

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~striethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

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Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy Context for Policies EMP1 – EMP4
MM1	Paragraph 2.2.5 (p.12)	<p><i>Add new paragraph under the table entitled Policy CS8 Areas 1-3/Figure 7 as follows:</i></p> <p><u>2.2.5A</u> In accordance with Core Strategy Policy CS8, the Council will seek to deliver 46,000sqm of employment floorspace by 2027. Identified needs for industrial, storage and distribution premises are anticipated to be met through the reuse and intensification of existing employment areas, including a number of existing permissions. Office needs will be met through a combination of the reuse and intensification of existing employment areas and town centres, small scale planning permissions within the urban area and through a number of specific site allocations in this plan (namely, RTC6 Gloucester Road, REI2 Land adjacent to the Town Hall, BAN2 The Horseshoe, ERM5 Oakley Farm, SSW2 Land at Sandcross Lane and HOR9 Horley Strategic Business Park).</p>
		Policy EMP5: Local Skills and training opportunities
MM2	Policy EMP5 (p.17)	<p><i>Replace wording of Policy EMP5 in its entirety as follows:</i></p> <p>Developers of new residential development of 25 units or more, and non-residential development in excess of 1,000sqm size (gross), will be required to agree with the Council, and implement, a Training and Employment Plan demonstrating how the development will:</p> <p>1) Provide or enable the delivery of new construction apprenticeships and other on-site training opportunities as follows:</p> <ul style="list-style-type: none"> a) Residential development: 1 new apprenticeship per 25 units for the first 100 units, then 1 new apprenticeship per 50 units b) Non-residential development: 1 new apprenticeship for the first 1,000sqm, then 1 new apprenticeship per 2,500sqm. <p>2) For non-residential schemes, provide or support local training and placement schemes targeted at local residents in respect of any jobs created through the end use.</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM2 (cont)		<p><u>Requirements for employment and skills training in new development will be secured by means of condition or Section 106 agreements for new residential developments of 25 units or more and for non-residential development in excess of 1,000sqm size (gross).</u></p> <p><u>The Council will seek to secure a minimum of 20% of the total jobs created by the construction of the new development for local residents or apprenticeships. Opportunities for training and placement schemes targeted at local residents in respect of any jobs created through the end use of any non-residential development will also be explored.</u></p>
		Policy DES2: Residential garden land development
MM3	Policy DES2 (p.31)	<p><i>Amend wording of Policy DES2 as follows:</i></p> <p>Where development is proposed on residential garden land, including infilling schemes and development on back garden land, it will be required to comply with the following criteria (as well as adhering to other policies):</p> <ol style="list-style-type: none"> 1) Proposals must: <ol style="list-style-type: none"> a) Be designed to reflect <u>respect</u> the scale, form and external materials of existing buildings in the locality to reinforce local distinctiveness b) Be of a height, bulk, and mass, and siting to ensure the development does not appear prominent or conspicuous within <u>is in keeping with</u> the existing street scene. c)-f) <i>[unchanged]</i> g) <u>Not create an undue disruption to the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.</u> 2) <i>[unchanged]</i> 3) Residential garden development should protect, and not create an undue disruption to, the character and appearance of an existing street frontage, particularly where the form and rhythm of development within the existing street frontage is uniform.

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy DES4: Housing Mix
MM4	DES4 Explanation (p.34)	<p><i>Amend paragraphs 3.2.20 as follows:</i></p> <p>3.2.20 Policy DES4 seeks to ensure that a range of dwelling sizes is provided as part of new developments. Providing a range of housing types and sizes encourages more balanced communities, helps avoid areas of social exclusion and provides households with a greater range of choices to enable them to remain within the communities of which they are part. <u>The application of Policy DES4 will be supplemented by guidance and mix requirements for affordable housing which is set out in the Council's Affordable Housing Supplementary Planning Document 2014 (or any equivalent SPD should this be updated during the plan period).</u></p>
		Policy DES6: Affordable Housing

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM5	Policy DES6 (p.35)	<p><i>Amending wording of criteria (1) and (2) as follows:</i></p> <ol style="list-style-type: none"> 1) Between 2012 and 2027 a minimum of 1,500 gross new affordable dwellings will be delivered within the borough. These will be provided by registered providers, and by seeking affordable housing provision and contributions from all housing developments except for single replacement dwellings. 2) The Council will negotiate affordable housing provision and contributions taking into account the specifics of the site, <u>including financial viability</u>, as follows: <ol style="list-style-type: none"> a) Development of allocated greenfield urban extension sites should provide 35% of (gross) dwellings on the site as affordable housing; b) On all other developments providing 11 or more dwellings, (gross) 30% of the dwellings on the site should be affordable housing; e) On development sites providing less than 11 dwellings (gross), a financial contribution broadly equivalent to the cost to the developer of on-site provision of 20% will be sought; d) Within the regeneration areas, a lower proportion of affordable dwellings may be accepted in order to achieve other regeneration aims, including improving the mix of local housing stock. <p><u>In exceptional circumstances, where it can be robustly justified, should the Council consider it would not be suitable or practical to provide affordable housing on site it may accept affordable housing provided on an alternative site or as a payment in lieu.</u></p>
MM5 (cont)	Policy DES6 (p.35) DES6 Explanation (p.36)	<p>3)-6) <i>[unchanged]</i></p> <p><i>Amend paragraphs 3.2.28 and 3.2.37 as follows:</i></p> <p>3.2.28 The high level of house prices and rental values bot in absolute terms and relative to wages within the borough means that many households cannot access market housing to meet their needs. Lack of affordability has the greatest impact on households with the lowest earnings, including first time buyers. “In order to maximise the amount of new affordable housing in the borough, we will seek a financial contribution from small developments, although at a lower proportion than larger sites.”</p> <p>...</p> <p>3.2.37 Where requirement for on-site provision of 30% of 35% would result in a fraction of a dwelling, this will</p>

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		<p>be rounded up or down according to mathematical convention (up at 0.5). The national vacant building credit will be applied where relevant in calculating both the on-site provision required. and the affordable housing contributions required from smaller sites. Details of both calculations will be set out in a revision to the Affordable Housing Supplementary Planning Document 2014.</p>
Policy DES7: Specialist Housing		
MM6	Policy DES7 (p.37-37)	<p><i>Amend wording of Policy DES7, criteria 1 and 2 as follows:</i></p> <p>Caravans</p> <p>1) For planning a-Applications for new residential caravans sites (those that are not covered by do not fall under Core Strategy Policy CS16 - Gypsies, Travellers and Travelling Showpeople or DMP Policy GTT1 – Gypsy, Travellers and Travelling Showpeople accommodation) must meet the following criteria will be used to assess the suitability of sites:</p> <p>a)-f) <i>[unchanged]</i></p> <p>Older people and support needs</p> <p>2) To provide enough suitable accommodation for older people and for people with other support needs:</p> <p>a) The Council will support proposals that are easily accessible to shops, public transport, community</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM6 (cont)	<p>Policy DES7 (p.37-37)</p> <p>DES7 Explanation (p.38)</p>	<p>facilities and services appropriate to the needs of the intended occupiers.</p> <p>b) The loss of existing care homes, housing for older people and <u>housing for people these</u> with support needs will be resisted unless adequate alternative provision is provided locally or evidence is provided to the satisfaction of the Council that there is no longer a need for the facilities, <u>or it is not viable for continued care home use.</u></p> <p>c) <i>[unchanged]</i></p> <p>d) To meet the need for affordable accommodation within the Borough (in line with Policy DES6):</p> <p>i. Where accommodation falls into C3 use class, the Council will expect <u>negotiate to secure the provision of affordable housing to be provided in accordance with DES6</u></p> <p>e) <i>[unchanged]</i></p> <p><i>Add additional text below paragraph 3.2.47 as follows:</i></p> <p><u>3.2.47A In addition to providing the right type of specialist accommodation to meet the needs of our residents, it is important that care provision is affordable to those who need it. This policy seeks to ensure that affordable housing is secured in line with Policy DES6 for any specialist housing developments falling within C3 use class. For other types of specialist accommodation, including for example extra-care housing and care homes within C2 use class, it is acknowledged that operations and funding of care are more complex and that, as a result, affordable provision may not be feasible or achievable in all circumstances. However, in view of the challenges of the rising cost of care, the Council wishes to encourage developers and providers to work with stakeholders – including Surrey County Council and care commissioning groups – to explore and bring forward opportunities to provide affordable care within these settings. In this regard, developers are encouraged to engage as early as possible when bringing forward schemes, including through the pre-application process.</u></p>
Policy DES10: Advertisements & Shopfront design		
MM7	Policy DES10 (p.42)	<p><i>Delete criteria (5) as follows:</i></p> <p>“5. High level brilliantly illuminated, neon, or flashing advertisements, or advertisements with moving parts, will not normally be permitted.”</p>
Policy OSR2: Open space in new developments		

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM8	Policy OSR2 (p.46)	<p><i>Amend wording of criteria (1) as follows:</i></p> <p>1) New housing developments will be expected <u>required</u> to make suitable provision for public open space, sport and recreational facilities as set out below...</p> <p>a) Open space provision should be provided in line with the following standards:</p> <p>i. <u>For sites of 830 dwellings or more, allotment plots should be provided at a standard of 10 plots / 1,000 people</u></p> <p>ii. i For sites of 460 dwellings or more, natural and semi-natural greenspace should be provided at a standard of 1.8ha/1,000 people.</p> <p>iii ii For sites of 830 dwellings or more, allotment plots should be provided at a standard of 10 plots/ 1,000 people.</p> <p>iv iii For sites of 25 dwellings or more, amenity greenspace should be provided at a standard of 0.8ha/1,000 people.</p> <p>v iv For sites of less than 25 dwellings, amenity greenspace should be provided in line with policy DES1.</p> <p><i>Amend wording of criteria (4) as follows:</i></p> <p>4) On large-housing sites <u>over 100 units</u>, including sustainable urban extensions, open space requirements and how they are to be delivered will be established on a case by case basis and set out in a development brief, using the standards above as a minimum starting point.</p>
Policy OSR3: Outdoor sport and recreation		
MM9	Policy OSR3 (p.47)	<p><i>Amend criteria (3) of Policy OSR3 as follows:</i></p> <p>3) Preserve the openness of the countryside <u>Green Belt</u> and not conflict with the purposes of the Green Belt <u>including land within it</u></p>
Policy TAP1: Access, parking and servicing		

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM10	Policy TAP1 (1) c) and (2) (p.49)	<p><i>Amend wording of criteria (1)(c) as follows</i></p> <p>c) Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) <u>unless satisfactory evidence is provided that non-compliance would not result in unacceptable harm. Such evidence could include on-street parking surveys, evidence of parking demand, and/or further information on accessibility.</u> Development should not result in unacceptable levels of on-street parking demand in existing or new streets.</p> <p><i>Amend wording of criteria (2) as follows:</i></p> <p>2) Planning applications will be looked upon favourably where they do not <u>unless they would have an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe, transport impacts (including cumulative impacts) taking into account proposed mitigation.</u> or where they provide improvements that would make them acceptable.</p>
Policy CCF1: Climate change mitigation		
MM11	Policy CCF1 (3) (p.52)	<p><i>Replace criteria (3) as follows:</i></p> <p>4) Micro-generation should be considered for new development and where proposed should be incorporated sensitively into the proposed design. <u>The Council will support developments that make provision for on-site micro-generation.</u></p>
Policy CCF2: Flood risk		

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM12	Policy CCF2 (1) and (3) (p.53)	<p><i>Amend wording of criteria (1) as follows:</i></p> <p>1) Development proposals must avoid areas at risk of flooding <u>where possible</u> and prioritise development in areas with the lowest risk of flooding. Any proposal within an area known to be at risk of flooding should satisfy the sequential test, and where necessary, the exceptions test in line with relevant national guidance. <u>The Sequential Test shall be undertaken for developments in flood zones 2 and 3 except where exempt in accordance with the requirements of the NPPF and Planning Practice Guidance. Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Where necessary the Exception Test must also be satisfied in line with national guidance.</u></p> <p><i>Amend wording of criteria (3) as follows:</i></p> <p>3) Proposals must not increase the level of <u>existing and future</u> risk of flooding elsewhere. Where possible, proposals should seek to secure opportunities to reduce both the cause and impact of flooding <u>for existing and proposed development.</u></p>
Policy NHE1: Landscape protection		
MM13	Policy NHE1 (p.57)	<p><i>Amend policy wording as follows:</i></p> <p>The following spatial designations are relevant:</p> <ul style="list-style-type: none"> • The Surrey Hills Area of Outstanding Natural Beauty (AONB) • The Area of Great Landscape Value (AGLV) <p>1) <u>With regard to the Surrey Hills Area of Outstanding Natural Beauty (AONB):</u></p> <p style="padding-left: 20px;">a) Within or adjacent to the Surrey Hills Area of Outstanding Natural Beauty, <u>Great weight will be attached to the impact that the <u>development proposals</u> would have on the landscape and scenic beauty <u>of the AONB.</u></u></p> <p>The same principles will apply to proposals within the current Area of Great Landscape Value and maintained as such, until such a time as the AONB Boundary Review is completed which may</p>
MM13	Policy NHE1	

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
(cont)	(p.57)	<p>extend the AONB onto current AGLV.</p> <p><u>b) Proposals for major development within the AONB will only be supported in exceptional circumstances where it is demonstrated as being in the public interest, in accordance with national policy</u></p> <p><u>c) Proposals must conserve and enhance the landscape and scenic beauty of the AONB and development proposals outside its boundaries must have regard to protecting its setting</u></p> <p><u>d) Proposals should have regard to the current Surrey Hills AONB Management Plan</u></p> <p><u>2) The principles set out in Policy NHE1(1) above apply in the Area of Great Landscape Value (AGLV), as designated on the Policies Map, until such a time as the Surrey Hills AONB Boundary Review is completed which may extend the AONB into land currently designated AGLV. Any AGLV remaining after the AONB Boundary Review will thereafter be treated as a local landscape designation.</u></p> <p><u>2)3) Proposals for d Development proposals located between Horley and Gatwick Airport must ensure that a physical visual break is retained through the protection and intensification of existing tree/hedgerow belts and other landscape measures, including introducing a suitable and distinct landscape buffer to reinforce the identity and separateness of the settlement of Horley from Crawley and the <u>Gatwick a-Airport</u>. Development and proposals must also have regard to the open setting of the <u>Gatwick Airport</u> consistent with adopted planning policies in adjoining areas. This is reflected on the policies map with the notation-of 'Gatwick Open Setting'.</u></p> <p><u>3)4) Throughout the borough, development proposals must:</u></p> <ul style="list-style-type: none"> a) Respect the landscape character and landscape features of the locality b) Have particular regard for potential impacts on ridgelines, public views and tranquillity, and the effects of light pollution c) Be of a design, siting and scale that is complementary to the landscape and Surroundings d) Use appropriate external building materials, particularly in terms of type and colour, to avoid the development appearing conspicuous in the landscape e) Demonstrate how opportunities have been taken to enhance the immediate and wider setting of the development <p>f) Seek to protect the best and most versatile agricultural land</p>
MM13	Policy NHE1	

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
(cont)	(p.57)	<p>4)5) <u>Minor development</u> that would assist in the continuation or establishment of rural businesses or benefit the social and economic wellbeing of rural communities will be supported (subject to adherence with other policies) providing it does not conflict with the aims of conserving and enhancing the natural beauty of the landscape.</p> <p>5)6) Proposals for renewable energy developments, in particular wind turbines and solar farms, will only be permitted where their impact (visual and noise) would not harm the landscape or undermine the intrinsic character and beauty of the countryside.</p>
Policy NHE2: Protecting and enhancing biodiversity and areas of geological importance		
MM14	<p>Policy NHE2(1) (p.58)</p> <p>NHE2 Explanation (p.59)</p>	<p><i>Additional wording after Policy NHE2 (1) b:</i></p> <p><u>c) New major development on sites that may support commuting and foraging habitat (including mature vegetative linear features such as woodlands, hedgerows) within 3.5km of Mole Gap to Reigate Escarpment, should have due regard to the possibility that Bechstein's Bat will be utilising the site. Such proposals will be required to incorporate relevant surveys and ensure that key features (foraging habitat and commuting routes) are retained or appropriately mitigated, in addition to a suitable buffer to safeguard against disturbance.</u></p> <p><i>Additional paragraph at end of the Policy NHE2 Explanation:</i></p> <p><u>3.5.13A The scale of the buffer referred to in NHE2 (1)(c) will need to be determined on a case-by-case basis, informed by bat activity survey work and would take account of bat sensitivity to disturbance / artificial lighting and the natural screening provided by existing surrounding vegetation. It would need to be devised in consultation with the RBBC (in addition to Natural England, as required).</u></p>
Policy NHE3: Protecting trees, woodland areas and natural habitats		

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM15	<p>Policy NHE3 (p.60)</p> <p>Policy NHE3 Explanation (p.61)</p>	<p><i>Additional wording to be added as a fourth bullet in list at beginning of Policy NHE3:</i></p> <ul style="list-style-type: none"> • Ancient woodland areas • Trees, either individually or in groups/areas, protected by Preservation Orders • Conservation Areas • <u>Mole Gap to Reigate Escarpment SAC Core Sustenance Zone of Bechstein's Bat (<i>Myotis bechsteinii</i>)</u> <p><i>Additional paragraph at end of the Explanation (following paragraph 3.5.15) to Policy NHE3 as follows:</i></p> <p><u>3.5.15A The Mole Gap to Reigate Escarpment SAC supports a population of Bechstein's bat (<i>Myotis bechsteinii</i>). Bechstein's bats roosting within the Mole Gap to Reigate Escarpment SAC rely on land outside of the site boundaries. This is in part because they are a highly mobile species. Land which is required to sustain species associated with a Natura 2000 site is referred to as 'functional linkage'. Where impacts to 'functional linkage' could result in significant effects to the bat populations associated with the SAC, full consideration needs to be undertaken under the Habitats Regulations (in the same way as habitat in the SAC). A 3.5km Core Sustenance Zone (CSZ) is put in place to protect the 'functional linkage' from any development that has potential to impact greenfield sites or existing mature vegetation lines (trees and hedgerows) and/ or river bank corridors and potentially to impact upon the commuting and foraging routes of bats for which these sites are designated. This could include direct loss of habitat and light and sound/ vibration pollution.</u></p>
		Policy NHE4: Green and blue infrastructure
MM16	Policy NHE4 (3) (p.62)	<p><i>Amend wording of criteria (3)b) to Policy NHE4 as follows:</i></p> <p>e) Formal outdoor recreation, allotments, agriculture and woodland where feasible. excluding horse keeping and equestrian development"</p>
		Policy NHE5: Development within the Green Belt

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM17	Policy NHE5 (p.64)	<p><i>Amend criteria 1) (d) of NHE5 as follows:</i></p> <p>1)....</p> <p>d) The extensions, in combination with any other additions, would not be disproportionate compared to the original building (being that as originally built or as existed at <u>on 1 July 1948</u>, whichever is later) taking account of:</p> <p><i>Amend criteria 4) of NHE5 as follows:</i></p> <p>4) Washed over villages and other land inset within the Green Belt. The following amendments to previously washed over villages and other land inset within the Green Belt have been actioned (see Green Belt review for details)</p> <p>a) Previously in the Green Belt but now excluded from the Green Belt:</p> <ul style="list-style-type: none"> o The village at Netherne on the Hill o East Surrey Hospital <p>b) Previously inset into the Green Belt but now included in the Green Belt</p> <ul style="list-style-type: none"> o Babylon Lane <p><u>6) The Traveller sites set out in Policy GTT1 are removed from the Green Belt</u></p> <p><u>7) Sites at the edge of urban areas are removed from Green Belt and allocated through other policies in this plan to enable provision of Sustainable Urban Extensions in accordance with Policy MLS1</u></p>
Policy NHE6: Reuse and adaptation of buildings in the Green Belt		
MM18	Policy NHE6 (p.66)	<p><i>Amend wording of NHE6 as follows:</i></p> <p>1) The re-use and adaptation of buildings to support the rural economy or diversification of rural businesses will be supported provided:</p> <p>a) The existing building is lawful, permanent and of sound construction and can be converted without significant or complete reconstruction;</p> <p>b) The conversion would not detract from the character of <u>enhance</u> the building or the surrounding rural</p>
MM18 (cont)	Policy NHE6 (p.66)	

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		<p>character and would not lead to the loss of any features of architectural or historic importance</p> <p>c) <i>[unchanged]</i></p> <p><u>d) The proposal would enhance the rural character of the immediate setting; and</u></p> <p><u>e) The proposal would enhance or maintain the visual or physical distinction between urban areas and rural surrounds.</u></p> <p>2) Where conversion to residential use is proposed, planning permission will only be granted where: (subject to adherence with other policies)</p> <p>a) <i>[unchanged]</i></p> <p>b) The building is vacant, and <u>It can be demonstrated that reasonable attempts have been made for a minimum 6-month period, without success, to let or sell the premises for a use which would support the rural economy or that such a conversion would be financially unviable (See Annex 3 for marketing requirements).</u></p>
Policy NHE7: Rural Surrounds of Horley		
MM19	Policy NHE7 (p.66)	<p><i>Amend wording of Policy NHE7 as follows:</i></p> <p>Proposals for development <u>within</u> the Rural Surrounds of Horley will be expected to <u>should</u> protect the countryside in accordance with <u>national policy paragraph 17 of the NPPF</u>, which recognises the intrinsic character and beauty of the countryside.</p> <p>1) Proposals for development <u>within</u> the Rural Surrounds of Horley will be looked on favourably where they:</p> <p>a) Support the essential needs of agriculture, forestry and outdoor sports <u>with development that are is an of appropriate size, siting and design and materials; or</u></p> <p>b) Support suitable small-scale employment and tourism opportunities in the countryside. Support the social and economic wellbeing of rural communities, including small scale rural businesses.</p> <p>2) The creation of new dwellings will be permitted <u>where: in limited circumstances, including:</u></p> <p>a) Where the proposal meets <u>the requirements of Criteria 1 above;</u></p> <p>b) The one to one replacement of an existing single dwelling is replaced by with one having of a similar landscape impact; the proposal seeks the replacement of an existing single dwelling with one of an</p>
MM19	NHE7(p.66)	

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
(cont)		<p><u>equivalent landscape impact:</u></p> <ul style="list-style-type: none"> c) <u>The requirement for a countryside or rural location can be otherwise justified;</u> d) <u>The proposal will maintain or enhance the characteristics of the immediate rural setting;</u> e) <u>The scale of the proposal is proportionate to its countryside setting; and</u> f) <u>The proposal will maintain or enhance the visual and physical distinction between Horley urban area and its rural surroundings.</u> <p>3) Extensions and replacement of existing buildings and any other ancillary development must maintain and not compromise the character of the countryside and landscape.</p> <p>4) <u>Proposals that promote innovative and outstanding architectural design will be considered favourably.</u></p>
Policy NHE8: Horse keeping and equestrian development		
MM20	Policy NHE8 (p.67)	<p><i>Amend wording of criteria (1) a) to Policy NHE8 as follows:</i></p> <ul style="list-style-type: none"> a) Preserves the openness <u>character</u> of the countryside and, where relevant, would not conflict with the purposes of the Green Belt <u>or harm its openness</u>
Policy NHE9: Heritage assets		

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM21	Policy NHE9 (p.68-69)	<p><i>Amend wording of Policy NHE9 as follows:</i></p> <ol style="list-style-type: none"> 1) Development will be required to protect, preserve, and wherever possible enhance, the Borough's <u>designated and non-designated</u> heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings. 2) In considering All <u>All</u> planning applications that directly or indirectly affect designated or non-designated H<u>h</u>eritage A<u>a</u>ssets a balanced judgement will be applied having regard to the scale of any harm or loss as a result of the proposed development and the significance of the heritage asset. Development proposals must demonstrate <u>be supported</u> by a thorough clear understanding of the significance, character and setting of the heritage asset <u>and demonstrate:</u> <ol style="list-style-type: none"> a) how this <u>understanding</u> has informed the proposed development, b) how the proposal would impact affect the asset's significance; <u>and</u> c) any necessary justification proportionate to the importance of the heritage asset and the potential impact effect of the proposal. 3) <u>In considering planning applications that directly or indirectly affect designated heritage assets, the Council will give great weight to the conservation of the asset, irrespective of the level of harm. Any proposal which will would result in substantial harm to, or total loss of, a designated H<u>h</u>eritage A<u>a</u>sset or its setting will be refused <u>not be supported</u> unless a clear and convincing justification is provided. In this regard:</u> <ol style="list-style-type: none"> a) <u>Substantial harm to, or loss of, Grade II assets will be treated as exceptional and substantial harm to, or loss of, Grade I and II* assets and scheduled monuments will be treated as wholly exceptional.</u> b) <u>Where substantial harm to, or loss of designated heritage assets would occur as a result of a development proposal, planning permission will be refused unless there are substantial public benefits which would outweigh the harm or loss; or</u> <ol style="list-style-type: none"> i) <u>it can be robustly proven that there are no other reasonable and viable uses for the asset in the short or medium term nor any other realistic prospect of conservation; and</u> ii) <u>the harm or loss would be outweighed by the benefits of redevelopment. or a substantial public benefit can be identified.</u> c) <u>Where less than substantial harm to a designated heritage asset would occur as a result of a</u>
MM21	Policy NHE9	<ol style="list-style-type: none"> c) <u>Where less than substantial harm to a designated heritage asset would occur as a result of a</u>

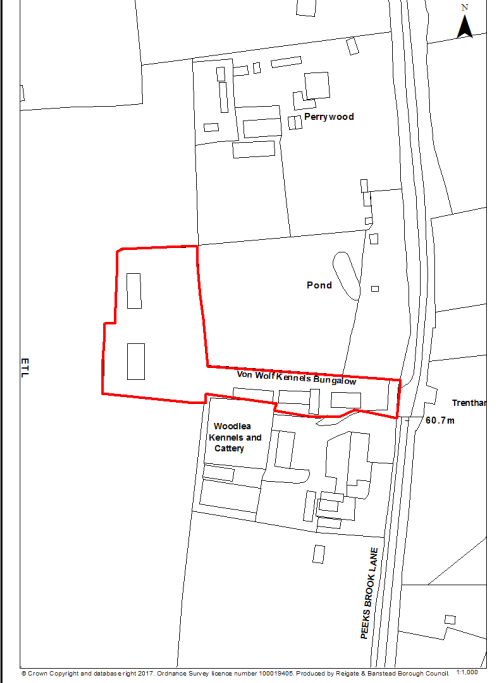
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
(cont)	(cont) (p.68-69)	<p style="text-align: center;"><u>development proposed, the harm will be weighed against the public benefits of the proposal.</u></p> <p>4) <u>Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be subjected to the tests in (3) above.</u></p> <p>5) <u>In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.</u></p> <p>6) Any development proposals must be sympathetic to a heritage asset and/or its setting by ensuring the use of appropriate high-quality materials, design and detailing (form, scale, layout and massing).</p> <p>7) Development that would help secure the long term optimum-viable use and sustainable future for heritage assets, especially those identified as being of greater-risk of loss and decay, in a manner consistent with its conservation will be supported. Any associated development-or enabling development should be acceptable in terms of its relationship to the listed or locally listed building, and character of the surrounding area.</p> <p>8) Proposals which retain and improve-the setting of heritage assets, including views, public rights of way, trees, and landscape features, including historic public realm features, in a manner consistent with its conservation, will be supported.</p> <p>9) Proposals affecting a Conservation area must preserve and, where appropriate-enhance those elements that have been identified as making a positive contribution to the character and its setting and special architectural or historic interest of the area.</p> <p>10) Demolition (full or partial) of a building, or removal of trees, structures or other landscape features in a Conservation Area, will be permitted only where: The building, structure, or feature detracts, from the character or appearance of the Conservation Area. by reason of its, design and construction, but not its condition, and</p> <p>a) An approved replacement development scheme is in place, which preserves or enhances the character or appearance of the Conservation Area.</p> <p>11) Development within or affecting the setting of a historic park or garden will be required to:</p> <p>a. Avoid subdivision</p> <p>b. Retain or restore features of historic or architectural interest, including trees, other distinctive</p>
MM21	Policy NHE9	

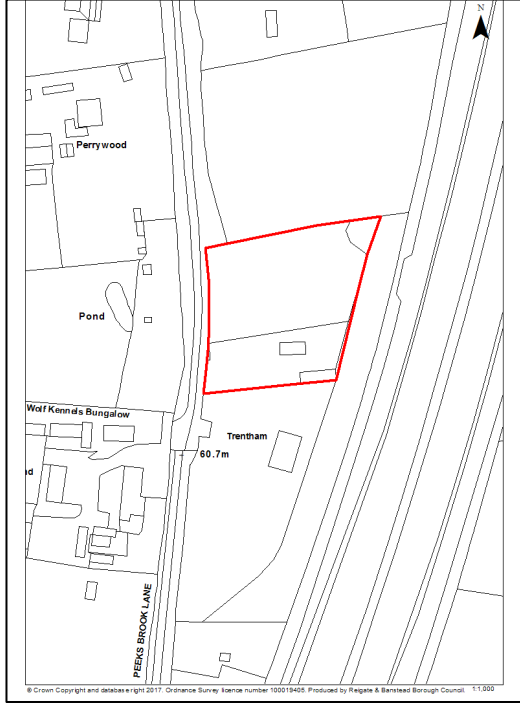
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
(cont)	(cont) (p.68-69)	<p>planting and hard landscaping, and garden features</p> <p>c. Where relevant, be accompanied by an appropriate management plan.</p> <p>12) An archaeological assessment, and where appropriate, a field evaluation, will be required to inform the determination of applications in the following circumstances:</p> <p>a) Sites which affect, or have the potential to affect, Scheduled Monuments</p> <p>b) Sites which affect, or have the potential to affect, Areas of Archaeological Importance or High Archaeological Potential</p> <p>c) All other development sites exceeding 0.4ha.</p> <p>13) Where the policies map, or <u>other</u> research, indicates <u>that</u> remains of archaeological significance will be, or are likely to be encountered on a site, the Council will require submission and agreement of schemes for the proper investigation of the site <u>to be submitted and agreed. These must incorporate the</u>, recording of any evidence, archiving of recovered material, and the publication of the results of the archaeological work as appropriate, in line with accepted national professional standards.</p>
Policy GTT1: Gypsy, Traveller and Travelling Showpeople accommodation		

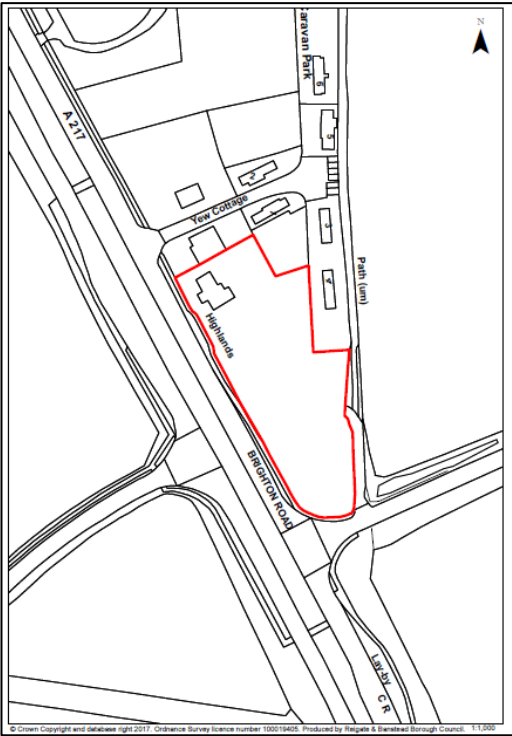
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP																										
MM22	Policy GTT1 (p.74-77)	<p><i>Re-word Policy GTT1 as follows, including one additional site (G11) and one site allocation which has been increased in site area (G12) (and amend Submission Policies Map accordingly):</i></p> <table border="1" data-bbox="562 435 2011 1169"> <thead> <tr> <th colspan="2" data-bbox="562 435 2011 475">Policy GTT1 – Gypsy, Traveller and Travelling Showperson Accommodation</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="562 512 2011 587">1) The Council will <u>following sites are inset within the Green Belt and allocated the following sites for the provision of Traveller accommodation.</u></td> </tr> <tr> <th data-bbox="562 624 1294 667"><u>Site Allocation</u></th> <th data-bbox="1294 624 2011 667"><u>Indicative capacity</u></th> </tr> <tr> <td colspan="2" data-bbox="562 671 2011 715">Gypsy and Traveller</td> </tr> <tr> <td data-bbox="562 719 1294 762">G3 - Woodlea Stables, Peeks Brook Lane, Horley</td> <td data-bbox="1294 719 2011 762">Up to 4 <u>Approximately 5</u> pitches</td> </tr> <tr> <td data-bbox="562 767 1294 810">G4 - Treetops/Trentham, Peeks Brook Lane, Horley</td> <td data-bbox="1294 767 2011 810">Up to 2 <u>Approximately 5</u> pitches</td> </tr> <tr> <td data-bbox="562 815 1294 858"><u>G11 - Highlands, Blackhorse Lane, Lower Kingswood</u></td> <td data-bbox="1294 815 2011 858"><u>Approximately 4</u> pitches</td> </tr> <tr> <td data-bbox="562 863 1294 938"><u>G12 - Land at Kents Field, Rectory Lane, Chipstead Woodmansterne</u></td> <td data-bbox="1294 863 2011 938">Up to 2 <u>Approximately 4</u> pitches</td> </tr> <tr> <td colspan="2" data-bbox="562 943 2011 986"><u>Total: Approximately 18 pitches</u></td> </tr> <tr> <td colspan="2" data-bbox="562 991 2011 1034">Travelling showpeople</td> </tr> <tr> <td data-bbox="562 1038 1294 1082">G9a - Land south of Fairacres, Axes Lane, Salfords</td> <td data-bbox="1294 1038 2011 1082">Up to <u>Approximately 1</u> plot</td> </tr> <tr> <td data-bbox="562 1086 1294 1129">G9b - Land south of Fairacres, Axes Lane, Salfords</td> <td data-bbox="1294 1086 2011 1129">Up to <u>Approximately 4</u> plots</td> </tr> <tr> <td colspan="2" data-bbox="562 1134 2011 1169"><u>Total: Up to 8 pitches & Approximately 5 plots</u></td> </tr> </tbody> </table> <p data-bbox="562 1214 2011 1289">As well as complying with other relevant policies, sites must comply with the following site specific requirements:</p>	Policy GTT1 – Gypsy, Traveller and Travelling Showperson Accommodation		1) The Council will <u>following sites are inset within the Green Belt and allocated the following sites for the provision of Traveller accommodation.</u>		<u>Site Allocation</u>	<u>Indicative capacity</u>	Gypsy and Traveller		G3 - Woodlea Stables, Peeks Brook Lane, Horley	Up to 4 <u>Approximately 5</u> pitches	G4 - Treetops/Trentham, Peeks Brook Lane, Horley	Up to 2 <u>Approximately 5</u> pitches	<u>G11 - Highlands, Blackhorse Lane, Lower Kingswood</u>	<u>Approximately 4</u> pitches	<u>G12 - Land at Kents Field, Rectory Lane, Chipstead Woodmansterne</u>	Up to 2 <u>Approximately 4</u> pitches	<u>Total: Approximately 18 pitches</u>		Travelling showpeople		G9a - Land south of Fairacres, Axes Lane, Salfords	Up to <u>Approximately 1</u> plot	G9b - Land south of Fairacres, Axes Lane, Salfords	Up to <u>Approximately 4</u> plots	<u>Total: Up to 8 pitches & Approximately 5 plots</u>	
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MM22	Policy GTT1	2) Sites Development of the allocated sites Proposals for the development and/or intensification of allocated																										


Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
(cont)	(p.74-77)	<p><u>sites to provide additional pitches and plots will be supported where it can be demonstrated that the intensification would meet the needs of gypsies and travellers. Proposals must also comply with the relevant requirements of Policy CS16 of the Core Strategy and the following site-specific requirements as set out below.</u></p> <p>3) <u>Planning permission will not be granted for proposals which would result in the loss of existing traveller accommodation on the allocated sites, or other existing traveller sites unless an alternative replacement site has been identified to provide accommodation of an equivalent or improved standard (including in terms of location).</u></p> <p>4) The site allocations set out in this plan are inset within from the Green Belt and are specifically allocated as Traveller sites only. Occupancy of the above allocated sites will therefore be restricted to the travelling community who meet the "Traveller" definition as set out in current national policy, or who identify as Travellers in line with the stipulations in the Equality Act 2010. If these allocated sites are no longer required to meet an identified Traveller need, then the site will revert to Green Belt status.</p> <p>5) Planning applications should make clearly state what commercial activity, if any, would be carried out on the site, and where. It is recommended that pre-application advice is sought on proposals for Gypsy and Traveller related accommodation development.</p> <p>6) To accommodate <u>To ensure a sufficient supply of suitable accommodation to meet future need in years 6-11, the following pitch numbers will be set aside provided on allocated sustainable urban extensions of over 70 units will be required to provide land for traveller pitches in accordance with the table below. Such set aside</u> Land for these pitches should be provided on-site on the sustainable urban extension unless the developer can demonstrate circumstances which demonstrate that to justify that:</p> <p>a) <u>provision on an alternative site within the borough would be more sustainable and/or better meet the needs of the travelling community; and</u></p> <p>b) <u>that the alternative site is within the applicant's control, and is suitable and available for traveller accommodation</u></p> <p>provision on an alternative suitable and available site within the applicant's control is identified, and is made available and deliverable by the applicant.</p> <p>Such set aside <u>Land for these pitches (whether on the SUE site or off-site) will be secured through an</u></p>
MM22	Policy GTT1	

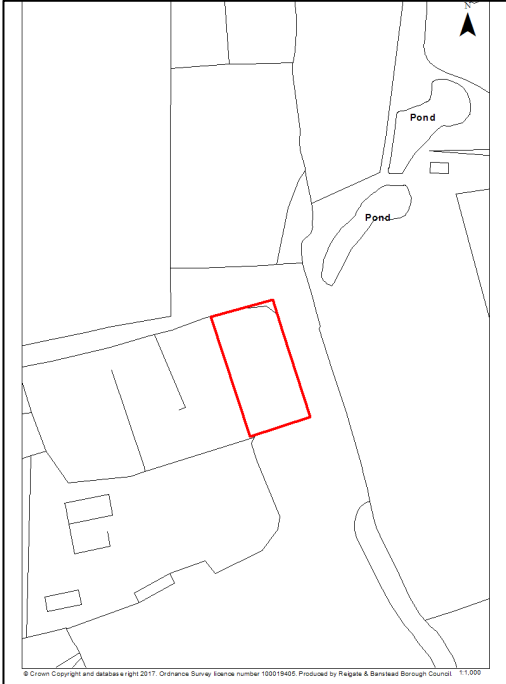
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP																																	
(cont)	(p.74-77)	<p data-bbox="613 323 1980 384">appropriate legal agreement. The following table identifies the relevant site allocations and the number of pitches required:</p> <table border="1" data-bbox="647 421 1912 908"> <thead> <tr> <th data-bbox="647 421 949 493"></th> <th data-bbox="949 421 1196 493">Site No</th> <th data-bbox="1196 421 1498 493">No. of homes deliverable</th> <th data-bbox="1498 421 1912 493">No. of pitches achievable required</th> </tr> </thead> <tbody> <tr> <td data-bbox="647 493 949 536" rowspan="2">East Redhill</td> <td data-bbox="949 493 1196 536">ERM1</td> <td data-bbox="1196 493 1498 536">400 <u>145</u></td> <td data-bbox="1498 493 1912 536"><u>Approximately 1</u></td> </tr> <tr> <td data-bbox="949 536 1196 579">ERM2/3</td> <td data-bbox="1196 536 1498 579">240 <u>230</u></td> <td data-bbox="1498 536 1912 579"><u>Approximately 3</u></td> </tr> <tr> <td data-bbox="647 579 949 622">East Merstham</td> <td data-bbox="949 579 1196 622">ERM5</td> <td data-bbox="1196 579 1498 622">95 <u>130</u></td> <td data-bbox="1498 579 1912 622"><u>Approximately 1</u></td> </tr> <tr> <td data-bbox="647 622 949 727" rowspan="2">South & South West Reigate</td> <td data-bbox="949 622 1196 694">SSW2</td> <td data-bbox="1196 622 1498 694">260 <u>290</u></td> <td data-bbox="1498 622 1912 694"><u>Approximately 3</u></td> </tr> <tr> <td data-bbox="949 694 1196 727">SSW9</td> <td data-bbox="1196 694 1498 727">400 <u>120</u></td> <td data-bbox="1498 694 1912 727"><u>Approximately 1</u></td> </tr> <tr> <td data-bbox="647 727 949 817" rowspan="2">Horley</td> <td data-bbox="949 727 1196 783">NWH1</td> <td data-bbox="1196 727 1498 783">75</td> <td data-bbox="1498 727 1912 783"><u>Approximately 1</u></td> </tr> <tr> <td data-bbox="949 783 1196 817">SEH4</td> <td data-bbox="1196 783 1498 817">70 <u>75</u></td> <td data-bbox="1498 783 1912 817"><u>Approximately 1</u></td> </tr> <tr> <td colspan="2" data-bbox="647 817 1196 908">Total</td> <td data-bbox="1196 817 1498 908">940 <u>1,065 homes</u></td> <td data-bbox="1498 817 1912 908"><u>Approximately 11 pitches</u></td> </tr> </tbody> </table>		Site No	No. of homes deliverable	No. of pitches achievable required	East Redhill	ERM1	400 <u>145</u>	<u>Approximately 1</u>	ERM2/3	240 <u>230</u>	<u>Approximately 3</u>	East Merstham	ERM5	95 <u>130</u>	<u>Approximately 1</u>	South & South West Reigate	SSW2	260 <u>290</u>	<u>Approximately 3</u>	SSW9	400 <u>120</u>	<u>Approximately 1</u>	Horley	NWH1	75	<u>Approximately 1</u>	SEH4	70 <u>75</u>	<u>Approximately 1</u>	Total		940 <u>1,065 homes</u>	<u>Approximately 11 pitches</u>
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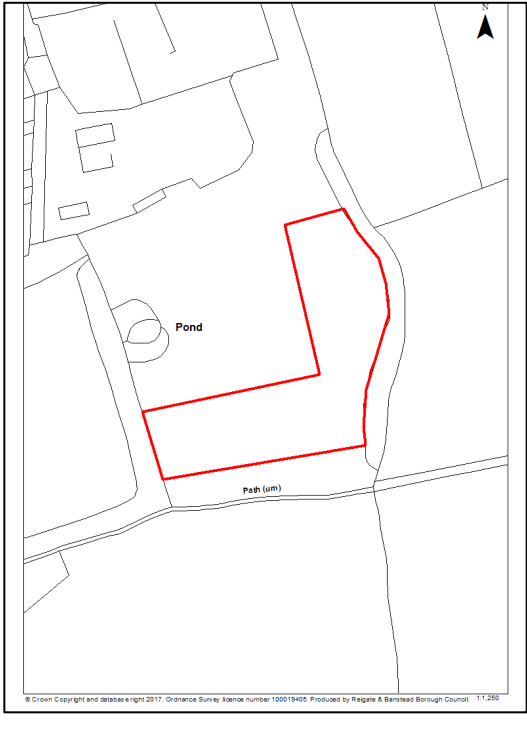
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM22 (cont)	Policy GTT1 (p.74-77)	<p><u>Allocated Sites:</u></p> <p>G3 - Woodlea Stables, Peeks Brook Lane, Horley</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="577 411 1099 1385" style="width: 45%;">  </div> <div data-bbox="1099 411 2022 1385" style="width: 50%;"> <p><u>Indicative number of pitches:</u> Up to 4 <u>Approximately 5</u> pitches</p> <p>Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> • Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents. • Additional tree or hedgerow planting along the western and southern boundary to strengthen the <u>gGreen bBelt</u> boundary. <p>Planning applications must include:</p> <ul style="list-style-type: none"> • A flood risk assessment (<u>to be informed by the Strategic Flood Risk Assessment Level 2</u>); and • <u>A noise assessment</u> </div> </div>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM22 (cont)	Policy GTT1 (p.74-77)	<p data-bbox="566 328 1279 357">G4 - Treetops/Trentham, Peeks Brook Lane, Horley</p> <div data-bbox="566 368 1099 1251">  </div> <p data-bbox="1122 411 1957 440"><u>Indicative number of pitches:</u> Up to 2 <u>Approximately 5</u> pitches</p> <p data-bbox="1122 491 1693 555">Development will be subject to the following requirements:</p> <ul data-bbox="1122 571 1973 639" style="list-style-type: none"> • Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents. <p data-bbox="1122 687 1581 716">Planning applications must include:</p> <ul data-bbox="1122 730 1980 836" style="list-style-type: none"> • A flood risk assessment (<u>to be informed by the Strategic Flood Risk Assessment Level 2</u>); and • <u>A noise assessment</u>

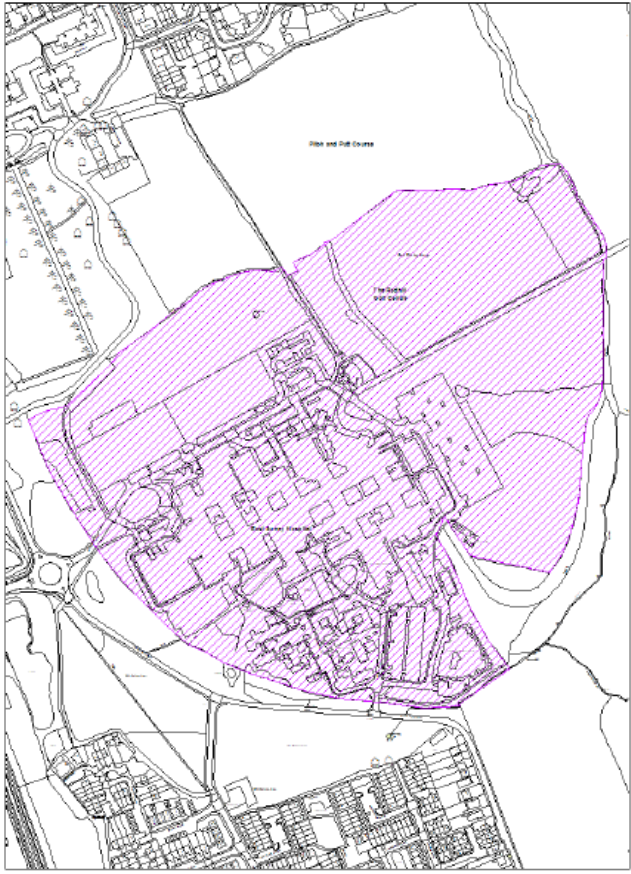
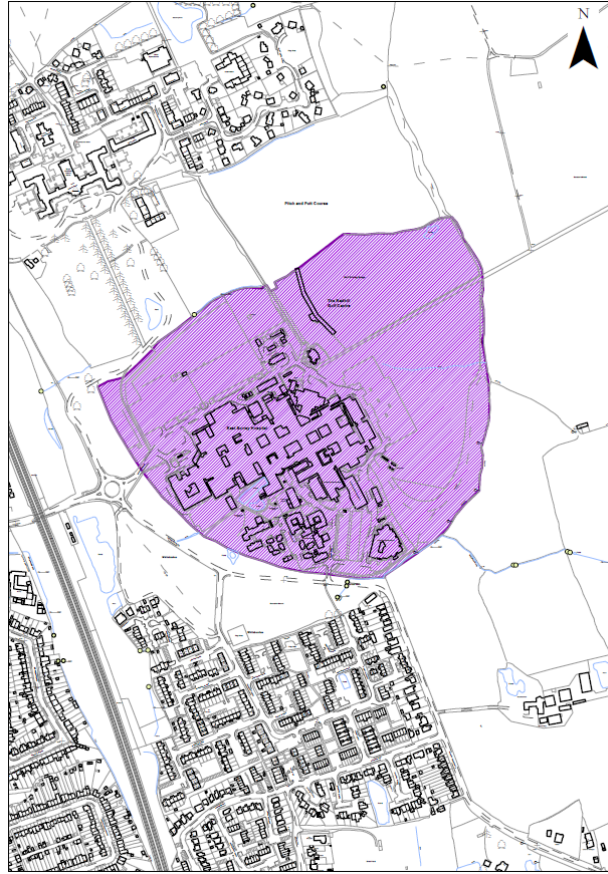
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP	
MM22 (cont)	Policy GTT1 (p.74-77)	<p>G11 Highlands, Blackhorse Lane, Lower Kingswood</p>  <p><small>© Crown Copyright and database right 2017. Ordnance Survey licence number 100019425. Produced by Reggate & Benethead Borough Council 1:1,500</small></p>	<p><u>Indicative number of pitches:</u> Approximately 4 pitches</p> <p><u>Development will be subject to the following requirements:</u></p> <ul style="list-style-type: none"> • <u>Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents</u> • <u>The layout and landscaping should be designed to avoid or mitigate adverse landscape or visual impacts on the AGLV and adjoining AONB</u> • <u>Appropriate, safe access to the adjoining highway network</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP	
MM22 (cont)	Policy GTT1 (p.74-77)	<p data-bbox="566 323 1518 355">G12 - Land at Kents Field, Rectory Lane, <u>Chipstead Woodmansterne</u></p>  <p data-bbox="577 1230 1064 1246">© Crown Copyright and database right 2018. Ordnance Survey licence number 100014405. Produced by Reigate & Banstead Borough Council. 1:500</p>	<p data-bbox="1126 411 1989 480"><u>Indicative number of pitches:</u> Up to 2 <u>Approximately 4 additional pitches</u></p> <p data-bbox="1126 528 1693 596">Development will be subject to the following requirements:</p> <ul data-bbox="1126 608 1973 676" style="list-style-type: none"> • Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents. <p data-bbox="1126 724 1585 756"><u>Planning applications must include:</u></p> <ul data-bbox="1126 767 1995 916" style="list-style-type: none"> • Provide d<u>Details of</u> landscaping to reduce visual impact should be provided. <u>This should include A</u>additional tree or hedgerow planting along the western and southern boundary to strengthen the g<u>Green b</u>Belt boundary.

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP	
MM22 (cont)	Policy GTT1 (p.74-77)	<p>G9 (a) - Land south of Fairacres, Axes Lane, Salfords</p> 	<p><u>Indicative number of plots:</u> Approximately Up to 1 plot for Travelling Showpeople Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> • Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents. • Provide details on landscaping to reduce visual impact <p><u>Planning applications must include :</u></p> <ul style="list-style-type: none"> • <u>Details of landscaping to reduce visual impact</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM22 (cont)	Policy GTT1 (p.74-77)	<p>G9 (b) - Land south of Fairacres, Axes Lane, Salfords</p> <div style="display: flex; justify-content: space-between;"> <div data-bbox="568 400 1093 1153" style="width: 45%;">  </div> <div data-bbox="1122 400 2011 1153" style="width: 50%;"> <p>Indicative number of plots: <u>Approximately</u> Up to 4 plots for Travelling Showpeople</p> <p>Development will be subject to the following requirements:</p> <ul style="list-style-type: none"> Any on-site external lighting should be carefully designed and specified so as not to cause disturbance to nearby residents. <p><u>Planning applications must include:</u></p> <ul style="list-style-type: none"> Provide Details on landscaping to reduce visual impact </div> </div>
Policy BAN2: The Horseshoe, Banstead		
MM23	Policy BAN2 Requirements (p.88)	<p><i>Additional requirement to be included at bottom of list as follows:</i></p> <ul style="list-style-type: none"> <u>Early discussions with Thames Water are needed regarding the adequacy of wastewater treatment infrastructure capacity to cope with proposed development, and the need for any upgrades ahead of development</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy RTC4: Colebrook, Noke Drive, Redhill
MM24	Policy RTC4 Requirements (p.96)	<p><i>Amend first bullet point in list of requirements as follows:</i></p> <ul style="list-style-type: none"> • Measures to manage and mitigate <u>attenuate</u> flood water <u>risk</u> in order to reduce overall flood risk, and design to ensure safe access and egress in the event of flooding. <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2.</u>
		Policy RED4: Church of Epiphany
MM25	Policy RED4 Requirements (p.100)	<p><i>Additional requirement to be included at bottom of list as follows:</i></p> <ul style="list-style-type: none"> • <u>Measures to address and attenuate surface water flooding risk.</u>
		Policy RED5: Merstham Library
MM26	Policy RED5 Requirements (p.101)	<p><i>Amend second bullet point in list of requirements as follows:</i></p> <ul style="list-style-type: none"> • Avoid highly vulnerable and more vulnerable development on areas at risk of flooding. On the rest of the site, measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding. <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2</u>
		Policy RED8: Reading Arch Road
MM27	Policy RED8 Requirements (p.103)	<p><i>Amend sixth bullet point in list of requirements as follows:</i></p> <ul style="list-style-type: none"> • Measures to manage and mitigate <u>attenuate</u> flood risk <u>in order to reduce overall flood risk</u>, including de-culverting of the Redhill Brook where possible and improvements to the river corridor. <u>Design to ensure safe access and egress in the event of flooding. A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy RED9: East Surrey Hospital
MM28	Policy RED9: Allocation (p.105)	<p>Replace existing site plan [left] with amended site plan [right] (and amend Submission Policies Map accordingly): – as per changes proposed through RBBC-DMP-003:</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Amend site area as follows – as per changes proposed through RBBC-DMP-003: Site area: Total: <u>26</u> 24ha</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM28 (cont)	Policy RED9: Requirements (p.105-106)	<p><i>Amend fifth bullet point and add additional requirements at bottom of Design list as follows:</i></p> <ul style="list-style-type: none"> • • An ecological survey to be carried out to identify habitats and species, and provision to be made for appropriate nature conservation measures and habitat enhancements. <u>Particular regard should be had to the SNCI's both within and adjacent to the site, with appropriate measures taken to protect and enhance these areas where applicable.</u> • <u>Protect existing tree belts and enhance landscaping, to support a suitable transition between the Hospital site and the Green Belt</u> • <u>Should development be located in close proximity to the areas of Ancient Woodland, appropriate measures must be provided to protect these areas, including provision of a buffer zone.</u> • <u>Development must seek to retain the principal hospital building and allow for extensions that are well designed and sympathetic to the character and style of the existing development.</u> <p><i>Amend uses and design ethos section as follows:</i></p> <p><u>Uses and design ethos</u> The retention and adaptation of the principal hospital building with extensions that are well designed and sympathetic to the character and style of the existing, together with additional. New buildings that are subordinate in scale will be permitted for a range of hospital related uses, within to be in a landscaped setting and including. These uses will comprise:</p> <ul style="list-style-type: none"> • Hospital and <u>ancillary</u> related medical uses, <u>including exemplar facilities</u> • New medical uses including exemplar facilities • Residential <u>accommodation</u> uses for hospital “key workers” • Public realm, open space and landscape features. <p>The Council will need wish to be satisfied that the residential uses will be occupied and retained for the sole purpose of providing for medical and similar staff employed and/or directly related to the hospital site.</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM28 (cont)	<p>Policy RED9: Requirements (p.106)</p> <p>Policy RED9 Explanation (p.106)</p>	<p><i>Add additional requirement in Delivery list as follows and delete last bullet point:</i></p> <ul style="list-style-type: none"> • <u>Early discussions with Thames Water are needed regarding the adequacy of wastewater treatment infrastructure capacity to cope with proposed development, and the need for any upgrades ahead of development</u> • Future expansion of the Hospital should not preclude the possible wider development opportunity option utilising existing open land to the east of the East Surrey Hospital as identified in policy MLS2 (Redhill Aerodrome) <p><i>Add additional paragraph after 4.6.39 as follows:</i></p> <p><u>4.6.39A The Three Arch Road SNCI and the East Surrey Hospital Wood SNCI bound the site to the south west/west and the south east respectively. The East Surrey Hospital Ponds SNCI is located within the site boundary to the south. In addition there is Ancient Woodland in the south east of the site boundary and adjacent to the site boundary in the north east. Any proposals must take these into account and protect and enhance them as appropriate.</u></p> <p><u>4.6.39B Other key considerations are that parts of the site are affected by surface water flooding; there are a number of protected trees along the site boundaries, and the site’s close proximity to Grade II listed buildings and a Historic Park and Garden.</u></p>
Policy ERM1: Land at Hillsbrow		
MM29	Policy ERM1: Allocation (p.107)	<p><i>Amend Allocation text as follows:</i></p> <p><u>Allocation:</u> <u>The site is allocated for :</u></p> <ul style="list-style-type: none"> • Residential: approximately <u>400-145</u> new homes, including approximately 25 units of retirement accommodation for older people and <u>approximately</u> 1 traveller pitch

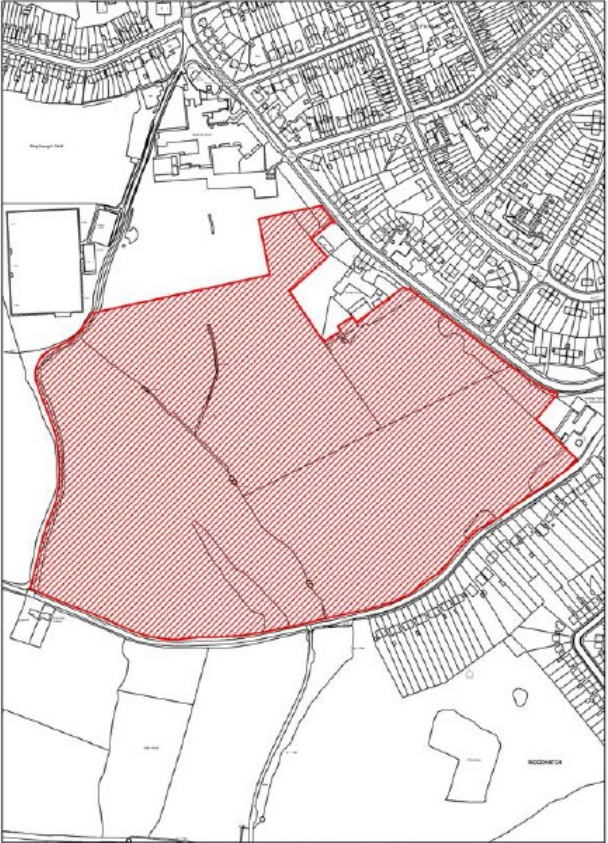
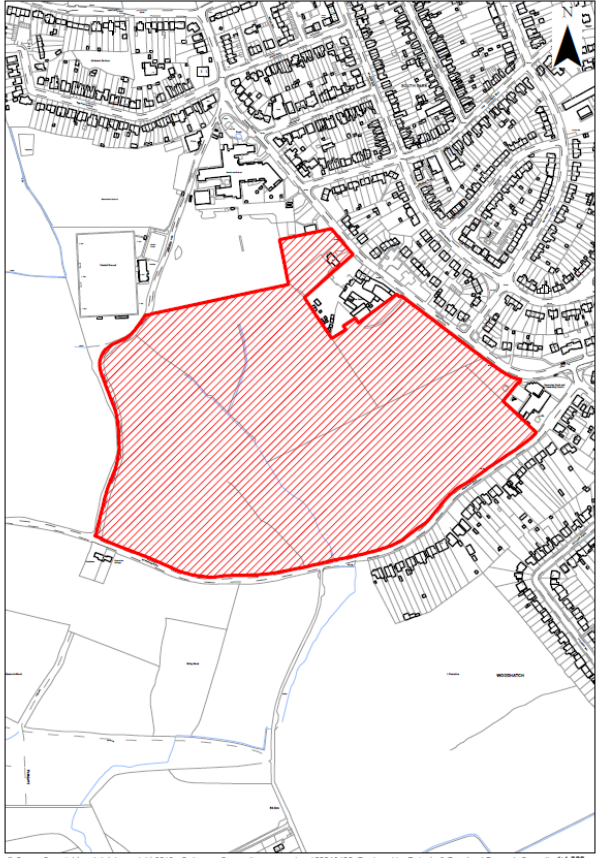
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM29 (cont)	Policy ERM1 Requirements: (p.108)	<p><u>Additional requirements to be included at bottom of Infrastructure list as follows:</u></p> <ul style="list-style-type: none"> • <u>Submission of a Transport Assessment will be required as part of a planning application, to include consideration of impacts on the A25</u> • <u>Provide approximately one serviced traveller pitch which provide hard standing, garden and connections for drainage, electricity and water to accommodate three one households. Pitches This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. Pitches should be provided on this site unless the applicant can demonstrate that these pitches can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>
Policy ERM2/3: Land west of Copyhold Works and Former Copyhold Works		
MM30	Policy ERM2/3 Allocation: (p.109)	<p><i>Amend Allocation as follows:</i></p> <p>Allocation: The site is allocated for:</p> <ul style="list-style-type: none"> • Residential: approximately 240 230 new homes, including approximately 53 units of retirement accommodation for older people <u>and approximately 3 traveller pitches;</u> and • Education/Community: <u>1.5ha of serviced land set aside for a new two-form of entry primary school. If the applicant can demonstrate there is no need for this use at the point of application, then the need for an alternative community facility must be tested. If further testing at the planning application stage demonstrates that there is no need for this use, the land can be used to deliver additional homes;</u> and • Open Space: a new, high quality public open space in the southern part of the site.

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM30 (cont)	<p><i>Policy ERM2/3 Requirements: (p.109-110)</i></p> <p><i>Policy ERM2/3 Requirements: (p.109-110)</i></p>	<p><i>Amend 4th bullet point of Design approach and mitigation requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>Design and mitigation measures to address environmental health impacts associated with the adjoining landfill and to ensure an acceptable residential amenity, including but not limited to, an appropriate buffer zone to the adjoining landfill and mitigation measures to safeguard residential amenity and maintaining including appropriate access to boreholes.</u> <p><i>Additional final bullet point at end of Design approach and mitigation requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>Appropriate phasing of the delivery of homes on the site in order to minimise potential conflicts with any ongoing or future waste operations and site restoration works.</u> <p><i>Amend 1st and 8th bullet points of Infrastructure requirements as follows:</i></p> <ul style="list-style-type: none"> • A <u>1.5ha</u> serviced site capable of accommodating a new two-from entry primary school and/or complementary community uses • • A new, high quality <u>Appropriate on-site</u> public open space in the south of the site and play facilities. <p><i>Additional requirements to be included at bottom of Infrastructure list as follows:</i></p> <ul style="list-style-type: none"> • <u>Submission of a Transport Assessment will be required as part of a planning application, to include consideration of impacts on the A25.</u> • <u>Provide approximately three serviced traveller pitches which provide hard standing, garden and connections for drainage, electricity and water to accommodate three households. Pitches should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. Pitches should be provided on this site unless the applicant can demonstrate that these pitches can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM30 (cont)	ERM2/3 Explanatory text (p. 110)	<p><i>Amend paragraphs 4.6.46 and 4.6.47 of Explanatory text to ERM2/3 as follows:</i></p> <p>4.6.46 <u>Housing development of the site</u> The release of housing land will be phased in line with Policy MLS1 to <u>must</u> ensure that operations at Patteson Court are substantially completed before residential development takes place and are not compromised by development of this site. <u>As advised by Surrey County Council as the Waste Planning Authority, ‘substantially complete’ shall be taken to be the date at which the disposal of non-hazardous and hazardous waste materials (with the exception of those materials that meet the relevant restoration criteria) is completed in accordance with the details approved through the applicable planning permission(s) and Environmental Permit, including completion of all capping activities.</u> In line with advice from Surrey County Council, as Waste <u>Waste</u> Planning a <u>Planning a</u> Authority, care should be taken in the site design and layout to minimise any environmental concerns arising from the <u>landfill</u>.</p> <p><u>4.6.46A Any planning application, should demonstrate that the development of the site would not compromise the effective operation of the Patteson Court landfill and that it would achieve an acceptable residential environment.</u> In particular, careful consideration would be required in terms of traffic and environmental health impacts, including noise and odour. <u>Appropriate environmental and technical assessments – taking account of the up to date information regarding any ongoing operations at the landfill at the time of application and appropriate consultation with the operator and Waste Planning Authority – would be expected to support any planning application. These studies should also clearly identify any mitigation measures to be provided within any development proposals in order to ensure an acceptable relationship and residential environment. Such mitigation measures could include appropriate stand-off/buffer zones, acoustic screening and strengthening of boundary landscaping to the landfill operation.</u></p> <p>4.6.47 A phasing plan will be required for this site, informed by the phasing plan for the Landfill site. Careful consideration should also be given to the phasing of the delivery of homes within the site <u>The phasing plan should</u> to ensure that any potential conflict with ongoing waste operations and site restoration works at Patteson Court can be minimised, and any continuing waste operations and site restoration</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM30 (cont)	ERM2/3 <i>Explanatory text</i> (p. 110)	<p>works at Pattenon Court fully taken into account, taking account of circumstances at the time and the future of the <u>Landfill site and any environmental assessments available at the time of any planning application.</u></p> <p><i>Add additional paragraph to Explanatory Text after 4.6.49 as follows:</i></p> <p><u>4.6.50 The housing capacity on the site may be increased over and above the allocated capacity, should testing at the point of planning application demonstrate there is no need for a new primary school in this location.</u></p>
Policy ERM4b: Land south of Bletchingley Road		
MM31	ERM4b Allocation: (p.113)	<p><i>Amend Allocation text as follows:</i></p> <p>Allocation: The site is allocated for:</p> <ul style="list-style-type: none"> • Residential: Approximately <u>230</u> new homes
Policy ERM5: Oakley Farm, off Bletchingley Road, Merstham		
MM32	ERM5 Allocation: (p.115)	<p><i>Amend Allocation text as follows:</i></p> <p>Allocation: The site is allocated for:</p> <ul style="list-style-type: none"> • Residential: Approximately <u>95 – 130</u> new homes <u>including approximately 25 units of housing for older people and approximately 1 traveller pitch;</u>

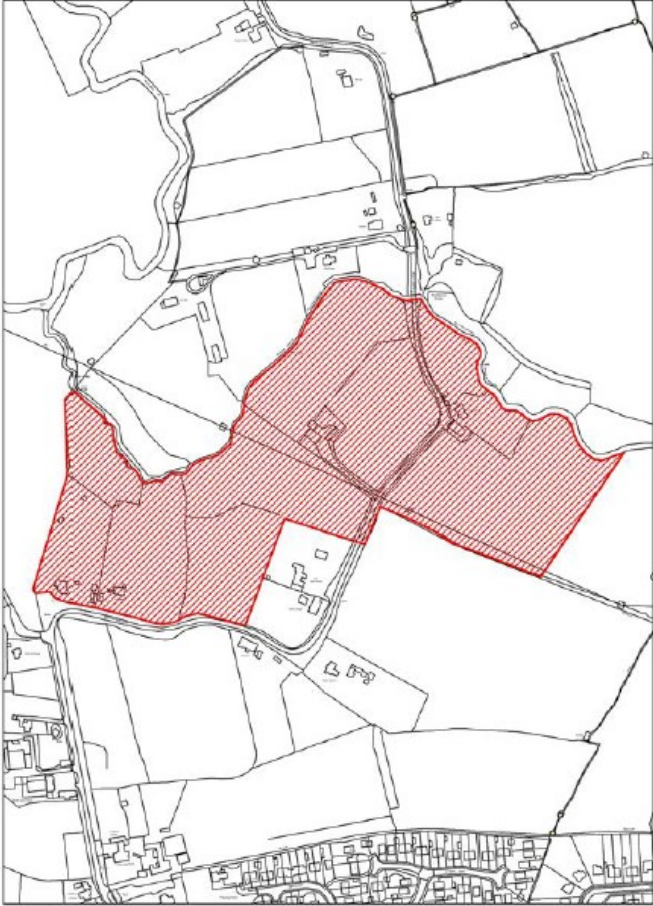
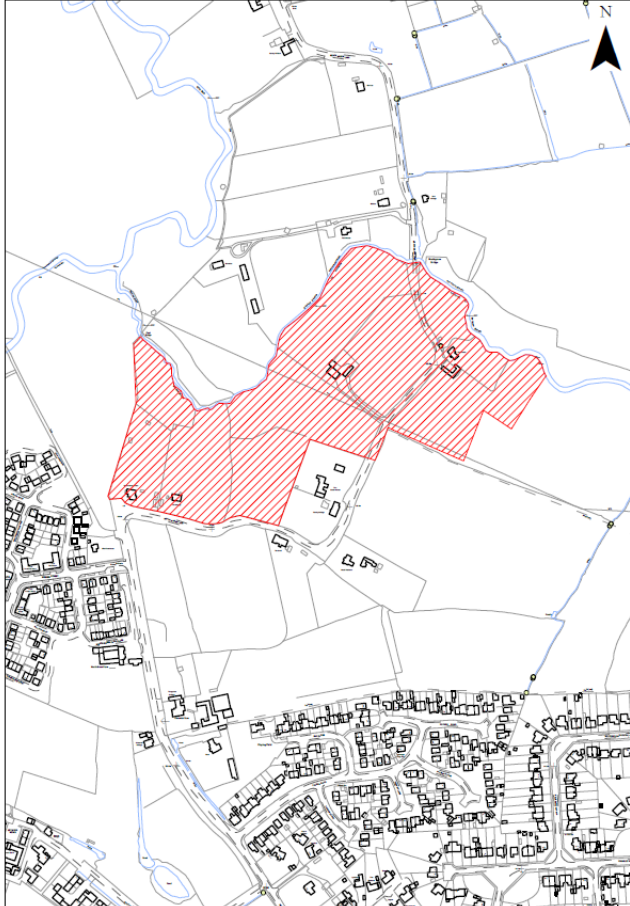
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM32 (cont)	ERM5 Requirements: Infrastructure: (p.116)	<p><i>Additional final bullet point at the end of Infrastructure requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>Provide approximately one serviced Traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>
Policy REI1: Library and Pool House, Reigate		
MM33	REI1 Requirements: (p.120)	<p><i>Additional first bullet point of requirements as follows:</i></p> <ul style="list-style-type: none"> • Measures to manage and mitigate attenuate reduce water risk in order to reduce overall flood risk, and design to ensure safe access and egress in the event of flooding. <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy SSW2: Land at Sandcross Lane
MM34	SSW2 Allocation: (p.122)	<p data-bbox="551 357 2022 389"><i>Replace existing site plan [left] with amended site plan [right] (and amend Submission Policies Map accordingly):</i></p> <div style="display: flex; justify-content: space-around;">   </div> <p data-bbox="551 1289 913 1321"><i>Amend site area as follows:</i></p> <p data-bbox="551 1329 898 1361">Site area: Total: <u>16.674</u>ha</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM34 (cont)	<p>SSW2 Allocation: (p.122)</p> <p>SSW2 Requirements: Infrastructure (p.123)</p>	<p><i>Amend Allocation text as follows:</i></p> <p>Allocation: The site is allocated for:</p> <ul style="list-style-type: none"> • Residential: Approximately 260 <u>290</u> new homes, including at least <u>approximately</u> 65 units of retirement accommodation for older people and at least <u>approximately 3</u> traveller pitches; • Commercial/retail: Small-scale local commercial facilities, including shops, to complement existing nearby facilities; and • Health: Land set aside for a new health facility, close to existing community facilities. <u>If further testing at the planning application stage demonstrates that there is no need for this use, the land can be used to deliver additional homes;</u> and • Open space: New high quality public open space in the western part of the site <p><i>Amend 7th and 9th bullet points of Infrastructure requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing to potentially include speed restrictions, traffic calming measures and limited one-way or no entry access to local rural roads including Park Lane.</u> • ... • <u>Appropriate on-site public open space and play facilities.</u> New high quality public open space in the western part of the site. <p><i>Additional final bullet point at the end of Infrastructure requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>Provide approximately three serviced traveller pitches which provide hard standing, garden and connections for drainage, electricity and water to accommodate three households. Pitches should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. Pitches should be provided on this site unless the applicant can demonstrate that these pitches can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>


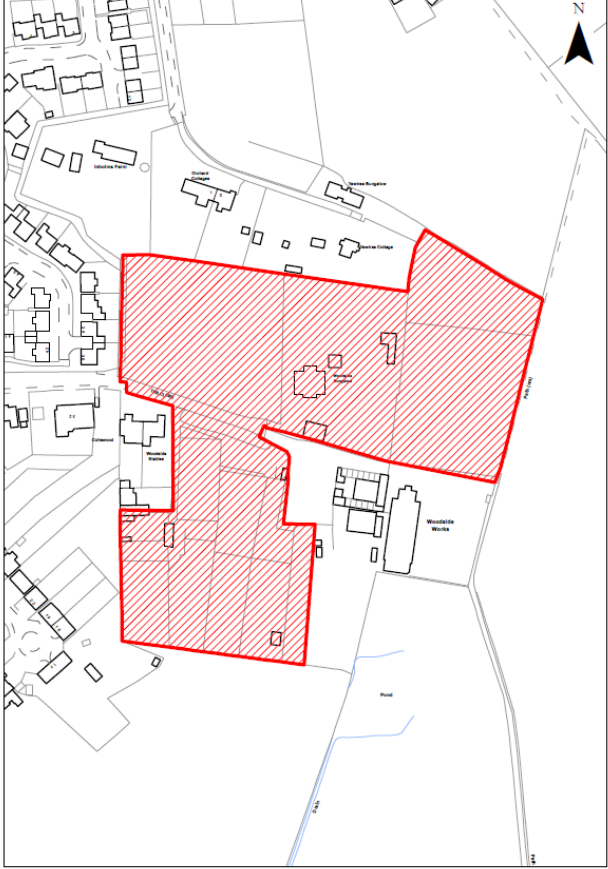
Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM34 (cont)	SSW2 Explanation (p.123)	<p>Add additional paragraph to explanation after paragraph 4.7.20 as follows:</p> <p><u>4.7.20A The housing capacity on the site may be increased over and above the allocated capacity, should testing at the point of planning application demonstrate there is no need for land to be set aside for a new health facility on this site.</u></p>
Policy SSW6: Land west of Castle Drive		
MM35	<p>SSW6 Allocation: (p.124)</p> <p>SSW6 Requirements: Infrastructure (p.124)</p>	<p>Amend site area as follows:</p> <p>Site Area: 1.06ha</p> <p>Delete final bullet point of Infrastructure requirements as follows:</p> <ul style="list-style-type: none"> • Appropriate on-site public open space and play facilities in line with policy OSR2 Open space in new developments
Policy SSW7: Hartwood Nursery		
MM36	SSW7 Requirements: Design approach and mitigation (p.125)	<p>Additional 9th bullet point at the end of Design approach and mitigation requirements as follows:</p> <ul style="list-style-type: none"> • <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment (SFRA) Level 2 (2017)</u>
Policy SSW9: Land at Dovers Farm		
MM37	SSW9 Allocation: (p.128)	<p>Amend Allocation text as follows:</p> <p>Allocation: The site is allocated for:</p> <ul style="list-style-type: none"> • Residential: Approximately 400 <u>120</u> new homes, including <u>approximately</u> 25 units of retirement accommodation for older people and <u>approximately one traveller pitch.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM37 (cont)	SSW9 Requirements: (p.129)	<p><i>Amend fourth bullet point of Design requirements as follows:</i></p> <ul style="list-style-type: none"> • Layout to ensure no development on land within Flood Zones 2 and 3 and incorporate a buffer zone and improvements to the main river corridor and ditch network within the site. <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2.</u> <p><i>Amend fifth bullet point of Infrastructure requirements as follows:</i></p> <ul style="list-style-type: none"> • Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing <u>to potentially include speed restrictions, traffic calming measures and limited one-way or no entry access to local rural roads including Park Lane.</u> <p><i>Additional final bullet point at the end of Infrastructure requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>Provide approximately one serviced traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>
Policy HOR1: High Street car park		
MM38	HOR1 Requirements: (p.132)	<p><i>Additional bullet point to Requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>Measures to address and attenuate surface water flooding risk</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy NWH1: Land at Meath Green Lane
MM39	NWH1 Allocation: (p.139)	<p><i>Replace existing site plan [left] with amended site plan [right] (and amend Submission Policies Map accordingly):</i></p> <div style="display: flex; justify-content: space-around;">   </div> <p><small>© Crown Copyright and database right 2018. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:3,323</small></p> <p><small>© Crown Copyright and database right 2018. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:4,000</small></p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM39 (cont)	<p>NWH1 Allocation: (p.139)</p> <p>NWH1 Requirements: (p. 139)</p>	<p>Amend Allocation text as follows:</p> <p>Allocation: The site is allocated for:</p> <ul style="list-style-type: none"> • Residential: approximately 75 new homes <u>and approximately one traveller pitch;</u> <p><i>Additional bullet point in Design approach and mitigation requirements as follows:</i></p> <ul style="list-style-type: none"> • <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment (SFRA) Level 2 (2017)</u> <p><i>Delete 1st Bullet point of Infrastructure requirements list as follows:</i></p> <ul style="list-style-type: none"> • New public open space along the river corridor as a continuation of the Riverside Green Chain and appropriate play facilities <p><i>Additional bullet point at end of Infrastructure requirements list:</i></p> <ul style="list-style-type: none"> • <u>Provide approximately one serviced traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy NWH2: Land at Bonehurst Road
MM40	<p>Policy NWH2 Allocation: (p.141)</p> <p>NWH2 Requirements: (p.141)</p>	<p><i>Amend site area as follows:</i></p> <p>Site Area: 5.09ha</p> <p><i>Amend second bullet point in Design approach list as follows:</i></p> <ul style="list-style-type: none"> • Layout to ensure no development on land within Flood Zones 2 and 3, with flood affected land safeguarded as public open space to link up the Riverside Green Chain, enhancements to the river corridor and to incorporate additional flood storage to reduce downstream flood risk/highway flooding. <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy SEH4: Land off The Close and Haroldsea Drive
MM41	Policy SEH4 Allocation: (p.143)	<p><i>Replace existing site plan [left] with amended site plan [right] (and amend Submission Policies Map accordingly):</i></p> <div style="display: flex; justify-content: space-around;">   </div> <p><small>© Crown Copyright and database right 2015. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:1,151</small></p> <p><small>© Crown Copyright and database right 2015. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:1,500</small></p> <p><i>Amend site area as follows:</i> Site area: Total: 2.4 2.5ha</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM41 (cont)	Policy SEH4 Allocation: (p.143)	<p><i>Amend Allocation text as follows:</i></p> <p>Allocation:</p> <ul style="list-style-type: none"> • The site is allocated for: • Residential: Approximately 40 <u>75</u> new homes, <u>and approximately one traveller pitch</u> <p><i>Additional bullet point at end of Infrastructure requirements list:</i></p> <ul style="list-style-type: none"> • <u>Provide approximately one serviced traveller pitch which provides for hard standing, garden and connections for drainage, electricity and water to accommodate one household. This pitch should be reasonably integrated with other residential development and not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community. Delivery is to be phased alongside delivery of other new homes. This pitch should be provided on this site unless the applicant can demonstrate that the pitch can be provided on an alternative site which is suitable, available and within the applicant's control. Land provided (whether on the SUE site or off-site) for this purpose will be secured through an appropriate legal agreement.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
		Policy HOR9: Horley Strategic Business Park
MM42	<p>Policy HOR9 Allocation: (p.146)</p> <p>Policy HOR9 Requirements: Movement and Accessibility (p.146)</p>	<p><i>Amend Allocation text as follows:</i></p> <p>Allocation: The site is allocated for:</p> <ul style="list-style-type: none"> • A mix of business space for strategic business park of predominantly offices employment purposes and suitable for a range of occupiers within Class B1 uses <p><i>Amend Requirements - Movement and Accessibility as follows:</i></p> <ul style="list-style-type: none"> • Demonstrate through a Transport Assessment or Transport Statement that there will be no severe residual impact on the local and strategic road network, taking into account <u>the operation of Gatwick Airport as nationally significant infrastructure</u>, the impact of committed developments in the borough and surrounding areas including West Sussex, and any necessary viable mitigation. • A new dedicated, direct access onto the strategic road network (M23) • <u>A cap on number of vehicles accessing the site per hour from the strategic road network M23 J9A spur (and how to monitor and enforce this if it is breached) if needed. To be determined at the planning application stage.</u> • <u>A secondary access to the site from Balcombe Road to be limited to public transport and emergency service use for use by emergency services, public transport and other sustainable transport modes. The secondary access will also be available for use by a limited number of registered vehicles of local employees using the site. The number and proportion of registered vehicles permitted to access the site via Balcombe Road shall be assessed and agreed at the planning application stage and will be restricted/enforced through a planning obligation or planning condition(s). Use of this secondary access shall be subject to appropriate local road network mitigation and/or improvements together with robust mechanisms (such as ANPR and/or barriers) to prevent traffic from Balcombe Road accessing the strategic road network through the site (or vice versa).</u> • Measures and improvements to manage the impact of additional traffic on surrounding local roads; • Provision of appropriate levels of on-site parking and a comprehensive Travel Plan. • Improvements to public transport facilities, including existing bus infrastructure/passenger facilities, a

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM42 (cont)	<p>Policy HOR9 Requirements: Movement and Accessibility (p.146)</p> <p>Policy HOR9 Requirements: Drainage (p.147)</p>	<p><u>financial contribution to increase capacity at Gatwick Airport station if determined to be required as part of a planning application</u>, and measures to maximize the accessibility of routes and services to future occupiers in and around the site.</p> <ul style="list-style-type: none"> • Upgrading and extension of pedestrian/cycle routes from the Business Park to Horley town centre and Gatwick Airport station; • <u>Public Right of Way footpath (362a) to be retained or re-routed across the site to maintain a pedestrian link from Balcombe Road to the footbridge across the railway;</u> • <u>Air quality modelling should be submitted alongside a Transport Assessment, to include consideration of cumulative impacts</u> <p><i>Amend Requirements – Drainage as follows:</i></p> <ul style="list-style-type: none"> • <u>A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment (SFRA) Level 2 (2017)</u> • <u>Layout to ensure no buildings other than carparks and supporting infrastructure development on land within Flood Zone 2, and incorporate a buffer zone and improvements to the ditch network within the site</u> • <u>Measures to manage and reduce surface water run-off including a comprehensive system of SUDs SuDS;</u> • <u>Early discussions with Thames Water are needed to consider on- and off-site drainage requirements and the likely load/flow from the proposed development, to ensure that sufficient wastewater capacity is available when required, and consider the potential need for trade effluent license (depending on uses proposed).</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM42 (cont)	<p>Policy HOR9 Requirements: Design (p. 147)</p> <p>Policy HOR9 Requirements: Uses (p.147)</p> <p>Policy HOR9 Requirements: Delivery (p.147)</p>	<p><i>Additional bullet point to end of Requirements - Design list as follows:</i></p> <ul style="list-style-type: none"> • <u>Development proposals must have regard to conserving the setting of the Listed Buildings at Fishers Farm and the locally listed buildings at Bayhorne Farm and Bayhorne. The retention of important hedgerows will be encouraged as will retention of a buffer to the green corridor along Balcombe Road to retain the historic landscape character.</u> <p><i>Amend Requirements – Uses section as follows:</i></p> <p>Uses</p> <p>The predominant use of the site should be for B1a purposes with limited B1b, B1c, <u>B8</u>, and non-B Class uses <u>including appropriate airport-related Sui Generis uses.</u></p> <p>Complementary uses could include on-site catering, limited retail provision, <u>hotel and conference facilities</u>, gym, crèche and medical services and similar provision but not at a scale likely to significantly divert trade from the wider area or to detract from the prime focus of the site as a Strategic Business Park.</p> <p>An economic impact assessment must be produced in line with national policy demonstrate that there would be no significant adverse impact on nearby town centres, in particular Horley and Crawley town centre.</p> <p><i>Amend second paragraph of Requirements – Delivery as follows:</i></p> <p>The development of the site will be in accordance with an agreed master plan, <u>produced by the site promoter in consultation with the Council, and</u> requiring comprehensive development in line with the above requirements. The master plan will be submitted <u>at the outline planning application stage</u> to assist the consideration of subsequent planning application (s) and must include details on phasing, programming of infrastructure and details on quantum of development and appropriate uses.</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM42 (cont)	Policy HOR9 Explanation: Key Considerations (p.148)	<p><i>Amend Key Considerations as follows:</i></p> <p>Key Considerations</p> <ul style="list-style-type: none"> • In the northern part of the site some areas are at risk of flooding (Zone 2).The southern/central part of the site is reserved for public open space provision in the Borough Local Plan 2005 • In the southern part of the site the land falls within the Gatwick Open Setting designation in the Borough Local Plan 2005 and is affected by 57dB LAeq airport noise contour • The site was previously identified as part of the rural surrounds of Horley and making a contribution to the open setting of Gatwick airport. There continues to be <u>is</u> a well-established need to reflect consistency with the policies of adjacent local authorities to preserve the distinctiveness, setting and individual character of Horley, Gatwick Airport and Crawley • Any proposals would need to have regard to conserving the setting of the <u>nearby statutory listed buildings</u> at Fishers Farm and the locally listed buildings at Bayhorne Farm and Bayhorne. <u>The, as well as retention of historic hedgerows will be encouraged as will and retention of a buffer to the green corridor along Balcombe Road to retain the undesignated historic landscape character</u> • <u>There are a number of access solutions to the strategic road network that could range from a new access to the existing roundabout through to a grade-separated junction, depending on the level of development traffic, other committed development in the local area and surrounding network traffic flows. The means of access will need to comply with the Secretary of State's for Transport's policy as set out in Department for Transport Circular 02/2013 (or any successor) and the Licence from the Secretary of State for Transport appointing Highways England as a strategic roads company. Any access arrangement should be viable and deliverable.</u>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM42 (cont)	Policy HOR9 Explanation: Delivery paragraph 4.8.58	<p><i>Amend paragraph 4.8.58 as follows:</i></p> <p>4.8.58 The timing of delivery (possibly to continue beyond this plan period) and the need to ensure that there is a high level of overall quality in terms of design and performance of the site as a whole requires a clear set of design principles and codes to be created. This will allow effective control of the overall development over time and ensure future phases (which may be at the end or beyond the current plan period) can be controlled and permitted swiftly. This will also ensure that the impact on the surrounding area is properly managed and minimised, <u>with infrastructure improvements and mitigation provided when needed to support the development, including cross-boundary infrastructure.</u> whilst allowing flexibility for future market changes. This will be delivered through a supplementary planning document to facilitate the masterplanning and subsequent stages in the achievement of the objectives and development of the site and to ensure wider public engagement in the detailed planning of this important site.</p>
		Policy MLS1 Phasing of urban extension sites
MM43	Policy MLS1 (p.156-158)	<p><i>Amend Policy MLS1 and supporting/explanatory text from paragraph 4.10.6 to 4.10.17 as follows.</i></p> <p>What does the DMP do?</p> <p>4.10.6 The DMP will set out how land for sustainable urban extensions will be released, including the phasing and ordering of individual sites, taking account of site specific factors.</p> <p>4.10.7 Core Strategy</p> <p><i>Policy CS3:</i> Land may also be safeguarded through the DMP in order to provide options to meet development needs beyond the plan period. Safeguarded land will only be allocated through a subsequent local plan review and will be subject to Green Belt policy until such time.</p> <p><i>Policy CS13:</i> (4) Sites for sustainable urban extensions within the broad areas of search set out in policy CS6 will be released when such action is necessary to maintain a five-year supply of specific deliverable sites (based on the residual annual housing requirement).</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM43 (cont)	Policy MLS1 (p.156-158)	<p><i>Para 7.4.7:</i> The DMP will take account of site-specific factors in allocating and phasing sustainable urban extension sites for development.</p> <p>Policy MLS1 – Phasing of urban extension sites <u>Managing land supply</u></p> <p>1. The release of urban extensions for development will be determined through the Council's annual monitoring process.</p> <p>2. Where a five year supply shortfall is identified through this process, the Council will release sites:</p> <ul style="list-style-type: none"> a) with sufficient capacity to address the identified five year supply shortfall plus a margin of 5% b) in the following order: <ul style="list-style-type: none"> i. SEH4: and NWH2: ii. NWH1: (subject to access through the North West sector) iii. ERM1: Hillsbrow iv. SSW6: Land west of Castle Drive v. SSW7: Hartswood Nursery vi. ERM5: Oakley Farm vii. ERM4: Land south of Blotchingley Road viii. SSW2: Land at Sandcross Lane, ix. SSW9: Dovers Farm, x. ERM2/3: Copyhold <p>3. Planning permission will not be granted for any proposals which would prejudice or compromise the long-term comprehensive development of an urban extension allocation.</p> <p>4. Planning permission will only be granted for the development of an urban extension site where this is not in accordance with the phasing in (2), where:</p> <ul style="list-style-type: none"> a) Evidence demonstrates that higher priority sites are not deliverable within a timescale which would address the five year supply shortfall; and b) It can be demonstrated that any site specific constraints or infrastructure requirements associated with the site can be adequately addressed prior to, or in the early stages of, development <p>5. The Council will encourage Developers to enter into a Planning Performance Agreement</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM43 (cont)	Policy MLS1 (p.156-158)	<p>1. <u>The Council's Housing Monitor will proactively consider the need for release of the allocated sustainable urban extension sites based on a forward-looking mechanism. In order to maintain a five-year housing supply it will forecast whether such supply can be maintained over the next year and subsequent year. Where the Housing Monitor predicts that a five-year housing supply would not be maintained over this period, allocated sustainable urban extension sites will be released for development as necessary.</u></p> <p>2. <u>The Housing Monitor will be published annually, in June each year, setting out the position as of April that year. The Housing Monitor will:</u></p> <p>a) <u>Set out the 5YHLS position for that year and establish whether or not the Council can demonstrate a 5YHLS</u></p> <p>b) <u>Make an assessment of the likely 5YHLS position in April of the subsequent year, based on an up to date assessment of the Council's housing trajectory</u></p> <p>3. <u>The Council will only grant planning permission for sites outside of the annual monitoring process if it can be clearly demonstrated, via up to date evidence, that there is a five-year supply shortfall.</u></p> <p>4. <u>Planning permission will not be granted for any proposals which would prejudice or compromise the long-term comprehensive development of an urban extension allocation. This excludes proposals for necessary works to support the efficient operation of the Patteson Court Landfill.</u></p> <p>5. <u>The Council will maintain an on-going dialogue with those involved in promoting and delivering allocated sustainable urban extensions sites and will actively support and encourage Planning Performance Agreements and/or the preparation of joint Development Briefs (where appropriate) for the sites in order to facilitate their timely delivery upon release.</u></p> <p>Explanation</p> <p>4.10.8 The Core Strategy sets out a strategy to meet the borough's identified housing target. The Housing trajectory (Annex 7) demonstrates how this can be achieved to ensure continuity throughout the plan</p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM43 (cont)	Policy MLS1 (p.156-158)	<p>period The Housing Monitor shows that housing delivery has responded so far to meet the key indicator of five years supply of specific deliverable sites and it is important that this level of delivery is maintained to assist in the achievement of sustainable development.</p> <p>4.10.9 The Core Strategy recognises that Sustainable urban extensions will be needed as part of the housing delivery strategy to support delivery of the borough's housing requirement as set out in Core Strategy Policy CS13.</p> <p>4.10.10 Core Strategy Policy CS13 identifies that sites for sustainable urban extensions within the broad areas of search set out in policy CS6 will be released when such action is necessary to maintain a five-year supply of specific deliverable sites. The policy also notes that the phasing of sustainable urban extension sites will be set out in the DMP and will take account of strategic infrastructure requirements.</p> <p>4.10.11 CS6(3) identifies that the Council will allocate land beyond the current urban area for sustainable urban extensions, based on an assessment of the potential and sets out the following broad areas of search (in order of priority):</p> <ul style="list-style-type: none"> a. Countryside beyond the Green Belt adjoining the urban area of Horley b. East of Redhill and East of Merstham c. South and South West of Reigate. <p>4.10.12 Within the above broad areas the DMP has prioritised urban extension allocations based on their relative sustainability, relative contribution to Green Belt purposes, and any site specific constraints or infrastructure requirements. Sites will therefore be released in line with the above phasing policy.</p> <p>4.10.13 The sustainability assessment of each of the specific urban extensions sites, through the DMP stage, has provided further understanding of the merits of each of the sites. This subsequent approach to phasing of sites has been informed by the site specific sustainability appraisal.</p> <p>4.10.14 Where sites are comparable in sustainability terms, the contribution to the purposes and integrity of the green belt has been used to further inform the release of the sites.</p> <p>4.10.15 Based on current information, the only site where delivery is reliant on an extended timescale <u>the timing</u></p>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP
MM43 (cont)	Policy MLS1 (p.156-158)	<p><u>of delivery may be impacted by a site-specific constraint or infrastructure requirement is ERM2/3 Copyhold, which is linked to the future operation of the landfill site, in order to ensure the efficient operation of the landfill sites operation is not compromised. (See ERM2/3 for more information) Policy ERM2/3 explains this relationship further and identifies the evidence, mitigation and issues which would need to be considered as part of any application for development. Otherwise, sites will be released in the order identified above.</u></p> <p>4.10.16 The 5-year housing supply will be reviewed and updated annually through the Council's Housing Monitor. In the event that the Council's Housing Monitor identifies that the Council does not have a five-year supply of housing, the Housing Monitor will also identify which allocated urban extension sites will be released for development. This policy establishes a proactive and forward looking approach to the management of land supply which respects the Council's "urban areas first" approach and the principles established through Policy CS13 of the Core Strategy whilst ensuring that the Council is able to respond effectively and decisively to evidence of a current or future shortfall in the five year land supply in a planned manner.</p> <p>4.10.17 This will be based on the prioritisation within the DMP and the size of the five year land supply deficit. Only those sites necessary to cover the shortfall in five year supply would be released at any one time. To do this, the policy sets out clear and robust mechanisms for the release of urban extensions sites, starting with the Council's annual Housing Monitoring process. In this way, it provides clarity and certainty for all stakeholders but allows for sufficient flexibility to respond to changing circumstances. The Council recognises the important of a positive, on-going dialogue with those involved in bringing forward sustainable urban extensions and the policy reflects a commitment to this to ensure that these sites deliver the right development at the right time.</p>
Policy MLS2: Safeguarded land for development beyond the plan period		
MM44	Policy MLS2 (p.158-159)	<i>Delete Policy MLS2 and its Explanation text (paragraphs 4.10.18 to 4.10.22) in its entirety, and amend Green Belt designation on Submission Policies Map accordingly</i>

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP																							
		Annex 3: Marketing Requirements																							
MM45	Annexe 3: Marketing requirements (p.173-174)	<p><i>Amend penultimate paragraph on page 174 as follows:</i></p> <p>Normally properties should be marketed for a period of at least six months. However, in some cases it may be more appropriate to consider a longer marketing period particularly where the use is important to the local community. Properties should be actively marketed for a continuous period of at least six months prior to submission of a planning application, although the Council may require a longer period on larger sites, those within employment or retail designations or those of importance to the local community. Early pre-application discussions are encouraged to confirm the marketing period that would be appropriate. There may also be circumstances where a shorter marketing period may be acceptable if appropriate justification can be provided. To support any request for a reduced period of marketing, local vacancy rates and agent's reports as to market conditions should be provided.</p>																							
		Annex 6: Infrastructure Schedule																							
MM46	Annex 6: Infrastructure Delivery Schedule Entry PE3 (p.216)	<p><i>Amend entry PE3 as follows:</i></p> <table border="1"> <tr> <td>PE3</td> <td>New 2FE primary school as part of the Land west of Copyhold Works and former Copyhold Works, Redhill (Site allocation policy ERM2/ERM3)</td> <td>Academy (potentially delivered as a free school)</td> <td>Cost approximately £4 7,200,000 to build</td> <td>September 2022/235</td> <td>Need for project: Likely to be needed to meet the primary education needs arising from planning housing in the school place planning area of Merstham/Redhill/Reigate.</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Developer to provide free <u>make available</u> serviced land <u>for a 2FE primary school (1.5ha)</u> as its Community Infrastructure Levy Payment in Kind (up to the equivalent cost <u>value</u> of its CIL payment <u>liability</u>)</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Any additional land value to be reimbursed to developer</td> <td></td> <td>In accordance with the site allocation policy, the need for</td> </tr> </table>						PE3	New 2FE primary school as part of the Land west of Copyhold Works and former Copyhold Works, Redhill (Site allocation policy ERM2/ERM3)	Academy (potentially delivered as a free school)	Cost approximately £4 7,200,000 to build	September 2022/235	Need for project: Likely to be needed to meet the primary education needs arising from planning housing in the school place planning area of Merstham/Redhill/Reigate.				Developer to provide free <u>make available</u> serviced land <u>for a 2FE primary school (1.5ha)</u> as its Community Infrastructure Levy Payment in Kind (up to the equivalent cost <u>value</u> of its CIL payment <u>liability</u>)						Any additional land value to be reimbursed to developer		In accordance with the site allocation policy, the need for
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MM46 (cont)	Annex 6: Infrastructure Delivery																								

Mod No.	Policy / Explanation paragraph / Annex	Proposed Modification to Submission DMP												
	Schedule Entry PE3 (p.216)						by Surrey County Council and the local Education Authority.							a new 2FE primary school to serve this primary school planning area will be re-tested before planning <u>permission</u> is granted. Should there be insufficient need at that time the need for an alternative community use must be tested, and if any is needed serviced land for a community use must be made available
		Annex: 7: Housing Trajectory												
MM47	Annex 7 : Housing Trajectory	<i>Replace existing table in Annex 7 with the table overleaf.</i>												

			Trajectory														Total Number of Units	
			12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26		26/27
Area 1: Banstead	Housing Completions	Large Sites	131	132	179	163	146	72	44	0	0	0	0	0	0	0	0	867
		Small Sites	0	0	0	2	0	0	12	0	0	0	0	0	0	0	0	14
	Sites with Planning Permission	Large Sites	0	0	0	0	0	0	120	111	100	7	0	0	0	0	0	338
		Small Sites	0	0	0	0	0	0	21	24	27	14	0	0	0	0	0	86
	DMP Site Allocations	Town Centre Site Allocations	0	0	0	0	0	0	0	0	0	0	0	25	25	25	0	75
		Rest of the Urban Area Allocations	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	15
	HELAA Sites		0	0	0	0	0	0	0	0	8	15	0	0	0	15	0	38
	Other Sites Granted Planning Permission Since June 2018		0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Total Net Number of Dwellings Area 1			131	132	179	165	146	72	197	135	136	36	0	25	40	40	0	1,434
Area 2a: Redhill	Housing Completions	Large Sites	107	131	71	119	94	103	7	0	0	0	0	0	0	0	0	632
		Small Sites	7	0	6	10	0	0	9	0	0	0	0	0	0	0	0	32
	Sites with Planning Permission	Large Sites	0	0	0	0	0	0	32	106	166	84	101	50	0	0	0	539
		Small Sites	0	0	0	0	0	0	14	29	14	5	0	0	0	0	0	62
	DMP Site Allocations	Town Centre Site Allocations	0	0	0	0	0	0	0	12	12	0	0	25	25	0	0	74
		Rest of the Urban Area Allocations	0	0	0	0	0	0	0	0	15	25	110	140	40	40	50	420
		Sustainable Urban Extensions	0	0	0	0	0	0	0	0	0	0	0	0	0	30	93	123
	HELAA Sites		0	0	0	0	0	0	0	0	10	15	0	0	0	0	0	25
Other Sites Granted Planning Permission Since June 2018		0	0	0	0	0	0	0	9	7	0	0	0	0	0	0	16	
Total Net Number of Dwellings Area 2a			114	131	77	129	94	103	62	156	214	124	226	215	65	70	143	1,923
Area 2b: Reigate	Housing Completions	Large Sites	54	34	81	95	138	45	5	0	0	0	0	0	0	0	0	452
		Small Sites	0	10	0	0	0	5	7	0	0	0	0	0	0	0	0	22
	Sites with Planning Permission	Large Sites	0	0	0	0	0	0	18	49	50	22	0	0	0	0	0	139
		Small Sites	0	0	0	0	0	0	2	40	26	7	0	0	0	0	0	75
	DMP Site Allocations	Town Centre Site Allocations	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	30
		Sustainable Urban Extensions	0	0	0	0	0	0	0	0	0	0	0	0	0	35	68	103
	HELAA Sites		0	0	0	0	0	0	0	0	0	0	0	0	10	27	37	
	Other sites granted planning permission since June 2018		0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7
Total Net Number of Dwellings Area 2b			54	44	81	95	138	50	32	89	83	44	15	0	45	95	865	
Area 3: Horley	Housing Completions	Large Sites	133	101	35	77	107	254	73	0	0	0	0	0	0	0	0	780
		Small Sites	86	77	116	178	105	94	4	0	0	0	0	0	0	0	0	660
	Sites with Planning Permission	Large Sites	0	0	0	0	0	0	166	223	236	180	180	180	172	0	0	1,337
		Small Sites	0	0	0	0	0	0	13	31	21	12	0	0	0	0	0	77
	DMP Site Allocations	Town Centre Site Allocations	0	0	0	0	0	0	0	20	40	20	20	0	0	0	0	100
		Rest of the Urban Area Allocations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20
		Sustainable Urban Extensions	0	0	0	0	0	0	0	0	0	0	0	0	0	55	98	153
	HELAA Sites		0	0	0	0	0	0	0	0	0	6	0	0	0	0	6	
Total Net Number of Dwellings Area 3			219	178	151	255	212	348	256	274	297	212	206	180	172	55	118	3,133
Windfalls									75	75	75	75	75	75	75	75	675	
Total Number of Dwellings			518	485	488	644	590	573	622	729	805	491	522	495	352	285	431	8,030