

Lovelace Neighbourhood Plan Examination Decision Statement (Regulation 18)

10 June 2020

1. Background

- 1.1. Guildford Borough Council (the Council) formally designated the Lovelace Neighbourhood Area on 2 July 2015, following an application by Ripley Parish Council and a six-week consultation in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) (**‘the regulations’**). The Neighbourhood Area covers the same area as the parishes of Ripley, Ockham and Wisley. The designation allowed Ripley and Ockham parish councils to each become a ‘qualifying body’ for the area, with the power to produce a neighbourhood plan.
- 1.2. Ripley Parish Council submitted the draft Lovelace Neighbourhood Plan (LNP) to the Council on 24 September for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the regulations.
- 1.3. The Council publicised the Plan and invited representations during the Regulation 16 consultation period, which was held between 4 November and 16 December 2019.
- 1.4. In January 2020, the Council appointed an independent examiner, Mr Peter Biggers, to examine the Plan and consider whether it should proceed to referendum and whether it should be modified before doing so.
- 1.5. The examination took place from January to April 2020 and the Council received the final Examination Report on 30 April 2020. The examiner dealt with the examination by means of written representations. The Examination Report recommended that specific modifications are made to the plan and that the modified plan is progressed to a referendum. The Examination Report also recommended that the boundary of the referendum area should follow the boundary of the neighbourhood area. The Examination Report and this Decision Statement are available at <https://www.guildford.gov.uk/Lovelace>.
- 1.6. Regulations 17A and 18 of the regulations require the Council to decide whether to reject the LNP or progress it to a referendum, what modifications (if any) to make to it, what the referendum area should be and what action to take in response to the examiner’s recommendations. The decisions must be set out in a “decision statement” (this document).

2. The Council's decision

- 2.1. The Council agrees with the reasoning set out in the examination report and accordingly agrees with recommendations made by the examiner. As a result, the Council has decided to modify the plan as per the recommended modifications, as well as to make additional minor modifications to correct errors in the plan that the report had not addressed¹.
- 2.2. The Council has also decided to progress the modified plan to a referendum of eligible registered voters within the Lovelace Neighbourhood Area, as recommended in the examination report, as the Council agrees that this is the most appropriate area for the referendum.
- 2.3. This decision has been made by the Planning Policy Manager through powers delegated by the Council's constitution dated 3 June 2020.
- 2.4. A complete list of the examiner's recommendations, the actions taken in response to each recommendation and the reason for doing so is included in the first schedule at the end of this statement. A list of other minor changes made is included in the second schedule.

3. Documents

- 3.1 This Decision Statement and the Examination Report are on the Council's website at www.guildford.gov.uk/lovelace.
- 3.2 Both documents will be made available for inspection at the Guildford Borough Council offices at Millmead House, Millmead, Guildford, Surrey, GU2 4BB during opening hours, where this is possible².
- 3.3 For any questions please contact the Planning Policy team on 01483 444 471 or e-mail planningpolicy@guildford.gov.uk.

¹ These modifications were made in accordance with paragraph 12(6) of Schedule 4B of the Town and Country Planning Act 1990 (as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).

² The UK is currently subject to lockdown as a result of the Covid-19 pandemic. Documents will be made available to view in the Council offices where this is in accordance with government advice.

Schedule of recommendations, actions taken in response and the reason for doing so

| Examiner's recommendation | Policy / section | Action taken in response | Reason for the action |
|---|------------------|-------------------------------------|--------------------------------------|
| 1A - Remove all text from the plan that portrays the GBLPSS allocations as still being determined and/or portrays them in a negative way adversely impacting on the TBHSPA or implies they will continue to be opposed through the neighbourhood plan (See policy sections below in respect of specific areas of deletion). | All | LNP modified as per recommendation. | As set out in the examiner's report. |
| 1B - Add a new paragraph at the end of the introductory section introducing the 'community aspirations' and the appendix which sets these out as follows: "As a result of the community consultation that has been carried out a number of issues have been raised that particularly concerned the community and on which they wished to see action taken. The Parish Councils recognise that in some respects the concerns raised involve matters which the Neighbourhood Plan cannot directly influence as they are not directly related to the development and use of land. Nevertheless, as these matters have been derived from the Neighbourhood Plan questionnaires the Parish Councils wish to set these out as community aspirations and which they wish to see actioned complementing the planning policies and helping the implementation of the neighbourhood plan. The list of community aspirations is set out at Appendix 1 at the end of the Plan" Relocate the 'Aspirations' listed at the end of policy sections to a new Appendix 1 at the end of the plan. Make consequent changes to the table of contents inserting the new Appendix 1. | Introduction | LNP modified as per recommendation. | As set out in the examiner's report. |
| 1C - Insert paragraph and map reference numbers throughout the document. | All | LNP modified as per recommendation. | As set out in the examiner's report. |
| 1D – Delete current references to appendices A-D. The only appendices that need to be included are: - Community aspirations (new Appendix 1 as above), - Local Green Spaces (new Appendix 2 as set out at the end of this report) - Local Views (Appendix 3 as set out at the end of this report) and - Lovelace Design Standards (currently Appendix C5) which are required in connection with implementing the plan. | All | LNP modified as per recommendation. | As set out in the examiner's report. |
| 2A Delete the penultimate sentence of Paragraph 4 and replace with the following: "The plan is in general conformity with the strategic policies of the adopted Guildford Borough Local Plan Strategy and Sites (GBLPSS) 2019 and with the remaining saved policies of the former Guildford Local Plan 2003." | Introduction | LNP modified as per recommendation. | As set out in the examiner's report. |
| 2B Delete the text in the 1st purpose of the plan after the words 'fifteen years' | Introduction | LNP modified as per recommendation. | As set out in the examiner's report. |
| 2C Delete references to appendices in the last 2 paragraphs of Page 2. | Introduction | LNP modified as per recommendation. | As set out in the examiner's report. |
| 2D Update the text setting out the procedure on page 3. | Introduction | LNP modified as per | As set out in the |

| | | | |
|---|----------------------------|-------------------------------------|--------------------------------------|
| | | recommendation. | examiner's report. |
| 3A – Paragraph 1 last sentence amend to read: “The majority of Lovelace lies within the London Metropolitan Green Belt....” | Lovelace profile | LNP modified as per recommendation. | As set out in the examiner's report. |
| 3B - Update the plan of the Lovelace Boundary on page 4 to show the current Green Belt boundaries as per the GBLPSS 2019. | Lovelace profile | LNP modified as per recommendation. | As set out in the examiner's report. |
| 3C – Reword the 2nd sentence of the penultimate paragraph on page 7 to read: “The GBLPSS 2019 insets (takes out of the Green Belt) the settlement area of the village.....” | Lovelace profile | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4A – Relocate paragraph 6 page 13 to form the introductory paragraph to the section replacing the words ‘next decade’ in line 3 to read ‘next 15 years’. Follow this introductory paragraph with the subheading ‘Green Belt’ and what is currently paragraph 1. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4B – Reword the second sentence of the paragraph starting ‘The Green Belt provisions...’ to read: “However in preparing the GBLPSS 2019 the Borough Council has reviewed the extent of the Green Belt and has removed two areas from the Green Belt for development at the former Wisley Airfield and at Garlick’s Arch as well as insetting the village of Ripley.” This paragraph should follow immediately after the first paragraph of the Green Belt section. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4C – Delete original paragraphs 2 and 3 and insert new section 3.2 entitled “Environmental Constraints” followed by the following original text: “Lovelace is predominantly rural and includes the environmental designated areas of TBHSPA, SSSIs, SNCIs, LNRs and ancient woodlands. These areas make up approximately 11% of Lovelace and include Ockham and Wisley Commons, the former Wisley Airfield, Ripley Green, Papercourt Lake, and the River Wey and Wey Navigation. The designations cover a significant area of Lovelace and the remainder of the area is either Common Land or farmland.” | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4D – Delete 1st paragraph of existing section 3.2. The current 3rd paragraph becomes the start of what will be section 3.3. Reword 1st sentence to read Lovelace faces challenges during the next 10 years... Delete the last sentence of the paragraph and replace with the following text: “Challenges will be managed through the policies of the GBLPSS and this neighbourhood plan”. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4E – Delete the table Planning Permission Refused at the top of Page 15. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4F - In the Current and Proposed Future Projects Map on page 15 remove the sites that are shown outside the neighbourhood area in the SW corner of the map. Only that part of Garlick’s Arch that lies in the Neighbourhood Area should be included. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4G – Delete photograph on page 16 and last sentence of section 3.3.2 | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |
| 4H – Section 3.3.4 - Retitle ‘Proposed Sites – GBLPSS 2019’. Delete the last 2 sentences of paragraph 3 of section 3.3.4 and the last paragraph as the spatial strategy of the GLPSS is now fixed and these references are irrelevant. Update plan on page 19 to show the strategic sites of the GBLPSS as adopted. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner's report. |

| | | | |
|---|-------------------------------|-------------------------------------|--------------------------------------|
| 4J – Section 3.3.4.1 – delete Three Farms Meadow from the title of the section and reference to TFM in this section and throughout the plan. Delete the words “and the Metropolitan Green Belt” from the first sentence. Delete paragraphs 2 and 3 on page 19 and all of page 20 with the exception of the map. Replace with the following text: “The airfield is a strategic allocation in the adopted GLPSS 2019 for 2000 homes and supporting infrastructure, services and community facilities including primary and secondary schools”. Follow this with the map. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 4K – Section 3.3.4.2 – Second sentence – reword start to read: “The GBLPSS Adopted 2019 allocates the area for a.....” Delete the words “if approved” from the end of that paragraph. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 4L – Section 3.3.4.3 Delete the paragraph at the top of Page 22 as the site is not in the neighbourhood area. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 4M – Section 3.3.4.4 Remove the reference in the second paragraph to Send Prison which GBC state is an incorrect reference. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 4N – Section 3.3.4.5 Delete the text in the summary and replace with the following: “The six major projects described above will require careful planning and design to ensure there will be no long-term effects on Lovelace and its community”. | Constraints and challenges | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.1A – Change all references to ‘CALP 2019’ and other varying forms of reference to the Local Plan throughout the LNP to “GBLPSS 2019”. | Housing Policies Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.1B – Paragraph 7 – Delete last sentence as Ripley is already inset and this has been referred to earlier in the plan. | Housing Policies Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.1C – Paragraph 9 - Reword as follows: “The Garlick’s Arch site at the Southern end of Ripley and partly in co-joining Send ward is excluded from the Green Belt in the GLPSS 2019 and is allocated for development of 550 homes, around 200 of which will be in Ripley Parish and the remainder in Send”. | Housing Policies Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.1D – Paragraph 10 reword as follows: “The former Wisley Airfield site in Ockham Parish is also excluded from the Green Belt in the GLPSS 2019 and allocated for 2000 homes plus social and community infrastructure. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) agreementat Ockham and Wisley Commons.” Delete the rest of the paragraph. | Housing Policies Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.1E – Last paragraph on page 27 – delete all text after the first sentence. | Housing Policies Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.2A – Revise the start of policy LNPH 1 to read: “Residential development in addition to the site allocations of the GBLPSS and existing | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |

| | | | |
|---|--------------|-------------------------------------|--------------------------------------|
| commitments will be supported within the settlement boundaries and where it is consistent....” Relocate criterion g) in policy LNPH 1 to form a separate clause at the end of the policy to read: “Development adjoining settlement areas on rural exception sites to provide affordable housing will also be supported”. Reword criterion j) line 2 after ‘is provided’ to read: “...is provided in time to meet needs” | | | |
| 5.2B – Third bullet point on Page 28 delete the words ‘specifically FWA/TFM and GA’ | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.2C – Page 29 1st paragraph revise first sentence line 2 from the words ‘changed by’ to read: “changed by any further alteration to boundaries or extent. Delete second sentence. Move the paragraph following the bullet points up to become the first bullet point as it deals with the matter of GB alteration. Delete bullet points 4-6 and 7 as these are not related to the Green Belt. | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.2D – Delete the last paragraph on page 29 and the first on page 30 | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.2E – Delete last sentence of 2nd paragraph on page 30. Insert new paragraph following paragraph 2 to read: “The adopted GBLPSS 2019 makes provision for this figure including 2 large site allocations within Lovelace at former Wisley Airfield and at Garlick’s Arch. Given the scale of these developments the strategy of the neighbourhood plan is to see residential development outside of these allocated sites restricted to smaller developments and, other than on rural exception sites and previously developed sites, restricted to the settlement areas.” | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.2F – Delete the rest of the text and photo on page 30 and the first paragraph on Page 31. With the GLPSS adopted it is not for the LNP to propose an alternative strategy that could have been followed of developing surface car parks in Guildford. | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.2G – Second paragraph page 31 first sentence delete the words ‘alongside the settlements ‘and replace with the words ‘well-located’ | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.2H – Insert after the plan on page 31 a new paragraph to introduce the 3 types of residential development in the Green Belt which are most likely to arise in the neighbourhood area as follows: “The nature of the neighbourhood area is such that new residential development in the Green Belt is most likely to take 3 forms – infilling in villages washed over by the Green Belt, rural exception sites for affordable housing and the redevelopment or partial redevelopment of previously developed land.” | Policy LNPH1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.3A – Policy LNPH 2 clause b) line 1-2 delete the words ‘or more than 1000 square metres of internal floor space’ In line 4 – delete the word ‘in’ after GBC and replace with the word ‘prioritising’. | Policy LNPH2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.3B – In clause c) Line 2 after the word ‘homes’ add the following wording: “...homes other than where an up to date local housing needs assessment justifies an alternative percentage split.” | Policy LNPH2 | LNP modified as per recommendation. | As set out in the examiner’s report. |

| | | | |
|---|-----------------------------------|-------------------------------------|--------------------------------------|
| 5.3C – delete clause e) and related text at page 35 paragraph 4 line 4 – ‘Any major development’ to end of paragraph. | Policy LNPH2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.3D – Make the following modifications to the supporting text: Page 35 Paragraph 1 line 1 – Replace the word ‘CALP2019’ with the words “adopted GBLPSS” Page 35 Paragraph 2 line 1 – delete the words ‘GBC’s emerging LP figures’ and replace with “GBLPSS policy” Page 35 Paragraph 2 – Delete the last sentence starting ‘An oversupply...’ Page 35 Paragraph 5 – Delete whole paragraph. | Policy LNPH2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4A – In criterion a) of policy LNPH 3 delete the reference ‘GBC emerging local plan 2018’ and replace with “the GBLPSS Adopted 2019” | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4B – Reword criterion b) to read: “Developments in Lovelace should follow the Lovelace Design Standard at Appendix x and in the Lovelace Conservation Areas should also be in accordance with relevant Conservation Area Appraisal guidelines. | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4C – Reword criterion c) to read: “Overdevelopment and disproportionate additions to properties do not result.” | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4D – Delete the words ‘local and complimentary’ in line 1 of criterion d) and add at the end of d) “particularly on strategic sites”. | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4E – Reword criterion e) to read: “Residential developments will be built to a height that respects the character of the settlement built form”. | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4F – Insert at the start of criteria i) and j) the words “Outside the strategic sites...” | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4G – Criterion j) line 3 delete the words ‘4 per hectare’ and replace with the word ‘low’. | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 5.4H – Make the following changes to the supporting text: Add at the end of paragraph 5 of the reasoned justification on page 37 the following: “The policy requires individual gardens to be provided for houses and communal garden space for flats. Delete paragraph 6 down to and including the words ‘...impact on the TBHSPA’. Add after the words ‘green space in line 1 of page 38 the words “in addition to SANG and SAMM contributions” | Policy LNPH3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.0 Delete the whole of the first 2 paragraphs dealing with Green Belt and the penultimate paragraph referring to the former Wisley Airfield from page 41. | Environment Policies Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.1A Divide LNPEN 1 into two parts – LNPEN 1A Local Green Spaces and LNPEN 1B Local Views | Policy LNPEN1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.1B - Change the first sentence of the 1st paragraph of original LNPEN 1 to read: “LNPEN 1A Local Green Spaces “The Lovelace Local Green Spaces as defined in Appendix 2 are to be maintained for the | Policy LNPEN1 | LNP modified as per recommendation. | As set out in the examiner’s report. |

| | | | |
|---|-----------------|-------------------------------------|--------------------------------------|
| <p>community". (Note Appendix 2 in the modified LNP should be formed with the wording from Appendix 2A to this report).</p> <p>Delete second and third sentences of original first paragraph plus the reference to SANG and the wording 'Developments are not supported where:' and criteria a) to e) and replace with the following:</p> <p>"Proposals for development in the LGS will only be supported in very special circumstances and should not result in negative impacts upon LGS nor result in the loss of any LGS unless the development is ancillary to and supports the existing uses of the LGS, such as on cricket pitches where a pavilion is needed".</p> | | | |
| <p>6.1C Insert new section to read as follows: "LNPN 1B Local Views" "Developments should be designed to respect the existing landscape character set out in the Guildford Landscape Character Assessment and the important local views across the Lovelace landscape from within or from outside the area as identified and illustrated in the schedule at Appendix 3."</p> | Policy LNPN1 | LNP modified as per recommendation. | As set out in the examiner's report. |
| <p>6.1D – Insert Appendix 2B to this report (which is the substituted Appendix D1 information regarding local views) as a new Appendix 3 to the LNP and amend the plan contents sheet accordingly.</p> | Policy LNPN1 | LNP modified as per recommendation. | As set out in the examiner's report. |
| <p>6.1E – Make the following changes to the supporting text</p> <ul style="list-style-type: none"> • Add at the end of the first paragraph of 6.2 the following sentence: "These are designated in accordance with the NPPF and protected by policy LNPN 1A" • Amend the first sentence of the second paragraph to section 6.2 as follows: " Local views of the landscape setting to the settlements which can be seen from....customary are important in protecting landscape character." • Insert subheading 'Lovelace Local Green Spaces' after the subtitle 'Reasoned Justification' on Page 42 and delete and relocate the first paragraph. See below. • Insert after the first paragraph on page 44 ending with 'which is a conservation area' a new subheading 'Landscape Character and Local Views'. • Position the paragraph removed from the start of the Reasoned Justification to follow on from this new sub-heading with the NPPF quote changed to read: "that planning policies 'should contribute to and enhance the natural and local landscape by ...recognizing the intrinsic character and beauty of the countryside' (paragraph 170)." • Insert in the first sentence of the paragraph starting 'The three villages' after the words 'Green Belt countryside' the following: • "...Green Belt countryside with, apart from the GBLPSS allocated sites, no development ..." | Policy LNPN1 | LNP modified as per recommendation. | As set out in the examiner's report. |
| <p>6.2A – Line 2 of policy LNPN 2 delete the words 'of the landscape'</p> | Policy LNPN2 | LNP modified as per recommendation. | As set out in the examiner's report. |
| <p>6.2B – Reword the last sentence of the first paragraph to policy LNPN 2 as follows: "Developments which would increase significantly recreational use or otherwise adversely affect the European designated Thames Basin Heath Special Protection Area (TBHSPA) after taking into account mitigation and avoidance measures will not be supported".</p> | Policy LNPN2 | LNP modified as per recommendation. | As set out in the examiner's report. |

| | | | |
|---|------------------|--|---|
| 6.2C – Insert after the first paragraph: “All new development must meet the following requirements:” | Policy LNPEN2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.2D – Delete criteria b) and f) as these repeat the first main paragraph of the policy. | Policy LNPEN2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.2E – Delete criterion c) and amalgamate with criterion i) to read: “All development must ensure compliance with the regional approach to protection of the TBHSPA and in respect of residential development provide or contribute to SANG and SAMM as set out in GLPSS Policy P5 and the TBHSPA Avoidance Strategy SPD” | Policy LNPEN2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.2F – Amend criterion h) to read: “Any trees removed or lost as a result of development, other than those that are dead, dying or dangerous and of no ecological importance should be replaced at a ratio of 2:1. Development affecting ancient trees.....” | Policy LNPEN2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.2G - Make the following changes to supporting text: • Delete paragraph following the policy at the end of Page 45 starting The Portsmouth Road... • Delete the last 2 paragraphs of page 47 and replace with the following: “As much of Lovelace is in close proximity to the TBHSPA, particularly the section of the SPA at Ockham and Wisley Commons, the challenge is to ensure new development does not have a significant impact on this area which this Policy LNPEN 2 along with GLPSS Policy P5 and saved Policy NRM6 and the Thames Basin Heath Avoidance Strategy SPD seeks to do. | Policy LNPEN2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.3A LNPEN 3 Reword first sentence after the word ‘given’ to read: “...given to avoiding current areas of flood risk in Lovelace and minimising the impact of any new development in respect of flooding.” | Policy LNPEN3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.3B reword clauses as follows: a)“Provide a surface water management plan for major developments” c) “Design all flood prevention measures to avoid... TBHSPA.” e) “Incorporate Sustainable Drainage Systems (SuDS) in major developments in locations....risk.” | Policy LNPEN3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.3C Remove the reference to TFM in bullet no 3 and remove bullet No 4 completely from the text at the top of page 50. | Policy LNPEN3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.4A – Insert the word ‘new’ in front of developments in lines 1 and 3 of the policy. | Policy LNPEN4 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.4B – insert the words ‘unless it is’ after the word ‘below’ in line 4 of the policy. | Policy LNPEN4 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.4C – Delete clauses d), e) and f) from the policy. These matters can be referred to in the supporting text and included as community aspirations in proposed Appendix 1 to the plan. | Policy LNPEN4 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.4D – First paragraph page 54 – delete the words ‘The proposed’ from the first line and delete everything after ‘AONB’ in Line 7. | Policy LNPEN4 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.5A - Amend Lines 1-2 of paragraph 2 of policy LNPEN 5 to read: “...in Lovelace such as to increase the level of air pollutants above European and UK legal limits.” | Policy LNPEN5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.5B – Amend paragraph 3 of the policy to read: “Major developments of 100 or more dwellings must provide measurable mitigation for any | Policy LNPEN5 | LNP modified as per recommendation. | As set out in the examiner’s report. |

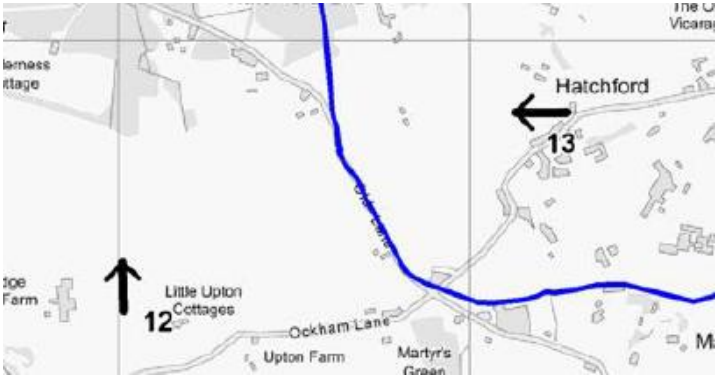

| | | | |
|---|-----------------------------|-------------------------------------|--------------------------------------|
| significant increase in traffic movements in sensitive locations where the level of air pollutants currently exceeds legal limits. Such proposals should meet...” | | | |
| 6.5C – Delete criterion b) from policy | Policy LNPEN5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.5D – Reword criterion c) to read: “Provide an ecological impact assessment for the development site ...effects of developments in particular traffic on biodiversity...” | Policy LNPEN5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.5E – Criterion d) delete the words ‘wholly independent’ from line 1 and in line 2 change the word ‘above’ to ‘below’. | Policy LNPEN5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 6.5F – Make the following modifications to the supporting text as follows: <ul style="list-style-type: none"> • Delete all bullet points on page 58. The first sentence of the Reasoned Justification says all that needs to be said. • Delete the second paragraph after the photos on Page 59 beginning ‘The report also states...’ • Delete the penultimate paragraph on page 59 • Delete the second paragraph on page 60 • Delete the remainder of the third paragraph on page 60 after the word ‘northbound’ in line 5. • Amend line 3-4 of paragraph 3 on page 61 to read: “developments at FWA and GA will have to be carefully managed to avoid increase in air pollution levels”. • Delete the last two paragraphs on page 61 and delete all text on page 62 and 63 down to the start of the paragraph starting ‘The numerous community public consultation....’ • Delete the second sentence of that paragraph and reword the line following to read: “The NPPF advises – Planning should enhance the” • On page 64 amend the paragraph following the map to read: “The intention of policy LNPEN 5 is to reflect these NPPF principles and manage current and” | Policy LNPEN5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.0A – In the water and sewage paragraph on page 66 delete everything after the first sentence and replace with the following: “A requirement is included in the GBLPSS to ensure infrastructure necessary to support development is provided at the strategic sites when first needed.” | Infrastructure Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.0B – Paragraph 1 of the Public Transport Cycling and Walking section on Page 67 - 3rd sentence – Reword as follows: “All the villages and hamlets are relatively isolated and the bus services are poor or non-existent however policy LNPI 3 seeks to improve the situation and encourage these sustainable transport modes.” Delete paragraphs 2, 3 and 4 on page 67. | Infrastructure Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.1A – Reword the first sentence of policy LNPI 1 to read: “Major development requiring new or changed infrastructure should demonstrate how provision of these infrastructure improvements will be delivered taking account of infrastructure requirements and planned infrastructure developments in the area during the life of this plan.” | Policy LNPI1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.1B – Make the following changes to clauses a) to h): | Policy | LNP modified as per | As set out in the |

| | | | |
|--|--------------|-------------------------------------|--------------------------------------|
| a) and d) - Delete clause b) Revise after the word 'development' to state "in response to need and population growth" c), e) and f) – As is g) Amend to read – "Sufficient sewage treatment and disposal facilities which ..." h) Reword as follows: "Where new buildings are in areas not connected to the national gas grid they should be heated using low carbon sources. Stored oil heating systems will not be acceptable." | LNPI1 | recommendation. | examiner's report. |
| 7.1C Delete paragraph 2 of the reasoned justification dealing with Junction 10 improvements | Policy LNPI1 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.1D Revise the 1st sentence of paragraph 1 of section 7.2 to read: "Where planning permission is granted on the basis of delivery of infrastructure this is usually secured through a planning obligation under Section 106 or, once it is introduced, through the Community Infrastructure Levy." | Policy LNPI1 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.2A - Amend Policy LNPI 2 – 1st sentence - to read: "Major developments which reduce the need for car use are supported and all such developments should support sustainable transport choices to be made." | Policy LNPI2 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.2B – Amend Policy LNPI 2 – 2nd sentence - to read: "Where necessary to make the development acceptable and directly, fairly and reasonably related to it, major developments will be required to contribute financially to the delivery of public transport particularly to the major towns of Guildford and Woking. Encouragement of..." | Policy LNPI2 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.2C – Revise criterion c) to read: "All major developments should be located within 500 metres of an existing regular bus service or where one is to be provided." | Policy LNPI2 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.2D - Revise criterion d) to read: "Development at the Former Wisley Airfield site is encouraged to include a regular bus service to Woking station, particularly at rush hour, provided and secured in perpetuity as part of the bus network required in Guildford Local Plan Strategy and Sites Allocation Policy A35". | Policy LNPI2 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.2E – Amend supporting text on page 74 paragraph 3 line 3 – Delete – 'must provide a regular bus service' and replace with 'will be encouraged to contribute to a regular bus service'. | Policy LNPI2 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.3A – Reword the first section of policy LNPI 3 in lines 2-3 to delete the words 'to nearby facilities' and replace with the following: "...links to established routes where these exist." | Policy LNPI3 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.3B – Reword clause b) to read: "S106 planning obligations will be used to secure the provision of, or contribute towards appropriate improvements to safe walking and cycling routes within the development site and to link to existing or planned cycle routes and footpaths." | Policy LNPI3 | LNP modified as per recommendation. | As set out in the examiner's report. |
| 7.3C – Delete last sentence of paragraph 1 of the reasoned justification. Add after the sentence following starting 'Cycle lanes to Guildford ...' the following: | Policy LNPI3 | LNP modified as per recommendation. | As set out in the examiner's report. |

| | | | |
|---|--------------|-------------------------------------|--------------------------------------|
| “However as policy A35 of the GLPSS outlines, a new safe and attractive off site cycle network is planned within the Wisley Airfield allocation which will offer improvements in reaching destinations including Effingham Junction and Horsley railway stations, Ripley and Byfleet by sustainable means. This will help to improve the cycling provision in Lovelace.” | | | |
| 7.3D – Delete the last sentence and 3 bullet points on page 75 and replace with: “The LNP would like to encourage cycling but recognises the challenges this brings given the nature of the road network. Responses from the Reg 14 consultation demonstrate the challenge:” Delete the sentence following the bullets on Page 76.) | Policy LNPI3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.3E – Delete the last sentence of the first paragraph on page 77 starting ‘The FWA/TFM site....’ | Policy LNPI3 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.4A – Delete the first sentence of policy LNPI 4 and relocate to follow on from the first paragraph of section 7.5. | Policy LNPI4 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.4B – Add to clause c) after the word ‘property’ the phrase ‘where this requires planning permission....’ | Policy LNPI4 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.4C – Revise clause e) to read: “Additional visitor parking will be required within the development boundary on sites with more than 10 dwellings.” | Policy LNPI4 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.5A – Stop the first sentence of policy LNPI 5 after supported. Amend second sentence to read: “Community facilities should be located to reduce the need for car usage and should incorporate....” | Policy LNPI5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.5B – Amend clause a) after the word ‘unless’ to read: “...unless suitable alternative provision of equal value to the community already exists or replacement....” | Policy LNPI5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.5C – Delete clause c) to the policy. Relocate text to page 84 3rd from last paragraph – 2nd sentence to read: “The relevant parish councils ...will allocate the 25% of any future CIL raised from developments in the neighbourhood area once the levy is introduced by Guildford Borough Council. (See Appendix 1) | Policy LNPI5 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.6A – Reword policy LNPI 6 first sentence to read: “Major developments generating healthcare and educational needs will be expected to contribute to provision of facilities to meet these needs through planning obligations.” Add new second sentence introducing the clauses to read: “The provision of new healthcare and educational facilities should be: a) Located where they will not generate increased traffic through the villages b) Located where sustainable transport modes are available as an alternative to travel by car. c) Located where they will not lead to an adverse impact on the TBHSPA d) Made in time to meet emerging community need. | Policy LNPI6 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.6B - Add new paragraph to introductory section of 7.7 before the policy to read: “The intention through the strategic allocation at Wisley Airfield is to provide both new health and education facilities for both new and existing populations.” | Policy LNPI6 | LNP modified as per recommendation. | As set out in the examiner’s report. |

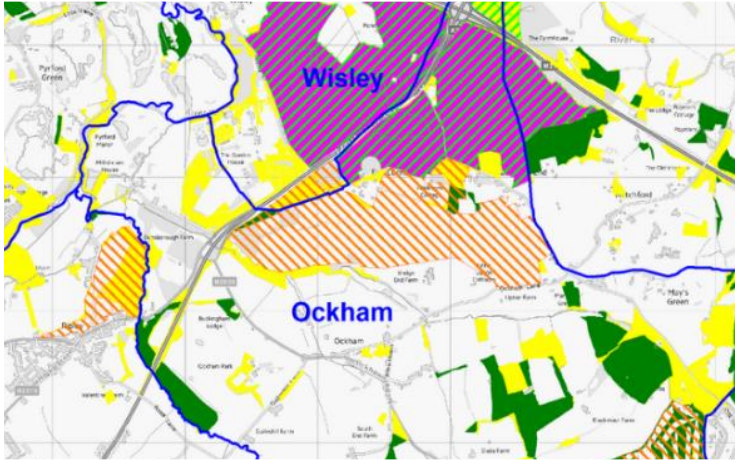
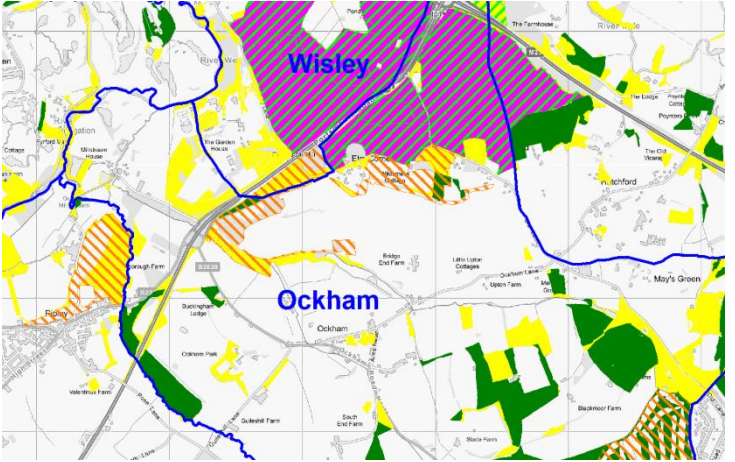
| | | | |
|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 7.6C – Amend the reasoned justification on page 86 third paragraph as follows: Delete first sentence and amend second sentence to read: “The former Wisley Airfield development will include the provision....and two forms for the wider area. However, this planned provision does not address the current shortfall...other major developments.” | Policy LNPI6 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 7.6D – Delete the words ‘prior to occupation to meet any anticipated requirement’ from page 86 Paragraph 4 lines 1-2. | Policy LNPI6 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 8.0 Add text at the start of the Ockham section to read: “The strategic allocation in the GBLPSS at Wisley Airfield requires the delivery of retail and employment development. Specifically, a new local centre will be delivered providing new retail, service and employment floorspace. This will provide local services and new jobs for the Ockham area.” | Business and Employment Introduction | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 8.1A - Insert after ‘widespread marketing’ in line 5 of policy LNPBE 1 the words: “and it can be demonstrated there is no market interest in the property in its continued use as a service or community facility. The property must be marketed at a realistic...” | LNPBE1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 8.1B – Amend criterion f) to read as a general clause at the end of the policy as follows: “Proposals that offer the opportunity to provide shared office facilities, shared office space, or a business centre providing for hot-desking or meeting rooms for hire will be encouraged”. | LNPBE1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 8.1C – Delete the final bullet reporting the Reg 14 comments on page 90. | LNPBE1 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 8.2 Delete criteria b) and c) from the policy. | LNPBE2 | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 9 Make the following modifications to the Glossary: • Community Infrastructure Levy – Delete the words ‘formerly S106’ and add to the last line the words ‘once a neighbourhood plan is made’ • Conservation – Delete the word ‘sustains’ and replace with ‘preserves’ • Habitats Regulation Assessment – After the words ‘European Sites’ amend to read (Special Protection Areas (SPA) and Special Areas for Conservation (SAC) and RAMSAR Sites • Land Availability Assessment – Reword line one to read ‘This is part of the GBLPSS evidence base’. • Local Green Space – Reword start to read ‘Open space of demonstrably special value to the community...’ • Major Development – Change ‘250 sq metres’ to ‘1000 sq metres’. • Massing Height – Delete all after the word development and replace with ‘When designed to respect the surrounding context, height and massing contributes to a built form of a high standard.’ | Glossary | LNP modified as per recommendation. | As set out in the examiner’s report. |
| 10 Make typographical and grammatical corrections as set out in Appendix 3 at the end of [the examination] report. | All | LNP modified as per recommendation. | As set out in the examiner’s report. |

Schedule of other amendments

| Policy / section | Amendment |
|--------------------------|---|
| Appendix 3 – Local Views | <p>The map of local views provided in the examiner’s report has been amended because the arrow for view 13 was incorrectly placed:</p> <p>Examiner’s report version:</p>  <p>Amended version:</p>  |
| All | Images have been repositioned to improve the flow of text within the plan |
| All | Typographical errors have been corrected |
| All | Footnotes have been renumbered to reflect the deletion of footnotes that linked to deleted text |

Addendum 19 June 2020

Following publication of the Decision Statement, the correction was made.

| Policy / section | Amendment |
|------------------------------------|---|
| Environment Policies, Introduction | <p>The map of protected and identified habitats has been amended because the boundary of the SNCI at the Former Wisley Airfield was incorrect.</p> <p>Submission plan version:</p>  <p>Amended version:</p>  |