
Schedule of Proposed Minor Modifications Elmbridge Local Plan



Elmbridge
Borough Council
... bridging the communities ...

June 2023

Introduction

This document contains all the proposed minor changes (known as ‘minor modifications’) to the Elmbridge Local Plan. The modifications are structured by chapter of the document for ease of reference.

The modifications/errata below are expressed either in the form of ~~striketrough~~ for deletions and **red text** for additions of text, or by specifying the modification in words. The modifications/errata set out below are sorted with the order of the Local Plan’s chapters and policy sections.

Format of changes

The following format has been used to set out what the changes are and distinguish between existing and new text.

Red text – new text proposed

~~Strikethrough~~ – text proposed for removal

Changes to diagrams, tables etc described in *italic text*

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
MM1.1	8	Introduction	Amendment to existing para. 1.6: Then there are the detailed policies known as the 'development management policies'.	Grammar correction.
MM1.2	9	Figure 1	Amendment to figure 1: <i>Elmbridge's' challenges and opportunities</i>	Grammar correction.
MM1.3	11	Introduction	Amendment to existing para. 1.16: Implementation and resourcing of the Plan will be critical to its success. It will be important that the we continue to work collaboratively with partners across the private, public and voluntary sectors to deliver the Plan.	Typo correction.
MM2.1	13	Vision	Amendment to first bullet under existing para. 2.1: Tackling climate change and the effects of climate change (including the impact of flooding) and moving towards a low / zero carbon economy;	To improve clarity and accuracy as large parts of the Borough are impacted by flood risk. As such tackling increased risk of flooding due to climate change is a key part of the strategy.
MM2.2	17	Vision	Amendment to Principle 1: To adapt to, and mitigate, the effects of climate change (including reducing flood risk); to reduce carbon dioxide emissions, minimise energy use; improve air quality; and protect and enhance our natural environment; and improve the borough's resilience to climate change.	To improve clarity and accuracy as large parts of the Borough are impacted by flood risk. As such, tackling increased flood risk due to climate change is a key part of the strategy and the approach to improving the Borough's resilience to climate change.
MM3.1	19	Chapter 3	Change title of Chapter 3: Chapter 3 – Spatial Strategy Strategic Policies	To improve accuracy.
MM3.2	19	Chapter 3	Amendment to existing para. 3.3 of supporting text:	Typo correction.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			Going forward new development must respond to the changes in we need and contribute towards achieving the vision and the principles of the Plan, set out in Chapter 2.	
MM3.3	21	SS1	Addition to existing para. 3.9 of supporting text: Some of the necessary actions for tackling climate change, such as flood risk mitigation , improving energy efficiency and the provision of green and blue infrastructure, could also have direct benefits for biodiversity and residents, businesses and visitors by reducing energy bills, and providing a higher quality and more climate resilient environment .	To improve clarity and accuracy as large parts of the Borough are impacted by flood risk. As such, tackling increased flood risk due to climate change is a key part of the strategy and the approach to improving the Borough's resilience to climate change.
MM3.4	23	SS2	Amendment to existing para 3.13 of supporting: In applying the presumption in favour of sustainable development required by national policy, the Plan seeks opportunities to meet the development needs of Elmbridge in a positive way and builds into the policies sufficient flexibility to adapt and respond to change, whilst promoting a sustainable pattern of development.	Typo correction.
MM3.5	25	SS2	Add new para. to supporting text between existing para. 3.27 and 3.28: 3.28 Like other boroughs, Elmbridge needs to ensure it is able to plan development that	To improve clarity and aid understanding.

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			<p>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 km 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.'</p>	
MM3.6	25	SS2	Corrected reference to figure 5 in existing para. 3.28 of supporting text: 3.28 The Key Diagram shown at Figure 54	Correction to improve accuracy.
MM3.7	27	SS2	<i>Remove RTS scheme on key diagram at Figure 5.</i>	To improve accuracy.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
MM3.8	28	SS3	Amendment to existing criterion 1 of Policy SS3: 1. The Plan will make provision for the delivery of the following development between 2024 2 and 2037: a) At least 6,785 net additional homes, with at least 30% to be affordable 7 .	Date correction.
MM3.9	28 & 29	SS3	Amendment to existing criterion 4 of Policy SS3: Cobham &, Oxshott, and Stoke D'Abernon and Downside Long Ditton, Thames Ditton, Long Ditton, Hinchley Wood & Weston Green	Grammar correction.
MM3.10	29	SS3	Amendment to footnote under existing criterion 4 of Policy SS3: * rounded to the nearest 5. Includes permissions, units under construction, and Land Availability Assessment (LAA) sites. Not including This includes a non-implementation discount rates of and small site windfalls allowance.	Grammar correction.
MM4.1	31	Chapter 4	Amendment to title of chapter 4: Chapter 4 – Principle 1 - Tackling climate change	Typo improve accuracy.
MM4.2	31	Chapter 4	Amendment to existing para. 4.4 of supporting text: A central thread of the Plan is to plan for a low-carbon future in which carbon emissions and other greenhouse gases are reduced	Grammar correction.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			and as we tackle and adapt to the new climatic norms.	
MM4.3	32	CC1	Amendment to existing criterion 5: 5. The highest standards of energy and water efficiency in existing developments will be supported through retrofitting.	To improve accuracy.
MM4.4	33	CC1	Amendment to existing para. 4.8 of the supporting text: The targets for reducing carbon dioxide emissions are expressed as a percentage improvement over the Target Emission Rate (TER) based on the latest Part L of the 2013 Building Regulations (or any subsequent update).	Factual update to improve accuracy and ensure text reflects latest position with regards to Building Regulations.
MM4.5	33	Figure 6	Amendment to figure 6 caption: Figure 6: The Energy Hierarchy	Grammar correction.
MM4.6	33	CC1	Amendment to existing para. 4.11 of supporting text: For all developments the Council will require a proportionate response.	Grammar correction.
MM4.7	34/35	Figure 7	Amendment to figure 7 caption: Figure 7: The Waste Hierarchy	Grammar correction.
MM4.8	36	CC3	Add additional para. 4.19 to supporting text to Policy CC3: 4.19 To ensure the requirement for residential development to meet a minimum water efficiency standard of 110 l/p/d is achieved a planning condition will be attached to all permissions for residential development requiring the optional standard in Part H of the Building Regulations to be met. Should	To improve clarity with regards to how the Council will implement the policy.

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			there be a change to water efficiency targets in order to reflect a changing climate, developers should work towards the most recent per capita consumption target for water stressed areas	
MM4.9	39	CC4	Addition to end of existing para. 4.20: 4.20 The council works with the local highway authority, neighbouring authorities and other key transport bodies to develop strategies for the provision of transport infrastructure necessary to support sustainable development. This includes planning for development that facilitates more sustainable modes of transport, such as walking and cycling and mobility as a service. These are set out in the Council's Infrastructure Delivery Plan.	To improve accuracy and clarity.
MM4.10	39	CC4	Add additional paras between existing para. 4.23 and 4.24 of supporting text to Policy CC4: 4.25 Surrey County Council's 2022 Local Transport Plan 4 (LTP4) 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 role out of Local Cycling and Walking Infrastructure Plans (LCWIP). 4.26 Surrey County Council's Elmbridge Local Cycling and Walking Infrastructure Plan	To improve clarity and accuracy.

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			<p>(LCWIP) is a ten-year investment plan for improving walking and cycling infrastructure in the Borough. It focuses on strategic network connections and aims to create a wider walking and cycling network identifying where the County Council want to prioritise investment and setting out some initial options and ideas. LCWIPs are the best practice approach nationally for planning walking and cycling improvements. Proposals for new cycling and walking infrastructure should refer to the latest version of the Elmbridge LCWIP.</p>	
MM4.11	41	CC5	<p>Add additional para. to supporting text of Policy CC5 between existing para. 4.27 and 4.28:</p> <p>4.31 The council supports proposals for strategic flood alleviation measures (and associated enabling works), including the emerging flood alleviation measures at Desborough Island and Sunbury Lock as part of the wider River Thames Scheme. The council recognises it as an important project providing flood resilience, alongside biodiversity, public open space, and active travel improvements.</p>	To improve clarity and accuracy.
MM4.12	41	CC5	<p>Amendment to existing para. 4.28 of supporting text:</p> <p>Where there is no alternative to development being located in an area at risk, Policy CC5 INF7 sets specific requirements to</p>	Correction of Policy reference.

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			minimise the risk over the lifetime of the development and to increase resilience to flooding events.	
MM4.13	42	CC5	Amendment to existing para. 4.29 of supporting text: Applications should refer to the information contained in the SFRA and the Flood Risk SPD during the preparation of a planning application and the site-specific flood risk assessment.	Grammar correction.
MM5.1	44	ENV1	Amendment to existing criterion 8: 8. There will be a presumption against granting planning permission for proposals to develop areas of existing open space, but such applications will be determined in accordance with national planning policy and guidance.	To improve clarity.
MM5.2	44	ENV1	Amendment to existing para. 5.4 of the supporting text to Policy ENV1: This series of green and blue spaces make an important contribution to the borough's natural capital, providing valuable habitats for wildlife. Green and blue infrastructure also contributes to the sequestration of carbon emissions , cleaning and cooling the air, preventing flooding, providing habitats and networks for wildlife, and for recreational and cultural activity enhancing health and wellbeing.	To improve clarity and accuracy.
MM5.3	45	ENV1	Amendment to existing para. 5.8 of the supporting text to Policy ENV1:	To improve clarity.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			<p>The Green and Blue Infrastructure Study (20202) sets out both borough-wide and settlement-specific opportunities to contribute towards Elmbridge's network of green and blue spaces. The Study also sets out case studies that will help to achieve the identified opportunities, such as the River Thames Scheme, which will implement biodiversity and flood adaptation and mitigation solutions. Development will also need to have regard to the requirements set out in the forthcoming Elmbridge Design Code.</p>	
MM5.4	47	Figure 8	<p>Amendments to map at figure 8: Figure 8: map of proposed Local Green Space</p>	Typo correction.
MM5.5	52	ENV5	<p>Two additional paras added to supporting text to Policy ENV5 between existing para. 5.21 and 5.22:</p> <p>5.22 Developments covered by prior approval and permitted development rights benefit from automatic planning permission or deemed consent and do not need to submit a planning application. These developments must nevertheless be compliant with the Habitats Regulations as a matter of law and must adhere to the principles set out in Policy ENV5 and the TBHSPA Avoidance and Mitigation Strategy.</p> <p>5.23 The map at figure 9 below illustrates the</p>	To improve clarity and aid understanding.

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			spatial extent of the zones of influence defined in ENV5 part 3 as they relate to the TBH SPA. Please refer to the Policies Map to see how these zones relate to the site allocations and locations with defined planning designations in the Plan.	
MM5.6	52	Figure 9	Amendments to map at figure 9: <i>The Green Belt will be darkened so that it is clearer.</i> <i>The A3 will be added to illustrate a key road.</i>	To improve clarity and aid understanding.
MM5.7	54	ENV6	Amendments to table at page 53 below existing para. 5.24: Add reference as Table 5.1: Sites of International, National and Local Importance International/ European – Sites of Conservation Importance RAMamsar <i>Field Common/Hersham Pits SNCI to be removed from table as a locally important site.</i>	To improve clarity and accuracy. The site is no longer a designated SNCI.
MM5.8	55	ENV6	Add additional para. between existing para. 5.24 and 5.25 of supporting text to Policy ENV6: 5.27 The Surrey Nature Partnership's 'The State of Surrey's Nature Report' (2017) highlights the importance of conserving and	To improve clarity and accuracy.

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			protecting Surrey's biodiversity and taking opportunities that result in a genuine net gain. Highlighting that trends in extinction locally are even higher than the already very concerning rates nationally.	
MM5.9	55	ENV6	Amendment to existing para. 5.27 of the supporting text to Policy ENV6: By measuring the value of existing habitats, the Net Gain approach encourages developments affecting habitats of high biodiversity value to be avoided, given the difficulty and cost in compensating for them. It also leads to new developments integrating wildlife enhancing features into plans in order to boost their score of biodiversity units. Net gain must be quantified using an appropriate metric applied by a suitably qualified professional. The biodiversity metric calculation tool and principles set out in the biodiversity metric guidance produced by Natural England must be used.	To improve accuracy and ensure compliance with the provisions of the Environment Act, 2021.
MM5.10	59	ENV8	Amendment to existing para. 5.39 of supporting text: Policy INF6CC4 and the forthcoming update to the Parking SPD require all new development to incorporate electric vehicle charging points.	Correction of policy reference.
MM5.11	59 & 60	ENV9	Amendments to Policy ENV9: 1. All new buildings and places are required to be of a high quality, beautiful and	Typo and grammar corrections.

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			<p>sustainable, and respond positively and enhances the local context to create a visually attractive, distinctive environment that will endure over its lifetime.</p> <p>Renumber policy criterion</p> <ol style="list-style-type: none"> 1. 2. 2.3. 4. 7. Public and private accessible amenity space must be distinct, safe, inclusive, secure and provide opportunities for social interaction and recreation that contributes to the health and wellbeing of communities. Natural surveillance should be provided for public amenity spaces where practical and should to enhance security. 	
MM5.12	62	ENV10	<p>Amendment and addition to existing para. 5.45 of supporting text to Policy ENV10: The historic environment in Elmbridge includes statutorily and locally listed buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Monuments and archaeological potential archaeological sites which make an important contribution to the borough's attractive environment as well as its economic and social vitality. Many are formally recognised as 'designated' heritage assets and others are 'non-designated' assets which have a local significance whose</p>	To improve accuracy and clarity.

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			status is recognised in national planning policy. Both designated and non-designated heritage assets make a considerable contribution to the distinctive and valued character of the area.	
MM6.1	66	HOU1	Amendment to existing para. 6.6 of supporting text: The Plan seeks to respond positively to the housing needs of the borough over the fifteen-year plan period from 2024 2 - 2037.	Date correction.
MM6.2	72	HOU4	Additional para. Added between existing paras. 6.37 and 6.38: 6.38 For developments not meeting the policy required level of affordable housing contribution the Council will secure trigger(s) for the review mechanisms through legal agreements to be agreed with applicants prior to grant of permission. The Council will use an early review to seek provision of additional on-site affordable housing; and a late review, taking into account the most robust data available on achieved sale prices/rental values and evidenced build cost, to test whether the level of financial affordable housing contribution could be increased up to the level, which meets the policy requirement. The process will be set out in further detail in the Council's Affordable Housing SPD.	To improve clarity and ensure compliance with PPG para. 9.
MM6.3	75	HOU6	Amendment to criterion 4 of Policy HOU6:	To improve clarity.

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			4. The council will support the long-term ambition to expand the almshouses and care provision in Whiteley Village. A long-term development aspiration shall be delivered via a masterplan through working in partnership with the Whiteley Homes Trust.	
MM7.1	82	ECO2	Amendment to existing para. 7.12 of supporting text: The assessment of existing employment land shows that there is currently a significant range of employment areas within the B orough offering a range of floorspace from the highest quality office space occupied by multinational corporations through to small industrial units for local businesses.	Grammar correction.
MM7.2	83	ECO2	Amendment to existing para. 7.15 of supporting text: The B orough's employment sites will make a major contribution towards the growth, strength and diversity of the local and wider functional economic area economy. The B orough's SEL sites form an integral part of this and provide a strategic function. The SEL sites provide a mixture of Grade A offices, distribution and flexible modern industrial units.	Grammar correction.
MM8.1	87	Chapter 8	Amendment to fifth bullet point under existing para. 8.4: <ul style="list-style-type: none"> Community, art and cultural facilities, including community centres, village halls, sports facilities, playing fields and leisure 	To improve clarity and accuracy.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			centres, cemeteries, theatres and libraries.	
MM8.2	89	INF1	Amendment and addition to existing para. 8.7 of supporting text to Policy INF1: The delivery of infrastructure will be funded through a combination of existing public funding, developer-led provision and through the use of the Community Infrastructure Levy (CIL). The council's Charging Schedule and updated Development Contributions Supplementary Planning Document (SPD) should also be referred to. Where necessary conditions of S106 agreements will be used to secure and co-ordinate development and infrastructure delivery. Engagement with infrastructure providers at the earliest opportunity is strongly encouraged.	To improve clarity and accuracy.
MM8.3	89	INF2	Amendment to existing criterion 3(c) of Policy INF2: c) the potential of re-using or redeveloping the existing site for the same or an alternative social infrastructure use where the for which there is a local need has been fully assessed.	Grammar correction.
MM8.4	90	INF2	Amendment to existing para. 8.8 of supporting text: Social and community infrastructure plays an important role in providing a good quality of life, stimulating and supporting social cohesion and interaction, as well as developing strong and inclusive communities.	
MM8.5	90	INF2	Amendment to existing para. 8.10 and 8.11:	Grammar correction.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			<p>8.10 The Council seeks to protect its existing community facilities. Where a development proposal leads to the loss of a facility, a replacement that continues to meet the needs of the neighbourhood it serves will be required.</p> <p>8.11 The Council will work collaboratively with service providers, developers and relevant stakeholders, including the local community, to fully understand existing and future social infrastructure needs and plan appropriately for these, including through the Community Infrastructure Levy.</p>	
MM8.6	91	INF3	<p>Amendment to existing para. 8.13 of supporting text:</p> <p>The planning process can help to promote the health and wellbeing of residents, workers, and visitors in the Borough through its role in shaping the built and natural environment.</p>	Grammar correction.
MM8.7	92	INF3	<p>Add additional para. after existing para. 8.20 to supporting text to Policy INF3:</p> <p>8.21 The Council encourages the use of Sport England's Active Design Guidance, it is important to mobilise and activate places and spaces to be active, and the role of local champions in utilising these areas to motivate the local community to be physically active. Similarly, it is very important that ongoing maintenance and management is put in place</p>	To improve clarity with regards to guidance.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			to ensure that active travel routes and active spaces are safe and attractive and encourage ongoing healthy lifestyles.	
MM8.8	96	INF6	Amendment to existing criterion 7 of Policy INF6: 7. Development proposals that are contain	Grammar correction.
MM8.9	96	INF6	Amendments to existing para. 8.32 of supporting text to Policy INF6: The River Thames between Egham and Teddington has the largest area of developed flood plain in England without flood defences. Over 11,000 homes and 1,600 businesses are at risk from flooding. The council is working with the Environment Agency and other partners to bring forward the River Thames Scheme ⁴ . This is a programme of projects and investments with the aim of reducing flood risk in communities. Add footnote: 4. https://www.riverthamesscheme.org.uk/	To improve accuracy.
MM8.10	97	INF6	Amendment to existing para. 8.33 to supporting text: Through t The provision of movement may help wildlife adapt to climate change by providing a migration corridor.	

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
MM8.11	97	INF6	Amendments to existing para. 8.34: A 10 metre minimum undeveloped buffer zone, measured from the top of the river bank, protects watercourses from the impact of development, as well as providing net gains in biodiversity. Development that improves the movement of terrestrial and aquatic species between habitats will be supported.	To improve accuracy and clarity.
MM8.12	97	INF6	Additional para. added after existing para. 8.34: 8.36 Proposals for boat dweller accommodation will be supported where they meet the requirements of Policy INF6. This approach will help to ensure the need for licensed permanent moorings in the borough is met.	To improve clarity.
MM9.1	98	Site Allocations	Amendment to existing para. 9.1: The allocations consider sites within the whole of the borough, and allocate land for development including for housing, employment, retail, community uses and infrastructure.	Grammar correction.
MM9.2	99 – 111	Site Allocations	Correcting grammar in site addresses throughout site allocations tables.	Grammar correction.
MM9.4	99	Site Allocation CL1	Amendment to site address: Torrington Lodge Car Park, Hare Lane, Claygate panellist	Typo correction.
MM9.5	101	Site Allocation D1	Amendment to site capacity:	Typo correction.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			Brook House, Portsmouth Road, Thames Ditton, KT7 0EG	
MM10.1	113 - 116	Chapter 10 - Monitoring Framework	Correcting grammar throughout monitoring framework tables.	Grammar correction.
MM11.1	118 - 119	Appendix A1 Replacement Policies	Correcting policy references throughout appendices.	Correcting policy references.
MM11.2	120 - 121	Appendix A2 Glossary	<p>Amend definition of Affordable Housing in Glossary to that in the NPPF: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following: affordable housing for rent; starter homes; discounted market sales housing; other affordable routes to home ownership.</p> <p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions:</p>	To improve accuracy and ensure compliance with the NPPF.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			<p>(a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);</p> <p>(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p>	

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			<p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>	
MM11.3	122	Appendix A2 Glossary	<p>Article 4 Direction – An Article 4 Direction is issued by a local planning authority to remove permitted development rights. The Council has a number of Article 4 Directions in place to require planning permissions to limit Office to Residential conversions.</p>	To improve accuracy. Article 4 Direction is referred to in the Local Plan.

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MM11.4	126	Appendix A2 Glossary	Add definition of HIA to glossary: Health Impact Assessment (HIA) - A tool for systematically identifying the impacts of plans and development projects, and for informing recommendations to promote and protect health and wellbeing and narrow inequalities. An HIA is a mechanism for public health practitioners to influence the development of local spatial policy and planning decisions relating to housing, major infrastructure projects, the food environment, transport, neighbourhood design, and the natural environment.	To improve clarity and accuracy.
MM11.5	130	Appendix A2 Glossary	Amendment to definition of parking stress: Parking Stress - A pressure on the local highway network negatively affecting the amenities of local residents caused by limited capacity of on-street parking provision in the area. Factors to take into account when considering whether an area experiences on-street parking stress will be the levels of parking on nearby roads, the availability of spaces in public car parks and whether there are any particular pressures caused by existing uses or developments in the area.	To improve clarity and accuracy.
MM11.6	130 - 131	Appendix A2 Glossary	Added definition of public benefits to glossary: Public Benefit - Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the	To improve clarity and accuracy.

Mod. Ref.	Section	Policy Ref.	Proposed modification	Reason for change
			National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.	
MM11.6	118 - 146	Appendices	Correcting grammar throughout appendices.	Grammar correction.
MM11.7	138	Figure 13	Amendment to figure 13: 43 ⁵⁴ potential Local Green Spaces	Correction to number of potential LGS.