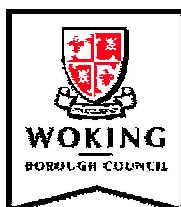




## Topic Paper

How does the Core Strategy and its supporting evidence reflect the specific advice of Planning Policy Guidance (PPG) 17 and its Companion Guide, particularly in terms of the degree to which the evidence reflects the circumstances found currently throughout the Borough and how this informs a cogent strategy until 2027.

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Produced by the Planning Policy Team

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## **TOPIC PAPER**

How does the Core Strategy and its supporting evidence reflect the specific advice of Planning Policy Guidance (PPG) 17 and its Companion Guide, particularly in terms of the degree to which the evidence reflects the circumstances found currently throughout the Borough and how this informs a cogent strategy until 2027.

**1. The following report provides statements on:**

- The relevant requirements of PPG17 and the companion guide.
- How policy CS17 of the core Strategy satisfies the requirements of PPG17.
- Any recommended changes.

**2. The relevant requirements of PPG17 and the companion guide**

2.1. PPG17 and its Companion Guide advises that planning policies should generally reflect the objectives set out at the beginning of PPG17. The objectives listed in the foreword of PPG17 can be summarised as aiming to provide:

- Networks of accessible, high quality open spaces and sport and recreation facilities, in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable,
- An appropriate balance between new provision and the enhancement of existing provision,
- Clarity and reasonable certainty for developers and land owners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision

**3. How the policy satisfies the requirements of PPG17?**

3.1. Policy CS17 of the Core Strategy ensures the appropriate level of Open Space provision required to support development and to address existing qualitative and quantitative deficits within the borough. The policy is informed by a robust and comprehensive evidence base comprising of:

- Green Spaces Development Plan, 2005
- Playing Pitch Strategy, 2006
- Open Space, Sport and Recreational Facilities Audit, updated 2008
- Draft Infrastructure Delivery Plan, 2011
- PPS9 Biodiversity and Geological Conservation
- Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-15
- Play Strategy, 2007

3.2. The policy does not only seek the provision of additional open space but also establish a presumption against the loss of existing open space and green infrastructure. The policy provides a clear mechanism to deliver both the qualitative and quantitative improvements through the Community Infrastructure Levy (CIL) and on some larger sites through Section 106 legal agreements (S106). Prior to the adoption of CIL, contributions will continue to be secured via S106. This point is clarified by Policy CS16: Infrastructure Delivery and section 6 of the Core Strategy. The policy also seeks that development which would have a negative impact on Green Infrastructure incorporates suitable mitigation measure to ensure that the quantity and/or quality of Green Infrastructure is not eroded.

3.3. The Council has an adopted Borough wide Play Strategy (2007) to identify gaps in provision and provide a strategic framework for play in Woking Borough. This document will provide a useful platform for the delivery of the policy. It is recommended that this be added to the evidence base box of the

policy. The Document is already on the Council's website and is added to the Core Documents List.

- 3.4. The Council is satisfied that this approach will secure the necessary network of accessible, high quality open space and sports and recreational facilities needed to serve development and the community.
- 3.5. There are existing networks of urban open spaces across the Borough, which have been reviewed and updated as part of the Core Strategy process. This provides the foundation for assessing future provision. The network of urban open spaces are defined on the Proposals Map. Policy CS17 would benefit by cross referencing to the Proposals Map to demonstrate the relationship between the policy and delivery. Consequently the following proposed change is suggested:
- 3.6. The following sentence is added to the policy CS17 in the Policy Box: '*The Proposals Map identifies areas of dedicated Urban Open Space across the Borough to meet the needs of the Community*'.
- 3.7. The provision of Suitable Alternative Natural Green Space (SANGs) is also a significant element of informal recreational open space and a network of Green Infrastructure. The policy seeks contributions towards the provision of SANGs in line with the standards set out in Policy CS8 and the Council's Thames Basin Heaths Special Protection Area (SPA) Avoidance Strategy 2010-15 (CD/37). This will ensure that development is adequately supported by a network of SANGs, whilst at the same time ensuring avoidance against the impact of development on the SPA.
- 3.8. The Council has in the past applied the National Planning Fields Association Standards for open space provision. This is now superseded by local standards set out in the Council's Green Space Development Plan. It is therefore proposed that reference to the National Planning Fields Association Standards in paragraph 5.150 be deleted and replaced by the Council's The Green Space Development Plan (2005).

#### **4. Recommended changes**

- 4.1. Based on these amendments the Council are satisfied that the policy is well informed by adequate and appropriate evidence base. Policy CS17 is designed to address and reflect the outcome of the evidence base. Further, the Council is satisfied that the requirements of PPG17 and its Companion Guide had been met. However, the policy will further be enhanced by the following proposed changes:
  - The following sentence is added to the policy CS17 in the Policy Box: '*The Proposals Map identifies areas of dedicated Urban Open Space across the Borough to meet the needs of the Community*'.
  - 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*'.
  - The Council's adopted Play Strategy (2007) should be added to the evidence base box of the policy.