldslea Drive, lies on the south eastern edge of the town of Horley. An existing residential cul-de-sac and <u>a</u> new housing development at Inholms adjoin the site to the west. Extensive open countryside bounds the <del>potential</del> site to the east. The site provides a good opportunity to reuse <u>the</u> existing previously developed land on parts of the site.</p> <p>Access to the main road network via The Close is constrained <del>and so access improvements will be required. and listed buildings adjoin the site to the north. In addition, land immediately to the south is within the Borough Local Plan Gatwick Open Setting and the Gatwick</del></p> <p>The site is allocated for:  <del>A mix of business space for strategic busine-57dB LEQ noise contour.</del></p> <p><u>Listed buildings adjoin the site to the north.</u> Any new development should include a landscape buffer to the northern boundary to form an appropriate boundary to the setting of the listed buildings. Buildings should also be of appropriate character, scale and materials.</p>	<p>For accuracy To improve readability</p> <p>Factual amendment to remove reference in the Local Plan 2005, which will be superseded by the Development Management Plan.</p>
Min 331	HOR9		Site area: <del>83</del> <u>31</u> ha	Factual correction. Original 83 figure was site in acres, not hectares
Min 332	HOR9		<ul style="list-style-type: none"> <li>A <del>mix of business space for</del> strategic <u>business park of predominantly offices employment purposes and suitable for a range of occupiers within Class B1 uses</u></li> </ul>	To provide greater clarity as to the council's policy allocation intention, as

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
				stated under "Requirements: Uses".
Min 333	HOR9 "Requirements :"		Development will be subject to the following requirements <u>and considerations</u> :	Factual correction; not all criteria listed are requirements.
Min 334	HOR9 "Requirements : movement and Accessibility"	First bullet point	Transport Assessment <del>or Transport Statement</del>	Regulation 19 suggestion; scale of development means that a Transport Statement would not be suitable.
Min 335	HOR9 "Requirements : movement and Accessibility"	Two additional bullet points	<u>Public Right of Way footpath (362a) to be retained or re-routed across the site to maintain a pedestrian link from Balcombe Road to the footbridge across the railway</u> <ul style="list-style-type: none"> <li><u>Air quality modelling should be submitted alongside a Transport Assessment, to include consideration of cumulative impacts</u></li> </ul>	Regulation 19 responses.
Min 336	HOR9 Requirements : Drainage		<ul style="list-style-type: none"> <li>Layout to ensure no buildings <del>t development</del> on land within....</li> </ul>	Factual correction for consistency with national policy; roads and infrastructure such as car parks are not prohibited within Flood Zone 2.
Min 337	HOR9 Requirements : Drainage	Two additional bullet points	<ul style="list-style-type: none"> <li><u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2</u></li> <li><u>Early discussions with Thames Water are needed to consider on- and off-site drainage requirements' the likely load/flow from the proposed development to ensure that sufficient wastewater capacity is available when required, and the potential need for trade effluent license (depending on uses proposed).</u></li> </ul>	Regulation 19 responses.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 338	HOR9 Requirements : Design		As the <u>southern part of the</u> site is within the 57dB LAeq airport noise contour, design <u>of buildings within this area</u> must ensure an appropriate interior environment for users	Regulation 19 response.
Min 339	HOR9 Requirements : Design		<u>Development proposals must have regard to conserving the setting of the Listed Buildings at Fishers Farm and the locally listed buildings at Bayhorne Farm and Bayhorne. The retention of important hedgerows will be encouraged as will retention of a buffer to the green corridor along Balcombe Road to retain the historic landscape character.</u>	Factual correction to acknowledge statutory status of Listed Buildings, and important hedgerows (to reflect one of the Key Considerations).
Min 340	HOR9 Requirements: Uses		Complementary uses could include on-site catering, limited retail provision, <u>hotel and conferencing facilities</u> , gym, ....	Regulation 19 responses by Horley Business Park Developments LLP, these uses are considered to be complementary and the Regulation 19 list stats "could include". .
Min 341	HOR9 Requirements : Delivery		The development of the site will be in accordance with .... details on phasing, programming of infrastructure and <del>details</del> <u>on</u> quantum of development and appropriate uses.	To improve readability.
Min 342	HOR9 Explanation	Key Considerations	<ul style="list-style-type: none"> <li>• In the northern part of the site some areas are at risk of flooding (Zone 2). <del>The southern/central part of the site is reserved for public open space provision in the Borough Local Plan 2005.</del></li> <li>• In the southern part of the site the land <del>falls within the</del></li> <li>• <del>Gatwick Open Setting designation in the Borough Local Plan 2005 and</del> is affected by 57dB LAeqEQ airport noise contour.</li> </ul> <p><del>The site was previously identified as part of the rural surrounds of Horley and making a contribution to the open setting of Gatwick airport. There continues to be is</del> a well-established need</p>	Factual update, as the Borough Local Plan 2005 will be superseded by the Development Management Plan.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 343	HOR9 Explanation : Evidence Base	Paragraph 4.8.52, third bullet point.	Replace " <del>as would</del> " with " <u>followed by</u> "	Factual correction to reflect wording of the Nathaniel Litchfield & Partners Report December 2014.
Min 344	HOR9 Explanation : Evidence Base	Paragraph 4.8.55, first bullet point.	Predominantly focussing on B1(a), <del>B1(b) and B1(c)</del> including floorspace for new incubator ...	To provide greater clarity as to the Council's policy allocation intention, as stated under "Requirements: Uses".
Min 345	HOR9 Explanation : Delivery	Paragraph 4.8.58	This will also ensure that the impact on the surrounding area is properly managed and minimised, <u>with infrastructure improvements and mitigation provided when needed to support the development, including cross-boundary infrastructure, whilst allowing flexibility for future market changes.</u>	Regulation 19 suggestion.
Min 346	INF1 Explanation	Paragraph 4.9.10	<u>As such</u> , <del>M</del> most developments are required	To improve readability (links two sentences).
Min 347	INF1 Explanation	Paragraph 4.9.14	... <del>we the Council hasve</del> considered the impact <u>s</u> of the plan' <u>s</u> policies ....	To improve readability.
Min 348	INF1 Explanation	New Paragraph (after 4.9.14)	<u>The council will work with partners in the delivery of infrastructure, which may include cross-boundary mitigation.</u>	Regulation 19 suggestion.
Min 349	Section 4	pp. 157 para 4.9.3	<b>4.9.1 Core Strategy Policies</b> <ul style="list-style-type: none"> <li>• <u>Policy CS5: Valued people and economic development</u></li> <li>• Policy CS12: Infrastructure delivery</li> </ul>	Added relevant Core Strategy policy reference.
Min 350	Section 4	pp. 157 para 4.9.4	To deliver the vision and objectives of the Core Strategy with regard to infrastructure to support growth, the following DMP objective <del>is proposed</del> :	For consistency deletion of "proposed".
Min 351	Section 4	pp. 157 para 4.9.4	Plan for improvements to existing infrastructure and services, and/ or the provision of new infrastrucutre and services, to meet the needs created by new development. The <del>proposed</del> DMP policies <del>applicable</del> to <u>deliver</u> this objective are:	For consistency deletion of "proposed".  Improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			INF1: Infrastructure INF2: Community Facilities INF3: Electronic Communication Networks	
Min 352	Section 4	pp. 157 para 4.9.4	Deletion of the following text: <del>Objective PS4: Plan for improvements to existing infrastructure and services and/or the provision of new infrastructure and services, to meet the needs created by new development</del>	Duplication – stated above.
Min 353	Section 4	pp. 157	<del>Policy</del> Context <u>for INF1-3</u>	For clarity and consistency
Min 354	Section 4	pp. 160 para 4.9.2	This policy <del>builds on</del> <u>amplifies</u> Core Strategy <del>p</del> Policy CS12. Community facilities ( <del>such as</del> <u>including</u> public houses, educational facilities, healthcare and community care facilities, child care facilities, meeting halls, libraries, and places of worship) are vital in supporting both new development and existing neighbourhoods, but can often face pressure to be developed for housing or other uses. <u>The term</u> “Community facilities” <del>can</del> <u>includes</u> <del>uses those</del> which provide a <u>very</u> clear public benefit, but also includes facilities which <del>can</del> facilitate <del>occurrences such as</del> social interaction and community events.	Typography/ to improve readability.
Min 355	Section 4	pp. 160 para 4.9.3	<del>The p</del> Policy <u>INF2</u> recognises the need to protect existing provision of community facilities, while also accepting that in some cases a lack of demand may make it unviable to retain them. The policy sets out the situations in which the loss of a community facility will be considered acceptable, <u>whilst</u> aiming to maintain or improve the overall level of provision across the borough.	Typography/ to improve readability
Min 356	Section 4 INF3 (1)	pp. 161	The Council will require all new development to be connected with high speed and reliable broadband, <u>To facilitate high speed provision as follows:</u> a. Broadband connection <u>should</u> <del>to</del> be directly accessed from the nearest exchange or cabinet; <u>and</u> b. Cabling should be threaded through resistant tubing to	To increase clarity.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			enable easy access to the cable for future repair, replacement and upgrading	
Min 357	Section 4	pp. 161 INF3: Point 4	<del>In addition to adhering with other relevant policies, p</del> Proposals for new telecommunications apparatus (including masts) must be sited and designed sympathetically to minimise the impact on the visual amenity, character and appearance of the surrounding area, <u>coloured and finished appropriately</u> , with provision of screening where necessary. Applicants will be expected to demonstrate that options for sharing facilities and/or co- location with existing installations or structures have been explored and do not offer a practical alternative.	Continuity – reference to other policies removed.  Reference to “coloured and finished appropriately” provides policy context to paragraph 4.9.7 in the explanation below.
Min 358	Section 4	pp. 161 para 4.9.7	Telecommunications apparatus is also a vital part of providing access to electronic communications networks. <del>h</del> However, <del>can</del> – if poorly designed and sited, - <del>it can</del> result in a loss of residential or visual amenity.	To improve readability
Min 359	Section 5	pp. 162 para 4.10.1	The Council is planning for the provision of a total of at least 6,900 homes over the plan period, <u>which is</u> equivalent to an annual average provision of 460 homes per year.	To improve readability
Min 360	Section 5	pp. 162 para 4.10.2	<del>Our</del> <u>The Council's development plan</u> spatial strategy is based on an ‘urban areas first’ approach <u>which This</u> reflects national policy <del>guidance and the constrained nature of the borough</del> . Housing provision <del>will be is</del> <u>is</u> focussed within the existing urban areas, <del>in particular</del> to deliver the priorities <del>of</del> <u>for</u> regeneration and growth identified in <u>Core Strategy</u> <del>p</del> Policy CS6. Although other unanticipated urban	To strengthen policy wording (i.e. provide additional clarity) and improve readability.



Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			opportunities ( <u>“windfall” sites</u> ) may come forward, current housing land supply evidence ( <u>Annex 7: Housing Trajectory</u> ) indicates that it will not be possible to accommodate the total level of planned growth within the existing urban areas. <u>The Core Strategy therefore identified Bbroad areas of search for sustainable urban extensions to accommodate the additional housing required to deliver the housing target. have therefore been identified.</u>	
Min 361	Section 5	pp. 162 para 4.10.3	The release of sites for <u>the allocated</u> sustainable urban extensions will be triggered if the Council is unable to demonstrate a five year land supply.	To improve clarity
Min 362	Section 5	pp. 162	The DMP <del>will</del> <u>sets</u> out how land for sustainable urban extensions will be released, including the phasing and ordering of individual sites, taking account of site specific factors.	To improve readability
Min 363	Section 5	pp. 162	Insertion of the following: <u>Policy Context for MLS1-2</u>	For consistency with other policies.
Min 364	Section 5	pp. 162	<i>Policy CS3:</i> Land may also be safeguarded through the DMP in order to provide options to meet development needs beyond the plan period. Safeguarded land will only be allocated through a subsequent <u>l</u> ocal <u>p</u> lan review and will be subject to Green Belt policy until such time.	Typographical
Min 365	Section 5 MLS1 (2)	pp. 163	Where a five year supply shortfall is identified through this <u>monitoring</u> process, the Council will release <u>urban extension site</u> , for development <u>as needed</u> , <del>sites</del> : <ul style="list-style-type: none"> <li>a. with sufficient capacity to address the identified five year supply shortfall plus a margin of 5%</li> <li>b. in the following order: <ul style="list-style-type: none"> <li>i. SEH4: <u>Land off The Close and Haroldslea Drive</u>, and NWH2: <u>Land at Bonehurst Road, Horley</u></li> <li>ii. NWH1: <u>Land at Meath Green, Horley</u> (subject to</li> </ul> </li> </ul>	To improve readability/ provide additional clarity.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<p>access through the North West sector)</p> <p>iii. ERM1:- <u>Land at Hillsbrow, Redhill</u></p> <p>iv. SSW6:- Land west of Castle Drive, <u>Reigate</u></p> <p>v. SSW7:- Hartswood Nursery, <u>Reigate</u></p> <p>vi. ERM5:- Oakley Farm, <u>Merstham</u></p> <p>vii. <u>ERM4a:- 164 Bletchingley Road, Merstham</u></p> <p>viii. ERM4b - Land south of Bletchingley Road, <u>Merstham</u></p> <p>ix. SSW2:- Land at Sandcross Lane, <u>South Park, Reigate</u></p> <p>x. SSW9:- <u>Land at Dovers Farm, Woodhatch, Reigate</u></p> <p>xi. ERM2/3:-Land west of <u>Copyhold Works and former Copyhold Works, Redhill</u></p> <p><del>Which adhere to all other relevant policies</del></p>	For consistency reference to other relevant policies removed.
Min 366	Section 5 MLS1 (3)	pp. 163	<p>Planning permission will not be granted for any proposals which would prejudice or compromise the long-term comprehensive development of an urban extension allocation. <u>This excludes proposals for necessary works to support the efficient operation of the Patteson Court Landfill.</u></p>	ERM2/3 ensures that the landfill sites operation is not compromised; however, this sentence has been added to give greater assurance that the impact of any development on the Copyhold site will have minimal impact on the operation of the landfill.
Min 367	Section 5 MLS1 (4)	pp. 163	<p>4. Planning permission will only be granted for the development of an urban extension site where this is not in accordance with the phasing in (2), where:</p> <p>a) Evidence demonstrates that higher priority sites are not deliverable within a timescale which would address the five year supply shortfall; and</p>	Typographical

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			b) It can be demonstrated that any site-specific constraints or infrastructure requirements associated with the site can be adequately addressed prior to, or in the early stages of, development.	
Min 368	Section 5 MLS1 (5)	pp. 163	The Council will encourage <del>D</del> developers to enter into a Planning Performance Agreement.	Typographical
Min 369	Section 5	pp. 163 4.10.8	The Core Strategy sets out a strategy to meet the borough's identified housing target. The Housing trajectory (Annex 7) demonstrates how this can be achieved to ensure continuity throughout the plan period ( <u>ending 2027</u> ). The Housing Monitor shows that housing delivery has responded so far to meet the key indicator of five years supply of specific deliverable sites and it is important that this level of delivery is maintained to assist in the achievement of sustainable development.	Additional clarity.
Min 370	Section 5	pp. 164 para 4.10.10	Core Strategy Policy CS13 identifies that sites for sustainable urban extensions within the broad areas of search set out in <del>p</del> Policy CS6 will be released when <u>such action is necessary needed</u> to maintain a five year supply of specific deliverable sites. <del>The p</del> Policy <u>CS13</u> also notes that the phasing of sustainable urban extension sites will be set out in the DMP and will take account of strategic infrastructure requirements.	Typographical errors. To improve readability.
Min 371	Section 5	pp. 164 para 4.10.11	<u>Core Strategy Policy</u> CS6(3) identifies that the Council will allocate land beyond the current urban area for sustainable urban extensions, based on an assessment of <u>site the</u> potential and sets out the following broad areas of search (in order of priority):	To improve clarity and readability.
Min 372	Section 5	pp. 164 para 4.10.12	Within the above broad areas the DMP <del>has</del> -prioritised <del>d</del> urban extension allocations based on their relative sustainability,	To improve readability.

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<del>relative</del> contribution to Green Belt purposes, and any site specific constraints or infrastructure requirements. Sites will <del>therefore</del> be released <u>for development</u> in line with the above phasing policy.	
Min 373	Section 5	pp. 164 para 4.10.13	The <del>DMP s</del> Sustainability <del>a</del> Assessment of each of the <del>specific</del> urban extensions sites, <del>through the DMP stage</del> , has provided <del>further-greater</del> understanding of the merits of each of the sites. The <del>is subsequent approach to</del> phasing of <u>release of urban extension</u> sites has <del>therefore also</del> been informed by the site specific sustainability appraisal.	Typographical. To improve readability.
Min 374	Section 5	pp. 164 para 4.10.14	<del>Where sites are comparable in sustainability terms, the contribution to the purposes and integrity of the green belt has been used to further inform the release of the sites.</del>	Factual correction; to reflect the process of assessment of sites (i.e. reasonable alternatives in relation to Green belt release followed by sustainability assessment of those reasonable alternatives).
Min 375	Section 5	pp. 164 para 4.10.15	Based on current information, the only site where <del>delivery is reliant on</del> an extended timescale <u>for delivery is likely</u> is ERM2/3 Copyhold, <del>as it which</del> is linked to the future operation of the landfill site, in order to ensure <del>that</del> the <u>efficient operation of the</u> landfill sites <del>s-operation</del> is not compromised (See ERM2/3 for more information). Otherwise, sites will be released in the order identified above.	To improve readability.
Min 376	Section 5	pp. 164 para 4.10.16	The 5 year housing supply <del>will be</del> <u>is</u> reviewed and updated annually through the Council's Housing Monitor. In the event that the Council's Housing Monitor identifies that the Council does not have a five year supply of housing, the Housing Monitor will also identify which allocated urban extension sites will be released for development	To improve readability

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 377	Section 5 MLS2(6)	pp.165	In the event that the identified safeguarded land is demonstrated (as a result of further detailed testing as part of work to prepare a future <del>Local</del> <del>pPlan</del> ) to not be sustainable or developable, <del>then the</del> exceptional circumstances may <del>then</del> exist to re-designate this land as Green Belt through that future Local Plan.	Typographical. To improve readability.
Min 378	Section 5	pp. 165 para 4.10.22	Should it be demonstrated, as a result of further detailed testing as part of a future Local Plan review, that <del>an this area of</del> safeguarded land is not sustainable, deliverable or developable, <del>then the</del> exceptional circumstances may exist for the site to be returned to Green Belt. <del>With regard to Redhill Aerodrome. t</del> This could <del>be apply</del> if the required access, or support from Tandridge District Council, is not secured.	To improve readability.
Min 379	Section 5	pp. 165 para 4.10.21	Safeguarded Land is not allocated for development at the present time and policies relating to development in the Green Belt <del>will</del> apply. Development of 'safeguarded land' will only be considered following a Local Plan review which proposes the development. Any such review will need to take account of the development needs arising at that time and the availability of other sources of land available at that point.	Change of tense to reflect progress in DMP (i.e. submission document).

Ref	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 380	Section 5	pp. 165 para 4.10.20	For the purposes of ensuring that Green Belt boundaries will not need to be altered at the end of this plan period, it is assumed that current rates of development will continue beyond the plan period. <del>Based on this assumption, The</del> Safeguarded Land identified in this policy would meet development needs of around 4 years post 2027 – <del>assuming the level of housing growth currently planned for continues</del> . This assumption has been informed by the housing trajectory which identifies a reduction in the supply of urban area sites, <del>and</del> which indicates that sustainable urban extensions are likely to be required in this plan period.	To increase clarity.
Min 381	Section 5	pp. 165 para 4.10.19	Policy CS3 of the Core Strategy identifies that land may be safeguarded through the DMP in order to provide options to meet development needs beyond the plan period ( <del>i.e. post-2027</del> ). The policy also identifies that safeguarded land will only be allocated through a subsequent <del>Local pPlan</del> review and will be subject to Green Belt policy until such time.	Typographical. To add clarity.
Min 382	Section 5	pp. 165 para 4.10.18	National Planning Policy Framework states that Local Planning Authorities should, where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt in order to meet longer-term development needs stretching well beyond the period of the Local Plan ( <del>in this case, 2027</del> ). This is in order to avoid the need for amendment to the Green Belt boundaries <del>es</del> at the end of the Local Plan period.	Typography. To improve clarity

## Annexes

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 383	Annex 1 – Glossary	Affordability	<p><u>“Affordability” refers to</u> <del>the</del> the relationship between the cost of a market home that meets that household’s needs and their ability to pay for it (usually measured by earnings).</p> <p>[PARAGRAPH BREAK INSERTED]</p> <p>Affordability is of most concern to those with the lowest earnings, including first time buyers, <u>and is</u> <del>For this reason affordability therefore is</del> generally measured by comparing the lowest 25 per cent of <u>(work-place)</u> earnings to the lowest 25 per cent of house prices, which gives an “affordability ratio”.</p>	To improve readability.
Min 384	Annex 1 – Glossary	Corporate Plan, Local Community Action Plan Local Transport Plan, low carbon energy micro generation, Monitoring framework, neighbourhood planning, noise sensitive use, Strategic Housing Market Assessment, Surrey Connects, Washed over settlements	<del>DELETE WHOLE OF REFERENCE</del>	To improve readability. There are no references to these terms anywhere in the DM DPD

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 385	Annex 1 – Glossary	Affordable housing	<u>Affordable housing</u> refers to social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.	To improve readability
Min 386	Annex 1 - Glossary	Brownfield Land	See <u>An alternative term for “Previously Developed Land”</u>	Typographical error
Min 387	Annex 1 – Glossary	Brownfield Land Register	<u>Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.</u>	To increase clarity.
Min 388	Annex 1 – Glossary	C2C Coast to Capital Local Enterprise Partnership <u>(LEP)</u>	<u>The Coast to Capital Local Enterprise Partnership (LEP) is a LEP extending from Croydon in South West London to the South Coast, and including the borough of Reigate &amp; Banstead.</u>  See also ‘LEP’. <del>Reigate and Banstead is located centrally in the Coast to Capital Local Enterprise Partnership, which extends from Croydon to the South Coast.</del>	To improve readability



	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 389	Annex 1 – Glossary	Community facilities	<p><del>Facilities or services for the community including local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (list is not exhaustive).</del></p> <p><u>Facilities or services which provide a clear public benefit and those that provide for social interaction and community events. These include educational facilities, healthcare and community care facilities, child care facilities, meeting halls, libraries, cultural buildings, sports venues, local shops, places of worship and public houses (list is not exhaustive)</u></p>	To improve readability and be consistent with Policy INF2.
Min 390	Annex 1 – Glossary	CIL Community Infrastructure Levy	A <del>charge levy</del> on development that local authorities can <del>choose to apply</del> <u>charge on new developments</u> to help fund the infrastructure needed to support growth, <u>largely replacing Section 106 planning obligations.</u> <del>The Community Infrastructure Levy will replace Section 106 as the main way of securing developer contributions</del>	To improve readability.
Min 391	Annex 1 – Glossary	CA Conservation Area	Area designated by the Council as being of special architectural or historic interest, the character <del>or and</del> <u>appearance</u> of which it is desirable to preserve <del>reject</del> or <del>and</del> enhance.	Typographical errors <u>and to reflect the law</u>
Min 392	Annex 1 – Glossary	CS Core Strategy	<p>The Core Strategy is the <del>first strategic</del> part of the <u>borough's</u> Local Plan and sets out how much growth will take place over the plan period, where it will occur and how it will be delivered sustainably.</p> <p>It also contains policies to ensure the borough's Green Belt, attractive natural environment and valued townscapes are protected and enhanced over the life of the Plan. <u>This is part of the borough's Development Plan.</u> See also DPD, LDF.</p>	To improve readability

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 393	Annex 1 – Glossary	Development Management Plan	<u>The DMP is part of the borough’s “Development Plan” Planning policy document</u> prepared by the Council, which <del>will sets</del> out policies to guide the determination of planning applications, and <del>to</del> allocated sites for development. <u>The DMP provides greater detail to the Core Strategy, which is the strategic part of the Local Plan.</u>	To improve readability
Min 394	Annex 1 – Glossary	Exception test	The “Exception Test” <del>must should</del> be applied if, following application of the Sequential Test for flood risk, it is not possible for the development to be located in zones with a lower probability of flooding. For the Exception Test to be passed it must be demonstrated that: 1. The development provides wider sustainability benefits to the community that outweigh flood risk; and 2. That the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. See also Sequential Test	To improve readability
Min 395	Annex 1 – Glossary	Gatwick Diamond LSS (Local Strategic Statement)	A joint statement which sets out the strategic direction for the Gatwick Diamond <u>Area</u> , and establishes a framework for cooperation between local authorities on planning and development issues.	Typographical error
Min 396	Annex 1 – Glossary	Green Belt	<del>The fundamental aim of Metropolitan</del> Green Belt <u>designation</u> , <del>the fundamental aim of which</del> is to prevent urban sprawl by keeping land permanently open. <u>. It also has other purposes, including preventing the merging of neighbouring towns, maintaining the setting and character of historic towns, and assisting in urban regeneration .</u>	To improve readability

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 397	Annex 1 – Glossary	Green/ <del>blue</del> Infrastructure	<u>This Arefers to a variety of types of green and open recreational space. It includes</u> multi-functional networks of open spaces, including formal parks, gardens, woodlands, green corridors, <del>waterways,</del> street <del>verges trees and garden roofs, and</del> open countryside, which supports natural and ecological processes and is integral to the health and quality of life of communities. <u>It also includes blue infrastructure such as waterways.</u>	To improve readability
Min 398	Annex 1 – Glossary	Habitats Regulations Assessment ( <u>HRA</u> )	A precautionary assessment of the potential effects of a proposed plan or project, <u>alone or</u> 'in combination' with other plans and projects, - on <u>Natura 2000 or European-designated site (such as Special Areas of Conservation, Special Protection Areas, or Ramsar site).</u> The 'appropriate assessment', <u>i.e. an assessment that is appropriate,</u> forms part of the Habitats Regulations Assessment, <u>following the "screening" stage,</u> and considers the implications of a proposal on the European site(s). Plans or projects can only be agreed if they will not affect the integrity of European site(s).	To improve readability and to align with the "Wealden" judgment
Min 399	Annex 1 - Glossary	Heritage Assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. <u>Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</u>	To improve readability
Min 400	Annex 1 – Glossary	Brownfield Land Register	A landscape designated as a heritage asset. <u>park or garden of historic interest. Grades I (highest quality) and II* are recognised as heritage assets of the highest significance.</u> <u>D</u> esignated by Historic England	To improve readability of DM DPD. There are no parks in the borough with Grade I or II* status so irrelevant to refer to them.

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 401	Annex 1 – Glossary	Infill development	New development on vacant or undeveloped land forming a relatively small gap between existing buildings. <u>within an existing community, usually bounded by other types of development.</u>	Response to a Regulation 19 suggestion
Min 402	Annex 1 – Glossary	Housing and Employment Land Availability Assessment (formerly the Strategic Housing Land Availability Assessment / SHLAA)	<u>Part of the evidence base; assesses land capacity to meet identified needs for housing, employment, and other town centre uses including retail.</u>	To improve readability. New addition to reflect changes in Government terminology.
Min 403	Annex 1 – Glossary	IDP	<u>Summarises planned infrastructure upgrades and improvements and those needed to support the amount and location of development planned for in the DMP. Its Infrastructure Schedule sets out the infrastructure needed to support the delivery of the Core Strategy, as well as costs, phasing-timing,</u>	To improve readability
Min 404	Annex 1 – Glossary	LAP Local Area for Play	<u>Small landscaped areas of open space designed for young children (under 6's). Must be within 5 minutes safe walking time and should provide safe, attractive environments that encouraging developing social skills with interaction with others. Its position should allow for local supervision, so surrounding structures or planting schemes must be considerate to allow open, unobscured view of the area.</u>	To improve readability and clarify how Policy OSR2 will be applied.
Min 405	Annex 1 – Glossary	LEAP Locally Equipped Area of Play	<u>Open space designed for unsupervised play for children aged 4-12 but considerate of other age range and users. Designed of and open nature to allow for interaction and free play of the children, equipment placement and choice must be stimulating.</u>	To improve readability to clarify how Policy OSR2 will be applied.

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			<u>allow for creative (imaginative play) joint or social play, and consideration to DDA.</u>	
Min 406	Annex 1- Glossary	Local Nature Reserve	<u>Non- statutory habitats of local significance designated by local authorities where to protection and them, where public understanding of nature conservation is encouraged.</u>	To improve readability of the DPD.
Min 407	Annex 1 – Glossary	Main town centre uses	<u>Refers to the land-uses most commonly found in town centres. These are: rRetail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</u>	To improve readability of the plan and clarify where main town uses are expected to take place, thus excluding other uses in
Min 408	Annex 1 – Glossary	NEAP Neighbourhood Equipped Area of Play	<u>Play areas that cater for targeted at ages 4-14, but catering for a wider range. Provides landscaped for stimulating play. To include provision for teenagers, such as provision of kick about areas, skate and gathering areas. No more than 15 minutes walk from home, found in a focal/central position within the development. Enclosed from hazards such as roads, ponds and to exclude animals from the site.</u>	To improve readability and clarify how Policy OSR2 will be applied.
Min 409	Annex 1 – Glossary	Rename <del>Older people's accommodation</del> Housing for older people	Specialist housing to meet the needs of older people <u>with particular housing needs, in order to maintain independence or offering differing levels of care.</u> <del>This;</del> including: sheltered <u>housing</u> , enhanced sheltered <u>housing</u> , extra care, <u>and</u> registered care, as well as bungalows and general housing, including step-free apartments, adapted to meet the needs of older people <u>and</u> maximising the opportunities for assisting older people to	To improve readability of the DM DPD and remove potentially confusing reference. Site allocations refer to “housing for older people”.

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			retain their independence for as long as possible, including through meeting accessibility standards set out in Part M, category 3 of the Building Regulations.	
Min 410	Annex 1 – Glossary	PD Permitted Development	Changes of use and minor alterations, <u>granted by virtue of a national planning order, which</u> can be implemented without the need to submit a full planning application.	To improve readability of the DM DPD.
Min 411	Annex 1 – Glossary	Pitch (Gypsy and Traveller)	An individual <u>delineated space pitch</u> on a Gypsy and Traveller site, <u>consisting of a residential unit, tourer and ancillary unit.</u>	To improve readability of the DM DPD
Min 412	Annex 1 - Glossary	Plot (Travelling showpeople)	An individual <u>delineated space pitch</u> on a Travelling showpeople site, <u>which includes storage space for equipment.</u>	To improve readability of the DM DPD
Min 413	Annex 1 – Glossary	Previously developed land ( <u>“brownfield land”</u> )	<u>Often referred to as ‘brownfield land’.</u> Land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. <u>Definition excludes some land in built-up areas such as private residential gardens, parks, recreation grounds and allotments.</u> <u>This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</u>	To improve readability of the DM DPD and align better with the NPPF.

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 414	Annex 1 - Glossary	Primary and secondary frontages	<u>Within town and local centres,</u> Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. [PARAGRAPH BREAK INSERTED] Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.	To improve readability of the DM DPD
Min 415	Annex 1 - Glossary	Regionally Important Geological Sites	A <u>locally designated site of local, regional or national geodiversity</u> <del>non-statutory regionally important (geological or geomorphology)</del> <u>ical site</u>	To improve readability of the DM DPD
Min 416	Annex 1 - Glossary	<u>Retail Warehousing</u>	<u>Retail uses (within Class A1) which usually occupy a single floor, cater for car-borne customers, and which sell bulky durable and household goods (such as carpets, DIY, furniture, domestic appliances).</u>	To improve readability of the DM DPD
Min 417	Annex 1 - Glossary	Rural Surrounds of Horley	A <u>DMP</u> designation applied to areas of countryside around Horley, which are outside of both the urban area and the Green Belt.	To improve readability of the DM DPD
Min 418	Annex 1 - Glossary	Safeguarded land	Land <u>between the urban area and the Green Belt</u> that is <u>removed from Green Belt designation and retained for longer term development needs well beyond the</u> <del>safeguarded for potential development after the end of the</del> current plan period, subject to a subsequent Local Plan review. This land cannot be developed in the interim in any way that might prejudice the delivery of such a future development.	To improve readability of the DM DPD

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 419	Annex 1 - Glossary	Section 106	A legal <del>agreement obligation</del> <u>under s106 of the Town and Country Planning Act 1990 (generally bilateral but may also be unilateral)</u> <del>between a planning authority and landowner</del> associated with <del>the grant of a</del> planning permission, to secure measures to make a development acceptable, <u>or to specify details of the development.</u>	Factual correction
Min 420	Annex 1 - Glossary	Site of Nature Conservation Importance	Areas which are of county or regional wildlife value on account of their <del>flora and fauna</del> <u>plants and animals.</u>	To improve readability of the DM DPD and for consistency within the Glossary
Min 421	Annex 1 - Glossary	Tree Preservation Order	An order made <del>in accordance with legislation</del> to preserve trees of high amenity value and prevent felling or pruning without consent.	To improve readability
Min 422	Annex 1 - Glossary	Urban Open Space	<u>A DMP designation Open space in the urban area</u> which contributes to the quality of life and visual amenity of the area. <del>This designation continues the Urban Open Land designation from the 2005 Borough Local Plan.</del>	To improve readability and remove unnecessary references to the 2005 Borough Local Plan references to Urban Open Land.
Min 423	Annex 1 Glossary	Use Classes	<u>National legislation establishing groupings of uses of land and buildings into categories set out in the Use Classes Order 1987 (as amended). Generally, changes of use from one Use Class to another require planning permission, whilst changes within a Use Class do not. Some changes between Use Classes are permitted by legislation.</u>	To improve readability
Min 424	Annex 1 Glossary	Viability <u>(Financial)</u>	A measurement of whether the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements, when taking account of	To improve readability by making clear that viability is specifically assessed as a financial consideration.



	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			normal cost of development and mitigation, provide competitive returns to a willing landowner to enable the development to be deliverable.	
Min 425	Annex 2 : Saved Policies	DES6	Delete reference to <del>Yes</del>	Unnecessary

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 426	Annex 3 : Marketing Requirements		<p>Active marketing should <del>all</del> include all of the following, as a minimum:</p> <p>Contact information posted in a prominent location on site, in the form of an advertising board for the duration of the marketing period.</p> <p>Property and marketing information posted on the internet in popular areas such as commercial property selling/letting websites.</p> <p>Any other suitable method of advertisement such as posting in the local newspaper (optional if website marketing is comprehensive).</p> <p><del>Advertisements should include basic information such as site location, size in sq. ft or sq.m, site description, lawful land use of the property, property type, specifications and costs (including rent per sq. ft, service charge per sq. ft, and any other charges.</del></p> <p>Registration of <u>the</u> property with at least one reputable commercial property agents</p> <p><del>Making P</del>property details / particulars available to enquirers on request.</p> <p><del>Property m</del>Market<u>ing</u>ed <u>the property</u> for the appropriate use or uses as defined by the relevant planning policy.</p> <p><del>Property m</del>Market<u>ing</u>ed <u>the property</u> at a reasonable price in relation to use, condition, quality and location.</p> <p><del>Advertisements should include basic information such as site location, size in sq. ft or sq.m, site description, lawful land use of the property, property type, specifications and costs (including rent per sq. ft, service charge per sq. ft, and any other charges.</del></p> <p>Sufficient detailed information is required to be submitted alongside any planning application to demonstrate compliance with <u>all of</u> the above criteria. In addition, evidence of</p>	To improve readability of the DM DPD.

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 427	Annex 4: Parking Standards	Residential Standards	<p>The Council's <del>proposed</del> local parking standards are based on Surrey County Council's Vehicular and Cycling Parking Standards, although the residential parking standards have been <del>updated adjusted</del> to better reflect the Reigate <del>&amp;and</del> Banstead Borough context.</p> <p><b>Car pParking space dimensions Size requirements</b></p> <p><del>Off-street Ccar parking</del>  <del>Off-street parking space:</del>  The minimum dimension of an <del>an off-street</del> car parking space is 2.4 metres by 4.8 metres.  Where the space is entered from the side, the minimum dimension is 2.4 metres by 6 metres</p> <p><del>Garages:</del>  <del>Where gGarages and car ports will only count as a parking space if they meet are intended to be counted towards parking provision,</del> the minimum internal dimensions must be 3.5 metres wide by 6 metres long.  <del>Where garages or car ports are proposed, they will only count as a parking space(s) if they meet the minimum size requirements.</del>  <del>Where garages are intended to count toward parking provision, planning conditions will be applied prohibiting them from being converted to habitable accommodation.</del></p>	To improve readability.
Min 428	Annex 4: Parking Standards		<p>Lorry parking  <del>A lorry space should be</del> <u>Minimum</u> 15 metres long by 3.5 metres wide.</p> <p><b>Residential parking standards</b></p>	To improve readability of the DM DPD

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
			For residential developments the parking standards <u>set out below</u> are minimum parking standards. <u>This is the lowest level of off-street parking that will be permitted on a site.</u> <del>The standards take account of Surrey County Council standards but have been updated to reflect the local</del> context of Reigate & Banstead borough. The standards are provided as a guide and they may be varied at the discretion of the Council to take into account specific local circumstances.	
Min 429	Annex 4 – Parking standards		Insert new table for non residential parking standards	To correct a typographical error and improve readability
Min 430	Annex 4 – Parking standards	Disabled parking	<del>Residential parking: Allocated spaces should be suitable and accessible to disabled users. Where unallocated communal parking is provided, 5% of spaces should be reserved for disabled users, rounded upwards to the nearest 1 space (providing a minimum of 1 disabled space)</del> <u>Disabled Non-residential parking spaces:</u> an additional 5% of total parking spaces should be allocated for disabled users (rounded upwards to the nearest 1 space) or a minimum of 1 space per 750m <sup>2</sup> (whichever is the greater). Disabled car parking spaces should be a minimum of 5m by 3.6m, and should be located close to an accessible entrance	To improve readability
Min 431	Annex 5 – Residential Areas of Special Character (RASC) description and densities		Minor textual amendments to remove the distinction between retained and new RASCs. Minor textual revisions to the description of various RASCs	To improve readability of the DM DPD

	Section / Policy	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 432	Annex 6 – Infrastructure Delivery Schedule		Various minor typographical points (for example, referring to Reigate & Banstead Borough Council or RBBC in one consistent way).  Replace “£” and “£tbc” with “£ at developer’s expense”	To correct typographical errors and improve readability of the DM DPD
Min 433	Annex 6 – Infrastructure Delivery Schedule	PE3	Cost : approximately £4,000,000 to build  Developer to provide <del>free</del> -serviced land as its Community Infrastructure Levy Payment in Kind (up to the equivalent cost of its CIL payment). <del>Any additional land value to be reimbursed to developer by Surrey County Council as the Local Education Authority)</del>	To reflect Regulation 19 submission
Min 434	Annex 6 – Infrastructure Delivery Schedule	FM7	Funding Sources : Developer contributions CIL : <del>Approx. £2050,000</del> <u>and potentially Thames Water SUDs funding up to £250,000</u>  <u>From 2021</u>	Update in project funding and to correct typographical error for delivery date
Min 435	Annex 6 – Infrastructure Delivery Schedule	FM14 Measures to address and attenuate surface water flooding as part of the development of the Former Copyhold Works and land to the west (ERM2/3)	Add new project	To reflect Regulation 19 submission

	<b>Section / Policy</b>	<b>Page and paragraph number</b>	<b>Minor modification recommended</b>	<b>Reason for Modification</b>
Min 436	Annex 6 – Infrastructure Delivery Schedule	CP5/ CP6/ CP7	Delete projects	To update progress. Projects already being (in part) delivered or do not form projects linked to site allocations
Min 437	Annex 7 – Housing Trajectory		Insert new table to show up-to-date position as of 30 June 2018	To improve readability. Has been updated to reflect a request by the Inspector (refer ID-1).

### Map revisions for site allocations

	Site allocation	Page and paragraph number	Minor modification recommended	Reason for Modification
Min 438	BAN3	pp. 90	Boundary amended to exclude Chucks Meadow.	Reg. 19 suggestion.
Min 439	ERM1	pp. 107	Northern boundary and south western corner amended.	These boundaries have been amended to align with Land Registry parcel boundaries.
Min 440	ERM2/3	pp. 109	Amended southern site boundary to exclude rear gardens of residential properties to south. Amended northern corner of site to align with land registry data.	Reg. 19 suggestion and to align with Land Registry parcel boundaries.
Min 441	ERM4a	pp. 111	Amended south western corner boundary.	To align with Land Registry parcel boundaries.
Min 442	ERM4b	pp. 113	Amended northern boundary.	To align with Land Registry parcel boundaries.
Min 443	ERM5	pp. 115	Amendments to western boundary.	To align with Land Registry parcel boundaries.
Min 444	SSW2	pp. 122	Amended red line boundary to include Scout Hut in north eastern corner of site	Reg. 19 suggestion
Min 445	SSW9	pp. 128	Amended western corner boundary.	To align with Land Registry parcel boundaries.

	<b>Site allocation</b>	<b>Page and paragraph number</b>	<b>Minor modification recommended</b>	<b>Reason for Modification</b>
Min 446	RED9	pp. 105	Amended south eastern corner boundary.	To include area to south comprising Ancient Woodland.

These minor map revisions are shown within the track change version of the DMP.