

## Spelthorne Local Plan – Schedule of Main Modifications

Key:

MM – main modification

~~Strike through~~ – text to be removed

**Bold** – new text

Section of the Plan	Proposed modification reference	Proposed Modification
Throughout	MM01A	Amend plan period to 2024 – 2039/ <b>40</b> throughout the Plan.  Cover page; Chapter 2 heading; Paragraphs 2.4; 3.1; 3.9; 3.12.
All policies	MM02	Remove Sustainability Appraisal Indicators from all policies (ST1, ST2, PS1, PS2, PS3, SP1, SP2, SP3, SP4, SP5, SP6, SP7, H1, H2, H3, E1, E2, E4, E5, EC1, EC2, EC3, EC4, ID1, ID2)
Introduction	MM03	Update 1.1: The Spelthorne Local Plan, which has been prepared by the Council in consultation with the community, sets out the policies and allocations that will guide how new development and infrastructure comes forward in the Borough for the next <del>15</del> <b>16</b> years
Introduction	MM04	Remove paragraph 1.5 as follows:  <del>The Staines Development Framework (SDF) is a key SPD. It demonstrates how the town can grow in a sustainable and sensitive way, delivering for our residents, while offering the necessary protection to areas. Critically the SDF is rooted in a commercial reality, essential in demonstrating that Staines can successfully accommodate the growth required for the Local Plan to be successfully delivered, while providing much needed homes for our residents, improving the infrastructure and addressing climate change.</del>
	MM05	Amend paragraph 1.14 as follows:  The public consultation on the final draft of the Local Plan (Regulation 19 consultation) <del>will take</del> <b>took</b> place

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		from June to September 2022. The Pre-Submission Publication Version is the version of the Plan that the Council <del>intends to</del> <b>submitted</b> to the Planning Inspectorate for examination by an independent Inspector. <del>Any</del> <b>A schedule of</b> proposed changes to the final draft Local Plan are submitted alongside the Plan for the Planning Inspector to decide which are appropriate. <del>The Staines Development Framework as an SPD does not require submission to the Planning Inspectorate but as both documents are so intrinsically linked it is the right approach for them to be considered together.</del>
	MM06	Amend paragraph 1.19 as follows:  Once this has taken place, all Members of the Council will be asked to adopt the <del>p</del> <b>Plan and the SDF</b> at a formal meeting. If adopted, the policies in the Local Plan <del>and the Staines Development Framework</del> will carry full weight and supersede former <b>planning</b> policies in older documents.
	MM07	Remove Figure 1 as follows:  <del>Figure 1: Spelthorne Local Plan Process</del>
2. The Route to 2037	MM08	Update figure numbers.  <del>Figure 2</del> <b>1: Spelthorne at a Glance</b>
	MM09	Amend paragraph 2.6 first bullet as follows:  Engaging with individuals, residents' associations and other community groups so that they are better informed and have opportunity to participate in the Local Plan <del>and Staines Development Framework preparation.</del>
ST2: Planning for the Borough	MM10	Amend housing requirement per annum figure throughout the Plan as follows:  Policy ST2 (1) and paragraph 3.10; Policy ST2 monitoring indicators: Net number of new homes delivered per annum H1 (1) and paragraph 6.9.

Section of the Plan	Proposed modification reference	Proposed Modification										
ST2: Planning for the Borough		<del>648</del> <b>631</b>										
	MM11A	Amend total and new home housing numbers in Policy ST2 1):  The housing requirement for Spelthorne is <del>648</del> <b>631</b> dwellings per annum over the plan period (2024-2039/ <b>40</b> ), a total of <del>9,270</del> <del>10,096</del> <b>10,726</b> . During the plan period, provision has been made for at least <del>9,270</del> <b>9,900</b> new homes. Table 1 shows the contribution of all sources of housing supply.										
	MM12	Amend Policy ST2 (footnote 9) as follows:  9 As calculated using the standard method for assessing housing need <b>at 2019 with a base date of 2024</b> . The Council will review the local housing need figure as and when appropriate, guided by the Government's approach to assessing housing need.										
	MM13A	Updated Sources of supply over the plan period as follows:  <b>Table 1: Sources of supply over the plan period: <del>2022-2037</del> <b>2024 – 2039/40</b> (net number of homes)<sup>10</sup></b> <table border="1" data-bbox="600 890 1485 1358"> <thead> <tr> <th data-bbox="600 890 893 970">Source</th> <th data-bbox="893 890 1171 970">Approx. number of units</th> <th data-bbox="1171 890 1485 970">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 970 893 1182"><b>Allocations</b></td> <td data-bbox="893 970 1171 1182"><del>6,073</del> <b>5,672</b></td> <td data-bbox="1171 970 1485 1182"><del>829</del> <del>770</del> in Green Belt <del>5,244</del> <b>4,902</b> in Urban area 5% under-delivery discount applied</td> </tr> <tr> <td data-bbox="600 1182 893 1358"><b>Brownfield Tier 2 sites (&gt; 5 units)</b></td> <td data-bbox="893 1182 1171 1358"><del>1729</del> <del>1,007</del> <b>**997</b></td> <td data-bbox="1171 1182 1485 1358"></td> </tr> </tbody> </table>			Source	Approx. number of units	Comments	<b>Allocations</b>	<del>6,073</del> <b>5,672</b>	<del>829</del> <del>770</del> in Green Belt <del>5,244</del> <b>4,902</b> in Urban area 5% under-delivery discount applied	<b>Brownfield Tier 2 sites (&gt; 5 units)</b>	<del>1729</del> <del>1,007</del> <b>**997</b>
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ST2: Planning for the Borough		<b>Windfall: Small sites</b>	<del>570</del> <b>688</b>	<del>38</del> <b>43</b> per annum x <del>15</del> <b>16</b> years
		<b>Windfall: Office to residential permitted development</b>	<del>275</del> <b>486</b>	<del>36</del> <b>54</b> per annum in 6-10 years <del>48</del> <b>36</b> per annum in 11- <del>15</del> <b>16</b> years
		<b>Under construction</b>	<del>792</del> <b>1,457</b>	As of 31 March 2022 <b>2024</b>
		<b>Extant permissions not started</b>	<del>579</del> <b>600</b>	<b>5% under-delivery discount applied</b>
		<b>Total</b>	<del>9,439</del> <b>9,900</b>	
		<b>Average per annum</b>	<del>629</del> <b>619</b>	
	MM14A	Add Table summarising housing trajectory figures (see Appendix D1 of this schedule)		
	MM15A	Add Figure housing trajectory graph (see Appendix D2 of this schedule)		
	MM16A	Amend paragraph 3.12 as follows: Not all sites identified in the SLAA have been allocated in the Local Plan due to their non-strategic nature and the lack of benefits identified from an allocation. As such they are expected to be delivered as windfall development and are identified as 'Brownfield Tier 2' sites. In addition, an allowance for small sites and office to residential permitted development has been identified based on past trends. Sites under construction as of <del>March 2022</del> <b>April 2024</b> are included within the supply, with a <del>15</del> <b>16</b> year period from <del>2022-2024</del> to <del>2037</del> <b>2039/40</b> .		

\* Yields identified in the Local Plan supersede that identified in the SLAA for allocated sites.

\*\* Excluding sites identified for allocation in the Local Plan

Section of the Plan	Proposed modification reference	Proposed Modification	
Strategy and Strategic Policies	MM17	Addition of new policy ST3: Local Plan Immediate Review policy. Full policy text forms Appendix A of this schedule.	
	MM17A	Amend text of policy as following:  “The Local Planning Authority will undertake a review of the Local Plan 2024-2039/40 immediately following the adoption of this Plan.”	
Place Shaping, Introduction	MM18	At 4.2, amend as follows: The Council declared a climate emergency in October 2020 and recognises that climate change is the greatest challenge currently facing us. Every decision we take must count towards reducing carbon emissions and both climate change mitigation <b>and adaptation</b> . Our Local Plan will help to support the transition to a low carbon future, helping to address the climate emergency, taking account of flood risk.	
PS1: Responding to the Climate Emergency	MM19	Remove bullet point 3 (b)	
	MM20	Remove bullet point 5	
	MM21	4.10 In June 2019, the Government announced that the UK will ‘eradicate its net contribution to climate change by 2050’ by legislating for net zero emissions – the first G7 country to do so. In order to reach this target, all buildings will need to be net zero carbon by 2050. In <del>April 2024</del> <b>October 2020</b> Spelthorne Borough Council declared a climate emergency and has committed to work with the local community and all other relevant partner agencies to support making the Borough carbon neutral as soon as practically possible.	
	MM22	4.12, in second sentence amend to: The NPPF ( <b>2021</b> , para 448 <b>152</b> ) sets out that the planning system should help to shape places in ways that minimise vulnerability and improve resilience and support renewable and zero carbon energy and associated infrastructure.	
	MM23	Add additional monitoring indicator:	
		<b>Number of commercial premises built to BREEAM ‘Very good’ or better</b>	<b>Achieve Very good or better rating</b> <b>In house monitoring</b>
MM24	Add additional monitoring indicator:		

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		Installed renewable/low carbon energy capacity (MW/h)	To increase renewable energy capacity	In house monitoring
PS2: Designing Places and Spaces	MM25	<p>Amend Policy PS2 (1) as follows:</p> <p>The Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they <del>will</del>:</p> <ul style="list-style-type: none"> <li>• <b>will</b> create buildings and places that are attractive with their own distinct identity;</li> <li>• <b>will</b> respect and make a positive contribution to the street scene and the character of the area in which they are situated; and</li> <li>• <b>will</b> pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land;</li> </ul> <p>• <b>have been developed in accordance with the <del>principals</del> principles set out in the National Model Design Code and <del>adhere</del> have regard to any design policies and codes which are produced.</b></p>		

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PS2: Designing Places and Spaces	MM26	<p>Amend PS2 (7)) by splitting paragraph and amending the wording as follows:</p> <p>7) Given the size, function and proposed density of major developments, particularly those exceeding 50 dwellings, tall buildings and/or allocated sites on former Green Belt land, it may not always be desirable to reflect locally distinct patterns of development. These sites should create their own identity to ensure cohesive and vibrant neighbourhoods. High rise development in appropriate locations will be expected to be supported by a visual impact assessment and demonstrate a positive contribution to the skyline through its architectural merits. <del>In Staines, the Development Framework will provide site specific guidance on the design of larger and tall buildings.</del>  [Paragraph split]</p> <p>8) On a case-by-case basis, it may be appropriate for larger developments to be shaped by a design panel review <del>panel</del> process <b>proportionate to their scale and significance</b>, at the applicant's expense, and in conjunction with the Council.</p>
	MM27	<p>Add a new paragraph 4.24 to read:</p> <p><b>Consideration of detailed design and the need for a Design Review Panel should take account of the site's context, including whether it is located in a sensitive location, the scale, height and density of the surrounding built environment and the potential for change to meet local development needs. To ensure reasonable application of PS2.8) to larger sites allocations, a site-specific requirement on design review is included where a site's anticipated yield incorporates 75+ dwellings. This requirement states that detailed design should be developed collaboratively between the applicant and the local planning authority (LPA) and encourages use of a Design Review Panel where it can positively shape development.</b></p>

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PS3: Heritage, Conservation and Landscape	MM28	Amend (1): The Council will seek to preserve, <del>conserve</del> and enhance as appropriate the architectural, historic and landscape character of the Borough.
	MM29	Add paragraph to Policy PS3 as follows: <b>The Council will not support redevelopment proposals that would involve the loss of locally listed buildings or other structures, or unsympathetic proposals that would damage their character and setting.</b>
Spatial Policies, Introduction	MM30	Amend paragraph 5.2 as follows:  As well as considering the urban environment, there is also an approach to the Borough's river network <b>and water quality issues</b> . This allows for opportunities to improve the local environment and biodiversity as well as ensuring that impacts on the network are avoided or mitigated.
Policy SP1: Staines-upon-Thames	MM31	Amend wording to whole Policy SP1: Staines-upon-Thames. The final version forms Appendix B to this schedule.
Policy SP4: Green Belt	MM32	Amend Policy SP4 (1) as follows:  The Green Belt boundary is defined on the Policies Map. In order to uphold the fundamental aims of the Green Belt to prevent urban sprawl and to keep land within its designation permanently open, inappropriate development <del>will not</del> <b>should not</b> be approved <del>unless</del> <b>except in</b> very special circumstances <del>can be demonstrated</del> . Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.
	MM33	Amend paragraph 5.21 as follows:  Proposals within the Green Belt will also be expected to comply with all other Local Plan policies <b>when taken as a whole</b> , particularly those that cover design, amenity, landscape, biodiversity and flooding.
Policy SP5: Colne Valley Regional Park	MM34	Amend Policy SP5 (1) as follows:  The extent of the Colne Valley Regional Park (CVRP) within the Borough is defined on the Policies Map. As a member of the CVRP, the Council will seek to maintain the character and landscape of the Park and promote its <b>enhancement and</b> benefits.
	MM35	Amend paragraph 5.22 as follows:

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Policy SP5: Colne Valley Regional Park		The Colne Valley Regional Park covers over 10,000 hectares to the west of London. It forms a narrow corridor of countryside, much of it within the Green Belt, stretching from Rickmansworth in the north to Staines and Wraysbury in the South where the River Colne joins the Thames. It is some 14 miles long and 3 miles wide at its widest point. It straddles a number of local authority boundaries. The area within Spelthorne covers some 1,000 hectares and comprises three major reservoirs, the areas of Staines Moor, Hithermoor and the settlement of Stanwell Moor. <b>In addition, the River Colne SNCI and King George VI SSSI are key features and located within the Park.</b>
	MM36	Amend paragraph 5.23 as follows:  The Colne Valley Regional Park was conceived in the 1960's with the broad aims of providing for informal recreation in a countryside setting. The original objectives remain just as valid today, although they have been updated, modified and extended over the last 50 years:
Policy SP6: River Thames and its Tributaries	MM37	Amend Policy SP6 9) (d) as follows:  Provide undeveloped buffer zones of 8m minimum for <b>main</b> rivers and 5m minimum for other water courses. <b>This is also applicable to culverted rivers.</b> A scheme to provide a buffer zone will need to include a working method statement detailing how the buffer zone will be protected during construction and long-term ecological plan.
	MM38	Amend paragraph 5.27 as follows:  Policy SP6 aims to ensure that the setting of the river and its tributaries are protected and where possible enhanced. This involves protecting landscape features that contribute to the setting and protecting and enhancing views of the river. <b>Works to the main river will require a Flood Risk Activity Permit under the Environmental Permitting (England and Wales) Regulations 2016.</b>
	MM39	Amend paragraph 5.30 as follows:  A significant area of Spelthorne lies in the floodplains of the Thames, Colne (and related river system) and Ash. Flood defences are very limited and are on parts of the River Colne system and the River Ash. The River Thames between Egham and Teddington is one of the largest areas of undefended, developed floodplain in England. Spelthorne Borough Council is working with the Environment Agency, <b>Surrey County</b>

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Policy SP6: River Thames and its Tributaries		<p><b>Council</b> and other partners to bring forward the River Thames Scheme<sup>22</sup> which seeks to address this with the aim of reducing flood risk in communities <b>by providing additional channel capacity and improved conveyance. Alongside the channels there will be large areas of green open space, new foot and cycle paths, and improved wildlife habitats. The flood channels will also provide opportunities for fishing, boating and canoeing bringing health benefits to communities as well as opportunities for tourism, recreation and leisure.</b> The key elements are;</p> <ul style="list-style-type: none"> <li>• a <b>proposed</b> new river channel built in two sections – at Runnymede and at Spelthorne – to increase storage capacity for water from a major flood;</li> <li>• improvements to existing river structures <del>and</del> <b>(Sunbury, Molesey and Teddington weirs);</b></li> <li>• <del>new recreation areas for communities and habitat for wildlife;</del></li> <li>• <b>large areas of green open space, improved wildlife habitats and opportunities for tourism, recreation and leisure; and</b></li> <li>• <b>new and enhanced active travel routes for walking and cycling.</b></li> </ul>
	MM40	<p>Amend paragraph 5.31 as follows:</p> <p><del>These measures will better protect around 11,000 homes (in total not just in Spelthorne) and 1,600 businesses, enhance the natural environment around the river, and boost the local economy.</del></p> <p><b>Like other boroughs, Spelthorne needs to ensure it is able to plan development that responds to the climate emergency. One of the biggest risks to the Borough is flooding from the River Thames and this risk will only grow with climate change. The section of the River Thames that runs through the Borough makes up one of the largest areas of un-defended flood plain in England. The River Thames Scheme is a project designed to significantly reduce the risk of flooding by creating two new river channels totalling over 8.5 miles alongside the Thames in Runnymede and Spelthorne, as well as increasing capacity at Sunbury, Molesey and Teddington weirs. These new channels will increase the capacity of the Thames through Surrey and south west London, reducing the risk of flooding to over 11,000 homes and 1,600 businesses. Alongside the channels there will be large areas of green open space, new foot and cycle paths, and habitat creation. The flood channels will also provide</b></p>

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Policy SP6: River Thames and its Tributaries		<b>opportunities for fishing, boating and canoeing bringing health benefits to communities as well as opportunities for tourism, recreation and leisure.</b>
	MM41	Amend paragraph 5.32 as follows:  The <b>proposed</b> Spelthorne channel is 3.2km in length. It starts at Laleham and ends at Weybridge. The channel flows through four lakes and crosses five roads. This area includes increasing capacity on stretch of the Desborough Cut. At Sunbury weir there will be three extra gates built on the lock island.
	MM42	Amend paragraph 5.33 as follows:  The large scale of the project means it is <b>to be</b> treated as a Nationally Significant Infrastructure Project (NSIP) and requires a type of consent known as 'development consent order' (DCO). The DCO must be granted before full funding is approved and construction can begin
Policy SP7: Heathrow Airport	MM43	Amend Policy SP7 (1) (b) (first bullet) as follows:  <del>seek to</del> protect and enhance designated areas of existing environmental character including Sites of Nature Conservation Importance, areas of landscape value, the Borough's historic and cultural heritage (including historic buildings and Conservation Areas), habitats particularly within Biodiversity Opportunity Areas, <b>Colne Valley Regional Park</b> and open space of amenity and recreation value;
	MM44	Amend Policy SP7 (1) (b) (second bullet) as follows:  demonstrate ecological offsetting and incorporate mitigation measures to achieve <b>at least 10%</b> biodiversity net gain;

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Policy SP7: Heathrow Airport	MM45	<p>Development Close to Heathrow and Noise from Heathrow</p> <p>5) The Council will seek to minimise the adverse impact of development close to Heathrow by:</p> <p>(a) refusing new residential development where aircraft noise levels are at or exceed 66 <b>dB LAeq</b>; except in the case of the one-for-one replacement of dwellings and;</p> <p>(b) requiring appropriate attenuation measures for development between 60 and 65 <b>dB LAeq</b>.</p>
Policy H1: Homes for All	MM46	<p>Amend footnote 26: As calculated using the standard method for assessing housing need, <del>2021</del> <b>at 2019 with a base date of 2024</b>. The Council will review the local housing need figure as and when appropriate, guided by the Government's approach to assessing housing need</p>
	MM47	<p>Amend 1) The Council will make provision for at least an additional <del>618</del> <b>631</b><sup>26</sup> homes per annum in Spelthorne Borough over the plan period.</p>
	MM48	<p>Amend H1 (7):</p> <p>The Council is supportive of Build to Rent housing, where a need for this type of accommodation can be demonstrated. Where Build to Rent housing is proposed, the proportion of Affordable Housing provision should <del>be in line with the benchmark level set by the Council and follow any up-to-date evidence, plans or strategies.</del> <b>as set out in national policy (20%) until such a time that the Council sets its own benchmark level supported by up-to-date evidence, plans or strategies.</b></p>
	MM49	<p>Amend H1 (8): All new homes must be designed and constructed in a way that enables them to be adaptable, so they can meet the changing needs of their occupants over their lifetime, <b>including as a result of any disability</b>. Planning permission will be granted for new dwellings subject to the following:</p>
	MM50	<p>Amend H1 (8) (a):</p>

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Policy H1: Homes for All		All new build dwellings will, as a minimum, be constructed in accordance with the requirements of Building Regulations <b>Approved Document M Part requirement M4 (2) Category 2: Accessible and adaptable dwellings</b> and any subsequent updates, unless it can be demonstrated that it is unfeasible to do so.
	MM51	Delete H1 (8) (b): The encouragement, where practicable and viable, of dwellings on schemes involving major development being provided as wheelchair adaptable dwellings in accordance with the Building Regulations Approved Document M requirement M4(3) standard: <b>Category 3: Wheelchair user dwellings.</b>  Amend H1 (8) (c), which will become H1 (8) (b): Unless it can be demonstrated that it is unfeasible to do so, the Borough Council will require a minimum of 10% of new dwellings on major housing developments to accord with <b>Category M4(3) (wheelchair adaptability) Category 3: Wheelchair user dwellings</b>
	MM52	Amend H1 (11): Where specialist accommodation falls within use class <del>C3</del> <b>a relevant use class *[footnote]</b> an appropriate proportion of affordable housing in accordance with Policy H2 will be required.  [Footnote] <b>*As set out in policy H2 (g).</b>
	MM53	Amend H1 (14) (c): Where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) <del>will be expected to remain on the open market as self-build or custom build or be offered to the Council or a Housing Association before being built out by the developer.</del> <b>will be returned to the developer to be built out as market housing.</b>
	MM54	Amend 6.9: Using the standardised methodology, Spelthorne has a need of <del>618</del> <b>631</b> new dwellings per annum. The Government makes clear that local planning authorities should be able to rely on the evidence used to justify their local housing need for a period of two years from the date they submit their Plan.
	MM55	Add new paragraph 6.16: <b>Affordable housing on build to rent schemes should be provided by default in the form of affordable private rent, a class of affordable housing specifically designed for build to rent. Should the Council produce a supplementary planning document on affordable housing, this should be referred to on the type of affordable housing provision required within build to rent schemes.</b>

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Policy H1: Homes for All	MM56	Amend paragraph 6.17: <del>6.17</del> <b>6.18</b> The intention of this approach will be to maximise the flexibility of new housing to accommodate a wider spectrum of housing needs. This will support the housing needs of older people but also those with specialist needs such as those who are disabled and wheelchair users, leading to positive impacts on health and well-being. <b>Wheelchair accessible provision will be expected to be provided from the time the dwelling is ready for habitation to ensure homes contain required features and standards for residents without delay or expense.</b>
	MM57	Amend paragraph 6.19: <del>6.19</del> <b>6.20:</b> Where the specific requirements of Building Regulations may not be achievable, an element of flexibility is recognised as being required in the delivery of these standards. This may be due to, site specific challenges around topography, flood risk and/or the relationship to design. It is acknowledged that a significant proportion of the Borough is at risk to flooding, and that this could be a constraint to achieving this. Where developers demonstrate that the M4(2) or M4(3) requirements are not feasible to be delivered on viability grounds exemptions will be on a case-by-case basis on the clear evidence submitted at planning application stage, e.g. the topography of the site makes provision as a whole not feasible and impacts development viability significantly. <b>Applicants will be expected to consider all other reasonable options for Accessible Home provision, for example ground floor provision or ramped access, prior to demonstrating an exemption is required.</b>
Policy H2: Affordable Housing	MM58	Amend H2 (1):  1) The Council will require at least 30% affordable housing units on all schemes of 10 units (net) or more. Greenfield sites will be expected to deliver at least 50% affordable housing. <b>The minimum amount of affordable housing to be delivered should be calculated based on the net total amount of provided dwellings.</b>
	MM59	Amend H2 d): <del>Proposals for housing need to meet the need as identified in the most up to date housing needs assessment with particular regard to size, type and tenure of dwellings.</del> <b>The tenure split should be informed by the most up to date Council evidence.</b> The tenure and number of bedrooms of the affordable homes provided on each qualifying site must contribute towards meeting the mix of affordable housing needs identified in the Strategic

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Policy H2: Affordable Housing		Housing Market Assessment <sup>131</sup> . This currently includes a tenure split of 75% affordable/social rent, with 25% First Homes as per national guidance <sup>32</sup> . A minimum of 10% of the homes provided on each site must be available for affordable home ownership, except where an exemption applies in the NPPF.		
	MM60	Amend Footnote 29: or subsequent affordable housing needs evidence (as previous) commissions or produced by the council. <b>Where available, wider sources relating to affordable housing need may also be considered to understand needs more local to a development proposal.</b>		
	MM61	Amend H2 (e): Where Build to Rent housing is proposed, the proportion of Affordable Housing provision should be <del>in line with the benchmark level set by the Council and follow</del> <b>as set out in the national policy (20%) until such a time that the Council sets its own benchmark level supported</b> by any up-to-date evidence, plans or strategies.		
	MM62	Amend H2 (g): The requirement to provide affordable housing will apply to all residential development falling under <del>Use Class C3</del> <b>Use Class C2, C3 and C4, or any subsequent amendments to the Use Classes Order</b> , with the exception of Gypsy & Traveller Pitches or Travelling Showman Plots.		
	MM63	Add additional monitoring indicator: <table border="1" data-bbox="584 959 1290 1195"> <tr> <td data-bbox="584 959 819 1195"><b>Number of people on the Council Housing Register</b></td> <td data-bbox="819 959 1055 1195"><b>To ensure development schemes are addressing current affordable housing needs.</b></td> <td data-bbox="1055 959 1290 1195"><b>Council Housing Register</b></td> </tr> </table>	<b>Number of people on the Council Housing Register</b>	<b>To ensure development schemes are addressing current affordable housing needs.</b>
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Policy H3: Meeting the Needs of Gypsy, Traveller	MM64	Add additional paragraph to Policy H3 as follows:  <b>5) Caravans, mobile homes and park homes intended for permanent residential use are considered highly vulnerable under the planning practice guidance and therefore not allowed in Flood Zone 3 and only allowed in Flood Zone 2 if the Exception Test is passed.</b>		

Section of the Plan	Proposed modification reference	Proposed Modification
and Travelling Showpeople		
Policy E1: Green and Blue Infrastructure	MM65	Amend para 7.2  Recognising the importance of both protecting the existing natural environment and delivering high quality development which provides further enhancements, the policies within the Plan set out how this will be achieved over the next <del>15</del> <b>16</b> years.
	MM66	Amend Policy E1 (1) as follows:  ☐ <b>All</b> development must contribute towards the provision, protection and enhancement of the wider green <b>and blue infrastructure</b> network at a scale commensurate with the proposal.
	MM67	Amend Policy E1 (3) as follows:  Where development is located on or adjacent to a watercourse or reservoir proposals must contribute towards the delivery of a high quality multi-functional blue infrastructure network through ensuring the protection and enhancement of the ecological, <b>flood risk management</b> , landscape and recreational value of that water body.
	MM68	Amend paragraph 7.7 as follows:  Blue Infrastructure is the network of watercourses and other bodies of water including reservoirs, which provide ecological, <b>flood risk management</b> , landscape and recreational value to the Borough. This also includes the banks and corridors immediately along the watercourse which can provide significant biodiversity benefits and play a vital role in ensuring habitat connectivity.
	MM69	Amend paragraph 7.9 in the Reasoned Justification as follows:  All development should contribute towards the provision, improvement, and maintenance of the green infrastructure network across the Borough where appropriate to do so. Whilst the Council will only expect 'major' development proposals to be designed in accordance with established, recognised green infrastructure standards, all developments can make a positive impact on the green infrastructure network and proposals will, be expected to make such provision at a scale that is commensurate with the development.

Section of the Plan	Proposed modification reference	Proposed Modification
Policy E1: Green and Blue Infrastructure		Supplementary guidance will set out how development proposals on a large and small scale might assist in enhancing the green infrastructure network
	MM70	<p>Add a new paragraph after paragraph 7.9 in the Reasoned Justification (to be 7.10 and the rest of the paragraphs subsequently renumbered) as follows:</p> <p><b>Simple measures and features can be incorporated into householder and minor developments that can contribute to or enhance the green infrastructure network. Cumulatively, small-scale sites already play an important role in providing and connecting the existing green infrastructure network and applicants are encouraged to consider enhancing existing green infrastructure within their development and to avoid or mitigate loss wherever possible.</b></p>
	MM71	<p>Amend the first bullet point in the Key Evidence as follows:</p> <p>Key Evidence</p> <ul style="list-style-type: none"> <li>• Biodiversity Opportunity Areas: the basis for realising Surrey’s ecological network (Surrey Nature Partnership, 2015 <b>2019</b>) (available online at: Biodiversity Opportunity Areas: the Basis for Realising Surrey’s Ecological Network - DocsLib)</li> </ul> <p>Replace source link with the following link:  <a href="https://surreynaturepartnership.org/wp-content/uploads/2019/10/boas_the-basis-for-realising-surreye28099s-ecological-network_synp_sept_2019.pdf">https://surreynaturepartnership.org/wp-content/uploads/2019/10/boas_the-basis-for-realising-surreye28099s-ecological-network_synp_sept_2019.pdf</a></p>
Policy E2: Biodiversity	MM72	<p>Amend Policy E2 (3) as follows:</p> <p>The Council will maintain Sites of Nature Conservation Importance as shown on the Policies Map and will only permit development proposals within these sites, where there will be no adverse effect, either directly or indirectly on their ecological interest and this has been clearly demonstrated through use of appropriate assessment. <b>Development proposals will be supported which clearly demonstrate enhancement to the value of SNCIs and where an agreed management plan is set out which shows how the enhancements will be secured for the long term.</b></p>
	MM73	Amend Policy E2 (5) as follows:

Section of the Plan	Proposed modification reference	Proposed Modification
Policy E2: Biodiversity		The Council will seek net gains in biodiversity through creation or expansion, restoration/enhancement of habitats and features to improve the status of priority habitats and species. All development will be expected to provide at least 10% net gain, using the most up-to date Biodiversity metric, <b>appropriate to scale of development.</b>
	MM74	Amend Policy E2 (6) as follows:  The Council will expect developers to demonstrate full consideration of a variety of means in improving biodiversity within developments including, but not limited to, the use of innovative approaches where appropriate such as: <ul style="list-style-type: none"> <li>• the installation of bee bricks,</li> <li>• use of bird nest <b>and bat roost boxes or gabions</b></li> <li>• incorporation of green roofs and living walls</li> <li>• <b>minimise external lighting</b></li> </ul>
	MM75	Amend Policy E2 (7) as follows:  Development proposals should demonstrate clearly how biodiversity net gain will be achieved and this should be in <b>accordance with the Surrey Local Nature Recovery Strategy (to be prepared) and take account of other national, regional and local biodiversity strategies</b> including any Supplementary Planning Document and/or additional guidance as produced by the Council.
	MM76	<del>Amend MM 68 (which amended Policy E2 (8)) to amend wording as follows:</del>  Amend Policy E2 (8) as follows:  8) Biodiversity net gain should be delivered using the <b>BNG mitigation hierarchy of avoid losses, mitigate and lastly compensate. Where off site compensation is required, this should be maximise opportunities within the Borough boundary and should be as close to the development site as possible</b> <del>following hierarchy:</del> <b>BNG delivery should be:</b>  i) On site as part of the development; ii) Where on-site delivery is not feasible, <del>then this</del> <b>it</b> should be provided on land adjacent to, or as close to the development site, as possible;

Section of the Plan	Proposed modification reference	Proposed Modification
Policy E2: Biodiversity		iii) <del>As a last resort, net gain</del> <b>Off-site delivery</b> should, <b>where feasible and practical, be secured</b> on land within the Borough boundary.
	MM77	Amend Policy E2 (10) as follows:  Development proposals not directly related to the management of Ramsar, and SPA, as well as SSSI units forming part of these designations will not be permitted unless it can be demonstrated that the impact of proposals, either alone or in combination, will not result in likely significant effects. <del>If significant adverse effects remain even with the implementation of suitable avoidance and/or mitigation, development proposals will need to demonstrate that alternatives to the proposal have been fully explored.</del>
	MM78	Amend paragraph 7.24 as follows:  Development proposals should refer to any relevant Supplementary Planning Documents or Action Plans that are produced by the Council which guide on biodiversity net gain for planning applications. <b>Additionally, nature recovery networks are to be proposed in the Local Nature Recovery Strategy for Surrey, which is currently being prepared. Once complete, development will have to take account of the LNRS when delivering biodiversity net gain and other measures/mitigation.</b>
	MM79	Amend paragraph 7.25 as follows:  BOAs are key areas where priority habitat can be created, improved or restored and there are two significant areas identified in Spelthorne where opportunities for restoration and creation of habitats exist: <ul style="list-style-type: none"> <li>• Staines Moor to Shortwood Common (TV03)</li> <li>• Shepperton to Thorpe (TV04)</li> <li>• <b>River Thames (TV06)</b></li> </ul>
	MM80	Amend the first bullet point in the Key Evidence as follows:  Key Evidence <ul style="list-style-type: none"> <li>• Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (Surrey Nature Partnership, <del>2015</del> <b>2019</b>) (available online at: Biodiversity Opportunity Areas: the Basis for Realising Surrey's Ecological Network - DocsLib)</li> </ul>

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		Replace source link with the following link: <a href="https://surreynaturepartnership.org/wp-content/uploads/2019/10/boas_the-basis-for-realising-surreye28099s-ecological-network_synp_sept_2019.pdf">https://surreynaturepartnership.org/wp-content/uploads/2019/10/boas_the-basis-for-realising-surreye28099s-ecological-network_synp_sept_2019.pdf</a>
Policy E3: Managing Flood Risk	MM81	Amend wording to whole Policy E3. The final version is set out in the Addendum to the EA and SBC SoCG dated 12 Feb 2025 and forms Appendix C of this schedule.
	MM82	Amend 4 (f) as follows:  4) (f) applications include appropriate flood warning and evacuation <b>plans</b> and site drainage systems take account of storm events and flood risk of up to 1% annual probability or 1 in 100 year event with an appropriate allowance for climate change.
	MM83	Amend Footnote 9 in Policy E3, at Appendix C, as follows:  <sup>9</sup> <a href="http://www.gov.uk/government/publications/personal-flood-plan">www.gov.uk/government/publications/personal-flood-plan</a> and <a href="http://www.adeptnet.org.uk/floodriskemergencyplan">www.adeptnet.org.uk/floodriskemergencyplan</a>
	MM84	Amend Footnote 10 in E3 from Appendix C as follows:  See NPPF (2021) footnote 595 or <b>NPPF (2024) footnote 63</b>
	MM85	Monitoring Indicators: <b>Indicator</b> Number of planning decisions, including appeals, granting permission not in accordance with <del>Policy E2 advice from the Environment Agency or Surrey CC</del> <b>Target</b> No planning permissions that are not in accordance with <del>Policy E2 advice from the Environment Agency or Surrey CC</del>
Policy E4: Environmental Protection	MM86	Amend Policy E4 (1) as follows:  The Council will seek to protect and improve the Borough's air quality and <del>work towards meeting the World Health Organisation Air Quality Guidelines by ensuring all development proposals prevent further deterioration</del>

Section of the Plan	Proposed modification reference	Proposed Modification
Policy E4: Environmental Protection		<p><del>of existing poor air quality and are “air quality neutral” as far as reasonably practicable</del> <b>complies with national policy*[footnote] and guidance and the most up-to-date Air Quality Action Plan</b></p> <p><b>*[Footnote] in line with NPPF, paragraph 199.</b></p>
	MM87	<p>Amend Policy E4 (5) as follows:</p> <p>The Council will ensure all development located near ground and surface water have the appropriate measures in place to mitigate any adverse impact on water quality and water features. <b>Development should not have any adverse impact on groundwater flow or quantity, nor should there be any adverse impact on groundwater quality.</b> Planning permission will not be granted for developments which do not demonstrate the incorporation of water efficiency measures such as water recycling and collection features. Wherever practical, Sustainable Urban Drainage Systems (SuDS) should be incorporated to minimise the discharge of surface water to the sewer system.</p>
	MM88	<p>Amend Policy E4 to create new sub-section on ‘Odour’ as follows:</p> <p><b>Odour</b></p> <p><b>6) New development should not be located in areas where future occupiers may be affected by existing sources of odour unless it is demonstrated that there would be no adverse impact on the amenity of future occupiers or that any necessary mitigation measures have been identified and secured.</b></p>
	MM89	<p>Noise</p> <p>6) The Council will seek to protect and improve local noise conditions as far as reasonably practicable. The Council will ensure that development proposals that may generate unacceptable noise or be unreasonably impacted by noise sources incorporate appropriate attenuation measures to minimise the effects on new and existing residents. The adverse impacts of noise are to be reduced to acceptable levels through good design, layout and orientation of sites and buildings, and adequate noise insulation. In residential areas close to the airport, only one-for-one replacement of existing housing will be allowed within the <b>66 dB LAeq</b> and above noise contour. The Council will require an acoustic report to accompany an application for development proposals that may be sensitive to noise sources, or might cause unacceptable noise for residents, businesses</p>

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Policy E4: Environmental Protection		or the environment. Planning permission will be refused where the impact of noise cannot be mitigated to an acceptable level.
	MM90	<p>Amend Policy E4 (7) as follows:</p> <p>Light</p> <p><del>7) 8) This policy seeks to minimise the adverse impact from light pollution on the environment. It promotes the use of measures to minimise the adverse impact of lighting on surrounding areas.</del> Applicants developing proposals for lighting will be required to assess the impact of the lighting scheme and demonstrate there are no unacceptable adverse impacts. <b>In designing new developments, consideration should be given to ensuring that the new occupiers are not adversely affected by existing sources of light pollution.</b></p> <p>The Council will require developments that may result in light pollution to incorporate appropriate design and energy saving measures in order to minimise the potential for light pollution. Planning permission will not be granted for light generating development proposals that may have an adverse impact on residential developments, amenity, wildlife, biodiversity and highway safety. The Council will require a lighting impact assessment to accompany an application for development proposals that may cause unacceptable light pollution for residents, businesses or the environment.</p>
	MM91	<p>Amend Policy E4 (8) as follows:</p> <p><del>8) 9) The Council will ensure that where development is proposed on land that may be affected by contamination, the applicant must undertake appropriate risk assessment and if necessary, remediation to ensure the development is safe or will be made safe for its intended use and</del> <b>should be carried out by a competent person.</b> Through the incorporation of mitigation measures, treatment to reduce contamination or remove pollutant pathways and soil/ground gas/groundwater remediation initiatives, receptors exposure to land contamination will be minimised.</p>
MM92	<p>Amend Policy E4 (9) (ii) as follows:</p> <p>10)</p> <p>ii) Impose conditions on planning permissions requiring appropriate investigation and remediation of contamination before development can proceed. <b>This will also include conditions at sites affected by land contamination to ensure verification of remediation is completed to a sufficient standard.</b></p>	

Section of the Plan	Proposed modification reference	Proposed Modification
Policy E4: Environmental Protection	MM93	Add new paragraph 7.37 as follows:  <b>Competent person: Able to undertake a risk assessment and any subsequent remediation strategy as set out within the NPPF para 183 (C)</b>
	MM94	Amend footnote 57 in Policy E4 as follows:  DLUHC MHCLG (2014). Land affected by contamination guidance. Available from: <a href="http://www.gov.uk/guidance/land-affected-by-contamination">www.gov.uk/guidance/land-affected-by-contamination</a>
	MM95	Amend paragraph 7.41 as follows:  <del>7.41</del> <b>7.42</b> Air Quality is an important environmental issue for Spelthorne <b>and the Council is working towards meeting the World Health Organisation Air Quality Guidelines</b> . The Council's Air Quality Action Plan designates the whole Borough as an Air Quality Management Area (AQMA). This reflects that the whole Borough has a particular need to improve air quality therefore the Council will ensure that any new development in the Borough is consistent with the local Air Quality Action Plan and the requirements of national policy for planning decisions to sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the AQMA and cumulative impacts (NPPF 2021, paragraph 186).
	MM96	7.54 Noise pollution from Heathrow Airport is of particular concern to the Council as the airport is close to major built up areas which means a large number of people in the Borough suffer noise disturbance from aircraft using the airport. Approximately, 300,000 people are affected by aircraft noise from Heathrow as defined by the 57 <b>dB LAeq</b> noise contour. In Spelthorne the worst affected areas are in the north of the Borough in Stanwell and Stanwell Moor.
	MM97	Change reference within monitoring indicators from 66Leq to 66 <b>dB LAeq</b> .
Policy E5: Open Space and Recreation	MM98	Amend sub heading as follows:  <del>Existing Open Space</del> , <b>sport and recreation facilities</b>
	MM99	Amend Policy E5 (1) as follows:

Section of the Plan	Proposed modification reference	Proposed Modification
Policy E5: Open Space and Recreation		The Council will seek to protect, maintain and enhance existing open spaces, <b>sports facilities</b> and areas for recreation and encourage quality and accessibility improvements. Priority will be given to areas where specific deficiencies in access or quality have been identified.
	MM100	<p>Amend Policy E5. 2. a, b and c as follows:</p> <p><del>2)The Council will not permit the loss or displacement of existing open space to other uses unless it can be demonstrated, through up to date and robust evidence, that:</del></p> <p><del>(a)There is a proven surplus of provision and the site is no longer needed, or is unlikely to be required in the future; or</del></p> <p><del>(b)The benefit of the development to the community outweighs the harm caused by the loss of the facility; or</del></p> <p><del>(c)An alternative facility of an equal quantity and quality or higher standard will be provided in at least an equally convenient and accessible location to serve the same local community.</del></p> <p><b>2. Applications for development that would result in the loss, displacement or change of use of existing open space, sports and recreational buildings and land, including playing fields, will be determined in accordance with national policy<sup>24</sup>.</b></p> <p>Add footnote to read <sup>24</sup> <b>NPPF (2024), paragraph 104</b></p>
Policy EC1: Meeting Employment Needs	MM101	<p>Amend Policy EC1 paragraph 8.4 as follows:</p> <p><del>The study was published prior to</del> The COVID-19 pandemic which has resulted in a change in the working patterns of many people and the extent to which these changes might become permanent is not yet clear. Some employers are likely to make more flexible or hybrid working practices permanent with smaller office spaces needed. Some occupiers are likely to be reviewing their space needs particularly in light of the financial difficulties and uncertainties businesses face around COVID-19 and BREXIT. Whilst it is too soon to quantify the impact on future need, this highlights the need for flexibility to enable businesses to adapt to meeting changing market conditions and achieve innovations. For this reason, it has been decided flexibility and frequent review is required with the floorspace needs.</p>
	MM102	<p>Amend Policy EC1 (1) as follows:</p> <p>Economic growth in Spelthorne will be supported by maintaining and intensifying the use of the Borough's employment floorspace offer. This will be done by;</p>

Section of the Plan	Proposed modification reference	Proposed Modification
Policy EC1: Meeting Employment Needs		<ul style="list-style-type: none"> <li>• safeguarding employment land,</li> <li>• provision of new <del>land</del> <b>floorpace</b> in line with needs identified through the most up to date evidence and</li> <li>• encouraging its innovative re-use in ways that better meet the needs of the market <b>whist remaining within employment use.</b></li> </ul>
	MM103	<p>Amend Policy EC1 (4) as follows:</p> <p>4. The five designated employment areas (as shown on the Policies Map that together make up the Borough's current core supply of employment land) will be protected as Strategic Employment Areas and changes of use of land and/or buildings from employment to non-employment use will be resisted. The refurbishment and redevelopment of sites in these areas for employment use and proposals for the intensification of sites for employment use will be permitted.</p> <ul style="list-style-type: none"> <li>• Bedfont Road, Stanwell</li> <li>• BP, Chertsey Road, Sunbury</li> <li>• Hanworth Road</li> <li>• Shepperton Studios (<b>is the preferred location for new film and television studio related-use</b>)<sup>25</sup></li> <li>• Windmill Road, Sunbury</li> </ul> <p><sup>25</sup> <b>Shepperton Studios is not a preferred location for new office and R&amp;D floorpace.</b></p>
	MM104	<p>Amend EC1.9. as follows:</p> <p>Redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a continuous period of at least 24 months prior to submission of a planning application. If the site is allocated for an alternative use within the Local Plan, <del>the evidence of marketing period</del> <b>will not be required</b></p>
	MM105	<p>Amend Policy EC1 (Monitoring Indicators, under Target) as follows:</p> <p>E (g) (i and ii): <b>18,372 sqm</b>  B8 (general): <b>12,005 sqm</b>  B2: <b>-11,268 sqm</b></p>
Policy EC2: Retail	MM106	<p>Amend Policy EC2 (Key Evidence) as follows:</p> <ul style="list-style-type: none"> <li>• National Planning Policy Framework (NPPF) 2021</li> </ul>

Section of the Plan	Proposed modification reference	Proposed Modification
Policy EC2: Retail		<ul style="list-style-type: none"> <li>• <b>Planning Practice Guidance Town Centres and Retail</b></li> <li>• Retail and Town Centre Study 2015</li> <li>• Retail and Town Centre Study Update 2018</li> <li>• Annual retail survey</li> </ul>
Policy EC4: Leisure and Culture	MM107	<p>Amend Policy EC4 (3) as follows:</p> <p><b>3 (c) Applications for development that would result in the loss, displacement or change of use of major indoor sporting facilities will be determined in accordance with the latest national policy<sup>26</sup>.</b>  <sup>26</sup> <b>NPPF (2024) including paragraphs 98 and 104</b></p>
Policy ID1: Infrastructure and Delivery	MM108	<p>Amend 9.1 as follows:</p> <p>The Council is required to identify the infrastructure needed to support the development proposed over the next <del>15</del> <b>16</b> years.</p>
	MM109	<p>Amend Policy ID1 paragraph 9.9 as follows:</p> <p><del>The planning system allows the Council to ensure that there is adequate infrastructure in place to support new development. Developers, where required, will have to demonstrate that their proposed developments incorporate adequate wastewater capacity and surface water drainage both on and off site. Where there is an infrastructure capacity constraint, the Council will require the developer to clearly set out the appropriate improvements required to facilitate the development and how this will be delivered. The planning system has mechanisms to secure timely provision such as through the imposition of Grampian style conditions which relate to restricting development to phases.</del></p> <p><b>Developers, where required, will have to demonstrate that wastewater and water network capacity will be in place ahead of the occupation of development. Developers are encouraged to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Local network upgrades can take 18 months to 3 years to plan and deliver with strategic upgrades taking 3-5 years. Where there is an infrastructure capacity constraint, the Council will where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.</b></p>

Section of the Plan	Proposed modification reference	Proposed Modification
Policy ID1: Infrastructure and Delivery	MM110	Remove reference to Part 2 of the IDP from Key Evidence:  • Infrastructure Delivery Plan <del>(including Part 2)</del>
Policy ID2: Sustainable Transport for New Developments	MM111	Amend Policy ID2 1(a) ,1(d), 1(e) as follows:  a) Provision of, or contributions towards, the improvement of public and community transport <b>where identified as required</b> d) providing improvements to or contributions towards improving the capacity and security of cycle parking at the Borough's public transport stations <b>where identified as required</b> e) providing funding to deliver the transport projects and highways improvements necessary to support the spatial strategy as set out in the Infrastructure Delivery Plan <del>(forthcoming)</del> <b>where identified as required</b>
	MM112	Amend Policy ID2 1(b) to include a footnote as follows:  1)(b) provision of vehicle parking standards, as set out in the Council's latest Parking SPD <b>[footnote]</b> , and the provision of electric vehicle charging points which are set out in the latest Surrey County Council guidance;  <b>[footnote] A reduction of parking requirements may be appropriate in specific situations, in locations with good access to public transport and local services. Any proposed reduction will be assessed against criteria including:</b> <b>a. Distance from public transport node i.e. main railway station, bus station, main bus stop;</b> <b>b. Frequency and quality of train service;</b> <b>c. Frequency and quality of bus service;</b> <b>d. Availability and quality of pedestrian and cycle routes;</b> <b>e. In line with Surrey County Council Car Club Guidance, car clubs will be encouraged for developments of 50 or more residential units.</b>
	MM113	Amend Policy ID2 1(d), 1(f), 2(c), definitions as follows:

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Policy ID2: Sustainable Transport for New Developments		Public Transport <del>Interchange</del> <b>Stations</b>
	MM114	Amend Policy ID2 1(e) as follows:  Providing funding to deliver the transport projects and highways improvements required to support the spatial strategy as set out in the Infrastructure Delivery Plan ( <del>forthcoming</del> );
	MM115	Amend Policy ID2 1(f) as follows:  f) providing a transport assessment and travel plan for all <del>major</del> development proposals <b>likely to generate significant amounts of transport movement</b> to promote the delivery and use of sustainable transport. The Travel Plan should set out how it will facilitate the use of sustainable and active transport modes, including but not limited to; low emission car clubs, low emission employee shuttle bus schemes supporting public bus schemes or offering discounted season tickets between public transport interchanges and employment areas
	MM116	Amend paragraph 9.15 as follows:  The Council will work with stakeholders and Surrey County Council as part of the forthcoming Infrastructure Delivery Plan, which will set out the key infrastructure required to support the delivery of the Local Plan, including sustainable transport and highway schemes. Growth over the Plan period will give rise to increased traffic volumes and it is therefore required that this be mitigated as far as possible. The policy sets out the measures by which the Council will seek to militate against the impacts and will require new developments to adopt the relevant standards to achieve this. <b>Surrey County Council’s 2022 Local Transport Plan 4 sets out county-wide policies on reducing transport emissions in order to help meet the county’s commitment to becoming net zero by 2050. One of the primary delivery mechanisms for achieving net zero is the roll out of Local Cycling and Walking Infrastructure Plans (LCWIP). The Spelthorne LCWIP will provide a 10-year plan for the delivery of walking and cycling infrastructure within Spelthorne and seeks to deliver safe, high-quality walking and cycling environments across the Borough.</b>
	MM117	Amend Policy ID2 paragraph 9.17 as follows:  <del>All major developments require the submission of a Transport Assessment and Travel Plan.</del> <b>All developments likely to generate significant amounts of transport movement are required to submit a Transport Assessment and Travel Plan.</b> These documents set out the potential transport impacts of the proposals, how these will be addressed and how sustainable travel will be delivered in the long term. There

Section of the Plan	Proposed modification reference	Proposed Modification
Policy ID2: Sustainable Transport for New Developments	MM118	<p>may be occasions where smaller developments have lower impacts and therefore a Transport Statement may be necessary unless it can be demonstrated to the satisfaction of the Council that the changes are minor. Such assessments will be subject to liaison between the Council and the highway authority or authorities.</p> <p>Amend Policy ID2 (Key Evidence) as follows:</p> <p>Key evidence</p> <ul style="list-style-type: none"> <li>• Spelthorne Borough Council Local Plan Strategic Highway Assessment Report (Surrey County Council, 2019)</li> <li>• Strategic Highways Assessment Report (Surrey County Council, 2022)</li> <li>• Spelthorne Local List of Information Requirements (2015)</li> <li>• <del>Vehicle and Cycle Parking Guidance (Surrey CC, 2018)</del></li> <li>• <b>Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (SCC, 2022)</b></li> </ul>
Allocations	MM119A	<p>Remove site-specific wording: <del>• Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site-specific Travel Plan and Transport Assessment.</del></p> <p>and add Footnote: <b>Refer to Policy ID2 in regard to sustainable transport for new developments</b> to sites: AE3/006, AS1/001, AS1/003, <del>AS1/014</del>, AS2/006, AT1/002, AT1/012, AT3/007, AT3/009, AT3/016, HS1/002, HS1/009, HS1/012, HS1/012b, HS2/004, LS1/024, RL1/011, SC1/006, SC1/013, SC1/019, SC1/021, SE1/003, SE1/005, SE1/008, SE1/020, SE1/024, SE1/025, SH1/010, SH2/003, SN1/005, SN1/006, SN1/012, ST1/028, ST1/031, ST1/037, ST1/043, ST2/006, ST3/004, ST3/012, ST3/014, ST4/004, ST4/009, ST4/019, ST4/023, ST4/024, ST4/025, ST4/026, ST4/028</p>
Allocations	MM120	<p>Add a final bullet point in Site-specific requirements to sites: AT1/002, AT3/016, LS1/024, SE1/024, SN1/006, ST1/037, ST3/004, ST4/019, ST4/026, AE3/006, AS1/001, SC1/006, ST3/014, ST4/004, ST4/023, SC1/021, SE1/003, SN1/005, SN1/012, ST2/006, ST3/012, ST4/009 as follows:</p> <p><b>Applicants are encouraged to develop the detailed design of the site in collaboration with the LPA. Use of a Design Review Panel will be encouraged where it is considered that it can positively shape development.</b></p>

Section of the Plan	Proposed modification reference	Proposed Modification
	MM121	Add <b>The site will not be available for development until a safe route for access and egress can be provided and maintained during a flood event (i.e. the 1% AEP fluvial flood event and surface water event including an appropriate climate change allowance) to site-specific requirements for Site Allocations ST4/004, ST4/019, ST4/023, ST4/024, ST4/025 , ST4/026, ST4/028, SH1/015, SH1/010, SH2/003, ST1/028.</b>
Allocations Years 1-5	MM122A	Amend timeframe dates <del>2023-2027</del> <b>2024-2028</b> for <del>AS1/011</del> , AS2/006, AT1/002, AT1/012, AT3/007, HS1/002, HS1/009, HS1/012, HS2/004, LS1/024, SE1/005, SE1/024, SN1/006, ST1/037, ST1/043, ST3/004
	MM123	Add <b>In order to ensure that future development does not increase the risk of flooding to the surrounding areas, the built footprint of the new development should not exceed that of the existing building and where possible should be reduced. The site layout will be required to be designed to ensure development is set back from the River Ash to Site-specific requirements for AT1/012.</b>
	MM124	Add <b>Within the area which falls within flood zone 3a (1% AEP), the built footprint of the new development should not exceed that of the existing building and where possible should be reduced. The site layout will be required to be designed to ensure all development is able to access the safe route for access and egress (shown within the SFRA Level 2) during a flood event (i.e. the 1% AEP fluvial flood event and surface water event including an appropriate climate change allowance) to Site-specific requirements for ST1/037.</b>
	MM125	Amend HS1/012: Proposed allocation: Residential C3: <del>60 units</del> <b>70 units</b> (approx.)
Allocations Years 1-5	MM126	Remove from HS1/012: <ul style="list-style-type: none"> <li><del>Surrey County Council as the education provider support additional sixth form development, subject to the supply of specific types of provision. This is to be agreed with the Council as part of the application process</del></li> </ul>

Section of the Plan	Proposed modification reference	Proposed Modification
	MM127	Move Site HS1/012b (Land East of Upper Halliford Road) from Years 6-10 to Years 1-5 and amend: Delivery Timeframe <del>2028-2032 (years 6-10)</del> <b>2024-2028 (years 1-5)</b>
	MM128	Amend HS1/012b site specific requirement: <del>The Provision of a</del> <b>for</b> new sixth form college <b>facilities</b> supported by the provision of approximately 20 houses to enable the education <b>provision</b> development.
	MM129	Move Site AS1/003 (Former Staines Fire Station, Town Lane) from Years 6-10 to Years 1-5 and amend: Delivery Timeframe <del>2028-2032 (years 6-10)</del> <b>2024-2028 (years 1-5)</b>
	MM130	Move Site SC1/019 (Sunbury Social Services Centre, Vicarage Road) from Years 11-15 to Years 1-5 and amend: Delivery Timeframe <del>2033-2037 (years 11-15)</del> <b>2024-2028 (years 1-5)</b>
	MM131	Move Site SE1/020 (Sunbury Adult Education Centre, The Avenue) from Years 6-10 to Years 1-5 and amend: Delivery Timeframe <del>2033-2037 (years 11-15)</del> <b>2024-2028 (years 1-5)</b>
	MM132	Move Site SE1/025 (Elmbrook House, Station Road) from Years 6-10 to Years 1-5 and amend: Delivery Timeframe <del>2033-2037 (years 11-15)</del> <b>2024-2028 (years 1-5)</b>
	MM133	Remove Site ST4/002 (Bridge Street Car Park, Hanover House & Sea Cadet Building, Bridge Steet, Staines)
	MM152A	<b>Delete allocation policy AS1/011 (Land at Former Bulldog Nurseries, Town Lane).</b>
Allocations Years 6-10	MM134	Amend timeframe dates <del>2028-2032</del> <b>2029-2033</b> for AE3/006, AS1/001, RL1/011, SC1/006, ST3/014, ST4/004, ST4/023, ST4/024
	MM135	Remove Site ST1/029 (Surrey County Council Buildings, Burges Way, Staines)
	MM136	Remove Site ST1/030 (Fairways Day Centre, Knowle Green, Staines)
	MM137	Remove Site ST4/010 (Riverside Car Park, Thames Street, Staines)
	MM138	Remove Site ST4/011 (Thames Lodge Hotel, Thames Street, Staines)
	MM139	Move Site ST4/019 (Former Debenhams Site, High Street) from Years 1-5 to Years 6-10 and amend: Delivery Timeframe

Section of the Plan	Proposed modification reference	Proposed Modification
Allocations Years 6-10		<del>2023-2037 (years 1-5)</del> <b>2029-2033 (years 6-10)</b>
	MM140	Move Site AS2/001 (Ashford Youth Club, Kenilworth Road) from Years 11-15 to Years 6-10 and amend: Delivery Timeframe <del>2033-2037 (years 11-15)</del> <b>2029-2033 (years 6-10)</b>
	MM141	Move Site AT3/016 (23-31 (not 11-19) Woodthorpe Road) from Years 1-5 to Years 6-10 and amend: Delivery Timeframe <del>2023-2027 (years 11-15)</del> <b>2029-2033 (years 6-10)</b>
	MM142	For proposed policy wording for Site Allocation SC1/021 (see Appendix E1)
	MM143	For proposed policy wording for Site Allocation SN1/012 (see Appendix E2)
	MM144	Add <b>In order to ensure that future development does not increase the risk of flooding to the surrounding areas, the built footprint of the new development should not exceed that of the existing building and where possible should be reduced. The site layout will be required to be designed to ensure all development is able to access the safe route for access and egress (shown within the SFRA Level 2) during a flood event (i.e. the 1% AEP fluvial flood event and surface water event including an appropriate climate change allowance).</b> to Site-specific requirements for ST4/009
Allocations Years 11-16	MM145A	Update Title: <del>Years 11-15 (2033-2037)</del> <b>Years 11-16 (2034-2039/40)</b>
	MM146A	Amend timeframe dates <del>2033-2037 (years 11-15)</del> <b>2034-2039/40 (years 11-16)</b> for AT3/009, SC1/013, SE1/003, SE1/008, SH1/015, SH2/003, SN1/005, ST1/031, ST2/006, ST3/012, ST4/009.
	MM147	Move Site SH1/010 (Shepperton Library, High Street) from Years 6-10 to Years 11-15 and amend Delivery Timeframe <del>2028-2032 (years 6-10)</del> <b>2034-2039 (years 11-16)</b>
	MM148	Move Site ST1/028 (Leacroft Centre, Leacroft, Staines) from Years 6-10 to Years 11-15 and amend Delivery Timeframe <del>2028-2032 (years 6-10)</del> <b>2034-2039 (years 11-16)</b>
	MM149	Move Site ST4/026 (Communications House, South Street, Staines) from Years 1-5 to Years 11-15 and amend Delivery Timeframe <del>2023-2037 (years 1-5)</del> <b>2034-2039 (years 11-16)</b>

Section of the Plan	Proposed modification reference	Proposed Modification
Allocations Years 11-16	MM150	Move Site ST4/028 (William Hill/ Vodafone/Monsoon, High Street) from Years 1-5 to Years 11-15 and amend Delivery Timeframe <del>2023-2037 (years 1-5)</del> <b>2034-2039 (years 11-16)</b>
New section: 11. Monitoring	MM151	Insertion of a table of all the monitoring indicators within the Plan and the corresponding policy reference. This will include the Indicator(s), Target(s) and Data source(s). Removal of these monitoring indicator tables from the end of each of the policies.