



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

Table of All Modifications from Prior to and During the Core Strategy Examination

25 April 2012



Produced by the Planning Policy Team

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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 26 April 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 26 April 2012, the Council does not consider that any of the changes proposed constitute 'Main' amendments.

Schedule of proposed amendments

Please note the reference numbers are out of order, due to the order in which they were proposed. Amendments are in order of page number.

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
1			Update contents page	additional	To ensure that the Core Strategy is up to date	No	No
177	Page 6, para 1.7	Intro	Delete first 3 sentences.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
178	Page 6, para 1.10	Intro	Amend the first sentence so it reads as follows: Sustainability Appraisal of Development Plan Documents is a statutory requirement.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
2	Page 8, fig 1	Intro	Move arrows to adoption of the Core Strategy	additional	The process is ongoing	No	No
3	Page 9, 1.17, 1.18, 1.19, 1.21, 1.23, 1.24	Intro	Change Localism Bill to Act	additional	To update the CS to reflect new legislation, to ensure that it is up to date	No	No
176	Page 10, para 1.20	Intro	3 rd sentence – delete the words ‘Publication Document’	additional	For clarity and consistency	No	No
4	Page 13, 1.33	Intro	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
5	Page 13,	Intro	The last sentence should be amended	additional	Outlining where the Waste and	No	No

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	1.34		to read "The Proposals Map illustrates designated Minerals Safeguarding Areas within Woking Borough".		Minerals Plan sites can be viewed		
6	Page 15, 1.37	Intro	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
7	Page 19, 2.14	Spatial Port	In order that the information is current add: 'Information from the Land 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	additional	It is proposed that the paragraph be amended to quote both the individual and 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.	No	No

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			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 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.'				
101	Page 19, paras 2.16 – 2.17		Amend to read: Woking's economy is generally buoyant, and predominantly made up of the service sector. The percentage of Jobseeker's Allowance (JSA) claimants in Woking in March 2011 was 2.1% compared to 2.6% for the South East and 3.8% for England in March 2012 was 1.9% compared to 2.8% for the	additional	To ensure that the Core Strategy is as up-to-date as possible.	No	No

¹ Employee jobs excludes self-employed, government-supported trainees and HM Forces

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			<p>South East and 4.1% for Great Britain (Office for National Statistics). Economic activity rates in Woking in Oct 2009 – Sept 2010 were 81.3% compared to 79.3% for the South East and 76.3% for England Oct 2010 – Sept 2011 were 79.7% compared to 79.2% for the South East and 76.1% for Great Britain (ONS). Woking has a highly skilled resident workforce compared to national and regional averages and wage levels are also comparatively high.</p> <p>There were 45,700 employees in Woking in 2008. The number of jobs in the Borough had been increasing steadily, but has levelled off since 1999, in common with much of the South East. The largest sector of Woking's economy is financial and business services (37.6%). In 2008 there were 45,700 employee jobs¹ in the Borough, compared to 47,000 residents in employment² in Oct</p>				

² Includes self-employed

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			2010 – Sept 2011. In 2008 the largest employment sector of Woking’s economy was financial, IT and other business service activities (37.6%). This is significantly higher than the national average of 22% and includes considerable representation from the IT and telecoms sectors, as well as financial services.				
129					Modification deleted because duplicated modification no. 101.		
130 a	Page 23	Para 2.34	Para 2.34 – ‘may’ should read ‘many’.	additional	Typographical errors	No	No
130 b	Page 23	Para 2.35	Para 2.35 – deleted the words ‘is committed to’ from first sentence.	additional	Typographical errors	No	No
102	Page 26	Table 1	A new bullet point should be added to ‘Threats’ in the SWOT Analysis to read: “risk of insufficient water supply to meet need”.	additional	To highlight the risk of water supply that should be taken into account in growth projections. This matter was discussed under Policy CS16 but it was felt that the proposed modification will best be accommodated within the SWOT Analysis in Table 1.	No	No
8	Page 27 spatial vision box		Title of the box says "Spatial vision, objectives and strategy". Amend title to "Spatial vision".	additional	Amend title of box for clarity	No	No
9	29	CS1	The title of policy CS1 should be amended to 'A spatial strategy for	additional	Amend title of box for clarity, to make clear that it applies to the	No	No

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			Woking Borough' (rather than 'A spatial strategy for Woking').		whole Borough		
10	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 purpose and integrity".	additional	This is to provide greater information and certainty about the purpose and timing of a Green Belt review.	No	No
11	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
12	Page 30	CS1	Insert figure 3	additional	To portray the area identified for the Green Belt boundary review	No	No
13	Page 30	CS1	Figure 3: Areas identified for growth.	additional	To ensure that the Council meets	No	No

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			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."		its copyright obligations		
14	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
103	Page 31, para 3.7	CS1	Insert a new paragraph to the policy justification after para 3.7 to read: 'Whether a building is considered 'tall' will depend on the relationship between the building and the surrounding built form. In assessing a building's suitability in terms of height consideration will be given to the relative height of the building compared to neighbouring buildings, the building's mass, the topography of the site and impact on the Borough skyline, and the context of	additional	To provide further information on the definition of a tall building in a Woking context. Also the criteria that will be used in assessing applications for tall buildings.	No	No

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			the building's location in terms of any historic, conservation or amenity constraints. Tall buildings can act as gateway and focal points in the Town Centre and they can represent the efficient use of land. Proposals should be of the highest architectural quality and enhance the street scene and character of the area. Further guidance will be set out in the Woking Town Centre Area Action Plan.'				
131	Page 31, Para 3.12	CS1, RJ	Amend to read: The Council is committed to preparing a Site Allocations DPD to allocate specific sites to meet the proposed level of development. The time table for the preparation of the document is set out in the Council's adopted Local Development Scheme.	additional	To provide clarity.	No	No
130 c	Page 31, para 3.13	CS1 RJ	Para 3.13 – change the words 'will be' to 'is'.	additional	Typographical errors	No	No
15	Page 33	Key Diag	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
104	Page 33	Key Diag	To be helpful, in cross referencing figure 3 to the Key Diagram	additional	To provide clarity regarding the relationship between the Key	No	No

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			the Council is proposing to add another key to the Key Diagram, to the effect that the Green Belt has been identified as an area of search to meet housing delivery between 2022-2027. This is indicated also in figure 3.		Diagram and figure 3.		
132	Page 34	CS2	First sentence of second para should read: "The Council will facilitate the delivery of the following specific proposals at in the town centre."	additional	To provide clarity.	No	No
133	Page 34	CS2	Amend housing figure in table from 2,500 to 2,180	additional	To ensure consistency with Policy CS10 (modification number 48)	No	No
175	Page 34, footnotes	CS2	Amendments to footnote number 3 replace 'as defined by PPS4' with 'as defined in the Glossary'.	additional	Following publication of NPPF and cancellation of PPS4	No	No
16	Page 34-35	CS2	Policy box, insert sq.m	additional	For consistency throughout the document	No	No
130 d	Page 35	CS2	CS2, 6 th para after table amend to read '... the Council recognises'	additional	Typographical errors	No	No
134	Page 35	CS2	Remove the words 'as defined in PPS4' and replace with 'as defined in the Glossary'.	additional	To reflect changes following publication of the NPPF	No	No
17	Page 36, para 4.4	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
18	Page 36, para 4.5	CS2	Paragraph 4.5, insert 2 references to property developers, delete reference Carisbrooke	additional	To ensure that no company names are promoted	No	No

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105	Page 36, Para 4.5	CS2	Insert a new paragraph to the policy justification after para 4.5 to read: 'The Town, District and Local Centres Study took into account proposed retail development in surrounding areas outside of Woking Borough. The Council will continue to monitor the impact of retail provision in these areas on Woking Town Centre and other centres in the Borough.'	additional	To be aware of surrounding Boroughs retail developments	No	No
106	Page 37, Para 4.10	CS2	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.	additional	The Core Strategy will further be enhanced by ensuring that reference to tall buildings in Policy CS1 is cross-referenced to Policy CS2.	No	No
19	Page 37,	CS2, Mon & Review	Monitoring and review, add a last bullet point 'Number of transport improvements in the town centre.'	additional	Providing another indicator	No	No
20	Page 38	CS3	Policy box, include 'sq.m'	additional	For consistency throughout the document	No	No

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21	Page 39,	CS3, Mon & Review	Monitoring and review, insert a last bullet point 'Number of transport improvements in West Byfleet District Centre.'	additional	Providing another indicator	No	No
22	Page 39 Page 40-41	CS4	Policy box, insert 'sq.m'	additional	For consistency throughout the document	No	No
24	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
179	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 the Glossary'.	additional	To provide clarity. Note – proposed modification supersedes modification no.24 to bring the Core Strategy up to date following publication of NPPF and cancellation of PPS4.	No	No
137	Page 41	CS4	Policy box, 3 rd para after the table – delete 'PPS4' and replace with 'national planning policy'.	additional	To reflect changes following publication of the NPPF	No	No
138	Page 42, para 4.27	CS4 RJ	Include Kingfield in list of local centres	additional	For accuracy and consistency with Table 2 or page 32.	No	No
23	Page 39 Page 42,	CS4, Mon & Review	Monitoring and review, insert a last bullet point 'Number of transport improvements in West Byfleet District Centre.'	additional	Providing another indicator	No	No
139	Page 42	CS4, Mon &	Monitoring and review. Additional indicator 'Number of transport	additional	For accuracy (note correction of proposed modification 23 which	No	No

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		Review	improvements in the centres '		refers to West Byfleet – a typographical error).		
25	Page 44	CS5	Delete the first paragraph under the retail heading, replace with: 'The Council will seek to increase the retail offer in Sheerwater 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.'	additional	To provide greater detail on retail matters in Sheerwater.	No	No
26	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
27	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
28	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	additional	The road is not illustrated on the Proposals Map, therefore it is not necessary to highlight it within the policy text	No	No

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			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.				
140	Page 46, para 4.37		Add to last sentence 'and introduced a new Local Lettings Policy in 2011'.	additional	To ensure that the Core Strategy is as up-to-date as possible.	No	No
29	Page 49, para 4.52	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
30	Page 49, para 4.52	CS5	Paragraph 4.52, last sentence add 'building on the success of the Cycle Woking programme.'	additional	This indicates current Council initiatives	No	No
141	Page 49, para 4.56		Delete paragraph 4.56	additional	Unnecessary repetition of para 4.57	No	No
31	Page 51, para	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
32	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
33	Page 56, para 5.24	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
34	Page 56, Para 5.25	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	additional	Illustrating the importance of trees in the built and natural environment	No	No

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			retain existing trees and encourage planting of new ones where it is necessary and appropriate to do so.'				
35	Page 56, Para 5.25	CS7	Amend 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
36	Page 58	CS8	Policy box, add the following: 'Mitigation/ avoidance measures shall be delivered prior to occupation of new residential 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.	additional	Natural England requested that the following text was added, to ensure that the policy is robust and once policy NRM6 of the SEP is revoked	No	No
37	Page 61	CS9	Re-title policy 'Flooding and Water Management.'	additional	In order that the policy title reflects the content of the policy.	No	No
38	Page 61,	CS9	Paragraphs 5.46, at the start of the	additional	To indicate the national policy	No	No

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	Para 5.46		sentence insert 'All proposals must conform with the Water Framework Directive 2000 and the Flood and Water Management Act 2010.'		context for flooding		
39	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 floorspace and improves local flood risk.'	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
40	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
41	Page 62, para 5.48	CS9	Paragraph 5.48, line 3 replace 'considered' with 'evaluated.'	additional	To ensure that the policy is precise.	No	No
42	Page 62, para 5.48	CS9	Paragraphs 5.48, last sentence, include 'Developers will be required to demonstrate that as a result of their	additional	To make clear that as a result of development pluvial flooding should not occur on or off site	No	No

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			development, pluvial flooding will not occur either on or off site further down the catchment.'		further down the catchment		
43	Page 62, para 5.48	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
107	Page 62, para 5.48	CS9	Proposed to add the following paragraph to the revised paragraph 5.48: '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.'	additional	To provide further clarification of what is meant by the following text in the policy box 'or if brownfield land does not increase the net number of residential units or business floorspace and improves local flood risk'.	No	No
108	Page 62, para 5.48	CS9	Add to paragraph 5.48: '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	additional	To provide greater detail on redevelopment schemes.	No	No

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			encourage redevelopment schemes to improve flood risk.'				
44	Page 62, para 5.50	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
45	Page 62	CS9	It is proposed a new sentence be added to the end of the paragraph: '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	To provide greater detail.	No	No
46	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
47	Page 63	CS10	The end of the 1 st sentence, amend the sentence to read 'in accordance with the distribution set out in the table below.'	additional	To ensure that the policy text is clear	No	No
48	Page 63	CS10	Add a row for Poole Road Employment Site 320 units.	additional	To make clear that Poole Road site is not within the town centre	No	No

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			Amend the row with Woking town centre to 1,980 units		boundary		
49	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
50	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
142	Page 64	CS10	Policy box, last para. Amend to read: Limited infill development will be permitted in the village of Mayford as defined on the Proposals Map, in line with Policy CS6: Green Belt.	additional	To reflect changes following publication of the NPPF	No	No
51	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
52	Page 69	CS11	Monitoring indicator – delete the second word 'type and' from the	additional	To avoid repetition	No	No

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			sentence so the indicator reads: 'Size and type of new dwellings delivered by location.'				
144	Page 70 para 5.80		Delete '...April 2011 there were 2,140...' and replace with '...February 2012 there were 2,273...'	additional	To ensure that the Core Strategy is as up-to-date as possible.	No	No
53	Page 70	CS12, third bullet.	On sites providing between five and nine 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.	additional	Typographical error.	No	No
54	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
55	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

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145	Page 71	CS12	Combine paragraphs 5 and 6 to read: 'All new residential development on Greenfield land and land in public ownership will be required to provide 50% of dwellings to be affordable, irrespective of the site size or number of dwellings proposed.'	additional	To provide clarity.	No	No
146	Page 71	CS12	Reverse the order of paragraph 8 and 9 so that paragraph 8 'Non residential developments.....' follows paragraph 9.	additional	To provide clarity.	No	No
56	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 in the number of units on a site. This will include sheltered and extra care accommodation and other forms of residential accommodation where relevant.'	additional	To provide clarity.	No	No
57	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	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

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			is a need for 70% of new affordable dwellings to be in social rented tenure and 30% at intermediate level (including shared ownership)".				
147	Page 73, para 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 the rented tenure (social and affordable) and 30% at intermediate level (including shared ownership)".	additional	To provide clarity and to reflect introduction of new 'affordable rent' level. (Note – proposed modification supersedes modification no.57 to bring the Core Strategy up to date).	No	No
58	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
59	Page 76, 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	additional	To ensure flexibility to encompass forthcoming changes in regulations.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			affordable sheltered and supported units to reflect those changes".				
148	Page 76, para 5.100		Add the following text: "The Government is changing the regulations regarding housing benefit through the Welfare Reform Act 2012 . Flexibility will be required for determining applications which include affordable sheltered and supported units to reflect those changes.	additional	To ensure flexibility to encompass forthcoming changes in regulations. (Note – proposed modification supersedes modification no.59 to ensure that the Core Strategy is as up-to-date as possible.	No	No
159	Page 76, para 5.101		4 th sentence: remove the word 'Quality'.	additional	For consistency: it is proposed that the SPD is called the 'Design Standards SPD'.	No	No
160	Page 78, para 5.111		Update 1 st sentence to read: It is recognised that mobile homes are highly vulnerable to flooding (as classified in the NPPF).	additional	To reflect changes following publication of the NPPF	No	No
60	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
161	Page 78	CS14	Amend first sentence of policy box to read: 'The Council will make provision for additional pitches for Gypsies and	additional	To provide clarity.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			Travellers in the Borough between 2017 and 2027. The number of pitches will be informed by a new accommodation assessment which will be undertaken in 2012.'				
61	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
62	Page 79, 5.113	CS14	Line 5 replace the year 2011 with 2012.	additional	To reflect the current situation.	No	No
175	Page 81, footnote 10	CS15	Amendments to footnote number 10 replace 'as defined by PPS4' with 'as defined in the Glossary'	additional	Following publication of NPPF and cancellation of PPS4	No	No
66	Page 82	CS15	Reference to policy CS18 needs amending to CS19	additional	Correction of typographical error.	No	No
63	Page 82, para 5.124	CS15	Reword paragraph 5.124 as follows in order to provide information on the methodology used to calculate B class floorspace: ‘The Town, District and Local Centres Study assessed the likely demand for retail floorspace over the plan period, identifying need for 93,900sq.m of additional retail	additional	To emphasise the fact that forecast range for labour demand in B-Use class employment was taken into account in the floorspace projections.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			<p>floorspace. To assist in understanding the future requirements for B-use class employment land over the plan period, a forecast range for labour demand in B-use class employment was calculated (refer to section seven of the Employment Position Paper). Projected floorspace requirements were derived from the projected employment numbers using established employment density ratios. The Employment Land Review (ELR) identifies a residual requirement for approximately 28,000sq.m of offices and 20,000sq.m of warehousing and a loss of 31,000sq.m of industrial space. A five-yearly review of the ELR will enable any unforeseen changes in the local economy to be monitored so that policies can be reviewed where necessary to reflect changing circumstances.'</p>				
109					Modification deleted because duplicated modification no. 63.		
64	Page 82, para 5.125	CS15	Amend the last sentence: 'Sufficient land also exists in the	additional	To provide additional clarity to the policy justification	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			Borough to accommodate potential spin off growth in high technology manufacturing.'				
71					Modification deleted because duplicated modification no. 64.		
65	Page 83, Para 5.130	CS15	Reword the first sentence of paragraph 5.130 to read: "The Council will work with its Partners including the Enterprise M3 Local Enterprise Partnership and Local Business Organisations to support sustainable economic growth in the Borough".	additional	To acknowledge the role of Local Enterprise Partnerships in the delivery of Policy CS15.	No	No
67	Page 85, definition box	CS16	'Flood defences' should be amended to read 'Flood alleviations measures'.	additional	For accuracy	No	No
68	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	additional	To provide clarity	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			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".				
162	Page 86	CS16	Policy box, 4 th para. Delete the words 'or where relevant the test of Circular 05/05'.	additional	To reflect changes following publication of the NPPF. (note – proposed change to modification no.68)	No	No
111	Page 86	CS16	The last but two paragraph of Policy CS16: Infrastructure is further revised to read: “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 statutory tests set out in the Community Infrastructure Levy Regulations 2010 (and any amended Order) . 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 and to highlight the need to take account of the Community Infrastructure Levy Regulations 2010 (and any amended Order) when securing developer contributions towards infrastructure provision. (Note – proposed modification supersedes modifications no.68 and 162 to ensure that the Core Strategy is as up-to-date as possible following the publication of the NPPF).	No	No
69	Page 88,	CS16	Paragraph be amended by cross	additional	To provide clarity.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
	5.141		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.				
70	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
71	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
72	Page 90	CS17	Sentence starting 'Allotment numbers' should read 'The number of allotments'	additional	Minor editorial change.	No	No
73	Page 90	CS17	The word 'in-principle' should either be in quotes or italics 'in- principle'	additional	To provide clarity.	No	No
74	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

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
75	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 Development Plan'.	additional	To provide clarity and ensure the Plan reflects the most up-to-date standards.	No	No
163	Page 91, para 5.150	CS17	Reference to the 'current National Playing Field Association Standards' should be deleted and replaced with ' Appendix 4 should be applied ' also add new Appendix 4 to the Core Strategy which sets out the Open Space Standards.		To provide clarity the Council will include a new Appendix which will table the open space standards. (note – proposed modification supersedes modification no.75 to bring the Core Strategy up to date with latest information)	No	No
76	Page 92 Page 91, 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
77	Page 92	CS17, Evid Base	The Council's adopted Play Strategy (2007) should be added to the evidence base box of the policy.	additional	For completeness.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
		Box					
180	Page 92	CS17, Evid Base Box	The reference to the Playing Pitch Strategy 2006 be amended to also include a reference to the (draft) Playing Pitch Strategy Review, 2012.	additional	To ensure the Core Strategy is up to date.	180	Page 92
79	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 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..."	additional	To ensure consistency.	No	No
78	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
80	Page 93	CS18, 1 st para	Policy needs a colon so it reads "This will be achieved by taking the following steps:"	additional	Correction of typographical error.	No	No
112	Page 94, para 5.166	CS18	A new additional paragraph should be added below paragraph 5.166 of CS16 to read:	additional	To highlight the importance of the Railway Station to the economy of Woking Town Centre.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			<p>Woking Rail Station provides a fast and frequent service to London, intra-regional and local rail services and is an interchange for the Railair coach service to London Heathrow Airport. Woking as a transport hub has a direct linkage to the economic viability and vitality of the town centre and rest of the borough. The rail station is a focus for providing an integrated transport interchange to influence a shift in behaviour to non-car modes of travel. Works to improve capacity at Woking Rail Station are included in the Infrastructure Delivery Plan. The Council has a development agreement with a developer to redevelop the land between the High Street and Commercial Way and as part of that, the Council will make a requirement to improve interchange facilities at Woking Station.</p>				
81	Page 95, para 5.169	CS18	<p>Add additional sentence at the end of paragraph 5.169: "Surrey County Council has been successful in obtaining £3.93M of Grant Funding through the Local Sustainable</p>	additional	To reflect most up-to-date situation.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			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).				
113	Page 95, para 5.171	CS18	The following new paragraph should be added after paragraph 5.171 to read: “Progress has been made towards the delivery of transport infrastructure to support the Core Strategy. The Council’s Transport Topic Paper includes a list of cycle infrastructure that has been delivered as part of the Cycle Woking project. Planning application has been granted for the Sheerwater Access improvement scheme and funding has been secured to deliver it. Funding has also been secured through the Local Sustainable Transport Fund to implement sustainable transport schemes across the Borough. Specific schemes identified for delivery is set out in the Infrastructure Delivery Plan. The Council has decided to	additional	To highlight the current status and provide an update on transport infrastructure provision.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			appoint consultants to undertake a procurement exercise to seek improvements to the Victoria Arch to facilitate enhanced movement into and through Woking Town Centre on the A320. A Transport Technical Note has been prepared, which sets out transport infrastructure that will be needed to mitigate the transport impacts of development”.				
114	Page 95, para 5.172	CS18	The following sentence should be added to paragraph 5.172: “The Sites Allocations DPD will safeguard land necessary to deliver transport infrastructure to support the Core Strategy”.	additional	To highlight the role of the Site Allocations DPD in delivering transport infrastructure.	No	No
82	Page 95	CS18	Footnote 14 should be on page 95 not page 94	additional	Typographical/ printing correction.	No	No
83	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
115	Page 96, Evid Base Box	CS18	The following bullet point should be added to the list of evidence base: “Cumulative Assessment of Future Development Impacts on the Highway Network, 2011, produced by Surrey County Council”.	additional	To add to the list of evidence base.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
84	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
166	Pages 100 – 101 Para 5.185 and policy box	CS20	Paragraph 5.185 should be modified to read: The heritage assets of the Borough are diverse and unique. It includes historic buildings and places such as Woking Palace, Sutton Place, the Shah Jahan Mosque and Brookwood Cemetery. There are 180 listed Buildings in the Borough, including four that are Grade 1 listed and 25 Conservation Areas. The first two paragraphs of the policy box should be modified to read:	additional	In order to bring it into conformity with the TCP (LB & CA) Act 1990 and ensure that the terminology used by the policy reflects that of the NPPF.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			<p>New development must respect and enhance the character and appearance of the area in which it is proposed whilst making the best use of the land available. New development should also make a positive contribution to the character, distinctiveness and significance of the historic environment, including heritage assets at risk through neglect, decay or other threats.</p> <p>The heritage assets of the Borough will be protected and enhanced in accordance with relevant legislation and national guidance as set out in the National Planning Policy Framework. The definition of what comprises the heritage assets of the Borough is included in the Glossary and also where relevant identified on the Proposals Map.</p>				
116	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
117	Page 100	CS20	Paragraph 3, policy box. Last sentence; add the word statutory	additional	To make explicit that only statutory listed buildings have to	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			so it reads 'A listed building consent will be required for any development that will affect a statutory listed building.'		apply for Listed Building Consent, it does not apply to Locally Listed Buildings		
85	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
118	Page 101, para 5.192	CS20	Proposed modification to the end of paragraph 5.192: 'Buildings on the Local List do not have the same legal protection over demolition, alterations and minor extensions. However, the effect of an application on the significance of a non designated heritage asset (including those of archaeological interest) will be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.	additional	To clarify the weight to attach to non designated heritage assets.	No	No
119	Page 101,	CS20, Evid Base	The Evidence Base Box shall contain separate notice of the lists of statutorily listed buildings; the list of locally listed	additional	To illustrate the relevant information that Woking Borough Council holds.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
		Box	buildings; of conservation areas; of registered parks and gardens; of scheduled ancient monuments; and an indication of where the Historic Environment Record (HER) is kept and how it may be consulted.				
120	Page 101	CS20	Delivery Strategy: add the following text: '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
121	Page 102	CS21	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.	additional	The Core Strategy will further be enhanced by ensuring that the reference to tall buildings in Policy CS1 and a modification for CS2 is cross-referenced to Policy CS21.	No	No
86	Page 102	CS21	Additional bullet point be added to the policy which states:	additional	To ensure that the local amenity and environment are not	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			'Be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases.'		detrimentally affected by developments		
122	Page 103, Para 5.201	CS21	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".	additional	To highlight the significance of the Character Study as a material consideration in planning decisions.	No	No
123	Page 103, Para 5.205	CS21	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	additional	To distinguish between how space standards and other detail design matters will be managed.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			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”.				
124	Page 104, Evid base box	CS21	Add The Heritage of Woking Compendium (2000) to the Evidence Base Box	additional	In order that all relevant pieces of the Evidence Base are included	No	No
125	Page 107	CS22	It is proposed that the following paragraph be moved from the policy and made into a new paragraph at the end of the Reasoned Justification and be amended as set out: ‘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,	additional	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.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			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.'				
87	Page 105, para 5.207	CS22	The PPS needs to be amended to 'This supplement to the PPS'	additional	Typographical error correction for clarity.	No	No
88	Page 109, Table 4	CS22 RJ	Delete Table 4	additional	This is considered to be out of date	No	No
164	Page 108 - 109, para 5.213 and 5.228		Change references from Table 5 to Table 4	additional	Typographical error, following modification no. 88.	No	No
89	Page 109	CS22	Paragraph 5.218, delete the last two sentences which begin 'In 2008 the Government...'	additional	This provides background information, which is not required	No	No
90	Page 110	CS22	Amend the title of table 5 to delete 'in C02 emissions'	additional	To be accurate	No	No
165	Page 112		Reference to Table 6 should be	additional	Change required following	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
	- 113, paras 5.232 and Table 6		changed to Table 5.		modification no. 88.		
126	Page 115 Paragraph 5.245	CS24	At the end of the paragraph add 'All forms of development should have regard to the Character Study.'	additional	To emphasise the importance of the Character Study and to highlight the helpful material contained within it	No	No
91	Page 115, policy box	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	additional	To provide more information about the role and function of trees in Woking Borough	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			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."				
127	Page 100 policy box	CS24	Move the final paragraph which starts 'Trees form an important part of the landscape of the Borough...' to the end of the reasoned justification.	additional	This is an amendment to modification 91. The text concerning trees provides amplification, and does not provide policy criteria.	No	No
128	Reasoned Justification, new paragraph below para 5.250	CS24	(Paragraph added in modification 91 regarding trees) Line 5, amend 'crating share' to 'creating shade'.	additional	This is an amendment to modification 91 and 127. Typographical error	No	No
129	Page 122-124, Glossary		Delete affordable housing definition 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 afford, determined with regard to local incomes and local house prices; and include provisions for: 1. the home to be retained for future eligible households; or	additional	To provide a more detailed definition of affordable housing	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			<p>2. — if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.</p> <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.</p> <p>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) • 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 				

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			with a planning obligation. PPS3: Housing Annex B provides the definition of affordable housing tenures.'				
167	Page 122 – 124, Glossary		<p>Amend the Affordable housing definition:</p> <p>In relation to housing, 'affordable' means accommodation which meets the needs of eligible households including availability at a cost low enough for them to 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</p>	additional	To provide clarity. (note – proposed modification supersedes modification no.129 to bring the Core Strategy up to date with latest information).	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			<p>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. 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) • 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 Annex 2 of the NPPF provides the definition of affordable housing tenures.</p>				
168	Page 122 – 124, Glossary		<p>Add definition of 'B uses': B uses are defined in the Use Classes Order 1987 (as amended):</p> <p>B1: Business</p> <ul style="list-style-type: none"> • Offices (other than a use within class A2 - financial and professional services) 	additional	For clarification	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			<ul style="list-style-type: none"> • Research and development of products or processes • Light industry appropriate to a residential area B2: General industrial <ul style="list-style-type: none"> • The carrying on of an industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). B8: Storage or distribution <ul style="list-style-type: none"> • Storage or as a distribution centre (including open air storage). 				
168 a	Page 122 – 124, Glossary		Add: Heritage Assets: the heritage assets of the Borough comprise: <ul style="list-style-type: none"> • Listed Buildings (statutory and non-statutory); • Conservation Areas; • Areas of historic or architectural importance. • Ancient Monuments; • Historic Gardens and landscape; • Sites of Archaeological significance; • Ancient woodland. 	additional	To define what comprises the heritage assets of the Borough.	No	No
169	Page 122		Add definition of Major Developed Site,	additional	For clarification following	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
	– 124, Glossary		Infilling of MDS and Redevelopment of MDS – see text at end of table (p52 onwards)		cancellation of PPG2: Green Belts.		
170	Page 122 – 124, Glossary		Add definition of National Planning Policy Framework (NPPF): Published on 27 March 2012. The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.	additional	Following publication of NPPF.	No	No
171	Page 122 – 124, Glossary		Delete definitions of PPG and PPS	additional	Following publication of NPPF.	No	No
172	Page 122 – 124, Glossary		Amend ‘Site Allocations document’ to ‘Site Allocations DPD’.	additional	For clarity and consistency	No	No
173	Page 122 – 124, Glossary		South East Plan – update reference from Localism ‘Bill’ to ‘Act 2011’.	additional	To ensure that the Core Strategy is as up-to-date as possible.	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
174	Page 122 – 124, Glossary		<p>Add definition of the main Town Centre Uses:</p> <ul style="list-style-type: none"> • retail development (including warehouse clubs and factory outlet centres) • leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls) • offices, and • arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) 	additional	Following publication of NPPF and cancellation of PPS4	No	No
92	Page 122 – 124, Glossary		Add definition and explanation of the: 'Local Sustainable Transport Fund has two key objectives; firstly to support the local 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	additional	In order to outline the purpose of the project and what it delivers	No	No

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			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'				
93	Page 125, App 1: Evidence base supporting the CS		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
94	Page 125 App 1: Evidence base supporting the CS		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
95	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
96	Proposals Map	GIS Layer: Surrey Minerals Plan Site	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

Ref No	Chapter/ Page/ Para No.	Policy	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
97	Proposals Map	GIS Layer: Mineral Safeguarded 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
98	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
99	Proposals Map	GIS Layer: Ancient Woodland	Information from Surrey County Council	additional	To ensure that relevant Surrey County Council designations are included on the Proposals Map	No	No
100	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
135					Deleted – duplicate modification.		
136					Deleted – duplicate modification.		

Proposed modification no 169:**Definition of Major developed sites (MDS) in the Green Belt**

Green Belts contain some major developed sites such as factories, collieries, power stations, water and sewage treatment works, military establishments, civil airfields, hospitals, and research and education establishments. These substantial sites may be in continuing use or be redundant. They often pre-date the town and country planning system and the Green Belt designation.

These sites remain subject to development control policies for Green Belts, and the Green Belt notation should be carried across them, however, infilling or redevelopment is not inappropriate development in sites allocated as major developed sites in DPDs.

Infilling of major developed sites

Limited infilling at major developed sites in continuing use may help to secure jobs and prosperity without further prejudicing the Green Belt. Where this is so, local planning authorities may in their development plans identify the site, defining the boundary of the present extent of development and setting out a policy for limited infilling for the continuing use within this boundary. Such infilling should:

- (a) have no greater impact on the purposes of including land in the Green Belt than the existing development;
- (b) not exceed the height of the existing buildings; and
- (c) not lead to a major increase in the developed proportion of the site.

Redevelopment of major developed sites

Whether they are redundant or in continuing use, the complete or partial redevelopment of major developed sites may offer the opportunity for environmental improvement without adding to their impact on the openness of the Green Belt and the purposes of including land within it.

Where this is the case, local planning authorities may in their development plans identify the site, setting out a policy for its future redevelopment. They should consider preparing a site brief. Redevelopment should :

- (a) have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less;
- (b) contribute to the achievement of the objectives for the use of land in Green Belts
- (c) not exceed the height of the existing buildings; and
- (d) not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity).