

Agenda

1. 10.00am Welcome and Introductions

2. Focus for Discussion: Natural Environment

Matter 2: Does the CS take a justified and effective approach to issues relating to the Green Belt (GB) and the natural environment which is consistent with national planning policy?

<u>CS6 Green Belt</u>	
i.	Is the Council's approach to GB consistent with the advice of PPG2? What evidence underpins the approach advocated within Policy CS6? Should the GB be an area of potential growth?
ii.	Is the planned release of GB land for residential development justified by robust evidence and consistent with PPS12 and PPG2? Why is the GB review planned for 2016/17; should this be earlier? Will the CS be effective over the plan period (how will the housing trajectory be managed in relation to GB land release)?
iii.	Does the CS approach follow the provisions of SEP Policy LF3? IS the CS consistent with the SEP? Is Woking departing from the intention of potential sustainable urban extensions? Is CS6 sufficiently precise so as to be effective? Does the available evidence support a reference to land availability to the south of Woking?
iv.	How will sites within the GB be identified for release for residential development? Before or after the GB Review and the Sites Allocation SPD?
v.	Should Westfield be considered 'urban' (as per Proposals map) or 'semi rural' as in Dev. Plan? Should the areas identified for growth specifically exclude Conservation Areas, flood plains etc?
vi.	Is CS6 consistent in its aims to protect the GB whilst releasing elements for development?
vii.	Is the delineation of the GB upon the proposals map accurate?
viii.	With due regard to the advice of PPG2, is the McLaren group headquarters a Major Developed Site within the GB? Why is the Carters Lane Sewage Treatment works (and others) a major developed site? Should major development within greenbelt designation of Carters Lane Sewage works be more tightly identified?
ix.	Will areas of GB lost to development be compensated under the terms of policy CS17?
<u>CS7 Biodiversity and CS8 Special Protection Areas (SPA)</u>	
x.	To what extent is the content of PPS9, particularly paragraphs 3, 4, and 5 satisfied by the Core Strategy? How are matters relating to geological conservation evidenced and resolved within the CS? How are issues of biodiversity intended to be addressed in other parts of the Local Development Framework (LDF)?
xi.	What evidence justifies the chosen approach to biodiversity and nature conservation? How has this drawn upon the advice of PPS9 and its Practice Guide? How has the evidence base been used in the production of the CS? Is the role of Biodiversity Opportunity Areas referenced adequately within Policy CS7?
xii.	What is the process of evaluating and creating/retaining/ de-designating SNCI ¹ s? How does this relate to the CS?
xiii.	Is the supporting Habitats Regulation Assessment adequate?
xiv.	Does the CS take a robust and justified approach to biodiversity issues, particularly in relation to the Thames Basin Heath SPA? Is CS8 consistent with SEP NRM6? Will CS8 provide adequate policy direction with regard to the Thames Basin Heath SPA? Is there evidence that reasonable mitigation measures can be employed in the event residential development occurs? (Adequacy of

¹ Sites of Nature Conservation Importance

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	SANG over the plan period)
xv.	Is Natural England content with the CS and specifically CS8?
xvi.	Does the proposed change at para 5.25 represent sufficient recognition of the role of trees within the natural environment?
	<u>CS9 Flooding</u>
xvii.	Is the CS compliant with the content of PPS25 and associated guidance?
xviii.	Are matters relating to surface water run off from all forms (not just significant) of development resolved adequately by the CS?
xix.	Is there adequate reference to the Water Framework Directive?
	<u>Other</u>
xx.	To what extent has the Council considered the content of PPS23, including Appendix A, in the production of the CS?
xxi.	Are matters relating to waste management dealt with adequately within the CS and is this in line with the advice of PPS10 and its Companion Guide?

3. Focus for Discussion: Built Environment

Matter 3: Is the approach of the CS to design justified by the evidence base, consistent with national planning policy and the most appropriate strategy when considered against alternatives within the context of Woking? Has sufficient regard been had to the historic environment?

	<u>CS 20 Heritage</u>
i.	Is the CS consistent with the advice of PPS5 and its Practice Guide? Is sufficient regard and emphasis given to heritage matters?
ii.	What evidence base underpins the approach of the CS towards heritage matters? How has any Historic Environment Record been drawn upon? Does the evidence include all designated heritage assets? Is the evidence adequate and robust (up to date)?
iii.	How will heritage assets be assessed and protected over the lifespan of the plan? How are archaeological assets to be referenced and protected? Should CS20 refer to designated and non designated heritage assets?
	<u>CS 21 Design</u>
iv.	How will the CS lead to the design of new development that will be of an appropriate standard which satisfies the objectives of, amongst other considerations, PPS 1?
v.	How will tall buildings be managed throughout the borough? Is a specific reference/policy warranted?
vi.	Should there be greater reference upon the existing Character Study of the borough?
vii.	Is there any evidence to support the need for detailed residential design advice, including house/room sizes?
	<u>CS22 Sustainable Construction</u>
viii.	Are the references to the Code for Sustainable Homes justified? With due regard to issues of viability, is policy CS22 justified by a robust evidence base and will it be effective in relation to both greenfield and brownfield development sites?
ix.	Are issues of land contamination, remediation and water quality acknowledged sufficiently by the CS?
x.	Should the CS incorporate specific reference to the approach of the Council to energy conservation, particularly with regard to existing buildings?
xi.	What consideration has been given to the inclusion of specific measures/targets to

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	secure a proportion of renewable energy production upon new developments in line with the advice of PPS22?
	<u>CS23 Renewable and low carbon energy generation</u>
xii.	What evidence supports the need for Policy CS23?
xiii.	What is the purpose of Table 6 in the context of CS 23? Can the DECC Review of Renewable and Decentralised Energy Potential in SE England inform the CS to a more specific extent?
xiv.	Does policy CS23 have sufficient ambition? Will it be effective?
	<u>CS24 Landscape and townscape</u>
xv.	What evidence underpins the policy? Should the Character Study be explicitly referenced? How will landscape impact be assessed in the absence of a Landscape Character Assessment?
xvi.	Should there be a reference to the role of trees and soft landscaping within the policy?

4. Other Matters

5. Close