

**DEVELOPMENT MANAGEMENT POLICIES DPD
EXAMINATION HEARING**

AGENDA

**Tuesday 10 May 2016 at 10.00am
Committee Room 2, Borough Civic Offices,
Gloucester Square, Woking.**

**MATTER 1 – APPROACH TO PLAN-MAKING & CONSISTENCY
WITH STRATEGIC OBJECTIVES**

MATTER 2 – INDIVIDUAL POLICIES

Please note:

- All participants are encouraged to familiarise themselves with the examination documents (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this hearing. These are available on the examination website.
- Most references to questions refer to those posed by the Inspector in his Questions to the Council (IDP/DM/001) – please also see Council's response (WBC/DM/015).
- In order to make efficient use of time whilst allowing each participant the opportunity to put their case, the hearing will be run as a 'rolling programme', with no set timings for agenda items. The matters to be discussed will be dealt with in Agenda order unless any participants have time constraints, in which case the programme will be adjusted by agreement at the commencement of the hearing.
- This session will not consider detailed site-specific representations.
- The hearing will include a short mid-morning break and an adjournment for lunch at around 13:00.

1. Inspector's Opening

2. Council's Opening Statement (optional)

3. Legal Compliance/procedural matters

- i. Overall, has the DPD been prepared in accordance with relevant legal requirements for plan preparation as set out in the Act¹ and the Regulations²?
- ii. Has the 'Duty to Cooperate' imposed by Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) been met? What has been the nature of the cooperation and on what issues?
- iii. Is the Plan consistent with national planning policies – notably the National Planning Policy Framework (NPPF)? Does it reflect the Framework's presumption in favour of sustainable development?
- iv. Has the DPD been prepared in accordance with the Council's Statement of Community Involvement and met the minimum consultation requirements in the Regulations?
- v. Is the DPD based on a sound process of sustainability appraisal including testing of reasonable alternatives, and does it represent the most appropriate approach to development management in the circumstances?
- vi. Are the Council proposing any further modifications in addition to those already presented in WBC/DM/016?

4. Matter 1 – Approach to plan-making and consistency with strategic objectives

- vii. Is the Council's approach to plan-making addressing the objectively assessed housing need?
- viii. Given progress to date on the DPD why should the document not be adopted and form part of an up-to-date development plan to secure sustainable development in the Borough?
- ix. Is it a fair assessment, that an up-to-date DMDPD will assist in the efficient determination of housing applications (and thereby aid housing supply in the Borough)?
- x. How should the DPD appropriately reference the Green Belt Review report?

¹ Planning & Compulsory Purchase Act 2004 – part 2 Local Development

² The Town & Country Planning (Local Planning) (England) Regulations 2012

- xi. Is the Borough Council's approach to plan-making out-of-step with other planning authorities within the same housing market area?

5. Matter 2 – Individual Policies

- xii. Presentation of policies – general points
- xiii. Policy DM1 – Green Infrastructure
 - (a) Application in conjunction with Policy CS17
 - (b) Council's proposed modifications
- xiv. Policy DM3 – Facilities for Outdoor Sport and Outdoor Recreation
 - (a) Consistency with NPPF
 - (b) Council's proposed modifications
- xv. Policy DM4 – Development In Vicinity of Basingstoke Canal
- xvi. Policy DM9 – Flats above Shops and Ancillary Accommodation
 - (a) Compatibility with permitted changes
- xvii. Policy DM11 – Residential Sub-divisions, specialist housing, conversions and Loss of Housing
 - (a) Retention of family sized homes
- xviii. Policy DM12 – Self Build and Custom Build Homes
 - (a) Woking's approach to this sector
- xix. Policy DM13 – Buildings in and adjacent to the Green Belt
 - (a) Consistency with national policy
 - (b) Integration of DM13 with Core Strategy Policies CS21 & CS24
- xx. Policy DM20 – Heritage Assets and their Settings
 - (a) Council's proposed modifications
- xxi. Additional Development Management Policies
- xxii. Overview/check of proposed modifications

6. Close

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