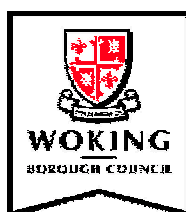


WBC/43 – Updated 11 May 2012



**WBC43 – Updated 11 May 2012
Further proposed additional modifications
to the
Core Strategy Publication Document July
2011**

May 2012



Produced by the Planning Policy Team

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WBC/43 Further proposed additional modifications to the Core Strategy Publication Document July 2011 (Updated 11 May 2012)

Note: The vast majority of modifications proposed in this document arise as a result of the publication of the NPPF. The Council does not consider any of these modifications to constitute a ‘main’ modification which materially changes the assessment of soundness of the Core Strategy.

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
1.	Page 4	Contents	Include new policy CS25 in contents table	additional	To ensure that the contents page is up-to-date	No	No
2.	Pages 9 – 10	Intro, Paras 1.17 – 1.20	Amend paragraphs as set out in the row below	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

Context for the Core Strategy

Emerging Changes to the planning system

The Government ~~has proposed is rolling out~~ a number of changes to the planning system. ~~These are either set out in the Decentralisation and the~~ These were introduced in the Localism **Act 2011 (the Act)**. The **Act** is driven by six key actions, which are to:

- Lift the burden of bureaucracy
- Empower communities to do things their way
- Increase local control of public finance
- Diversify the supply of public services
- Open government to public scrutiny and
- Strengthen accountability to local people.

The relevant aspects of the **Act** that have significant implications for the Core Strategy are:

- The abolition of Regional Strategies;
- The duty to co-operate in relation to planning of sustainable development;

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<ul style="list-style-type: none"> • Introduction of Neighbourhood Planning; • Endorsement of the use of Community Infrastructure Levy (CIL) to secure developer contributions towards infrastructure provision. <p>On 27 March 2012, the Government published a new National Planning Policy Framework (NPPF) which replaces all existing Planning Policy Statements (PPS), Planning Policy Guidance (PPG) as well as a number of Circulars and guidance notes. Embedded in the NPPF is the overall goal of achieving sustainable development. The Sustainability Appraisal of the Core Strategy provides useful evidence of how the Core Strategy contributes towards achieving this goal. In preparing the Core Strategy, care has been taken to ensure that it does not repeat national planning policy, because in itself, national planning policies are a material planning consideration when determining planning applications.</p> <p>The NPPF can be viewed on the Government's website: http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/</p> <p>Since the publication of the Bill Since Enactment, there have been a number of ministerial statements, which Local Authorities are required to take into account as material considerations. These have been taken into account. A summary of the key proposals are:</p> <ul style="list-style-type: none"> • Local Authorities should prioritise growth and jobs. In this regard, the Secretary of State has written to Local Authorities setting out clear expectations in this regard; • There is going to be a powerful a new emphasis on the presumption in favour of sustainable development. This will be set out in the emerging National Planning Policy Framework (guidance will be provided about the definition of sustainable development); • There will be A legal requirement to carry out an economic viability assessment to justify the rate at which CIL rate is set; • Businesses will be able to bring forward neighbourhood plans and neighbourhood development orders; • The national target on how much development should be on previously developed land is removed; • A review of the Use Classes Order to make it easier to convert commercial premises to residential is now a subject of public consultation; and • The duty to co-operate will be strengthened. <p>There is no doubt about the Government's commitment to promote growth. It is also committed to the plan-led system and expects Local Authorities to set out their growth targets in their Local Development Documents (LDD). Local Authorities are encouraged to speed up the</p>							

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preparation of their LDDs to provide the necessary framework to deliver the Government's objectives for growth. The policies of the Core Strategy Publication Document reflect the above national context and have been prepared expeditiously to provide the framework for the delivery of locally generated growth in the context of national planning objectives.							
3	Pages 10 – 11	paras 1.21 – 1.25	Amend paragraphs as set out in the row below	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
<p>Neighbourhood Plans</p> <p>The Decentralisation and Localism Act makes provision for Neighbourhood Development Plans. Neighbourhood Plans are designed to empower local communities to take control in shaping the places they live and work in. There is no statutory duty for communities to prepare Neighbourhood Plans, only a right to do so if they wish. Organisations such as Parishes Councils, Wards, and Neighbourhood Forums may decide to prepare Neighbourhood Plans for their area. It is also proposed that businesses will be able to bring forward Neighbourhood Plans. It is a permissive regime and for that matter, Local Authorities are required to consider any request from local communities who wish to prepare Neighbourhood Plans. Once adopted, Neighbourhood Plans will form part of the statutory development plan for the area.</p> <p>The Core Strategy offers in-principle support for Neighbourhood Plans that meet the following requirements:</p> <ul style="list-style-type: none"> • Have regard to national planning policy; • Have regard to the other development plan documents in the area; • Be Are in general conformity with the strategic policies and proposals in the Core Strategy; • Be Are compatible with European Union Directives and obligations; and • There should be Have a clear definition of the geographical area coverage to be covered by the Neighbourhood Plan. <p>Furthermore, the Act and accompanying Regulations sets out detailed requirements such as the number of people that can comprise a Neighbourhood Forum. These requirements will also have to be met.</p> <p>The preparation of Neighbourhood Plans follows a process that is defined by the Act and accompanying Regulations. This will include:</p> <p>A geographical definition of the neighbourhood. The Local Authority will help with this;</p> <ul style="list-style-type: none"> • The Neighbourhood Forum will have to apply to the Local Authority to prepare a Neighbourhood Plan and there should be pre-application 							

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			<p>consultation preceding the application;</p> <ul style="list-style-type: none"> Neighbourhood Plans will have to be submitted for Independent Examination and the Examiner will have to issue its their report with recommendations; If judged to be sound, a referendum will have-to-be-carried-out be held and the plan will be adopted if 50% or more of those voting are in favour. <p>The Council will help to define the geographical scope of neighbourhoods, provide advice on the preparation of the plans throughout their key stages and validate plans to ensure that they meet all the necessary requirements.</p>				
4.	Pages 11 – 12	paras 1.26 – 1.28	Amend paragraphs as set out in the row below	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.		
<p>Key implications of the revocation of the South East Plan on the Core Strategy</p> <p>The Core Strategy had originally been prepared in the context of the South East Plan. However, the Council is fully aware of the Government's intention to revoke Regional Strategies and had taken that into account before the Draft Core Strategy was published for consultation. Specifically, the South East Plan contains spatial policies concerning the scale and distribution of new housing, priorities for new infrastructure and economic development, the strategy for protecting the countryside, biodiversity and the built and historic environment and tackling climate change and safeguarding natural resources. The Council had contributed to providing the evidence to justify the requirements of the South East Plan. This evidence has been tested at an Examination in Public and has proven to be reliable. Some of the evidence used to inform the South East Plan has also been used to inform the housing target for the Core Strategy.</p> <p>The Council therefore considers that the level of growth being planned for through the Core Strategy represents a reasonable and realistic target for the Borough. Furthermore, a great deal of the policies of the Core Strategy are justified by evidence collated at the local level.</p> <p>The South East Plan required Woking to provide for 5,840 net additional dwellings between 2006 and 2026 (an annual average of 292 per annum). Based on local evidence of past completion rates and future housing land supply, as identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) and future direction of growth, it is considered that this level of housing provision is deliverable and justified. It should be</p>							

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<p>noted that local evidence (Strategic Housing Market Assessment - SHMA) highlights a need for an additional 499 new affordable homes every year in the Borough and a total of 594 new homes every year when taking into account demand for market housing as well. This is around double the South East Plan requirement. Given the level of environmental constraints present in the Borough, it is considered that the provision of an average of 292 dwellings per annum represents a reasonable level of housing growth for Woking that and is deliverable. The SA Report assesses the impacts of alternative housing targets and provides further justification for the decision to adopt a target of 292 dwellings per annum.</p> <p>The South East Plan identified Woking as a Regional Hub due to its importance as a centre of economic activity and in recognition of its importance as a transport interchange. This means that Woking is a focus for improvements to the transport network and for major retail and employment development and infrastructure improvements. The evidence and justification for this designation as a Regional Hub still stands and it is considered that the Council, through the Core Strategy, should continue to manage growth and emphasise the Borough's significance to the regional economy. In particular the Core Strategy will deliver sustainable development and achieve a sustainable and balanced community, for example, by reducing the need to travel through closer alignment of local labour supply and demand.</p> <p>Woking Town Centre is a Primary Retail Centre in the regional hierarchy and was identified as a Centre for Significant Change in the South East Plan. This means that it is expected to evolve significantly in terms of the range of town centre uses. This reflects the Council's current direction in respect of Woking Town Centre, and the proposed level of retail and commercial floorspace growth which can be supported by local evidence contained in the Town, District and Local Centres Study and Employment Land Review.</p> <p>National planning policy The Core Strategy takes account of national planning policy. This is primarily contained in Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs), Circulars and Regulations. It is not intended to list them or summarise their objectives. However, embedded in national planning policy is the overall goal of achieving sustainable development. The Sustainability Appraisal of the Core Strategy provides useful evidence of how the Core Strategy contributes towards achieving this goal. In preparing the Core Strategy, care has been taken to ensure that it does not repeat national planning policy, because in itself, national planning policies are a material planning consideration when determining planning applications. The following is the link to the Department of Communities and Local Government website where the list of national planning policy documents can be found www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/ It is expected that the Government will publish its National Planning Policy Framework towards the end of 2011. The Core Strategy will be updated to take into account its requirements.</p>							

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5.	Page 14	Figure 2	Amend "National Planning Policy Guidance/ Statements" to "National Planning Policy"	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
6.	Page 15 Para 1.37	Intro, Proposal s Map	Amend to read: "It is a statutory requirement to prepare a Proposals Map (also known as the 'adopted policies map') which should: <ul style="list-style-type: none"> · Identifies areas of protection, including the Green Belt · Safeguarded sites and designated safeguarding areas identified in the Minerals and Waste Development Framework. · It also Sets out the areas to which specific policies apply. 	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
7.	Page 30	CS1	Add sentence to the end of policy: The areas identified as broad location for growth in Figure 3 are also identified on the Key Diagram (Map 1).	additional	To provide clarity and explain link between Figure 3 and the Key Diagram.	No	No
8.	Page 31	CS1, para 3.11	Amend wording to read: The Core Strategy identifies sufficient sites to deliver at least 10 years of its housing target. The Green Belt and Woking Town Centre are identified as broad locations for the future direction of growth to identify sufficient sites to meet the housing target for the last five years of the period of the Core	additional	For clarity and consistency.	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			Strategy.				
9.	Page 41	CS4, para 4.24	Replace “National guidance in the form of PPS4: Planning for sustainable economic growth...” with “The NPPF...”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
10.	Page 47	CS5, para 4.42	Amend to read: The Council acknowledges the limited retail choice in Sheerwater and Maybury and, in accordance with PPS4: Planning for sustainable economic growth the NPPF, the Council recognises that additional significant weight should be given to meeting deficiencies in deprived areas. PPS4: Planning for sustainable economic growth The NPPF encourages the provision of shopping, leisure and local services which provide a genuine choice to meet the needs of the whole community.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
11.	Page 51	CS6, first para in policy box	Amend to read: To ensure the Green Belt continues to serve its key functions fundamental aim and purpose, and maintains its essential characteristics , it will be protected from harmful development. Within its boundaries, strict control will continue to apply over inappropriate development, as defined by	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			Government policy currently outlined in PPG2: Green Belts the NPPF.				
12.	Page 51	CS6, second para in policy box	Replace reference to “PPG2: Green Belts” in third sentence with “The NPPF”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
13.	Page 51	CS6, third para in policy box	First bullet, replace reference to “PPG2: Green Belts” in third sentence with “The NPPF”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
14.	Page 52	CS6, Para 5.2	Amend to read: The NPPF defines the fundamental aim, purpose and the essential characteristics of the Green Belt, which will be protected and/ or enhanced when considering the appropriateness of development within the Green Belt, or which will impact on its setting. New development is inappropriate in the Green Belt unless it is essential for: <ul style="list-style-type: none"> • Agriculture and forestry • Cemeteries • Outdoor recreation and outdoor sport • Extensions or alterations to dwellings buildings that would 	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			<p>not result in disproportionate additions to the original building</p> <ul style="list-style-type: none"> The replacement of a building, provided that the new building is for the same use, is not materially larger than the one that it replaces, and will have no greater impact on the openness of the Green Belt. 				
15.	Page 52	CS6, Para 5.3	Replace reference to “PPG2: Green Belts” in third sentence with “The NPPF”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
16.	Page 52	CS6, Para 5.4	Delete third sentence and replace with “The definition of a Major Developed Site in the Green Belt is provided in the Glossary”.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
17.	¹ Page 52	CS6, Para 5.6	Delete the words “in accordance with criteria in PPG2: Green Belts”.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
18.	Page 52	CS6, Para 5.9	Replace reference to “PPS3: Housing” in third sentence with “The NPPF”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
19.	Page 52	CS6, Para 5.11	Amend to read: The policy will be delivered through development management decisions. The Core	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

¹ Please note that due to a printing error, the Core Strategy Publication Document July 2011 has two paragraphs labelled 5.5 on page 52, which will mean that paragraph numbering in the remainder of Chapter 5 will need amending in due course.

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			Strategy policies and national planning policy (PPS2: Green Belts) will provide the framework against which planning applications will be determined.				
20.	Page 53	CS6	Delete "Planning Policy Guidance 2: Green Belts (updated 2001) from the Key evidence base box.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
21.	Page 61	Para 5.45	Amend third sentence to read: With advice from the Environment Agency, the Council has undertaken a Strategic Flood Risk Assessment (SFRA - available on the Council's website) in order to have a comprehensive understanding of the source and level of flood risk within the Borough and provide a basis against which to apply the PPS25: Development and flood risk sequential approach to development sequential risk based approach set out in the NPPF to the development.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
22.	Page 61	CS9	Amend first para of policy box to read: The Council will determine planning applications in accordance with the guidance contained within PPS25: Development and flood risk the NPPF. The SFRA will inform the	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			application of the Sequential and Exceptional Test set out in Annex D of PPS25 the NPPF .				
23.	Page 64	CS10, para 5.55	Amend to read: "Through the SHLAA, the Council has been able to identify sufficient specific deliverable and developable sites in the urban area to meet the housing target for around the first 13 years of the Plan. In this regard, the Council can demonstrate that it can satisfy the Government's requirement to identify specific deliverable sites to meet 10 years housing supply and also provide some degree of certainty in the delivery of the housing requirement against any risk of certain sites not coming forward as expected in the first 10 years of the plan period. However, the Council is required to identify 15 years housing supply. Has satisfied the Government's requirement to identify specific deliverable sites sufficient to provide five years worth of housing supply and specific developable sites for housing provision in years 6 – 10. It also provides some degree of	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

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			certainty in the delivery of the housing requirement against any risk of certain sites not coming forward as expected in the first 10 years of the plan period. Where possible, the Council is required to identify developable sites or broad locations for growth for years 11 – 15. It is considered that ...”				
24.	Page 64	CS10, para 5.56	Amend fifth sentence to read: “The specific sites that will be released will be informed by a Green Belt boundary review and confirmed through a review of the Site Allocations DPD.”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
25.	Page 65	CS10, para 5.60	Amend last sentence to read: In making decisions on the appropriateness of development on back garden land, the Council will be mindful of this advice and will permit development where it meets the requirements of other policies in the Local Development Documents and the saved policies of the Woking Borough Local Plan 1999 Development Plan for the area.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
26.	Page 78	CS14, para 5.111	Amend first sentence to read: “It is recognised that mobile homes are highly particularly vulnerable to	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			flooding..."				
27.	Page 79	CS14, para 5.112	Amend first sentence to read: "In accordance with PPG2: Green Belts and Circulars 01/2006 and 04/2007 the NPPF and national planning policy for Traveller sites, the Council..."	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
28.	Page 81	CS15, para 5.122	Replace "PPS4: Planning for sustainable economic growth" with "The NPPF".	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
29.	Page 82	CS15, para 5.124	Delete "(refer to section seven of the Employment Position Paper)."	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible. Amendment to modification number 63.	No	No
30.	Page 90	CS17	Amend first line of policy to read: "All proposals for new residential developments (other than replacement dwellings) will be required to contribute towards the provision of open space and green infrastructure, including the following:"	additional	For clarity and consistency.	No	No
31.	Page 90	CS17	With reference to modification number 70, replace " they intend " with " it is intended ".	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
32.	Page 90	CS17, para 5.147	Amend as follows: " In line with the requirements of PPG17: Planning for Open Space, Sport and Recreation,	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			an An audit of open space, sport and recreation facilities in the Borough has been carried out and updated in 2008 was undertaken in 2008. The study found there is a deficit of these facilities in the Borough. Since the 2008, the study has been updated in part though the Infrastructure Delivery Plan and the review of the Pitch Strategy (2012) to ensure that the information on need and capacity is up-to-date and credible. Therefore, it is appropriate to require new residential development, which results in a net increase in units, to contribute to the provision of children’s play areas, outdoor recreational facilities for teenagers and outdoor sport facilities.”				
33.	Page 91	CS17, para 5.153	Delete: “(as set out in PPS9: Biodiversity and Geological Conservation)”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
34.	Page 92	Key evidence base	Delete: “PPS9 Biodiversity and Geological Conservation”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
35.	Page 93	Para 5.163	Delete “PPG13: Transport” and replace with “The NPPF”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
36.	Page 95	Monitorin	Delete “(Current National Indicator	additional	For clarity, consistency, and to	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
		g and review	167)”		ensure that the Core Strategy is as up-to-date as possible.		
37.	Page 100	CS20, para 5.193	Amend to read: It is considered that the NPPF planning guidance such as Planning Policy Statement 5- Planning for the Historic Environment (which is supported by practice guidance) provides sufficient protection of the historic environment and archaeology at the strategic level including listed buildings, Conservation Areas and historic parks and gardens. It is therefore not intended to repeat the requirements of PPS5, however specific attention is drawn to the criteria in the Practice Guide which applicants must abide by when submitting an application relating to a heritage asset as the NPPF is a material consideration in itself.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
38.	Page 105	CS22, para 5.207	Amend to read: One of the key principles of the Planning and Climate Change Supplement to PPS1 is that The NPPF requires local planning authorities should to ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

Ref No	Page	Policy/ Para No.	Proposed Amendment	Main/ Additional Amendment	Justification	Is further consultation required?	Is further SA required ?
			change through policies which reduce energy use, reduce emissions and promote the development of renewable energy. This supplement to the PPS It also requires local planning authorities to set out a clear and evidence-based local policy framework through which development proposals are to be assessed in terms of measures to reduce greenhouse gas emissions, and resilience to changes in climate.				
39.	Page 105	CS22, para 5.208	Amend to read: The supplement makes it clear that where Where local circumstances warrant higher standards of energy efficiency, LZC (low or zero carbon) energy and climate change resilience these must will be clearly expressed and evidenced.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
40.	Page 108	CS22, para 5.216	Delete last sentence: The Government had identified this issue as a priority (see PPS1: Planning and Climate Change Supplement).	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
41.	Page 111	CS22, 5.223	Amend first line: developments s	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
42.	Page 112	CS23, para	The adopted PPS: Planning and Climate Change – Supplement to PPS	additional	For clarity, consistency, and to ensure that the Core Strategy is	No	No

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		5.229	1 and the draft revision to it – Planning for a Low Carbon Future in a Changing Climate, both give The NPPF gives a strong positive message about renewable and low carbon energy generation both as stand alone development and as part of residential and commercial development.		as up-to-date as possible.		
43.	Page 115	CS24	Add fifth bullet: “Protect and encourage the planting of new trees where it is relevant to do so.”	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
44.	Page 118	Para 6.9	Amend last sentence: The tests of Circular 05/2005 are now a statutory requirement of the Planning Act 2008 and the requirement of The requirements for Planning Obligations as set out in the Community Infrastructure Levy Regulations 2010 and Community Infrastructure Levy Amendment Regulations 2011 will apply.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
45.	Page 119	Para 6.16	Amend second sentence: PPS12:- Local Spatial Planning The Localism Act 2011 requires Core Strategies to have clear arrangements for monitoring and reporting results to the public and	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No

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			civic leaders.				
46.	Page 120	Para 6.18	Add additional sentence at end of Para: A composite version of indicators showing how the Core Strategy will be monitored and delivered is included at Appendix 5.	additional	For clarity, consistency, and to ensure that the Core Strategy is as up-to-date as possible.	No	No
47.		Proposals Map	Add safeguarded minerals sites	additional	To reflect contents of the Surrey Minerals Plan	No	No
48.		CS25	Add new policy CS25: Presumption in favour of sustainable development. "Presumption in favour of sustainable development 5.260 A key part of the Government's plan to reform the planning system is the publication of the National Planning Policy Framework (NPPF), which seeks to simplify national planning policy guidance into one concise document. The NPPF supersedes previous Planning Policy Statements, Planning Policy Guidance Notes, Circulars and other national planning policy		To ensure conformity with the NPPF.	No	No

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			<p>guidance. A list of previous national guidance that is now superseded is included in Annex 3 of the NPPF. At the heart of the NPPF is the promotion of sustainable development. Consequently, development that is sustainable and is in accordance with the development plan for the area should be permitted without delay. The presumption in favour of sustainable development provides the necessary framework to ensure that there is an effective partnership working between the Council and applicants to explore opportunities for making development proposals acceptable within the context of the development plan and the NPPF.</p> <p>CS25: Presumption in favour of sustainable development</p> <p>When considering development proposals the Council will take a</p>				

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			<p>positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Core Strategy and/or other development plans for the area (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out-of-date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly 				

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			<p>and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <ul style="list-style-type: none"> • Specific policies in that Framework indicate that development should be restricted. <p>Reasoned justification</p> <p>5.261 The NPPF was published and took effect on 27 March 2012. Consequently, its requirements are a material consideration for the purposes of development management and other planning decisions. The NPPF introduces a new presumption in favour of sustainable development that requires local planning authorities to take a positive approach to development management by working in partnership with applicants to explore opportunities for making</p>				

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			<p>development proposals acceptable. It reiterates the Government's commitment to a plan-led system and expects development to be determined in accordance with the development plan.</p> <p>5.262 Partnership working is already a key principle that underpins the work of the Council. It will therefore work with applicants to ensure that development makes a positive contribution towards the sustainable development of the area and are in accordance with the development plan of the area.</p> <p>5.263 The Council has an up to date Core Strategy, which is in general conformity with the NPPF to provide a robust planning policy framework for the considerations of planning applications. However, in circumstances where there are no policies in the development</p>				

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			<p>plan relevant to the consideration of a particular development proposal or the relevant policies are out of date, the requirements of the NPPF as a whole will be used to judge the acceptability of the development proposal.</p> <p>5.264 There Council will always consider whether there is anything that could be done to make a development proposal acceptable. It will only be when it is satisfied that nothing could be done within the context of the development plan and the NPPF to make it acceptable that planning permission will be refused.</p> <p>Delivery Strategy</p> <p>5.265 The policy will be delivered through the development management process and partnership working with applicants and key</p>				

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			<p>stakeholders.</p> <p>Monitoring and review</p> <p>5.266 The overall effectiveness of the policy will be measured by how well the growth proposals identified in the Core Strategy are being delivered. The monitoring of the performance of Policies CS2, CS3, CS4, CS5, CS10 and CS12 will be relevant in this regard.</p> <p>5.267 The policy will also be monitored by measuring the number of planning applications approved solely on the basis of the application of the NPPF because the development plan is silent or out of date.</p> <p>5.268 This will be reported in an Annual Monitoring Report”.</p>				
49.		Glossary	The definition of heritage assets should read:		Further proposed modification to the Glossary to ensure that the correct terminology is used.	No	No

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			<p>Heritage assets: parts of the historic environment which have significance because of their historic, archaeological, architectural and artistic interest.</p> <p>The heritage assets of the Borough include:</p> <ul style="list-style-type: none"> • Listed Buildings (statutory and non-statutory); • Conservation Areas; • Areas of historic or architectural importance; • Scheduled Ancient Monuments; • Registered Parks and Gardens; • Sites of Archaeological significance; • Ancient Woodland. 				