

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Table of Content	AM 01 (24)	Update Table of Contents	Changes have been made to the document	To reflect updated page numbers
Introduction	MM 02 (24)	<p>Remove paragraph 1.5 as follows:</p> <p>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.</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Introduction	MM 03 (24)	<p>Amend paragraph 1.14 as follows:</p> <p>The public consultation on the final draft of the Local Plan (Regulation 19 consultation) will take place from June to September 2022. The Pre-Submission Publication Version is the version of the Plan that the Council intends to submit to the Planning Inspectorate for examination by an independent Inspector. Any proposed changes to the final draft Local Plan are submitted alongside the Plan for the Planning Inspector to decide which are appropriate. 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.</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024

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Introduction	MM 04 (24)	<p>Amend paragraph 1.19 as follows:</p> <p>Once this has taken place, all Members of the Council will be asked to adopt the plan and the SDF at a formal meeting. If adopted, the policies in the Local Plan and the Staines Development Framework will carry full weight and supersede former policies in older documents.</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Introduction	MM 05 (24)	<p>Remove Figure 1 as follows:</p> <p>Figure 1: Spelthorne Local Plan Process</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Cover page, The Route to 2037, Strategy and Strategic Policies Introductory Paragraph, ST2: Planning for the Borough,	MM 06 (24)	<p>Amend plan period throughout the plan (Cover page, 3.1, ST2 (1), 3.9, sources of supply table title) as follows:</p> <p>2022<ins>2024</ins> – 2037<ins>2039</ins> 2022 to 2037 <ins>2024 to 2039</ins> 2037 <ins>2039</ins></p>	Plan period amended	To reflect updated housing trajectory and supply period

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The Route to 2039	AM 07 (24)	Amend the wording for Figure 2 as follows: Figure 4 ² : Spelthorne at a Glance	To amend the figure number to reflect the deletion of the previous Figure 1.	As a result of removing previous Figure 1.
The Route to 2039	MM 08 (24)	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 and Staines Development Framework preparation.	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
All policies	AM 09 (24)	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)	Included for consultation purposes only.	Update for submission 2024
ST2: Planning for the Borough, H1: Homes for all	MM 148 (25)	Amend housing requirement per annum figure throughout the Plan (Policy ST2 (1 and 3.10), H1 (1 and 6.9)). 618 ⁶³¹	Housing trajectory updated since submission	To reflect updated information on housing supply
ST2: Planning for the Borough	MM 149 (25)	Amend total and new home housing numbers in Policy ST2 (1) The housing requirement for Spelthorne is 631 dwellings per annum over the plan period (2024-2039), a total of 9,270 ^{10,096} . During the plan period, provision has been made for at least 9,270 ^{9,911} new homes. Table 1 shows the contribution of all sources of housing supply.	Housing trajectory updated since submission	To reflect updated information on housing supply

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ST2: Planning for the Borough	MM 150 (25)	<p>Amend Policy ST2 (footnote 9) as follows:</p> <p>9 As calculated using the standard method for assessing housing need <i>at 2019 with a base date of 2024</i>. The Council will review the local housing need figure as and when appropriate, guided by the Government's approach to assessing housing need.</p>	Housing trajectory updated since submission	To reflect updated information on housing supply												
ST2: Planning for the Borough	MM 10 (24)	<p>Updated Sources of supply over the plan period as follows:</p> <p>Sources of supply over the plan period: 20222024 – 20372039 (net number of homes)10</p> <table border="1" data-bbox="646 695 1466 1140"> <thead> <tr> <th data-bbox="646 695 983 782">Source</th><th data-bbox="983 695 1107 782">Approx. number</th><th data-bbox="1107 695 1466 782">Comments</th></tr> </thead> <tbody> <tr> <td data-bbox="646 782 983 933">Allocations</td><td data-bbox="983 782 1107 933">6,0735,658[*]</td><td data-bbox="1107 782 1466 933">829855 in Green Belt 5,2444,803 in Urban</td></tr> <tr> <td data-bbox="646 933 983 1021">Brownfield Tier 2 sites (> 5 units)</td><td data-bbox="983 933 1107 1021">1729823^{**}</td><td data-bbox="1107 933 1466 1021">5% under-delivery discount applied</td></tr> <tr> <td data-bbox="646 1021 983 1140">Windfall: Small sites</td><td data-bbox="983 1021 1107 1140">570645</td><td data-bbox="1107 1021 1466 1140">3843 per annum x 15 years</td></tr> </tbody> </table>	Source	Approx. number	Comments	Allocations	6,073 5,658 [*]	829 855 in Green Belt 5,244 4,803 in Urban	Brownfield Tier 2 sites (> 5 units)	1729 823 ^{**}	5% under-delivery discount applied	Windfall: Small sites	570 645	38 43 per annum x 15 years	Housing trajectory updated since submission	To reflect updated information on housing supply
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		<p>Windfall: Office to residential permitted development 275255 3634 per annum in 6-10 years 4817 per annum in 11-15 years</p> <p>Under construction 792 1,476 As of 31 March 20222024</p> <p>Extant permissions not started 546 <i>5% under-delivery discount applied</i></p> <p>Total 9,439 9,403</p> <p>629 627</p>				
ST2: Planning for the Borough	MM 10a (25)	<p>Updated Sources of supply over the plan period (to be updated to reflect the trajectory agreed in the hearing sessions) as follows:</p> <p>Sources of supply over the plan period: 2024 – 2039 (net number of homes)</p>	Housing trajectory updated since submission	To reflect updated information on housing supply and trajectory agreed in the		

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Average per annum	629 619						
ST2: Planning for the Borough	MM 11 (24)	<p data-bbox="642 632 1096 663">Amend Policy ST2 3.12 as follows:</p> <p data-bbox="642 700 1477 1013">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 March 2022 April 2024 are included within the supply, with a 15 year period from 20222024 to 20372039.</p>	Plan period amended	To reflect updated housing trajectory and supply period			
ST2: Planning for the Borough	MM 11a (25)	<p data-bbox="642 1013 1477 1044">Amend MM 11 (24) (which amends Policy ST2 3.12) as follows:</p> <p data-bbox="642 1081 1477 1310">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</p>	Plan period amended	To reflect updated housing trajectory and supply period			

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		March 2022 <i>April 2024</i> are included within the supply, with a 15 16 year period from 2022 2024 to 2037 2039 .		
ST3: Local Plan Early review	MM 12 (24)	Inclusion of a new policy. ST3: Local Plan Early Review. Full Policy text can be found in doc ref: ED(CD)019 – ST3: Local Plan Early Review	Addition of new policy	To ensure the Local Plan remains compliant with emerging national policy
ST3: Local Plan Early review	MM 12a (25)	Amendment to the newly added ST3: Local Plan Early Review policy from MM 12(24), which could be found in doc ref: ED(CD)019. Changes are proposed and the full text now forms Appendix A of this schedule.	Following discussions in public hearings in January/February 2025	Following discussions in public hearings in January/February 2025
Place Shaping Introductory Paragraph	AM 13	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 <i>and adaptation</i> . 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.	Typographical error	Typographical error
PS1: Responding to the Climate Emergency	MM 121 (25)	Remove bullet point 3 (b): 3 (b) Incorporate active electrical vehicle charging points in accordance with the latest guidance issued by Surrey County Council;	Requirements for electric vehicle charging points are now set out in Building Regulations Approved Document S.	Requirements for electric vehicle charging points are now set out in Building Regulations Approved Document S.

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PS1: Responding to the Climate Emergency	MM 122 (25)	<p>Remove bullet point 5:</p> <p>5) New homes should achieve a 31% reduction on the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on the 2013 Edition of the 2010 Building Regulations (Part L). A fabric first approach shall be prioritised, ensuring that at a minimum the thermal performance of the whole envelope exceeds that of the notional specification by 5%.</p>	Requirement now set out in Building Regulations Approved Document L.	Requirement now set out in Building Regulations Approved Document L.			
PS1: Responding to the Climate Emergency (Reasoned Justification)	AM 14	<p>Amend paragraph 4.10 as follows:</p> <p>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 April 2021 <i>October 2020</i> 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.</p>	Typographical error	Typographical error			
PS1: Responding to the Climate Emergency (Monitoring Indicators)	MM 15	<p>Add additional monitoring indicator:</p> <table border="1" data-bbox="624 1065 1432 1270"> <tr> <td data-bbox="624 1065 893 1270"><i>Number of new dwellings complying with the new thermal performance targets</i></td><td data-bbox="893 1065 1163 1270"><i>Achieve standard set out in PS1(5)</i></td><td data-bbox="1163 1065 1432 1270"><i>Fabric Energy Efficiency Standard (FEES), Building regulations final certificates</i></td></tr> </table>	<i>Number of new dwellings complying with the new thermal performance targets</i>	<i>Achieve standard set out in PS1(5)</i>	<i>Fabric Energy Efficiency Standard (FEES), Building regulations final certificates</i>	To ensure the policy can be accurately monitored.	To ensure the policy can be accurately monitored.
<i>Number of new dwellings complying with the new thermal performance targets</i>	<i>Achieve standard set out in PS1(5)</i>	<i>Fabric Energy Efficiency Standard (FEES), Building regulations final certificates</i>					

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PS1: Responding to the Climate Emergency (Monitoring Indicators)	MM 16	Add additional monitoring indicator: <table border="1" data-bbox="624 425 1444 592"> <tr> <td data-bbox="624 425 893 592"><i>Number of commercial premises built to BREEAM 'Very good' or better rating</i></td><td data-bbox="893 425 1163 592"><i>Achieve Very good or better rating</i></td><td data-bbox="1163 425 1444 592"><i>In house monitoring</i></td></tr> </table>			<i>Number of commercial premises built to BREEAM 'Very good' or better rating</i>	<i>Achieve Very good or better rating</i>	<i>In house monitoring</i>	To ensure the policy can be accurately monitored.	To ensure the policy can be accurately monitored.
<i>Number of commercial premises built to BREEAM 'Very good' or better rating</i>	<i>Achieve Very good or better rating</i>	<i>In house monitoring</i>							
PS1: Responding to the Climate Emergency (Monitoring Indicators)	MM 17	Add additional monitoring indicator: <table border="1" data-bbox="624 727 1444 878"> <tr> <td data-bbox="624 727 893 878"><i>Installed renewable/low carbon energy capacity (MW/h)</i></td><td data-bbox="893 727 1163 878"><i>Increase long term trends</i></td><td data-bbox="1163 727 1444 878"><i>In house monitoring</i></td></tr> </table>			<i>Installed renewable/low carbon energy capacity (MW/h)</i>	<i>Increase long term trends</i>	<i>In house monitoring</i>	To ensure the policy can be accurately monitored.	To ensure the policy can be accurately monitored.
<i>Installed renewable/low carbon energy capacity (MW/h)</i>	<i>Increase long term trends</i>	<i>In house monitoring</i>							

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PS2: Designing Places and Spaces	MM 18 (24)	<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 <i>will</i>:</p> <ul style="list-style-type: none"> • <i>will</i> create buildings and places that are attractive with their own distinct identity; • <i>will</i> respect and make a positive contribution to the street scene and the character of the area in which they are situated; and • <i>will</i> pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; • <i>have been developed in accordance with the principals set out in the National Model Design Code and adhere to any design polices and codes which are produced.</i> 	Wording added to recognise the importance of achieving good design.	To support the implementation of forthcoming design guidance

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PS2: Designing Places and Spaces	MM 18a (25)	<p>Amend MM18 (24) (which amends Policy PS2 (1)) in the 4th bullet point as follows:</p> <ul style="list-style-type: none"> have been developed in accordance with the principals <i>principles</i> set out in the National Model Design Code and adhere have regard to any design polices and codes which are produced. 	Clerical error and to ensure the policy is self-contained, clear and effective without reliance on future supplementary documents	Following discussions in public hearings in January/February 2025.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
PS2: Designing Places and Spaces	MM 19 (24)	<p>Amend Policy PS2 (7) as follows:</p> <p>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. In Staines, the Development Framework will provide site specific guidance on the design of larger and tall buildings. On a case-by-case basis, it may be appropriate for larger developments to be shaped by a design panel review process proportionate to their scale and significance, at the applicant's expense, and in conjunction with the Council.</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024

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PS2: Designing Places and Spaces	MM-20	<p>Amend Policy PS2 (7) as follows:</p> <p>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. In Staines, the Development Framework will provide site specific guidance on the design of larger and tall buildings. On a case-by-case basis, it may be appropriate for larger developments to be shaped by a design panel review process <i>proportionate to their scale and significance</i>, at the applicant's expense, and in conjunction with the Council.</p>	<p>As a result of Reg 19 Rep seeking further clarity on sites likely to require the input of a design review panel</p>	<p>Amendment to provide further clarity on the position with regard to provide further clarity on which sites are most likely to require the input of a design panel and as such this will be indicated in the relevant site allocation policies to provide a degree of certainty</p>

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PS2: Designing Places and Spaces	MM 19/20a (25)	<p>Amend changes made in MM 19 (24) and MM 20 (which amended 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.</p> <p>8) On a case-by-case basis, it may be appropriate for larger developments to be shaped by a design panel review <i>panel</i> process proportionate to their scale and significance, at the applicant's expense, and in conjunction with the Council.</p>	Paragraph 7 split for clarity about the Council's design review panel expectations	Paragraph split for clarity- MM19 24 and MM 20 already included in mods table.

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PS3: Heritage, Conservation and Landscape	MM 123 (25)	<p>Amend Policy PS3 (1) as follows:</p> <p>1) The Council will seek to preserve, conserve and enhance as appropriate the architectural, historic and landscape character of the Borough.</p>	Deleted the word "conserve", so wording matching statutory duty.	Following discussions in public hearings in January/February 2025.
PS3: Heritage, Conservation and Landscape	MM 21	<p>Add paragraph to Policy PS3 as follows:</p> <p><i>4.25 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.</i></p>	Paragraph added to provide clarification regard to seeking to protect locally listed buildings	As a result of Reg 19 Rep
PS3: Heritage, Conservation and Landscape	MM 21a (25)	<p>Delete paragraph 4.25 to Policy PS3 from MM 21:</p> <p><i>4.25 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.</i></p>	This would be an unduly onerous requirement for Locally Listed Buildings which is not supported by the national policy position, and is therefore unsound.	Following discussions in public hearings in January/February 2025.

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Spatial Policies Introductory Paragraph	MM 22	<p>Amend paragraph 5.2 as follows:</p> <p>As well as considering the urban environment, there is also an approach to the Borough's river network <i>and water quality issues</i>. This allows for opportunities to improve the local environment and biodiversity as well as ensuring that impacts on the network are avoided or mitigated.</p>	Amendment for clarity	As a result of Reg 19
Policy SP1: Staines-Upon-Thames	MM 124 (25)	Amend wording to whole Policy SP1, which had previously been amended with MMs 23-31. The final version is to follow as Appendix B to this schedule.	To ensure the policy is self-contained, clear and effective without reliance on future supplementary documents	To ensure the policy is self-contained, clear and effective without reliance on future supplementary documents
Policy SP1: Staines-Upon-Thames	MM 23 (24)	<p>Amend Policy SP1 (1) as follows:</p> <p>Recognising its size, location and significant opportunity for further regeneration, Staines-upon-Thames will be a key focus for housing, employment and retail development in the Borough. The guidance for how the town grows sustainably and coherently will be provided within a new Staines Development Framework (the Framework) to deliver development to meet need</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Policy SP1: Staines-Upon-Thames	MM 24	<p>Amend Policy SP1 (3) as follows:</p> <p>Flood risk management <i>and green and blue</i> infrastructure should be incorporated into proposals where appropriate. Current and</p>	As a result of Committee decision to remove Staines Development	As a result of Committee decision to remove Staines Development

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		expected flood risk from all sources should be managed in a sustainable and cost-effective way.	Framework as a Core Document on 29/02/2024	Framework as a Core Document on 29/02/2024
Policy SP1: Staines-Upon-Thames	MM 25 (24)	<p>Amend Policy SP1 (4) as follows:</p> <p>New development should support the position of Staines at the top of the retail and leisure hierarchy within the Borough. Proposals that contribute to culture, the arts and access to the River Thames will be considered favourably in accordance with the Framework.</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Policy SP1: Staines-Upon-Thames	AM 26 (24)	<p>Amend Policy SP1 subheading as follows:</p> <p>Character and Design</p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Policy SP1: Staines-Upon-Thames	MM 27 (24)	<p>Amend Policy SP1 (7) as follows:</p> <p>The Staines Development Framework sets out more sensitive character areas where height and density limits will apply to new buildings. Development proposals in the relevant zones will be expected to comply with these limits unless, in exceptional cases, there is robust justification for a deviation that weighs heavily in favour of granting permission. This could include a higher proportion of affordable housing than required by policy, exemplary design or significant benefits to the community. <i>All</i></p>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024

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		<i>new development is expected to deliver high quality design. Proposals should be developed in accordance with the principals set out in the National Model Design Code and should adhere to any design policies and codes which are produced.</i>		
Policy SP1: Staines Upon Thames	MM 28 (24)	Amend Policy SP1 (9) as follows: <i>Any proposed tall buildings will be designed to reflect the redefined character of Staines and the design is to be of high standard, guided by principles in the Framework. There are opportunities to improve existing local leisure facilities and the evening economy.</i>	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Policy SP1: Staines Upon Thames	MM 29	Amend Policy SP1 (10) as follows: <i>There are opportunities for attractive riverside development and public realm enhancement that would improve amenity, water quality by introducing additional landscape and SuDS, which can also benefit wildlife and biodiversity. Improved access will be encouraged in order to maximise the asset that is the River Thames side location.</i>	Amendment for clarity	As a result of Reg 19 Rep
Policy SP1: Staines Upon Thames Reasoned Justification	MM 30 (24)	Amend paragraph 5.3 as follows: <i>Staines upon Thames is the main town centre within Spelthorne and therefore sits top of the centre hierarchy in the Borough. In this role, Staines is required to support a variety of uses, including shops, offices, leisure and entertainment facilities. It is</i>	As a result of Committee decision to remove Staines Development Framework as a	As a result of Committee decision to remove Staines Development Framework as a

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		<p><i>therefore necessary to consider how to ensure Staines continues to perform its function as part of the Framework.</i> Through this, Staines has the opportunity to grow and develop into a thriving town that can take advantage of its close proximity to Heathrow Airport and proposed new public transport schemes are likely to enhance its connectivity further. Identified as a 'Step up Town' by the EM3 Local Enterprise Partnership, Staines is already on the map and its growth is sustainable and meets the needs for residents, businesses and visitors. <i>For this reason, the Staines Development Framework will deliver an ambitious and viable vision for the transformation and regeneration of the whole town. The Framework will be adopted as a Supplementary Planning Document to guide decision-making, supporting the Local Plan and this policy.</i></p>	Core Document on 29/02/2024	Core Document on 29/02/2024
Policy SP1: Staines Upon Thames Reasoned Justification	AM 31 (24)	Remove Staines Development Framework as Key Evidence	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024	As a result of Committee decision to remove Staines Development Framework as a Core Document on 29/02/2024
Policy SP4: Green Belt	MM 32	<p>Amend Policy SP4 (1) as follows:</p> <p>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 will not <i>should not</i> be approved unless <i>except in</i> very special circumstances can be</p>	Amendment to wording for conformity with NPPF	As a result of Reg 19 Rep and discussion during Hearings

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		<p>demonstrated. 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.</p>		
Policy SP4: Green Belt (Reasoned Justification)	MM 33	<p>Amend paragraph 5.21 as follows:</p> <p>Proposals within the Green Belt will also be expected to comply with all other Local Plan policies <i>when taken as a whole</i>, particularly those that cover design, amenity, landscape, biodiversity and flooding.</p>	Amendment for clarity	As a result of Reg 19 Rep
Policy SP5: Colne Valley Regional Park	MM 34	<p>Amend Policy SP5 (1) as follows:</p> <p>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 <i>enhancement and</i> benefits.</p>	Amendment for clarity	As a result of Reg 19 Rep
Policy SP5: Colne Valley Regional Park (Reasoned Justification)	MM 35	<p>Amend paragraph 5.22 as follows:</p> <p>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, Hethermoor and the settlement of Stanwell</p>	Wording added to make clearer specific reference to the SNCI and SSS1 sites in Colne Valley.	As a result of Reg 19 Rep

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		Moor. <i>In addition, the River Colne SNCI and King George VI SSSI are key features and located within the Park.</i>		
Policy SP5: Colne Valley Regional Park (Reasoned Justification)	AM 36	<p>Amend paragraph 5.23 as follows:</p> <p>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:</p>	Amendment for clarity	As a result of Reg 19 Rep
Policy SP6: River Thames and its Tributaries	MM 37	<p>Amend Policy SP6 (9)(d) as follows:</p> <p>Provide undeveloped buffer zones of 8m minimum for <i>main</i> rivers and 5m minimum for other water courses. <i>This is also applicable to culverted rivers.</i> 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.</p>	Amendment for completeness	As a result of Reg 19 Rep
Policy SP6: River Thames and its Tributaries (Reasoned Justification)	MM 38	<p>Amend paragraph 5.27 as follows:</p> <p>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. <i>Works to main river will require a Flood Risk Activity Permit under the Environmental Permitting (England and Wales) Regulations 2016.</i></p>	Amendment for completeness	As a result of Reg 19 Rep
Policy SP6: River Thames and its	MM 39	Amend paragraph 5.30 as follows:	Amendment for completeness	As a result of Reg 19 Rep

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Tributaries (Reasoned Justification)		<p>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 area of undefended, developed floodplain in England. Spelthorne Borough Council is working with the Environment Agency, <i>Surrey County Council</i> and other partners to bring forward the River Thames Scheme²² which seeks to address this with the aim of reducing flood risk in communities <i>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.</i> The key elements are;</p> <ul style="list-style-type: none"> • a <i>proposed</i> new river channel built in two sections – at Runnymede and at Spelthorne – to increase storage capacity for water from a major flood; • improvements to existing river structures (<i>Sunbury, Molesey and Teddington weirs</i>); • new recreation areas for communities and habitat for wildlife; • <i>large areas of green open space, improved wildlife habitats</i> 		

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		<p><i>and opportunities for tourism, recreation and leisure; and</i></p> <ul style="list-style-type: none"> <i>new and enhanced active travel routes for walking and cycling.</i> 		
Policy SP6: River Thames and its Tributaries (Reasoned Justification)	MM 40	<p>Amend paragraph 5.31 as follows:</p> <p>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.</p> <p><i>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 RTS 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 opportunities for fishing, boating and canoeing bringing health benefits to communities as well as opportunities for tourism, recreation and leisure.</i></p>	Amendment for completeness	As a result of Reg 19 Rep

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Policy SP6: River Thames and its Tributaries (Reasoned Justification)	MM 41	<p>Amend paragraph 5.32 as follows:</p> <p>The <i>proposed</i> 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.</p>	Amendment for completeness	As a result of Reg 19 Rep
Policy SP6: River Thames and its Tributaries (Reasoned Justification)	AM 42	<p>Amend paragraph 5.32 as follows:</p> <p>The large scale of the project means it is <i>to be</i> 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</p>	Amendment for completeness	As a result of Reg 19 Rep
Policy SP7: Heathrow Airport	MM 43	<p>Amend Policy SP7 (1)(b) (first bullet) as follows:</p> <p>seek to 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, <i>Colne Valley Regional Park</i> and open space of amenity and recreation value;</p>	Amendment for strengthen the policy and adding the additional reference to Colne Valley Regional Park	As a result of Reg 19 Rep
Policy SP7: Heathrow Airport	MM 44	<p>Amend Policy SP7 (1)(b) (second bullet) as follows:</p> <p>demonstrate ecological offsetting and incorporate mitigation measures to achieve <i>at least 10%</i> biodiversity net gain;</p>	Amendment for clarity	As a result of Reg 19 Rep

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Policy H1: Homes for All	MM 151 (25)	<p>Amend Policy H1 (footnote 26) as follows:</p> <p>26 As calculated using the standard method for assessing housing need, <i>2021 at 2019 with a base date of 2024</i>. The Council will review the local housing need figure as and when appropriate, guided by the Government's approach to assessing housing need</p>	Housing trajectory updated since submission	To reflect updated information on housing supply
Policy H1: Homes for All	MM 45	<p>Amend Policy H1 (7) as follows:</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 be in line with the benchmark level set by the Council and follow any up-to-date evidence, plans or strategies. <i>Where Build to Rent housing is proposed, the proportion of Affordable Housing provision should be as set out in national policy (20%) until such a time that the Council sets its own benchmark level supported by follow any up-to-date evidence, plans or strategies.</i></p>	For consistency with national policy and guidance. The policy will be updated to refer to the 20% requirement until such a time that the Council produces evidence to support a different proportion.	As a result of Reg 19 Reps.
Policy H1: Homes for All	MM 46	<p>Amend Policy H1 (8) as follows:</p> <p>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, <i>including as a result</i></p>	To be effective and address the needs of wider community groups for	As a result of Reg 19 Reps.

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		<i>of any disability</i> . Planning permission will be granted for new dwellings subject to the following:	accessible homes.	
Policy H1: Homes for All	MM 47	<p>Amend Policy H1 (8)(a) as follows:</p> <p>All new build dwellings will, as a minimum, be constructed in accordance with the requirements of Building Regulations Part M4 (2) <i>optional requirement M4(2): Category 2 Accessible and adaptable dwellings of the Building Regulations 2010</i> and any subsequent updates, unless it can be demonstrated that it is unfeasible to do so.</p>	To clarify specific wording in line with Building Regulations Part M4.	As a result of Reg 19 Reps
Policy H1: Homes for All	MM 47a (25)	<p>Amend MM 47 (which amends Policy H1 8a) as follows:</p> <p>(a) All new build dwellings will, as a minimum, be constructed in accordance with the requirements of Building Regulations <i>Approved Document M Part requirement M4 (2) Category 2: Accessible and adaptable dwellings</i> and any subsequent updates, unless it can be demonstrated that it is unfeasible to do so.</p>	Factual correction to correctly refer the relevant requirements within Approved Document M.	Following discussions in public hearings in January/February 2025.
Policy H1: Homes for All	MM 48	<p>Remove Policy H1 (8)(b) as follows:</p> <p>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 M4(3) standard: Category 3</p>	Avoid repetition of (8)(a)	As a result of Reg 19 Reps
Policy H1: Homes for All	MM 48a (25)	Undo MM 48 (which removes Policy H1 8b) and amend the removed wording as follows:	Factual correction to	Following discussions in

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		(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 <i>Approved Document M requirement M4(3) standard: Category 3: Wheelchair user dwellings.</i>	correctly refer the relevant requirements within Approved Document M.	public hearings in January/February 2025.
Policy H1: Homes for All	AM 49	Policy H1 (8)(c) renumbered as 8(b)	Reflect updates of removal of 8(b)	As a result of Reg 19 Reps
Policy H1: Homes for All	AM 49a (25)	Undo AM 49 (which renames 8(c) as 8(b)) and renumber 8 (b) as 8 (c).	Reflect undoing MM 48, where the original 8b was removed	Following discussions in public hearings in January/February 2025.
Policy H1: Homes for All	MM 125 (25)	Amend wording to 8 (c) as follows: (c) 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 <i>Category M4(3) Category 3: Wheelchair user dwellings (wheelchair adaptability).</i>	Factual correction to correctly refer the relevant requirements within Approved Document M.	Following discussions in public hearings in January/February 2025.
Policy H1: Homes for All	MM 50 (24)	Amend Policy H1 (11) as follows: Where specialist accommodation falls within <i>use class C3 a relevant use class*</i> an appropriate proportion of affordable housing in accordance with Policy H2 will be required...	This change brings H1 in line with the requirements for affordable housing in H2.	H2 (g) to be updated to widen the requirement for affordable housing to C2,

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		*Also Include footnote " <i>As set out in policy H2(g)</i> " .		not just C3 housing.
Policy H1: Homes for All	MM 51	<p>Amend Policy H1 (14)(c) as follows:</p> <p>Where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) 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. <i>will be returned to the developer to be built out as market housing.</i></p>	<p>To aid the plan's effectiveness and ensure developments are deliverable. The Self Build and Custom Housebuilding Act 2015 does not require the Council to provide land for self and custom builders</p>	As a result of Reg 19 Reps
Policy H1: Homes for All (Accessible Homes)	MM 52	<p>Add new paragraph 6.16 as follows:</p> <p><i>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.</i></p>	<p>To provide clarity</p>	As a result of Reg 19 Reps
Policy H1: Homes for All	MM 53	Amend paragraph 6.18 (originally as 6.17) as follows:	<p>Text added to support positive plan preparation</p>	As a result of Reg 19 Reps

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(Accessible Homes)		<p>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. <i>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.</i></p>	and to help meet needs of the community.	
Policy H1: Homes for All (Reasoned Justification)	MM 54	<p>Amend paragraph 6.20 (originally as 6.19) as follows:</p> <p>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. <i>Applicants will be expected to consider all other reasonable options for Accessible Home provision, for example</i></p>	Text added to support positive plan preparation and to help meet needs of the community.	As a result of Reg 19 Reps.

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		<i>ground floor provision or ramped access, prior to demonstrating an exemption is required.</i>		
Policy H1: Homes for All	AM 126 (25)	<p>Amend footnote 26 as follows:</p> <p>As calculated using the standard method for assessing housing need, 2024 2025. The Council will review the local housing need figure as and when appropriate, guided by the Government's approach to assessing housing need</p>	Factual update to reflect the updated base date of the housing need calculation.	Following discussions in public hearings in January/February 2025.
Policy H2: Affordable Housing	MM 55	<p>Amend Policy H2(d) as follows:</p> <p>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. The tenure split should be informed by the most up to date Council evidence. 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 Housing Market Assessment³¹. This currently includes a tenure split of 75% affordable/social rent, with 25% First Homes as per national guidance³². 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.</p>	Wording amended to cover wider evidence on affordable housing needs.	As a result of Reg 19 Reps.
Policy H2: Affordable Housing (Footnote)	MM 56	<p>Amend Footnote 29 as follows:</p> <p>or subsequent affordable housing needs evidence (as previous) commissions or produced by the council. <i>Where available, wider sources relating to affordable housing need may also be</i></p>	Wording amended to cover wider evidence on	As a result of Reg 19 Reps.

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		<i>considered to understand needs more local to a development proposal.</i>	affordable housing needs.	
Policy H2: Affordable Housing	MM 57	<p>Amend Policy H2(e) as follows:</p> <p>Where Build to Rent housing is proposed, the proportion of Affordable Housing provision should be in line with the benchmark level set by the Council and follow as set out in the national policy (20%) until such a time that the Council sets its own benchmark level supported by any up-to-date evidence, plans or strategies.</p>	For consistency with national policy and guidance. The policy will be updated to refer to the 20% requirement until such a time that the Council produces evidence to support a different proportion.	As a result of Reg 19 Reps.
Policy H2: Affordable Housing	MM 58	<p>Amend Policy H2(g) as follows:</p> <p>The requirement to provide affordable housing will apply to all residential development falling under Use Class C3 <i>Use Class C2, C3 and C4, or any subsequent amendments to the Use Classes Order</i>, with the exception of Gypsy & Traveller Pitches or Travelling Showman Plots.</p>	Wording amended to expand reference to wider use classes to maximise affordable housing provision.	As a result of Reg 19 Reps.

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Policy H2: Affordable Housing (Monitoring Indicators)	MM 59	<p>Add additional monitoring indicator:</p> <table border="1" data-bbox="631 425 1432 632"> <tr> <td data-bbox="631 425 893 632">Number of people on the Council Housing Register</td><td data-bbox="893 425 1156 632">To ensure development schemes are addressing current affordable housing needs.</td><td data-bbox="1156 425 1432 632">Council Housing Register</td></tr> </table>	Number of people on the Council Housing Register	To ensure development schemes are addressing current affordable housing needs.	Council Housing Register	Indicator added to help assess how development schemes are helping to meet current needs.	As a result of Reg 19 Reps.
Number of people on the Council Housing Register	To ensure development schemes are addressing current affordable housing needs.	Council Housing Register					
Policy H2: Affordable Housing (Monitoring Indicators)	MM 127 (25)	<p>Amend Policy H2(1) as follows:</p> <p>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. The minimum amount of affordable housing to be delivered should be calculated based on the net total amount of provided dwellings.</p>	To clarify that the requirement is based on net total dwellings, not gross total.	Following discussions in public hearings in January/February 2025.			
Policy H3: Meeting the Needs of Gypsy, Traveller and Travelling Showpeople	MM 60	<p>Add additional paragraph to Policy H3 as follows:</p> <p>5) <i>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.</i></p>	To include more planning permission criteria detail for Gypsy and Traveller and Travelling Showpeople, in relation to	As a result of reg-19 rep.			

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			allowed Flood Zones.	
Policy E1: Green and Blue Infrastructure	MM 61	<p>Amend Policy E1 (1) as follows:</p> <p>Ø <i>All</i> development must contribute towards the provision, protection and enhancement of the wider green <i>and blue</i> infrastructure network at a scale commensurate with the proposal.</p>	Amendment for effectiveness	Amendment for effectiveness
Policy E1: Green and Blue Infrastructure	MM 62	<p>Amend Policy E1 (3) as follows:</p> <p>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, <i>flood risk management</i>, landscape and recreational value of that water body.</p>	Amendment for effectiveness	Amendment for effectiveness
Policy E1: Green and Blue Infrastructure	MM 63	<p>Amend paragraph 7.7 as follows:</p> <p>Blue Infrastructure is the network of watercourses and other bodies of water including reservoirs, which provide ecological, <i>flood risk management</i>, 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.</p>	Amendment for effectiveness	Amendment for effectiveness
Policy E1: Green and	MM 128 (25)	Amend paragraph 7.9 in the Reasoned Justification as follows:	Amendment following discussion in	Amendment following discussion in

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Blue Infrastructure		<p>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. Supplementary guidance will set out how development proposals on a large and small scale might assist in enhancing the green infrastructure network</p>	hearings Jan/Feb 2025.	hearings Jan/Feb 2025.
Policy E1: Green and Blue Infrastructure	MM 129 (25)	<p>Add a new paragraph after paragraph 7.9 in the Reason Justification (to be 7.10 and the rest of the paragraphs subsequently renumbered) as follows:</p> <p><i>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.</i></p>	Amendment to provide clarity for householder and minor developments, following discussing in hearings.	Amendment following discussion in hearings Jan/Feb 2025.
Policy E1: Green and Blue Infrastructure	AM 130 (25)	<p>Amend the first bullet point in the Key Evidence as follows:</p> <p>Key Evidence</p> <ul style="list-style-type: none"> Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (Surrey Nature Partnership, 2015 2019) 	To reference the most up to date version of the document.	Following discussions in public hearings in January/February 2025.

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		<p>(available online at: Biodiversity Opportunity Areas: the Basis for Realising Surrey's Ecological Network - DocsLib)</p> <p>Replace source link with the following link: https://surreynaturepartnership.org/wp-content/uploads/2019/10/boas_the-basis-for-realising-surrey28099s-ecological-network_synp_sept_2019.pdf</p>		
Policy E2: Biodiversity	MM 64	<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. <i>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.</i></p>	Wording added to include reference to enhancing SNCIs.	As a result of Reg 19 Reps.
Policy E2: Biodiversity	MM 65	<p>Amend Policy E2 (5) as follows:</p> <p>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, <i>appropriate to scale of development.</i></p>	Wording amended for succinctness.	As a result of Reg 19 Reps.
Policy E2: Biodiversity	MM 66	Amend Policy E2 (6) as follows:	Wording added to include	As a result of Reg 19 Reps.

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		<p>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:</p> <ul style="list-style-type: none"> • the installation of bee bricks, • use of bird nest <i>and bat roost boxes or gabions</i> • incorporation of green roofs and living walls • <i>minimise external lighting</i> 	additional features.	
Policy E2: Biodiversity	MM 67	<p>Amend Policy E2 (7) as follows:</p> <p>Development proposals should demonstrate clearly how biodiversity net gain will be achieved and this should be in <i>accordance with the Surrey Local Nature Recovery Strategy (to be prepared) and take account of other national, regional and local biodiversity strategies</i> including any Supplementary Planning Document and/or additional guidance as produced by the Council.</p>	Wording added to reflect SCC's role in delivery Local Nature Recovery Strategy.	As a result of Reg 19 Reps.
Policy E2: Biodiversity	MM 68	<p>Amend Policy E2 (8) as follows:</p> <p>Biodiversity net gain should be delivered using the <i>BNG mitigation hierarchy of avoid losses, mitigate and lastly compensate. Where off site compensation is required, this should be within the Borough boundary and should be as close to the development site as possible</i></p>	Wording amended to reflect national guidance more clearly and incorporate need to keep BNG locally/ for BNG to include the mitigation hierarchy	As a result of Reg 19 Reps.

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Policy E2: Biodiversity	MM 68a (25)	<p>Amend MM 68 (which amended Policy E2 (8)) to amend wording as follows:</p> <p>8) Biodiversity net gain should be delivered using the BNG mitigation hierarchy of avoid losses, mitigate and lastly compensate. Where off site compensation is required, this should be <i>maximise opportunities</i> within the Borough boundary and should be as close to the development site as possible. following hierarchy: BNG delivery should be:</p> <ul style="list-style-type: none"> i) On site as part of the development; ii) Where on-site delivery is not feasible, then this <i>it</i> should be provided on land adjacent to, or as close to the development site, as possible; iii) As a last resort, net gain <i>Off-site delivery</i> should, <i>where feasible and practical, be</i> secured on land within the Borough boundary. 	To ensure reasonable flexibility and practicality, and for consistency with national policy.	Hearings discussion around consistency with national policy, and practicality of implementation. Updates MM68 (11 Dec 2024)
Policy E2: Biodiversity	MM 69	<p>Amend Policy E2 (10) as follows:</p> <p>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. 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.</p>	Wording removed to avoid conflict with the WFD	As a result of Reg 19/ EA reps

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Policy E2: Biodiversity	MM-70	<p>Amend paragraph 7.22 (now 7.24) as follows:</p> <p>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. <i>Additionally, nature recovery networks are to be proposed in the Local Nature Recovery Strategy for Surrey, which will be developed in 2022 and 2023. Once complete, development will have to take account of the LNRS when delivering biodiversity net gain and other measures/mitigation.</i></p>	Wording added to reflect SCC's role in delivery Local Nature Recovery Strategy.	As a result of Reg 19 Reps.
Policy E2: Biodiversity	MM 70a (25)	<p>Amend MM 70 (which amends paragraph 7.22 (now 7.24)) as follows:</p> <p>Additionally, nature recovery networks are to be proposed in the Local Nature Recovery Strategy for Surrey, which will be <i>prepared in the future</i> developed in 2022 and 2023. Once complete, development will have to take account of the LNRS when delivering biodiversity net gain and other measures/mitigation.</p>	Factual correction to reflect that the Local Nature Recovery Strategy for Surrey is yet to be finalised.	Following discussions in public hearings in January/February 2025.
Policy E2: Biodiversity	MM 71	<p>Amend paragraph 7.23 (now 7.25) as follows:</p> <p>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:</p> <ul style="list-style-type: none"> • Staines Moor to Shortwood Common (TV03) • Shepperton to Thorpe (TV04) • <i>River Thames (TV06)</i> 	Wording added to reference this BOA.	As a result of Reg 19 Reps.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Policy E2: Biodiversity	AM 131 (25)	<p>Amend the first bullet point in the Key Evidence as follows:</p> <p>Key Evidence</p> <ul style="list-style-type: none"> Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (Surrey Nature Partnership, 2015 2019) (available online at: Biodiversity Opportunity Areas: the Basis for Realising Surrey's Ecological Network - DocsLib) <p>Replace source link with the following link: https://surreynaturepartnership.org/wp-content/uploads/2019/10/boas_the-basis-for-realising-surrey28099s-ecological-network_symp_sept_2019.pdf</p>	To reference the most up to date version of the document.	Following discussions in public hearings in January/February 2025.
Policy E3: Managing Flood Risk	MM 72 (24)	<p>Replace whole policy E3 as follows:</p> <p>Policy E3 to be amended as agreed in the Statement of Common Ground from the Environment Agency and revised wording Policy E3: Managing Flood Risk as appendix 1.</p>	Wording replaced to reflect agreement between SBC, SCC and the EA.	As a result of Reg 19 reps and SoCG.
Policy E3: Managing Flood Risk	MM 72a (25)	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.	To achieve agreement from Statutory consultees	Soundness
Policy E3: Managing Flood Risk	AM 132 (25)	<p>Amend 4 (f) as follows:</p> <p>4) (f) applications include appropriate flood warning and evacuation plans and site drainage systems take account of</p>	Clerical error	Clerical error

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		storm events and flood risk of up to 1% annual probability or 1 in 100 year event with an appropriate allowance for climate change.		
Policy E3: Managing Flood Risk	AM 73 (24)	<p>Amend Key Evidence as follows:</p> <ul style="list-style-type: none"> • Level 1 Strategic Flood Risk Assessment (Spelthorne Borough Council, July <i>October</i> 2024) • Level 2 Strategic Flood Risk Assessment (Spelthorne Borough Council, July <i>October</i> 2024) 	Amendment to provide updated evidence	Updated evidence published
Policy E3: Managing Flood Risk	AM 133 (25)	<p>Amend Footnote 9 in E3 from Appendix C as follows:</p> <p>9 See Flood risk and coastal change section of the Planning Practice Guidance and section 6.2.5.6 of the Spelthorne SFRA Level 1 for more information of safe access and egress. More detail and guidance will be provided in the forthcoming SPD/SPG/Supplementary Plan on Flood Risk.</p> <p><i>Government Guidance on Personal Flood Plans can be found at www.gov.uk/government/publications/personal-flood-plan The Association of Directors of Environment, Economy, Planning and Transport (ADEPT)/EA's has published guidance on flood risk emergency plans for new development (Sept 2019) www.adepth.org.uk/floodriskemergencyplan</i></p>	To ensure the policy is in conformity with latest version of the NPPF	To ensure the policy is in conformity with latest version of the NPPF
Policy E3: Managing Flood Risk	AM 134 (25)	<p>Amend Footnote 10 in E3 from Appendix C as follows:</p> <p><i>See NPPF (2021) footnote 55 or NPPF (2024) footnote 64</i></p>	To ensure the policy is in conformity with latest version of the NPPF	To ensure the policy is in conformity with latest version of the NPPF

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Policy E3: Managing Flood Risk	MM153(25)	<p>Monitoring Indicators</p> <p>Indicator Number of planning decisions, including appeals, granting permission not in accordance with Policy E2 advice from the Environment Agency or Surrey CC</p> <p>Target No planning permissions that are not in accordance with Policy E2 advice from the Environment Agency or Surrey CC</p>	To allow accurate monitoring	To allow accurate monitoring
Policy E4: Environmental Protection	MM 74	<p>Amend Policy E4 (1) as follows:</p> <p>The Council will seek to protect and improve the Borough's air quality and work towards meeting the World Health Organisation Air Quality Guidelines by ensuring all development proposals prevent further deterioration of existing poor air quality and are "air quality neutral" as far as reasonably practicable <i>complies with national policy* and guidance and the most up-to-date Air Quality Action Plan</i></p> <p><i>*footnote to be added after national policy to reference NPPF para 186</i></p>	Wording amended to align with NPPF para 186 and make reference to the most up-to-date Air Quality Action Plan.	As a result of Reg 19 Reps.
Policy E4: Environmental Protection	MM 75	<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.</p> <p><i>Development should not have any adverse impact on groundwater flow or quantity, nor should there be any adverse impact on groundwater quality.</i> Planning permission will not be granted for developments which do not demonstrate the</p>	Wording added to include groundwater quantity.	As a result of Reg 19 Reps.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		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.		
Policy E4: Environmental Protection	MM 76	<p>Amend Policy E4 (6) as follows:</p> <p><i>Odour</i></p> <p><i>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.</i></p>	Wording added to expand policy to include reference to odour.	As a result of Reg 19 Reps.
Policy E4: Environmental Protection	MM 77	<p>Amend Policy E4 (7) as follows:</p> <p>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.</p> <p>Applicants developing proposals for lighting will be required to assess the impact of the lighting scheme and demonstrate there are no unacceptable adverse impacts. <i>In designing new developments, consideration should be given to ensuring that the new occupiers are not adversely affected by existing sources of light pollution.</i></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</p>	Wording amended to ensure that the amenity of occupiers of new development is not adversely affected by existing light sources.	As a result of Reg 19 Reps.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		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.		
Policy E4: Environmental Protection	MM 78	<p>Amend Policy E4 (8) as follows:</p> <p>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 <i>should be carried out by a competent person</i>. 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>	Wording added to reference a competent person, as defined by the NPPF.	As a result of Reg 19 Reps.
Policy E4: Environmental Protection	MM 79	<p>Amend Policy E4 (9iii) as follows:</p> <p>Impose conditions on planning permissions requiring appropriate investigation and remediation of contamination before development can proceed. <i>This will also include conditions at sites affected by land contamination to ensure verification of remediation is completed to a sufficient standard.</i></p>	Wording expanded to include conditions of 9iii.	As a result of Reg 19 Reps.
Policy E4: Environmental Protection	MM 80	<p>Add new paragraph 7.30 as follows:</p> <p><i>Definition</i></p>	New paragraph added to reference a competent	As a result of Reg 19 Reps.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<i>Competent person: Able to undertake a risk assessment and any subsequent remediation strategy as set out within the NPPF para 183(C)</i>	person, as defined by the NPPF.	
Policy E4: Environmental Protection	AM 81 (24)	<p>Amend footnote 57 in Policy E4 as follows:</p> <p>DLUHC MHCLG (2014). Land affected by contamination guidance. Available from: https://www.gov.uk/guidance/land-affected-by-contamination</p>	Factual correction	Factual correction
Policy E4: Environmental Protection	MM 82	<p>Amend paragraph 7.39 (now 7.41) as follows:</p> <p>Air Quality is an important environmental issue for Spelthorne <i>and the Council is working towards meeting the World Health Organisation Air Quality Guidelines</i>. 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).</p>	Wording amended to reflect ambition of Council to meet WHO guidelines.	As a result of Reg 19 Reps.
Policy E5: Open Space and Recreation	MM 83	<p>Amend sub heading as follows:</p> <p>Existing Open Space, sport and recreation facilities</p>	Wording amended to include sports facilities and reflect NPPF	As a result of Reg 19 Reps.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
			2021 paragraph 99.	
Policy E5: Open Space and Recreation	MM 84	<p>Amend Policy E5 (1) as follows:</p> <p>The Council will seek to protect, maintain and enhance existing open spaces, <i>sports facilities</i> 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.</p>	Wording amended to include sports facilities and reflect NPPF 2021 paragraph 99.	As a result of Reg 19 Reps.
Policy E5: Open Space and Recreation	MM 85	<p>Amend Policy E5 (2, a, b,c) as follows:</p> <p>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:</p> <p>(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</p> <p>(b)The benefit of the development to the community outweighs the harm caused by the loss of the facility; or</p> <p>(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.</p> <p><i>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. (add footnote to read 'NPPF (2021), paragraph 99')</i></p>	Wording amended to ensure consistency with NPPF 2021 paragraph 99.	As a result of Reg 19 Reps.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Policy EC1: Meeting Employment Needs	MM 86	<p>Amend Policy EC1 paragraph 8.4 as follows:</p> <p>The study was published prior to 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>	Paragraph updated to reflect the publication of the 2022 Employment Lands Needs Assessment	Amendment for effectiveness
Policy EC1: Meeting Employment Needs	MM 87	<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> <ul style="list-style-type: none"> • safeguarding employment land, • provision of new land <i>floorspace</i> in line with needs identified through the most up to date evidence and • encouraging its innovative re-use in ways that better meet the needs of the market, <i>whilst remaining within employment use</i>. 	Amendment for clarity	As a result of Reg 19 Reps
Policy EC1: Meeting Employment Needs	MM 152 (25)	<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</p>	To provide clarity	To provide clarity

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>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"> • Bedfont Road, Stanwell • BP, Chertsey Road, Sunbury • Hanworth Road • Shepperton Studios (<i>is the preferred location for new film and television studio related-use</i>) • Windmill Road, Sunbury 		
Policy EC1: Meeting Employment Needs	MM 88	<p>Amend Policy EC1 (4-footnote) as follows:</p> <p><i>Shepperton Studios is not a preferred location for new Office and R&D floorspace.</i></p>	<p>Footnote added to reflect the site remains in the Green Belt and it is not the preferred location for new Office and R&D floorspace</p>	<p>As a result of Reg 19 Reps</p>
Policy EC1: Meeting Employment Needs	MM 89	<p>Amend Policy EC1 (Monitoring Indicators) as follows:</p> <p><i>E (g) (i and ii) - 18,372 sqm B2 - 11,268 sqm B8 (general) - 12,005 sqm Total B Class - 19,109 sqm</i></p>	<p>Monitoring indicators amended to reflect the 2022 ELNA</p>	<p>As a result of Reg 19 Reps</p>

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Policy EC2: Retail	MM 90	<p>Amend Policy EC2 (Key Evidence) as follows:</p> <ul style="list-style-type: none"> • National Planning Policy Framework (NPPF) 2021 • <i>Planning Practice Guidance Town Centres and Retail</i> • Retail and Town Centre Study 2015 • Retail and Town Centre Study Update 2018 • Annual retail survey 	Wording added to reflect the attention paid to PPG	As a result of Reg 19 Reps
Policy EC4: Leisure and Culture	MM 91	<p>Amend Policy EC4 (3) as follows:</p> <p>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 national policy. (add footnote to read 'NPPF (2021), paragraph 99')</p>	Wording and footnote added to be in line with NPPF 2021 paragraph 99 and to offer further clarity with regards to major indoor sports provision	As a result of Reg 19 Reps
Policy ID1: Infrastructure and Delivery	MM 92	<p>Amend Policy ID1 paragraph 9.9 as follows:</p> <p>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</p>	Wording amended to clarify on delivery and timescales	As a result of Reg 19 Reps

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>secure timely provision such as through the imposition of Grampian-style conditions which relate to restricting development to phases.</p> <p><i>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 18months to 3 years to plan and deliver with strategic upgrades taking 3-5years. 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.</i></p>		
Policy ID1: Infrastructure and Delivery	AM 93 (24)	<p>Remove reference to Part 2 of the IDP from key evidence:</p> <ul style="list-style-type: none"> • Infrastructure Delivery Plan (including Part 2) 	Part 2 of the IDP is no longer considered robust evidence base	Responding to lack of justification for this element of the IDP, highlighted by DM
Policy ID2: Sustainable Transport for New Developments	MM 94	<p>Amend Policy ID2 (1 a,d,e) as follows:</p> <p>a) Provision of, or contributions towards, the improvement of public and community transport <i>where identified as required</i></p>	Wording added for further clarification on certain provisions will be expected only where they	As a result of Reg 19 Reps

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>d) providing improvements to or contributions towards improving the capacity and security of cycle parking at the Borough's public transport stations <i>where identified as required</i></p> <p>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 <i>where identified as required</i></p>	are demonstrated as necessary	
Policy ID2: Sustainable Transport for New Developments	MM 95	<p>Amend Policy ID2 (1d, f, c, definitions and policies map) as follows:</p> <p>Public Transport Interchange Stations</p>	Wording amended to highlight the rail and main bus stations	As a result of Reg 19 Reps
Policy ID2: Sustainable Transport for New Developments	MM 96	<p>Amend Policy ID2 (1e) as follows:</p> <p>Providing funding to deliver the transport projects and highways improvements required to support the spatial strategy as set out in the Infrastructure Delivery Plan (forthcoming);</p>	Wording removed as superfluous	As a result of Reg 19 Reps
Policy ID2: Sustainable Transport for New Developments	MM 97	<p>Amend Policy ID2 (1 f) as follows:</p> <p>f) providing a transport assessment and travel plan for all major development proposals; <i>providing a transport assessment and travel plan for all development proposals likely to generate significant amounts of transport movement</i> 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</p>	Wording amended to be more flexible to ensure applicants produce proportionate evidence to support development proposals and accord with the new NPPF	As a result of Reg 19 Reps

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Policy ID2: Sustainable Transport for New Developments	MM 98	<p>Amend paragraph 9.15 as follows:</p> <p>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 mitigate against the impacts and will require new developments to adopt the relevant standards to achieve this. <i>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.</i></p>	Additional wording referencing LTP4 and LCWIP to enhance clarity	As a result of Reg 19 Reps.
Policy ID2: Sustainable Transport for New Developments	MM 99	<p>Amend Policy ID2 paragraph 9.17 as follows:</p> <p>Para 9.17 - All major developments require the submission of a Transport Assessment and Travel Plan. All developments likely to generate significant amounts of transport movement are required to submit a Transport Assessment and Travel Plan. These documents set out the potential transport impacts of the</p>	Wording amended to be more flexible to ensure applicants produce proportionate evidence to	As a result of Reg 19 Reps

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		proposals, how these will be addressed and how sustainable travel will be delivered in the long term. There 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.	support development proposals and accord with the new NPPF	
Policy ID2: Sustainable Transport for New Developments	MM 100	<p>Amend Policy ID2 (Key Evidence) as follows:</p> <p>Key evidence</p> <ul style="list-style-type: none"> • Spelthorne Borough Council Local Plan Strategic Highway Assessment Report (Surrey County Council, 2019) • Strategic Highways Assessment Report (Surrey County Council, 2022) • Spelthorne Local List of Information Requirements (2015) • Vehicular and Cycle Parking Guidance (Surrey CC, 2018) • <i>Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (SCC, 2022)</i> 	Wording amended to reflect the updated and superseded 'Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development' by SCC	As a result of Reg 19 Reps
Allocations	MM 135 (25)	Remove the following site-specific wording from Site Allocations (AE3/006, AS1/001, AS1/003, AS1/011, 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,	To ensure consistency with policy ID2: Sustainable Transport for New Developments as proposed to be	Following discussions in public hearings in January/February 2025

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>ST4/019, ST4/023, ST4/024, ST4/025, ST4/026, ST4/028) as follows:</p> <ul style="list-style-type: none"> 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. 	<p>modified. ID2 is proposed to state that it is required to provide "a transport assessment and travel plan for all development proposals likely to generate significant amounts of transport movement to promote the delivery and use of sustainable transport". As such, any requirements for site specific travel plans and transport assessment would go above and beyond the requirements of ID2 as proposed to be modified.</p>	

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Allocations	MM-101	<p>Amend Site-specific requirements for Site Allocations (AS1/011, AT1/002, AT1/012, AT3/016, HS1/002, HS1/009, HS1/012, HS2/004, LS1/024, SE1/024, SN1/006, ST1/037, ST1/043, ST3/004, ST4/019, ST4/025, ST4/026, AE3/006, AS1/001, HS1/012b, RL1/011, 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>In addition to meeting the policies in the plan, any developer of this site will be required to provide the following:</p> <ul style="list-style-type: none"> • Shared amenity space for residents. • Adequate flooding and drainage management programme to address surface water issues. • 50% Affordable Housing [subject to viability testing] • Through provision of landscaping and boundary planting provide net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans. • 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. • Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the site acceptable in planning terms. 	<p>Amendment to provide further clarity on the position with regard to provide further clarity on which sites are most likely to require the input of a design panel and as such this will be indicated in the relevant site allocation policies to provide a degree of certainty</p>	<p>As a result of Reg 19 Reps</p>

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<ul style="list-style-type: none"> Maximise the use of Climate Change measures and renewable energy sources, in accordance with Policy PS1 to make buildings zero carbon where possible. <i>It is expected that the detailed design for this site will be developed in collaboration with the applicant, a design review panel and the Council.</i> 		
Allocations	MM 101a (25)	<p>Amend MM 101 (which added an extra bullet point onto site-specific requirements) to amend the final bullet point in Site-specific requirements to also amend the following list of Site Allocations this applies to: 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><i>The detailed design of the site should be developed in collaboration between the applicant and LPA. Use of a Design Review Panel will be encouraged where it is considered that it can positively shape development.</i></p>	Amended text following discussion in hearings. Include text in allocations of 75+ dwellings.	Following discussions in public hearings in January/February 2025
Allocations Years 1-5	MM 102 (24)	<p>Amend the following timeframe dates for Site Allocations in Years 1-5 (AS1/011, AS2/006, AT1/002, AT1/012, AT3/007, AT3/016, HS1/002, HS1/009, HS1/012, HS2/004, LS1/024, SE1/005, SE1/024, SN1/006, ST1/037, ST1/043, ST3/004):</p> <p><i>2023-2027 2024-2028</i></p>	Plan period updated	As a result of housing trajectory

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Allocations Years 1-5	MM 103 (24)	<p>Add the following wording to Site-specific requirements for Site Allocation AT1/012 as follows:</p> <p><i>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.</i></p>	<p>To add specific wording to the site allocations regarding site layout and built footprint, in reference to the flood risk issue.</p>	<p>As a result of EA SoCG</p>
Allocations	MM 104 (24)	<p>Amend Proposed Allocation for Site Allocations (ST4/009, ST4/026, ST4/028, ST4/004, ST4/023, ST4/024, ST4/019, ST1/037, ST3/004, ST3/014 and ST3/012) as follows:</p> <p>Add wording '<i>up to</i>' before the development yield figure.</p>	<p>To provide flexibility and ensure high quality design is achieved on site.</p>	<p>As a result of 29.02.24 E&S meeting.</p>
Allocations Years 1-5	MM 105 (24)	<p>Add the following wording to Site-specific requirements for Site Allocation ST1/037 as follows:</p> <p><i>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).</i></p>	<p>To add specific wording to the site allocations regarding site layout and built footprint, in reference to the flood risk issue.</p>	<p>As a result of EA SoCG</p>
Allocations Years 1-5	MM 106 (24)	<p>Remove Site ST4/002 (Bridge Street Car Park, Hanover House & Sea Cadet Building, Bridge Street, Staines)</p>	<p>To remove the site due to flood risk issues.</p>	<p>As a result of 21.06.24 EA request.</p>

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Allocations Years 6-10	MM 107 (24)	Amend the following timeframe dates for Site Allocations in Years 6-10 (AE3/006, AS1/001, AS1/003, HS1/012b, RL1/011, SC1/006, SE1/020, SE1/025, ST3/014, ST4/004, ST4/023, ST4/024): 2028-2032 <ins>2029-2033</ins>	Plan period updated	As a result of housing trajectory
Allocations Years 6-10	MM 108 (24)	Remove Site ST1/029 (Fairways Day Centre, Knowle Green, Staines)	To remove the site due to flood risk issues.	As a result of 29.02.24 E&S meeting.
Allocations Years 6-10	MM 109 (24)	Remove Site ST1/030 (Surrey County Council Buildings, Burges Way, Staines)	To remove the site due to flood risk issues.	As a result of 29.02.24 E&S meeting.
Allocations	MM 110 (24)	Add the following wording to Site-specific requirements for Site Allocations (ST4/004, ST4/019, ST4/023, ST4/024, SH1/015, SH1/010, SH2/003, ST1/028) as follows: <i>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 (ie the 1% AEP fluvial flood event and surface water event including an appropriate climate change allowance).</i>	To add the wording to the policies of the site allocations that are at risk from access and egress flooding issues.	As a result of 18.07.24 Council meeting
Allocations Years 6-10	MM 111 (24)	Remove Site ST4/010 (Riverside Car Park, Thames Street, Staines)	To remove the site due to flood risk issues.	As a result of 21.06.24 EA request.
Allocations Years 6-10	MM 112 (24)	Remove Site ST4/011 (Thames Lodge Hotel, Thames Street, Staines)	To remove the site due to flood risk issues.	As a result of 29.02.24 E&S meeting.
Allocations Years 6-10	MM 113 (24)	Move Site ST4/019 (Former Debenhams Site, High Street) from Years 1-5 to Years 6-10 and amend the wording as follows:	Plan period updated and to reflect that the	As a result of housing

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>Delivery Timeframe</p> <p>2023-2037 (years 1-5) 2029-2033 (years 6-10)</p>	<p>site will not be available until later when a safe route for access and egress can be provided and maintained during a flood event.</p>	trajectory and EA SoCG.
Allocations Years 11-15	MM 114 (24)	<p>Amend the following timeframe dates for Site Allocations in Years 6-10 (AS2/001, AT3/009, SC1/013, SC1/019, SC1/021, SE1/003, SE1/008, SH1/015, SH2/003, SN1/005, SN1/012, ST1/031, ST2/006, ST3/012, ST4/009):</p> <p>2033-2037 2034-2039</p>	Plan period updated	As a result of housing trajectory
Allocations Years 11-15	MM 115 (24)	<p>Move Site SH1/010 (Shepperton Library, High Street) from Years 6-10 to Years 11-15 and amend the wording as follows:</p> <p>Delivery Timeframe</p> <p>2028-2032 (years 6-10) 2034-2039 (years 11-15)</p>	<p>Plan period updated and to reflect that the site will not be available until later when a safe route for access and egress can be provided and maintained during a flood event.</p>	As a result of housing trajectory and EA SoCG.
Allocations Years 11-15	MM 116 (24)	Move Site ST1/028 (Leacroft Centre, Leacroft, Staines) from Years 6-10 to Years 11-15 and amend the wording as follows:	Plan period updated and to	As a result of housing

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>Delivery Timeframe</p> <p>2028-2032 (years 6-10) <ins>2034-2039 (years 11-15)</ins></p>	<p>reflect that the site will not be available until later when a safe route for access and egress can be provided and maintained during a flood event.</p>	<p>trajectory and EA SoCG.</p>
Allocations Years 6-10	MM 117 (24)	<p>Add the following wording to Site-specific requirements for Site Allocation ST4/009 as follows:</p> <p><i>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).</i></p>	<p>To add specific wording to the site allocations regarding site layout and built footprint, in reference to the flood risk issue.</p>	<p>As a result of EA SoCG</p>
Allocations Years 11-15	MM 118 (24)	<p>Move Site ST4/025 (Coppermill Road) from Years 1-5 to Years 11-15 and amend the wording as follows:</p> <p>Delivery Timeframe</p> <p>2023-2037 (years 1-5) <ins>2034-2039 (years 11-15)</ins></p>	<p>Plan period updated and to reflect that the site will not be available until later when a safe route for access</p>	<p>As a result of housing trajectory and EA SoCG.</p>

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
			and egress can be provided and maintained during a flood event.	
Allocations Years 11-15	MM 119 (24)	<p>Move Site ST4/026 (Communications House, South Street, Staines) from Years 1-5 to Years 11-15 and amend the wording as follows:</p> <p>Delivery Timeframe</p> <p>2023-2037 (years 1-5) 2034-2039 (years 11-15)</p>	Plan period updated and to reflect that the site will not be available until later when a safe route for access and egress can be provided and maintained during a flood event.	As a result of housing trajectory and EA SoCG
Allocations Years 11-15	MM 120 (24)	<p>Move Site ST4/028 (William Hill/ Vodafone/Monsoon, High Street) from Years 1-5 to Years 11-15 and amend the wording as follows:</p> <p>Delivery Timeframe</p> <p>2023-2037 (years 1-5) 2034-2039 (years 11-15)</p>	Plan period updated and to reflect that the site will not be available until later when a safe route for access and egress can be provided and maintained during a flood event.	As a result of housing trajectory and EA SoCG.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
Allocations Years 11-15	MM 136 (25)	<p>To add wording to Site ST4/025, ST4/026, ST4/028) under Site-specific requirements as follows:</p> <p><i>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 (ie the 1% AEP fluvial flood event and surface water event including an appropriate climate change allowance).</i></p>	<p>To ensure safe access and egress for development at a site at risk of flooding.</p>	<p>Additional site missed from Main Mods published 11.12.2024, as agreed with EA and as a result of 18.07.24 Council meeting.</p>
Allocations Years 11-15	MM 137 (25)	<p>Amend the following wording to Site-specific requirements for Site Allocation SC1/021 as follows:</p> <p>In addition to meeting the policies in the plan, any developer of this site will be required to provide the following:</p> <ul style="list-style-type: none"> • Retention or re-provision of an open space/recreation area within the site to a better standard and improved location. • 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 sitespecific Travel Plan and Transport Assessment. • Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the site acceptable in planning terms. • A suitable decanting plan for the existing properties as to minimise the disruption for current residents. • Maximise the use of Climate Change measures and 	<p>"Due to the nature of regeneration schemes, a specific point on viability and its assessment has been introduced. Clarification that this site will not be required to provide self and custom build housing as the nature of this estate regeneration scheme would not allow for it."</p>	<p>Following discussions in public hearings in January/February 2025.</p>

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>renewable energy sources, in accordance with Policy PS1 to make buildings zero carbon where possible.</p> <p><i>•Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the net additional dwellings acceptable in planning terms, unless a viability assessment peer reviewed by an independent assessor on behalf of the council (but paid for by the developer) proves it is not viable to do so.</i></p> <p><i>•Will not be required to provide self and custom build housing in accordance with policy H1(13) and (14).</i></p>		
Allocations Years 11-15	MM 138 (25)	<p>Amend the following wording to Site-specific requirements for Site Allocation SN1/012 as follows:</p> <p>In addition to meeting the policies in the plan, any developer of this site will be required to provide the following:</p> <ul style="list-style-type: none"> • Holistic redevelopment of the site to provide a new high quality housing scheme. • 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. • Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the site acceptable in planning terms. • A suitable decanting plan for the existing properties as to minimise the disruption for current residents. • Maximise the use of Climate Change measures and renewable energy sources, in accordance with Policy 	<p>Clarification that this site will not be required to provide self and custom build housing as the nature of this estate regeneration scheme would not allow for it. Due to the nature of regeneration schemes, a specific point on viability and its assessment has been introduced.</p>	<p>Following discussions in public hearings in January/February 2025</p>

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
		<p>PS1 to make buildings zero carbon where possible.</p> <ul style="list-style-type: none"> Provide or contribute to any infrastructure as set out in the IDP and/or identified at the application stage which is necessary to make the net additional dwellings acceptable in planning terms, unless a viability assessment peer reviewed by an independent assessor on behalf of the council (but paid for by the developer) proves it is not viable to do so. Will not be required to provide self and custom build housing in accordance with policy H1(13) and (14). 	Clarification that this site will not be required to provide self and custom build housing as the nature of this estate regeneration scheme would not allow for it.	
Policies Map	MM 139 (25)	All Waste and Minerals sites to be removed	There are no specific policies relating to Waste and Minerals in the Local Plan and all decisions are made by the County Council. As such reference should be made to SCC's interactive map for these sites.	As a result of Reg 19 Reps.
Policies Map	MM 140 (25)	Updated Conservation Areas	For accuracy and to ensure the latest available	To reflect made changes to the Staines

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
			data is being used.	Conservation area.
Policies Map	AM 141 (25)	Updated the borough boundary	For accuracy and to ensure the latest available data is being used.	To reflect revised OS data.
Policies Map	AM 142 (25)	Updated Heathrow Noise Contours	The 2019 Heathrow Noise Contours (54-72 db LAeq 16h) should be used to assess noise impacts from Heathrow. Whilst 2023 data is available, we opt to use 2019 data as this was the last time since COVID-19 that the airport operated at full capacity. The 2023 data shows noise based on the airport working at	To reflect the 2019 data from CAA.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
			roughly 97% capacity.	
Policies Map	AM 143 (25)	Updated Sites and Areas of high Archaeological Potential	For accuracy and to ensure the latest available data is being used.	To reflect updates by Surrey County Council to the data.
Policies Map	AM 144 (25)	Updated Sites and Monuments of County Archaeological Potential	For accuracy and to ensure the latest available data is being used.	To reflect updates by Surrey County Council to the data.
Policies Map	MM 145 (25)	To add the extent of the Oakleaf Farm site, as allocated in the Surrey Waste Plan, and redraw the Green Belt boundary to exclude this site from the Green Belt.	To ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development.	Following discussions in public hearings in January/February 2025.
Policies Map	MM 146 (25)	Add Staines Road East site as an Local Green Space	Due to provision of further evidence to the Council of the suitability of the site to be allocated as	Following discussions in public hearings in January/February 2025.

Section of the Plan	Main Modification Number	Proposed Main Modification	Justification	Reason for Change
			Local Green Space.	
Policies Map	MM 147 (25)	<p>Designate the thirteen spaces which are considered suitable for designation as Local Green Space as recommended within document with reference LRC007 ; Local Green Space – review of submitted sites – addendum as Local Green Spaces on the policies map.</p> <p>The thirteen spaces referred to are:</p> <ul style="list-style-type: none"> • Land at Stroud Way/Courtfield Road, Ashford • Echelforde Recreation Ground, Ashford • Land at Feltham Hill Road, Ashford • Land at Brookside Avenue., Ashford • Land at The Coppice, Ashford • Play area and surrounding green space at Lincoln Way, Sunbury • Land on Kingston Crescent, Staines (both sides) • Land on corner of Heath Grove and Vicarage Road • Green space at Shears Court, Staines Road West Sunbury • Land at Kenton Avenue, Sunbury • Land on Montford Avenue, Sunbury • Land at Bramwell Close, Sunbury • Additional area of Elizabeth Gardens" 	Correction to a clerical error that led to these sites not being added to previous proposed modifications.	Following discussions in public hearings in January/February 2025

