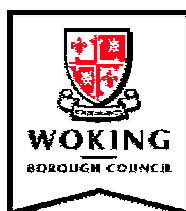




**Statement of Common Ground between Woking Borough Council
and the Environment Agency**

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Produced by the Planning Policy Team

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Introduction

- 1 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. This purpose relates to threats such as flood and pollution. As part of this role, it has worked with Woking Borough Council in developing its policies for the Core Strategy, in particular, policies that impact on flooding, water management and pollution.

Inspector's Matters and Issues

- 2 The Environment Agency has submitted representations in response to the Inspector's Matters and Issues. Since the submission of the Environment Agency's response to the Inspector, it has had a series of discussions with Woking Borough Council and has agreed the following further proposed changes to the Core Strategy:

- 2.1 Paragraph 5.48 should be re-worded as follows:

"National policy on flooding requires Flood Risk Assessment for all development proposals in Flood Zones 3a, 3b and 2 as well as all development proposals of one hectare or above in Flood Zone 1. Applicants will also be required to undertake a Flood Risk Assessment for development proposals within or adjacent to areas at risk from other forms of flooding. The SFRA and the forthcoming surface water management plan identify areas of potential risk, although circumstantial evidence will be considered on a case by case basis. Where there is potential for other sources of flooding, a Flood Risk Assessment should be evaluated to investigate the level of impact of the risk and propose mitigation measures in accordance with national guidance, the Council's SFRA and advice of the Environment Agency. Applicants will be encouraged to recognise the benefits that undertaking a Flood Risk Assessment can bring to a development, even if not required. **It is important for applicants to note that incorporating SUDs in new development will also help reduce the risk of diffuse pollution from run-off, improve amenity and biodiversity**".

- 2.2 The following sentence be added to paragraph 5.46:

"River Basin Management Plans are a requirement of the Water Framework Directive. The Local Authority supports the Thames River Basin Management Plan objectives for improving the status of the borough's rivers. The impact of development on water quality will be taken into account when determining planning applications with implications for flooding and/or water management".

- 2.3 The following sentence be added to the reasoned justification to Policy CS9:

"Applying this policy will help to achieve the objectives and deliver the relevant actions of the Thames River Basin Management Plan".

- 2.4 A further bullet point be added to the monitoring and review section of Policy CS9:

"The status of the water environment is monitored as part of the Thames River Basin Management Plan. The result of the monitoring from the Environment Agency will be reported through the Council's Annual Monitoring Report".

Conclusion

- 3 Subject to the above further proposed changes and those set out in the Council's proposed changes to the 'Core Strategy Publication Document – December 2011' the Environment Agency is satisfied with the contents of the Core Strategy.