



# Submission Surrey Heath Local Plan (2019-2038)

## Schedule of Proposed Main Modifications



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## I. Introduction

- I.1. The Main Modifications set out in the tables below are proposed for consideration by the appointed Local Plan Examination Inspector during the Examination process.
- I.2. They have not been subject to consultation.
- I.3. The Modifications are expressed in the form of ~~striketrough~~ for deletions and underlining for additions of text.
- I.4. The page numbers and Paragraph numbering below refer to the Pre-Submission Surrey Heath Local Plan published in August 2024 and do not take account of the deletion or addition of text.



## 2. Schedule of Proposed Main Modifications

Table 1: Foreword, Introduction and Context

Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
			No Main Modifications currently proposed.	



Table 2: Key Challenges Vision and Objectives

<b>Mod Ref</b>	<b>Local Plan Page No</b>	<b>Local Plan Policy/Para No.</b>	<b>Proposed Modification</b>	<b>Reason</b>
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Table 3: Section 2 Spatial Strategy

Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM3.1	27	SSI Para 2.7	It was in that earlier context that through the duty-to-cooperate and the Hart Local Plan Examination, Hart District Council agreed to accommodate 41 dwellings per annum of unmet need arising in Surrey Heath to 2032. This commitment is set out in Policy SSI 'Spatial Strategy and Distribution of Growth' in the adopted Hart Local Plan (Strategy and Sites) 2032. The Surrey Heath and Hart District Local Plans overlap for a period of 13 years, from 2019 – 2032, which at 41 dwellings per annum provides for a total of 533 homes to be delivered in Hart to meet Surrey Heath's unmet housing need. Hart District has confirmed this commitment through duty-to-cooperate discussions <u>and, by virtue of surplus housing completions compared to its local plan housing requirement, has already met its commitment to deliver the 533 homes required between 2019 and 2032.</u>	To reflect latest information from Hart District Council regarding the delivery of unmet needs in Surrey Heath.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM3.2	33	SSI, following Para 2.28	Insert new Paragraph after Paragraph 2.28: <u>In accordance with the NPPF, the Council has concluded that some limited alterations to remove land from the Green Belt are justified by exceptional circumstances. The Policies Map identifies the current Green Belt boundary, which has been altered to remove the Longcross Studios Strategic Employment Site, to remove land to accommodate an extension to the Swift Lane Gypsy and Traveller Site and to 'inset' Chobham within the Green Belt.</u>	To reflect representations made by the Longcross Partnership and for the purposes of clarifying where amendments to the Green Belt boundary have been made.
MM3.3	41	SS3b, following Para 2.42	Insert new Paragraph after Paragraph 2.42: <u>In producing Health Impact Assessments, applicants should consider Public Health Authority guidance, in particular 'Health and Spatial Planning in Surrey', 'Health Impact Assessments' and the 'Joint Strategic Needs Assessments'.</u>	To provide information on the relevant documents for applicants and to reflect Surrey County Council representation relating to Health Impact Assessments.





Table 4: Section 3 Housing

Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM4.1	46	HA1, following Para 3.8	Insert new Paragraph after Paragraph 3.8: <u>Whilst not allocated in the Plan, the principle and scale of development is accepted for sites benefiting from planning permission for 50 or more net dwellings identified in the SLAA 2023, such as 22-30 Sturt Road, Frimley Green that has permission for 160 net dwellings.</u>	To provide appropriate support in the Plan for large commitments that form part of the Local Plan supply.
MM4.2	53	HA1/06	Insert new Criterion under Criterion I): <u>m) assess the risk of flooding and mitigate against the impact of flood risk</u>	To reflect representations made by the Environment Agency relating to flood risk.
MM4.3	59	HA1/23	HA1/23 – St Margarets Cottage and The Ferns, Woodlands Lane, Windlesham, allocated for <del>16</del> 14 net units	To reflect recent planning history.
MM4.4	64-65	HA2	Insert new Criterion at 3) and move current Criterion 3) to become Criterion 4): <u>3) Applicants should liaise with Thames Water to ensure that necessary upgrades to off-site wastewater infrastructure can be delivered by</u>	To ensure that appropriate infrastructure is provided to support the development and to respond to representations from Thames Water.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
			<p><u>Thames Water and that the occupation of the development is phased to align with delivery of necessary sewerage infrastructure.</u></p> <p><del>3)</del> 4) Development proposals are required to provide:</p>	
MM4.5	69 - 71	HA3	<p>Insert new Criterion at 3) and move current Criterion 3) to become Criterion 4):</p> <p><u>3) Applicants should liaise with Thames Water to ensure that necessary upgrades to off-site wastewater infrastructure can be delivered by Thames Water and that the occupation of the development is phased to align with delivery of necessary sewerage infrastructure.</u></p> <p><del>3)</del> 4) Development proposals are required to provide:</p>	To ensure that appropriate infrastructure is provided to support the development and to respond to representations from Thames Water.
MM4.6	82	H5 Para 3.65	<p>Where a plot has been advertised for a reasonable price and marketed effectively for at least 12 months but has not sold, the plot <del>shall be offered to the Council or a registered provider before</del></p>	Serviced plots delivered via Policy H5 are not directly for affordable housing. Therefore, unsold serviced plots should be built out as market housing.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
			being <del>will be</del> built out by the developer for market housing.	
<b>MM4.7</b>	94	H9	Delete Criterion I b) and amend Criterion I c) as follows: c) the site adjoins, <u>or is closely related to a rural settlement:</u> and can be demonstrated to be in a sustainable location;	To reflect that sites need not directly adjoin a settlement to be considered sustainable and in response to representations made by Abri and the English Rural Housing Association.
<b>MM4.8</b>	96	H9 Para 3.114	Delete Paragraph 3.114.	To reflect modifications to main policy text set out above and in response to representations made by Abri and the English Rural Housing Association.
<b>MM4.9</b>	108	H12	Amend Title of Policy: Policy H12: Site Allocations for Gypsy and Travellers <del>Travelling Showpeople Accommodation</del>	To reflect that the site allocation relates only to Gypsy and Traveller provision.
<b>MM4.10</b>	108	H12	Insert new Criterion at 2): <u>(e): assess and address flood risk at the site in line with Policy E6 and be accompanied by a risk assessment for controlled waters.</u>	To ensure the site addresses flood risk and to reflect representations made by the Environment Agency relating to flood risk and prevention of water pollution.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM4.11	109	H12 Para 3.156	In addition, it is noted that the Council also recognises that the site is located in flood zone 2 and accordingly a flood risk assessment will therefore be required to support any planning application for the site. <u>The site adjoins the Windle Brook. The landscaping scheme should take account of river restoration opportunities and suitable buffer zone habitat management. Any planning application submitted should be support by a risk assessment for controlled waters.</u>	For context and clarity and to reflect representations made by the Environment Agency.



Table 5: Section 4 Town Centres, Retail and Economy

Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM5.1	119	CTC3	Amend Criterion e) as follows: provision of on and/or off street parking facilities, including for taxis, <u>car club vehicles</u> , <u>the disabled people</u> , <u>motorcycles</u> and <u>cycles</u> in accordance with adopted standards	To ensure alignment of Policy CTC3 with Policy IN2 and to reflect representations made by Surrey County Council.
MM5.2	139	ER6 Para 4.89	In May 2023, Frimley Park Hospital was named as one of five priority hospitals under the Government's new Hospitals programme with an ambition that it will be rebuilt by 2030. The Council will work <del>closely</del> <u>positively</u> with the Foundation Trust regarding any relocation and/or reuse <u>of all or part</u> of the site. <u>Alternative uses will need to be complementary to any healthcare facilities which may be retained on site.</u> However, there is no further information available at this stage to inform policies or allocations in the Local Plan so, <u>depending on timing</u> , any future proposals will be considered <u>against the current Development Plan</u> , through a Local Plan Review or other Policy mechanism as necessary.	For clarity, recognising that healthcare uses may be retained on site, and to reflect representations made by Frimley Health NHS Foundation Trust.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM5.3	141	ER7	<p>ER7 (3) Proposals for retail and leisure development over 280 sqm (gross) which are not within a Designated Centre and which are not on sites that are allocated for such uses must be accompanied by an impact assessment and will only be permitted if it is demonstrated that it <del>is</del> <u>the proposal</u> will not:</p> <p>a) cause a significant adverse impact on the <u>vitality and viability of designated centres</u>; and</p> <p>b) <u>impact upon existing, committed and planned public and private investment in designated centres within the catchment of the proposal.</u></p>	To reflect the requirements of the NPPF and in line with representations made by Bracknell Forest Council.
MM5.4	142	ER7 Para 4.107	Delete Paragraph 4.107.	To reflect the requirements of the NPPF and in line with representations made by Bracknell Forest Council.



Table 6: Section 5 Infrastructure

Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM6.1	152	INI Para 5.7	There are a number of mechanisms by which the Council can seek the provision or funding of infrastructure, <u>or ensure the alignment of infrastructure delivery</u> , alongside new development. Provision will be secured through <u>planning conditions</u> ; planning obligations (S106); and/or the Community Infrastructure Levy (or its replacement) as appropriate. Such contributions may be pooled, in order to allow necessary infrastructure to be secured in a fair and equitable way insofar as is compliant with relevant legislation.	To make clear that planning conditions are also used in relation to delivering infrastructure phasing and improvements and in response to representations from Thames Water.
MM6.2	153	INI Para 5.12	This should include early engagement with Thames Water to discuss the intended delivery programme to assist with identifying any potential wastewater network reinforcement requirements. <u>The Water Cycle Study (2017, or any subsequent updates) provides evidence on the infrastructure capacity and upgrade needs, in relation to water supply and waste water treatment.</u>	To reflect representations made by the Environment Agency relating to infrastructure capacity.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM6.3	153	IN1 Para 5.13	This guidance reinforces the need for developer contributions to include education of all phases (age 0-19) and Special Educational Need ( <u>including those with an Education, Health and Care Plan up to the age of 25</u> ).	To ensure infrastructure provision is in line with statutory requirements for education and in response to representations from Surrey County Council.
MM6.4	166	IN6	Amend Criterion 2 a) i. as follows: an evidence assessment has been undertaken that clearly and robustly demonstrates re-provision <del>can</del> <u>will be provided</u> elsewhere of equivalent or better community benefit in terms of quality, quantity and accessibility	To ensure no net loss of accessible green space for recreational uses and in response to representation from Sport England.





Table 7: Section 6 Environment

Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM7.1	172	E1	Amend Criterion 5 as follows: Where further evidence robustly demonstrates that the integrity of the SPA can be protected using amended or alternative measures, the Council will agree these <del>in consultation</del> with Natural England.	To emphasise the requirement of Natural England approval of any amended or alternative measures and in response to representations from Bracknell Forest.
MM7.2	171	E1	Amend Criterion 2 as follows: Net new residential development will not be permitted within the 'exclusion zone' set at a 400m linear distance from the SPA boundary, <u>unless it can be demonstrated through a Habitats Regulations Assessment that there will be no adverse effect on the integrity of the SPA.</u>	To take account of the variety of residential development, which also includes C2 uses and in response to representations from Bracknell Forest.
MM7.3	171	E1	Amend Criterion 3 as follows: All new residential (net) development <u>beyond 400m but</u> within 5km of the Thames Basin Heaths Special Protection Area is considered to give rise to <del>the possibility</del> of likely significant effects.	To ensure clearer distinction between the 400m exclusion zone and the 400m – 5km mitigation zone and in response to representations from Bracknell Forest.
MM7.4	176	E2 Para 6.20	Within the Borough and neighbouring authorities there are also a number of SSSIs, as well as a	National Nature Reserves relate to different legislation, so for simplicity,



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
			National Nature Reserve (NNR), <del>which relate to legislation from The Wildlife &amp; Countryside Act 1981 (as amended).</del>	legislative references are to be deleted. This amendment also responds to a representation by Surrey Wildlife Trust.
<b>MM7.5</b>	179	E3	Amend Criterion 1 as follows: Qualifying development proposals will be permitted provided that they can demonstrate the provision of biodiversity net gains of at least 20 per cent, or the <del>advised</del> national minimum target whichever is greater, measured using the statutory Biodiversity metric.	For clarity and in response to representations by Surrey Wildlife Trust and Netflix Studios UK Ltd.
<b>MM7.6</b>	179	E3	Amend Criterion 4 as follows: Development and <del>Biodiversity Gain</del> site proposals must provide ecological survey information and assessment to inform <u>the</u> Biodiversity <del>Net-Gain</del> plans and to ensure that design for biodiversity gains take full account of all relevant ecological considerations.	For clarity and to align with terminology in the Environment Act and in response to representations by Surrey Wildlife Trust.
<b>MM7.7</b>	180	E3 Para 6.35	2. Beyond the Borough but within Thames Basin Heaths National Character Area (NE530), or within the county of Surrey; <del>and,</del>	For clarity that this is a hierarchy and in response to representations by Surrey Wildlife Trust.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM7.8	185	E4 Para 6.52	The Council will only permit proposals that will not adversely affect amenity, the natural environment or public safety. <u>Planning Practice Guidance sets out how to address light pollution for development proposals. Further guidance is also provided by the Institution of Lighting Professionals.</u>	To signpost to relevant guidance and to address Environment Agency representations relating to light pollution.
MM7.9	191	E6	Amend Criterion 3(d) as follows: site drainage systems are designed to contain the 1 in 100 year rainfall event <del>for a 1 in 100 year storm event</del> , applying the appropriate allowance for climate change for the type of development in consultation with the with the lead local flood authority and;	To ensure accuracy of the specification for site drainage systems and in response to representation made by Surrey County Council.
MM7.10	191	E6	Amend Criterion 4(a) as follows: Ensure that surface water containment with any associated flood risk is managed as close to source as possible and does not increase flood risk elsewhere <u>in line with the discharge hierarchy.</u>	To ensure development proposals align with water management guidance for sustainability and to reflect representations made by Thames Water.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM7.11	191	E6	Amend Criterion 4(c) as follows: where appropriate, discharge of surface water to watercourse or sewer system is not to exceed pre-development (greenfield) runoff rates <u>or a maximum of 2/l/s/ha whichever is lower.</u> Connection to a piped watercourse or public sewer will only be accepted where all alternatives have been justifiably discounted.	For clarity and to reflect representations made by Thames Water relating to SuDs.
MM7.12	192	E6	Delete current wording for Criterion 5, as follows: <del>Development within Groundwater Source Protection Zones and Principal Aquifers will only be permitted provided if it can be demonstrated, through technical detail, that there will be no adverse impact on the quality of groundwater resource and it does not put any risk of the ability to maintain public water supplies.</del> Replace with the following text: <u>5) Development proposals are required to demonstrate that they have had regard to all relevant Environment Agency position statements</u>	To ensure development proposals have adequate regard to the water environment and to reflect Environment Agency representations relating to water supply.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
			<u>relating to Drinking Water Protected Areas (surface water).</u>	
<b>MM7.13</b>	194	E6, Following Para 6.76	Insert new Paragraph after Paragraph 6.76 to state: <u>The Environment Agency publishes Groundwater Protection Position Statements for specific developments that can have negative impacts on groundwater resources.</u>	To refer to information in support of Criterion 5, as above, and to reflect representations made by the Environment Agency.
<b>MM7.14</b>	194	E6, following Para 6.77	Insert new Paragraph after Paragraph 6.77 to state: <u>Drainage schemes should be designed to manage surface water in line with the following discharge hierarchy:</u> <ol style="list-style-type: none"> <li>1. <u>At source reductions and reuse.</u></li> <li>2. <u>Infiltration to ground.</u></li> <li>3. <u>Attenuate rainwater to a surface waterbody, such as a swale, for later gradual release.</u></li> <li>4. <u>Attenuate rainwater by storage for later gradual release</u></li> <li>5. <u>Discharge rainwater directly to a watercourse;</u></li> <li>6. <u>Discharge rainwater to a surface water/sewer.</u></li> </ol>	For clarity of requirements of development proposals, and in response to representations made by Thames Water.



Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
<b>M7.15</b>	196	E7	Amend Criterion I as follows: In order to protect and enhance <u>watercourses</u> , <del>main rivers</del> , the Council will:	To provide clarity on the application of the Policy and to address representations made by the Environment Agency.
<b>M7.16</b>	196	E7	Amend Criterion I(d) as follows: Not permit development proposals within this buffer zone that include hard bank revetment, <u>hard landscaping</u> , <u>car parks</u> or prevents future opportunities for the naturalisation of riverbanks.	To refer to further relevant development features and to address representations made by the Environment Agency.



Table 8: Section 7 Green Belt and Countryside

<b>Mod Ref</b>	<b>Local Plan Page No</b>	<b>Local Plan Policy/Para No.</b>	<b>Proposed Modification</b>	<b>Reason</b>
			No Main Modifications currently proposed.	



Table 9: Section 8 Design and Heritage

Mod Ref	Local Plan Page No	Local Plan Policy/Para No.	Proposed Modification	Reason
MM9.1	239	DH7 Para 8.62	Amend bullet point 1 as follows: Conservation Areas, and listed buildings and <u>non-designated heritage assets</u> across the Borough, including...	To ensure the contribution of non-designated local assets to character is not overlooked and in response to representations made by Surrey County Council.
MM9.2	249	DH8 Para 8.86	<u>Detailed guidance for the delivery of net zero residential development includes the emerging Surrey Viability Toolkit and the UK Net Zero Carbon Buildings Standards.</u> <del>There are a number of other sustainable design standards and methods that are available, covering a range of development types, including new homes. Where relevant, the voluntary use of quality assurance methods such as PassivHaus certification is will be also encouraged, as well as consideration of the UK Net Zero Carbon Building Standards. covering new homes.</del>	To refer to the latest local evidence and to support viable delivery of net zero development.





Table 10: Section 9 Monitoring and Implementation

<b>Mod Ref</b>	<b>Local Plan Page No</b>	<b>Local Plan Policy/Para No.</b>	<b>Proposed Modification</b>	<b>Reason</b>
			No Main Modifications currently proposed.	



Table 11: Appendices

<b>Mod Ref</b>	<b>Local Plan Page No</b>	<b>Local Plan Policy/Para No.</b>	<b>Proposed Modification</b>	<b>Reason</b>
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