

WOKING BOROUGH COUNCIL SITE ALLOCATIONS DPD

Statement of Common Ground between Woking Borough Council and the Environment Agency

Introduction

The Environment Agency's stated purpose is to protect and enhance the environment, taken as a whole so as to promote the objective of achieving sustainable development. The Environment Agency has positively worked with Woking Borough Council in preparing the Site Allocations Development Plan Document, in particular by providing comments on the Sequential Test¹ and making representations at all the key stages of the plan making process. Since the submission of the Site Allocations DPD to the Secretary of State, the Environment Agency has had discussions with Woking Borough Council and has agreed the following further proposed modifications to the Site Allocations DPD:

- 1 Proposals UA7 UA27 and UA42: A key requirement should be added to the list of key requirements to read as 'current or historic contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependent on detailed proposals and consultation with Environmental Health section of the Council and the Environment Agency. Investigation required and remediation may be necessary.

- 2 Proposal GB17: A key requirement should be added to the list of key requirements to read as 'a minimum 10 metre undeveloped ecological corridor alongside the River Wey will be protected from development and proposals to enhance the ecological value of the river corridor and steps to improve habitat linkages will be provided. The enhancements should have regard to the Thames River Basin Management Plan and the Wey Landscape Partnership's Catchment Plan and be agreed in consultation with the Environment Agency.

- 3 Proposals GB12, GB15 and GB16 – A key requirement should be added to each proposal to read as 'the design of SANGs including the circular walks should be sensitive to the biodiversity and ecological corridor along the River Wey. Where any physical ancillary development or infrastructure is to be provided, it should be set back to create a 10 metre undeveloped buffer.

- 4 Proposals GB1, GB2, GB17 and UA1, UA22 and UA25 – a key requirement should be added to each of the proposals to read as 'a sequential approach should apply to the layout of development on the site.

- 5 The following should be added to the reasoned justification of Proposal GB3 – the groundwater in the Bagshot Beds Acquifer to the south west of GB3 may be shallow. Since burials should not be in groundwater, there should be a requirement to carry out an investigation to determine the maximum seasonal depth to groundwater and if shallow parts of this extension site may only be suitable for single burials.

- 6 Proposals UA1, UA8, UA19, UA20, UA22, UA27, UA28, UA29, UA31, UA32, UA40, GB1, GB2, GB10, GB11, GB12, GB13, GB15, GB16, GB17 – a key requirement should be added to each of the proposals to read as 'Flood Risk

¹ Document Ref: WBC/SA/E039

WBC/SA/032

Assessments should take into account the most up to date climate change projections and the Environment Agency's latest guidance on Climate Change".

Conclusion

Subject to the above further proposed modifications and those already set out in the Council's Schedule of Proposed Minor Modifications following Regulation 19 consultation (June 2019)², the Environment Agency is satisfied with the contents of the Site Allocations DPD.

22 October 2019

² Document Ref: WBC/SA/002