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Habitat Regulations Assessment

Runnymede Local Plan: Main Modifications

Runnymede Borough Council

17th December 2019

Quality information

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Revision History

<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Authorized</u>	<u>Name</u>	<u>Position</u>
01	17/12/2019	Draft	JR	James Riley	Technical Director
02	18/12/19	Final	JR	James Riley	Technical Director

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1. Introduction

- 1.1 In 2016 AECOM undertook a Habitats Regulations Assessment (HRA) of the Runnymede Borough Council's Issues, Options and Preferred Approaches document to assess the potential of the Plan to result in Likely Significant Effects (LSEs) and adverse effects on protected European sites, including Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. In 2017, changes to the Local Plan (hereafter referred to as the 'Plan' or 'Local Plan') were proposed, including the inclusion of new residential sites and opportunity areas, as well as amending existing residential sites. Therefore, an updated HRA was produced by AECOM in April 2018.
- 1.2 The HRA of the submitted Local Plan concluded that LSEs arising from development proposed in the Runnymede Local Plan on the Thames Basin Heaths SPA could not be excluded, primarily due to the likely impacts of recreational activities and air pollution. However, the Appropriate Assessment of the HRA confirmed that the Local Plan had sufficient policy mechanisms in place to mitigate adverse effects of recreational capacity, and particularly that there was likely to be sufficient SANG capacity to absorb the visitor pressure associated with new residential development. Further opportunities for SANG were being explored with Natural England at the time the HRA was completed and Runnymede Council submitted evidence to the Examination confirming the probable future SANG being explored. The HRA concluded that, taking account of the mitigation measures embedded in the Plan's policies, the Runnymede Local Plan would not result in adverse effects on the integrity of any European sites.
- 1.3 Following the Examination into the Local Plan, the Inspector has recommended a series of Main Modifications (MMs) to be made. It is a requirement under the Habitats Directive that these modifications need to be examined to confirm that they will not themselves introduce new LSEs that were not already investigated for the HRA of the submitted Local Plan. This report presents the HRA of the proposed MMs in tabular format.
- 1.4 Therefore, this report should be considered an Addendum to the HRA of the submitted Runnymede Local Plan. As such, it does not revisit the legal background, methodology, LSEs or Appropriate Assessment of the original HRA. Instead it focusses specifically on whether the Main Modifications in themselves will result in LSEs on any European sites. However, the main conclusions and recommendations may be referred to in the LSEs table if specific context is required from the previous assessment.
- 1.5 Furthermore, this HRA only assesses the Main Modifications that address policies or supporting text in the main body of the Local Plan. Changes to the glossary and the appendices have not been assessed on the basis that they are not part of the main formal document and will (by definition) not result in material effects on European sites.

2. Likely Significant Effects (LSEs) of Main Modifications

- 2.1 This section sets out the assessment of each Main Modification (MM). The changes to policy wording for each of the MMs are presented initially, including the MM reference number and details on the policy and / or paragraph numbers. The assessment of Likely Significant Effects (LSEs) is then presented in the last (colour-coded) column.

Table 1. Likely Significant Effects of Main Modifications.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
MM1	The National Planning Policy Framework, Para 2.9	<p>Section 2: Legislative and Planning Policy Context</p> <p>The Government streamlined national planning policy with the adoption of the NPPF in March 2012. The 2012 Framework includes a set of national planning policies covering the economic, social and environmental aspects of development and these policies must be taken into account in preparing Local Plans, but the 2012 NPPF does not dictate how Plans should be written; rather, it provides a framework for producing distinctive Plans that meet local needs. The 'golden thread' running through the document is the 'presumption in favour of sustainable development'. A public consultation on proposed revisions to the NPPF has recently closed. The intention expressed in paragraph 209 of the consultation draft of the NPPF however is that, 'The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before [] (this will be the date which is six months after the date of the final Framework's publication). In those cases the examination will take no account of the new Framework.'</p> <p><u>A new NPPF was published in February 2019. Within the implementation chapter of this Framework it states at paragraph 214, 'The policies in the previous Framework published in March 2012 will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019.'</u></p>	No Likely Significant Effect of this MM – This change is to provide an updated description on national planning policy. It has no direct implication on any European sites.
MM2	The Surrey Nature Partnership Para 2.28	<p>Section 2: Legislative and Planning Policy Context</p> <p>The Surrey Nature Partnership (SNP) is one of several Local Nature Partnerships which, after successful application by a group of local organisations, were recognised by DEFRA in August 2012. The SNP seeks to bring together expertise from all sectors, including Local Planning Authorities, to ensure that the natural environment can continue to contribute to the economy, health and well-being of the County's communities. <u>The SNP works closely with the Surrey Wildlife Trust, who manage protected areas outside of the borough.</u></p>	No Likely Significant Effect of this MM – This change acknowledges that the SNP works closely with Surrey Wildlife Trust. It also states that European sites outside the Borough are considered. However, this has no implication for European sites as the HRA of the submitted Local Plan already considered European sites outside the borough.
MM3	Local Plan Objective 2 (Supporting Local	<p>Section 5: Strategy for Sustainable Development</p> <p>2) To support the delivery of at least 74807507 high quality additional homes in Runnymede in the period 2015-2030 (an average of 500498 homes a year) including the delivery of affordable housing, starter homes, housing for those with specialist needs and plots for those who wish to build their own home;</p>	No Likely Significant Effect of this MM – This change updates the minimum additional housing provision over the plan period. An additional 27 dwellings will be delivered, equating to an additional 2 homes per year.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
	People), Para 5.7		<p>This represents a very small additional residential growth and would not cause any material increase in recreational pressure in the Thames Basin Heaths SPA.</p> <p>The original HRA already undertook an Appropriate Assessment of recreational pressure. It is considered that the Local Plan (as assessed in the original HRA) contains an appropriate framework for mitigating recreational pressure, including ensuring sufficient capacity of SANGs before any development associated with a given SANG is consented.</p> <p>It is therefore considered that the small change in residential growth will not result in LSEs on the Thames Basin Heaths SPA.</p>
MM4	Para 5.13, second sentence	<p>Section 5: Strategy for Sustainable Development</p> <p>Regulation 402 105 requires plan-making authorities to assess the impact of land use plans (such as Local Plans) on internationally designated nature conservation sites.</p>	<p>No Likely Significant Effect of this MM – This change was made to ensure accuracy and it does not have implications for any European site.</p>
MM5	New para after 5.13	<p>Section 5: Strategy for Sustainable Development</p> <p><u>Policies within the Local Plan are considered strategic policies where they set out an overarching strategy for the pattern, scale and quality of development and make sufficient provision for development (including housing etc), infrastructure, community facilities and the conservation and enhancement of the natural and built environment. All policies in the plan are considered to be fulfilling these purposes (and those identified in paragraph 156 of the 2012 NPPF) and are therefore strategic policies. Except the policies listed below which are considered non-strategic: SL19, SL21, SL24, SL25, SL26, SL27, SL28, EE4, EE5, EE7, EE8, EE14, EE15, EE16, EE17, EE18, EE19, IE12 and IE13.</u></p>	<p>No likely significant effect of this MM – This change identifies which of the policies in the Plan are strategic policies, because they determine the pattern, scale and quality of development in the Borough. This has no bearing on European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
MM6	Policy SD1 and background text	<p>Policy SD1: Presumption in favour of sustainable development</p> <p>Presumption in favour of sustainable development</p> <p>5.14 — At the heart of the NPPF is a presumption in favour of sustainable development; this is the golden thread running through both plan-making and decision-taking. Consequently, development that is sustainable and is in accordance with the development plan should be permitted without delay. The presumption in favour of sustainable development in the Runnymede Local Plan provides the necessary foundation to ensure that development proposals are acceptable within the context of the development plan and the NPPF.</p> <p>5.15 — Over the period of the Local Plan, the Council will continue to take a positive approach to decision-making and there will be a presumption in favour of sustainable development with the encouragement of sustainable and high quality development throughout the Borough.</p> <p><u>Policy SD1: Presumption in favour of sustainable development</u></p> <p><u>When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants with the aim of finding solutions that mean that proposals can be approved wherever possible, thus securing development that improves the economic, social and environmental conditions in the Borough and fulfils the objectives of the Local Plan.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</u></p> <p><u>a) — Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></p> <p><u>b) — Specific policies in that Framework indicate that development should be restricted.</u></p> <p><u>Justification for inclusion of policy</u></p>	<p>No Likely Significant Effect of this MM – This policy was removed because the presumption in favour of sustainable development is already explicitly included in the NPPF.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<p>5.16 The NPPF emphasises that all Local Plans should be based upon and reflect the presumption in favour of sustainable development. The principle informs both the policies and site allocations contained within the Runnymede Local Plan and will be used to guide decision makers.</p> <p>5.17 LPAs are encouraged to include a policy within their Local Plan that embraces the presumption in favour of sustainable development. Policy SD1 meets this requirement and adopts the model wording suggested.</p> <p>5.18 Policy SD1 also supports all of the Local Plan objectives.</p>	
MM7	New para after 5.21	<p>Policy SD2: Spatial Development Strategy</p> <p><u>During the course of Plan preparation, the Council made the decision to reduce the Plan period so that instead of ending in 2035, the Plan period now ends in 2030. This change in approach occurred following the Additional Sites and Options stage when the Council identified that set against its annual housing needs figure of 498dpa, it could not identify enough land to meet the need for housing up to 2035 without making substantial inroads into the Green Belt beyond the adjustments that had been made in respect of the weakly performing or strategically less important Resultant Land Parcels. When the alternative options were considered the Council concluded that shortening the Plan period had significant advantages including that:</u></p> <ul style="list-style-type: none"> <u>-The Council could immediately start to deliver a significant boost to the supply of housing, employment floorspace and investment in infrastructure; and</u> <u>-It would enable the production of a future plan to be better coordinated and integrated with plans prepared by its neighbours through a second phase of the Surrey Local Strategic Statement. That would facilitate a long term, joint approach to growth across Surrey.</u> <u>- Reflect the government’s emergent policy of requiring five yearly reviews of development plans.</u> <u>-Provide a framework for the preparation of neighbourhood plans.</u> <u>-Allow the Council to respond to anticipated regional changes such as the expansion of Heathrow.</u> 	No Likely Significant Effect of this MM – This change details that the Local Plan period was shortened to 2030, because the Council (at the time of Plan preparation) could not identify sufficient land to deliver housing up to 2035. However, shortening of the Plan period does not have an impact on any European sites and this was in any event taken into account during the HRA of the submitted Local Plan.
MM8	Figure 1 (Key Diagram)	<p>Policy SD2: Spatial Development Strategy</p> <p>Key diagram to be amended such that Strodes College Lane is an allocation site and no longer an opportunity area.</p>	No Likely Significant Effect of this MM – This site has now been granted planning permission and is no longer an opportunity area. This change has no effect on European sites.
MM9	Para 5.23	<p>Policy SD2: Spatial Development Strategy</p> <p>The Runnymede-Spelthorne SHMA has concluded that Runnymede is located in a HMA with Spelthorne Borough Council. The HMA covers the full extent of both Local Authority areas. The OAN for the HMA is for approximately 15,451 net additional</p>	No Likely Significant Effect of this MM – This change has been made to account for housing completions since the plan was submitted, resulting in an

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<p> dwellings of which 7507 is generated from growth in Runnymede over the Plan period (2015 - 2030). To date, during the plan period there have been 564 1628 completions. In contrast to this housing need addition, there is capacity for 6949 6292 net additional dwellings (minimum) in the Borough over the plan period as evidenced by the Council's SLAA housing trajectory. This results in a total supply over the Plan period of 7480 7920 (or an average delivery of 498 529 dpa).</p>	<p>increased total supply of 7,920 dwellings. These completions were consented and delivered and were found to have no adverse effects on European sites once mitigation was considered. Correspondingly, the future capacity identified in the Plan has reduced from 6,919 to 6,292. Therefore, this change will not result in LSEs on any European sites.</p>
MM10	Para 5.30	<p>Policy SD2: Spatial Development Strategy</p> <p>Thorpe Village will be removed from the Green Belt through this Local Plan, however given its position in the centre hierarchy, the village is only considered to present limited opportunities for growth over the period of the Local Plan which will be dealt with in a Neighbourhood Plan for the Thorpe Area. <u>The Council acknowledges that the neighbourhood plan being prepared for Thorpe will be assessed against the 2019 NPPF. Under paragraph 136 of the 2019 NPPF neighbourhood plans can make detailed non-strategic amendments to green belt boundaries where strategic local plan policies have established the need for strategic changes to the green belt boundaries. The Local Plan has justified the need for changes to the green belt boundaries in Runnymede given the existence of exceptional circumstances. As such, further non-strategic changes to the Green Belt boundaries in Thorpe may occur as a result of the Thorpe Neighbourhood Plan.</u> Employment growth in Thorpe will be directed to the Strategic Employment Area at Thorpe Industrial Estate.</p>	<p>No Likely Significant Effect of this MM – This change states that the Neighbourhood Plan for Thorpe Village (which will be removed from the Green Belt) will be assessed against the 2019 NPPF. This change would have no effect on any European sites.</p>
MM11	New para after 5.34	<p>Policy SD2: Spatial Development Strategy</p> <p><u>Table 1 below shows the housing trajectory expected over the plan period as of 1st April 2019 whilst table 2 below shows the expected affordable housing trajectory as of 1st April 2019.</u></p> <p>See appendix 6 of this schedule for table 1 and 2. The existing table 1, table 2 and table 3 will be renumbered accordingly.</p>	<p>No Likely Significant Effect of this MM – This change introduces a table summarising the housing trajectory over the plan period. This has no bearing on European sites.</p>
MM12	Para 5.40	<p>Policy SD2: Spatial Development Strategy</p> <p>The delivery of a number of allocations around the A320 is contingent on the delivery of infrastructure improvements in this area of the Borough. This is clearly stated in the phasing information provided for the relevant sites. These allocations could be delivered earlier in the plan period than stated should the <u>transport assessments submitted as part of the planning applications for these sites demonstrate that the impact on the A320 would be acceptable, having particular regard to the timing of the A320 improvements works being brought forward and the objective of securing the timely delivery of housing within the borough.</u></p>	<p>No Likely Significant Effect of this MM – This change helps clarify the Council's approach to development in the A320 corridor, which states that planning applications will have to undertake transport assessments. The introduction of this text has no effect on any European site.</p>

Ref. Policy/ Proposed Main Modification
Number Para.

Likely Significant Effects

		<u>necessary infrastructure improvements on the A320 to enable their release come forward earlier than anticipated.</u>						
MM13	Policy SD2 1 st para, 1 st sentence	<p>Policy SD2: Spatial Development Strategy</p> <p>The Local Plan will make provision for a minimum of 7480 7507 net additional dwellings over the plan period. To meet identified employment need, a business park in the region of 20,000sqm at New Haw a 20,000sqm business park in New Haw and a 79,025sqm (7,350sqm net) office/business park at the Longcross Enterprise Zone are also allocated through this Local Plan.</p>						
MM14	Policy SD2 Table 1	<p>Policy SD2: Spatial Development Strategy</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Expected Minimum Growth Delivery</th> </tr> </thead> <tbody> <tr> <td>Addlestone including Rowtown</td> <td> <p>936 1,265 net additional dwellings (including 693 completions and -7 dwellings deriving from the provision of C2 older people's accommodation)</p> <p>2 traveller pitches</p> <p>6400 4,400sqm of net additional A class floorspace in Addlestone town centre</p> <p>12,650 11,700sqm of net additional employment at the Weybridge and Bourne Strategic Employment Area</p> </td> </tr> <tr> <td>Chertsey including Chertsey South</td> <td> <p>1972 2,212 net additional dwellings (including 364 completions and -7 dwellings deriving from the provision of C2 older people's accommodation)</p> <p>24 traveller pitches</p> <p>31 dwellings deriving from the provision of C2 older persons accommodation</p> <p>1140 910sqm of net additional A class floorspace in Chertsey town centre</p> </td> </tr> </tbody> </table>	Settlement	Expected Minimum Growth Delivery	Addlestone including Rowtown	<p>936 1,265 net additional dwellings (including 693 completions and -7 dwellings deriving from the provision of C2 older people's accommodation)</p> <p>2 traveller pitches</p> <p>6400 4,400sqm of net additional A class floorspace in Addlestone town centre</p> <p>12,650 11,700sqm of net additional employment at the Weybridge and Bourne Strategic Employment Area</p>	Chertsey including Chertsey South	<p>1972 2,212 net additional dwellings (including 364 completions and -7 dwellings deriving from the provision of C2 older people's accommodation)</p> <p>24 traveller pitches</p> <p>31 dwellings deriving from the provision of C2 older persons accommodation</p> <p>1140 910sqm of net additional A class floorspace in Chertsey town centre</p>
Settlement	Expected Minimum Growth Delivery							
Addlestone including Rowtown	<p>936 1,265 net additional dwellings (including 693 completions and -7 dwellings deriving from the provision of C2 older people's accommodation)</p> <p>2 traveller pitches</p> <p>6400 4,400sqm of net additional A class floorspace in Addlestone town centre</p> <p>12,650 11,700sqm of net additional employment at the Weybridge and Bourne Strategic Employment Area</p>							
Chertsey including Chertsey South	<p>1972 2,212 net additional dwellings (including 364 completions and -7 dwellings deriving from the provision of C2 older people's accommodation)</p> <p>24 traveller pitches</p> <p>31 dwellings deriving from the provision of C2 older persons accommodation</p> <p>1140 910sqm of net additional A class floorspace in Chertsey town centre</p>							

No Likely Significant Effect of this MM – This change updates the minimum net additional housing to be provided over the Plan period. However, this change is minimal and is not considered to have LSEs on any European sites beyond to that already recognised and mitigated in the 2017 Local Plan. Please also see screening comment for MM3.

No Likely Significant Effect of this MM – This change updates the minimum growth delivery for different settlements in Runnymede. The total number of dwellings to be delivered is now updated with completions and older people's accommodation. There is no additional quantum of residential development allocated compared to the previous version of the Local Plan. There are no LSEs of these changes on any European sites.

Ref. Policy/
Number Para. Proposed Main Modification

Likely Significant Effects

<p>Egham including the area of Staines upon Thames which is located in the Borough</p>	<p>867 951 net additional dwellings (including 158 completions and 67 dwellings deriving from the provision of C2 older people's accommodation and surplus student accommodation)</p> <p>474 198 student bedspaces</p> <p>5 traveller pitches</p> <p>24 dwellings deriving from the provision of C2 older persons accommodation</p> <p>38,700 39,600sqm of net additional employment at the Causeway and Pinetrees Strategic Employment Area</p> <p><u>1,980 sqm of net additional employment floorspace at the Thorpe Industrial Estate Strategic Employment Area</u></p> <p><u>630sqm of net additional A class floorspace in Egham Town Centre</u></p>	
<p>Longcross</p>	<p>4,718 1,779 net additional dwellings (<u>includes 97 completions and 33 dwellings deriving from the provision of C2 older people's accommodation</u>)</p> <p>10 traveller pitches</p> <p><u>Showpeople's plots</u></p> <p>23 dwellings deriving from the provision of C2 older persons accommodation</p> <p>7,350sqm net employment floorspace at the Longcross Strategic Economic Area/Enterprise Zone</p> <p>A range of A and D uses to support the new settlement</p>	
<p>Virginia Water</p>	<p>307 424 net additional dwellings (<u>including 68 completions</u>)</p> <p>2 traveller pitches</p>	

Ref. Policy/
Number Para. Proposed Main Modification

Likely Significant Effects

Woodham and New Haw	59 123 net additional dwellings (including 39 completions) In the region of 20,000 sqm net B1c/B8 floorspace
Englefield Green	365 611 net additional dwellings (including 192 completions and 198 dwellings deriving from the provision of C2 older people's accommodation and surplus student accommodation) 3214 3315 student bedspaces 91 dwellings deriving from the provision of C2 older persons accommodation
Ottershaw	264 298 net additional dwellings (including 15 completions and 6 dwellings deriving from the provision of C2 older people's accommodation) 2 traveller pitches 4 dwellings deriving from the provision of C2 older persons accommodation
Thorpe	43 89 net additional dwellings (including 11 completions and 28 dwellings deriving from the provision of C2 older people's accommodation) 17 dwellings deriving from the provision of C2 older persons accommodation 1560sqm of net additional employment floorspace at the Thorpe Industrial Estate Strategic Employment Area
Estates renewal (Council owned land)	144 145 net additional dwellings
Other (area beyond identified settlements included in this table, primarily the area to the west of the borough, south of M3)	22 23 net additional dwellings (includes 1 completion) 48 traveller pitches from existing sites



Ref. Policy/ Proposed Main Modification
Number Para.

Likely Significant Effects

		<p>Total</p> <p>6884 7,920 residential dwellings (including 1628 completions (including from older people's accommodation))</p> <p>3389 3,513 student bedspaces</p> <p>35 93 Traveller pitches/Showperson's plots</p> <p>7,540 5,940sqm of net additional A class floorspace</p> <p>80,260 80,630sqm of net additional employment floorspace</p>	
MM15	Para 5.35	<p>Policy SD2: Spatial Development Strategy</p> <p>In arriving at its spatial development strategy, the Council has taken account of national planning policy, responses received through public consultation, the evidence that has been prepared to support the Local Plan and the Sustainability Appraisal. The Spatial Development Strategy has been used to shape the site allocations set out in policies SL2 to SL18 SL19, IE1 and IE7 to IE11140. It will continue to be used to help shape development ambitions and proposals to be set out in future DPDs.</p>	No Likely Significant Effect of this MM – This change renumbers some of the site allocations, but the change is irrelevant to European sites.
MM16	Policy 5.35	<p>Policy SD2: Spatial Development Strategy</p> <p>The spatial strategy makes provision for 7480 7507 net additional dwellings over the plan period in the borough.</p>	No Likely Significant Effect of this MM – This change updates the minimum net additional provision of housing for the Borough. However, the change in housing is nominal from an HRA point of view and is not considered to affect the conclusions of the HRA of the submitted Local Plan.
MM17	Para 5.38	<p>Policy SD2: Spatial Development Strategy</p> <p>In the period 1st April 2015 to 31st March 2017, 564 1628 net additional dwellings were completed in Runnymede, a shortfall of 472 364 units required to deliver the OAN in full over this two four year period. A further 3,602 3517 net additional dwellings are also expected to come forward as part of the rolling five year housing land supply (2017 to 2022) which also includes the first phases of LGV, resulting in a net delivery of 720 703 dpa during this period. This annual supply over the next 5 years will ensure that the shortfall in housing provision during the first two four years of the Plan period is made up and also incorporates a buffer of 20% to allow for choice in the market and flexibility as required by the NPPF. Over the period 2021 to 2025, town centre regeneration schemes are expected to be delivered along with further phases of LGV and a</p>	No Likely Significant Effect of this MM – This change provides updated text regarding the housing provision in Runnymede and the requirement of making up the current shortfall in housing provision in the first four years of the Plan period. However, this shortfall is less than previously expected. This change will not have any impact on European sites.

Ref. Policy/ Proposed Main Modification
Number Para.

Likely Significant Effects

number of urban extensions. In the period 2025 to 2030, the final urban extensions are expected to come forward along with the ~~final~~ **latter** phases of LGV and development of the remaining identified opportunity areas.

MM18 Table 2 of Policy SD2: Spatial Development Strategy
policy SD2

Component	Dwellings	Notes
A) Housing required 2015 - 2030 to meet objectively assessed needs	7,507	
B) Homes completed 2015/16 to 2016/17 2018/19	565 1541	<u>Includes some completions at Longcross GV</u> <u>Includes loss of 4 for C2-C3 conversion in 2016/17</u>
C) C2 completions (±3) 2015/16 to 2016/17 2018/19 and surplus student accommodation completions (±1.8)	-4 87	<u>Where appropriate, a conversion from bedspace to equivalent house number (dividing by 3) has been applied up until 18/19 whereby a 1:1.8 ratio is applied</u>
D) Estimated supply from existing planning permissions (5 net and above)	507 362	
E) Windfall estimate for sites of 1 – 4 dwellings*	256 245	Assume supply will reduce by 15% from year 6 9 onward
F) Prior approvals	298 192	Assume supply will reduce by 15% from year 6 9 onward
G) Contribution from C2 older people's accommodation (±3 <u>until 18/19 thereafter ±1.8) (including 15% discount as appropriate) and surplus student accommodation (±1.8)</u>	191 295	15% discount applied to those with no permission or not started <u>Where appropriate, a conversion from bedspace to equivalent house number (dividing by 3) has been applied up until 18/19 whereby a 1:1.8 ratio is applied</u>
H) New settlement at Longcross GV	1718 1649	<u>Excluding completion s and C2 contribution</u>

No Likely Significant Effect of this MM – This change updates the growth to be delivered by different components in the Local Plan. The total number of dwellings to be delivered is now updated with completions and older people's accommodation. There is no additional quantum of residential development allocated compared to the previous version of the Local Plan.

Ref. Policy/
Number Para. Proposed Main Modification

Likely Significant Effects

	H) Other strategic allocations and opportunity areas	3604 3229	
	I) Traveller accommodation on allocations	35	
	J) Housing from suitable SLAA sites including estate regeneration	452 455	See appendix B <u>for site maps</u>
	K) Underdelivery of 15% for sites non allocations not started (C3 only)	-139 -134.85	
	L) Total B-K	7480 7920	
	Total shortfall/ <u>excess</u> (against OAN over the period of the Local Plan)	27 +413	
	<u>*no permissions included +no permissions included</u>		
MM19	Policy SD3 table, phasing column	Policy SD3: Site Allocations	No Likely Significant Effect of this MM – These changes to the phasing of the sites reflect the need for mitigating impacts on the A320. The changes in phasing have no impact on European sites.
	Site	Phasing	
	Site 48: Hanworth Lane, Chertsey	2017-2025 <u>subject to delivery of necessary mitigation on the A320</u>	
	Site 60: Pyrcroft Road, Chertsey.	20223-2028 <u>7 subject to delivery of necessary mitigation on the A320</u>	
	Site 99: Longcross Garden Village.	2017-2030 <u>subject to delivery of necessary mitigation on the A320</u>	
	Site 231: St Peter's Hospital, Chertsey.	2019-2023 contingent on delivery of mitigation to the A320 <u>2020-2025 subject to delivery of necessary mitigation on the A320</u>	
	Site 254: Parcel B, Veterinary Laboratory site.	2023-2026 <u>subject to delivery of necessary mitigation on the A320</u>	
	Site 255: Chertsey Bittams, Parcel A, Green Lane	2019-2022 contingent on delivery of mitigation to the A320 <u>2023-2026 subject to delivery of necessary mitigation on the A320</u>	
	Site 255: Chertsey Bittams, Parcel B, Green Lane	2022-2024 contingent on delivery of mitigation to the A320 <u>2023-2026 subject to delivery of necessary mitigation on the A320</u>	

Ref. Policy/
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Site 255: Chertsey Bittams, Parcel C, Green Lane	Post 2027 contingent on delivery of mitigation to the A320 subject to delivery of necessary mitigation on the A320
Site 255: Chertsey Bittams, Parcel D, Green Lane	2019-2022 contingent on delivery of mitigation to the A320 2021-2025 subject to delivery of necessary mitigation on the A320
Site 255: Chertsey Bittams, Parcel E, Green Lane	2022-2027 contingent on delivery of mitigation to the A320 2023-2026 subject to delivery of necessary mitigation on the A320
Site 263: Ottershaw East, Brox Road, Ottershaw	2019-2023 2023-2027 subject to delivery of necessary mitigation on the A320
Chertsey Bittams. Parcel C. Last Land east of Woodside Farm	Residential development incorporating a minimum of 35 <u>9</u> net units and <u>2-11</u> traveller pitches

The following new row is also inserted into the Policy SD3 table:

SLAA site reference	Site	Type of scheme proposed	Phasing
<u>190</u>	<u>Strodes College Lane</u>	<u>Student accommodation or flattened scheme</u>	<u>2021-2023</u>

MM20 New para after 5.52 **Policy SD4: Active and Sustainable Travel**

Preparatory work has now begun on the development of a Runnymede Local Transport Strategy the purpose of which is to support sustainable growth coming forward in the Local Plan. As well as looking at current transport provision and identifying transport problems in Runnymede, the Local Transport Strategy will set out a programme of interventions to promote and encourage sustainable travel, help address local issues and mitigate the impact of future growth in the Borough.

No Likely Significant Effect of this MM – This change represents an update regarding the Local Transport Strategy, which is prepared alongside the Local Plan. Since this promotes sustainable transport, it has no LSEs on any European sites.

Policy SD4, 5th bullet point **Policy SD4: Active and Sustainable Travel**

Safeguarding land at the A320 as identified on the adopted Policies Map (if required) for transport related infrastructure;
Refusing planning permission for any development which would compromise the delivery of the mitigation works required to the A320 and/or M25 Junction 11.

No Likely Significant Effect of this MM – This change refuses planning permission for any development that might compromise the mitigation works for the A320 and M25. It has no impact on any European site.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
MM21	Policy SD6 2 nd para	<p>Policy SD6: Infrastructure provision and timing</p> <p>Development proposals, including those allocated in this plan which give rise to a need for infrastructure improvements will be expected to mitigate their impact, whether individually or cumulatively and at a rate and scale to meet the needs that arise from that development or a phase of that development, <u>while also taking account of other developments outside Runnymede that require mitigation from infrastructure schemes proposed within the Borough.</u> The standards of infrastructure delivery will be expected to comply with other policies set out within this Plan.</p>	<p>No Likely Significant Effect of this MM – This change acknowledges that developments outside Runnymede should be taken into consideration when phasing infrastructure delivery. The changes text has no LSEs on European sites.</p>
	Policy SD6 final para	<p>Policy SD6: Infrastructure provision and timing</p> <p>Development proposals which are dependent rely on the delivery of critical infrastructure projects will not only be permitted prior to completion of that project or where appropriate, a phase of that project which has been identified as necessary for the development to proceed, where the council is content that the infrastructure or phase of that infrastructure will be in place within a reasonable timetable from the date of permission. Dependent on the timing of critical infrastructure projects the Council may instead grant permission with conditions or planning obligations restricting full or partial occupation until completion of critical infrastructure projects or phases of projects.</p>	<p>No Likely Significant Effect of this MM – This change acknowledges that developments in Runnymede will only be permitted if the essential infrastructure (or an infrastructure phase) serving that development has been delivered. This is a positive change that has no LSEs on European sites.</p>
MM22	New para after 5.104	<p>Policy SD10: Longcross Garden Village</p> <p><u>Surrey County Council and Runnymede Borough Council agree in principle that the continued delivery of residential development at Longcross Garden Village, in advance of the full completion of the A320 North of Woking Scheme, is technically feasible. Runnymede Borough Council anticipates that in the order of 600 homes (excluding completions and commitments arising from the existing hybrid planning permission) could be delivered at Longcross Garden Village in advance of the full completion of the A320 North of Woking Scheme in March 2024. The precise amount and types of housing to be delivered in advance of the A320 improvements will be determined through the planning application process. The detailed transport assessments submitted with future planning applications will consider the contribution from different options for minimising the net impact of traffic on the A320 corridor in order to facilitate the continued delivery of housing at Longcross Garden Village.</u></p>	<p>No Likely Significant Effect of this MM – This change clarifies the approach to the delivery of the Longcross Garden Village in light of the required A320 North of Woking Scheme. It details that new homes could be delivered prior to the completion of the scheme. However, this change has no bearing on any European site.</p>
	Policy SD10 criterion b) bullet point 2	<p>Policy SD10: Longcross Garden Village</p> <p>• At least 10 serviced plots and/or plots for Travelling Show People Gypsies and Travellers in groupings of at least 3 plots plots in accordance with SL22;</p>	<p>No Likely Significant Effect of this MM – This change clarifies that 10 serviced plots for Travelling Show People will be provided in the Plan period.</p>

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Policy SD10 criterion b) table **Policy SD10: Longcross Garden Village**

Affordable Type / Tenure	% Split	Size		
		1 bed	2 bed	3 bed
Affordable Rent	65% 60%	0%	65%	35%
Social Rent	10%	25% 20%	45% 65%	15%
Affordable Home Ownership Shared ownership	30% (of which at least half for shared ownership) 45%	50%	50%	0%
Starter Homes	40%	Subject to market value threshold		

No Likely Significant Effect of this MM – This table corrects the calculation to be consistent with the 2019 NPPF. This change is irrelevant to European sites.

Policy SD10 criterion e) bullet point 2 Delivery of on and off site improvements to the local road network to mitigate significant impacts as set out (but not limited to) in the Infrastructure Delivery Plan (IDP) and contribution towards **or delivery of** improvements to the A320 as set out in the final A320 Study;

No Likely Significant Effect of this MM – This is a small grammatical change and has no relevance to European sites.

Policy SD10 criterion e) bullet point 3 Provide funding towards ~~and/or~~ provision of ~~a~~ permanent bus services for the village which link with Longcross Railway Station and neighbouring settlements including **Woking, as the nearest** major **local** service centre. ~~outside of the Borough;~~

No Likely Significant Effect of this MM – This is a small grammatical change and has no relevance to European sites.

Policy SD10 criterion e) bullet point 4 A network of safe **and, as far as possible,** segregated cycling and walking links within the village which provide direct connectivity between different land uses within the **garden** village, ~~with~~ existing settlements ~~(including the Longcross Barracks site)~~ and the existing routes beyond the village boundaries;

No Likely Significant Effect of this MM – This is a small grammatical change and has no relevance to European sites.

Policy SD10 criterion e) last para In addition to the above, traffic generation targets will be negotiated with the developers, based upon an up-to-date transport assessment and any exceedances will be monitored and mitigated through measures outlined within a site-wide transport strategy **and secured through section 106 agreement.**

No Likely Significant Effect of this MM – This change details that measures outlined in site-specific transport strategies will be secured through section 106 agreements. This change has no relevance to European sites.

Policy SD10 criterion h) A phased approach to development demonstrating how each phase will contribute to and integrate with the design concepts of the village as a whole and be supported by the facilities & infrastructure necessary to ensure the village is a sustainable and thriving community. **It will be expected that development is delivered at an appropriate pace, in particular with regard to necessary highways and utilities infrastructure requirements as identified in the Council's most up to date evidence of infrastructure needs and in site specific assessments.**

No Likely Significant Effect of this MM – This change details that development in Longcross Garden Village will have to keep pace with the provision of infrastructure. This is a

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
			positive change that has no LSEs on European sites.
MM23	Policy SL2 criterion c)	Policy SL2: Housing allocation at Brox End Nursery, Ottershaw Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network in the locality of the site, especially FP21 and FP30 avoiding severance and rerouting <u>unless it would improve accessibility, safety and/or, attractiveness to users;</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy SL2 criterion f)	Make a financial contribution(s) either through S106 or CIL (or its successor) towards the provision expansion of early years, and primary <u>and secondary school infrastructure; school infrastructure at Marshfields CofE Infant and Ottershaw CofE Junior Schools and a financial contribution towards secondary school infrastructure;</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
MM24	Policy SL3 Timing	Policy SL3: Housing allocation at Hanworth Lane, Chertsey Between 2017-2025 <u>subject to delivery of necessary mitigation on the A320</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy SL3 criterion c)	Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network especially FP35 avoiding severance and re-routing (<u>unless it would improve accessibility, safety and/or, attractiveness to users</u>) as well as links between the north and south parcels of the site;	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy SL3 criterion h)	<u>h) Provide for the relocation of the existing school/college playing fields in a location appropriate for the needs of Salesian Secondary School/College. rather than provide or contribute to outdoor sports facilities and contribute toward off site allotment provision contrary to Policy SL26;</u> <u>i) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will be expected that open space provision for children and teenagers will be provided, on site wherever possible. A financial contribution towards off site allotments and enhanced outdoor sports facilities, proportionate to the development proposal will be required.</u>	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.
	Policy SL3 criterion i)	<u>l) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site to link with or contribute to the A320 off road cycle route and/or National Cycle Route 4 from Chertsey to Egham.</u>	No Likely Significant Effect of this MM – This change states that measures to mitigate the impact of development on the local road network will need to be included. This change is irrelevant to European sites.
MM25	Policy SL5 criteria h) and i)	<u>h) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will be expected that open space provision for children and teenagers will be provided on site wherever possible, whilst a financial contribution towards off site outdoor sports facilities and allotments will be required. Beyond this it is expected that</u>	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		the applicant will provide or contribute to any other infrastructure identified at application stage which is necessary to make the development acceptable in planning terms.	need to be delivered on-site. This change is irrelevant to European sites.
MM26	SL6 inset map	Policy SL6: Housing allocation at Pyrcroft Road, Chertsey Appendix 1 contains a summary document, which shows the difference between the existing and amended map at this site.	No Likely Significant Effect of this MM – This change clarifies the land availability for this site. It is irrelevant to European sites.
	Policy Timing	SL6 Between 20223-20287 subject to delivery of necessary mitigation on the A320	No Likely Significant Effect of this MM – This change adjusts the timing of the delivery of this site. It is irrelevant to European sites.
	Policy criterion c)	SL6 c) Take account of and retain site boundary vegetation in the design and layout of the site including TPO 235 fronting Pyrcroft Road and provide supplementary planting with native species where necessary; <u>This will need to be demonstrated and implemented through an appropriate landscaping strategy;</u>	No Likely Significant Effect of this MM – This change specifies that a landscaping strategy for the site will be required. It is irrelevant to European sites.
	Policy criterion f)	SL6 f) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. <u>Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required. The applicant will also be expected to explore</u> exploring opportunities for the site to link with or contribute to the A320 off road cycle route and/or National Cycle Route 4 from Chertsey to Egham;	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
	Policy penultimate para	SL6 In the event that the area shown cross-hatched shaded on the above plan does not come forward at the same time as the remainder of the allocation it will be expected to provide a minimum of 100 net additional C3 residential units with the remainder of the site providing a minimum of 175 net additional C3 residential units and 5 Gypsy/Traveller pitches.	No Likely Significant Effect of this MM – This change is short clarification text and is irrelevant to European sites.
MM27	Policy criterion d)	Policy SL7: Housing allocation at Thorpe Lea Road North, Egham Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site to link with or contribute to off-road cycle routes <u>and passenger transport infrastructure and services</u> in the area;	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy criterion and h)	SL7 <u>g) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will be expected that open space provision for children and teenagers will be provided on site wherever possible, whilst a financial contribution towards off site outdoor sports facilities and allotments will be required. Beyond this is will be expected that the applicant will</u> provide or contribute to any other infrastructure identified at application stage which is necessary to make the development acceptable in planning terms.	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
MM28	SL8 inset map	Policy SL8: Housing allocation at Thorpe Lea Road West, Egham Appendix 2 contains a summary document, which shows the difference between the existing and amended map at this site.	No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites.
	Policy criterion d)	SL8 d) Maximise opportunities to provide safe and attractive links to the existing public rights of way network in particular incorporating access to and avoiding severance and re-routing of FP37a <u>unless it would improve accessibility, safety and/or, attractiveness to users;</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy criterion f)	SL8 f) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site to link with or contribute to off-road cycle routes <u>and passenger transport infrastructure and services</u> in the area;	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy criterion and j)	SL8 i) <u>i) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will be expected that open space provision for children and teenagers will be provided on site wherever possible, whilst a financial contribution towards off site outdoor sports facilities and allotments will be required. Beyond this is will be expected that the applicant will provide or contribute to any other infrastructure identified at application stage which is necessary to make the development acceptable in planning terms.</u>	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.
	Policy penultimate para	SL8 In the event that the areas shown cross hatched on the above plan do not come forward at the same time as the remainder of the allocation they will together be expected to provide a minimum of 55 net additional C3 residential units <u>and 1 net Gypsy/Traveller pitch</u> with the remainder of the site providing a minimum of 195 net additional C3 residential units and 3 <u>2</u> Gypsy/Traveller pitches	No Likely Significant Effect of this MM – This change addresses how housing will be delivered in the site. It is not relevant to European sites.
Policy final para	SL8 *Site Capacity Analysis evidence recommends 2500 C3 units and 3 Gypsy/Traveller pitches but assumes that no development will take place within the AQMA on air quality grounds. If it can be demonstrated that development within the AQMA would not have an adverse impact on human health or on existing air quality the site could provide a higher level of development than set out in a) above.	No Likely Significant Effect of this MM – This change ensures consistency with the Council's 2018 Addendum. It is not relevant to European sites.	
MM29	Policy criterion d)	Policy SL9: Housing allocation at Virginia Water North d) As a departure from Policy SL26. <u>For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will expected that open space provision for children and teenagers will be provided on site wherever possible. For other open space typologies set out in Policy SL26 the site will be expected to provide on-site open space in the form of a publically publicly accessible park & garden with a minimum size of 0.85ha, at the site rather than provide or contribute to outdoor sports facilities and allotments. If a suitable alternative piece of land can be found offsite in very close proximity, the provisions of SL26 should be met;</u>	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
	Policy criterion g)	SL9 g) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment, exploring opportunities for the site to link with or contribute to the Christchurch Road off road cycle route to Virginia Water rail station <u>and to improve pedestrian access to public transport links;</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy final para	SL9 <u>Dependent on the release of Gorse Hill Manor and Gorse Hill House, this parcel of land may not come forward for development by 2025.</u> In the event that the individual parcels of land comprising the Virginia Water North allocation do not come forward at the same time, each parcel should be brought forward for a minimum of: Merlewood – 86 net units Kenwolde – 26 net units Gorse Hill Manor & Gorse Hill House – 6 net units Rest of Site – 2 net units	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
MM30	Policy criterion b)	SL10 Policy SL10: Housing allocation at Virginia Water South b) Take account of site boundary vegetation and the built development strategy for unit SS4W4 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site. This will need to be demonstrated and implemented through an appropriate landscaping strategy;	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
	Policy criterion e)	SL10 e) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment, exploring opportunities for the site to link with, with or contribute towards to off road cycle routes <u>including those</u> at Longcross Garden Village <u>and to improve pedestrian access to public transport links;</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy criteria and i)	SL10 h) <u>h) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will expected be expected that open space provision for children and teenagers will be provided on site wherever possible, whilst a financial contribution towards off site outdoor sports facilities will be required. Financial contributions for allotments will not be required from this site due to local overprovision and proportionate alternative off site contributions to other green space typologies will be required. Beyond this is will be expected that the applicant will provide or contribute to any other infrastructure identified at application stage which is necessary to make the development acceptable in planning terms.</u>	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.
MM31	Policy Timing	SL11 Policy SL11: Housing allocation at Parcel B, Vet Labs Site, Addlestone 2023-2026 <u>subject to delivery of necessary mitigation on the A320</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy criterion b)	SL11 Take account of <u>TPO 421</u> , site boundary vegetation and the built development strategy for unit SS3 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site especially the western, <u>southern</u> and northern boundaries. This will need to be demonstrated and implemented through an appropriate landscaping strategy;	No Likely Significant Effect of this MM – This change provides a minor

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
			amendment that is irrelevant to European sites.
	Policy SL11 criterion e)	e) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. <u>Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required. The applicant will also be expected to explore exploring opportunities to link with existing off-road cycle routes and passenger transport infrastructure and services;</u>	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
MM32	Policy SL12 Timing	Policy SL12: Housing allocation at Ottershaw East, Ottershaw <u>2019-2023 2023-2027 subject to delivery of necessary mitigation on the A320</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy SL12 first line of policy	This 44.4 <u>6.6</u> ha site is located to the south east of Ottershaw and will deliver a high quality development that will:	No Likely Significant Effect of this MM – This change updates the size of the site allocation. However, it does not change the number of dwellings to be allocated. The change is irrelevant to European sites.
	Policy SL12 criterion a)	Make provision for <u>a minimum of</u> 200 C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches;	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
	Policy SL12 criterion b)	Within the area shown purple on the plan above provide an area of SANG to avoid impacts to the Thames Basin Heaths Special Protection Area, as well as a contribution towards SAMM;	No Likely Significant Effect of this MM – This change deletes the text on SANG delivery here, moving it to the end of the policy.
	Policy SL12 criterion d)	d) c) Take account of <u>TPO 50</u>, site boundary vegetation and the built development strategy for unit SS4 of the Surrey Landscape Character Assessment in the design and layout of the site and provide new boundary planting with native species where necessary.	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
Policy SL12 criterion e)	e)	d) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. <u>Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required. The applicant will also be expected to explore</u> exploring opportunities for the site to link with or contribute to links to the A320 cycle route and/or contribute towards schemes in the Infrastructure Delivery Plan.	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
Policy SL12 criterion f)	e) f)	Make a financial contribution(s) either through S106 or CIL (or its successor) towards the <u>provision expansion</u> of early years, and primary <u>and secondary school infrastructure;</u> school infrastructure at Marshfields CofE Infant and Ottershaw CofE Junior Schools and a financial contribution towards secondary school infrastructure;	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
Policy SL12 criterion g)	g) f)	Provide 0.1ha of land and a <u>proportionate contribution to</u> the building of up to 800sqm for a new health facility comprising a GP surgery with associated parking and landscaping;	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
Policy SL12 new text after criterion j)	SL12	<u>Within the area shown purple on the plan above, provide an area of SANG to avoid impacts to the Thames Basin Heaths Special Protection Area, as well as a contribution towards SAMM</u>	No Likely Significant Effect of this MM – This change moves the requirement for SANG provision to the end of the policy, to reflect that the SANG lies outside the development site.
MM33	Policy SL13 Timing	<u>Policy SL13: Housing allocation at St Peter’s Hospital, Chertsey</u> 2019-2023 <u>2020-2025 subject to delivery of necessary mitigation on the A320.</u> contingent on delivery of mitigation to the A320.	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
Policy SL13 first paragraph	SL13	The St Peter’s Hospital allocation comprises 12.1ha of land sitting within the larger 31.7ha Hospital Complex <u>all of which sits outside the green belt</u> which is released from the Green Belt in its entirety. The 12.1ha housing allocation is set over two parcels of 11.1ha to the west of the hospital complex and 1ha to the north east with the hospital retained. Both sites are expected to come forward within the period 2015-2020 and will deliver <u>a</u> high quality developments <u>s</u> that will:	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
Policy SL13 criterion b)	SL13	Take account of TPO 244 <u>425</u> , the site’s veteran trees, site boundary vegetation in the design, layout and landscaping of the site especially the boundary vegetation to Homewood Park; This will need to be demonstrated and implemented through an appropriate landscaping strategy;	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
Policy SL13 criterion d)		Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26. <u>For the avoidance of doubt, it will be expected that open space provision for children and teenagers will be provided, on site wherever possible;</u>	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.
Policy SL13 criterion e)		Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. <u>Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required. The applicant will also be expected to explore exploring opportunities for the site(s) to provide a link between the A320 off road cycle route and Holloway Hill/Stonehill Road; and contribute to the delivery of any measures identified in the A320 feasibility study;</u>	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
MM34	Policy SL14 Timing	Policy SL14: Housing allocation at Parcel A, Chertsey Bittams, Chertsey <u>2023-2026 subject to delivery of necessary mitigation on the A320 contingent on delivery of mitigation to the A320</u>	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
Policy SL14 criterion d)		Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network, in particular incorporating access to and avoiding severance and re-routing of FP36 and 37 <u>unless it would improve accessibility, safety and/or, attractiveness to users;</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
Policy SL14 criterion g)		Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. <u>Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required. and contribute to the delivery of any measures identified in the A320 feasibility study;</u>	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
Policy SL14 footnote 2, fourth sentence		For the avoidance of doubt, <u>it will be expected that open space provision for children and teenagers will be provided, on site wherever possible;</u> open space provision for children and teenagers in line with Policy SL26 will be required.	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.
MM35	Policy SL15 Timing	Policy SL15: Housing allocation at Parcel B, Chertsey Bittams, Chertsey	No Likely Significant Effect of this MM – This change provides a minor

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		2022-2024 2023-2026 5 subject to delivery of necessary mitigation on the A320 contingent on delivery of mitigation to the A320	amendment that is irrelevant to European sites.
	Policy SL15 criterion d)	Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network, in particular incorporating access to and avoiding severance and re-routing of FP56 <u>unless it would improve accessibility, safety and/or, attractiveness to users;</u>	No Likely Significant Effect of this MM – This change provides a clarification that is irrelevant to European sites.
	Policy SL15 criterion f)	Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams, rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26. For the avoidance of doubt, <u>it will be expected that open space provision for children and teenagers will be provided, on site wherever possible</u> open space provision for children and teenagers in line with Policy SL26 will be required;	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.
	Policy SL15 criterion g)	Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. <u>Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required.</u> and contribute to the delivery of any measures identified in the A320 feasibility study;	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
MM36	Policy SL16 Timing	Policy SL16: Housing allocation at Parcel C, Chertsey Bittams, Chertsey Post 2027 <u>subject to delivery of necessary mitigation on the A320</u> contingent on delivery of mitigation to the A320	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
	Policy SL16 criterion a)	Make provision for a minimum of 35-9 net additional C3 dwellings, and 1-11 net additional serviced Gypsy/Traveller pitches <u>and permanent retention of the existing temporary pitch;</u>	No Likely Significant Effect of this MM – This change specifies the remaining number of residential dwellings and gypsy / traveller pitches to be provided in the site. The amendment does not provide for residential development beyond the original quantum identified in the Local Plan. The change is irrelevant to European sites.
	Policy SL16 criterion f)	Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26. For	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		the avoidance of doubt, it will be expected that open space provision for children and teenagers will be provided, on site wherever possible open space provision for children and teenagers in line with Policy SL26 will be required;	need to be delivered on-site. This change is irrelevant to European sites.
	Policy SL16 criterion g)	Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required. and contribute to the delivery of any measures identified in the A320 feasibility study;	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
MM37	Policy SL17 Timing	Policy SL17: Housing allocation at Parcel D, Chertsey Bittams, Chertsey 2019-2022 contingent on delivery of mitigation to the A320 2021-2025 subject to delivery of necessary mitigation on the A320	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
	Policy SL17 criterion e)	Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contribution towards outdoor sports facilities and allotments contrary to policy SL26. For the avoidance of doubt, it will be expected that open space provision for children and teenagers will be provided, on site wherever possible open space provision for children and teenagers in line with Policy SL26 will be required;	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.
	Policy SL17 criterion f)	Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required. and contribute to the delivery of any measures identified in the A320 feasibility study;	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
MM38	Policy SL18 Timing	Policy SL18: Housing allocation at Parcel D, Chertsey Bittams, Chertsey 2022-2027 2023-2026 subject to delivery of necessary mitigation on the A320 contingent on delivery of mitigation to the A320	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
	Policy SL18 criterion d)	Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26. For the avoidance of doubt, it will be expected that open space provision for children and teenagers will be provided, on site wherever possible open space provision for children and teenagers in line with Policy SL26 will be required;	No Likely Significant Effect of this MM – This change outlines that open space for children and teenagers will need to be delivered on-site. This change is irrelevant to European sites.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
Policy SL18 criterion e)		Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment. <u>Given the expected impact of development at the site on the A320, proportionate financial contributions to deliver relevant mitigation will be required.</u> and contribute to the delivery of any relevant measures identified in the A320 feasibility study;	No Likely Significant Effect of this MM – This change specifies that a financial contribution towards mitigating effects on the A320 will be required. The change is irrelevant to European sites.
MM39	Para 6.31	Policy SL20: Affordable Housing The definition of affordable housing includes <u>housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions in the 2019 & NPPF for affordable housing for rent, starter homes, discounted market sales housing, other affordable housing routes to home ownership, social rented/affordable rented and intermediate housing as well as starter homes that are available to Borough households whose needs cannot be met by the market.</u> To be 'affordable', the cost of housing must be low enough for eligible households to afford based on local incomes and house prices.	No Likely Significant Effect of this MM – This change modifies the definition of affordable housing. The change is irrelevant to European sites.
	Para 6.34	Policy SL20 includes the requirement to provide affordable housing on all sites that result in a net gain of 14 10 units or more. Where land that is above the threshold is subdivided to create separate development schemes, the Council will consider the site as a whole and seek affordable housing on each part.	No Likely Significant Effect of this MM – This change provides a minor amendment to the number of units to be delivered as affordable housing. The change is irrelevant to European sites.
	Para SL20 1 st para	Over the period of the Local Plan the Council will seek to deliver 30% of all net additional dwellings as affordable units <u>of which about with 80% 70% will be provided as</u> Affordable/Social Rent and <u>30% 20% provided</u> as other forms of affordable housing ⁴⁷ .	No Likely Significant Effect of this MM – This change adjusts the proportion of affordable housing to be delivered. The change is irrelevant to European sites.
	Para SL20 2 nd para	Development proposals of 14 10 or more (net) additional dwellings will be expected to provide 35% of dwellings as affordable units with a tenure split as above <u>which includes 10% of homes for affordable home ownership (starter homes, discounted market sales housing and/or other products which provide affordable routes to home ownership in line with the definition contained in the 2019 & NPPF)</u> ¹⁷ .	No Likely Significant Effect of this MM – This change adjusts the proportion of affordable housing to be delivered. The change is irrelevant to European sites.
	Para 6.40	<u>Paragraph 61 of the 2019 & NPPF confirms that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing). Paragraph 64 of the NPPF confirms that where major development involving the</u>	No Likely Significant Effect of this MM – This change adjusts the proportion of affordable housing to be delivered,

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<p>provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area (which is not the case in Runnymede), or significantly prejudice the ability to meet the identified affordable housing needs of specific groups (exemptions are specifically listed in the NPPF). Paragraph 50 of the NPPF sets out that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should (amongst other things), where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>	<p>aligning the policy with paragraph 64 of the NPPF. Therefore, the change is irrelevant to European sites.</p>
Para 6.41		<p>The Council's SHMA indicates a clear need for affordable housing in the Borough and the wider HMA and it is on this basis that policy SL21 SL20 has been formulated.</p>	<p>No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.</p>
Footnote 17		<p>⁴⁷This includes starter homes, intermediate homes and shared ownership. And any other form of affordable housing as described by national guidance or legislation ¹⁷<u>Unless the requirement for affordable home ownership products is exempted through national planning policy</u></p>	<p>No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.</p>
MM40	Para 6.51 first sentence	<p>Policy SL22: Meeting the Needs of Gypsies, and Travellers and Travelling Showpeople The Local Plan sets a strategy for providing accommodation for Gypsies, Travellers and Travelling Showpeople through the delivery of sites on a number of the housing allocations and by considering proposals where these arise outside the allocated sites against the criteria in policy SL24 SL22 and national guidance.</p>	<p>No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.</p>
	New paragraphs after 6.51	<p><u>Allocations in the Local Plan seek to make provision to address the needs of households meeting the planning definition of Gypsies, Travellers and Travelling Showpeople. For households falling outside the planning definition of Gypsies, Travellers and Travelling Showpeople, existing provision in the Borough, including residential caravan parks, and policies elsewhere within the local plan which facilitate the provision of a range of housing types will enable the needs of such households to be addressed.</u></p> <p><u>The GTAA (2018) does not identify a need for transit pitches in the borough. As such, the Local Plan does not seek to allocate any transit pitches in the borough. Notwithstanding, the Council is working in partnership with other Districts and Boroughs in Surrey and Surrey County Council to review opportunities to provide a transit site(s) in the County. Any new transit site coming forward in the plan period will be considered through the planning application process in line with local plan policies, including policy SL22.</u></p>	<p>No Likely Significant Effect of this MM – These additional paragraphs address the needs of those falling outside the planning definitions of gypsies, travellers and travelling showpeople. This change is irrelevant to European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects												
SL22	Policy Heading	Policy SL22: Meeting the needs of Gypsies, and Travellers and Travelling Showpeople	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.												
Policy 1 st para	SL22	Over the lifetime of the Local Plan the Council will plan to deliver 112 Gypsy/Traveller pitches and 19 Travelling Showmen Plots which will be expected to come forward as follows: <u>The Council's most up to date assessment of the accommodation needs of gypsies, travellers and travelling showpeople (GTAA January 2018) identifies the following level of need for pitches and plots in the Borough over the period of the Local Plan:</u>	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.												
Policy table	SL22	<table border="1"> <thead> <tr> <th>Type</th> <th>2015-2022</th> <th>2023-2027</th> <th>2028-2030</th> </tr> </thead> <tbody> <tr> <td>Pitches</td> <td><u>71</u></td> <td><u>10-12</u></td> <td><u>6-0</u></td> </tr> <tr> <td>Plots</td> <td><u>16</u></td> <td><u>2</u></td> <td><u>1</u></td> </tr> </tbody> </table>	Type	2015-2022	2023-2027	2028-2030	Pitches	<u>71</u>	<u>10-12</u>	<u>6-0</u>	Plots	<u>16</u>	<u>2</u>	<u>1</u>	No Likely Significant Effect of this MM – This change provides up-to-date requirements for gypsy and traveller pitches / plots within Runnymede. This change does not alter the conclusions and recommendations from the original HRA.
Type	2015-2022	2023-2027	2028-2030												
Pitches	<u>71</u>	<u>10-12</u>	<u>6-0</u>												
Plots	<u>16</u>	<u>2</u>	<u>1</u>												
Policy 2 nd para	SL22	The need for Gypsy and Traveller Accommodation will in part be addressed through the site allocations identified in this Plan and the granting of planning permissions. <u>The Council remains committed to meeting identified needs (as set out in the Council's most up to date assessment of needs at the time of consideration of any planning application) through a range of measures including:</u> <u>-By addressing identified site management issues on authorised sites to ensure that Gypsies, Travellers and Travelling Showpeople who meet the planning definitions set out in Government policy are not being displaced from authorised sites;</u> <u>-By giving positive consideration to modest expansions of authorised traveller sites in the Borough, and proposals for the redevelopment of previously developed sites to provide pitches and plots where proposals would comply with other policies of this Plan, including Green Belt policies;</u> <u>-By attaching appropriate planning conditions and obligations to any planning approval granted, including a management agreement, to secure the measures set out in (i) to (vi) (and where applicable (vii)) of this policy, so far as they are relevant to the proposed development.</u>	No Likely Significant Effect of this MM – This change clarifies the Council's strategy to meeting the needs of gypsies, travellers and travelling showpeople. This change is irrelevant to European sites.												
Policy 3 rd para	SL22	In exceptional circumstances, <u>Subject to the criteria below,</u> if a site allocation is required to make on-site provision for traveller accommodation and is unable to do so, offsite provision will be considered. Offsite accommodation will only be considered appropriate where all of the following criteria are met:	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.												

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
Policy SL22 1 st bullet point		<p>The exceptional circumstances demonstrating on-site provision is not feasible are proven</p>	<p>No Likely Significant Effect of this MM – This deletion provides a minor amendment that is irrelevant to European sites.</p>
Policy SL22 criteria list		<p>(i) the site is suitably connected by sustainable and active modes of transport to a settlement with existing health care, retail, and school facilities;</p> <p>(ii) the impact of development would not harm landscape character;</p> <p>(iii) the site can be safely accessed by pedestrians, vehicles and caravans to and from the highway;</p> <p>(iv) the site is located in flood zone 1 as shown on the Policies Map or in flood zone 2 if it can be demonstrated that both the sequential and exception tests can be passed.</p> <p>(v) <u>the site can be suitably connected to clean and foul water utilities;</u></p> <p>(vi) <u>all pitches/plots would be able to accommodate the reasonable amenities of the occupiers.</u></p> <p>The following criterion applies additionally to Travelling Showpeople accommodation only:</p> <p>(vii) <u>In addition to (vi) above</u>, the site should be suitable for the storage and maintenance of show equipment and associated vehicles without causing harm through conflict with other policies in the Plan. (vi) the site can be suitably connected to clean and foul water utilities;</p>	<p>No Likely Significant Effect of this MM – This change outlines that new pitches / plots need to be suitably connected to utilities. This is a positive change that will not have LSEs on European sites.</p>
Policy SL22 7 th para		<p>Where traveller pitches are required to be provided on sites allocated through this Local Plan, the Council will secure their delivery through the imposition of <u>appropriate a-planning conditions or obligations</u> attached to any planning approval granted. <u>Those obligations will include an appropriate management agreement including measures to secure:</u></p> <p><u>= Phasing of site delivery and trigger points to secure early delivery, proportionate to the site delivery;</u></p> <p><u>= Measures to ensure the site is secured in perpetuity for Gypsies, Travellers or Travelling Showpeople (in accordance with the relevant definition from the Planning Policy for Traveller Sites, or any replacement guidance) as appropriate</u></p> <p><u>= A policy for Allocation (to preserve access for those with local connection);</u></p> <p><u>And,</u></p>	<p>No Likely Significant Effect of this MM – This change ensures that gypsy / traveller sites are delivered in phases and are maintained in perpetuity. This change is not relevant for European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<p><u>-Further to Policy SL20, consideration of delivery of a proportion of the pitches or plots at below market value, as affordable housing, based on evidence of need as set out in the Council's latest GTAA and viability at the time of the application. This consideration applies to both the provision of pitches or plots on site and in cases where provision is proposed off site.</u></p>	
	Policy SL22 last para	<p>The loss of authorised pitches and plots for gypsies, travellers and travelling showmen showpeople to other uses will be resisted unless it can be demonstrated that there is a surplus supply of traveller pitches and plots for gypsies and travellers in the Borough.</p>	<p>No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.</p>
MM41	Para 6.54	<p>Policy SL23: Accommodating Older People and Students</p> <p>The SHMA has identified that, given the growth in the older population and the higher levels of disability and health problems amongst older people¹⁸, there is likely to be an increased requirement for specialist housing in the Borough over the Plan period. This provision should be one of provide a range of tenures and types of accommodation that support independence, well-being and inclusion for older people and avoid should not contribute to the development of unbalanced communities which can arise when appropriate options are not provided for all sections of the population.</p> <p>Footnote 18 to read: ¹⁸As defined in the NPPF.</p>	<p>No Likely Significant Effect of this MM – This change clarifies the Council's strategy to accommodating older people and students. The change is irrelevant to European sites.</p>
	New after para 6.54	<p><u>The Council's 2018 SHMA shows that the Borough is expected to see a notable increase in the older person population with the total number of people aged 65 and over projected to increase by 4,830 people over the period of the Local Plan. Although many older households will remain in the homes which they have lived for many years, some may wish to downsize. Furthermore, some older households will require specialist housing or support, or need adaptations to their homes. The increase in the older population may result in an increase in the number of people with dementia (by 480) and an increase of people with mobility problems (by 1049) between 2016 and 2030. The SHMA identifies a need for 37 additional units of specialist housing per year over the plan period and 13 bedspaces per year of residential care housing over this same period. This totals 750 units/bedspaces in total. It should be noted that these need figures could change over the period of the Local Plan as underpinning evidence/population forecasts are updated. The projected increase in the number of Runnymede residents over 65 years has implications in relation to the type of housing available and other considerations such as health and access to services.</u></p>	<p>No Likely Significant Effect of this MM – This change provides additional background information regarding the provision of housing for older people. The change is irrelevant to European sites.</p>
	Para 6.56	<p>Some of the allocated sites¹⁹ plan to deliver a range of specialist housing needs for older people, but outside of these sites, Policy SL23 sets out the criteria for assessing proposals for specialist accommodation for older people, including sheltered housing, extra care accommodation, and care homes, including its appropriate location, consistent with NPPF paragraph 50.</p> <p>Footnote 19 to read: ¹⁹<u>At Longcross Garden Village and St Peter's Hospital, and Chertsey Bittams parcel D.</u></p>	<p>No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
Policy SL23 1 st para	SL23	The Council will support proposals for specialist accommodation for older people, including sheltered housing, care homes and other appropriate forms of accommodation for the elderly and those with particular needs on suitable sites, to meet needs that have been identified in the Council's most up to date Strategic Housing Market Assessment (SHMA). It will be expected that proposed development is are will be permitted, provided that the development meets a demonstrable established local community need; is readily accessible to public transport, shops, local services, community facilities and social networks for residents, carers and their visitors;	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
Para 6.61	SL25	Policy SL25 SL23 would help deliver this national policy requirement.	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
MM42	Para 6.65	Policy SL24: Self & Custom Build Housing To assist in the delivery of a choice of accommodation, on large development schemes of 50 or more homes, the Council will expect applicants to demonstrate that they have given consideration to providing custom and self-build plots as part of the overall housing mix with a serviced plot(s) being provided where there is an identified local need (as evidenced by the Council's Self and Custom Build Housebuilding Register) and it is viable and feasible to do so. the provision of self and custom housebuilding plots are required to be made available on residential schemes of 20 homes (gross) or more. A figure of 5% of the total dwelling numbers shall be made available for sale as self or custom housebuilding plots whilst there is an identified need on the Council's Selfbuild and Custom Housebuilding Register. The Council will have regard to the information in its Self & Custom Housebuilding Register when negotiating the mix of plots to come forward as self or custom build and will secure this through S106 or other legal agreements.	No Likely Significant Effect of this MM – This change relates to the provision of self and custom build housing within the Borough. This subject is irrelevant to European sites.
Para 6.66	SL24	On strategic development schemes of 50 or more homes where self-build and/or custom build homes are proposed sites, the delivery of a significant proportion of any self or custom build plots will be expected in the early stages of development. Where a site has five or more self or custom build dwellings, the Council may require these dwellings to be developed in accordance with an agreed design code. Where plots have been available at market value and marketed appropriately for at least 12 months and have not sold, the plot(s) may remain on the open market as self or custom build or be offered to the Council or a Housing Association before being built out by the developer.	No Likely Significant Effect of this MM – This change relates to the provision of self and custom build housing within the Borough. This subject is irrelevant to European sites.
Policy SL24	SL24	To support prospective self & custom builders, development proposals of 20 or more (net) additional dwellings, including sites allocated in this Plan, will be expected to make available at least 5% of dwelling plots for sale to self or custom builders. Where an applicant considers that it is not feasible or viable to meet the 5% requirement the Council will expect this to be demonstrated with robust evidence and may negotiate a proportion which is achievable. The Council will negotiate the mix of self and custom build plots to be made available as informed by the Council's Self Build and Custom Housebuilding Register.	No Likely Significant Effect of this MM – This change relates to the provision of self and custom build housing within the Borough. This subject is irrelevant to European sites.

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<p><u>Proposals for custom and self-build housing in the Borough are encouraged and will be approved in suitable, sustainable locations. The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced.</u></p> <p><u>Large development schemes of 50 or more homes will be expected to demonstrate that consideration has been given to custom and self-build plots as part of housing mix with a serviced plot(s) being provided where there is an identified need and it is viable and feasible to do so.</u></p> <p><u>On sites where self and custom build plots are to be provided,</u> the Council will negotiate the mix of self and custom build plots to be made available as informed by the Council's Self Build and Custom Housebuilding Register.</p> <p>Where a plot has been made available and marketed appropriately for at least 12 months but has not sold, the plot may either remain on the open market for self or custom build or be offered to the Council or a Registered Provider before being built out by the developer for market housing.</p>	
Para 6.67		<p>Paragraph 50 of the NPPF states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should (amongst other things), plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). Policy SL26 SL24 would help deliver this national policy requirement.</p>	No Likely Significant Effect of this MM – This change relates to the provision of self and custom build housing within the Borough. This subject is irrelevant to European sites.
MM43	Para 6.76	<p>Policy SL26: Existing Open Space</p> <p>The OSS 2016 has identified the supply and quality of open space across the Borough, including type and location. Policy SL27 SL25 has been written in line with the findings and recommendations from the OSS.</p>	No Likely Significant Effect of this MM – This change provides a minor amendment that is irrelevant to European sites.
MM44	Para 7.3	<p>Policy EE1: Townscape and Landscape Quality</p> <p>Runnymede's Urban Character Appraisal (2009) and The Surrey Landscape Character Assessment (2015) sets out the general characteristics of Runnymede's townscape/landscape and how development can be sympathetic to and/or mitigate its impact. The Council are also preparing a Design SPD for the whole of Runnymede Borough which when adopted will support the implementation of Policy EE1 and other policies in the plan where they have a design implication. Urban Character Appraisal and Landscape Character Assessment will be used in the preparation of a general or specific design SPD, which may include elements of design coding to inform how development should consider design elements.</p>	No Likely Significant Effect of this MM – This change provides for a Design Supplementary Planning Document, which will support policies that have a design implication. This change is irrelevant to European sites.
New after 7.3	para para 7.3	<p><u>In considering proposals, including at preapplication stage, the Council is committed to making use of Design Review Panels as appropriate to ensure design quality is achieved. The Council's pre-application charging schedule</u></p>	No Likely Significant Effect of this MM – This change provides for the use of Design Review Panels for new

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<p><u>and Design SPD will set out when a Design Review Panel will be appropriate. The Council also strongly encourages applicants of major developments to carry out early engagement with the local community.</u></p>	<p>planning applications. This change is irrelevant to European sites.</p>
Policy EE1		<p>Whether within the Borough’s urban areas or Green Belt, <u>all</u> development proposals will be expected to achieve high quality <u>and inclusive</u> design <u>which responds to the local context including the built, natural and historic character of the area</u> while making efficient use of land. taking account of their impact at the earliest opportunity. Development proposals will be supported if they: of their impact <u>In particular,</u> development proposals will be supported <u>where</u> if they:</p> <ul style="list-style-type: none"> • Create attractive and resilient places which make a positive contribution to the Borough’s townscape, <u>public realm</u> and/or landscape quality by respecting and enhancing the local, natural & historic character of the environment setting <u>and which will endure into the long term, paying particular regard to layout, form, scale, materials, detailing and any guidance set out in adopted planning documents including Neighbourhood Plans and the Council’s Design SPD;</u> • <u>Create developments which promote social interaction and design out crime by maximising opportunities for natural surveillance, safe and attractive shared public spaces, active street frontages and legible & accessible connections between people and places for pedestrian & cycling movement and access to public transport, local facilities, green and blue infrastructure;</u> • Reinforce locally distinctive patterns of development by paying particular regard to scale, layout, building lines, materials, massing, bulk, density, height and topography; Contribute to and enhance the quality of the public realm and/or landscape character <u>setting</u> through high quality <u>and inclusive</u> hard and soft landscaping schemes; <u>This will be demonstrated and implemented through an appropriate landscaping strategy which takes account of existing and proposed townscape/landscape character and features;</u> • Ensure no adverse impact on the amenities of occupiers of the development proposed or to neighbouring property or uses <u>and provide an appropriate standard of private amenity space;</u> • Provide an appropriate standard of private amenity space; • Ensure maximum opportunities for natural surveillance and other measures to design out crime and disorder; • Deliver layouts which offer safe, attractive, legible and permeable routes which are suitable for all users, linking people with places through a choice of active and sustainable travel choices delivered to best practice standards; • Avoid the loss of trees and other vegetation worthy of retention and supplemented with additional high quality planting, or where retention is not feasible or desirable provide for high quality replacement planting; • Have regard to relevant design codes or guidance set out in general or specific design Supplementary Planning Document, and through a Design & Access Statement demonstrating how design principles will be delivered. Development proposals will be expected to show the options considered through the early design process and reasons for rejected options and the preferred design. 	<p>No Likely Significant Effect of this MM – This change clarifies the Council’s approach to design principles and aligns this more closely with the NPPF. This change is irrelevant to European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<ul style="list-style-type: none"> <u>Development proposals will be expected to take account of a scheme’s design at the earliest opportunity and demonstrate through the application process how design principles set out in this Policy and adopted planning documents have been met. For major developments, a Design & Access Statement should set out the design options considered through the design process and how these have evolved into the preferred design.</u> 	
MM45	Para 7.9	<p>Policy EE2: Environmental Protection</p> <p>Pollution can lead to adverse impacts on the natural environment and the health and wellbeing of individuals and communities. Pollution effects can come from a number of sources and affect receptors including air, soil and water and through noise, vibration, radiation, dust and particulate matter, odour and light. Development proposals should aim to ensure that any emissions from sources or impacts on receptors can either be fully mitigated or reduced to acceptable levels.</p> <p><u>Existing businesses and community facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.</u></p>	<p>No Likely Significant Effect of this MM – This change stipulates that existing businesses and development should not have unreasonable restrictions imposed on them as a result of new development. The text continues to uphold the protection of air, soil and water. This change will not result in LSEs on European sites.</p>
	Policy EE2 new 1 st para	<p><u>Any report or assessment required by this policy will be expected to be written in line with best practice guidance or advice.</u></p>	<p>No Likely Significant Effect of this MM – This change is a minor amendment to Policy EE2. It will not result in LSEs on European sites.</p>
	Policy EE2 para 11	<p>Development proposals should be integrated effectively with existing businesses and community facilities and ensure that where an existing business or community facility has an effect that could be deemed a statutory nuisance as a result of the proposed development, <u>or where its operation could have a significant adverse effect on the proposed development (including changes of use),</u> the applicant will be required to <u>demonstrate at application stage that effective mitigation can be secured and implemented</u> suitable mitigation prior to completion of that development or a phase of that development.</p>	<p>No Likely Significant Effect of this MM – This change is an amendment to Policy EE2, stipulating that the applicant must demonstrate at the application stage that mitigation measures can be implemented to avoid adverse effects, prior to completion of the development (or a phase thereof). This positive change will not result in LSEs on European sites.</p>
	Policy EE2 para 13	<p>Any report or assessment required by this policy will be expected to be written in line with best practice guidance or advice.</p>	<p>No Likely Significant Effect of this MM – This deletion provides a minor amendment that is irrelevant to European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
MM46	Policy EE9 3 rd and 4 th para	<p>Policy EE9: Biodiversity, Geodiversity and Nature Conservation</p> <p>Development proposals that affect sites with the highest protection, as set out in the Habitats Regulations, will not usually be permitted unless it can be demonstrated that the impact of proposals would not be likely to have a significant effect on these sites either alone or in combination with other plans or projects. In exceptional circumstances where a plan or project is being considered for approval, the sequential test as set out in the (Habitats) Regulations would need to first be passed and accompanied by a full appropriate assessment.</p> <p><u>Development proposals not directly related to the management of Ramsar, SPA, SAC as well as SSSI units forming part of these designations will not be permitted unless it can be demonstrated that the impact of proposals, either alone or in combination, will not result in likely significant effects. If significant effects remain even with the implementation of suitable avoidance and/or mitigation, development proposals will need to demonstrate that alternatives to the proposal have been fully explored and that Imperative Reasons of Overriding Public Interest (IROPI) exist. In these exceptional circumstances the Council will only permit development where suitable compensatory measures can be implemented.</u></p> <p>For development proposals that affect nationally, regional or locally protected sites not forming part of a Ramsar, SPA or SAC, permission will only be granted very special circumstances would be required to where it can be demonstrated that the benefits of the development proposal clearly outweigh the less harm to of the site. In instances where applications for development on or adjacent to sites that are not legally protected but are identified as important come forward, applicants will be expected and has to followed the hierarchy of mitigation so that biodiversity/geodiversity damage from development should first be avoided, then mitigated on-site and finally, as a last resort and where acceptable, offset.</p>	<p>No Likely Significant Effect of this MM – This change clarifies that development resulting in adverse effects (following mitigation measures) will need to demonstrate that alternative approaches have been fully explored and IROPI exist. This policy change will not result in LSEs on European sites.</p>
	Para 7.71	<p>It should be noted that the Council is committed to resurveying its SNCIs during the first five years of the Local Plan. <u>Any SNCIs identified through a resurvey will be considered in the same way as existing SNCIs.</u></p>	<p>No Likely Significant Effect of this MM – This change provides a minor amendment that will not result in LSEs on European sites.</p>
MM47	New para after 7.81	<p>Policy EE10: Thames Basin Heaths Special Protection Area</p> <p><u>This approach sets out that SANG of certain size will generally have a particular catchment. As a guide, SANG of 2-12ha will have a catchment of 2km; SANG of 12-20ha will have a catchment of 4km; SANG of 20ha or more will have a catchment of 5km.</u></p>	<p>No Likely Significant Effect of this MM – This change clarifies that the visitor catchment areas for SANGs of different size. These catchment areas accepted by Natural England and ensure the effective delivery of mitigation. This useful change will not result in LSEs on European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
Para 7.82	<p>This approach also requires developers of housing schemes to provide, or make a financial contribution towards, SANG and SANG enhancement in the Borough. Whether provided by bespoke solutions or financial contributions the Council will secure SANG delivery through the use of Section 106 agreements. With the cap on the pooling of Section 106 contributions introduced by the CIL Regulations (2015) and enacted from April 2016, the Council is required to demonstrate that there is an appropriate mitigation strategy in place. The Council does not currently operate CIL and therefore has introduced a new approach to funding SANG. In addition to larger sites retaining an option to provide a bespoke SANG solution, there is a further option for developers to enter into a land transaction with the Council, for an appropriate financial sum to obtain a consent to utilise part of one of the Council's strategic SANG in mitigation.</p>	<p>No Likely Significant Effect of this MM – This change establishes the delivery and funding mechanisms for SANG provision, ensuring that adequate mitigation is provided. This useful change will not result in LSEs on European sites.</p>	
Policy EE10 3 rd bullet point	<ul style="list-style-type: none"> Contribute towards enhancing the strategic Suitable Alternative Natural Green Space provision that is made in the Council's Special Protection Area Interim Guidance or any subsequent update of it through the existing licensing scheme or any future agreed mechanism. Developments of fewer than 10 dwellings should not normally be required to be within a specified distance of SANG land; and 	<p>No Likely Significant Effect of this MM – This change establishes that developments of 10 or fewer dwellings do not need to be within the catchment area of particular SANGs. This change will not result in LSEs on European sites.</p>	
MM48	Para 7.89	<p>Policy EE11: Green Infrastructure</p> <p>BOAs are key areas where priority habitat can be created, improved or restored, and are identified as being most effective in the recovery of priority species in a fragmented landscape. Priority habitats and species identified for Runnymede can be found in appendix C. More information about BOAs and possible projects for Green Infrastructure improvements can be found on the Surrey Nature Partnership website https://surreynaturepartnership.org.uk/ourwork/</p>	<p>No Likely Significant Effect of this MM – This change provides further information about BOAs and ideas for potential GI projects. This positive change will not result in LSEs on European sites.</p>
MM49	Para 7.103	<p>Policy EE13: Managing Flood Risk</p> <p>Part of the RTS will involve the construction of a flood channel, built in 3 sections. The second section of this channel which runs from Egham Hythe to Chertsey will be located in Runnymede Borough. It is anticipated that the channel will be constructed during the Plan period and as such, in order to support this strategic flood alleviation scheme which will help reduce flood risk to hundreds of properties in the Borough, the Local Plan seeks to safeguard the route of the proposed flood channel that would be located in Runnymede. The Environment Agency has engaged with landowners affected by the proposed RTS and will continue to engage and consult with landowners as planning applications are prepared.</p>	<p>No Likely Significant Effect of this MM – This change provides an amendment that will not result in LSEs on European sites.</p>
Policy EE13 final para	<p>The Council supports proposals for strategic flood relief measures (and associated enabling works), including the proposed emerging flood relief measures and channel through Runnymede as part of the wider River Thames Scheme. The land which may be required for the River Thames Scheme proposed route of the channel and the land adjacent to it, as shown</p>	<p>No Likely Significant Effect of this MM – This change provides a better explanation of the land required for the</p>	

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		<p>on the Policies Map will be is safeguarded for this purpose. <u>Whilst the safeguarded area shown currently includes some land which is developed or has planning permission for development, it is not envisaged that such land will form part of the works in due course, or that the use of that land will be prejudiced by the scheme of works to be undertaken. The Environment Agency will continue to engage and consult with landowners affected by or immediately adjacent to the scheme of works, to inform future planning proposals to ensure the River Thames Scheme proposal is compatible with existing and future development.</u></p>	<p>River Thames Scheme and what is meant by safeguarded land. This change will not result in LSEs on European sites.</p>
MM50	Para 7.110	<p>Policy EE14: Extensions and Alterations to and Replacement of Buildings in the Green Belt</p> <p>The addition of a basement to a property is often seen as a way of adding additional footprint floorspace without impacting on the openness of the Green Belt. However, a basement is still an addition to the size of the original or existing building, and as such may result in disproportionality or a materially larger replacement, and therefore be contrary to Green Belt policy, causing harm to the Green Belt.</p>	<p>No Likely Significant Effect of this MM – This change provides a minor grammatical amendment that will not result in LSEs on European sites.</p>
	Policy EE14	<p>The National Planning Policy Framework states that the construction of new buildings is inappropriate development in the Green Belt. Exceptions to this are: a) Proportionate extensions and/or alteration of a building is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. s to existing residential and non-residential buildings taking into account the potential impact on the openness and the purposes of including the land in Green Belt.</p> <p><u>b) The replacement of a building is not inappropriate development provided the new building is in the same use and is not materially larger than the building it replaces nor cause significant harm to the openness and/or character of the Green Belt. In all cases, development proposals should maintain openness of the Green Belt and not conflict with the purposes of including the land in the Green Belt. In addition, new development should not materially increase the prominence of the development at the site.</u> When assessing a proposal with regard to harm to openness and whether it constitutes inappropriate development, the following considerations will be taken into account:</p> <ul style="list-style-type: none"> • The planning history of the site (post 1st July 1948) including any previous extensions or enlargements including previous works carried out under permitted development; • The current lawful use of the existing building(s); • The use of the proposed building(s)/extension; • Existing and proposed floorspace including mezzanine levels, space under roofs and covered balconies; • Alterations to Existing and proposed built footprint which may increase the spread and site coverage and reduce distances to boundaries or materially increase the prominence of the building; • Changes in mass, bulk and height of buildings including roof form changes and features, and any raising off ground to provide voids/flood mitigation; • Scale of buildings including from different aspects within and outside the site; 	<p>No Likely Significant Effect of this MM – This change clarifies the Council's approach to buildings in the Green Belt, better aligning the Local Plan with the 2019 NPPF. This includes a more explicit maintenance of the openness of the Green Belt. This change will not result in LSEs on European sites.</p>

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		<ul style="list-style-type: none"> Inclusion of features which may impact on openness including basements and sunken areas, light wells, changes to ground levels including any exposed parts of buildings and ramps; Other ancillary aspects of a development proposal such as garages and other outbuildings, walls and gates, areas of hardstanding and their use and external storage will be considered additionally in respect of the built envelope, function and linkages to the main dwelling. These may cumulatively have an unacceptable impact on the openness of the Green Belt. 	
MM51	Policy EE15 1 st para	<p>Policy EE15: Re-use of Buildings in Green Belt</p> <p>The re-use of buildings in the Green Belt may is not be inappropriate provided the buildings are lawful and of permanent and substantial construction, the proposal preserves the openness of the Green Belt and does not conflict with the Green Belt purposes. When assessing proposals for re-use, the following factors considerations will be taken into account:</p>	No Likely Significant Effect of this MM – This change provides for minor grammatical amendments that will not result in LSEs on European sites.
MM52	Policy EE16	<p>Policy EE16: Outdoor Sport and Recreation in the Green Belt</p> <p>In accordance with the National Planning Policy Framework, the provision of facilities for outdoor sport, outdoor recreation and for cemeteries, burial grounds and allotments may not be inappropriate in the Green Belt provided such provision preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. When assessing proposals, the following factors considerations will be taken into account:</p> <ul style="list-style-type: none"> the proposed building must be shown to be required and related to the lawful use of the land; proposals for stables/tack rooms must demonstrate the amount of development proposed is reasonably related to its intended use and the amount of pasture land available use of the land; proposals for maneges/all weather riding facilities will be expected to demonstrate the minimum required hard standing necessary for the facility, if this hardstanding is required. 	No Likely Significant Effect of this MM – This change provides for minor amendments in the policy text that will not result in LSEs on European sites.
MM53	Policy EE18	<p>Policy EE18: Engineering Operations in the Green Belt</p> <p>Proposals for engineering operations including laying of roads and hardstanding, material changes in land levels and formation of bunds are considered inappropriate development unless the applicant has demonstrated that the operations preserve the openness of the Green Belt at the site and its vicinity, and do not conflict with the purposes of the Green Belt relevant to the proposal. The extent and visual impact of the changes in land levels will be taken into account in assessing such proposals, as will the purpose and intent of future use of the hardstanding in order to ensure the visual effects are not harmful.</p>	No Likely Significant Effect of this MM – This change provides for a minor grammatical amendment that will not result in LSEs on European sites.
MM54	Policy EE19	<p>Policy EE19: Change of Use of Land in the Green Belt</p>	No Likely Significant Effect of this MM – This change provides for a minor

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		Proposals for changes of use of land may not be inappropriate development per se but the change of use should have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing use. Furthermore, proposals for independent residential occupation use of land associated with husbandry of land or livestock are considered to be inappropriate development and harmful to the Green Belt in principle, <u>including residential use associated with husbandry of land or livestock.</u>	amendment that will not result in LSEs on European sites.
MM55	Policy IE1 Inset Map	Policy IE1: Employment Allocations Appendix 3 contains a summary document, which shows the difference between the existing and amended map at this site.	No Likely Significant Effect – this change applies to aspects of the plan that are irrelevant to European sites.
	Policy IE1 1 st para	This site of 7.9 7.7 ha will deliver a high quality employment development that will:	No Likely Significant Effect of this MM – This change provides an update to the area of an employment site. This will not result in LSEs on European sites.
	Policy criteria and c)	IE1 a) Provide a minimum in the region of 20,000 net additional sqm of B1c/B8 floorspace a) c) Within the 20,000 net additional sq.m total employment floorspace to be provided at the site , a limited (up to a maximum 10%) amount of B2 floorspace may be considered acceptable where it would not have a negative impact on neighbouring residential amenity;	No Likely Significant Effect of this MM – This change provides for minor grammatical amendments to policy wording that will not result in LSEs on European sites.
	Policy IE1 2 nd para	It should be noted that the site is adjacent to the River Wey Navigation and its associated Biodiversity Opportunity Area (BOA) R04 (River Wey & tributaries) and SNCI, <u>as well as including deciduous woodland priority habitat on the northern part of the site.</u> Boundary sensitivities must therefore be respected in the design of any scheme, which should include appropriately designed green infrastructure to protect and buffer the canal to help to deliver against BOA objective R04/O3 (Targets T3b, T3c & T3e).	No Likely Significant Effect of this MM – This change acknowledges the priority deciduous woodland habitat on site. It will not result in LSEs on European sites.
MM56	Policy IE3 5 th bullet point	Policy IE3: Catering for modern business needs • Support small scale rural offices or other small scale rural employment development, through conversion or redevelopment of existing buildings to provide well-designed new buildings business premises , provided they accord with the Council’s Green Belt policies.	No Likely Significant Effect of this MM – This change provides for a minor grammatical amendment to policy wording that will not result in LSEs on European sites.
MM57	Policy IE4 para ii)	Policy IE4: The Visitor Economy	No Likely Significant Effect of this MM – This change provides for a minor grammatical amendment to policy

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		ii) The loss of existing tourist and leisure attractions, including arts, cultural and entertainment facilities and hotels will be strongly resisted unless replacement facilities of an of provision are proposed in a location equally accessible to the facility's current catchment area. Alternatively, robust evidence must be provided to demonstrate that:	wording that will not result in LSEs on European sites.
MM58	Policy IE6 3 rd para	Policy IE6: Town Centre Development Development proposals for use classes A2 to A5 and other town centre uses within the secondary shopping frontages, will only be permitted where a minimum of 30% of the total units are retained in A1 use. Residential uses will only be permitted on the ground floor within the Secondary Shopping Frontages in exceptional circumstances , where the use would not harm the vitality or viability of the centre.	No Likely Significant Effect of this MM – This change is a clarification of policy wording that will not result in LSEs on European sites.
	Table 3	Table 3-5 5: Forecast retail growth in the Borough's town centres over the Local Plan period (net m²).	No Likely Significant Effect of this MM – This change provides for minor amendments to Table 3. These changes are irrelevant to European sites.
MM59	Policy IE10 final para	Policy IE10: Egham Gateway West allocation *Student accommodation will be supported as part of residential development on this site. Where an application proposes student accommodation a proportionate reduction in general needs C3 residential units would be provided. <u>If student accommodation is not proposed the higher figure of 120 residential units is to be applied as a minimum.</u>	No Likely Significant Effect of this MM – This change clarifies the site requirements for the allocation, stating that 120 dwellings will be delivered if no student accommodation is coming forward. However, this change will not result in LSEs on European sites.
MM60	After policy IE10	New Policy IE11: Strodes College Lane allocation <u>Site ref and name</u> <u>Timing</u> 2021-2023 <u>Development requirements</u> <u>This 0.2ha site is located in Egham Town Centre. It is expected that the site will deliver development over the Plan period to include:</u> <u>a) a minimum of 100* units of student accommodation</u> <u>b) A use class* development at ground floor level development for Class A use * at ground floor level</u>	No Likely Significant Effect of this MM – This change introduces a new policy into the Local Plan, which will deliver 100 units of student accommodation. However, the site already has planning permission and therefore does not need to be reassessed here. This change will not result in LSEs on European sites.

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*Planning permission has been granted in February 2019 at the site, which accords with the level of development proposed through this allocation policy.

Residential development would also be supported at the site in the form of a flatted scheme. It is considered that the site could accommodate at least 40 residential units.

In the design of any scheme, special regard will need to be paid to the designated and nondesignated heritage assets in close proximity to, and within the site.

Section 8 The inset maps for the Opportunity Areas following IE11 will be changed to reflect the new policies numbers given the proposed introduction of IE11.
(improving our economy)

No Likely Significant Effect of this MM – This change provides for a minor amendment that is irrelevant to European sites.

Para 8.57 – **Justification for inclusion of policies IE7 to ~~IE4~~ IE11**
8.58

8.57 The NPPF advises that Local Plans should allocate a range of suitable sites to meet the scale and type of: retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres, with identified needs being met in full (please note that leisure uses including A3-A5 uses and community and cultural uses are discussed in more detail in policy IE4: visitor economy and in other chapters in this Local Plan including: the Recreation, Green Space and Leisure chapter and Transport and Infrastructure chapter).

8.58 Policies IE7 to ~~IE10~~ IE11 seek to comply with Local Plan objectives 4 and 14.

No Likely Significant Effect of this MM – This change provides for a minor amendment that is irrelevant to European sites.

Section 8 ~~Strodes College Lane Opportunity Area, Egham~~
(improving our economy)
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Timing	2019
Development opportunity	This 0.2ha site is located in Egham Town Centre and over the period of the Local Plan is considered to present an opportunity for redevelopment. The site has previously benefitted from planning consent for a mixed use

No Likely Significant Effect of this MM – This change accounts for the fact that planning permission for the site has been granted and the site is no longer considered to be an opportunity area. This change has no LSEs on European sites.

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		<p>development which includes 14 residential units (under RU.13/0325).</p> <p>Whilst this consent has now expired, it is considered that this site remains an opportunity area for this type of development.</p> <p>In the design of any scheme, special regard will need to be paid to the designated and non-designated heritage assets in close proximity to, and within the site.</p> <p>This site is within the Total Catchment for the Source Protection Zone (SPZ3) for the potable abstraction at Chertsey. There is the potential for mobilisation of contaminants during development to impact on the Principal Aquifer, in particular as the site was formerly a Dry Cleaners. This should be considered in the design of any development proposal at the site.</p>	
<p>Para 8.60</p>	<p>Policy IE11IE12 seeks to comply with Local Plan objectives 4 and 14.</p>		<p>No Likely Significant Effect of this MM – This change provides for a minor amendment that is irrelevant to European sites.</p>
<p>Para 8.62</p>	<p>The local centres identified in Policy IE11IE13: Local Centres exclude small parades of shops of purely neighbourhood significance. The Council’s strategy is to ensure that local centres continue to provide a broad range of services for their local communities, mainly serving specialist local needs or the immediate day to day needs of their local populations.</p>		<p>No Likely Significant Effect of this MM – This change provides for a minor amendment that is irrelevant to European sites.</p>
<p>MM61</p> <p>suggest a petrol final para Aquifer</p>	<p>Policy IE11: Town Centre Opportunity Areas, Chertsey Opportunity Area: Sainsburys and car park</p> <p>This site is within the Outer Source This site is within the Outer Source Protection For clarity. opportunity Protection Zone (SPZ2) for the potable Zone (SPZ2) for the potable abstraction at area, abstraction at Chertsey and EA records Chertsey and para EA records suggest that the area Developmesuggest that the area of the car park was of the car park was formerly a petrol station nt formerly a petrol station (previously (previously remediated). There is the potential opportunity remediated). There is the potential for for mobilisation of contaminants during final para mobilisation of contaminants during development. To</p>		<p>No Likely Significant Effect of this MM – This change explicitly states that any impacts on the principal aquifer will need to be mitigated. This positive change has no LSEs on European sites.</p>

Ref. Number	Policy/ Para.	Proposed Main Modification	Likely Significant Effects
		<p>mitigate impact on the development. To mitigate impact on the Principal Aquifer should be addressed. There Principal Aquifer should be addressed. <u>is potential for mobilisation of contaminants during development of this site. Therefore, any impacts on the Principal Aquifer will need to be mitigated as part of any development proposals coming forward.</u></p>	
Additional Note		<p>Note: Some changes have also been made to the glossary and appendices to the Local Plan. However, these are not part of the main body of the HRA and are therefore not assessed here. Furthermore, these changes generally reflect the changes made to policies and supporting text in the main body of the Local Plan. For example, Appendix A refers to the delivery of at least 7,507 homes (rather than the previously stated 7,480 homes).</p>	

3. Conclusion

- 3.1 This HRA has examined the potential implications of the Main Modifications for European sites. This assessment has determined that the proposed MMs will not lead to LSEs on European sites and do not introduce impact pathways that weren't already discussed in the 2017 HRA. Therefore, the HRA's conclusions and recommendations can continue to be relied upon.

