

1 Policy CS2: Woking Town Centre

- 1.1 Purpose of modification: during the hearing, it was agreed that the Core Strategy will further be enhanced by ensuring that reference to tall buildings in Policy CS1 is cross-referenced to Policy CS2.

Proposed modification:

- 1.2 Paragraph 4.10 should be modified to read:
As the town centre is expected to undergo significant change, the Council will prepare an Area Action Plan **which will also include details of how the delivery of tall buildings will be managed**. The Council will work with Surrey County Council, Network Rail, South West Trains and other key stakeholders through Transport for Woking and Cycle Woking to deliver transport improvements.

2 Policy CS9: Flooding

- 2.1 Purpose of modification – to provide further clarification of what is meant by ‘or if brownfield land does not increase the net number of residential units or business floorspace and improves local flood risk’.

Proposed modification

- 2.2 It is proposed to add the following paragraph to the revised paragraph 5.48 of Policy CS9.
“The aim of the policy is not to prejudice redevelopment of existing buildings if it will not lead to an intensification of development which will adversely impact on flooding. Consequently, a like for like redevelopment of existing buildings will not be resisted. However, the Council will take the opportunity to encourage redevelopment schemes to improve flood risk”.

3 Policy CS21: Design

- 3.1 Purpose of modification: during the hearing, it was agreed that the Core Strategy will further be enhanced by ensuring that reference to tall buildings in Policy CS1 is cross-referenced to Policy CS21.

Proposed modification:

- 3.2 The following sentence should be added to the first bullet point of Policy CS21:
Tall Buildings could be supported in Woking Town Centre, if it is well designed and can be justified within its context. The impacts of any proposal will be fully assessed and an Area action Plan will be prepared to set out details of how it will be managed.

4 Policy CS21: Design

- 4.1 Purpose of modification: to highlight the significance of the Character Study as a material consideration in planning decision.

Proposed modification:

- 4.2 Paragraph 5.201 should be reworded to read: “
Different parts of the Borough present different contexts for development. A Character Study has been carried out to provide evidence of the distinctiveness of the various parts of the Borough. All forms of development should have regard to the Character Study. The Heritage of Woking – An Historic Conservation Compendium (2000) and the Conservation Area Appraisals should also be taken into account”.

5 Policy CS21: Design

- 5.1 Purpose of modification: to distinguish between how space standards and other detail design matters will be managed.

Proposed modification

- 5.2 Paragraph 5.205 should be rephrased to read:
“The Council is committed to preparing a Development Management Policies Development Plan Document, which will include any details of space standards that the Council may wish to apply to development. Policy CS2 emphasises that an Area Action Plan will be prepared to provide further guidance on development within the Town Centre. This will include guidance on specific detailed design that will be applicable to this particular area. A Design Guide Supplementary Planning Document will be prepared to set out further detailed matters on design that will be applicable to the rest of the Borough”.

6 Policy CS22: Sustainable Construction

- 6.1 Purpose of modification: to provide further clarification of the current status of Allowable Solutions and move the reference to the Reasoned Justification rather than the policy as they have yet to be legislated.

Proposed modification

- 6.2 It is proposed that the following paragraph be moved from the policy to a new paragraph at the end of the Reasoned Justification and be amended as set out below:

“Allowable Solutions are a new concept and legislation for them is yet to be put in place. Developers are likely to make a payment to an Allowable Solutions provider, who will take the responsibility and liability for ensuring that Allowable Solutions, which may be small, medium or large scale carbon-saving projects, to deliver the required emissions reductions. The Council, will work with developers and other key stakeholders to develop and adopt its allowable solutions framework when legislated. The Council will seek to ensure funding from allowable solutions arising from developments in the borough is used to support a programme of low and zero carbon measures within the local community in Woking Borough.

More detail on Allowable Solutions will be set out in the Climate Change SPD”.