



**Assessment of whether the Council's proposed
changes to the Core Strategy constitute a Main
Amendment or an Additional Amendment
And Schedule of Main Modifications**

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Produced by the Planning Policy Team

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Assessment of whether the Council's proposed changes to the Core Strategy constitute a Main Amendment or an Additional Amendment

The Localism Act 2012 amends the Planning and Compulsory Purchase Act (2004) as follows:

S112 Adoption and withdrawal of development plan documents [...]

(3) For section 23(2) and (3) (adoption of development plan documents, whether as prepared or with modifications, must be in accordance with independent examiner's recommendations) substitute—

“(2) If the person appointed to carry out the independent examination of a development plan document recommends that it is adopted, the authority may adopt the document—

(a) as it is, or

(b) with modifications that (taken together) do not materially affect the policies set out in it.

(2A) Subsection (3) applies if the person appointed to carry out the independent examination of a development plan document—

(a) recommends non-adoption, and

(b) under section 20(7C) recommends modifications (“the main modifications”).

(3) The authority may adopt the document—

(a) with the main modifications, or

(b) with the main modifications and additional modifications if the additional modifications (taken together) do not materially affect the policies that would be set out in the document if it was adopted with the main modifications but no other modifications.”

At the Examination Pre-Hearing Meeting which was held on 09/02/12 (ID/6) the Inspector requested that, in light of the new requirements of the Localism Act, the Council review the submitted 'proposed changes' document with a view to preparing a Schedule of Main Modifications' that could be used as necessary in his final report, and which would inform the need for any additional consultations.

In December 2011, the Council submitted a document containing a number of proposed changes to the Publication document. Since December 2011 and continuing consideration of representations made and the available evidence base, the Council also proposes further changes to the Core Strategy.

This document sets out the detail of all of the proposed changes as they stand at 13 March 2012, and an assessment of the Council's view as to whether they constitute a 'Main' or 'Additional' amendment to the Core Strategy. A 'Main' amendment would potentially affect the assessment of soundness of the Plan and require further public consultation and Sustainability Appraisal. Additional amendments are those minor editorial changes which would not materially affect the soundness of the Plan.

At 13 March 2012, the Council does not consider that any of the changes proposed constitute 'Main' amendments.

Schedule of proposed amendments

Chapter/ Page/ Paragraph No	Policy	Proposed Change	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required?
		Update contents page	additional	To ensure that the Core Strategy is up to date	No	No
Page 8, fig 1		Move arrows to adoption of the Core Strategy	additional	The process is ongoing	No	No
Page 9, 1.17, 1.18, 1.19, 1.21, 1.23, 1.24		Change Localism Bill to Act	additional	To update the CS to reflect new legislation, to ensure that it is up to date	No	No
Page 13, 1.33		The last sentence be amended to read "In particular, the Proposals Map published alongside the Core Strategy identifies safeguarded sites and designated safeguarding areas identified in the Minerals and Waste Development Framework".	additional	Outlining where the Waste and Minerals Plan sites can be viewed	No	No
Page 13, 1.34		The last sentence should be amended to read "The Proposals Map illustrates designated Minerals Safeguarding Areas within Woking Borough".	additional	Outlining where the Waste and Minerals Plan sites can be viewed	No	No
Page 15, 1.37		3 rd bullet point add 'safeguarding sites and designated safeguarding areas identified in the Minerals and Waste Development Framework.'	additional	To ensure that safeguarding sites and designated safeguarding areas are adequately and appropriately covered on the Proposals Map	No	No
Page 19, 2.14		It is proposed that the paragraph be amended to quote both the individual and	additional	In order that the information is current add: 'Information from the Land	No	No

Chapter/ Page/ Paragraph No	Policy	Proposed Change	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required?
		household incomes. Due to the changing nature of the data, it is proposed to provide up to date data closer to the Examination to reflect the situation at the time.		Registry shows the mean average house price in the Borough in Q3 of 2011 was £344,162 which is consistently higher than the mean of £290,686 for the South East and £245,426 for England. The median house price is lower at £260,000 for Woking Borough but is still significantly higher than the median for the South East at £228,000 and England at £184,995. Although the number of property transactions fell significantly in 2008 with the economic downturn, prices remain high and both the mean and median have been fairly stable since 2007. The difficulty in accessing mortgage finance coupled with the requirement for larger deposits and long-term affordability pressures has led to an inability for many potential first time buyers to purchase properties. The ratio of lower quartile house price to lower quartile earnings in 2011 was 11.01 (source CLG based on ASHE). The need for affordable housing for those who cannot afford to obtain housing		

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				on the open market is considerable. The Strategic Housing Market Assessment shows that there is a need for an additional 499 new affordable homes per annum. The majority of the unmet need is for family housing.'		
Page 27 spatial vision box		It says "Spatial vision, objectives and strategy". Amend title to "Spatial vision".	additional	Amend title of box for clarity	No	No
29	CS1	The title of policy CS1 should be amended to 'A spatial strategy for Woking Borough' (rather than 'A spatial strategy for Woking').	additional	Amend title of box for clarity, to make clear that it applies to the whole Borough	No	No
29	CS1	The last but three paragraph of the policy (which begins 'The Green Belt and Woking Town Centre'), be amended by inserting the dates when Green Belt land will be needed for housing development and when the Green Belt boundary review will be carried out. The sentence should read "The Green Belt and the Town Centre are identified as broad locations for the future direction of growth to meet housing need between 2022 - 2027. A review of the Green Belt boundary will be carried out in 2016/17 to ensure that the release of Green Belt land for development does not undermine its	additional	This is to provide greater information and certainty about the purpose and timing of a Green Belt review.	No	No

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		purpose and integrity".				
Page 30	CS1	Replace the last policy paragraph with 'the area of the Green Belt identified in Figure 3 as broad location for growth is an area of search from which specific sites will be identified through the review of the Green Belt boundary'.	additional	To clarify that the whole of the Green Belt is not earmarked for development but has been identified a an area of search from which specific sites will be identified	No	No
Page 30	CS1	Insert figure 3	additional	To portray the area identified for the Green Belt boundary review	No	No
Page 30	CS1	Figure 3: Areas identified for growth. Missing copyright. Include text - "Reproduced from the Ordnance Survey Mapping with the permission of HMSO crown copyright and database right 2010. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Licence No. 100025452."	additional	To ensure that the Council meets its copyright obligations	No	No
Page 31, 3.7	CS1	After last sentence in paragraph add, 'Consideration will be given to the biodiversity value of previously developed land when sites are allocated for development or planning applications are determined.'	additional	To recognise the biodiversity potential of previously developed land in planning decisions	No	No
Page 33	Key Diagram	The star should lie directly above its current location, above the railway line and between the two employment areas. See updated diagram.	additional	To ensure the key diagram is accurate.	No	No

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Page 34-35	CS2	Policy box, insert sq.m	additional	For consistency throughout the document	No	No
Page 36	CS2	Paragraphs 4.4, last sentence, insert 'is about to start' and 'will be completed in 2012.'	additional	To provide more accurate information	No	No
Page 36	CS2	Paragraph 4.5, insert 2 references to property developers, delete reference Carisbrooke	additional	To ensure that no company names are promoted	No	No
Page 37	CS2	Monitoring and review, add a last bullet point 'Number of transport improvements in the town centre.'	additional	Providing another indicator	No	No
Page 38	CS3	Policy box, include 'sq.m'	additional	For consistency throughout the document	No	No
Page 39	CS3	Monitoring and review, insert a last bullet point 'Number of transport improvements in West Byfleet District Centre.'	additional	Providing another indicator	No	No
Page 39	CS4	Policy box, insert 'sq.m'	additional	For consistency throughout the document	No	No
Page 39	CS4	Monitoring and review, insert a last bullet point 'Number of transport improvements in West Byfleet District Centre.'	additional	Providing another indicator	No	No
Page 40	CS4	At line 2 of the policy box, after town centre uses, add a footnote explaining that town centre uses are 'as defined in PPS4.'	additional	To provide greater detail	No	No
Page 44	CS5	Delete the first paragraph under the retail heading, replace with: 'The Council will seek to increase the retail offer in Sheerwater	additional	To provide greater detail on retail matters in Sheerwater	No	No

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		and will support in principle the development of a convenience retail outlet in Sheerwater, subject to an assessment of the impacts of such a proposal on the vitality and viability of Sheerwater local centre and other centres within the catchment of the proposed development. It will work with partners to achieve this, making use of Compulsory Purchase Order powers if necessary.'				
Page 44	CS5	Policy box, under retail add 'Sheerwater local centre and other centres within the catchment of the proposed development.'	additional	Making the policy more site specific	No	No
Page 44	CS5	Policy box, under retail paragraph 2, add 'The vitality of Sheerwater local centre'	additional	Making the policy more site specific	No	No
Page 44	CS5	Under the policy heading accessibility remove reference to road as it is not shown on the proposals map. 'In order to improve accessibility into and out of the Maybury and Sheerwater area, the Council will work with Surrey County Council to bring forward proposals for a new access road through Monument Way East and Monument Way West, as indicated on the Proposals Map.'	additional	The road is not illustrated on the Proposals Map, therefore it is not necessary to highlight it within the policy text	No	No
Page 49	CS5	Paragraph 4.52, 2 nd sentence, add 'The Local Sustainable Transport Fund package Cycle Woking programme'	additional	This further amplifies the funding mechanism to deliver a project	No	No

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Page 49	CS5	Paragraph 4.52, last sentence add 'building on the success of the Cycle Woking programme.'	additional	This indicates current Council initiatives	No	No
Page 51	CS6	Paragraph 5.1, reference to the Green Belt being a significant spatial issue should be changed to a spatial 'factor'	additional	To provide grater clarity	No	No
Page 51	CS6	CS6 policy box, paragraph 2 and 3 add a reference 'PPG2: Green Belts'	additional	To indicate the national policy basis	No	No
Page 56	CS7	Paragraph 5.24, line 3 add a reference to 'great crested' newts	additional	To provide greater detail about the types of biodiversity in Woking Borough	No	No
Page 56	CS7	Paragraph 5.25, add text 'The Council recognises the importance of trees in providing habitat for a number of species and will seek to retain existing trees and encourage planting of new ones where it is necessary and appropriate to do so.'	additional	Illustrating the importance of trees in the built and natural environment	No	No
Page 56	CS7	Paragraph 5.25 'The Council will require the prior assessment of the development site by the developer to provide information on species, including species and habitat surveys where necessary, and information on features of the landscape important to Woking's biodiversity.'	additional	To set out that further detail is required about information developers should supply with a planning application	No	No
Page 58	CS8	Policy box, add the following: 'Mitigation/avoidance measures shall be delivered prior to occupation of new residential	additional	Natural England requested that the following text was added, to ensure that the policy is robust and once	No	No

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		development and secured and maintained in perpetuity. Where further evidence demonstrates that the SPA can be protected using different linear thresholds or with alternative mitigation measures, these must be evidence based and subject to Appropriate Assessment and also agreed with Natural England.		policy NRM6 of the SEP is revoked		
Page 61	CS9	Retitle policy 'Flooding and Water Management.'	additional	In order that the policy title reflects the content of the policy.	No	No
Page 61	CS9	Paragraphs 5.46, at the start of the sentence insert 'All proposals must conform with the Water Framework Directive 2000 and the Flood and Water Management Act 2010.'	additional	To indicate the national policy context for flooding	No	No
Page 61	CS9	CS9 policy box, add at the end of paragraph 2 'A sequential approach will apply to all developments in Flood Zone 3 and areas at risk of flooding from sources other than river. Any development in Flood Zone 3b will only be acceptable when it is either water compatible, essential infrastructure, or if brownfield land, does not increase the net number of residential units or business	additional	To provide further information about a sequential approach in flood zone 3 and examples of where development in flood zone 3b would be acceptable	No	No

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		floorspace and improves local flood risk.'				
Page 61	CS9	Last paragraph of policy box add 'All development, particularly on brownfield land, should seek to remediate contaminated land to ensure that risk to water quality as a result of development are minimised.'	additional	To provide greater information on brownfield land and remediating contaminated land	No	No
Page 62	CS9	Paragraph 5.48, line 3 replace considered with 'evaluated.'	additional	To ensure that the policy is precise	No	No
Page 62	CS9	Paragraphs 5.48, last sentence, include 'Developers will be required to demonstrate that as a result of their development, pluvial flooding will not occur either on or off site further down the catchment.'	additional	To make clear that as a result of development pluvial flooding should not occur on or off site further down the catchment	No	No
Page 62	CS9	Paragraph 5.48, line 6 'potential for other sources of flooding' add text 'such as sewer inundation,'	additional	To provide an example for other sources of flooding	No	No
Page 62	CS9	Paragraph 5.50; add a last sentence ' All development should seek to incorporate pollution prevention control measures and Sustainable Urban Drainage Systems to ensure that impacts on water quality by development are minimised and in the long term are improved.'	additional	This provides greater detail on pollution prevention control measures and Sustainable Urban Drainage Systems and ensures that impacts on water quality are minimised.	No	No
62	CS9	It is proposed a new sentence be added to the end of the paragraph: 'All development should seek to incorporate pollution	additional	To provide greater detail.	No	No

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		prevention control measures and Sustainable Urban Drainage Systems to ensure that impacts on water quality by development are minimised and in the long term are improved.'				
Page 62	CS9	Key evidence base box, add the 'Water Framework Directive 2000 and Flood and Water Management Act 2010.'	additional	To ensure that all relevant legislation is included in the key evidence base box	No	No
Page 63	CS10, para 2	Add: "Where development proposals, either alone or in combination with other developments, are demonstrated to adversely affect an SPA, SAC or RAMSAR site, permission will not be granted."	additional	In response to RepID: 78	No	No
Page 63	CS10, para 6	Delete: "A Habitats Regulations Assessment will be carried out for any allocation or development proposal with potential impacts on a SPA, SAC or Ramsar sites to determine the need for an Appropriate Assessment."	additional	Unnecessary repetition following the previous amendment in response to RepID: 78.	No	No
Page 65, 5.66, last but one sentence be amended	CS10	There is a resolution to grant planning permission for a scheme on the site for 440 new dwellings, 60% of which will be affordable. This is subject to a Section 106 Agreement being signed.	additional	To provide additional clarification in response to RepID: 33.	No	No
Page 70	CS12,	On sites providing between five and nine	additional	Typographical error.	No	No

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	third bullet.	new dwellings, the Council will require 40% 20% of dwellings to be affordable or a financial contribution equivalent to the cost to the developer of providing 20% of the dwellings to be affordable on site, which will be negotiated on a case-by-case basis.				
Page 71	CS12	Remove the words "subject to an assessment of the financial viability of the development of the site".	additional	Viability is addressed later in the policy.	No	No
Page 71	CS12	Split the first paragraph on page 71, before the word "generally" and replace the first sentence of the new paragraph with the following sentence – "On sites where the Council is seeking a 50% affordable housing contribution, generally, the Council's preference will be to provide all the 50% affordable housing in-situ as part of the development".	additional	To provide clarity.	No	No
Page 72, 5.83	CS12	Revise to read: 'This policy applies to all sites where new residential development is proposed, including mixed use schemes and proposals where there is a net increase	additional	To provide clarity.	No	No

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		in the number of units on a site. This will include sheltered and extra care accommodation and other forms of residential accommodation where relevant.'				
Page 73, 5.86		Amend to read: "The Council will expect that new affordable dwellings should be delivered in accordance with the tenure split as evidenced in the latest SHMA. The SHMA (2009) identifies that there is a need for 70% of new affordable dwellings to be in social rented tenure and 30% at intermediate level (including shared ownership)".	additional	To ensure consistency and provide flexibility to enable the policy to reflect possible changes in updated evidence collected during the lifetime of the Core Strategy.	No	No
Page 75	CS13	Policy is amended to add the following text: "At least 50% of schemes should have two bedrooms (unless the development is for entirely for affordable units when a smaller percentage may be more appropriate)".	additional	To provide clarity	No	No
Page 75, 5.100	CS13	Add the following text "The government is proposing to change the regulations regarding housing benefit in the forthcoming Welfare Reform Bill. Flexibility will be required for determining applications which include affordable sheltered and supported	additional	To ensure flexibility to encompass forthcoming changes in regulations.	No	No

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		units to reflect those changes".				
Page 78, 5.111	CS14	Add the following sentence to the paragraph: "The Council will not allocate sites or grant planning permission for additional pitches for Gypsies and Travellers or sites for Travelling Showpeople in the functional floodplain for Flood Zone 3a."	additional	To ensure consistency with policy CS9.	No	No
Page 78	CS14	Policy CS14 is amended by inserting the following sentence before "A Habitats Regulation Assessment". "Any proposal that will have an adverse impact on environmentally sensitive sites that cannot be adequately mitigated will be refused".	Additional	To ensure consistency with policies CS7 and CS8.	No	No
Page 79, 5.113	CS14	Line 5 replace the year 2011 with 2012.	Additional	To reflect current situation.	No	No
Page 82, 5.125	CS15	Amend the last sentence: "Sufficient land also exists in the Borough to accommodate potential spin off growth in high technology manufacturing".	Additional	To provide additional clarity to the policy justification	No	No
Page 82	CS15	Reference to policy CS18 needs amending to CS19	additional	Correction of typographical error.	No	No

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Page 85, definition box	CS16	'Flood defences' should be amended to read 'Flood alleviations measures'.	additional	For accuracy	No	No
Page 86	CS16	The second penultimate paragraph of the policy, which currently begins "Prior to the adoption" be rephrased. The following change is proposed: "Before CIL is adopted by the Council, Planning Obligations will continue to be the basis to secure developer contributions. The level of contributions will be determined on a case by case basis taking account of the test of Circular 05/05". "The Council will consider a case by an applicant subject to a requirement for a financial viability appraisal if it is demonstrated that the contributions being sought will threaten the viability of the proposal".	Additional	To provide clarity	No	No
Page 88, 5.141	CS16	Paragraph be amended by cross referencing it to section 6 of the Core Strategy. The following sentence should therefore be added to the paragraph "Guidance on Developer Contributions is provided in Section 6". It is also proposed to amend penultimate paragraph of the policy to emphasise this point.	additional	To provide clarity.	No	No

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Page 90	CS17	Reference to PPG17 should refer to the title of this policy in Capitals 'Open Space, Sport and Recreation	Additional	Minor typographical change for consistency.	No	No
Page 90	CS17	Amend the sentence starting 'Planning applications for developments...' to say "Development which would create additional pressures on the Green Infrastructure network should, as part of the planning application process, incorporate details of how they intend to mitigate against these pressures."	Additional	To provide clarity.	No	No
Page 90	CS17	Sentence starting 'Allotment numbers' should read 'The number of allotments'	Additional	Minor editorial change.	No	No
Page 90	CS17	The word 'in-principle' should either be in quotes or italics "in- principle"	additional	To provide clarity.	No	No
Page 90	CS17	'The Proposals Map identifies areas of dedicated Urban Open Space across the Borough to meet the needs of the Community'.	additional	To provide clarity.	No	No
Page 91, 5.150	CS17	Reference to the 'current National Playing Field Association Standards' should be deleted and replaced with 'the standards set out in the Council's Green Spaces	additional	To provide clarity and ensure the Plan reflects the most up-to-date standards.	No	No

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		Development Plan'.				
Page 92, 5.153	CS17	Amend wording to "The Council recognises that water resources, such as river and canal corridors are of great importance for water quality, nature conservation, recreation and landscape value. Rivers and canals are also an important source of open space, form valuable links between Green Infrastructure and/ or habitats (as set out in PPS9: Biodiversity and Geological Conservation), aid with flood storage and can enhance biodiversity."	Additional	To ensure consistency in approach.	No	No
Page 92	CS17	The Council's adopted Play Strategy (2007) should be added to the evidence base box of the policy.	Additional	For completeness.	No	No
Page 93	CS18	Bullet point 1 "Joint working with key stakeholders through the Transport for Woking Partnership to ensure that the principle objectives and overall vision of the Surrey Transport Plan are met."	Additional	Typographical error principal/ principle.	No	No
Page 93, 5.612	CS18	Amend references of the Local Transport Plan to the 'Surrey Transport Plan' as follows: "Surrey County Council is the Highways	additional	To ensure consistency.	No	No

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		Authority for the Borough. Woking Borough Council will work in partnership with Surrey County Council to achieve the aims and objectives of the Surrey Transport Plan which sets out the transport strategy for Surrey. The vision of the Surrey Transport Plan seeks to..."				
Page 93	CS18	Policy needs a colon so it reads "This will be achieved by taking the following steps:"	additional	Correction of typographical error.	No	No
Page 95, 5.169	CS18	Add additional sentence at the end of the paragraph: "Surrey County Council has been successful in obtaining £3.93M of Grant Funding through the Local Sustainable Transport Fund (Key Component) bid (July 2011) which has been focused generally in the Woking and Guildford (urban) areas. In addition, further funding could be obtained through the Large Bid of the same fund (June 2012).	additional	To reflect most up-to-date situation.	No	No
Page 95	CS18	Footnote 14 should be on page 95 not page 94	additional	Typographical/ printing correction.	No	No
Page 96, evidence base box	CS18	Change the first bullet point to: "The Surrey Transport Plan (the third Local Transport Plan), 2011, produced by Surrey County Council."	additional	Correction of typographical error to provide clarity.	No	No

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Page 97	CS19	Amend policy to insert the word "or" after the first bullet point so the policy reads: The loss of existing social and community facilities or sites will be resisted unless the Council is satisfied that: - there is no identified need for the facility for its original purpose and that it is not viable for any other social or community use OR - adequate alternative facilities will be provided in a location with equal (or greater) accessibility for the community it is intended to serve	additional	To provide clarity.	No	No
Page 100	CS20	Refer to a listed building with and without capitals differently within the same para. Should be in lower case consistent with the act and English Heritage.	additional	Typographical error correction	No	No
Page 102	CS21	Additional bullet point be added to the policy which states: "Be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases.".	additional	To ensure that the local amenity and environment are not detrimentally affected by developments	No	No
Page 105, 5.207	CS22	The PPS needs to be amended to 'This supplement to the PPS'	additional	Typographical error correction for clarity.	No	No
Page 109	CS22	Delete table 4	additional	This is considered to be out of date	No	No
Page 109	CS22	Paragraph 5.218, delete the last two	additional	This provides background information,	No	No

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		sentences 'In 2008 the Government...'		which is not required.		
Page 110	CS22	Amend the title of table 5 to delete 'in C02 emissions'	additional	To be accurate	No	No
Page 115	CS24	Add the following new paragraph to the policy "Trees form an important part of the landscape fabric of the Borough. They provide an important habitat for a variety of species, have a positive impact on the water cycle through their water carrying capacity and slow-down of surface run-off, enhance the amenity of the area, absorb carbon dioxide and other pollutants and provide urban cooling through creating shade and reducing ambient temperatures. The Council will seek the retention of existing quality trees (except where they are dead, dying or dangerous) and encourage the planting of new ones where it is relevant to do so. New trees must have sufficient root volume availability, appropriate root management, irrigation, drainage and aeration in order for the tree to thrive. The Council's forthcoming Tree Strategy will set out more detail."	additional	To provide more information about the role and function of trees in Woking Borough	No	No
Page 122 – 124, Glossary		Add definition/explanation of the 'Local Sustainable Transport Fund has two key objectives; firstly to support the local	additional	In order to outline the purpose of the project and what it delivers		

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		economy and facilitate economic development, for example by reducing congestion, improving reliability and predictability of journey times or enhancing access to employment and other essential services; secondly to reduce carbon emissions, for example by bringing about an increase in the volume and proportion of journeys made by low carbon, sustainable modes including walking and cycling'				
Page 125, Evidence base		Add "Review of Renewable and Decentralised Energy Potential in SE England, 2010, produce by Land Use Consultants and TV Energy for the South East England Partnership Board"	additional	To ensure that all relevant studies are included in the Core Strategy Evidence Base	No	No
Page 125 Evidence base		Economic Viability Assessment and Transport Assessment are listed twice. Remove one of the references to each study.	additional	To correct a typographical error, in order that the Core Strategy is accurate	No	No
Proposals Map	GIS Layer: Common Land	Land to the south of Moor Lane Proposal Site. Boundary should be extended to the edge of the boundaries of the 'Withays' houses	additional	To make certain that the Proposals Map is accurate	No	No
Proposals Map	GIS Layer: Surrey Minerals	Rail aggregate depot, information from Surrey County Council	additional	To ensure that relevant Surrey County Council designations are included on the Proposals Map	No	No

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	Plan Site					
Proposals Map	GIS Layer: Mineral Safegua rded Areas	Two sites - one to the north and one to the south east. Information from Surrey County Council	additional	To ensure that relevant Surrey County Council designations are included on the Proposals Map	No	No
Proposals Map	GIS Layer: Surrey Waste Plan (2008) site	Sewage Treatment Works, Carters Lane, information from Surrey County Council	additional	To ensure that relevant Surrey County Council designations are included on the Proposals Map	No	No
Proposals Map	GIS Layer: Ancient Woodla nd	Information from Surrey County Council	additional	To ensure that relevant Surrey County Council designations are included on the Proposals Map	No	No
Proposals Map		It is proposed that the Knaphill centre boundary, shown on the Proposals Map Inserts, be revised to include 23-27 Broadway, so the eastern end of the boundary remains as it does in the Local Plan 1999	additional	To ensure consistency with the previous Woking Borough Local Plan 1999 Proposals Map	No	No

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Further Proposed Changes in Response to the Inspector's Matters and Issues						
Page 100	CS20	Policy box, paragraph 2, first sentence delete 'where appropriate'	additional	In order to bring it into conformity with the TCP (LB & CA) Act 1990 and PPS 5	No	No
Page 101	CS20	The Evidence Base (at 5.194) shall contain separate notice of the lists of statutorily listed buildings; the list of locally listed buildings; of conservation areas; of registered parks and gardens; of scheduled ancient monuments; and an indication of where the HER is kept and how it may be consulted.	additional	To illustrate the relevant information that Woking Borough Council holds.	No	No
Page 101	CS20	Evidence Base Box add the following text: 'It is agreed that the Council will work proactively with all Stakeholders to ensure the conservation, enhancement and enjoyment of the historic environment, including identifying opportunities to mitigate and adapt to climate change where that will not harm the integrity of the heritage asset.	additional	To show that the Council is willing to work with stakeholders on heritage matters	No	No
Page 122 – 124, Glossary		Delete affordable housing text and replace with "In relation to housing, 'affordable' means accommodation which meets the needs of eligible households including availability at a cost low enough for them to	additional	To provide a more detailed definition of affordable housing	No	No

Chapter/ Page/ Paragraph No	Policy	Proposed Change	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required?
		<p>afford, determined with regard to local incomes and local house prices; and include provisions for:</p> <ol style="list-style-type: none"> 1. the home to be retained for future eligible households; or 2. if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision. <p>In the Council's Housing Strategy, this is taken to mean housing which meets and continues to meet the needs of people on low and middle incomes who would otherwise not be able to attain housing locally on the open market. Affordable housing is that which can be afforded where the dwelling has the smallest number of rooms appropriate to meet the needs of a household which cannot afford to buy or rent on the open market without some form of subsidy.</p> <p>The preferred means of delivery of affordable housing in order of preference is:</p> <ul style="list-style-type: none"> • Social housing either for rent, or through shared equity schemes. • Subsidised low cost market housing for sale or rent 65-80% market) 				

Chapter/ Page/ Paragraph No	Policy	Proposed Change	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required?
		<ul style="list-style-type: none"> Off site provision - This is only considered suitable in exceptional circumstances, and can be offered via land, buildings, or financial contribution. This will be controlled with a planning obligation. <p>PPS3: Housing Annex B provides the definition of affordable housing tenures.'</p>				